

Mr David Hogger
Examiner
Houghton Neighbourhood Plan
By E-mail

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Your ref: 01/ DH/HNDP
Our ref: pp11_10 Houghton NDP
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Dear Mr Hogger

Houghton Neighbourhood Plan Examination

Thank you for your letter clarifying several procedural matters relating to the examination of the above plan. We note that you are satisfied with the examination documentation and that you have not identified any significant and obvious flaws that would lead you to advise that the examination should not proceed. We also note that you consider that the examination can be dealt with by written representations and without the need for a hearing.

You have raised 2 questions to TVBC 2 joint questions and a further 14 for the Qualifying Body. The QB will respond to you directly. The Councils responses are as follows:

Questions for both TVBC and Houghton Parish Council (2)

1. A revised version of the National Planning Policy Framework (NPPF) was published by the Government on 20 July 2021, alongside a final version of the National Model Design Code and the National Design Guide. I would be grateful if the Councils could confirm that the submission draft of the HNDP complies with the advice in these documents and if necessary, provide additional/modified wording. In this regard is Appendix B (Design Components) still relevant?

Having checked through the document there are 12 references to the NPPF, and we confirm that these are all for the July 2021 document

The National Design Guide / National Model Design Code sets out 10 characteristics that should be given consideration when drawing up a design code. These include Context, Movement, Nature, Built Form, Identity, Public space, Homes and Buildings, Uses, Resources and Lifespan. The design components as set out in Appendix B repeat much of this guidance and therefore could be deleted.

In light of this, the policy wording could be updated as follows:

Policy HTN4 Village design

Development proposals should protect and enhance the key characteristics of Houghton village as set out in Table 2 and having regard to the National Model Design Code and Guidance ~~components identified in Appendix B~~. In particular, proposals should:

It would also be helpful if the plan signposts to the National Design Guide / National Model Design Code and suitable wording could be added to Para 6.3 of the neighbourhood plan to achieve this.

Para 6.3

~~Appendix B sets out a checklist of design components to be considered when assessing whether development proposals are in keeping with the key characteristics of the village. The National Design Guide sets out 10 characteristics that should be given consideration when planning development. These include Context, Movement, Nature, Built Form, Identity, Public Space, Homes and Buildings, Uses, Resources and Lifespan. Further advice is found in the National Model Design Code.~~

2. Paragraph 101 of the NPPF states that ‘Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services’. The Planning Practice Guidance (PPG) confirms that LGS designation should not be used in a way that undermines the aim of identifying sufficient land in suitable locations to meet identified development needs.¹ Are both Councils satisfied that this advice has been properly taken into account? (see also questions 9, 10, 11 and 12 to the Parish Council)

¹ PPG Reference: ID: 37-007-20140306.

The Local Plan is the Development Plan document that identifies sufficient land in suitable locations to meet identified development needs. Houghton is identified in the plan as a rural village, and the Local Plan does not allocate any land for housing or employment in the rural villages. Any new development would have to be within the settlement boundary or on a rural exception site. Only three of the smaller proposed LGS are within the settlement boundary. They are not considered to undermine the requirement to identify sufficient land. On this basis both Councils are satisfied that the advice in the NPPG has been properly taken into account.

Questions for Test Valley Borough Council (2)

1. Can the Council confirm which documents currently make up the Development Plan, as it applies to Houghton?

The development plan as it applies to Houghton is as follows:

- Test Valley Borough Local Plan 2016
- Hampshire Minerals and Waste Local Plan 2013

2. I am aware that work is underway on the Test Valley Borough Local Plan, with pre-submission consultation proposed for later in 2022. PPG Reference ID: 41-009-20190509 advises that ‘Where a neighbourhood plan is brought forward before an up-to-date local plan (i.e. the Local Plan Review) is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in the emerging neighbourhood plan; the emerging local plan; and the adopted development plan, with appropriate regard to national policy and guidance’. Could the Borough Council confirm that such discussions have taken place and summarise any conclusions that were drawn?

There has been ongoing dialogue with the steering group about the Neighbourhood Plan and its relationship with the TVBC Local Plan. The TVBC pre submission consultation (Regulation 19) is timetabled for quarter 4 of 2023, as shown in the latest [Test Valley LDS](#).

At present there are no published emerging policies as part of the review process, and therefore the relationship between policies in the emerging neighbourhood plan, the emerging local plan and the adopted development plan are consistent. Given this the Neighbourhood Plan has been assessed against its relationship with the adopted Local Plan and its policies on which comments have been provided.

Notwithstanding this, when a new Local Plan has been adopted this does not mean in itself that a made neighbourhood plan will be out of date. Communities should review their plans every 5 years or if there has been a significant change in planning policy. This could be a new Local Plan or an update to National Planning Guidance.

This review may suggest areas of the plan need to be updated. A review of a neighbourhood plan involves determining what sections of the plan, including policies would be retained what sections of the plan or policies need updating. The review should also consider if any new policies may be needed and what existing ones, having served their purpose, can be deleted.

The Neighbourhood plan has been considered in light of the emerging Local Plan and the adopted development plan. There are no conflicts between the relationship of emerging spatial strategy, the adopted Development Plan and the Neighbourhood Plan.

I hope this information is helpful and we look forward to receiving your draft report in due course. If you have any further questions please don't hesitate to contact me.

Yours sincerely

Sarah Hughes MRTPI

Senior Neighbourhood Planning Officer