

# 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 6<sup>th</sup> February to noon on Tuesday 2<sup>nd</sup> 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](http://www.testvalley.gov.uk/localplan2040)

Once the form has been completed, please send to [planningpolicy@testvalley.gov.uk](mailto:planningpolicy@testvalley.gov.uk) below by **noon on Tuesday 2<sup>nd</sup> 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](http://www.testvalley.gov.uk/localplan2040)

Email: [planningpolicy@testvalley.gov.uk](mailto: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*	A
Surname*	King		
Organisation* (If responding on behalf of an organisation)	Mission Town Planning Ltd – on behalf of Orchard Homes and Developments 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:

Orchard Homes and Development Ltd
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### 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><b>Please refer to Cover letter</b></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><b>Please refer to cover letter.</b></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.



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

[www.missiontownplanning.com](http://www.missiontownplanning.com)

Our ref; OHD-MTP-TVBC18-020424

**BY EMAIL ONLY**

Dear Sir/Madam,

**TVBC LOCAL PLAN REGULATION 18 PART 2 SUBMISSION ON BEHALF OF ORCHARD HOMES & DEVELOPMENTS LTD**

Mission Town Planning Ltd, have been engaged by a client to make representation to the emerging Test Valley Borough Council Local Plan consultation closing on 2<sup>nd</sup> April 2024

We have been commissioned to make representations on the plan so far as it impacts sites that are of interest to my client, specifically at Dunbridge, and specifically the site known as the former goods yard. The site is subject to development considerations having been discussed with the local community, and pre-application discussions with the Council.

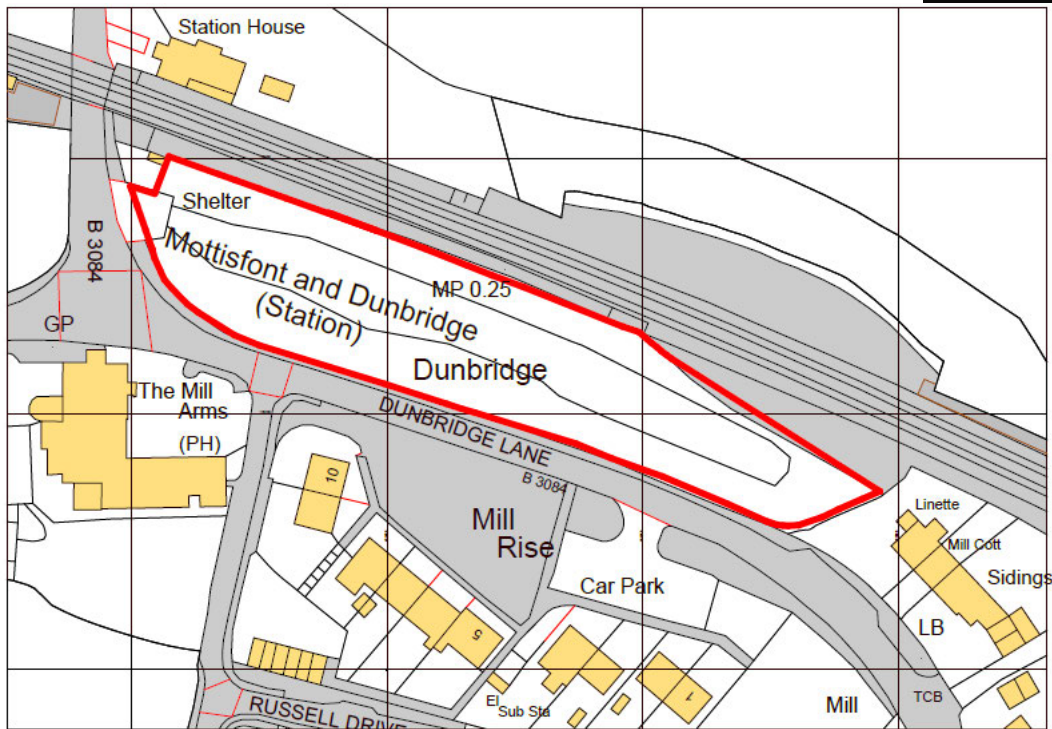
**Representations**

These Representations are focused solely on matters of direct relevance to my client's land interest within TVBC's authority.

We necessary we have set out these Representations by reference to the relevant chapter or subject heading in the proposed Local Plan along with reference to the specific policy and page number where appropriate. While we note that the Council have used a form based system, we have endeavoured to address those elements that are relevant to the site mentioned above.

The purpose of this representation is to comment solely in relation to the site within Dunbridge as set out within the plan below.





As a starting point it is worth noting that the regulation 18 consultation identifies a need of 11,000 dwellings over the plan period this being from 2020 to 2040. During the period from this regulation 18 consultation being undertaken.

The national planning position set out within the NPPF (National Planning Policy Framework) at paragraph 61 which states;

*To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.*

Further to this paragraph 69 of the NPPF sets out the understanding of strategic policy making authorities, and have a clear understanding of the land available. More importantly paragraph 70, specifically deals with small and medium-sized sites, which “*make an important contribution to meeting the housing requirements of an area*”. b) sets out that *Councils should seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custombuild housing;*

While it is noted that the purpose of the regulation 18 is to establish the principle and direction of the plan. There are no smaller housing sites set out within the plan. The intention would appear to be to utilise the Strategic Housing and Land Availability Assessment (January 2024) (SHLAA). To identify suitable sites for development. The site now being proposed has not previously been submitted as part of the Call for Sites process. However the site would when assessed against the SHLAA will be deliverable within the plan period;

The site is to the north of Dunbridge adjacent to housing to the south and east, and comprises an area of hard standing which has a lawful use for outside storage. The site is between the railway line to the north and Barley Hill to the south. The site is around 0.4 hectares and is flat.

While the site is within the defined countryside (as currently defined) there are no other policy constraints that would preclude the site from coming forward.

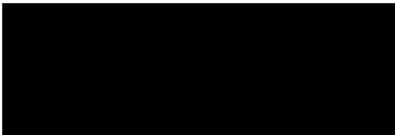
More importantly the site is available now, and could yield habitable dwellings within the next 3 years.

Furthermore, my client has worked with the Parish Council and local community who are aware of the proposal, and are supportive of the site coming forward.

Given the above and the need for Council's to allocate smaller sites to deliver development for communities needs. We are of the opinion that the above site would accord with the requirements of the NPPF and could deliver much needed housing for this community.

If you have any queries or wish to discuss the above please do contact me.

Yours sincerely,



Alex King – Managing Director  
Mission Town Planning

