

# Consultation Statement



*The NDP was discussed at two drop-in coffee mornings in 2017*

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# 1. INTRODUCTION

1.1 This Consultation Statement has been prepared to accompany the submission of the Houghton Neighbourhood Development Plan (NDP) to Test Valley Borough Council (TVBC), the local planning authority, and to ensure that the relevant statutory requirements are met.<sup>1</sup> The Statement:

- Contains details of the persons and bodies who were consulted about the proposed Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by those consulted; and
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

## Format of the Consultation Statement

1.2 The Statement covers the following stages of work on the NDP:

- The initial stages of work on the Plan, covering the designation of the Neighbourhood Area and setting up the Steering Group (section 2).
- The residents' questionnaire (Village Survey) and other surveys, including reporting the results (section 3).
- Seeking feedback on the initial draft NDP (section 4).
- The draft Plan consultation under Regulation 14 (section 5).
- The issues and concerns raised in response to the Regulation 14 consultation, and how they were addressed (section 6).

1.3 The following principal consultation methods were used in preparing the NDP:

- Formation of a Steering Group comprising Parish Councillors and other parish residents.
- Regular update reports presented to the Parish Council.
- Posting of material online via an NDP tab on the Houghton Parish Council website at [Neighbourhood Development - Houghton Parish Council - Houghton Parish Council, Houghton, Stockbridge](#). This includes minutes of the Steering Group and details of the surveys and other consultation undertaken.
- Posting of material on the parish noticeboard and other locations, in the parish magazine "Houghton News", and via the village email group. This is a locally-administered parish-wide email group, open to all.
- Drop-in coffee mornings at the Village Hall.
- Questionnaire surveys of residents and feedback meetings.
- Informal consultation with residents on an initial draft of the NDP.
- Consultation on the draft NDP held in accordance with Regulation 14 of the 2012 Regulations, taking into account Planning Practice Guidance on public consultation during the coronavirus (COVID-19) pandemic.

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<sup>1</sup> Neighbourhood Planning (General) Regulations 2012, Regulation 15 (2)

## 2. DESIGNATING THE NEIGHBOURHOOD AREA AND ESTABLISHING THE STEERING GROUP

2.1 The following steps and actions were undertaken by the Parish Council in terms of initiating work on the NDP:

- Application to TVBC for designation of the Houghton Neighbourhood Area comprising the administrative boundary of the parish was made on 14 February 2017. The Borough Council carried out a seven-week consultation on the proposed Neighbourhood Area which closed on 12 May 2017. The application was approved by the District Council on 13 June 2017.
- A Steering Group to oversee and co-ordinate the preparation of the NDP was formed in August 2017, with membership drawn from the Parish Council and from the local community. Terms of reference can be seen at [attachments.asp \(houghtonparishcouncil.org\)](http://attachments.asp(houghtonparishcouncil.org)).
- Two drop-in coffee mornings were attended by members of the Steering Group on 16 September and 21 October 2017 to launch the NDP and explain the process to residents. These were advertised by flyer, shown below, and were well-attended by 30 and 40 parishioners respectively. Those attending were able to view plans of the parish and provide comment on a draft of the proposed questionnaire survey of residents.



2.2 The issues and concerns raised in this initial stage of the plan-making process comprised in summary:

- Organisational and administrative issues, including Steering Group terms of reference and membership.
- The likely need for specialist external support at an appropriate point in the process.
- How best to gather, analyse and present information on residents' views, housing needs and traffic.

2.3 These issues and concerns were considered and addressed by:

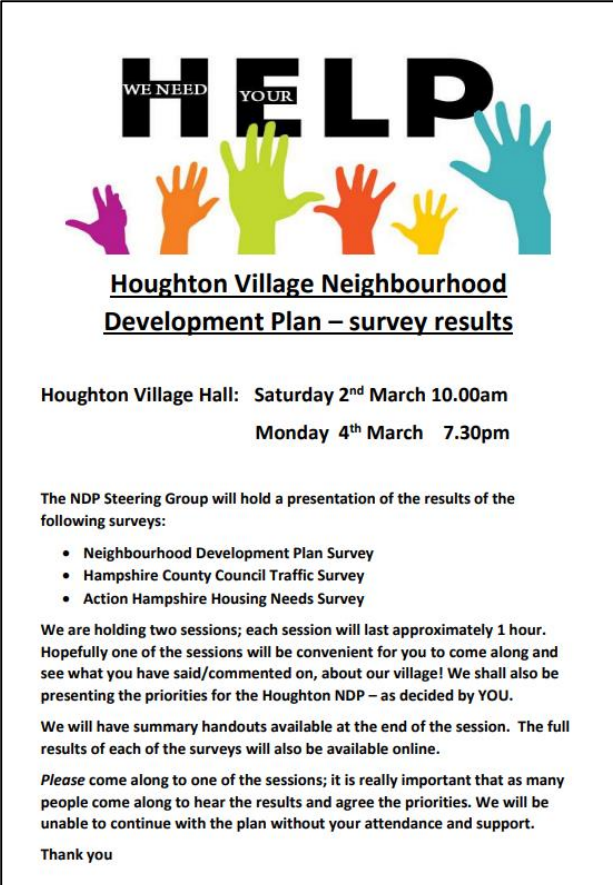
- Successful application for Neighbourhood Area designation.
- The establishment of the Steering Group with agreed terms of reference, comprising elected parish councillors and other volunteers, and open to all in the community.
- Decision to proceed with a Village Survey to establish information and views, and to progress the housing need and traffic surveys with the District and County Councils respectively.
- Making use of the advice and support available from TVBC officers, and contacting other local neighbourhood plan groups to learn from their experiences in NDP preparation.
- Considering engaging consultancy support to assist with later stages of the process.

### 3. VILLAGE, TRAFFIC AND HOUSING NEEDS SURVEYS

3.1 These three surveys were all undertaken in 2018, as follows:

- The Village Survey was a questionnaire-based survey of parish residents. The questionnaire was drawn up by the Steering Group taking account of comments made by parishioners, discussions with neighbouring parishes and advice from TVBC. It asked both open and closed questions on walking, cycling and safer roads; housing; community facilities and the environment, including green spaces as identified in a draft Village Design Statement; business and general infrastructure. The survey was carried out in January 2018, with questionnaires being hand-delivered and collected. Returns could also be made to collection boxes at The Boot Inn and in the Church porch. The survey achieved a response rate of 49.7%.
- The Housing Needs Survey was carried out by Action Hampshire in April 2018 using a postal questionnaire. This was drawn up in consultation with the Steering Group. The survey sought views on current and future housing needs in the parishes of Houghton and Bossington (survey results were reported separately for the two parishes). The questionnaire was accompanied by a pre-paid envelope and completed forms could also be returned to The Boot Inn. There was also an option to complete the survey on-line. The survey achieved a response rate of 36%.
- The traffic survey was undertaken by Hampshire County Council between 3 to 9 July 2018 using a camera sited between The Boot Inn and Draytons Corner. It provided 24-hour a day information on vehicle numbers, speed, and length over this period.

3.2 The results from the surveys were reported to residents in two sessions, on Saturday 2 March 2019 (morning) and Monday 4 March (evening), these times being chosen to maximise opportunities for parishioners to attend. The events were advertised by flyer (shown opposite), in the Parish magazine and via email. Full details can be found on the Parish Council website, including the survey results/reports, the presentation that was delivered, and a note on the proceedings. The presentation included a draft vision statement and objectives. The two events were attended by a total of 42 residents together with representatives from TVBC. The presentation meetings were also used to identify a number of volunteers to help with future stages of the plan.



**HELP**  
WE NEED YOUR

**Houghton Village Neighbourhood  
Development Plan – survey results**

Houghton Village Hall: **Saturday 2<sup>nd</sup> March 10.00am**  
**Monday 4<sup>th</sup> March 7.30pm**

The NDP Steering Group will hold a presentation of the results of the following surveys:

- Neighbourhood Development Plan Survey
- Hampshire County Council Traffic Survey
- Action Hampshire Housing Needs Survey

We are holding two sessions; each session will last approximately 1 hour. Hopefully one of the sessions will be convenient for you to come along and see what you have said/commented on, about our village! We shall also be presenting the priorities for the Houghton NDP – as decided by YOU.

We will have summary handouts available at the end of the session. The full results of each of the surveys will also be available online.

*Please come along to one of the sessions; it is really important that as many people come along to hear the results and agree the priorities. We will be unable to continue with the plan without your attendance and support.*

Thank you

## **4. INFORMAL CONSULTATION ON INITIAL DRAFT NDP**

- 4.1 The issues and concerns raised in responses to the surveys provided a basis for subsequent work on the NDP. The intention had been to use the volunteers who had come forward at the March 2019 presentations as a 'reference group' to review the first draft NDP. However, receipt of the initial draft NDP from the planning consultant in March 2020 coincided with the onset of the coronavirus (COVID-19) lockdown. The Steering Group agreed that as a result it would not be possible to invite the volunteers to any such reference group meetings. The Steering Group decided that an appropriate alternative would be to offer the opportunity to the whole community to review the initial draft NDP and provide feedback. This was seen a pragmatic response to both progressing the NDP in the circumstances and to meeting the requirements of Planning Practice Guidance as to consulting on, and publicising, the emerging plan at this stage.
- 4.2 To this end, in April 2020 an invitation was issued in the parish magazine, the village email and personal invitation/word of mouth to all parishioners to review the initial draft NDP and provide comments. The draft NDP, the original questionnaire, housing and traffic surveys, and all results and reports were made available on the Parish Council website. Subsequently, a reminder was sent out via the village email.
- 4.3 The request to the parishioners was to either review a section of the initial draft NDP or the entire document. Most respondents chose to undertake a full review. Ten parishioners took part in the exercise and submitted their views. The Steering Group prepared a feedback report dated August 2020 which can be seen on the Parish Council website.
- 4.4 The overall feedback was overwhelmingly positive, with many parishioners praising how comprehensive and thorough they found the draft NDP. The Steering Group concluded that the draft NDP provided a sound basis for the further formal consultation required by the neighbourhood planning regulations.
- 4.5 Further work was then undertaken to refine the draft plan including seeking an informal review by TVBC. Comments from the Borough Council's Neighbourhood Planning Officer were received in February 2021, with a number of textual and presentational changes being made to the document as a result.



## 5. CONSULTATION ON THE DRAFT PLAN

### Consultation on screening opinion

5.1 In November 2019, the Parish Council asked TVBC for a screening opinion on whether or not the draft NDP required a Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA). A supporting report was provided. Natural England, Historic England and the Environment Agency were consulted on the screening request between 5 November to 11 December 2019. The Borough Council confirmed on 23 December 2019 that a SEA would not be required and that the proposed plan would not be likely to have a significant effect on European designations.

### The Regulation 14 consultation

5.2 The draft NDP was approved for the purposes of public consultation at the Parish Council meeting on 30 March 2021.

5.3 Consultation on the draft NDP was carried out in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 as amended, also taking account of the latest Planning Practice Guidance<sup>2</sup> that had been issued in response to the coronavirus (COVID-19) pandemic. Care was taken to ensure that those without internet access were engaged. The consultation ran for eight weeks from 12 April 2021 to 7 June 2021. This gave longer than the minimum six weeks required by the regulations, to allow for the restrictions associated with the pandemic.

5.4 At the start of the consultation period a combined flyer/comment form was hand-delivered to households and businesses throughout the Neighbourhood Area by volunteers. This explained how and where the draft NDP could be viewed and invited comments. A banner was displayed outside the village hall and posters were placed in the parish noticeboards and bus shelters. Further publicity was given using the village email and the Houghton Facebook group. A press release was issued to local newspapers circulating in the parish.

5.5 The draft NDP, flyer/comments form and supporting documents were all posted on the Parish Council website. The draft NDP included a pre-submission consultation and publicity notice, setting out the requisite details of the consultation. Copies of the pre-submission consultation and publicity notice, flyer/comment form, poster and press release are at Appendix 1. Printed copies of the draft NDP and the flyer/comment form were available on request from the Parish Clerk, and the latter could also be downloaded and printed from the website.

5.6 Comments could be made by email or post to the Parish Clerk or returned by hand to a collection box at the village hall. Two Parish Councillors were available by telephone to answer any queries throughout the consultation period.

5.7 A comprehensive list of the consultation bodies based on those specified in Schedule 1 of the 2012 Regulations was provided by TVBC. This was added to in respect of local bodies and organisations by the planning consultant and by the Steering Group. The final list of consultees is at Table 1.

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<sup>2</sup> Paragraph: 107 Reference ID: 41-107-20200925

Consultation was by email or letter, sent by the Parish Clerk at the start of the consultation period and explaining where the Plan could be viewed and how and by when to make comments.

- 5.8 The owners of land which was to be proposed for designation as Local Green Space were notified about the proposals in advance of the start of the Regulation 14 consultation, and were then included in the list of consultees.



*Banner on display outside the Village Hall*

**Table 1: consultees on the draft NDP**

<b>Statutory consultees (provided by TVBC)</b>
Abbotts Ann Parish Council
Ampfield Parish Council
Amport Parish Council
Andover Town Council
Appleshaw Parish Council
Ashley Parish Meeting
Ashmansworth Parish Council
Awbridge Parish Council
Barton Stacey Parish Council
Basingstoke and Deane Borough Council
Bossington Parish Council
Braishfield Parish Council
British Gas
Broughton Parish Council
BT
Bullington Parish Council
Charlton Parish Council
Chilbolton Parish Council
Chilworth Parish Council
Cholderton Parish Meeting
Campaign to Protect Rural England
East Dean Parish Council
East Hampshire District Council
East Tytherley Parish Council
Eastleigh Borough Council
Enham Alamein Parish Council
Environment Agency (TVBC area)
Facombe Parish Meeting
Fareham Borough Council
Fyfield Parish Council
Gosport Borough Council
Goodworth Clatford Parish Council
Grateley Parish Council
Houghton Parish Council
Hurstbourne Tarrant Parish Council
Hampshire County Council
Hampshire County Council Economy, Transport and the Environment
Hampshire County Council Estates Practice
Hampshire County Council Highways
Hampshire County Council Property Services
Hampshire County Council Transport Policy
HCC Development
Hampshire County Council Economy, Transport and Environment

Hampshire Chamber of Commerce
Hampshire and Isle of Wight Wildlife Trust
Hart District Council
Havant Borough Council
Highways England
Historic England
Homes England
Kimpton Parish Council
Kings Somborne Parish Council
Leckford Parish Meeting
Little Somborne Parish Council
Lockerley Parish Council
Longparish Parish Council
Longstock Parish Council
Ludgershall Parish Council
Marine Management Organisation
Melchet Park & Plaitford Parish Council
Michelmersh & Timsbury Parish Council
Monxton Parish Council
Mottisfont Parish Council
National Grid Electricity Transmission
National Grid
Natural England
National Trust
Nether Wallop Parish Council
Network Rail
New Forest District Council
New Forest National Park Authority
NHS West Hampshire Clinical Commissioning Group
North Baddesley Parish Council
North Wessex Downs AONB
Nursling & Rownhams Parish Council
O2
Over Wallop Parish Council
Penton Grafton Parish Council
Penton Mewsey Parish Council
Quarley Parish Council
Romsey Extra Parish Council
Romsey Town Council
Rushmoor Borough Council
Sherfield English Parish Council
Shipton Bellinger Parish Council
Smannell Parish Council
SSE Telecoms
Southampton City Council
Scottish & Southern Energy

Southern Gas Networks
Southern Water
Stockbridge Parish Council
Tangley Parish Council
Test Valley Borough Council
Unity (was Test Valley Community Services)
Tourism South East
The Coal Authority
Three
Thrupton Parish Council
Tidcombe & Fosbury Parish Meeting
Tidworth Town Council
EE
Upper Clatford Parish Council
Valley Park Parish Council
Vernham Dean Parish Council
Vodafone
Virgin
Wellow Parish Council
West Berkshire Council
West Dean Parish Council
West Tytherley and Frenchmoor Parish Council
Wherwell Parish Council
Wiltshire Council
Winchester City Council
<b>TVBC Councillors Mid Test Ward</b>
Cllr Ian Jefferey
Cllr Alison Johnston
Cllr Tony Ward
<b>Hampshire CC Councillor</b>
Cllr Andrew Gibson
<b>Local consultees</b>
The Boot Inn
NHW
Church and Friends of Church
WI
Village Hall
Allotments Association
Eveley Solar Farm
Test Valley School
Community Benefit Fund
Community Support Group (Covid)
Landowners of proposed Local Green Spaces

## 6. RESPONSES TO THE CONSULTATION

### Issues and concerns raised

6.1 Consultation body responses were received from:

- Gosport Borough Council
- Hart District Council
- Highways England
- Historic England
- National Grid
- Natural England
- Southern Water
- Test Valley Borough Council
- The Coal Authority
- Upper Clatford Parish Council.

6.2 Comments were also received from/on behalf of 14 residents and trustees. All comments are reported in the Response Log at Appendix 2. A response is provided to each comment and any necessary amendments to the draft NDP are set out. The TVBC response was provided as a marked-up version of the draft NDP using track changes. Substantive TVBC comments on the planning policies are reported and responded to in the Response Log. Other TVBC comments concerning matters of presentation, mapping and clarification have been taken into account in preparing the submission draft NDP. A copy of the marked-up plan with all TVBC comments is available on request from the Parish Clerk. For two other longer submissions, summaries are provided in the Response Log and the full text can be obtained from the Parish Clerk.

6.3 The principal issues and concerns which were raised in the consultation may be summarised as follows:

- Differing views on the merits of the proposed Local Green Spaces and important views
- That the proposed Local Green Spaces had not been shown to meet the requirements for such designation as set out in the NPPF
- That the draft NDP was over-focussed on environmental protection at the expense of allocating land or otherwise enabling development which could contribute to a sustainable community
- The provision made for housing, in terms of both the amount and type of development, the latter including house type, size, affordability and opportunity for self-build
- The provision made for employment or commerce.

### Considering and addressing issues and concerns

6.4 All comments were passed to the planning consultant for review and to provide a recommended response, including amendments to the draft NDP. Table 2 provides a summary of the principal amendments to the draft NDP in plan order. Full details may be found at Appendix 2.

**Table 2: Schedule summarising principal changes made to the draft NDP following consultation**

**Abbreviations**

TVBC: Test Valley Borough Council

LGS: Local Green Space

Consultee	Change made
TVBC	Policy HTN2: add reference to Local Plan policy.
TVBC	Policy HTN3: amendments to clarify policy.
Residents	Para. 5.11: add reference to housing for people who wish to commission or build their own homes.
Historic England	Para. 5.14: update re planning permission granted at Houghton Farm.
TVBC	Policy HTN4: add refence to design components and Appendix B, and amend criteria 2 and 3 for clarity.
Resident	Table 2: add reference to on-street parking.
TVBC	Policy HTN5: policy clarified and reference to non-designated heritage assets added.
TVBC	Policy HTN6: policy clarified.
TVBC	Policy HTN7: important views specified in the policy.
TVBC/agent	Policy HTN9: policy clarified and amended.
Resident/agents	Appendix C: further detail provided on LGS.



*NDP poster on display in bus shelter*

## **APPENDIX 1**

### **Regulation 14 consultation material**

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Pre-submission consultation and publicity notice

Flyer/comment form

Poster

Press release



# Houghton Neighbourhood Development Plan

## Pre-submission consultation and publicity notice

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A public consultation on the draft Houghton Neighbourhood Development Plan held in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 as amended will start at 9.00 a.m. on Monday, 12 April and end at 5.00 p.m. on Monday 7 June 2021.

### Where you can inspect the draft Neighbourhood Development Plan

The draft Neighbourhood Development Plan and supporting documents may be inspected on the Parish Council website at <https://www.houghtonparishcouncil.org/>.

Printed copies of the Neighbourhood Development Plan can be obtained on request from the Parish Clerk at [houghtonparishcouncil@gmail.com](mailto:houghtonparishcouncil@gmail.com) or telephone 07745 251319.

### How to make comments on the draft Neighbourhood Development Plan

Comments must be made in writing and include the name and address of the person making the comments. Please make comments as specific as possible, quoting the relevant policy or paragraph number(s). All comments will be publicly available.

A comments form is available and can be either downloaded and printed from the Parish Council website, or requested from the Parish Clerk.

Send us your comments:

- by email to the Parish Clerk at [houghtonparishcouncil@gmail.com](mailto:houghtonparishcouncil@gmail.com).
- by post to the Parish Clerk, c/o Homeleigh, Jacks Bush, Lopcombe, Salisbury SP5 1BZ.
- by hand to the collection box at Houghton Village Hall.

If you have any questions, please telephone either Alan Young on 01794 388612 or Llyn Adams on 01794 389690.

**All comments must be received by 5.00 p.m. on Monday 7 June 2021.** These will be considered by Houghton Parish Council and will help shape the final Neighbourhood Development Plan.

# Houghton Parish Council · Houghton Neighbourhood Development Plan

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## Public Consultation: MONDAY 12 APRIL 2021 – MONDAY 7 JUNE 2021

Dear Parishioner,

As you know, we are in the process of preparing a Neighbourhood Development Plan to guide how our Parish will develop in the next few years. We have now reached the stage where we have a draft Plan – and we want to know what you think.

You can see the draft Plan on-line, at <https://www.houghtonparishcouncil.org/>. If you'd like a printed version, please contact the Parish Clerk at [houghtonparishcouncil@gmail.com](mailto:houghtonparishcouncil@gmail.com) or telephone 07745 251319.

You can use this form to give us your comments. Please return it:

- by email to [houghtonparishcouncil@gmail.com](mailto:houghtonparishcouncil@gmail.com).
- by post to the Parish Clerk, c/o Homeleigh, Jacks Bush, Lopcombe, Salisbury SP5 1BZ.
- by hand to the collection box at Houghton Village Hall.

Please include your name and address. Additional copies of the form can be downloaded and printed from the Parish Council website or requested from the Parish Clerk. If you have any questions, please telephone either Alan Young on 01794 388612 or Llyn Adams on 01794 389690.

**All comments must be received by 5.00 p.m. on Monday 7 June 2021. Thank you.**

Yours faithfully,  
Councillor Alan Young, Chairman, Houghton Parish Council.

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### Your details:\*

<b>Name:</b>	
<b>Address:</b>	
<b>Email:</b>	

I consent to my contact details being shared with Test Valley Borough Council to enable them  to carry out their duties at Regulation 16 consultation (please tick this box)

### Please give us your comments overleaf.

\* The personal information you provide on this form will be processed in accordance with the requirements of the General Data Protection Regulations subject to any agreement for Regulation 16 consultation (see above). It will be used only for the preparation of the Neighbourhood Development Plan. For further information see the Parish Council website.

**Please give us your comments below. All comments will be publicly available.**

Which part of the Plan are you commenting on? Please tell us the page number, paragraph number, or policy	Are you supporting, objecting or just making a comment?	Comments and/or suggested changes

**Do you have any general comments?**

**Thank you for your comments – please return this form by Monday 7 June 2021.**

# Houghton Neighbourhood Development Plan

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The draft Neighbourhood Development Plan has now been published – and we want your views.

**You can read the Plan and find out how to respond:**

- at <https://www.houghtonparishcouncil.org/>
- by requesting a copy from the Parish Clerk at [houghtonparishcouncil@gmail.com](mailto:houghtonparishcouncil@gmail.com) or telephone 07745 251319.

**Let us have your comments by 5.00 p.m. on  
Monday 7 June 2021**

We look forward to hearing from you  
Houghton Parish Council

# Houghton Parish Council

## PRESS RELEASE

### For immediate release

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## Views wanted on Houghton Neighbourhood Plan

Residents of Houghton are being asked for their views on a draft plan for future development in their parish.

The draft Houghton Neighbourhood Development Plan covers the period up to 2029. It includes policies on housing and to ensure that new buildings are appropriately designed. The Plan also protects key views and community facilities, and proposes the designation of eleven new Local Green Spaces.

Neighbourhood Development Plans are a key part of the Government's localism agenda to give local people more of a say on issues such as the design of new buildings and how best to protect the environment.

Houghton Parish Council is now publishing the draft Plan for public consultation. The consultation starts on **Monday 12 April and ends at 5pm on Monday 7 June 2021.**

After the consultation, the Parish Council will revise the Plan to take account of comments received. It will then be submitted to Test Valley Borough Council. Following further consultation and an independent examination, if approved a referendum will be held. If more than 50 per cent of voters in the parish back the plan, it will become part of the statutory development plan for Test Valley Borough, sitting alongside the Test Valley Local Plan, and will be used when determining planning applications in Houghton parish.

**Alan Young, Chairman of Houghton Parish Council, said:** "After a lot of hard work by a Steering Group of Parish Councillors and volunteers, we have reached the stage where we have a draft Neighbourhood Plan. The rural nature of our parish is fundamental to its character. Our Plan aims to safeguard that character and to address the needs and wishes of those who live and work within the parish. Please tell us what you think of the draft Plan and let us have your views".

Full details of where to see the draft Plan and how to make comments can be found on Houghton Parish Council's website at <https://www.houghtonparishcouncil.org/>. [Comments](#) can be sent by email to [houghtonparishcouncil@gmail.com](mailto:houghtonparishcouncil@gmail.com), or by post to the Parish Clerk, c/o Homeleigh, Jacks Bush, Lopcombe, Salisbury SP5 1BZ, or handed in at Houghton Village Hall.

**ENDS**

## **Appendix 2**

### **Regulation 14 consultation Response Log**

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Part 1: Comments from consultation bodies

Part 2: Community and other comments

#### **Abbreviations**

LGS: Local Green Space

NA: Neighbourhood Area

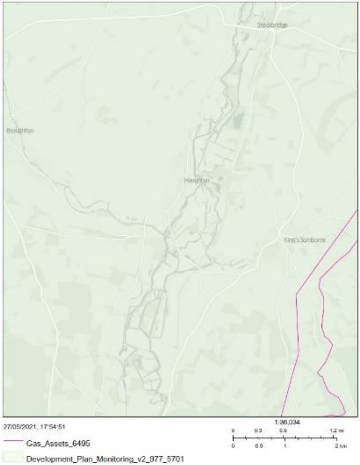
NPPF: National Planning Policy Framework

NDP: Neighbourhood Development Plan

PPG: Planning Practice Guidance

TVBC: Test Valley Borough Council

## Part 1: Comments from consultation bodies

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
Avison Young for National Grid	NDP	C	<p>Following a review of the above Development Plan Document, we have identified one or more National Grid assets within the Plan area. Details of National Grid assets are provided below.</p> <p>Asset Description            Gas Transmission Pipeline, route: BARTON STACEY TO MAPPOWDER            Gas Transmission Pipeline, route: BARTON STACEY TO LOCKERLEY</p> <p>A plan showing details and locations of National Grid's assets is attached to this letter. Please note that this plan is illustrative only. Please also see attached information outlining further guidance on development close to National Grid assets.</p> 	The gas pipeline identified falls well outside the Houghton Neighbourhood Area, being approx. 1.9km to the south-east at its closest point. This is well outside the 12.2m building proximity distance quoted in the 'Guidance on development near National Grid assets' provided in the comment. No change to the NDP is required.	No change.
Gosport Borough Council	NDP	C	Please could you remove Gosport Borough Council from your mailing list as given our location in South Hampshire we are content that this consultation is not applicable.	Noted.	No change.
Hart District Council	NDP	C	Hart District Council has no comments to make on your Neighbourhood Plan.	Noted.	No change.
Highways England	NDP	C	<p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34 and A303. We have reviewed this consultation and we have no comments.</p>	Noted.	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
			However, please do continue to consult Highways England as the Houghton Neighbourhood Development Plan progresses.		
Historic England	Paragraph 5.14	C	We note that at paragraph 5.14 the plan expresses support for development of the site at Houghton Farm. Whilst this is not expressed as an allocation policy, the location of the site within the settlement boundary and the support expressed will influence proposals for development of this land. It is not clear on what basis this support is expressed including, whether there has been any formal assessment of the site for its impacts on environmental resources, including heritage assets. It is, for example, close to a listed building and could, potentially have effects on its setting. If the plan is supportive of use of this site, then it would be better to have a clear allocation policy to provide clarity and confidence for decision makers and to include any requirements that proposals will need to fulfil, such as being informed by the findings of archaeological investigation if necessary and to protect any features of the setting of the listed building that may contribute to its significance. This also enables the opportunity to consider alternative sites which may then be more firmly ruled out if considered less desirable.	Paragraph 5.14 identifies Houghton Farm as a potential windfall site, pursuant to the Local Plan settlement hierarchy (policy COM2). Neighbourhood planning bodies do not have to seek to allocate sites for housing (PPG paragraph: 104 Reference ID: 41-104-20190509). Planning permission for residential development at Houghton Farm was granted in April 2020 (LPA ref 19/02293/FULLS), for 13 dwellings of which four are affordable. The NDP should be updated to reflect this permission.	Paragraph 5.14: add reference to planning permission LPA ref 19/02293/FULLS, granted April 2020).
	NDP	C	We also note that the parish contains one site (a part of the Andover-Redbridge canal) that has been designated as a scheduled monument but is currently recorded on our Heritage at Risk register. It would be appropriate to consider including policy within the plan to help conserve the scheduled monument or to raise awareness of its condition.	The scheduled monument referred to (list entry 1001794) is outside the Neighbourhood Area, and as such a policy cannot be included in the NDP.	No change.
Natural England	NDP	C	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this neighbourhood development plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	Noted.	No change.



Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
Southern Water	NDP	O	<p>Southern Water is the statutory water undertaker for Houghton and as such has a statutory duty to serve new development within the parish. Although there are no current plans, over the life of the Neighbourhood Plan, it may be that we will need to provide new or improved infrastructure either to serve new development and/or to meet stricter environmental standards. It is therefore important to have policy provision in the Neighbourhood Plan which seeks to ensure that the necessary infrastructure is in place to meet these requirements. We could find no policies to support the general provision of new or improved utilities infrastructure. The NPPF (2019) paragraph 28 establishes that communities should set out detailed policies for specific areas including '<i>the provision of infrastructure and community facilities at a local level</i>'. Also the National Planning Practice Guidance states that '<i>Adequate water and wastewater infrastructure is needed to support sustainable development</i>'. Although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system.</p> <p><b>Proposed amendment</b> To ensure consistency with the NPPF and facilitate sustainable development, we propose an additional policy as follows:</p> <p><u><i>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan</i></u></p>	Neighbourhood plans are not obliged to contain policies addressing all types of development (PPG paragraph: 040 Reference ID: 41-040-20160211). Given the absence of proposals for water and wastewater utility infrastructure and the limited scale of development proposed over the plan period the suggested policy is not considered necessary. NDP policy HTN1 criterion 1 gives support to meeting the needs of the community for services and facilities, and criterion 3 refers to conserving aspects of the environment. These criteria would embrace the provision of new or improved utilities infrastructure in broad terms.	No change.
Test Valley Borough Council	NDP	C	[NB the TVBC response was provided as a marked-up version of the draft NDP using track changes. Substantive comments on the planning policies are reported and responded to below. Other comments concerning matters of presentation, mapping and clarification have been taken into account in preparing the submission draft NDP. A copy of the marked-up plan with all TVBC comments is available on request from the Parish Clerk.]	N/A	N/A
	Policy HTN1 Sustainable development, criterion 1	C	What are the needs of the community how do we know what they are when we are making recommendations on planning applications.	Policy HTN1 is supported by evidence set out in Appendix A, including the TVBC Strategic Housing Market Assessment and NDP surveys.	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
	Policy HTN2 Community services, facilities and recreational open space, criterion 3	C	What is <i>sufficient parking</i> ? This should refer back to the standards set out in the Local Plan.	This change is agreed.	Amend policy HTN2 criterion 3 to read: “Provision is made for off-road vehicle parking and cycle parking/storage in accordance with Local Plan policy T2.”. Add reference to policy T2 in paragraph 5.3 (evidence for the policy).
	Policy HTN3 Type of new housing	C	This policy is too vague and needs to be much clearer. What does <i>suitable type</i> mean? What is meant by 2 or 3 bedrooms? <b>‘New housing proposals’</b> Does this include sub divisions and conversions? <b>Development proposals which provide housing of a suitable type, size and tenure to meet local needs will be supported. In particular, smaller 2- or 3-bedroom property will be encouraged, as well as schemes designed to meet the needs of older people, people with disabilities, first-time buyers and young families.</b> How will this be implemented if it is only to be encouraged? <b>Consideration will be given to restricting permitted development rights through the use of a planning condition where this is necessary</b> - What is the evidence for the justification for the removal of PD rights? <b>the continued availability of schemes to meet those needs is brought within planning control.</b> The wording of this is clumsy and lacks clarity.	Amendments are proposed to policy HTN3 to address this and other comments.	Amend policy HTN3 to read: “New housing development should provide dwellings of a type and size that meets the latest assessment of local needs. This includes predominantly providing dwellings with 2- and 3-bedrooms to meet the need for smaller property. Larger dwellings will only be supported where there is up-to-date evidence of a local need for such homes.”. Delete last sentence of paragraph 5.11 and paragraph 5.12.
	Chapter 6 Built environment	C	How does Appendix B relate to this chapter?	Incorporate reference to Appendix B in policy HTN4.	Amend the first sentence of policy HTN4 to read: “Development proposals should protect and enhance the key characteristics of Houghton village as set out in Table 2 and having regard to the design components identified in Appendix B.”.
	Policy HTN4 Village design, criterion 2	C	Criterion 2: why reference listed and other period properties in the locality? What happens if the development is not situated in the vicinity of listed or period properties, in such cases insisting on this type of development could be out of keeping with its immediate surroundings.	This point is agreed. The criterion to be amended to delete reference to listed and other period properties.	Amend policy HTN4 criterion 2 to delete reference to listed and other period properties.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
	Policy HTN4 Village design, criterion 3	C	Criterion 3: what is sufficient off street parking? The parking standards are set out in Annex G of the Local plan.	This change is agreed.	Amend policy HTN4 criterion 3 to read: “make provision for off-road vehicle parking and cycle parking/storage in accordance with Local Plan policy T2.”. Add reference to policy T2 in paragraph 6.5 (evidence for the policy).
	Policy HTN5 Houghton and Bossington Conservation Area	C	The policy is not locally distinctive and the matter is addressed in Local Plan policy E9, and does not need repeating here. Are there any non-designated heritage assets in the parish that are worthy of identifying? The policy could be rewritten to identify and include non-designated heritage assets instead. These are already identified in the Conservation Area Report as buildings of local interest.	This point is agreed. The policy to be amended to set out how new development may positively enhance the character or appearance of the Conservation Area, and to identify non-designated heritage assets.	Amend policy HTN5 to include locally-distinctive factors to be considered in assessing development proposals affecting the Conservation Area, and to identify non-designated heritage assets in the Conservation Area.
	Policy HTN6 Landscape character	C	Criterion 2, <b>further linear expansion or the coalescence of settlements</b> : as read, this wording appears to be seeking to prevent infill development or sites located in the settlement boundary. This could be reworded by removing reference to the <i>further linear expansion</i> . Criterion 4, <b>acceptable</b> : acceptable to who?	Criterion 2: this change is agreed, the scope for such expansion already being controlled by the settlement boundary. Criterion 4: acceptable to the decision maker.	Amend policy HTN6 criterion 2 to delete “further linear expansion”.
	Policy HTN7 Important views	C	All of the 18 views should be listed in the policy.	This change is agreed.	Amend policy HTN7 to list each view to be protected.
	Policy HTN9 Renewable and low carbon energy projects	C	Policy introduction, <b>not of high environmental value</b> : What does this mean? Final paragraph, <b>no longer in use</b> : How will this be determined? There may be conditions in the Planning Permission that are granted that would cover decommissioning of these sites.	Policy introduction: the policy is seeking to reflect NPPF paragraph 119 and footnote 47 which state that as much use as possible should be made of previously-developed land except where this would conflict with other NPPF policies including causing harm to designated sites of importance for	Amend policy HTN9 introduction third sentence to read: “Wherever possible, proposals should be situated on previously-developed or non-agricultural land provided this is not of biodiversity value.”. Amend final sentence of policy HTN9 to read:

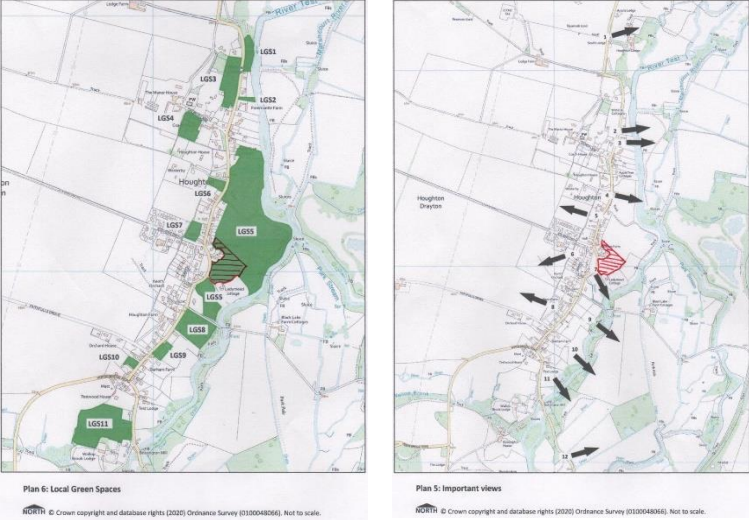
Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
				biodiversity. The phrase is to be further specified. Final paragraph: an amendment is proposed to clarify the intent.	“Where appropriate, any planning permission may be granted subject to conditions to ensure that installations are removed when no longer in operational use, and that the land is restored to its previous condition.”.
The Coal Authority	NDP	C	The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Test Valley Borough Council is outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.	Noted.	No change.
Upper Clatford Parish Council	NDP	C	Your NDP appears to be a well-researched and well-written document. Good luck!	Noted. This support for the NDP is welcomed.	No change.
	Policy HTN8 Local Green Spaces	C	Two points of interest regarding your LGS, which may or may not be of interest: 1) Certain Permitted Development Rights can allow a change of use of the land with no regard to your NDP. 2) Could other changes of use occur through planning permission that might still be argued to be ‘beautiful and tranquil’?	These points are noted. The policy can only manage development which requires planning permission. National policy on development in Green Belts (which applies to LGS as a result of NPPF paragraph 103) does allow certain specified forms of development provided they do not conflict with the purposes of including land within the designation. It follows that development which would conflict with the purposes of LGS designation would be regarded as inappropriate and should not be approved except in very special circumstances.	No change.

## Part 2: Community and other comments

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
Resident 1	Policy HTN3, Type of new housing	O	Having read the Houghton Neighbourhood Development Plan; there are some aspects I wish to comment on. I was surprised that there appears to be no mention of self build housing. This is a way to produce more affordable housing as a large element of the price is not diverted to developers and as the owner/builder is doing a lot of work himself. I would like this to be addressed in the final version of the plan.	This change is agreed.	Add to end of paragraph 5.11: "As well as the mix of dwellings identified through the Housing Needs Survey, this also includes housing for people who wish to commission or build their own homes."
	Waste water treatment	O	I was also interested in the total absence of any mention of sewerage. Houghton has not yet benefited from a mains sewer. This was to follow on from the completion of the Broughton scheme but this has not happened. The village relies on septic tanks but none have phosphate stripping systems. Excess phosphate is deleterious to the river and is wholly undesirable. The major sources are agricultural — not a major source as the element adheres to soil and is then used by a plant and sold when it is harvested. Human waste — some is removed to Fullerton Treatment works, when solids tanks are pumped out, and is returned to agricultural land as sewage sludge and is recycled by plants as above. The soluble part is discharged to the groundwater. The third major source is washing products particularly dishwashers. The phosphate, contained in the tablets, which is totally unnecessary is washed straight through the septic tanks to the river. As "green" phosphate free tablets work as well or better they should be encouraged. It should be a requirement that all new septic tanks be fitted with phosphate stripping and Southern water be pressed to install a main drain with defined time lines.	Local Plan policies E7 on water management and E8 on pollution address these matters and do not need to be repeated in the NDP.	No change.
	Policy HTN8 Local Green Spaces	O	I would also dispute the importance of some "Local Green Spaces". LGS3 is invisible from any public viewpoints the convex rise in the land masks it from the road and there are no footpaths from which to view it. LGS2 this is a garden and again the rise in the land renders the river invisible and as the hedges are high there are but fleeting views through the gate. LGS5 While there might be some justification to including the area between Walnut cottage and Orchard cottage there is no reason to include the area to the South. Firstly there is no public access to this area, it is invisible from the road as there is a continuous line of houses and there is little to see.	NDP Appendix C sets out the reasons for the proposed LGS designations. It is to be reviewed in response to this and other comments and further detail provided. The LGSs referred to in this comment are all demonstrably special and hold a particular local significance. LGS2 is local in character and provides a view over	Amend Appendix C in response to this and other comments to provide further detail. In Appendix C, LGS3, delete "within the village settlement boundary".

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
				the river valley. LGS3 with its hedgerow boundaries contributes to the rural character and setting of the village on its northern edge. An error in Appendix C re LGS3 is to be corrected; the land is outside, not inside the settlement boundary. The support for designating land between Walnut Cottage and Orchard Cottage as LGS is welcomed. The southern part of LGS5 is in landscape continuity with this land and other proposed LGS to the south, with which it serves to define the spatial relationship between the built form of the village and the River Test. See also response to Nicholas and Rosie Cardoe.	
	Policy HTN9 Renewable and low carbon energy projects	O	The renewable energy policy in para 7.25 are really a rehash of existing local and National Policy as regards larger Solar farms. I do, however think the plan is light on a permissible policy for smaller arrays. I am thinking here of garage sized installations for car charging and other surface based panels for domestic uses. Roof top arrays are permitted pretty well all the time and in cases have spoiled the appearance of even listed buildings. Where these panels to be put adjacent to the buildings they are often less intrusive and are easier to maintain. Many buildings, in the village, have grounds large enough to accommodate such arrays.	Planning permission is not required for stand-alone solar equipment within certain limits (up to 9 m <sup>2</sup> ) and subject to other restrictions to protect designated heritage assets.	No change.
Resident 2	NDP	S	I am in full support of the Neighbourhood Development Plan for the parish of Houghton.	This support for the NDP is welcomed.	No change.
	Policy HTN8 Local Green Spaces	S	The local green spaces in Houghton are of particular importance to me. They are <u>completely essential</u> to the character of the village and need to be protected against any future developments.	This support for the NDP's policy on Local Green Spaces is welcomed.	No change.



Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
Residents 3 and 4	Paragraph 7.19.	O	<p>Our land (between Coopers Farmhouse and Ladymead Cottage) has two 2 areas (not specified clearly on plan 6): Area 1 = the enclosed field which has a gate to the road. Area 2 = the land directly behind our house.</p> <p>In terms of planning, our land is within a Conservation Area and outside the Village Settlement Area so it is already protected from development via other means. Making it an LGS would not confer any additional benefit to the community. As landowners, we positively embrace the site's conservation and bucolic merits and there is no proposal for development of this site.</p> <p>By giving this land a new designation, it may well ultimately affect the land's value.</p> <p>We feel that our land (between Coopers and Ladymead) when combined with the other areas (LGS5, 8 and 9) is extensive when compared to other nominated green areas in the village. We do not identify our land as being particularly characteristic or giving a specifically unique or significant view. A designation must be supported by clear evidence that the land is demonstrably special to the local community. The dictionary defines "special" as meaning "better, greater, or otherwise different from what is usual". This means that evidence must be produced to prove that proposed Local Green Space land is better, greater, or otherwise different from what is usual in the specific context of the site. We have not seen any evidence to this effect in relation to our land (Paragraph: 009 Reference ID: 37-009-20140306).</p> <p>The current list has already identified 18 important views in the village. This is a large number of "views" for a small village and we feel that our land is not justified as another required green space or as an important view (part of LGS5, View 13). View 13 of the land (Area 1) is very limited and is only seen from our gate. This gate is set back from the road, on private land away from public access (we believe the photo was taken off the pavement). There is no other public view of the field as it is hidden by a large, tall hedge.</p> <p>View 13 appears to be a late inclusion and not part of the original views exhibited in the last draft (Houghton consultation draft NDP v1.pdf) publicly available on the Houghton website up until the parish meeting on 30 March 2021. The land immediately to rear of our house (Coopers Farmhouse Area 2), which is not part of the field or View 13, does not form part of the street scene of the village. This land is surrounded by stock fencing, tall thick hedge and trees. It cannot be accessed or viewed by the local community from the public road or a footpath ie. any public access point. We strongly object to this area being included. There is insufficient clear evidence available as to what features of our land are being highlighted as an inclusion as a LGS.</p>	<p>NDP Appendix C sets out the reasons for the proposed LGS designations. It is to be reviewed in response to this and other comments and further detail provided. The land referred to in this comment is part of LGS5 and is demonstrably special and of particular local significance. Its open, undeveloped nature and hedgerow boundary contributes to the rural character and setting of the village, and creates a natural break in frontage development along the village road. It is of landscape continuity with other proposed LGS with which it serves to define the spatial relationship between the built form of the village and the River Test.</p>	<p>Amend Appendix C in response to this and other comments to provide further detail.</p>

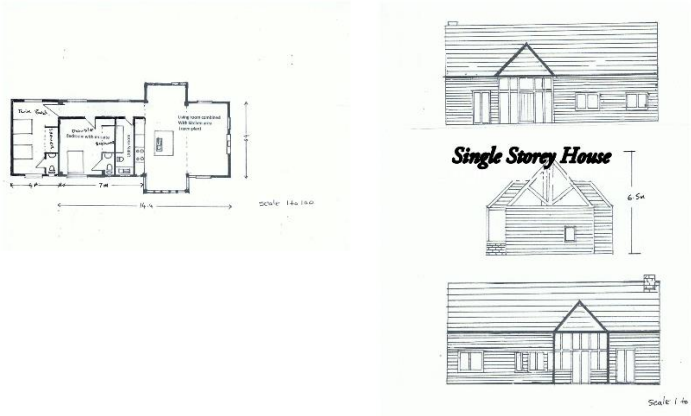
Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
			<p>Government guidelines note (Paragraph: 021 Reference ID: 37-021-20140306) that management of the land designated remains the responsibility of the landowner and these features have not been highlighted.</p> <p>Below we have added the land we are referring to with red stripes.</p>  <p>Plan 6: Local Green Spaces NORTH © Crown copyright and database rights (2020) Ordnance Survey (100048056). Not to scale.</p> <p>Plan 5: Important views NORTH © Crown copyright and database rights (2020) Ordnance Survey (100048056). Not to scale.</p>		
Resident 5	NDP	C	A good document stating all the relevant guidelines. However I question whether it is strong enough to carry any weight with Test Valley.	This support for the NDP is welcomed. Once made, the NDP will be a part of the statutory 'development plan' (along with the TVBC Local Plan). Planning decisions must be determined in accordance with the development plan unless material considerations indicate otherwise, so the NDP will have the same weight as the Local Plan when planning applications are determined.	No change.
	Front cover	O	The front page picture is a nice photograph but what is it's relevance to the document. Alternatively a photograph taken at the lower end of Lodge Hill	This suggested change is agreed and an aerial photograph	Amend as indicated.



Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
			looking south, from an elevated camera, say a drone, would emphasis the linear nature of the village, show the traditional thatched housing stock, and highlight the green space to east and west. It would also show the relationship between the village and the Test river.	illustrating the features identified will be used on the front cover instead of that on the draft.	
	Policy HTN4 Village design	O	The preferred strategy of linear development in the village has been compromised by the approval by Test Valley planning department at Four Winds and Houghton Farm, and historically in Alexander Close. If this policy is to be taken seriously greater adherence is required by Test Valley planning. Therefore the planning statement should be worded more strongly.	As noted above, the NDP once made will be a part of the statutory 'development plan' (along with the TVBC Local Plan). Planning decisions must be determined in accordance with the development plan unless material considerations indicate otherwise. The NDP will have the same weight as the Local Plan when planning applications are determined, and must be taken into full account.	
	Table 2 Key characteristics	O	Several recent developments do not follow the design characteristics of the village. The NDP should be more forceful in it's requirement to maintain the village traditional design standards. The statement regarding parking is inaccurate. There is a lot of on road parking at the south end of the village near garage corner. There is no mention of traditional cladding materials. Recent developments have allowed vertical wooden cladding and tile hanging which are not common in this village.	Agreed that reference to on-street parking could usefully be included in Table 2. The table does refer to traditional cladding materials, with reference under "Materials-walls" to clay hanging-tiles and straight-edged weatherboarding.	Amend Table 2 at "Parking" to include: "There is also some on-street parking including towards Houghton Corner."
	Policy HTN7 Important views	O	The views highlighted in the plan which show the open aspects of the village are extremely important and these views should be maintained. However the arguments might be taken more seriously if the photographs were more dramatic. Again maybe taken from an elevated view point, again drone pictures.	This support for the NDP is welcomed. The photographs have been taken to show the views available from publicly-accessible locations at ground level.	No change.
	Policy HTN8 Local Green Spaces	O	Additional important areas of green space should be included in the plan. The ex-polo field, and the adjoining paddock north of Houghton House, should be included. Similarly the area south of Alexander Close, locally known as the Pits, and beyond to Faithfulls Drive. This area should be protected as it will be a future area for large scale development. Approval of this development will be assisted by the already easy available road access from Stevens Drive,	The draft NDP already seeks to protect 11 areas of Local Green Space which are of particular importance to the local community. It is not clear how the land proposed in the comment	No change.

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
			through Alexander Close, to the main road via the new road layout on the development of Houghton Farm, and direct access to Faithfulls Drove.	would meet the requirements set out in the NPPF for designation as LGS. Protecting open land from possible future development is not an appropriate use for the LGS designation and would be contrary to PPG (Paragraph: 015 Reference ID: 37-015-20140306).	
Resident 6	NDP	S	I should like to express my appreciation to the hard working group who have produced this document. It is extremely detailed in all aspects of the village. I was particularly pleased to see mention of the "Arts and Crafts" vernacular revival estate houses. These made quite an impression on me on my first visit to Houghton. It's great to know that a team have taken the time to outline such important landmarks and given thought to how our village might look up to 2029.	This support for the NDP is welcomed.	No change.
	Policies HTN7 Important views and HTN8 Local Green Spaces	S	Great to see note of publicly accessible views too. Thank you for bringing to our attention the local green spaces. LGS4 is especially close to our heart and we agree that it needs to be retained as the perfect view point for the glorious Old Rectory.	This support for the NDP's policies on important views and Local Green Spaces is welcomed.	No change.
	Policy HTN3, Type of new housing	C	I feel any mention of low cost housing is a pipe dream, unless we were once again bequeathed some land from a local landowner.	This will be addressed through policy HTN3 in that smaller market properties can be expected to be relatively lower in cost than larger dwellings.	No change.
Resident 7	NDP	S	[no comment provided]	This support for the NDP is welcomed.	No change.
Resident 8	Paragraphs 5.6 to 5.10, Policy HTN4 Village design	C	<i>My Problems.</i> Who would have thought two years ago that I would be desperate for a single storey retirement home in the country. I was diagnosed with Parkinson's eight years ago and now find getting up and down stairs really difficult. I have lived in 15 Stevens Drove for 5 years.	This change is agreed.	Add to end of paragraph 5.11: "As well as the mix of dwellings identified through the Housing Needs Survey, this also includes housing for people who wish to

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			<p>In 2018 I designed an Oak frame 3 bedroom house and a single storey house using a similar floor layout as either a stand alone house or an addition to the 3 bedroom one. Developers are reluctant to build single storey houses as they can get a greater return from two storey houses, but as 80% of our housing stock are not fit for purpose, perhaps it is time to reconsider what style of houses are really needed. Again it is down to planning policy that is driven by Councils who require high density to give them as much return from Council Taxes. Retirement is no fun when you are placed in a property with no garden, as most of us have enjoyed gardening and to keep that element is good for mental health. So single houses in a village, close to a community hall which could provide meals and activities would seem a pipe dream, but not impossible.</p> <p>My aim would be to see clusters of single storey Eco houses that are easy to maintain whilst generating their own energy; warm in winter whilst cool in summer. By building most of the house in a factory, this will reduce the amount of disturbance in country lanes, something that bricks and mortar will never achieve. The garden around the house would have substantial planting of trees along with raised beds for vegetables, not too much bending.</p> <p>The design of the house is flexible, but by using a single frame it will keep the cost down, each person will have their own ideas and that can be a bonus.</p> <p>From my observation, the only houses that bear any sort of vernacular credibility that have been built since I have been in Houghton, are those that have been self built. Perhaps that should be a criteria, only self build from now on, keep developers out. Speaking from experience, I developed my family farm barn and outbuildings at Lower Farm Owslebury into 3 Houses, and the site was probably bigger than that of Houghton Farm, now currently looking to house 13 properties.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p style="display: flex; justify-content: space-around; margin-top: 5px;"> <span data-bbox="622 1355 898 1377">Lower Farm, Now Orchard Barn,</span> <span data-bbox="1032 1355 1379 1377">Family 5 Bedroom House, Orchard Barn,</span> </p>		<p>commission or build their own homes.”.</p>

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
			<p>Owlsbury. Formally Chicken shed</p> <p>Owlesbury</p> 		
Perdix Partnership for the Trustees of The John Fairey Will Trust	NDP	C	<p>My clients, The Trustees of the John Fairey Will Trust, own the Bossington Estate, which includes much of the land in and surrounding the southern section of the Houghton Neighbourhood Development Plan (“NDP”) area. The beneficiaries of the trust, The Fairey family, have owned the Estate and been rooted in the local community for many years. Members of the family still reside in Bossington House. They are, therefore, invested in the area and community. Houghton is a small settlement and one of enviable character and charm. However, it is also a living community and whilst the temptation is to preserve this at a point in time, it is essential that the settlement and community can develop and grow in a sustainable and healthy way as promoted by regional and national planning policies. The Trustees operate a traditional ‘Estate Business’ that includes enterprises such as: farming, fishing, and property lettings. As with all business it is necessary to evolve and change over time to remain financially viable and relevant. It is important that the local as well as regional planning policies are supportive of and permit this.</p>	<p>The NDP is being prepared having regard to national policies and advice in guidance, to contribute to sustainable development and in general conformity with the strategic policies of the TVBC Local Plan.</p>	No change.
	Policy HTN3 Type of new housing	C	<p>The Test Valley Strategic Housing Market Assessment provides support for smaller units of accommodation and the NDP is supportive of this. The Trustees are largely supportive of this but would note that they have several let residential properties, most 2-bedroom. These have been significantly harder to let than the 3-bedroom properties. There is full acceptance of the need for affordable housing to keep local people in the village. However,</p>	<p>Policy HTN3 supports both 2- and 3-bedroom properties. The provision of affordable housing is dealt with in Local Plan policy COM7 and does not need to be repeated in the NDP (policy COM7)</p>	

Consultee	NDP ref	Type C = Comment O = Object S = Support	Comment received	Response	Amendments to draft Houghton NDP
			there is no reference to the requirement for this affordable housing to be cross - subsidised by 'market housing'. We feel this should be recognised.	is referenced at NDP paragraph 5.13).	
	Policies HTN6 Landscape character, HTN7 Important views	O	We do not believe that long range views define the settlement, or that an objective assessment criterion has been used to value and score the views referenced. We do not believe many of the views shown are of significance.	The important views serve to demonstrate the close relationship between the village and the surrounding countryside and have been identified from TVBC's Conservation Area Policy document and by the Steering Group.	No change.
	Policy HTN8 Local Green Spaces	O	We have been guided by the 'Locality' guidance on Local Green Spaces as part of Neighbourhood Planning - <a href="https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/">https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/</a> - which provides practical guidance on this subject for use by communities developing a Neighbourhood Plan and references the government guidance (NPPF Paragraph 100) setting out criteria that green space must meet in order to be designated: "The Local Green Space designation should only be used where the space is: a) In reasonably close proximity to the community, it serves; b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) Is local in character and is not an extensive tract of land." It also states (page 7 – final paragraph) that 'care is required to ensure that green space policies are not being misused, for example through making designations to stop development, rather than to ensure proper green space provision'. We are concerned that some of the identified sites, including the 2 x owned by The Bossington Estate (LGS10 and LGS11) have not been included for the legitimate purposes of the designation. Neither are openly visible to members of the public. The former has buildings and or a substantial hedge against the highway and the latter a steep bank with vegetation. They are both stated to be of local significance because of its beauty and tranquillity, but we do not believe that is the case.	NDP Appendix C sets out the reasons for the proposed LGS designations. It is to be reviewed in response to this and other comments and further detail provided. The LGSs referred to in this comment are demonstrably special and hold a particular local significance. The open, undeveloped nature and hedgerow boundary of LGS10 contribute to the rural character and setting of the village, and create a natural break in frontage development along the village road. LGS11 also contributes to the rural character and setting of the village on its southern approach by virtue of its open nature and hedgerow/tree boundary to the Horsebridge Road, providing a natural transition from Bossington into the village of Houghton.	Amend Appendix C in response to this and other comments to provide further detail.
	Policy HTN9 Renewable	C	We believe the objectives and wording of the policy are reasonable taken in isolation but are concerned that the general tone of the policy is against	In response to this comment a change is proposed to ensure that	In the first sentence of policy HTN9, delete "only".

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	and low carbon energy projects		renewable energy projects. With the now well recognised climate crisis it is important that these projects, so long as sensitively designed and delivered, should be encouraged rather than resisted.	the policy is positively-worded while ensuring that any adverse impacts can be shown to be satisfactorily addressed.	
	Economy	C	There is no specific policy in relation to employment or commerce. The NDP does not promote employment or commercial endeavour in the village. We believe this is an important part of a vibrant, sustainable settlement and community. As such, we believe there should be a positive policy that is supportive of commercial activity in the village.	Policy HTN1 provides that, in contributing to the achievement of sustainable development, small business uses and the re-use of existing buildings for commercial purposes will be supported where they are in accord with Local Plan policy and compatible with rural character. Local Plan policy COM2 with Table 7 provides for small business uses in the Rural Villages such as Houghton, with a view to sustaining the economy and providing jobs that are easily accessible to local residents. Further policy reference is not required. Neighbourhood plans are not obliged to contain policies addressing all types of development (PPG paragraph: 040 Reference ID: 41-040-20160211).	No change.
	NDP	C	This plan seems to be focused on preservation and prevention of development, not the enabling of suitable, sustainable development to allow growth, shaping of 'community' and 'place' that is necessary to allow rural communities such as Houghton to thrive not just survive.	The NDP will contribute to sustainable development by identifying aspects of the local environment for protection, establishing design principles, and shaping the type of new housing that is built. Local Plan policy COM2 with Table 7 sets out the scale and type of development that is appropriate for the village, and	No change.

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				does not need to be repeated in the NDP.	
Strutt and Parker for resident 9	Policy HTN8, LGS9	O	<p>[The following is the summary provided in the comment. The full text of the comment can be obtained from the Parish Clerk]</p> <p><b>Summary</b></p> <p>The Houghton NP does not allocate land for sustainable development. It seeks to protect certain local facilities from changes of use/redevelopment, and identifies 11 new sites where protection analogous to Green Belt is contemplated. It therefore fails to achieve the complimentary balance identified in the NPPF, and the LGS provisions are precisely the “back door” route warned of in the NPPG. The LGS designations proposed effectively cover every parcel of land on the settlement boundary which fronts a road and which might not (in itself) be considered to constitute an extensive tract of land.</p> <p>The supporting evidence for the LGS designations appears to rely on largely unrelated policies and survey work undertaken by Test Valley, together with a single leading question in a NP survey. This is allied to reference to a draft Village Design Statement that does not appear to be publicly available.</p> <p>The lack of justification for Policy HTN8 (effectively the most important policy in terms of the 17ha or more of land potentially impacted by it) causes the Draft Neighbourhood Plan to fail to meet the ‘basic conditions’ for adoption. Furthermore, the inclusion of Site LGS9 does not meet the tests set out on the NPPF for LGS designation.</p> <p>We believe Houghton Parish Council should reconsider its approach to LGS designation. The 11 sites proposed are far too numerous to be credible across what is otherwise a relatively small settlement. It should certainly remove the proposed allocation of Site LGS9 from the Plan, and explore ways that could seek to protect sites viewed as important to the character of the village through alternative methods, and ensure that robust evidence is provided to support such protection.</p>	<p>The proposed LGS designations are consistent with the local planning of sustainable development (NPPF paragraph 101). The settlement hierarchy set out in Local Plan policy COM2 with Table 7 provides the basis for the distribution of development across the Borough in sustainable locations. For Rural Villages such as Houghton the hierarchy envisages only limited development through windfalls, rural affordable housing sites, replacement dwellings, community-led development, small business uses and the re-use of buildings. Neighbourhood planning bodies do not have to seek to allocate sites for housing (PPG paragraph: 104 Reference ID: 41-104-20190509). NDP Appendix C, which sets out the reasons for the proposed LGS designations, is to be reviewed in response to this and other comments and further detail provided. LGS9 is demonstrably special and holds a particular local significance. Its open, undeveloped nature and hedgerow boundary contributes to the rural character and setting of the village, and creates a natural break in frontage development along the village road. It is of landscape continuity with other proposed LGS to the north with which it defines the</p>	<p>Amend Appendix C in response to this and other comments to provide further detail.</p>

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				spatial relationship between the built form of the village and the River Test.	
Tetra Tech Planning for the Trustees of the Captain Busk Grandchildren Settlement	Policy HTN8, LGS3 and LGS6.	O	<p>[The following are the conclusions provided in the comment. The full text of the comment can be obtained from the Parish Clerk]</p> <p>Conclusion</p> <p>In summary, we strongly support the decision to better distribute development throughout the borough, especially within rural areas where the socio-economic issues in relation to affordability and sustainability are most relevant and at most risk going forward.</p> <p>The Neighbourhood Plan recognises that the housing issue in Houghton is the main reason for people leaving with the desire to start a first home (84% of respondents in the Village Survey). This leads to an unbalanced community which is contrary to the Neighbourhood Plan’s vision of supporting new housing for first time buyers and young families (Neighbourhood Plan policy HTN3 and paragraph 5.8). We are supportive of paragraph 5.10 which states that a scheme of 6-10 homes could help to provide for the future housing needs of the community although there may need to be more than this to meet all of the need.</p> <p>However, we are concerned that the proposed LGS3 and LGS6 allocations run contrary to the above vision. Taking these 2 sites out of contention through the proposed LGS designation would take away the opportunity to provide housing for younger families and first time buyers in the village. These sites are well located and sited to deliver the housing objectives of the Neighbourhood Plan such as providing social, economic and environmental benefits. A small scheme on either of these sites would also provide a sustainable development with environmental benefits. The Council should seek to allocate sites that relate well physically and visually to the village and these should be seen as the primary options for new housing development. The land allocated as LGS3 and LGS6 respond positively to both of the above and should be considered an appropriate location for new development. Notwithstanding this, this representation has demonstrated how the allocations of LGS3 and LGS6 do not qualify as Local Green Spaces when they are reviewed against the evidence base, such as local plan policies E5 and E6, the GIS and the NPPF.</p>	Neighbourhood planning bodies do not have to seek to allocate sites for housing (PPG paragraph: 104 Reference ID: 41-104-20190509). Support for housing for first time buyers and young families in Houghton is provided through policy HTN3 in respect of schemes coming forward under Local Plan policy COM2. NDP Appendix C sets out the reasons for the proposed LGS designations. It is to be reviewed in response to this and other comments and further detail provided. The LGSs referred to in this comment are demonstrably special and hold a particular local significance. LGS3 with its hedgerow boundary contributes to the rural character and setting of the village on its northern edge. LGS6 provides a natural break in frontage development along the village road on the otherwise largely-developed west side. It is of particular value to the community as allotments, thereby enabling, supporting and promoting healthy lifestyles; other than the playing field/children’s playground, it is the only other community facility in the village.	Amend Appendix C in response to this and other comments to provide further detail.



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			<p>We would like to highlight the requirements set out in paragraph 065 of the 'Neighbourhood Planning' section of the PPG which details the basic conditions the Neighbourhood Plan will need to meet. The basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.</p> <p>It is considered that the Neighbourhood Plan in its current form would fail to meet the basic conditions as the allocation of LGS3 and LGS6 would stop suitable housing sites coming forward which would achieve both the mentioned housing objectives but many other Neighbourhood Plan, Local Plan and NPPF objectives such as economic, social and environmental benefits. This representation has highlighted areas of support for the decision to support a scheme of 6-10 units in the village which would provide housing for first time buyers and younger families, but it has also noted aspects which need to be subject to further review.</p>		
Resident 10	Policies HTN7 Important views and HTN8 Local Green Spaces	S	I like the Local Green Spaces and viewpoints. To support the continuing rural nature of the village.	This support for the NDP's policies on important views and Local Green Spaces is welcomed.	No change.
Resident 11	-	-	[no comment provided]	-	-
Resident 12	Policies HTN6 Landscape character, HTN7 Important views and HTN8 Local Green Spaces	S	With so much building happening it is increasingly important to maintain and improve the landscape character and the local green spaces and viewpoints – all of the contribute to the rural nature of the village. I can only hope that the document will have some influence.	This support for the NDP's policies on landscape character, important views and Local Green Spaces is welcomed.	No change.