

Chilbolton Parish Council



**Planning Policy and Economic Development Service
Test valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ**

1st April 2024

By Email – planningpolicy@testvalley.gov.uk

Dear Sir/Madam,

Consultation for 2040 Test Valley Local Plan Regulation 18 Stage 2

This is the formal response from Chilbolton Parish Council.

A public meeting was held in the Chilbolton Village hall on Tuesday 26th March and at that meeting the 2040 LP was presented and explained together with the proposed response by Chilbolton on the specific issues below.

By an overwhelming show of hands the residents present supported the proposed response by Chilbolton that is set out below. (Meeting Minutes attached - Annexure – A)

Generally, Chilbolton support the REG 18 Draft Local Plan Stage 2 (2040 LP) although there are several issues that we would like to see changed in the next draft of the LP.

Chilbolton welcome the greater emphasis, on policies aimed towards Net Zero, better flood risk measures, better insulation and reduced energy and water usage on new buildings, low carbon energy production and storage, infrastructure provision, conservation of heritage assets, protection of landscape character, biodiversity, green infrastructure including trees and hedgerows, provision of open spaces for leisure, sport and recreation.

The recent Aspirations survey conducted in the parish indicates that the most important issues for parishioners is improvements to water mains, drainage and flood prevention.

Issues and Options and REG 18 Stage 1

Please see Annexure – B

Chilbolton welcome the inclusion of some of the matters raised in their submissions on Issues and Options and REG 18 Stage 1, particularly the revised settlement boundaries procedure and criteria.

Chilbolton request the TVBC consider again the following issues that have not been included :

- 4.31 Climate Change – no specific standards on insulation for new build houses and extensions.
- 3.17 (b) Part of Test valley farm has not been removed from settlement boundary.
- No requirement for charging points for electric vehicles.
- No limiting to 50% extensions of houses in the countryside (Old COM 11 and COM 12)
- No prevention of caravans becoming permanent dwellings in countryside.
- No requirement to include gross internal floor area (GIFA) and land area in planning applications.
- No procedure for early discussions of planning applications with parish councils before or after submission.
- 1.40 (? 5.40) No space standards for 1, 2 and 3 bedroom homes.
- No requirement that affordable homes should be built in the parish where new development takes place or when houses are sold under right to buy etc.
- 5.44 No policy on charging Gypsies and travellers a contribution to council tax and or site maintenance.
- No mention of agriculture, farming and fishing in employment policies.

Submission on 2040 Test Valley Local Plan Regulation 18 Stage 2

Spatial Strategy.

Noted - In Northern Test Valley between 2020 and 2040 6,270 new homes are required, with an annual requirement for 313 homes in Northern Test Valley of which 260 are rural and no new homes under this policy at present are proposed for Chilbolton.

Chilbolton generally support: -

- The Delivery of high quality design and design details - The design details goes into more specific details than TVBC has done before. Previously TVBC they vaguely mentioned government standards but now TVBC are looking at insulation and cost of heating etc.
- Affordable Housing and Community led development (see below)
- The policy for Rural Exception and First homes Affordable Housing – this gives details of how you can build homes in the countryside.
- TVBC aim to meet our housing needs (in mix, type, tenure and density) but do not include any targets for urgently needed downsize housing.
- The Residential Space Standards include matters such as the minimum size for a bedroom etc. This is the first time TVBC have mentioned this in their policies and this new approach welcomed although the policy itself is unsatisfactory.
- The policy for Self-Build. Perhaps only 5% self-build plots on a development of 100 or more is too low.
Chilbolton would prefer a policy delivering 10% self-build on any development of 10 houses or more.
- The policies for Active and Sustainable Travel, Transport impacts and Parking.

HOU 5 and HOU 6 Residential Housing Space Standards

There are 2 policies within this section. HOU 5 and HOU 6.

The first policy HOU 5 covers issues regarding a range of accommodation that meets local housing needs including market and affordable housing, a mix of home sizes and an appropriate density of development. It is not clear what standards, if any, will apply to “efficient use of land”.

The second policy HOU 6 covers issues regarding National Accessibility and Space Standards. This policy will only cover new builds and conversions (but apparently not additions or extensions) and covers issues such as the minimum size for a bedroom and accessibility for disabled.

The TVBC LP and Housing Need surveys still refer to the number of bedrooms and not the overall floor area.

Chilbolton is concerned that new builds could, and often do, include several other living rooms in building plans e.g. playroom, home office, sun lounge etc. that could then turn into a large 6 – 8 room house because we are advised that TVBC planners accept the room names on architect's plans. The house is then no longer an affordable house, nor is it suitable for downsizing.

This has a direct impact on Chilbolton NP policies for providing smaller houses. Essentially the cost of a house is based on the number of square meters that is built and not on the number of bedrooms.

In the Chilbolton Neighbourhood Plan (that was adopted and is now legally binding) only 1, 2 and 3 bedroom homes are permitted in new developments, but so far not one has been achieved.

Recently there have been several large homes built within Chilbolton because the plans have stated that they are 3 bed houses and TVBC Planning accepted the room descriptions on the plans and gave planning permission ignoring the extra rooms.

This serious lack of clarity must be corrected in the next draft.

Chilbolton recommends that the TVBC LP uses overall floor area together with the number of bedrooms to ensure new builds are affordable and/or suitable for downsizing and that all planning applications should show the gross internal floor area so that this information is readily available and taken into account.

The national housing space standards have a comprehensive schedule which indicates the minimum space that is required for the number of occupants.

In response to the first draft of the TVBC LP, Chilbolton submitted comments regarding what we thought house sizing should be and now submit a further paper (including the earlier paper) that is offered as a suggestion for TVBC to consider.

1. Spatial standards – a maximum gross internal floor area (albeit a generous area) should be used rather than a minimum gross internal floor and this should be linked clearly to number of bedrooms.

2. That all planning applications should show the gross internal floor area and area of the site so that Parish planning committees and officers are able to consider these essential parameters.

Please see Annexure C – Chilbolton proposed definition of 1, 2 and 3 Bedroom houses.

Please see Annexure D – Rural Floor Area ratios.

Policy HOU 1 - Affordable Housing

Chilbolton wish to make it clear that the local population support new affordable and downsize housing to meet established need.

Chilbolton have recently undertaken a Village Aspiration survey.

The results show that 2 of the 3 top aspirations of the responses received are that more affordable housing and more downsize housing are equally wanted.

The proposed policy of TVBC hasn't changed very much –
in developments of 15 or more houses, 40% will be affordable housing,
in developments of 10 – 15 houses, 30% will be affordable housing,
in developments of 6 – 9 houses, 20% will be affordable housing.

All of which should be appropriately integrated into the development. The option to pay cash in lieu of houses should be denied and suitable affordable or downsize houses must be provided in Chilbolton.

Chilbolton do not agree that development should be predominately for affordable housing and propose that “affordable housing” be changed to “affordable and downsize housing” in this policy to reflect local needs.

HOU 2 Community Led Development

This covers when a community decides to get together and form a housing trust and build houses. This is what Chilbolton propose to do to develop 10 affordable and 10 downsize houses within the parish in their NP.

The TVBC LP policy states that developments should be predominately affordable to meet housing needs and market housing is supported by local evidence.

In essence to be able to afford to build affordable housing there needs to be some open market housing to sell.

The policy is very vague as to how TVBC will make decisions on the proportion of open market housing required to make projects economically viable and there should be some policy guidance on this matter.

Chilbolton do not agree that development should be predominately for affordable housing and propose that “affordable housing” be changed to “affordable and downsize housing” in this policy to reflect local needs.

HOU 5 Provision to meet our needs

The developer should deliver a range of accommodation that reflects local needs and market housing supported by local evidence.

A mix of homes should take into account local housing stock and local housing needs (including elderly villagers who wish to downsize).

This is quite a change to the previous TVBC policy and reflects, to large extent, what is in the Chilbolton Neighbourhood Plan.

Chilbolton supports these policies but with a caveat that affordable housing must be integrated in housing development/s (or at least be provided in Chilbolton village) and there should be no option to pay cash in lieu for not building affordable homes within the schemes.

We assume that this reluctance to incorporate affordable and downsize housing is because the developer feels they may not be able to market open market housing with affordable housing within the same development.

Downsize Housing

Perhaps Downsize Housing should be a policy on it's own as it affects most rural locations.

As mentioned earlier, as many people in our parish want downsize housing as want affordable housing.

A brief summary of the TVBC LP says that local housing initiatives should predominantly be for affordable housing to meet housing need and market housing that is supported by local evidence. TVBC recognise that you can't have one without the other.

In the last housing needs survey analysis showed that the Chilbolton proposed development of 10 affordable houses and 10 downsize houses would meet the local housing needs.

The reason for the current housing needs survey is to gauge if this need is still correct and also to confirm the ratio of affordable and downsize housing required.

At this stage Chilbolton propose that all developments should include equal numbers of affordable and downsize housing.

Chilbolton do not agree that development should be predominately for affordable housing and propose that “affordable housing” be changed to “affordable and downsize housing” in this policy to reflect local needs.

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HOU 3 Rural Exception Housing

Generally this policy says the same thing that there should be a mix of housing predominately affordable housing with enough market housing to make the scheme viable.

Chilbolton do not agree that development should be predominately for affordable housing and propose that “affordable housing” be changed to “affordable and downsize housing” in this policy to reflect local needs.

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SS1 etc. Chilbolton Settlement Boundary

The 2020 TVBC Local Plan includes a change to the Chilbolton Settlement Boundary that includes a part of Test Valley Farm (TVF)

When the first draft of this new 2040 TVBC LP was sent out for consultation in 2022, Chilbolton asked for clarification on the criteria that enabled the settlement boundary to be changed in the Chilbolton submission dated 7th April 2022. Chilbolton had several meetings with TVBC to discuss the matter.

The outcome was that TVBC has set out a clear and proper procedure for the criteria for settlement boundary changes and there is a clear list of the criteria in the TVBC Settlement Boundary Review January 2024.

Another issue that Chilbolton raised was that Neighbourhood Plans should be the place where changes to Settlement boundaries should be initiated.

In the TVBC LP Regulation 18 draft plan the above have been included in the supporting documents.

Chilbolton welcome this change in policy except the obviously bizarre statement in the Settlement Boundary Review that states that settlement boundaries cannot be made smaller (Para 3.4.3 P37) when patently TVBC itself did this in their Settlement boundary review.

This paragraph is incongruous should be deleted.

TVBC carried out a review of all settlement boundaries against the new criteria for inclusion in the draft 2040 LP.

After this assessment TVBC changed about 10 settlement boundaries.

However, Chilbolton was not one of those to be changed although it clearly says in the TVBC criteria that farm settlements inter alia should be excluded from settlement boundaries.

Chilbolton requests that TVBC reconsider this matter and submit evidence below.

Removal of Test Valley Farm from the Chilbolton settlement boundary.

In order to demonstrate to TVBC that residents of Chilbolton support Chilbolton proposal that Test Valley Farm (TVF) be removed from the Settlement Boundary a referendum was carried out during March 2024.

Each household received a copy of the referendum and each adult within each household was able to respond. (Anexure E)

207 responses have been received out of an adult population for Chilbolton of circa 800.

93.2 % of those who responded agree that TVF should be removed from the Chilbolton Settlement Boundary.

At the moment the first planning application for 7 houses on TVF has been refused by the Planning Inspectorate.

The second planning application for 4 x 3-bed houses has been delayed due to Chilbolton Neighbourhood Plan policy that states that any developments should consist of 1, 2 and 3 bedroom houses until there is a balance of housing stock in our parish. This planning application does not meet this policy.

HOU 7 Self Build Housing

The policy for Self-Build. Perhaps only 5% self-build plots on a development of 100 or more is too low.

Chilbolton would prefer a policy delivering 10% self-build on any development of 10 houses or more.

Other matters

ENV 2 Heritage Assets

Chilbolton has Stone Age sites and would like to specifically mention the Stone Age sites on the south side of the A30 in Chilbolton parish.

COM 2 and EC1

Local shops – we are concerned that there is a lack of support for privately owned local shops such as the one in Chilbolton.

ANNEXURES

Annexure A – Minutes of public meeting held on 26th February 2024.

Annexure B - Issues and Options and REG 18 Stage 1 submission 8th April 2022

Annexure C – Chilbolton proposed definition of 1, 2 and 3 Bedroom houses.

Annexure D – Rural Floor Area ratios. [This paper will follow when completed]

Annexure E – Chilbolton Settlement Boundary Referendum document

Annexure F – Proposal to remove part of Test Valley Farm from Settlement Boundary..

CHILBOLTON PARISH COUNCIL (CPC)
DRAFT – MINUTES OF THE MEETING HELD ON TUESDAY 26 MARCH; 19:30, Chilbolton Village Hall

Present: Cllrs Tony Ewer (Chairman) (TE), David Griffiths (Vice-Chairman) (DG), Geoff Cockram (GC), David Hall (DH), Julian Hudson (JH), Sue Larcombe (SL), Mandy Denyer (Clerk) (MD), Cllr Geoff Cooper (Cllr for North Baddesley)
Members of public: 44

Apologies: Cllr George Marits (GM)

TE welcomed everyone to the meeting and apologised for the delay in starting the meeting due to a technical issue in that the projector is not working. The presentation that would have been shown is attached [here](#).

1. TO CONSULT ON CHILBOLTON PARISH COUNCIL DRAFT RESPONSE TO THE TEST VALLEY BOROUGH COUNCIL LOCAL PLAN 2040 (TVBC LP), to include the results, so far, for the Settlement Boundary referendum and House sizes and number of bedrooms – Cllr Ewer

There are 59 policies within the TVBC Local Plan 2040 (Reg. 18, Stage 2) with numerous appendices and supporting documents. All together there are c. 1000 pages. 2 Working Groups (WG) have been working through these policies for several months. The broad outline of the plan is under several headings: -

- Vision, Keys Challenges and Objectives - The 2 working groups have no issues with as they affect the whole borough),
- Spatial Strategy – This is about what is put where in terms of housing, business sites etc,
- Test Valley Communities – This is divided into 2 groups. 1 for the Andover Town Centre and Romsey and the 2nd for rural villages,
- Themed Based Policies – There are a number of important theme based policies. Essentially this is the first plan that TVBC has put any weight to carbon zero and greening initiatives, and
- Appendices.

As mentioned, there is a much greater emphasis on tackling climate change. There are several improvements to the Flood Risk methods, a drive for better insulated buildings, new builds will have to prove that they are net zero. There is going to be better water storage and management, low energy carbon production and storage, provision of infrastructure, conservation of heritage assets, protection of landscape character, biodiversity, green infrastructure (trees and hedgerows) and open spaces for recreation.

The TVBC LP covers an immense scope. The full plan is available on the TVBC website ([click here](#)).

The WG generally supports this Local Plan and will make recommendations, along with your comments this evening, to the Parish Council.

The first concern that the WG have is under Spatial Strategy. In Northern Test Valley between 2020 and 2040 6,270 new homes are required, with an annual requirement for 313 homes in Northern Test Valley of which 260 are rural and no new homes under this policy at present are proposed for Chilbolton.

Signed and Agreed (Chairman)
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The WG generally support: -

- The Delivery of high quality design and design details - The design details goes into more specific details than TVBC has done before. Previously TVBC they vaguely mentioned government standards but now TVBC are looking at insulation and cost of heating etc.
- (Affordable Housing and Community led development will be discussed in more detail later in this meeting).
- The policy for Rural Exception and First homes Affordable Housing – this gives details of how you can build homes in the countryside.
- TVBC aim to meet our housing needs (in mix, type, tenure and density)
- The Residential Space Standards which includes matters such as how big a bedroom should be etc (this is the first time TVBC have mentioned this in their policies).
- The policy for Self-Build
- And the policies for Active and Sustainable Travel, Transport impacts and Parking.

There are some policies that will affect Chilbolton that we all need to understand and be comfortable with and if necessary, take up these matters with TVBC if we are not happy.

Residential Housing Space Standards

There are 2 policies within this policy.

The first policy covers issues regarding a range of accommodation that meets local housing needs including market and affordable housing, a mix of home sizes and an appropriate density of development.

The second policy covers issues regarding National Accessibility and Space Standards (this policy will only cover new builds and not additions or extensions) and covers issues such as how big a bedroom should be and accessibility for disabled.

The TVBC LP and Housing Need surveys still refer to the number of bedrooms and not the overall floor area. The WG is concerned that builds could include several other rooms in building plans (e.g. play room, sun lounge etc) that could then be used as bedrooms. Therefore it is conceivable that a planning application for a 3 bed house could turn into a 5 bed house. This has a direct impact on our policies for planning smaller affordable houses, because essentially the cost of a house is based on the number of square meters that is built and not on the number of bedrooms there are. The house is then no longer an affordable house, nor is it suitable for downsizing.

In the Chilbolton Neighbourhood Plan (that was adopted and is now legally binding) we set out that we wanting 1, 2 and 3 bedroom homes, but so far not one has been achieved. There have been several large homes built within the village because the plans have stated that they are 3 bed houses and TVBC Planning has therefore given planning permission. The WG therefore are recommending that the TVBC LP uses

Signed and Agreed (Chairman)



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overall floor area and not the number of bedrooms to ensure new builds are affordable and/or suitable for downsizing and that all planning applications should show the gross internal floor area and area of the site. The national housing space standards have a comprehensive schedule which indicates the how much space is required for the number of occupants. (Details can be found on the attached [presentation](#) at the start of these minutes). In response to the first draft of the TVBC LP, CPC submitted comments regarding what we thought house sizing should be (these can be found in the attached [presentation](#) too). TVBC did not take these suggestions on board and vaguely mention the Government National Standards.

The WG recommend that these matters should be raised again in CPC response to the TVBC LP Regulation 18 Stage 2.

A show of hands was requested for support for raising the following 2 matters: -

1. Spatial standards – a maximum gross internal floor area (albeit a generous area) should be used rather than a minimum gross internal floor area - The majority of those in attendance raised their hand in support and
2. That all planning applications should show the gross internal floor area and area of the site - The majority of those in attendance raised their hand in support.

A member of the public raised a concern that the ratio of the build to the plot size doesn't take into account the General Development Order which allows builds to be increased by extension by 20%. TE commented that yes, that is correct but by setting a standard it gives an opportunity to argue against any overdevelopment of a small site.

Affordable Housing

CPC have recently undertaken a Village Aspiration survey. The results show that 2 of the 3 top aspirations of the responses received to date are that more affordable housing and more downsize housing is wanted.

The proposed policy of TVBC hasn't changed very much - in developments of 15 or more houses, 40% will be affordable housing, in developments of 10 – 15 houses, 30% will be affordable housing, in developments of 6 – 9 houses, 20% will be affordable housing. All of which should be appropriately integrated into the development.

Community Led Development

This covers when a community decides to get together and form a housing trust and build houses. This is what CPC propose to do to develop 10 affordable and 10 downsize houses within the parish.

In general the TVBC LP policy states that developments should be predominately affordable to meet housing needs and market housing is supported by local evidence. In essence to be able to afford to build affordable housing there needs to be some open market housing to sell. The policy is very vague as to how TVBC will give their opinion on that and there doesn't seem to be any published standards at all.

Provision to meet our needs

The developer should deliver a range of accommodation that reflects local needs and market housing supported by local evidence.

A mix of homes should take into account local housing stock and local housing needs (inc. the elderly who wish to downsize).

Signed and Agreed (Chairman)
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This is quite a change to the previous TVBC policy and reflects, to large extent, what is in the Chilbolton Neighbourhood Plan.

The WG recommends support of these policies but with a caveat that affordable housing must be integrated in housing development/s and there should be no option to pay cash in lieu for not building affordable homes within the development/s because developer feels they may not be able to sell the market housing with affordable housing within the same development.

A show of hands was requested in support of the above statement – The majority of those in attendance raised their hand in support.

DH raised a question regarding how specific the definition is on affordable housing within the TVBC LP, at present it is very vague. There are degrees of affordable housing within the TVBC LP and some of those are based on the percentage of market value. Which in Chilbolton doesn't create affordable housing and certainly doesn't create housing which is suitable for our local housing needs. Other Local plans seem to more specific in their definitions for affordable housing. And therefore, is it possible to push TVBC for clearer definitions for affordable housing?

TE commented that DH is correct that there is vagueness within the TVBC LP but CPC should be able to address this in the next Neighbourhood Plan.

A member of the public queried if there is any mention that TVBC are building social housing, which is probably the only form of affordable housing for first time renters?

TE commented that throughout the TVBC LP there is no mention that TVBC will be building affordable housing themselves. However, wherever there is any housing development the ratios of affordable housing (as mentioned above) will apply.

Another member of public asked if there are any opportunities through the Rural Exception Schemes that affordable/social housing could be built within Chilbolton. TE commented that yes, there is an opportunity for that and will be discussed in more detail later in the meeting.

Downsize Housing

As mentioned earlier, as many people in our parish want downsize housing as want affordable housing. A brief summary of the TVBC LP says that local housing initiatives should predominantly be for affordable housing to meet housing need and market housing that is supported by local evidence. TVBC recognise that you can't have one without the other.

Rural Exception Housing – Generally this policy says the same thing that there should be a mix of housing predominately affordable housing with enough market housing to make the scheme viable.

The WG do not agree that development should be predominately for affordable housing. The WG recommend that downsize housing must be included. For example, where there is mention in the TVBC LP that 30% of housing should be affordable housing, the WG recommend that it should say that 30% of housing should be affordable and/or downsize housing.

Signed and Agreed (Chairman)
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CHILBOLTON PARISH COUNCIL (CPC)
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A show of hands was requested in support of the above statement - The majority of those in attendance raised their hand in support.

A member of the public asked what consideration is being given to the younger generation who would like affordable housing in the village. Are we disadvantaging young people who want to live in the village at the expense of people who live here and want to move to downsize housing within the village?

TE commented, firstly CPC would encourage anyone who seeks affordable housing to get their names of the TVBC/Hampshire housing register. TVBC and Hampshire housing associations look at these figures to determine the need for affordable housing in any particular area. At the moment the number of people on the list for affordable housing in Chilbolton is about 8. Secondly, CPC would encourage everyone to complete the Housing Needs Survey which has recently been delivered to each household. In TE opinion he doesn't believe that the Parish Council would support a development that was, for example, 90% downsizing and 10% affordable but would support a development that was 50/50, therefore 50% of those houses should be affordable to the younger generation within our parish.

DH – as a point of clarification to make sure understanding is correct – any general development would include 30% affordable housing and/or downsizing, but the CPC proposed development of 20 houses will be 50% affordable housing and 50% downsize housing

TE - In the last housing needs survey analysis showed that the CPC proposed development of 10 affordable houses and 10 downsize houses would meet the local housing needs. The reason for the current housing needs survey, and why it is important that the surveys are completed, is to gauge if this ratio is still correct.

Chilbolton Settlement Boundary

The current 2020 TVBC Plan includes a change to the Chilbolton Settlement Boundary that includes a part of Test Valley Farm (TVF)..

When the first draft of this new TVBC LP was sent out for consultation in 2022, CPC asked for clarification on the criteria that enabled the settlement boundary to be changed. CPC had several meetings with TVBC to discuss the matter. The outcome was that TVBC has set out a clear and proper procedure for agreeing the criteria for settlement boundary changes and that there is a clear list of the criteria.

Another issue that CPC raised was that Neighbourhood Plans should be the place where changes to Settlement boundaries should be initiated.

In the TVBC LP Regulation 18 draft plan the above have been agreed to and are included in the supporting documents.

TVBC then carried out a review of all settlement boundaries against the new criteria. After this assessment TVBC changed about 10 or 12 settlement boundaries. However, Chilbolton was not one of those to be changed although it clearly says in the TVBC criteria that farm settlements should be excluded. CPC and the WG are therefore recommending that we address this matter with TVBC.

In order to demonstrate to TVBC that residents of Chilbolton support CPC proposal that Test Valley Farm (TVF) be removed from the Settlement Boundary it was/is necessary to carry out a referendum. Each

Signed and Agreed (Chairman)



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household has received a copy of the referendum and each adult within each household are/were able to respond.

At present the results show that 94% agree, 6% disagree and 2 forms were invalid as they had not been completed correctly. There is still a few more days left to respond to this referendum, but at present 94% of those who responded agree that TVF should be removed from the Chilbolton Settlement Boundary. (c. 170 responses have been received out of an adult population for Chilbolton of c. 800 – which incidentally is a much better response than received for the Chilbolton Neighbourhood Plan).

A show of hands was requested in support of the requesting that TVBC remove TVF from the Chilbolton Settlement Boundary - The majority of those in attendance raised their hand in support.

There is an issue in that if any planning application for TVF is given permission it cannot then be revoked. At the moment the first planning application (for 7 houses) has been refused by the Planning Inspectorate. The second planning application (for 4 3-bed houses) has been delayed due to our policies within the Chilbolton Neighbourhood Plan that states that any developments should consist of 1, 2 and 3 bedroom houses until there is a balance of housing stock in our parish. The current planning application therefore does not meet this criteria.

A member of the public then read out the attached [statement](#) regarding Agricultural Tenancy of the land at TVF.

TE commented that the information will be checked and if necessary TVBC will be informed. However, this information doesn't affect the referendum at all.

Post meeting – Information in the referendum was investigated and it is confirmed that the Agricultural tenancy/tie belongs to the house and NOT the land. Therefore the information within the referendum is correct.

A member of the public raised his concern that our current water/sewage systems can't cope now. Are there any plans to address this matter with any future developments?

TE responded that yes, the current draft TVBC LP goes into a lot more detail regarding this matter under the Better water use and Management policies.

There are a number of matters that came up in discussions that will be covered in the CPC response to the TVBC LP regulation 18 stage 2 consultation (a full list is available in the [presentation](#) attached at the start of these minutes).

But in brief these cover matters such as the following: -

Stone Age sites - The WG would like to specifically mention the Stone Age sites on the opposite side of the A30.

Local shops – we are concerned that there is a lack of support for privately owned local shops.

Plot sizes – we are concerned that the plan uses terms like 'efficient use of land' and that there is no clear definition or standards on what is considered 'efficient use of land'.

Self-Build - There is a provision for self-build plots but only when developers are building 100 or more. We feel that TVBC need to look again at the provision of service plots for self-build in rural areas.

Signed and Agreed (Chairman)
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A member of public asked 'What happens next?' – TE responded that if those present this evening haven't completed the recent surveys that were delivered to each household, to please do so and return to the village shop in the next couple of days. All responses to the surveys and referendum and comments received at this meeting will then be incorporated into the CPC response where appropriate. CPC will sign off on the response and the written formal response will be delivered to TVBC by noon on Tuesday 2 April. This response will be available on the CPC website in due course.

A member of the public asked 'Where will the proposed 20 new homes be built?' –TE responded that TVBC have applied to land owners for sites that may be available for development. Four sites have been proposed within Chilbolton.

When the current housing needs survey is completed, this will confirm what the housing needs are within our parish. Each piece of available land will then be assessed for its suitability. We then discuss the matter with TVBC and the owner of the suitable land. Next, CPC will need to form a Community Land Trust (comprising of Cllrs and non-Cllrs) that will be responsible for overseeing the development and criteria for tenants of the affordable housing.

TE gave a special thanks to all those who helped in going through the TVBC LP helping to develop the CPC response and also thanked Cllr Geoff Cooper for attending this meeting. Cllr Cooper has agreed to represent CPC regarding the planning application at TVF because our Borough Councillor (David Drew) has a conflict of Interest.

There was not enough time to address the following items of the agenda and therefore they will be deferred to the Annual Parish Assembly (to be held on Monday 22 April)

2. TO ENGAGE WITH RESIDENTS OF CHILBOLTON REGARDING THE FUTURE ASPIRATIONS OF THE VILLAGE
– Cllr Ewer
3. TO CONSULT ON CHILBOLTON PARISH COUNCIL'S PROJECT TO INSTALL VILLAGE GATEWAYS – Cllr Cockram
4. OPEN DISCUSSION OF VOLUNTEER OPPORTUNITIES FOR CHILBOLTON RESIDENTS - how can you benefit?– Cllr Hudson

TE thanked everyone for attending this meeting and with there being no further business to discuss the meeting was closed at 20:50.

Signed and Agreed (Chairman)
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CHILBOLTON PARISH COUNCIL (CPC)
DRAFT – MINUTES OF THE MEETING HELD ON TUESDAY 26 MARCH; 19:30, Chilbolton Village Hall

Mandy Denyer (Parish Clerk)
Published 14/03/24

Signed and Agreed (Chairman)
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Chilbolton Response to Reg 18 Consultation Stage 1 on 8/4/2022

The following issues are of concern to Chilbolton

Noted that this consultation is concerned with strategic level policies and our response is directed at matters that we feel should be addressed at this strategic level.

Vision - No comment

Objectives

Climate Change and Design

These objectives should include the much more effective objective of insulating new developments and alterations and extensions with insulation to highest specification available at the time of the work and the planning application should set out the present and proposed insulation specification of the building.

Economy, Employment and Skills

This objective should also mention the importance of agriculture and farming.

1.13, 3.13 , 3.17 Neighbourhood Plans (NP)

a) NPs should be the initiators and proposers of any and all changes to settlement boundaries using a list of general characteristics prepared by the local authority (see 3.20) but after formal consultation with rural communities and villages. It is recorded that the list of such characteristics submitted to the Inspector of November 2014 in answer to his questions about the Chilbolton settlement boundary changes was not consulted in a proper manner and that this process should be repeated properly as part of the preparation of this local plan. Also note Chilbolton's submission on this matter for the earlier consultation.

b) Chilbolton residents are very unhappy about the inclusion of part of Test valley farm in the Chilbolton Settlement boundary and would like it to be removed in the 2020 local plan because it is not appropriate for reasons set out in the earlier response referred to above.

4.20

a) Chilbolton consider that the almost total absence of practical public transport make this aim impractical and submit that private motor cars will be necessary for many decades ahead so that residents can go to work, go shopping and attend medical surgeries and hospitals. This section must be more practical. It is simply ridiculous to expect elderly and infirm residents to walk or cycle to these essential services many miles distant.

b) The Chilbolton NP requires charging points for electric vehicles to be installed in all new developments and we would like to see this part of LP policy for all new developments, and extensions and alterations. When such work is carried out is a convenient time to include the necessary 32 ampere connection and sub distribution board at a convenient external position.

Likewise, PV solar panels, heat pumps and grey water systems for flushing and gardens etc. should all be encouraged or required on new developments and extensions.

4.31 Building Standards

There is no mention of increasing insulation specifications in buildings that will be the cheapest way to reduce energy use and this is already covered in our NP where higher standards are required for new buildings and above under objectives.

Environment

We assume this also includes countryside not referred to elsewhere.

The Chilbolton NP is quite specific and we request that the provisions therein are taken into account. The NP and covers landscape, local gaps, green infrastructure, open spaces, green spaces, biodiversity, protected sites, water, historic environment.

Chilbolton consider that the present COM 11 policies are not specific enough to prevent new development in the countryside, particularly of very large homes not associated with agriculture or farming activities. COM 11 should include firm limits on what is permissible rather than leaving the decision to planning officers of what is acceptable with rather vague policies.

The national and local countryside policy is that there should be no new development in the countryside and that any replacement dwelling should be not more than 50% larger than the existing and LP policies should reflect this.

COM 12 should likewise be quite specific and 5.129 should limit any extension or replacement to 50% including all previous additions.

There should be specific refusal on caravans and mobile homes becoming permanent homes and subsequently being replaced under COM12.

4.56, 4.58 , 5.39 These matters are covered in detail in our NP and we trust that where relevant this document will be taken into account at the LP level.

We submit that all planning applications should include a statement of the floor areas and land areas both before and after development or extension so that planning committees and planners are aware of these essential measurements without guesswork and unnecessary calculations for 1, 2 and 3 bed homes in NP policies.

4.57 We welcome the suggestion that early discussions should take place including with the local community represented by the parish councils. This should be encouraged at the pre app stage and in any event before formal submission of an application. Our attempts to arrange such early discussions have thus far been refused by the planning authority on the grounds of confidentiality and sensitivity. A way must be found and made clear to applicants at the pre app stage.

4.58 Public Art

The public “art” provided at the entrance to Stockbridge on A3057 and near Picket 20 on the A3093 is a disgraceful waste of public funds that detract from the ambience of the Test Valley. Throughout Europe fountains have been more appropriate and much loved over the centuries and should perhaps be considered in town centres.

4.58 The role of the council’s architectural panel.

Interesting comments but the villages would be much better served if the input from local people and our planning committee was given appropriate weight in the planning process. Too often members of the Northern planning committee vote against the views of local people and our one local councillor’s input is ignored when decisions are made. This is not taking the views of local people into account and is probably an abuse of local people’s rights.

4.58 Sustainable Transport

Apart from focus on reducing travel by private car and encouraging travel by cycle and walking nothing is said about the corresponding requirement for affordable, frequent public transport. This is illogical and impractical for rural communities like Chilbolton and should be addressed.

1.40 [perhaps 5.40 ?] Policy on internal space standards

This is also necessary to define small houses and there should be a statement in the LP of normal areas for 1, 2, and 3 bedroom homes referred to in NPs to stop three bed homes becoming mansions with 3 bedrooms and several living rooms, a study, a playroom, a family room, a tv room etc.

We will submit a separate paper on this matter with evidence shortly.

5.6 , 5.29 Affordable homes

Chilbolton originally had 72 affordable homes but this has been reduced to 39 affordable homes for rental due to sales under the right to buy protocol. The sold homes should be replaced in Chilbolton rather than at some unknown location in the borough. The funds released by these sales should be directed towards new affordable homes and Chilbolton will seek to access these funds towards the building of new affordable homes in Chilbolton by a local property trust being established for the parish. Likewise, financial contributions in lieu of building affordable homes in new developments should be directed towards affordable homes in the immediate parish where the development takes place.

5.44 Gypsy and travellers

Apart from government policy local residents and taxpayers feel that travellers etc. should pay appropriately towards council tax and lodge a cash deposit, refundable if no site clean-up is needed. It is simply wrong to require councils to provide sites for travellers and have local taxpayers pay for providing them and the maintenance and clean-up that may be required with no obligation to contribute towards the cost.

Future employment needs

There is no mention of agriculture, farming and fisheries in this section. In the case of Chilbolton, whilst employment numbers may be small the economic impact is considerable and there should be some mention of these workers.



Chilbolton Parish Council

Submission to TVBC re Reg 18 Consultation

Submission on average house sizes and proposed definition of 1, 2, 3 bed houses

Summary

The neighbourhood plan (NP) prepared by Chilbolton Parish Council defined small houses by number of bedrooms and linked parking spaces to bedroom number.

Policies in the Reg 18 Draft LP use number of bedrooms especially regarding affordable housing.

The draft LP refers to National Policies that define minimum gross internal floor area (GIFA) for 1, 2, and 3 bedroom houses. Since housing costs must be considered when development schemes are assessed for viability it is essential to indicate maximum GIFA on 1,2 and 3 bedroom houses.

After being advised by TVBC that there was no National or local standard for the area of houses Chilbolton NP policies have proved to be less useful than they should have been due to the failure to define maximum GIFA in the 2020 LP.

Previously TVBC have agreed to include such a definition in the 2040 local plan. Since there is no such definition in the REG 18 Draft LP this information paper is prepared as a possible starting point.

The Problem

Essentially the problem is developers seeking to maximise profits by exploiting planning policies that fail to deliver what is needed at fair prices.

Traditionally in the UK house sizes have been defined by the number of bedrooms regardless of the size of these rooms. This approach also prevails in most policies relating to affordable housing but completely fails to improve the quality of housing across the nation by enabling many developments that have very small rooms.

The National standard and the London preferred standard seek to overcome the prevailing tendency by developers to minimise room sizes in meeting their profit targets.

There is also a definite objective of developers in rural parishes to deliver oversized luxury houses that are not needed to make maximin profits from the limited available land.

These undesirable outcomes for rural parishes are the result of weak planning policies that developers exploit for their advantage.

The bedroom approach also fails to limit the development of oversized “luxury” houses because planners have accepted architect’s statements on the number of bedrooms and disregarded additional rooms such as playroom, TV room, cinema, study, sunroom etc. making a nonsense of the Chilbolton NP policy to deliver affordable 1,2, and 3 bedroom houses to meet proven local need.

Since the Chilbolton NP was made no small houses have been delivered.

Chilbolton Proposal for rural parishes

The main objective is to correct the balance the housing in Chilbolton by delivering only

1, 2, and 3 bedroom houses that meet established local need.

Chilbolton propose a GIFA range for small houses that will take into account the minimum GIFAs in the London preferred standard, slightly higher than the National standard, whilst limiting the maximum size for 1, 2, and 3 Bedroom houses so that the proven need for affordable houses for social and downsize needs in Chilbolton and similar rural parishes are delivered.

The use of a GIFA range permits flexibility by ensuring that good space standards are provided whilst preventing large houses until the housing supply is balanced with need.

PROPOSED GROSS INTERNAL FLOOR AREAS IN RURAL TEST VALLEY (GIFA) m²

Bedrooms(B) Storeys(S)	UK AVERAGE	AFFORDABLE		DOWNSIZE	
		Minimum	Maximum	Minimum	Maximum
1 B/ 1 S	50	45	55	45	70
2 B/ 1 S	65	67	77	67	100
3 B/ 2 S	90	95	110	95	130

The cost of houses depends mainly on the GIFA and the Chilbolton NP Parking policy is related to the number of bedrooms.

REQUEST

Chilbolton request that TVBC seriously consider this proposal and include it in the next Local Plan

Appendices

A Chilbolton submission Reg18 consultation 5/4/2022

Reference Documents

1. Chilbolton submission Reg18 consultation 5/4/2022

Includes:

Savill's research article- Size matters 6/5/2015

English Housing Survey 2012-13 Ministry of Housing, Communities and Local Government

2. Local Authority Building Control (LABC) Report 29/08/2018

Average room sizes since 1930

3. Dept of Communities and Development

Technical Housing Standards-Nationally described space standard. March 2015

4. London Housing Design Standards June 2023

APPENDIX A

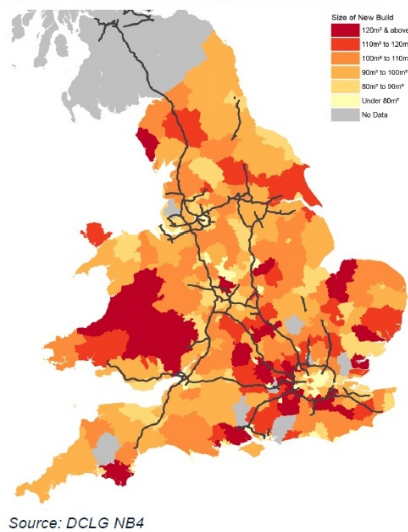
Chilbolton Parish Council Submission to TVBC re Reg 18 Consultation

Report on average house sizes and proposed definition of 2, 3, and 4 bed houses

A number of research documents are available and below are a few to indicate some initial evidence to support a house size definition for use in the 2022 TVBC local plan.

1.1 Average sizes in surrounding boroughs.

Fig 6 – Size of New Build by Local Authority, 2014

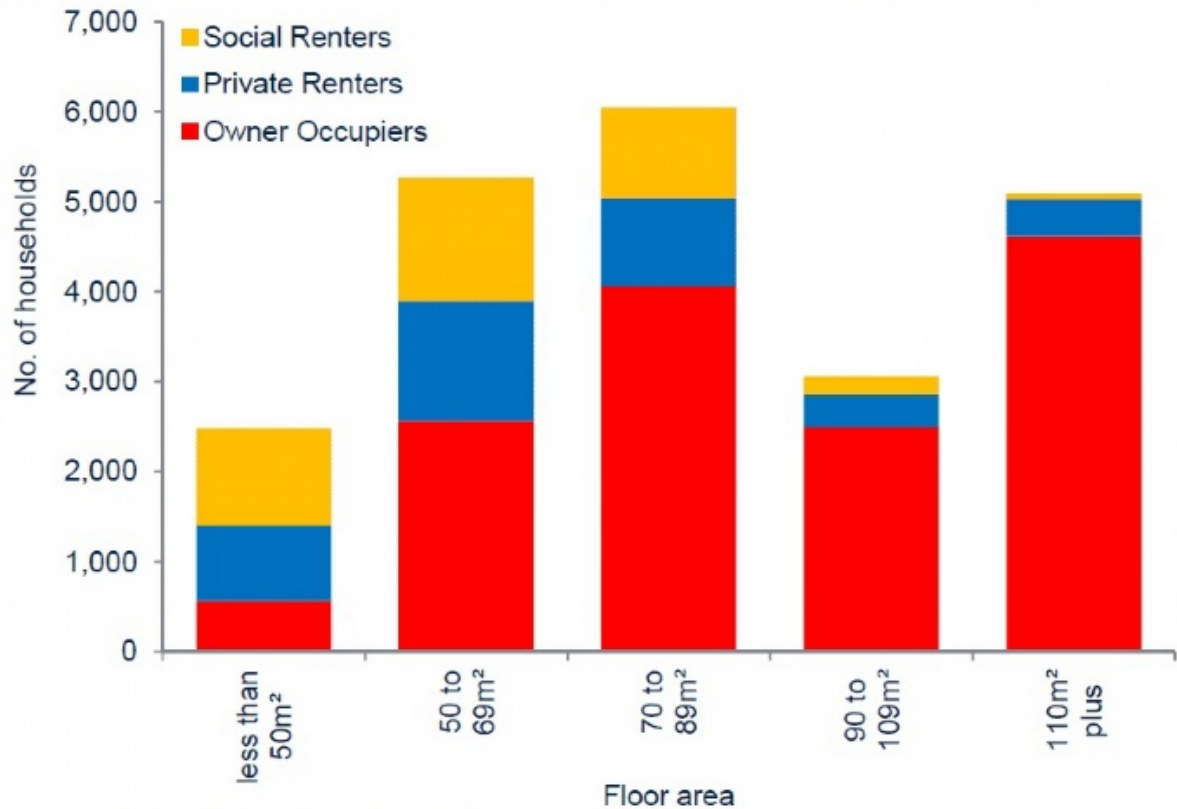


[SAVILLS RESEARCH ARTICLE
Size matters 06 MAY 2015]

The average house size in adjacent borough councils is about 100 -110 m².
Evidently there was no data available for TVBC.

1.2 The distribution of housing stock in England by floor area

Fig 1 – Distribution of Housing Stock by Floor Area & Tenure, England 2012



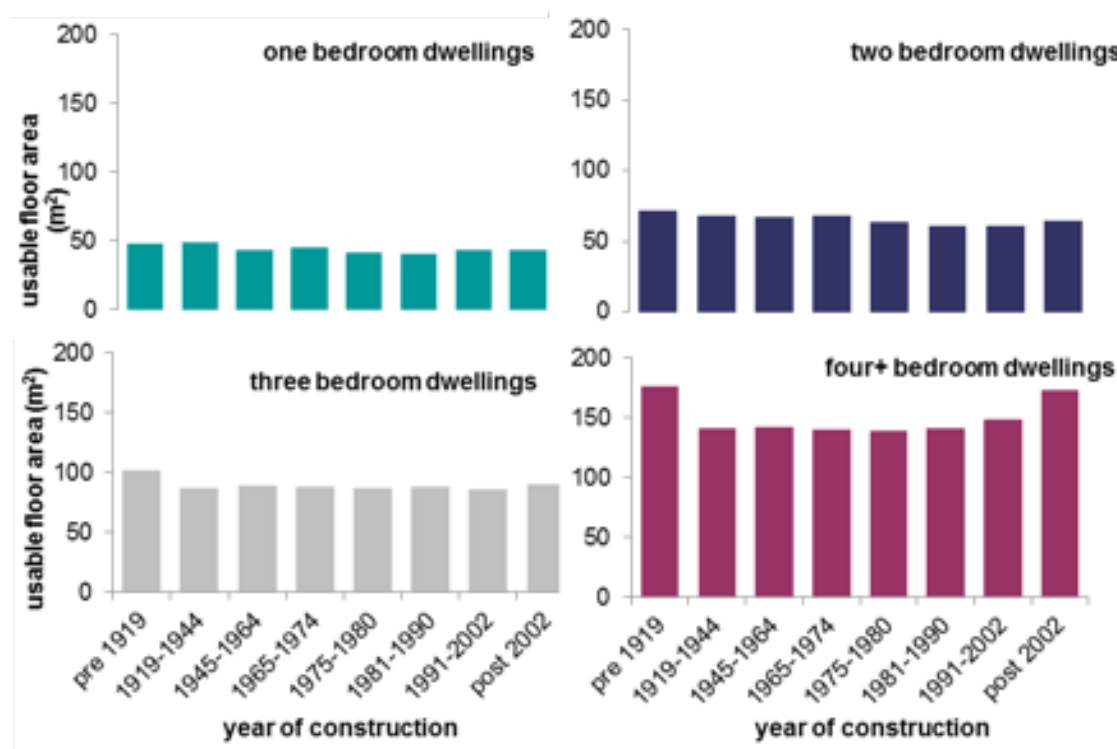
Source: English Housing Survey 2012-13

[Ministry of Housing, Communities and Local Government]

Houses of more than 50m² are most likely to be rented or owned by private owners and this reflects the position in Test Valley villages.

1.3 Average house size vs number of bedrooms

Figure 5.2: Mean usable floor area, by number of bedrooms and dwelling age, 2012



Ministry of Housing , Communities and Local Government

English Housing Survey

Floor Space in English Homes – main report

July 2018

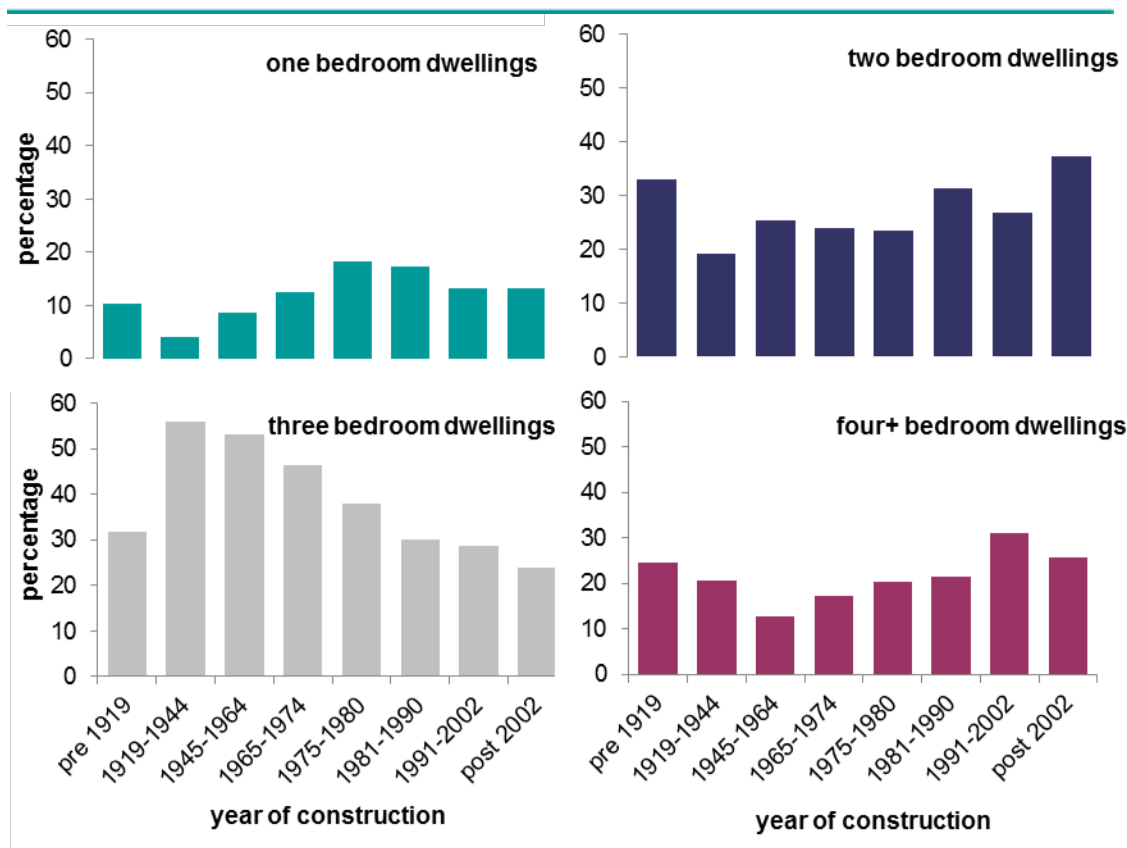
The position has not changed much with time.

One bedroom about 50m², two bedroom about 65 m², 3 bedroom about 90 m² and four + bedrooms about 170 m².

The UK average house in the 2000s is about 70m² excluding hall and stairs.

1.4 The number of bedrooms over time.

Figure 5.1: Number of bedrooms, by dwelling age, 2012



[English Housing Survey July 2018. Floor Space in English Homes.]

The number of bedrooms per house has changed over time.

Since 2002 the about 12% are 1 bedroom, 38% are 2 bedroom, 25% are three bedroom and about 25% four or more bedrooms.

1.5 Local Authority Building Control (LABC) issued a report in 29.08.2018 on average room sizes for each decade since 1930 and from this report the following information has been obtained.

Average room sizes in the UK have been fairly constant since the 1930s and are approximately 14 m² for master bedroom, 20m² for living room, 14m² for kitchen, excluding hall and stairs, in the period since 2000 with the average house having 3.3 bedrooms.

2 Preliminary conclusions

Using the average room sizes in 1.5 and an allowance for hall, stairs, utility/toilet etc., the approximate house sizes would be:

1 bed – 60m², 2 bed 75m² and 3 bed 95 m² which aligns quite well with the average house areas in 1.3, 1 bed – 50m², 2 bed 65m² and 3 bed 90 m².

These are certainly biased somewhat towards smaller affordable houses and city estates rather than countryside villages.

3 Provisional size definition for rural Test valley villages.

Since this will be a first attempt so far as we are aware anywhere in the UK we should not be too constrictive but we do need a workable definition to link number of bedrooms as used in the various test valley NPs, the size of the house and the minimum parking requirement that has been based on number of bedrooms.

Affordable houses for rent would have areas at the lower end to hold costs down whilst downsize housing for elderly retirees would tend to be more spacious and be finished better to accommodate their tastes, loved possessions and furniture. Further, since we don't want to have cramped developments in our villages we should, in any event, consider setting local specifications above average sizes.

The following size ranges are suggested for discussion purposes.

	<u>Affordable</u>	<u>Downsize/Retiree</u>	<u>For comparison 2012 UK Average</u>
<u>1 bedroom</u>			
Comprising Bed/bath/living room/kitchen	60m ²	70m ²	50m ²
<u>2 bedroom</u>			
2 beds/bath/ living room/ Kitchen	70m ²		
2 beds/2 bath/ living room/ Kitchen/study		100m ²	65m ²
<u>3 bedroom</u>			
3 beds/2 bath/ living room/Kitchen	90m ²		
3 beds/2 bath/ living room/Kitchen/visitor toilet/utility		130m ²	90m ²

GAE Chilbolton PC
5th April 2022

Chilbolton Parish Council

Submission to 2040 Local Plan Reg. 18 Stage 2 Consultation

Floor Area Ratio (FAR) and Land Building Ratio (LBR)

Definitions

The **Floor Area Ratio** is the relationship between the total amount of usable floor area that a building has, or has been permitted to have, and the total area of the lot on which the building stands. A higher ratio likely would indicate a dense or urban construction.

Local governments often use the floor area ratio for zoning codes.

Floor Area Ratio (FAR) is determined by dividing the total or gross floor area of the building by the gross area of the lot.

Floor Area Ratio=Total Building Floor Area / Gross Lot Area

The **Land Building Ratio** (LBR) may be determined by dividing the area of the lot by the area covered by the building.

Example

A house with a gross area of 150m² on a 1000m² plot (about ¼ acre) has a FAR of 0.15 or 15% whether the house is one or two storeys.

Buildings with different numbers of stories may have the same floor-area-ratio value but very different LBRs. The house above has a LBR of about 6.7 if one storey or 13.5 if two stories.

The Floor Area Ratio accounts for the entire floor area of a building, not simply the building's footprint. Usually excluded from the area calculation are unoccupied areas such as basements, parking garages, stairs, and elevator shafts.

The Land Building Ratio uses the built area and includes unoccupied areas such as basements, parking garages, stairs, and elevator shafts.

LBR is much easier to calculate using desk studies whilst FAR requires as built drawings so that the occupied area can be calculated.

LBR is also easier to understand when protecting our green villages where the number of storeys is usually limited anyway and the garden area is more important to residents.

Every city has a limited capacity or limited space that can be utilized safely.

The floor area ratio and land building ratios are variable because population dynamics, growth patterns, and construction activities vary and because the nature of the land or space where a building is placed varies. Industrial, residential, commercial, agricultural, and non-agricultural spaces have differing safe load factors, so they typically have differing floor area ratios.

The ratios are a key determining factor for development and local governments often establish regulations and restrictions that determine the ratios.

A low floor area ratio or high land area ratio is generally a deterrent to construction. Many industries, largely the real estate industry, seek hikes in the floor area ratio to open up space and land resources to developers. An increased floor area ratio allows a developer to complete more building projects, which inevitably leads to greater sales, decreased expenditures per project, and greater supply to meet demand.

The built development is mostly in and planned for Andover and Romsey that have the necessary infrastructure to support larger populations.

The rural villages are largely low density development with small populations.

Test Valley does not appear to have published FAR or LBR figures and these may not be available because there appears to be no procedure in place to collect the relevant data.

Since FAR and LBR are key factors in supporting or controlling development and particularly the cost of housing and protecting of green villages. There should be a serious attempt to collect the necessary data and analyse the existing situation. TVBC would then be able to set broad standards for FAR and /or LBR in the towns and rural villages in Test Valley

Land Building Ratio

The land-to-building ratio gives analysts a way to quickly gauge how real estate property is currently being used.

- To calculate the land building ratio, divide the square metres of the land parcel by the square metres of the building.
- A low ratio suggests that the land has already been fully developed, while a high ratio suggests that there may have untapped potential.

Is It Important for Residential Properties

The land-to-building ratio isn't reported in all appraisals. In fact, it's rarely seen in residential appraisals. There are many municipal codes and property restrictions that can limit the ratio, however. There might be a desire to keep the size of homes to a certain percentage of the available lot space and this is certainly the case in our rural villages.

Chilbolton consider LBR to be easier to calculate and that this ratio has a direct bearing on placing a limit on overdevelopment in rural villages.

Chilbolton Floor Area Ratio (FAR) and Land Build Area (LBR)

There has been no study of existing ratios and no apparent collection of data for new buildings.

A causal look at Chilbolton village maps suggests that the LBR for Chilbolton is in the range of 2 or 3 to 1 in the more densely built affordable houses and older traditional cottages whilst

in the village generally LBR is significantly higher ranging from 3 to 6 to 1 and much higher values on the largest properties.

This would indicate that Chilbolton Ratios are in the following range and that larger properties usually have a higher LBR.

1 Storey Houses

House Occupied area m ²	House Built area m ²	Floor Area Ratio FAR	Land Built Ratio LBR	Typical House
55	60	.3	3:1	Affordable
77	80	.3	3:1	Affordable
110	130	.25	4:1	Market / Downsize
130	150	.2	5:1	Market / Downsize
150	170	.16	6:1	Open Market
200	230	.12	8:1	Open Market

2 Storey Houses

House Occupied area m ²	House Built area m ²	Floor Area Ratio FAR	Land Built Ratio LBR	Typical House
55	30	.15	3:1	Affordable
77	40	.15	3:1	Affordable
110	65	.12	4:1	Market / Downsize
130	75	.1	5:1	Market / Downsize
150	85	.08	6:1	Open Market
200	115	.06	8:1	Open Market

Chilbolton Request

Chilbolton request that TVBC include a policy to state the land area, built area and usable gross internal area on every planning application for new housing and extensions and that they report on these figures for each settlement each year.

Chilbolton request the TVBC carry out the promised study on house sizes and Floor Area Ratio and Land Area Ratio for the borough with a view to discussing with parish councils a range of values that could be used for getting an efficient use of land whilst protecting and maintaining the green nature of rural villages.

In order to maintain our green village Chilbolton request that initial land build ratios for new buildings, extensions and after subdivisions of :

For affordable housing – more than 3:1

For downsize housing – more than 4:1

For other housing – More than 6:1

Chilbolton Settlement Boundary Referendum document

Chilbolton Parish Council

Dear Chilbolton Resident,

Referendum on change to 2016 Chilbolton Settlement Boundary.

In order to provide evidence for the Chilbolton Parish Council response to the Test Valley Borough Council Reg.18 Stage 2 Consultation on the 2040 Local Plan (TVBC 2040 LP), all parishioners are requested to indicate their opinion on the following resolution.

Resolution

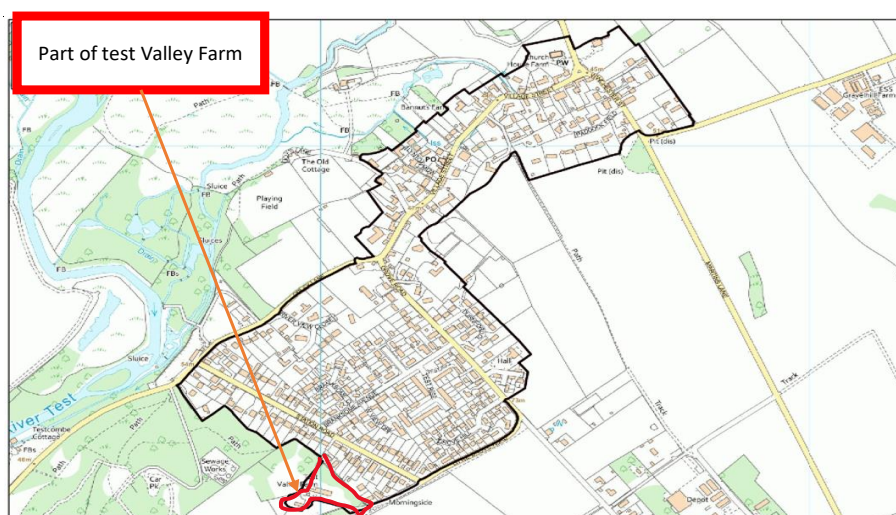
That the part of Test Valley Farm which was included in the Chilbolton settlement boundary in the TVBC 2016 local plan, outlined in red on the map below, should be removed from the TVBC 2040 Local Plan.

This land does not relate to the built form of the settlement as it is part of an old farm complex that closely relates to the countryside.

Please Select only **one** option.

I agree with the resolution

I do not agree with the resolution



Chilbolton Settlement Boundary 2016 TVBC Local Plan

I am a resident of Chilbolton aged over 18	Signature
Surname	
Address	
Postcode	Date

Personal information is necessary to prove residence and will be kept confidential.

ON COMPLETION PLEASE CAN YOU PLACE YOUR FORM IN REFERENDUM BOX AT VILLAGE SHOP.

Additional signed photocopies are acceptable

REFERENDUM CLOSSES 27TH MARCH

Thank you

Chilbolton Settlement Boundary – 2040 Reg 18 Stage 2 submission

Chilbolton parishioners have consistently objected to the inclusion of portion of Test Valley Farm (TVF) in the Chilbolton settlement boundary in the 2020 LP.

A change to remove it was included in the draft NP but TVBC insisted that this was deleted in the final made NP.

A formal request was made to remove this land from the settlement boundary as part of the Chilbolton responses to the Issues and options and Reg 18 stage 1 consultations but these have been ignored in the Reg 18 stage 2 consultation draft although many other removals were made from other settlement boundaries using the criteria in the provisional settlement boundary methodology.

Examples are :

- Land at Charlton Sports & Leisure centre, Charlton
- Charlton lakeside /watercress beds
- Harrow way community school playing fields,
- Open space at East Anton Sports ground,
- Woodland and open space North of harebell road, East Aston,
- Land at Ox Drove meadow
- Land at watermills park / Mill Lake and Barlows lake

This is curious, particularly since the criteria in the draft methodology are essentially those proposed by Chilbolton in their response to the Issues and Options consultation of 27 July 2020 that largely conform good practise.

The proposed settlement boundary methodology includes removal of non-developed land that has a closer functional relationship with the adjoining countryside including open space, recreation grounds, allotments, school playing fields and farm complexes.

Test Valley Farm was originally an asparagus farm and then a chicken farm until farming operations ceased about 20 years ago. Since then has been used as an agricultural tenancy residence with some derelict farm buildings whilst the farmland has in the main been allowed to revert to occasional grazing with some new vine planting.

The TVF land included in the settlement boundary is heavily wooded and partly a grazing field with a derelict building. It is separated from houses on the Southern part of Chilbolton by a public footpath and mature woodland only accessible by a narrow farm lane that follows an indirect route and is isolated from village facilities.

It bears no relationship with Chilbolton village and certainly could not be said to relate to the built form of the settlement but it most certainly does relate better to the countryside. It is also an earlier farm complex.

On both of these grounds it should be removed from the settlement of Chilbolton.

Referendum

Chilbolton parish council carried out a referendum in March 2024 to provide evidence of local feelings about this matter.

The result is overwhelming with 93.2 % of the 207 respondents voting in favour of a resolution to remove TVF from the Chilbolton settlement boundary.

Request.

Chilbolton parish council request that the settlement methodology is undertaken again using the criteria and taking the expressed wishes of the community into account and that TVF is removed from the settlement boundary.

GAE 1st April 2024.