

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* | Gareth |
| Surname* | Johns | | |
| Organisation* (If responding on behalf of an organisation) | Pro Vision | | |

Please provide your email address below:

| | |
|-------------------|--|
| Email Address* | |
|-------------------|--|

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:

| |
|---|
| The Trustees of CB Morgan Will Trust |
|---|

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 |
| |

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 |
|----------------------|--|
| | Policy 5 (SS5) See accompanying letter for our representations. |

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: 50190/GJ

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

Sent by email only planningpolicy@testvalley.gov.uk

2nd April 2024

Dear Sir/Madam

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

Pro Vision is instructed by The Trustees of CB Morgan Will Trust ('the Trust'), to submit representations in response to Test Valley Borough Council's ('the Council') Regulation 18 Stage 2 Consultation on the emerging draft of the TVLP Local Plan 2040 (February 2024), herein after referred to as the 'Consultation Document'.

The Trust has landholdings at and around King's Somborne. In particular, the Trust has previously actively promoted the following two parcels of land adjacent to the settlement boundary:

1. Land off Winchester Road and New Lane (SHELAA Ref: Site 80); and [REDACTED] Road (SHELAA Ref: Site 81).

[REDACTED] as being 'potentially suitable' for residential development in Aecom's Site [REDACTED] (April 2021) prepared to support the preparation of the King's Somborne Neighbourhood Plan ('KSNP'). Notwithstanding this, the sites were not allocated in the KSNP which was 'made' in November 2023.

Policy 5 (SS5) and Neighbourhood Plan Housing Requirements

King's Somborne is identified as a 'Tier 3' settlement in the Plan. Policy 5 (SS5) in the Consultation Document confirms that Neighbourhood Plans will need to make provision for the identified minimum housing requirements. King's Somborne minimum housing requirement is identified as 40 new homes.

The 'made' KSNP (2023) identifies housing allocations for at least 41 new homes across three sites. At this stage, only one site, 'Allotments Site' (Ref: KS/ALL3) has outline planning permission for residential development for around 18 dwellings. A Reserved Matters application (Ref: 23/03200/RESS) is currently being considered by the Council.

There is an outline application (Ref: 23/03267/OUTS) for 14 dwellings at 'Land at Spencer's Farm' (Ref: KS/ALL1). However, there appears to be fundamental objections from Landscape and Conservation regarding the lengthy access road required. Indeed, this matter was questioned by the Trust during the Neighbourhood Plan process. In

addition, no progress appears to have been made for the remaining housing allocation at 'Land east off Eldon Road' (Ref: KS/ALL2) for around 10 dwellings. Again, as raised during the Neighbourhood Plan process the Trust contends that this site is not appropriate for residential development given landscape concerns.

The Council's housing trajectory (January 2024) appears to place delivery of these two sites at the latter end of the plan period from 2036/37 to 2039/40. Firstly, this appears to suggest that the Council does not have much confidence in their delivery given they are existing non-strategic housing allocations in a 'made' Neighbourhood Plan. Furthermore, the KSNP plan period expires in 2037 and, therefore, the Council need to update their housing trajectory to provide a realistic anticipated rate of delivery from these sites.

With the above in mind, we contend that the Policy needs to include a contingency should the allocated sites in the 'made' Neighbourhood Plans not be delivered and to ensure the minimum housing requirements are met, including at King's Somborne. The Policy should consider including allowing development adjacent the settlement boundaries where certain circumstances arise (such as where the Council's monitoring of housing allocations at the Neighbourhood Plan areas are not being delivered at a realistic anticipated rate, see our comments above) and that meets all the other relevant policies within the Plan. This will ensure that the Plan is positively prepared and effective.

We trust this Statement clearly sets out our client's position at this stage and respectfully request that the above is given due consideration as part of the Local Plan.

Yours faithfully

GARETH JOHNS BSc (Hons) MSc MRTPI
Associate Director

Enc. Comments Form