

Houghton Neighbourhood Development Plan

Decision Statement: March 2022

1. Introduction

1.1 Under the Town and Country Planning Act 1990 (as amended), the Test Valley Borough Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.

1.2 This statement confirms that the modifications proposed by the examiner's report have been accepted, the draft Houghton Neighbourhood Development Plan will be altered as a result of it; and that this plan may now proceed to referendum.

2. Background

2.1 The Houghton Neighbourhood Plan relates to the area that was designated by Test Valley Borough Council as a neighbourhood area in June 2017. This area corresponds with the Houghton Parish Council boundary that lies within the Test Valley Borough Council Area.

2.2 Following the submission of the Houghton Neighbourhood Plan to the Borough Council, the plan was publicised and representations were invited. The publicity period ended on Tuesday 9 November 2021

2.3 David Hogger was appointed by Test Valley Borough Council with the consent of Houghton Parish Council, to undertake the examination of the Neighbourhood Plan and to prepare a report of the independent examination.

2.4 The examiner's report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision

3.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.

3.2 Having considered each of the modifications made by the examiner's report and the reasons for them, and the modifications to reflect comments made Test Valley Borough Council in consultation with Houghton Parish Council have decided to accept all the modifications to the draft plan. Table 1 below outlines the alterations made to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations and the modifications required in response to comments made at the Regulation 16 consultation. This statement should be read alongside the Examiners report.

Table 1

Consultee	Support / object / comment	Section / Policy / Paragraph.	Comments	Ref	Examiners Recommendation	Proposed Modification
Test Valley Borough Council	Comment	Plan 4	Houghton Lodge is a registered Historic Park and Garden and should be shown on Plan 4. TVBC can help with this map.	PM1	Identify Houghton Lodge Historic Park and Garden on Plan 4.	Accept Examiners Modification
Examiners Modification	Modification	HTN6		PM2	Modify the second sentence of the policy to read: In making this assessment, the following objectives will be sought and balanced, as relevant to the proposal assessing the sustainability credentials of a development proposal, the achievement of the following objectives will be sought and balanced against each other, as relevant to the proposal:	Accept Examiners Modification
Test Valley Borough Council	Comment	HTN2	<i>Development involving the loss of the community services, facilities and recreational open space listed below and shown on Plan 5.</i> Add 'listed below' for clarity	PM3	Modify the first sentence of the policy to read: Development involving the loss of the following community services, facilities and recreational open space, as shown on Plan 5 will only be supported	Accept Examiners Modification
Dr Alistair Dougall	Support	HTN3	Despite the fact that some houses have been allowed to be built in the village that have in my opinion neither reflected or enhanced the local character of existing houses, Houghton still has a distinctive character and I am anxious that this should be preserved. I think that it is very important that any new development should reflect and enhance the local character. Insufficient weight has been given to this by developers and planners in recent years. We have seen a large number of large properties built in recent years that are not sympathetic to the character of the village or neighbouring properties, and we certainly do not need any more large houses. If there is a housing need, it is for smaller houses. To that end, I fully support what the NDP says in pages 16-22.	PM4	Modify the second sentence of the policy to read: This includes predominantly providing dwellings with 2 and 3 bedrooms to meet the need for smaller properties .	Accept Examiners Modification
Examiners Modification	Modification	HTN3		PM5	Add a new sentence at the end of the policy to read: As part of providing a range of housing types, self and custom built dwellings will be supported subject to other Development Plan policies.	Accept Examiners Modification
Test Valley Borough Council	Comment	Para 5.10	A scheme of up to 10 dwellings would not provide any AH unless on a rural exception site.	PM6	Add a new sentence at the end of the paragraph to read: Whilst under local plan policies a scheme of up to 10 dwellings would not be required to provide any affordable housing, unless on a rural exception site, the Housing Needs Survey findings as to the size of dwellings sought locally are relevant and capable of being achieved through a scheme of this size.	Accept Examiners Modification

Consultee	Support / object / comment	Section / Policy / Paragraph.	Comments	Ref	Examiners Recommendation	Proposed Modification
Test Valley Borough Council	Comment	Table 2	This section would benefit from photographs of the types of features indicated in the text. This will help with the clarity of the table, as it will be clear what is locally distinctive. What do 'sizeable gardens' mean in practice?	PM7	At the end of the fourth bullet point, clarify the reference to Bossington Lodges: (e.g. The Old School House, The Boot Inn (north wall), and Bossington Lodges – which although outside the boundary of Houghton Parish provide appropriate design reference points); Modify the 'title' of the fifth bullet point to read: Late 19th Century, 'Arts and Crafts' vernacular revival, estate style (at South End and Bossington, the latter, although outside the HNDP boundary, provides appropriate design reference points):	Accept Examiners Modification
Test Valley Borough Council	Comment	Appendix B	This could be removed as it has been superseded by the national design model, which applicants should now take into account.	PM8	Delete all of Appendix B.	Accept Examiners Modification
Examiners Modification	Modification	HTN4		PM9	Modify the introductory sentence of the policy 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 National Model Design Code and Guidance design components identified in Appendix B.	Accept Examiners Modification
Historic England	Support	HTN4	Thank you for consulting Historic England on the submission version of the Houghton Neighbourhood Plan. Historic England is the government's advisor on planning for the historic environment including advising on the conservation of heritage assets and champion good design in historic places. As such, our review of the plan is limited to those areas that fall within our remit and silence on other matters should not be treated as agreement or consent. I am pleased to confirm we have no objection to the plan policies or proposals. We wish to express particular support for policy HTN4 which we feel provides detail to guide design that is appropriate to the neighbourhood level, along with the guidance set out at Table 2: Key characteristics.	PM9	Add a new paragraph regarding monitoring to read: The Parish Council will monitor the implementation of policies in the NDP and keep under review the need for the NDP to be updated. Policies in the NDP may be superseded by other development plan policies, such as those arising from the current review of the Local Plan, or by the emergence of new evidence. Where policies in the NDP become out-of-date or new policies are found to be required, the Parish Council, in consultation with Test Valley Borough Council, will decide how best to update the document.	Accept Examiners Modification
Test Valley Borough Council	Comment	Para 6.3	This could now refer to the National Design Model code, which has recently been published.	PM10	Replace the last sentence of paragraph 6.3 to read: 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 Model Design Code Guidance 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.	Accept Examiners Modification
Test Valley Borough Council	Comment	HTN5	The second half of the policy would benefit from being in a separate policy for non-designated heritage assets. The policy only needs to identify the assets, and once identified the Local Plan heritage policies will apply	PM11	Split policy HTN5 into two policies. Terminate the current policy HTN5 after point 3 but make no modifications to the wording. (see PM12)	Accept Examiners Modification

Consultee	Support / object / comment	Section / Policy / Paragraph.	Comments	Ref	Examiners Recommendation	Proposed Modification
Historic England	Comment	HTN5	With regard to Policy HTN5 it would be helpful to clarify whether the buildings and features identified are considered non-designated heritage assets or features that make a positive contribution to the significance of the conservation area (a designated heritage asset). They may of course be both but it is important to consider that the NPPF gives greater weight to the conservation of designated heritage assets. Historic England Advice Note 1 provides advice on factors to consider in identifying features that contribute positively to conservation areas, whilst Historic England Advice Note 7 provides advice on the processes to identify non-designated heritage assets and create 'local lists'. The National Planning Practice Guidance has been clarified to confirm that non-designated heritage assets may be identified through the neighbourhood plan making process (Historic Environment Chapter, paragraph 40).	PM12	Create a 'new' policy HTN6 using the same list of non-designated heritage assets as currently set out on page 23 to read: Policy HTN6 Non-designated heritage assets in the Conservation Area In considering proposals affecting the following non-designated heritage assets in the Conservation Area, as listed below and shown on Plan 7 , regard will be had to the scale of any harm or loss and the significance of the asset concerned: [the list of non-designated heritage assets remains unaltered] Note: Subsequent policy and plan numbers will have to change and consequential modifications to the explanatory text in paragraph 6.8 will be required.	Accept Examiners Modification
Test Valley Borough Council	Comment	Plan 6	A clearer map would be helpful	PM13	Insert a new plan which identifies the non-designated heritage assets as set out in the list in the new policy HTN6.	Accept Examiners Modification
Examiners Modification	Modification	HTN6		PM14	At the end of the introductory sentence in policy HTN6 add: (see Plan 7)	Accept Examiners Modification
Test Valley Borough Council	Comment	HTN6	<i>4.provides for any impacts to be satisfactorily mitigated by a landscaping scheme which is itself acceptable.</i> Acceptable to whom?	PM15	Modify bullet point 4 to read: provides for any impacts to be satisfactorily mitigated by a landscaping scheme which is itself acceptable not out of character with the local landscape .	Accept Examiners Modification
Examiners Modification	Modification	HTN6		PM16	Delete requirement 9: 9. does not unduly impact on elevated views from outside the Neighbourhood Area.	Accept Examiners Modification
Examiners Modification	Modification	HTN7		PM17	In the chapter heading, title of the policy and in the introductory sentence of paragraph 7.14, insert the word public before 'views'.	Accept Examiners Modification
Examiners Modification	Modification	HTN7		PM18	Delete bullet point 5: View 8: Looking east at Freemantle Farm Delete View 8 from the Plan. Delete photo of View 8 and text: View 8: E at Freemantle Farm	Accept Examiners Modification
Examiners Modification	Modification	HTN9		PM19	Modify the first requirement to read: 1. any proposed use of agricultural land for renewable and low carbon energy projects has been shown to be necessary, that	Accept Examiners Modification
Test Valley Borough Council	Comment	Para 7.25	Bullet 6 - 'designated and non designated heritage assets' Add designated and non designated to the text for clarity.	PM20	Modify the first sentence of the sixth bullet point to read: including designated and non-designated heritage assets and their settings	Accept Examiners Modification

Consultee	Support / object / comment	Section / Policy / Paragraph.	Comments	Ref	Examiners Recommendation	Proposed Modification
Examiners Modification	Modification	Para 8.4		PM21	Add a new paragraph regarding monitoring to read: The Parish Council will monitor the implementation of policies in the NDP and keep under review the need for the NDP to be updated. Policies in the NDP may be superseded by other development plan policies, such as those arising from the current review of the Local Plan, or by the emergence of new evidence. Where policies in the NDP become out-of-date or new policies are found to be required, the Parish Council, in consultation with Test Valley Borough Council, will decide how best to update the document.	Accept Examiners Modification
Examiners Modification		Para 1.9		PM22	Add a sentence at the end of paragraph 1.9 to read: Plans in this document which form part of the Test Valley Adopted Local Plan Policies Map are: Plan 5 – Community services, facilities and recreational open space Plan 6 – Houghton and Bossington Conservation Area Character Appraisal Map Plan 7 – Landscape Character types Plans 8A and 8B – Important views Plan 9 – Local Green Spaces [modify Plan titles accordingly to include the wording 'Policy Map']	Accept Examiners Modification