

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:

MR. S WILLMONT

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: ST/MP/240319/P1

28th March 2024

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



BY EMAIL TO: 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. Willmont

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

The representations relate to a parcel of land that is located to the north-east of the village of Fyfield, positioned to the west of Dauntsey Drove. The site is adjacent to, but outside the proposed Settlement Policy Boundary of Weyhill (West).

The site is located some 4.5km to the west of Andover. Please see enclosed Location Plan (drawing no. 240319-01) for accurate location.

Policy SS1 – Settlement Hierarchy

Weyhill is currently designated as a 'Rural Village' within the Revised Local Plan (RLP), with a defined Settlement Policy Boundary (SPB). The Draft Local Plan identifies Weyhill as a 'Tier 3' settlement, which is comparable to its existing designation – which is welcomed.

The SPB of Weyhill (West) is proposed to remain very similar to the existing – with the only change being the inclusion of Red Bluff House and associated annexe (located to the south-east of the settlement), which was granted planning permission in 2015.

Policy SS1 advises that there is a presumption in favour of sustainable development within the settlement boundaries identified in settlement Tiers 1-3 provided that development is in accordance with relevant policies in the development plan.

Policy SS3 – Housing Requirement

Spatial Strategy Policy 3 advises that the delivery strategy seeks to deliver development in Test Valley between 2020 and 2040 in the most sustainable manner by making provision for approximately 11,000 new homes – an annual requirement of 550 homes.

The policy advises that the minimum housing requirement is split between the Northern and Southern Test Valley Housing Market Areas on a 43%/57% basis (Southern/Northern). Northern Test Valley seeks to deliver 6,270 new homes, with an annual requirement of 313 homes.

Supporting text, paragraph 3.73, advises *'for the rural area, it will be our communities taking forward locally driven schemes to meet rural community needs. The Local Plan 2040 will not make allocations to meet this local need. The rural area is considered to be those settlements at the settlement hierarchy Tiers of 3-4'.*

Taking into account the above, **Policy SS4 – Rural Housing Requirement** is considered relevant. The policy advises that the rural housing requirement for the Borough is a minimum of 542 homes, equating to 260 new homes to be provided within Northern Test Valley over the plan period.

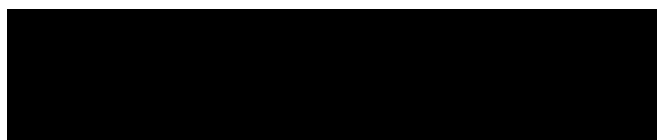
With this in mind, it is considered that the Weyhill (West) settlement policy boundary should be extended to include the Land at Fyfield. The site is immediately adjacent to the settlement boundary – where new housing development can be successfully brought forward. The Land at Fyfield has no physical constraints that would limit development, there is direct access from the primary road network, and has the capacity to bring forward a maximum of 60 new homes in the Village which will successfully make a contribution towards meeting the rural area housing requirement.

The National Planning Policy Framework (the 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'*.

Development at the Land in Fyfield is a logical location for new development. If the LPA consider Tier 3 settlements to be in the 'rural area' with no proposed housing allocations being brought forward, it is considered that the SPB of Weyhill (West) should be extended to include the site to allow new development to come forward to meet the rural housing requirements of the plan period.

Our client's land is an entirely appropriate location for new housing, and it would form a natural continuation to the residential development seen immediately to the south of the site.

At some 3.34 hectares in extent, the site is large enough to accommodate around 60 new dwellings. These would be a mix of open market and affordable homes (including affordable rent, discounted market sales and starter homes), with scope to incorporate self-build plots as well.



It is also important that windfall and small sites come forward to support the housing delivery of the Borough. There is a total windfall allowance of 464 new dwellings within the Northern Test Valley Housing Market Area between 2020-2040. The Land at Fyfield is a suitable site for new housing development, that can be brought forward quickly to help Test Valley maintain its housing land supply over the plan period.

Due to the high density of the site, there is the opportunity to reduce the number of dwellings on the site to make room for public open space, biodiversity net gain, community uses, along with a comprehensive scheme of soft landscaping.

From a planning point of view, the site is unconstrained and does not have an adverse planning history.

Weyhill itself is a sustainable settlement, split into Weyhill (East) and Weyhill (West), located in close proximity to Andover. The site is a short walk from the nearest bus stop, and walking/cycling are realistic alternatives to using the private car.

Summary:

Our client's object to the following:

- The omission of their land from the proposed SPB for Weyhill (West); and
- The absence of a housing allocation at Weyhill (West), and in particular the land that they own to the west of Dauntsey Drove.

To conclude, the Land in Fyfield 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 high-quality development within the Tier 3 rural area, whilst also bringing forward other positive benefits such as biodiversity net gain, 40% affordable housing, and public open space etc.

Yours faithfully,

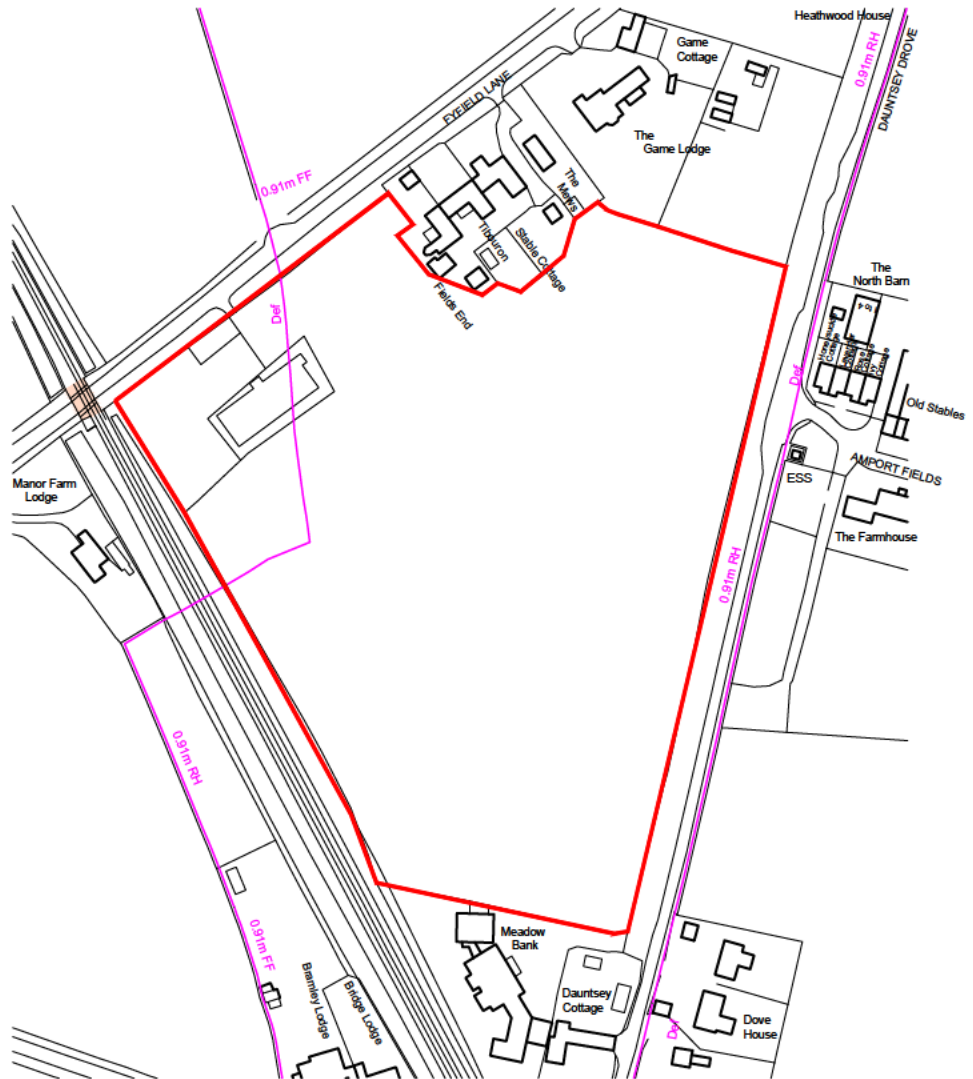
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FOWLER ARCHITECTURE AND PLANNING

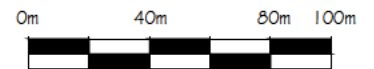
Associate

Encs

cc: Client



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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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project
LAND IN FYFIELD
Andover

drawing
location plan

scale	drawn by	date
1:2500 @ A4	--	-

240319 - 01
drawing no

rev