

## Planning Policy

---

**From:** Planning Policy  
**Sent:** 07 February 2019 08:07  
**To:** Planning Policy  
**Subject:** Comments on the Local Plan unto 2036

-----Original Message-----

**From:** Grace Everett [mailto:[grace.everett@testvalley.gov.uk](mailto:grace.everett@testvalley.gov.uk)]  
**Sent:** 09 July 2018 09:42  
**To:** Planning Policy  
**Subject:** Comments on the Local Plan unto 2036

I would like to make comments on the proposed Local Plan 2036

Firstly, whoever was involved in putting this document together - many congratulations. It is succinct and raising questions within the documents allows for an easy way to respond to specific issues.

In answering specific questions:

Q4. I believe that the Local Plan's housing requirement should be roughly in line with Government's standard methodology... but, I would add that there should be much more weight given to trying to provide for the additional housing requirements within brown field sites in the first instance. This would save developing within open countryside - which although Test Valley has a large amount of, should not be allowed to be eaten into without very careful thought. Once case in point is the development on the outskirts of Romsey. Previously there were fields and a defined space between Romsey and Braishfield, now there is almost no division it's just become an urban sprawl area - this is a great shame and should be avoided if at all possible as it is the division and the differences between the villages/hamlets/towns that contribute to Test Valley's character.

Q5. I think the Local Plan needs to consider very carefully where any increase in housing requirements will be placed

Q6. I do not know if the HMA boundary is correct or not - I have to believe that those people who came up with the figures did it as accurately as possible.

5.19 Ashley Parish Meeting is a "Meeting" and therefore, currently according to TVBC under the Localism Act 2011, is not allowed to participate in our own right in proposing a Neighbourhood Plan. This inequality for Parish Meetings is an issue I have brought up on several occasions with Test Valley, our local MP and Government ministers and I take umbrage at the comment in the document that "not all parishes have chosen to take part in the community led development process" - without also specifically mentioning that some Parish Meetings have tried to become recognised as a designated area in order to start the process of a Neighbourhood Plan but have been refused by TVBC. Until this issue is sorted, Parish Meetings are being left without a voice at all, and this is untenable in view of the objectives which are stated within the proposed Local Plan.

I do not agree at all with the housing requirement being met on a pro rata basis... some areas, for example "hamlets" - which aren't mentioned at all within the current Local Plan or the proposed plan, are in the countryside - should be taken on a case by case basis. To refer to Ashley Parish Meeting - this Parish encompasses the hamlet of Ashley - we have a very democratic procedure

in our parish - I would argue, probably more democratic than our larger neighbouring Parishes. I state this with confidence because in general, at least 50% of the households are represented in person at our meetings and 100% of our households are informed on every pertinent issue relating to Ashley via email all the time. We have a policy of saying "yes" to development, and we are not against development, but it has to be fitting for our Parish and the Ashley residents are very vocal if they feel something is not appropriate. As previously mentioned, we do not have the legal ability to produce a Neighbourhood Plan for ourselves and to then for the Borough to foist a percentage, however small, does not seem reasonable.

Q9. I believe that the Settlement Boundaries approach seems to be clear and defined.

5.33 I believe that bringing empty homes back into circulation is by far one of the most important areas that the Borough should be concentrating on and introducing double Council Tax on properties that are empty for over a period of time (unless they are undergoing renovation/repairs) for example could be one way of encouraging owners to not let their properties stand empty when they could be put to good use for homing people.

5.35 I believe that "Exception Sites" should only be permitted if and when all brown site areas, and empty homes within a rural settlement have been used first and only in exceptional circumstances

Q10. I think 40% is a very high percentage for new housing and believe a slightly lower percentage would be more acceptable.... but I also believe that developers should be thinking of building smaller units - 1/2 bedrooms instead of 4/5, to cater for an ageing population and younger families.

Q12. No, I do not believe market housing should be allowed on rural affordable exception sites - this would be the start of a slippery slope of "creepage" into the countryside.

Q14 I believe the Borough should consider establishing a policy that covers dwellings in the countryside which are of exceptional quality - to maintain the tradition that has endured over centuries - but that this should be extremely stringent in the demands and should be truly "exceptional" in quality both in terms of the house and its setting.

Q15 I believe the council should provide for the needs of such groups and the elderly. We have to acknowledge that our population is not only increasing, but ageing and be able to provide for this situation in the future.

Q17 I believe the Borough is correct to aim to keep a range of dwellings in the countryside with regards to extensions and size. The existing Local Plan covers how a new dwelling will sit within the landscape and this seems a sensible approach.

Q18 I believe the Local Plan covers the density standards as it is and the Borough does not need to establish density standards

Q19 I believe to make every new house wheelchair user friendly is an onerous condition on future development. However, if there is to be a new housing development, then perhaps if there are over a certain number of houses, then one or two homes should be able to accommodate special needs for various conditions that a small minority of homeowners might require.

Q21 I think to specify what a "rural worker" is will be too limiting, bearing in mind how technology is changing. I believe the Local Plan should remain as it is in regard to this.

Q22 I do not know enough about the needs of Gypsy, Traveller and Travelling showpeople to know how best to address the reduction in the number of unauthorised sites.

Q23 I agree that there should be a specific policy on health and wellbeing. With regards to planning this should include open public spaces for children to play/walk/ride bikes if there is to be a new significant development. I agree that to limit food outlets that sell fatty or sugary foods near to schools seems a very sensible policy to adopt.

Q25 I believe where possible community facilities should be protected as in the main they are usually at the heart of the community.

Q27 I believe the Borough should promote smaller workspaces.

Q28 I believe that whatever usage will bring people to the centre of Romsey/Andover should be promoted, whether that is retail, services or food outlets - towns have evolved for the reasons stated in the proposal so there is no point in trying to remain stagnant, the Borough should embrace the changes and promote whatever keeps the vitality of our local towns and villages healthy.

Q33 Local Gaps are a vital and important part of the Borough and should be maintained/enhanced/introduced.

Q34 As mentioned above, Parish Meetings do not have the ability to create Neighbourhood Plans and therefore the local Plan should identify and designate Local Areas of Green Space in conjunction with those Parishes able to produce Neighbourhood Plans. For those not able to do this, the Local Plan should be speaking with Parishes/Parish Meetings on this matter on a case by case basis.

Q35 Yes, the Local Plan should continue to promote water efficiency from new developments. This is a crucial matter for our Borough and is one of the most important issues to be controlled.

Q36 I do not believe that we have the space for onshore wind or the hills to make it a viable option. Solar photovoltaic panels should be placed on all new farm buildings or industrial sites/brown sites in the first instance - rather than in open countryside.

Q38 Yes, the Local Plan should encourage energy efficiency when constructing new development.

Q45 I believe that the Borough should be providing for more electrical power charging points for electric cars since it appears that electric cars are going to be in larger circulation in the future and are being promoted by the government.

Grace Everett  
Chair of Ashley Parish Meeting

