

Test Valley Borough Council Next Local Plan - Refined Issues and Options Consultation

COMMENTS FORM

Test Valley Borough Council has published for public participation its Refined Issues and Options document. This is the second stage of preparing the next Local Plan, which follows the Issues and Options consultation in 2018.

You can respond to our consultation by filling out the form below. Further information can be found on our website at: www.testvalley.gov.uk/nextlocalplan

The consultation period runs from Friday 3 July 2020 to 4.30pm on 28 August 2020. Please respond before the close of the consultation period.

Once the form has been completed, please send to

If you are unable to send via email, please send a postal copy to our address below.

Contacting us

We are happy to help. If you have any queries, please contact us at:
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/nextlocalplan

Part A: Your Details

Please fill in all boxes marked with an *

Title*		First Name*	
Surname*			
Organisation* (If responding on behalf of an organisation)			

If you wish your comments to be acknowledged and to be kept informed of progress, please provide your email address below:

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

If you don't have an email address and wish your comments to be acknowledged and to be kept informed of progress, please provide your postal address.

Address*		
	Postcode	

If you are an agent please give the name/company/organisation you are representing:

--

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 for a period of 6 months after the next Local Plan is adopted.

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

<http://www.testvalley.gov.uk/aboutyourcouncil/accesstoinformation/gdpr>

Part B: Your Comments

Please use the boxes below to state your comments and questions. Please make it clear which paragraph or question your comments relate to where possible.

Paragraph / Question Ref	Comments
Q.1	<p>There are many factors that will influence the answer to the HMA question and a degree of flexibility within the application of separate HMA's would assist in ensuring the housing needs of the Borough are met as a whole, with the focus on Romsey as the principal and most sustainable location for the delivery of new homes and services in the south.</p> <p>Separate HMA's provides an initial focus for the LPA in identifying deliverable and sustainable sites within the respective areas, however, whether the current HMA approach is achievable via the Local Plan Review will depend on the availability of deliverable and sustainable sites in the respective areas.</p> <p>The objective of the Local Plan Review will be to identify and deliver the homes, tenures and socio-economic growth for the Borough over the course of the Plan Period, which is now likely to be governed by the planning reforms announced on 6th August 2020.</p> <p>In our view, the most important aspect will be to identify the deliverable and sustainable locations to meet these objectives and potential nationally set housing requirement first, and thereafter in respect of monitoring progress of delivery, divide into the HMA objectives.</p> <p>The alternative in identifying the HMA's and their respective objectives first, could result in sustainable and deliverable sites being overlooked due to an arbitrary boundary.</p>
Q2.	<p>It is unquestionable that the neighbouring towns of Winchester, Salisbury and Southampton have interconnected relationships with the Borough, but it is the relationship between the southern half of the Borough and Romsey in particular, that has the greatest social and economic connections to the wider region and the City of Southampton.</p> <p>The latter is of course constrained physically and geographically in terms of future growth, and therefore the role of neighbouring Borough's, including Eastleigh, Winchester and Test Valley will continue to be</p>

	<p>important in supporting wider economic growth across South Hampshire.</p> <p>With the duty to co-operate suggested to be abolished via the planning reforms, it will be as important as ever that the cross boundary economic and social relationships as they exist continue to be supported.</p>
Para 5.18	<p>As the principal Town within the south of the Borough, as noted Romsey has but will always continue to have a vital role in the delivery of new homes of all tenures in the most sustainable location with access to services and facilities.</p> <p>While the spatial strategy of a distributed approach to housing can yield additional housing in rural areas, the focus for sustainable growth within the Borough should continue to be at Romsey and in partnership with landowners, the community and those that deliver new homes.</p> <p>We note the reference to Romsey Futures within the Paragraph and have observed with interest the work completed to date on the southern fringe of the Town, in close proximity to Broadlands Estate and the land south of Bypass Road</p> <p>Given the ongoing focus of Romsey as the principal Market Town in the south of the Borough, coupled with the fact that the Whitenap development is still to progress and with the Romsey Futures initiative within the south of the Town having commenced, we would advocate a review of the opportunities as they exist on a wider south Romsey strategy to take in land subject to Romsey Futures, that south of Bypass Road, the football club, Romsey Rapids and connecting through to Whitenap.</p> <p>Via an holistic review of this south Romsey area, there will be opportunities to deliver both housing and other socio-economic objectives in a coherent manner and one that supports improved connections to and from the Town.</p> <p>As the delivery partner of the Broadlands Estate in respect of the land south of Bypass Road (formerly known as the Fairground site), we would welcome the opportunity to engage with the Council and wider stakeholders in respect of how these separate land parcels could come together to assist in meeting the objectives of the Local Plan in a sound and coherent manner.</p>

<p>Q.8 and 11</p>	<p>The realignment of the settlement boundaries and the allocation of land for housing or mixed-use development are inextricably linked in our view. While the finer details of the planning reforms are to be established, there exists the opportunity via these reforms for a proactive approach to be taken on the fringe of existing sustainable settlements, such as Romsey, to identify and deliver growth in the most sustainable locations.</p> <p>Land such as that which exists to the south of Bypass Road, Romsey, has the opportunity to deliver significant social and economic benefits for the Market Town with only a minor adjustment of the settlement boundary.</p> <p>As noted, there exists an opportunity to build upon the initial stimulus created by the Romsey Futures project and examine the wider land holdings to the south of Romsey to deliver a comprehensive strategy of development and new connections during the Plan Period.</p>
<p>Q14 & Para 5.37</p>	<p>A key consideration of any future self-build policy and specifically any provision of serviced plots within larger development sites is the recognition of how these may affect or impinge on the delivery of the site.</p> <p>The pepper potting of serviced plots for self-build within a larger development site would have many implications, not least the potential for those properties to commence and not be finished, or completed over a much longer time frame, with consequences of the setting of the remaining homes. As a result, we would certainly discourage any such requirement for pepper potting.</p> <p>If the Council decides it wishes to pursue a policy for the delivery of self-build plots within larger developments, we would very much advocate consultation with the housebuilding industry over the opportunities and constraints as they exist of delivery on the ground to ensure that they are complementary to the wider scheme.</p>
<p>Para 6.27</p>	<p>The Council should be congratulated for its efforts via the Employment and Skills Plan process on larger developments, given the opportunities that these create.</p> <p>As a local housebuilder employing local people internally and local companies to design and assist in the delivery of its new homes, Alfred Homes is well placed to support the Council in this venture and opening up opportunities for new apprentice and training opportunities in the house building sector.</p>
<p>Para 7.29</p>	<p>We would support the view that the regulation of energy efficiency of new homes be controlled and governed via the building regulations process. Too often policies included within a Local Plan can become</p>

	<p>obsolete and inflexible to changes in technology or changes to national policy.</p>
<p>Para 8.2 & 8.9</p>	<p>We fully support the statement that planners need to find sites that are in sustainable locations well served by infrastructure, but we would go further and advocate that sites such as land south of Bypass Road in close proximity to emerging regeneration schemes of south Romsey via Romsey Futures should be prioritised to assist in injecting new population into areas of economic renewal.</p> <p>The land south of Bypass Road presents further opportunities for sustainable connections via cycling and walking to and from the Town Centre, and new opportunities for connecting people from the wider land uses in the area through to the south of the Town Centre.</p>
<p>Para 9.3</p>	<p>Clearly the timing of the new planning reforms announced by the Government on 6th August could have wide ranging implications for how the Local Plan now progresses in terms of both the level of new allocations and the zoning of land, matters concerning a national levy and the abolishment of the current CIL regime, but also the timeline for production and identification of new opportunities.</p> <p>As part of the review into the implications as they may exist, we would welcome the opportunity to engage with the Borough Council during this time to assist in the wider discussions over how the Borough is to shape and form its emerging Local Plan, and in particular assist with demonstrating deliverability of land south of Bypass Road and how this land could form part of a wider and coherent spatial strategy for the Town of Romsey and Borough as a whole.</p>

Please use next page if necessary