

Test Valley Borough Council Consultation for Local Plan 2040 Regulation 18 Stage 1

COMMENTS FORM

Test Valley Borough Council has published its Local Plan 2040 Regulation 18 Stage 1 document for public consultation. This consultation document sets out draft strategic planning priorities for Test Valley supported by a number of strategic policies.

The consultation period runs from Friday 11 February to noon on 8 April 2022. Please respond before the close of the consultation period so that your comments may be taken into account.

You can respond to our consultation by filling out the form below. This form has two parts:

Part A: Your Details

Part B: Your Comments (please fill in a separate sheet for each comment you wish to make)

Further information can be found on our website at:

www.testvalley.gov.uk/localplan2040

Once the form has been completed, please send to [REDACTED] by **noon on 8 April 2022**.

Following receipt of your comments from, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communication.

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

Contacting us

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

Tel: [REDACTED]

Website: www.testvalley.gov.uk/nextlocalplan

Email: [REDACTED]

Part A: Your Details

Please fill in all boxes marked with an *

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mr	First Name*	Jacob
Surname*	Goodenough		
Organisation* (If responding on behalf of an organisation)	Nova Planning		

Please provide your email address below:

Email Address*	[REDACTED]
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Alternatively, if you don't have an email address please provide your postal address.

Address*	[REDACTED]	
	Postcode	[REDACTED]

If you are an agent or responding on behalf of another party, please give the name/company/organisation you are representing:

Stratland Estates Limited

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. Insert any general comments you may have that do not relate to a specific paragraph number or policy in the general comments box. For specific comments, please make it clear which paragraph, policy or matter your comments relate to where possible.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

If you are commenting on a document supporting the draft Local Plan (such as a topic paper, or the Sustainability Appraisal), please indicate so.

General
<p>We are supportive of the revised approach to the Housing Market Areas and the proposals to define an urban area in southern Test Valley to reflect this area's well-established commercial and demographic relationships with Southampton and the wider PfSH area.</p> <p>At this point in time, we have no concerns over the approach to the housing requirement and stated supply. However, this will need to be reviewed as the Local Plan emerges in terms of projected delivery from stated sources and considering the unmet needs of adjoining Local Authorities.</p> <p>Preserving Romsey within Tier 1 of the Settlement Hierarchy is supported and reflects its long standing role as the primary settlement in Southern Test Valley, offering a broad range of primary and secondary facilities, as well as excellent public transport connectivity.</p> <p>Our client, Stratland Estates Limited, controls land north of Oxlease Meadows, Romsey. It is considered that Romsey can accommodate a high level of development that would be commensurate to its position in the hierarchy and in order to reinforce its role in the southern Test Valley housing market area. Our client's land north of Oxlease Meadows is unconstrained. It is deliverable and developable in the short term, and it represents a suitable site for allocation in Romsey.</p>

Paragraph Ref	Specific Comments
<p data-bbox="204 286 373 427">Housing Need & Strategic Policy 6</p> <p data-bbox="204 1608 272 1637">5.25</p>	<p data-bbox="395 286 852 315">Housing Supply/Requirement</p> <p data-bbox="395 360 1390 757">A number of assumptions have been made regarding delivery from allocated and unallocated sites in the supply figures quoted at Paragraphs 5.22 – 5.23 of the draft Local Plan. This will need to be carefully reviewed as the emerging Local Plan is refined. Whilst at present the draft Local Plan states at paragraph 5.12 that there is no evidence of unmet need in neighbouring authority areas, this is in some cases a consequence of the respective Local Plan cycles of the respective authorities, and this will need to be reviewed carefully as the plan moves forward. This should include engagement with PfSH, whose work on wider housing needs in the area sets out a vastly different position to paragraph 5.12 of the draft Local Plan.</p> <p data-bbox="395 801 1326 869">In the Statement of Common Ground between Fareham Borough Council and PfSH (October 2021) it has been stated that:</p> <p data-bbox="443 913 1390 1205"><i>“based on standardised plan periods of 2021-2036, there is a <u>predicted shortfall in the region of some 13,000 homes across the sub-region</u>. This figure is derived from eleven authorities who are all at different stages of plan preparation and is set out in the PfSH Statement of Common Ground. The housing need estimated for Southampton includes the 35% uplift in need that the Government has applied to the 20 largest cities in England and this element alone equates to 5,400 dwellings between 2021 and 2036.”</i></p> <p data-bbox="395 1249 1390 1570">In order to ensure that the emerging Local Plan meets the tests of soundness, it is essential that it is positively prepared. Test Valley will need to work closely with neighbouring authorities to address unmet housing needs from surrounding areas, as set out in national policy. In this context ensuring that the settlement hierarchy and spatial strategy are fit for purpose will be essential component of this in order to enable strategic growth in sustainable towns and villages to meet the needs of Test Valley and to contribute to the wider needs of the sub-region.</p> <p data-bbox="395 1615 1390 1899">We support the delivery of additional housing within Test Valley to provide a buffer against slower than anticipated delivery and potential under delivery on larger sites such as Whitenap, which Test Valley has consistently relied on to deliver much of its housing need. The delivery of smaller sites would be consistent with government policy and guidance and allow smaller house builders to deliver housing more quickly where large sites can have considerable lead times and infrastructure requirements.</p>

Please use next page if necessary

What happens next?

All valid responses received within the consultation period will be acknowledged and you will be given a reference number. Please quote this number when contacting the Council about the Local Plan 2040. If you have an agent acting on your behalf, correspondence will be sent to your agent.

All responses received will be taken into account as part of the preparation of the Local Plan 2040.