

Planning Policy

From: charles milner williams
Sent: 03 September 2018 15:13
To: Planning User; Planning Policy
Cc: FWDThruytonParishClerk
Subject: A351-A400 THruyton Parish Council response
Attachments: New Boro plan to 2036.doc

Dear Planning team,

I attach the consolidated response of THruyton Parish Council to your proposals up to 2036.

Yours sincerely

Charles Milner-Williams

Chairman

RESPONSE TO PROPOSED NEW TEST VALLEY BOROUGH PLAN UNTIL 2036
BY THRUXTON PARISH COUNCIL

	<u>Question</u>	<u>RESPONSE</u>
1	What is good about living or working in Test Valley	High rate of employment; easy transport access; rural setting; community life; environmental and scenic. The draft Thrupton Neighbourhood Development Plan captures this as follows “ The diverse landscape and heritage of the Parish <i>should be</i> conserved and enhanced. Its rural feel and character will remain and the community will be a place where people of all ages and backgrounds can enjoy living in a safe, friendly and tranquil place” Positive environmental and scenic location.
2	What could be improved	Rural policing; maintenance of roads and verges; affordable housing stock on a limited basis in villages and maximum use of brown field sites
3	What should local plan aspirations be for next 20 years	Preserve the overall rural tranquillity and attraction of the Borough whilst providing meaningful employment; affordable housing for first time buyers and creating opportunities for elderly to down size without leaving their communities. Regeneration of town centres to provide adequate and attractive shopping facilities so that our towns stop dying
4	Should the Local Plan for housing requirement be consistent with Government’s standard methodology	Not necessarily. Government does not generally recognise the nature and importance of smaller rural communities. These are a feature of Test Valley and a major part of its attraction. Central Government do not understand how rural communities actually work and prosper. In terms of evidence the latest CPRE report covers this aspect
5	Should be the Boro Plan increase its housing requirement to support economic growth.	No, Test Valley has an extremely low rate of unemployment, economic growth can be accommodated within the current proposed increase of housing stock.
6	Is the current Housing Marketing Areas about right.	Yes, the two – North and South are adequate to support sustainable growth without eroding the unique nature of Test Valley as a whole.
7	Are there any other approaches to distributing development that we should consider	Market forces and increases in demand for services, all dictated by business development will fuel one another
8	Any comments on the approaches suggested	Community led distribution engages with local communities and will resonate with emerging Neighbourhood Development Plans. These too will inform proportionate distribution to parishes and local plan allocations which will ensure that development is commensurate with capacity. Any new villages should be adequately serviced in all respects.
9	How should settlement boundaries be defined in the next Local Plan	As now, with a distinct and significant open space maintained between discreet and uniquely different villages that form the essence of the attraction of Test Valley
10.	Should we continue with seeking up to 40% of affordable new homes	40% is an aspirational target which should be sufficiently flexible to cope with differing demands and expectations across the Borough. differing demands and expectations

		across the Borough, This largely depends how one determines what affordable housing actually is, since much of what is termed affordable in Test Valley is far from affordable for most people wanting to get onto the housing ladder.
11	What should the trigger be for seeking affordable housing	The triggers would be increasingly moribund villages, migration of the work-force and an elderly more dependant population. Care should be taken that no undue importance is attached the amount of affordable housing to be built as this, if disproportionate, could distort to the point of extinction unique villages which are a prime factor in the attraction of Test Valley.
12	Should we allow market housing on rural affordable exception sites	As a general rule, yes but with strict limitations and taking full cognisance of any NDP in place. NDPs should not be overturned by central government on what is apparently a whim. Here again a sense of proportion and aesthetic appeal is required. There is an equal view that no marketing should be permitted on these sites.
13	How should we meet the requirement for self build plots? As part of sites over a certain threshold or separate sites.	Avoid being too prescriptive. Each locality will offer its own solution and a mix of self-build and custom build on a containable scale could enhance either a rural or urban community.
14	Should we establish a policy that covers exceptional quality buildings in the countryside	The policy already exists in the current Listings and the Conservation Area systems. Further to erode these safeguards would be hugely detrimental to the countryside and thus to the attraction of the Borough
15	Should the Council change its approach and set out a requirement that certain areas should provide for the needs of such groups as the elderly.	No, absolutely not. Mixed communities are the strength of Test Valley and any attempt to marginalise one group or another would be highly detrimental to the structure of life in the Borough
16	Should we require a policy that requires a mix and type of housing or should the housing market inform what mix and type to build.	A Council, as with Government, has a duty to direct but with a light hand and must avoid being too prescriptive. Thus a consensus based on local need is required.
17	Should we restrict the size of replacements and extensions to dwellings in the countryside to keep a range of dwellings	No policy is needed and no community can be set in aspic. Vibrant communities will set their own targets and these should be permitted by Parish and Borough Councils working together within existing rules in the current Borough Plan
18	Should the Council establish density standards in the local plan	Yes, and these should be set at a lower density in keeping with householder aspirations for parking spaces, modern smaller gardens. These should allow adequate and sufficient Green Space provision to meet the needs of the community. The profit based high density development should be avoided as it serves only to increase profit margins for developers.
19	Should we establish internal space standards for future homes	Yes, considerations of heating, indoor leisure, in garage car parking and recreation can be combined with considerations of solar heating, solar electricity adequate access and drainage to an optimum degree. Housing should be fit for modern living i.e. charging points for electric cars
20	Should we establish standards for accessible, adaptable and wheelchair user dwellings.	Not necessary to establish a universal standard. Have one in reserve for when and where it may be useful. TVBC should consider establishing standards for accessibility for all housing, since this is what will determine if a

		property is fit for use by all sections of the community,
21	Should the Local Plan set out a definition of rural worker. What should it include	A clear distinction needs to be drawn between rural and agricultural workers. The latter are protected by tenancy agreements tied to occupations but this number is diminishing. Due recognition needs to be given to the plethora of small businesses conducted from rural homes. Any definition should be based more on the location of work undertaken than in its nature thus a distinction needs to be drawn between rural businesses not engaged in agriculturally based work and other businesses engaged in non farming or forestry activities
22	How should we meet Gypsy, Travellers and Travelling Showpeople's needs	There is ample provision within the existing Borough Plan for each of these categories. Where new sites are required these should be by agreement only with neighbouring communities and subject to legal restrictions on nuisance and trespass
23	Should we have a specific policy on health and well-being. What sort of issues should it cover?	Again there is provision within the existing Borough Plan but there is a place for Councils to limit fast food outlets or other purveyors of unhealthy foods. Provision of informative dietary clinics should be extended into schools and through GP practices although these may well, as now, attract fewer people than should pay heed or attend. people than should pay heed or attend. Consider adding access to the countryside, provision of green space with outdoor gyms, and rural activity programmes.
24	Should some types of facilities be given more protection than others	Yes, a leisure centre, park, village or church hall widely used is more worthy than a bingo hall or night club
25	Should we continue to protect all existing community facilities and services.	Not necessarily – only as long as there is a continuing and demonstrable need for them and their provision does not diminish funding for more essential facilities
26	Should we allocate more land to enable more choice and flexibility to the market.	No, unless it is brownfield upon which a major development is planned
27	What are your views on promoting smaller workspaces within the Borough	This would merely recognise a trend towards smaller businesses working from home or convenient business parks. Accessibility is a consideration as not all potential users have access to transport. Fundamentally important is the level of broadband connectivity provided across the Borough.
28	What provisions or controls should be made relating to people working from home	Provisions: Planning to allow use of outbuildings or sheds for specified business use and high quality broadband connectivity. Controls: Nuisance and pollution
29	Should the Council continue to encourage retail uses within primary frontages or should a more flexible approach be taken	Given the trend towards online purchasing, it is essential to be as flexible in the type of legitimate business usage as possible. Owners need rental income and empty shops are a major deterrent to shoppers. Town centres should be made more attractive, trees and open spaces enhance the attraction.
30	How should we best continue seeking apprenticeships	Two ways: one by actively seeking and encouraging youngsters and employers to join legitimate schemes and two, by ensuring that when an apprentice is qualified by ensuring that there is a real job in the sponsoring organisation or a similar organisation. Taking the money offered by council and government and then not offering employment is sharp practice. Educationalists must

		understand that apprenticeships are a real way into full time work for the artisan trades and skills that are currently lacking within society. Future dependence on a British borne work-force post BREXIT makes this even more important.
31	What should be included in any tourism policy in the next local plan	Flexibility in planning to allow tourism use for existing buildings. A concentrated national marketing exercise to extol the attractions of Test Valley. A range of attractions ranging through the sporting, fishing, amusement parks, walking, historic and scenic. As now but with a commercial bias and boost. Tourists' expectations and needs should be fully explored and understood before any policy formulation.
32	Should there be measures to support tourism proposals and if so, what	At Borough level there should be easing of planning permissions for applications with enhanced tourism as their purpose. The existing portfolio needs to be re-inforced and pro-actively to engage with all national tourist and travel organisations to foster the attractions of Test Valley. Some financial help may be considered specifically to generate greater touristic footfall. A focussed marketing initiative may help this expand once the policy is in place.
33	Should we continue to retain the principle of local gaps? Should we define specific boundaries or a more general policy which aims to avoid coalescence	Local gaps have already been heavily eroded. They form an essential part of the already acknowledged attraction of Test Valley by separating separate and unique villages and allowing individual communities to preserve their individuality and identity. A fudged policy that merely aims to avoid coalescence is bound to fail because no clear boundary is set against opportunistic developers. Prime examples are between Fyfield and Thruxton and the "Weyhill Rural Village" and Thruxton.
34	Should the local plan identify and designate Local Areas of Green Space or should this be undertaken by Neighbourhood Development Plans.	NDPs are closer to a village community's wishes and where they exist they stand <i>pari passu</i> with the Borough Plan. Those should not be disturbed, NDPs should be actively encouraged and where there is none on offer significant areas of LGS should be designated by the Borough.
35	Should the next local plan continue to promote water efficiency from new development.	Yes. Adequate supplies, creating more reservoirs where necessary, avoid taking too much out of rivers, use of boreholes. Ensure adequate drainage, effective SUDs and make greater use of surface water rather than letting it waste away in urban drainage systems. Boreholes adversely affect the water table with a concomitant adverse effect on trees.
36	Should we identify suitable sites for renewable energy including onshore wind in the local plan	Prevailing winds are from the west so there is some scope but clusters of wind turbines are unsightly and would seriously detract from natural beauty. Solar farms are one answer but their efficiency rate needs to improve. Recent research calls into question the adequacy and reliability of wind generated power inland.
37	Which areas of the Borough would be appropriate and for which types of technology.	One is not sufficiently conversant with the whole borough to offer an informed opinion but open countryside in the NW quadrant could be a starter for wind farms but this contradicts the provision at 36 above. Care should be taken not to sacrifice too much arable land to energy generation as that would severely diminish crop production which is already at a premium and may post BREXIT be even more so.
38	Should the local plan encourage	Most certainly. Double or triple glazing, properly insulated

	energy efficiency when constructing new development.	walls and solar panels on roof-tops should be Standard. Charging facilities for electric cars should be standard.
39	How can we improve design quality within the Borough	Difficult. By ensuring an adequate and proportionate mix of traditional and modern housing. Business premises and factories should be functional but as attractive as possible. Architect's more intrusively modern designs should be treated with caution and full cognisance of their context taken
40.	Should the local plan be specific on the type of open space to provide or should it take account of existing/future requirements?	Firm guidelines are required geared towards the provision of community based activities ranging from the sporting to the cultural such as a community hall, a church and recreational –a bowling green, space for dog-walking or cycling for example
41	Should we continue to set a per dwelling or per hectare standard for recreational open space on residential developments or should the council require the provision of such to be based on the Playing Pitch Strategy	For smaller developments the council should set the standard based on local needs which should be higher than the PPS since small developments always end up with reduced open space since it usually has what is left over and not what is required. For major developments the national standard should apply however provision to link open space together making linear Green Space corridors brings added benefits for all.
42	Should alternative open space for mitigation be provided as part of new developments or should land be specifically allocated or a combination.	As a policy, a combination is to be preferred as each site must be judged not only on its potential size but also its suitability as a reserved area for natural habitat for wildlife. Judgement and caution will be required and proximity to roads, dwellings or other disruptive influences measured carefully against the needs of what is to be enticed to that site. site. If mitigation, entails allowing a developer to build on existing public open space, then it should only be accepted by consensus.
43	Is there anything additional which the Council should be taking account of?	The difference in perception as to what constitutes a desirable place in which to live differs widely between the convenience based busily employed to whom a house is a convenience and those who wish to live a more rural community based life. Both voices are equally valid and both voices must be heard
44	How can the council promote more sustainable forms of transport such as walking cycling	Walking or cycling to work or shops from an urban start point is possible. Public transport is already limited and likely to become more so. Rural = car!
45	How do you think the Council should be making provision for parking within new development.	Realism is needed. Parking is needed for at least two cars per household, even if they be small electric cars. In developments of flats underground car parking should be mandatory. The problem is exacerbated in developments in small villages where parking is already an issue. The following standard allocation should apply: 1 bed 1.5 spaces; 2 and 3 bed 2 spaces per unit; 4+ bed 3 spaces per unit. All rounded up to nearest whole number. This takes cognisance of the paucity of local public transport and realistic working patterns.
46	Do you agree with the Councils current approach or are there changes you would like to see?	In general, yes, one agrees. Test Valley has established an enviable position high on the list of best places to live. This is a broad vindication of current policy and should not be lightly surrendered to expediency or central government dictates..

