

Test Valley Borough Council Draft Local Plan 2040

Comments from Grateley Parish Council

Paragraph	Comment
1.6	Welcome the opportunity to provide our views on the refined issues and options consultation Test Valley Refined Issues and Options Consultation Document (June 2020).
2.3	Countryside plays strong part in mitigation of Climate Change, Information and case study included in comment. Climate change & CEAP should be at forefront of all planning documents - explicitly mentioning tackling climate change regularly/
2.4	GPC are encouraged that climate change is key area of focus in next Local Plan - important to make distinction between tackling climate change and finding stable/sustainable way forward, and addressing current resulting issues of CC, e.g., extreme weather, increased risk of flooding. Welcome the inclusion of Climate Change in all policy areas .Great to see repeated mentions of climate change. Greater emphasis on importance of tackling climate change and looking after the natural environment is very welcome. Important to consider natural capital of the borough (water, wildlife, air quality, undeveloped land) consideration of this should underpin planning policy. Encourage developers to go beyond current regulations to achieve carbon neutrality.
2.6	Forcing developers to build on brownfield sites would protect greenfield sites.
2.22	Test Valley Borough Council should continue to engage with neighbouring authorities including Wiltshire Council on cross boundary and strategic matters in line with the Duty to Cooperate.
2.26	Feel TVBC/local councils will have to start resisting pressure from central Government to build houses on green fields. TVBC should propose that all land presently outside the settlement boundaries should be 'protected' as suggested provided that they could be modified by parishes as part of Neighbourhood Plan.
4.4	Priority to bring forward a sound plan promptly and ensure suitable approach for next 15 years.
3.32/3.33	Grateley no longer has a Public House or a Shop so it's rating should be revisited. According to the TVBC 2021 Parish Profile, Grateley is in

the top 10% of most deprived areas when it comes to physical proximity of local services. All we have is a Railway Station.

- 5.1 Overall welcome/support decision to deliver homes that meet community needs, specifically in rural areas. The mix of housing will take account of local needs. Support recognition of need to meet housing requirements of an ageing population/specialist needs. Need for specialist housing to include - housing with 'care' and 'support' for older persons/other support needs. Particular need for affordable housing for these groups and specific reference should be made to affordable 'extra care' housing. Noted. The mix of housing will take account of local needs, including for those particular household groups who require specialist housing and older people. TVBC to ensure re-development of previously developed land and converting/re-using buildings is preferred to developing greenfield sites. An efficient use of previously developed land will be supported in the local plan. Land allocated for development should be proactively brought forward at a rate that encourages the re-use of urban land.
- 5.2 TVBC deserves recognition for having performed well compared with most authority areas in England. Low-cost housing in villages around Andover been blocked by parish councils. More citydwellers moving into villages, to the detriment of young adults who have lived in their villages for generations.
- 5.4 Support acknowledgement that in areas where house prices are high to incomes, more homes need to be built. Encouraging that TVBC has indicated it will follow Standard Method. Should be preparing on basis of 800 dwellings per year. The Local Plan needs to plan carefully for additional housing and identify appropriate sites.
- 5.6 The Local Plan should consider scale of growth of homes for most villages to maintain sustainable communities, either through nps or Borough Council allocation scheme.
- 5.8 The housing requirement should be set in line with the Government's current standard method of assessing local need using a local demographic baseline of household growth with an uplift for affordability. Need to force developers to work in partnership to ensure brownfield sites that have approved planning are developed.
- 5.13 Recognise need for provision for some new development to suit local needs, but stress should be respect many sensitive sites as identified in the Neighbourhood Plan.

- Q1 The present division into two Housing Market Areas Study reflects market reality and should not be changed.
- Q2 Housing Market Area boundaries should factor in cross-boundary commuting flows and availability of services in other towns and cities - targets for housing should recognise these realities.
- Q3 Parish Councils would like to know implications of this proposal. There is a situation with the parish boundaries of Over Wallop and Grateley with regard to Palestine, which at present is within Over Wallop Parish Council. However, due to its close proximity to Grateley the current boundary split may need reconsideration. However, due to its close proximity to Grateley, we believe the current boundary split should be revised to include Palestine within Grateley Parish. This would enable more strategic and joined up planning for these closely linked communities.
- 5.16 Delivering new housing opportunities in all communities remains vital, particularly affordable housing that meets identified local need. Some growth within rural villages is sensible approach, will not deliver housing numbers required, focus continuing on major centres where services, jobs and infrastructure are present. Provision tied to employment to avoid unnecessary commuting. The presents of Grateley Railway Station within Grateley village should not be the driver for new housing opportunities as the train station and Grateley Primary School are the only remaining pieces of infrastructure. Any major development in Grateley/Palestine would impact on the infrastructure in particular numbers of additional children seeking education at the Grateley Primary School.site.
- 5.17 Continued housing development in Andover helps secure growth and diversification of the local economy.
- 5.18 Continued housing development in Andover helps secure growth and diversification of the local economy.
- 5.19 Time for dispersed delivery strategy for large number of small/medium sized allocations in rural TV, to facilitate affordable housing as part of mixed tenure schemes (open market and selfbuild), Including a specific housing requirement for the rural villages would be a positive step.
- 5.20 The Neighbourhood Plan should be considered as a guide to meeting local housing needs in rural villages regardless of the time, effort and cost to produce.

- 5.21 Housing figure to be provided by each defined settlement would provide certainty regarding the preparation of Neighbourhood Plan.
- 5.23 Change in policy to NPPF won't work unless figure is determined by the parish council. For rural area, includes consideration for both overall settlement hierarchy/ individual settlements.
- 5.24 Settlement hierarchy is strongly supported.
- Q4 Villages within the current 'Rural Villages' tier should be placed within 3 categories based on their comparative sustainability, e.g., 'Rural Services Centres', 'Rural Clusters' and 'Other Rural Villages'.
- Q5 Test Valley Borough Council's 2014 Settlement Hierarchy Topic Paper is generally based on the correct principles for defining a hierarchy, however, it should be revised, based on accurate audit of local facilities/services and accessibility. The audit could then be followed by points system to rank settlements.
- Q6 Where settlements are physically in close proximity they should be considered together, if they can share services, such as Grateley and Palestine, whereby any new development can benefit these grouped villages. Further, any peripheral development would be driven by one Neighbourhood Plan.
- Q7 Physical availability of services and facilities may not be so critical in determining where development should be promoted, this should be driven by the Neighbourhood Plan. Settlements close to others could share facilities but would depend on the current level of independence of those settlements.
- 5.25 The Local Plan should set out principles in a revised COM2 leaving parishes to make proposals for changes to settlement boundaries as part of Neighbourhood Plan process.
- 5.26 Settlement boundaries restrictive in bringing development forward on sustainable sites if outside the fixed boundary, encourage TVBC to consider more flexible approach to settlement boundaries.
- 5.27 Important to review all settlement boundaries - must be logical for public to have confidence in them.
- Q8 New allocations should be included. Cannot see any benefit/justification for new allocations not to be included within settlement boundaries, unless genuine need for such allocation to have a c/side location outside of the COM2 boundary.

- Q9 All land uses that are functional part of settlement should be included e.g. Public open spaces, play areas, sports pitches.
- Q10 Whole of curtilages should be retained but physical boundaries that extend beyond curtilages should also be used.
- Q11 Settlement boundaries should not be drawn too tightly, be flexible and last for lifetime of the plan. An approach could be adopted where settlements higher up the hierarchy have boundaries more loosely drawn to provide flexible approach to location of development.
- Q12 Support the approach where settlement boundaries would provide for further limited growth beyond infill and redevelopment.
- 5.30 Affordability issues remain acute - TVBC should continue to maintain affordable housing delivery in perpetuity among its key priorities - housing need to be adjusted to take account of affordability gap.
- 5.31 Policies relating to Ageing Population inadequate. TVBC should invest in suite of policies, including, specific allocations/percentage allocations, care/nursing homes in particular rural villages.
- 5.32 TVBC via emerging LP and partners, must continue to deliver new housing locally, of all tenures, and support most vulnerable residents/low incomes. Overall emphasis of plan objectives and policy response must therefore change. Strategic development sites should include starter homes, self-build, housing for older people and supported housing.
- 5.33 Affordable housing should be sought on all rural sites accommodating 3 or more dwellings, with current overall TVBC aim of 1/3 affordable. Support the exclusion of exception affordable housing sites provision for which should be made through other policies.
- 5.34 Highly undesirable that affordable housing be replaced by a financial contribution.
- 5.36 Self-Build and custom build housing should be encouraged to consider the future proofing of the houses.
- Q13 Support the provision of a specific policy - The Council should carefully consider their approach to supporting those who wish to build their own homes. A policy for Self-build and custom build housing should be included in the Local Plan.

- Q14 Any policy which seeks to deliver a percentage of service plots will need to include provision for those plots to be released for other forms of housing in the event that there is no need to be met.
- Q15 Self-build housing could be delivered as part of community-led development should fit with general planning guidance and the Neighbourhood Plan.
- Q16 Issue of climate change should be considered within all developments and planning application process.
- 5.40 Support TVBC's decision to explore options that help deliver self-build housing.
- 6.1 Opportunities to integrate housing and employment should be maximised.
- 6.2 Endorse the view that town centres likely to move away from being solely retail-led to those which offer wider range of amenities.
- 6.5 Support building higher density houses in town centre sites where appropriate.
- 6.6 Strong and reliable broadband connection needs to be emphasised.
- 6.7 Welcome recognition of importance of the tourism sector to TVBC.
- 6.8 Welcome recognition given to important role of tourism to the local economy.
- Q17 We would welcome a revised tourism policy which allows development of new and innovative attractions.
- 6.11 Low-impact, environmentally conscious tourism is growing market - high quality natural environment of TV means well-placed to benefit from the growth of this sector.
- Q18 Any tourism policy reflects current policies and demands, also the changing environment and promote sustainable forms of transport to access attractions.
- 6.14 Endorse need to provide employment in the area, but must be of an appropriate type.

- 6.15 Allocation of small employment sites, which are flexible in their use and capable of meeting needs of variety of different businesses is important topic for the Local Plan.
- 6.16 Employment areas should be located where there is a need and demand.
- 6.19 Potential to integrate employment development with housing through the mixed-use scheme has been and continues to be well supported.
- 6.21 Encourage home working in rural areas.
- 6.22 The LP shouldn't only allow for appropriate re-use of buildings in countryside but also previously developed land to other uses to support rural economy.
- 6.23 Welcome recognition of rural land use for environment/economy. A number of tree-led land uses can deliver social, economic and environmental benefits including agro-forestry, tree nurseries/woodland burial sites. Encourage support for such land use in the LP.
- 7.1 Green spaces and our environment should be looked after - rewilding and promoting biodiversity. Farmers must reduce pesticide usage. Land should be used more efficiently, reducing need for green field sites.
- 7.2 Increasing amount of intensive farming is having a devastating effect on local biodiversity - in particular insects and invertebrates.
- 7.3 Protecting nature must be considered within LP, working with all interested stakeholders/agencies.
- 7.4 Our landscape/country way of life should be protected. Too much fly tipping, littering that isn't cleaned up (general sense of dissatisfaction).
- 7.5 New developments should blend into surrounding rural area, perhaps place some of required open space to outside edges of developments.
- 7.6 High quality design and place-shaping that enhances the borough, making regeneration attractive.
- 7.7 Ensure that local character is an important planning consideration in ALL areas.
- 7.9 Ensure that design quality is taken into account carbon emission from materials.

- 7.10 Suggest policy should reflect NPPF provisions for making effective use of land/assessing density on site-by-site basis.
- 7.11 Need to keep development in keeping with character. Site density should be guided by biodiversity calculations, particularly encouraging tree coverage but also other biodiverse environments.
- 7.12 Policies should maintain significant gaps between settlements, even when not named gaps and even if the NPPF makes no mention of gaps.
- 7.13 NPPF (para.157) states Local Plans should 'identify land where development would be inappropriate, for instance because of its environmental or historical significance.
- 7.14 New appraisal of potential areas where separation may be an issue rather than roll forward the boundaries of existing designated local gaps.
- 7.15 Local Gap designations should be reviewed, consistent with sustainable development of sufficient homes. Not immutable/can be subject of change or even deletion where on balance new development can be located that contributes to meeting development needs.
- 7.16 LP should ensure local green spaces are identified for settlements that don't have a NDP and support those that do.
- 7.18 Value Local Gaps and Green spaces in Test Valley as they support healthy living and placeshaping.
- 7.20 Welcome specific policy on for protecting and enhancement on archaeology.
- 7.21 Take into account sustaining and enhancing the significance of heritage assets.
- 7.24 Change of use is important consideration but historical environment should be retained.
- 7.25 Take into account the social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- 7.26 LP should be seeking to guide development is sustainable locations.

- 7.27 All new developments should seek to be of highest energy efficiency - heat pumps, solar energy, high insulation and zero carbon footprint.
- 7.28 LP should include policies on performance of new developments and their energy sources.
- 7.29 Support reference to the Future Homes Standard and Building Regulations being the appropriate mechanisms to secure a fabric first approach.
- 7.30 Energy efficiency should be considered, renewable and low carbon energy should be used.
- 7.31 Important to develop a robust evidence base for biodiversity net gain. Wildlife connectivity networks are essential and will be enhanced if local gaps are supported.
- 7.32 Welcome publication of local ecological mapping for Hants and incorporation as part of the evidence base for the LP.
- 7.33 Supportive of the suggested approach to securing net biodiversity gain from development through policies to be formulated in the Review Plan.
- 7.35 TVBC should consider increasing the requirements for new developments to provide alternative green space where there is a local shortfall.
- 7.36/7.37 Support approach set out to allocate sports provisions / pitches provided they are supported in the Playing Pitch Strategy.
- 7.38 Any new development should seek to enhance local green infrastructure provision by providing high quality green infrastructure but also maintaining quality of nearby facilities.
- 7.39 The LP should mandate a minimum area of tree canopy for any new developments must provide a future canopy cover dependant on the size of the development (min. 15%).
- 7.40 Rainwater harvesting should be included in all new developments.
- 7.42 New developments should have built-in ways to collect rainwater for uses other than drinking.

- 7.43 Consider it paramount importance that infrastructure is put in place to ensure water quality and extraction impacts are addressed holistically and at outset of the new LP period.
- 7.46 Support principle that development must make positive contribution to local air quality. Recommend adding specific requirements in the LP policies that additional screening required of all ammonia-emitting developments.
- 8.2 Provision for appropriate quantity and quality of green space important in regard to wellbeing, reference provided. More attention to the vibrancy of villages. Many have lost shops, public houses, schools struggle to recruit locally. Providing family housing for rent/purchase would improve opportunity for local services to prosper. More people working from home, so high performance internet, local shops and places to gather socially become more important.
- 8.3 Would encourage inclusion of green infrastructure as an integral part of the local infrastructure plan.
- 8.4 Higher priority for funding health infrastructure.
- 8.5 Important LP provides framework to ensure development cannot progress without the appropriate infrastructure in place.
- 8.8 Reducing dependency on private cars achieved through better public transport. Installation of public electric Vehicle charge points and analysis should be taken to understand if journeys could be reduced further if more facilities introduced.
- 8.9 Supports increase of facilities to promote walking and cycling. For instance: Cycle route enhancements between Andover/Amesbury via Grateley/Cholderton is recommended. Potential to improve cycle route between Grateley rail station and employment land at Porton Down.
- 8.10 Make green walking/cycling routes more attractive, within easy reach of people's homes, should be priority for health and wellbeing.
- 8.12 Improve the bus service to Grateley and Palestine.
- 8.13 Support a range of options to meet parking needs in new developments, including on/off street plus well-designed mews streets. Should include a review on older people or those with mobility issues, ensuring they can park safely too.

- 8.14 On new developments ideas to permit parking that is safe, visible and easily accessible, but without blocking the flow through the highway network.
- 8.15 The lack of car parking in countryside needs to be resolved to cater for more visitors(walkers/cyclists) over course of LP.
- 8.16 There is a need for public and domestic charging points for electric vehicles.
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- 8.19 Support more electric charging points.
- 8.21 Support sustainable site locations well served by infrastructure.
- 8.22 The need for access to alternative sources of power e.g., solar, ground heat pumps - needs to be recognised and accommodated within planning framework.
- 8.23 The provision of high-quality broadband is essential to enable people to work from home.
- 8.27 Public presentation on CIL to inform and engage the public in projects they would like to support.
- 9.3 Welcome opportunity to continue to engage in LP process.
- Misc. More visible and active level of community policing.
- Misc. Essential that future strategic/individual development site allocations, protections for ancient woodland/veteran trees are included and development which would result in loss of either shouldn't be permitted.
- Misc. Main issue stopping progression of small developments seems now to be Nitrate Neutrality. Suggest small developments should have clearer guidance on this matter, i.e., given special dispensation to make easier to comply with achieving Nitrate Neutrality.
- Misc. Seek specific requirement for consideration of the historic environment within design policies within the plan.

