


Planning Policy

From: steve lees ·
Sent: 03 September 2018 09:55
To: Planning Policy
Subject: issues and options submission
Attachments: P20.6.3180729 issuesand optionsreponse.docx

Good Morning

Please find enclosed a submission on behalf of Orchard Homes(Highwood Ltd)

Steve Lees
Planning Consultant



Response To Test Valley Borough Council Issues
And Options Consultation For The Next Local Plan
On Behalf Of Orchard Homes (Highwood) Limited

Steve Lees MRTPI

September 2018

Summary

The opportunity to comment on the Issues and Options Consultation document at an early stage of the review of the adopted local plan is welcomed.

The provision of housing to meet the housing needs of the borough is a key task of the Council as the local planning authority. It is important that it identifies the right number of homes needed, how and where they will be located and that they will be delivered within the local plan period.

1.Introduction

1.1 The purpose of this response is to set out the initial views of Orchard Homes (Highwood) Ltd on the content of the Issues and Options Consultation published by Test Valley Borough Council in July 2018. It may wish to supplement the response in the light of changes in national planning guidance, relevant case law and the local planning context

1.2 Should you need to contact me; e-mail.

2.Background

2.1 The company is a local development business which has been active in Hampshire including Test Valley for a number of years.

3.Response

3.1 This response focusses on some of the housing issues highlighted in the Living in Test Valley section of the consultation document and sets out comments in respect of a number of the questions posed.

3.2 The company agrees with paragraph 5.1 which states that providing the right number of homes in the right location is one of the most important challenges faced by a local planning authority. It also agrees that there are serious implications for the residents of the borough if enough houses to meet their housing needs are not provided.

Q4

3.3 The Company considers that the next local plan's housing policies should be based on the Government's standard methodology as there are no exceptional circumstances to justify an alternative approach.

Q5

3.4 The question only refers to the local plan increasing its housing requirement to help support economic growth. The relevant national guidance does not limit the provision of additional housing over and above that derived from the standard methodology to meet economic growth. In the context of paragraph 5.3 the Council should consider increasing its housing provision to influence the prices of homes within the borough. The Council will also need to take into account the Duty to

Cooperate, particularly in respect of southern Test Valley which adjoins a number of authorities who may not meet their own needs, eg New Forest District Council, New Forest National Park Authority ,Southampton City Council who fall within the same south Hampshire Housing Market Area.

Q6

3.5 In paragraph 5.6 the Council states that the Borough is covered by two housing market areas(HMA). It is not clear on what evidence that view has been based and it is therefore difficult to provide an informed response to the question. The Council's approach appears to be based on the southern part of the Borough being within the PUSH boundary and its SHMA rather than an analysis of the various factors which inform the extent of a HMA. However the commuting patterns presented in Figure 11 do suggest that there is a strong link between Romsey/southern Test Valley with south Hampshire ie approximately 43 per cent of all out-commuting and 46 per cent of in commuting is to and from south Hampshire. Whilst the northern boundary may not be necessarily in the right place it is clear that Romsey is very much a part of south Hampshire and will continue to be so.

Q8

3.6 With respect to the options for distributing new housing development the Company considers that whatever approach is selected it should have as its focus meeting the needs of residents, the delivery of the requirement identified in a form that contributes to the achievement of sustainable development and ensures a continuous five year supply of housing land.

3.7 It is likely that an approach which has elements of the options highlighted would most likely deliver the new housing needed rather than reliance on one or two of the options. Given the challenges of delivering new homes the Company would see considerable merit in the Council taking the lead and; identify the overall requirement, the quantum and broad locations where the requirement would be met with the specific allocations being identified either within the local plan or subsequent development plan documents prepared by it. Local communities should have an option to allocate sites to meet their share of the housing requirement through a neighbourhood plan.

3.8 To ensure that the Borough's housing requirement is met there should be a fall back position that in the event that a neighbourhood plan was unlikely to make the appropriate provision in a timely fashion where the Council would allocate land for development. This approach would make best use of the Council's role as the local planning authority whilst enabling local communities to play a key part in shaping their area.

3.9 identifying the housing requirement of an area on a pro rata basis of population is an option worthy of serious consideration. It would highlight to communities the potential housing demands it would generate during the life time of the new local plan and inform discussions within a community as to how best they could be met.

3.10 Paragraph 3.9 of the consultation document rightly identifies the need for communities (parish councils) to work together if the approach is to be successful as a consequence of the nature of their boundaries. In respect of this option it would be appropriate for the Council to play a leading role in

ensuring that the identified requirement was capable of being delivered on the most appropriate sites.

3.11 In considering the merits of the highlighted options for the distribution of development the issue of delivery should be an integral part of the process. The current and previous local plans prepared by the Council have relied to a large extent on a small number of large sites. The preparation of the next local plan provides an opportunity to consider meeting the housing requirement via a wider range of sites in terms of size as well as location.

3.12 The NPPF sets out the purpose of the planning system which is to contribute to the achievement of sustainable development. Test Valley comprises a range of size of settlements from the larger towns of Andover and Romsey some larger villages and a significant number of small rural villages. The most sustainable locations are likely to be the two main towns and the larger villages and any proposed approach should reflect that position whilst still having regard to the needs of the smaller rural communities.

3.13 The next local plan provides an opportunity to play a more proactive role in the phasing of development across the borough. The merits of having safeguarding policies to enable a long term view to be taken rather than the shorter time horizon of rolling forward the current local plan from 2029 to 2036 should be considered. Such an approach may be of particular value when considering development in the villages where the numbers required may be relatively small leading to an artificial arithmetical constraint to site selection which could result in piecemeal development. An approach which enabled land to be safeguarded for future development beyond the proposed end date of the local plan would provide a measure certainty for local communities as to how their long terms needs could be met, reduce the need for early reviews of neighbourhood plans and could secure greater benefits for the community.