

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)	Mrs	First Name*	Alexandra
Surname*	Webb		
Organisation* (If responding on behalf of an organisation)	Southern Planning Practice 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 Roger Barons

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
<p>Please see submitted representations.</p>

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
	<p>Please see submitted representations.</p>

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.

Representations on the Draft Test Valley Borough Local Plan 2040 Regulation 18 Stage 2

These representations have been prepared by Southern Planning Practice Ltd on behalf of Mr Roger Barons who owns 'Land adj. to Hyde Farm' in the village of Broughton in response to the current consultation on the Draft Local Plan 2040 (hereinafter referred to as the DLP).

The land owned by Mr Roger Barons is considered suitable for allocation in the DLP as an alternative to those sites allocated for development, subject of the current public consultation.

We can confirm it is available, suitable, achievable and deliverable and would help to meet Test Valley's housing need in a sustainable way whilst also providing benefits to the local community and the Borough's economy. **We therefore object** to the revised SPB for Broughton (South) as shown in the draft policies maps.

Whilst we can see the benefit in delivering housing through the larger strategic allocations, we are concerned that the spatial strategy contained in the DLP, particularly policy 6 (SS6), over relies on the delivery of such site without recognising the important contribution small and medium sites can make to meeting the housing requirement and how they can be built out relatively quickly compared to larger sites, as encouraged by Paragraph 70 of the NPPF. We believe that the alternative options do not appear to have been thoroughly considered.

Chapter 3: Spatial Strategy

Spatial Strategy Policy 1 (SS1); Settlement Hierarchy

We support the inclusion of Broughton as a Tier 3 settlement. Growth in such settlements is strongly encouraged, particularly if the capacity of the larger sites in Tiers 1 & 2 are reduced. A reduction in capacity on the larger sites may be likely due to the recent introduction of Biodiversity Net Gain (BNG).

Spatial Strategy Policy 4 (SS4) Rural Housing Requirement

The housing requirements for rural areas are out under this draft policy. The rural housing requirement for both Northern Test Valley (NTV) of 260 homes and Southern Test Valley (STV) of 282 homes, totals 542 homes.

Policy 5 (SS5): Neighbourhood Development Plan Housing Requirements

This draft policy sets out how some of the rural housing requirement is to be delivered through the provisions as set out under made Neighbourhood Development Plans (NDPs). However, such provisions are relatively small scale (one neighbourhood proving 40 dwellings and the others only providing 10-20 dwellings.) The total requirement is 40 for NTV and 70 for STV. This leaves a shortfall of 220 homes for NTV and of 212 homes for STV.

The only mechanism for delivering the current shortfall housing in rural areas, outside NDPs, is through community led development (draft policy HOU2). This policy reads as follows:

“Policy HOU2: Community Led Development

Community led development will be permitted if:

- a) the proposal is supported by evidence that demonstrates there is a need for the development to maintain or enhance the economic, social and environmental sustainability of the settlement, through supporting the viability of existing facilities and services;*
- b) the proposal can demonstrate how the delivery of the development’s community benefits will support the viability of existing facilities and services (above and beyond what would otherwise be delivered through S106 planning obligations and/or the Community Infrastructure Levy);*
- c) it is demonstrated that the local community has been involved and engaged throughout the process in the preparation of the proposal;*
- d) it is demonstrated that the local community supports the proposal; and*

If for residential development;

- e) that this is for predominantly affordable housing and which through local evidence it is demonstrated meets the affordable housing need of the parish and local evidence and restrictions contained within [rural exceptions affordable housing policy]; and*
- f) it is demonstrated that the mix of any market housing to meet the housing needs of the parish is supported by local evidence”.*

This policy will not allow for the delivery of residential development, particularly market housing, in rural areas in the short term. It is clear through the shortfall identified under SS5 that there is a need for the development of housing. It is therefore unnecessary for this to be proven again under criteria a) of this policy.

As mentioned in paragraph 3.86 of the policy commentary for SS5; “national policy places a duty on the council to provide a housing requirement for each designated neighbourhood area which reflects the overall strategy for the pattern and scale of development for the area and any relevant allocations. Non-strategic requirements for each active designated area are therefore set out in Policy SS5”. It appears that the policy merits and wording of SS5 does not take into account those areas which may have a ‘designated neighbourhood area’ but are at the early stages of preparing a NDP, such as Broughton. It should therefore be easier to facilitate all types of new housing development in such neighbourhoods, where the need and shortfall of rural housing has clearly already been identified.

Chapter 4: Test Valley Communities

Housing Site Assessment

It is unclear how the proposed sites being considered for allocation in the Local Plan will assist in delivering the identified housing requirement in the timescales envisaged. This is important, especially when considering the requirements of paragraph 60 of the NPPF which makes it clear that it is important that a sufficient amount and variety of land can come forward where it is needed to assist with the Governments objective of significantly boosting the supply of new homes.

The TVB Strategic Housing Land Availability Assessment 'SHELAA' 2023 indicates the majority of the large, strategic sites will not start providing completions until the latter end of the proposed plan period (years 3-6) and some will not be fully complete until next plan period. It is pertinent to note that in order to have a robust five-year housing land supply, in addition to focusing growth within or adjacent to the principal settlements of the Borough, the Council should look to all tier settlements in the hierarchy to deliver homes through a range of small, medium, and strategic sites.

Policy 6 (SS6): Meeting the Housing Requirement

This draft policy sets out the total number of homes that would be delivered by strategic allocations in the DLP and lists those in the Northern Housing Marker Area and Southern Housing Market Area. As BNG is now a mandatory requirement for all development in England these figures may need to be checked and reviewed. If BNG is to be provided on-site, it would likely impact on the net to gross ratio of development, particularly for smaller sites. There may be a need to reduce housing density to accommodate for habitat enhancements. A precautionary approach in terms of the interpretation of the potential housing capacity figures put forward for allocated sites should therefore be taken.

Southern Policies Maps

Inset Map 17 – Broughton (South)

Further expansion of the SPB for Broughton (South) to include Strategy Housing and Employment Land Availability Assessment 'SHELAA' site 'Land adj. to Hyde Farm' (site reference 116) would be encouraged.

Our client owns 'Land adj. to Hyde Farm' which is available and suitable to provide residential development. The site was submitted in response to the 2022 call for sites and is included in the 2024 SHEELA.

Settlement Boundary Review January 2024

Table 2 in the Draft Settlement Boundary Methodology which sets out the criteria of what should be included and excluded from settlement boundaries is considered to be very limiting. It does not make provision for areas of land which may no longer form part of a

farm complex but relate well to the existing settlement boundary and other built form. There appears to be no clear assessment as to why those sites which may have come forward through the 2024 SHEELA have been discounted.

In Appendix I Settlement Boundary Assessments for Broughton (South) the assessment is already out of date as Broughton now has a Neighbourhood Plan Status. There is only one minor adjustment in relation to the inclusion of 'The Rising' in the SPB and there are no boundary recommendations for any land on the settlement edge.

Land adj. to Hyde Farm

The site at 'Land adj. to Hyde Farm' well positioned in relation to the exiting SPB and would result in a natural and logical rounding off of the SPB. It could provide an opportunity to deliver between 20-30 dwellings to maintain the current density of housing within the immediate surroundings.

The local village shop and other public services are accessible via public footpath routes (number 37/7/1 located along the south boundary of the site and number 037/12/1 located on the opposite side of Horsebridge Road, close to the north east corner of the site). There are existing access points onto Horsebridge Road, directly from the north east boundary and from a track which runs parallel with the north west boundary.

There are no known environmental, heritage or landscape designations that apply to the site itself. The site is located within flood zone 1 as confirmed by the Environment Agency which means there is a very low risk of flooding from both rivers and the sea. The site is therefore relatively unconstrained and there would be no constraints which would prevent it from being developed for new homes.

Summary

It is considered that the proposed spatial strategy relies too heavily on the provision of larger strategic allocations for housing provision which the Council (as well as the site promoters) have acknowledged are unlikely to deliver new homes until later in the plan period, when the need is now. The total number of homes that could be delivered, through strategic allocations, should now be adjusted, to reflect the mandatory requirement for BNG. Particularly for sites that will provide on-site BNG.

Plans need to be prepared positively in accordance with paragraph 16 of the NPPF and at present, I do not believe this is the case with the TVBC DLP 2040 due to the over reliance on strategic allocations and insufficient consideration to areas designated as neighbourhood areas but without a made NDP.

The spatial strategy could be improved by making a number of smaller site allocations in accordance with paragraph 70 of the NPPF which would provide a more flexible and responsive housing land supply and deliver new homes earlier in the plan period to meet the current national need for new housing.

In accordance with the definition of 'deliverable' within the NPPF (2023), the 'Land adj. to Hyde Farm' is available for development now, it is a suitable and sustainable location for future residential development and it is achievable with a realistic prospect that housing will be delivered on site within five years following its allocation. It would provide many benefits to Broughton and the surrounding area, including:

- Contribution of a mix of size, type and tenure of home, including much needed affordable housing, to Test Valley's housing land supply;
- Contribution of an additional working population to the area;
- Direct and indirect employment through the provision of new homes.

In light of the above, and the details provided in these representations, it is requested that the Council review their allocated sites together with their housing requirement and look to allocate additional small and medium sites, such as 'Land adj. to Hyde Farm', to meet Test Valley's housing need over the plan period and beyond. The proposed SPB for Broughton (South) should therefore be amended to include this site.

We trust the information contained within these representations is sufficient, however should you require any further information please do contact us.

SPP
March 2024