

Test Valley Borough Council Consultation for Local Plan 2040 Regulation 18 Stage 2

COMMENTS FORM

Test Valley Borough Council has published its Local Plan 2040 Regulation 18 Stage 2 document for public consultation. This consultation document sets out a vision for Test Valley up to 2040, objectives for achieving this vision, our development needs alongside allocations for residential and employment development and theme-based policies.

The consultation period runs from Tuesday 6th February to noon on Tuesday 2nd April 2024. Please respond before the close of the consultation period so that your comments may be taken into account.

You can respond to our consultation by filling out the form below. This form has two parts:

Part A: Your Details

Part B: Your Comments (please fill in a separate sheet for each comment you wish to make)

Further information can be found on our website at:

www.testvalley.gov.uk/localplan2040

Once the form has been completed, please send to planningpolicy@testvalley.gov.uk below by **noon on Tuesday 2nd April 2024**.

Following receipt of your comments from, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communication.

If you are unable to send via email, please send a postal copy to our address below.

Contacting us

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

Tel: 01264 368000

Website: www.testvalley.gov.uk/localplan2040

Email: planningpolicy@testvalley.gov.uk

Part A: Your Details

Please fill in all boxes marked with an *

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mr.	First Name*	Mark
Surname*	Pettitt		
Organisation* (If responding on behalf of an organisation)	Fowler Architecture & Planning Ltd		

Please provide your email address below:

Email Address*	
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Alternatively, if you don't have an email address please provide your postal address.

Address*	
	Postcode

If you are an agent or responding on behalf of another party, please give the name/ company/ organisation you are representing:

S. & W. Bonathan

Personal Details and General Data Protection Regulation

Please note that representations cannot be treated as confidential. If you are responding as an individual, rather than as an organisation, we will not publish your contact details (email/ postal address and telephone number) or signatures online, however the original representations will be available for public viewing at our offices by prior appointment.

All representations and related documents will be held by the Council until the Local Plan 2040 is adopted and the Judicial Review period has closed and will then be securely destroyed.

The Council respects your privacy and is committed to protecting your personal data. Further details on the General Data Protection Regulation and Privacy Notices are

available on our website here:
<http://www.testvalley.gov.uk/aboutyourcouncil/accesstoinformation/gdpr>

Part B: Your Comments

Please use the boxes below to state your comments. This includes one box for general comments and another for specific comments related to an area of the Local Plan.

Insert any general comments you may have that do not relate to a specific paragraph number or policy in the general comments box below.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

If you are commenting on a document supporting the draft Local Plan (such as a topic paper, or the Sustainability Appraisal), please indicate so.

General
Please refer to enclosed Covering Letter.

For specific comments, please make it clear which paragraph, policy or matter your comments relate to where possible. Please use the box below.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

Paragraph Ref	Specific Comments
	Please refer to enclosed Covering Letter.

What happens next?

All valid responses received within the consultation period will be acknowledged and you will be given a reference number. Please quote this reference number when contacting the Council about the Local Plan 2040. If you have an agent acting on your behalf, correspondence will be sent directly to your agent.

All responses received will be taken into account as part of the preparation of the Local Plan 2040.

Our Ref: MP/191212

27th March 2024

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



BY EMAIL: planningpolicy@testvalley.gov.uk

Dear Sir/Madam,

CONSULTATION ON THE TEST VALLEY DRAFT LOCAL PLAN 2040 (REGULATION 18 – STAGE 2)

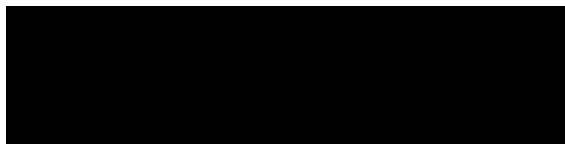
Representations on behalf of S. & W. Bonathan

Fowler Architecture & Planning Ltd have been instructed by S. & W. Bonathan to submit representations to the Test Valley Draft Local Plan 2040 (Regulation 18 – Stage 2), which is currently on consultation.

Our clients own a parcel of land (see enclosed Location Plan) that is positioned on the north eastern side of Hatherden Lane in the village of Hatherden, which is located some 4.15km to the north of Andover.

Hatherden currently benefits from a Settlement Policy Boundary (SPB) in the existing Revised Local Plan (RLP), and therefore is a location that the Council consider to be capable of accommodating additional residential development. We agree with this.

However, the Draft Local Plan 2040 (DLP) states at paragraph 3.43 that *“There are nine settlements in Settlement Hierarchy Tier 4 which have a settlement boundary in the Adopted Local Plan 2016 (these include Fyfield, Hatherden, Houghton, Kimpton, Leckford, Michelmersh, Timsbury, Longstock and Penton Mewsey & Penton Grafton). The draft Local Plan 2040 is proposing to remove settlement boundaries from these nine Tier 4 settlements, and we are seeking your comments on this change, including whether these settlements should have a settlement boundary and be in Tier 3 (although this would need to be*



supported by evidence to justify why). To aid comments on this matter, we have included potential settlement boundaries for these settlements (based on the existing settlement boundaries in the Adopted Local Plan 2016, but reviewed to reflect the proposed methodology) on the Policies Map and within our evidence. Policy SS1 enables Neighbourhood plans to review settlement boundaries, to facilitate development, but may not reduce them in size”.

Our clients **strongly object** to the omission of a SPB from the village of Hatherden.

Indeed, the National Planning Policy Framework states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.*

Removing the SPB from Hatherden will not allow the village to grow or thrive, and would certainly not help support local services. Indeed, since the RLP was adopted in 2026, the Council have only granted permission for one dwelling in Hatherden, which related to a Class Q approval at Hatherden House – a site that is outside the SPB for Hatherden.

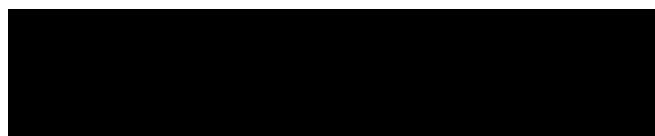
The only site that has been the subject of planning applications for new residential development over the Plan period in Hatherden, which falls within the SPB, is 22 Hatherden Road – which stands directly opposite our Clients’ land.

This site has been the subject of three planning applications (Refs. 23/02937, 22/01967 & 22/00992) since 2022, for a single dwelling. The first two applications were refused by the Council, and the current application is still being considered.

So, in short, no new dwellings have been approved within the SPB of Hatherden over the current Plan period.

The SPB is therefore not facilitating development and not allowing the village to grow – a situation that will become worse if the SPB is removed as part of the DLP.

Indeed, rather than removing the SPB for Hatherden, our clients believe that a SPB should be retained for the village and that their land should either be included within the SPB or allocated for housing.



This would allow the village to grow.

Our Clients' land is an entirely appropriate location for new housing, and although it falls within the National Landscape it would form a natural continuation to the residential development seen immediately to the south east of the site.

At some 1.10 Hectares in extend, the site is large enough to accommodate between 25-30 houses. These would be a mix of open market and affordable homes (incl. affordable rent, discounted market sales and starter homes), with scope to incorporate self-build plots as well.

Public open space would also be incorporated into any future scheme, as well as a comprehensive scheme of soft landscaping.

From a planning point of view the site is fairly unconstrained, and it doesn't have an adverse planning history associated with it.

Hatherden itself is a sustainable settlement, with a village pub, church and primary school, all of which are within walking distance of our Clients' land.

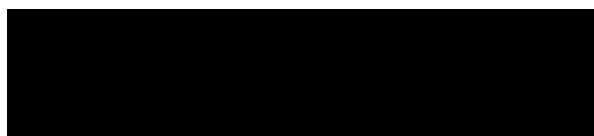
The site is a short walk from the nearest bus stop, and walking/cycling are realistic alternatives to using the private car.

Summary

Our Clients' object to the following:

- The potential removal of a SPB for Hatherden;
- The omission of their land from the potential proposed SPB for Hatherden; and,
- The absence of a housing allocation at Hatherden, and in particular the land that they own to the north east of Hatherden Lane.

To conclude, the land to the north east of Hatherden Lane is a logical location for new development in the village and the most suitable for allocation over the Plan period. The site is within close proximity to the existing services and facilities and is well connected to the existing village, although located outside (but directly adjacent to) the existing SPB. It is considered that the site should be allocated for development (if not, then included within the proposed SPB), and can successfully deliver the necessary requirement for the Parish



over the Plan period, whilst also bringing forward other positive benefits such as Biodiversity Net Gain, affordable housing, footway provision, public open space etc.

Yours faithfully



Mark Pettitt BA(Hons) MRTPI
Associate

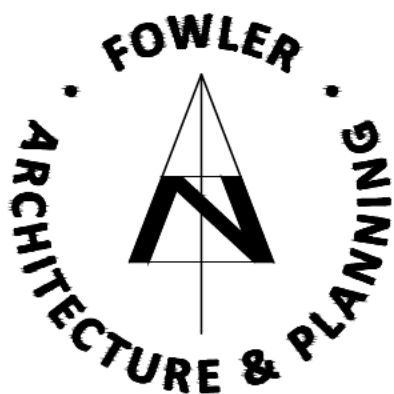
FOWLER ARCHITECTURE AND PLANNING

cc: Applicant



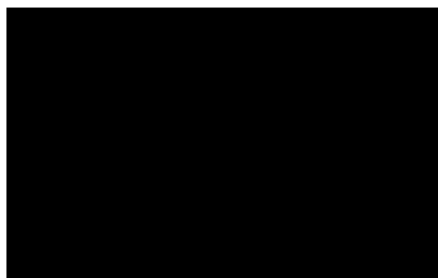


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Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

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revisions	initial	date
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project
LAND OFF HATHERDEN LANE
Hatherden, Hampshire

drawing
Location Plan

scale	drawn by	date
1:1250 @ A4	HB	Jun '21

191212-01
drawing no

rev