

Planning Policy

From: Anna Duignan
Sent: 08 September 2018 17:34
To: Planning Policy
Subject: ROMSEY AND DISTRICT SOCIETY response to the 'Options and Issues' paper.
Attachments: Options and Issues response 8 Sept '18.docx

Please see the attached response by the Romsey and District Society's Planning Committee to the 'Options and Issues' document.

Kind regards

Anna Duignan
Chairman of the RDS Planning Committee



ROMSEY & DISTRICT SOCIETY
Planning Committee

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Comments on the Council's document: 'Issues and Options' (July 2018)

Q.1. Test Valley has a most pleasing environment in many aspects, not least its visual attractiveness, access/communication to local areas and further afield, good community spirit within the towns and villages, education opportunities and reasonable employment levels.

Q 2. Improvements required to the communications by rail, bus, cycle, parking etc. Improvements to the above, especially in the light of additional residential development would improve sustainability and reduce the use of the car. Employment opportunities need to be improved in the towns and villages, further improving sustainability.

Q 3. See Q 2 above.

Q 4. Yes, the housing requirement should be consistent with Government methodology otherwise there would be a risk of undermining the Council's position at appeal.

Q 5. Economic growth and housing provision should be related but not at the risk of either factors adversely impacting the local character and form of existing settlements and areas.

Q 6. A deeper analysis of the subject is required to establish the relevance of the current HMA. At present it is considered that the Southern area should extend to Stockbridge.

Q 7. The Local Plan should continue with location allocation approach but this should reflect a more evenly distributed arrangement across the Borough for smaller dispersed allocations rather than large concentration in Romsey and Andover.

Q 8. The Community Led Distribution is not favoured at the risk of limiting development to villages with a Neighbourhood Plan to the disadvantage of others, the Proportionate Distribution to Parishes at (say) 5% seems somewhat arbitrary and inappropriate, Local Plan Allocations is addressed in Q 7 above, and the New Village approach may warrant further examination.

Q 9. Taking account of physical features such as rivers, roads, tree belts, etc, the settlement boundaries could be extended beyond curtilages giving some expansion of the villages, but still protecting the character of the area. This requires a detailed study of each area.

Q 10. Yes, keep the 40% of new homes to be affordable, without subsequent relaxation on the apparent 'viability' stance by developers.

Q 11. All development should trigger a need for affordable housing, either by on site provision or financial contribution for smaller schemes but uncertain what that figure should be.

Q 12. A resultant housing mix would be encouraged by the allowance of some market housing on exception sites.

Q 13. Self build could be acceptable as single plots but not as an exception to the countryside policies of restraint.

Q 14. The National Guidance on exceptional quality or innovative design negates the need for a particular policy on the subject. The applications that claim such a status should be tested in the light of that National Guidance.

Q 15. Leave the provision for homes for the elderly to the market forces.

Q 16. The market forces can determine the mix of housing, taking account of the 40% affordable provision being maintained.

Q 17. Since it is not known that a study has been done or is planned for the stock or need for small dwellings, a policy to limit the size of extensions or replacement dwellings cannot be justified on the basis of 'keeping a range of dwellings' (presumably on size). The size of extensions and replacement dwellings should however continue to be included in the Plan in order to limit their impact on the character and appearance of an area.

Q 18. A density figure itself is not the measure to the success of a well planned development, but rather there should be design codes to express the specific criteria for such development for housing layouts. It is suggested that more terraced housing would assist on density issues, and such schemes could be complimented with good tree planting, communal gardens, allotment provision and play areas.

Q 19. Space standards can be reflected in the market demand.

Q 20. Building Regulations requirements would normally ensure such provision for wheelchair accessibility in the design of new housing but more analysis on this may be required and a policy could emerge for a % of new homes to have specific standards.

Q 21. The need for a rural worker home should be considered on a criteria based policy, as with an agricultural worker's dwelling and each application considered on its merits.

Q 22. The Gypsy and Traveller need should be based on a study of need in the locality and on a criteria based approach.

Q 23. The 'health and well being' aspect should be covered by other Development Management policies.

Q 24. Yes, and the pressure to change some local community facilities such as halls and pubs should be addressed by policy to ensure that the necessary facilities are retained within a community. The pressure of change within town centres because of the internet shopping impact on retail is a particular challenge.

Q 25. Yes, where appropriate.

Q 26. Yes, adequate land should be planned for employment use.

Q 27. Smaller workshops should be provided for, without detriment to other uses in the locality.

Q 28. If permission is required for working from home then adequate parking on site would be required, no loss of amenity to neighbours should be secured possibly by a limit on working hours and no industrial equipment installed to restrict noise nuisance etc.

Q 29. Yes encouragement should be retained for retail uses within the primary frontages in the town centres but not at the exclusion of some other uses where retail has failed. The community benefit gained from town centres in respect of recreation and leisure should be encouraged. The redevelopment of the south side of Romsey may add to the retail and leisure aspects of the town.

Q 30. Continue to seek apprenticeships as a sound investment secured in the mechanisms of legal agreements with planning permissions.

Q 31. The importance of encouraging tourism for the area cannot be understated but this should not be done at the expense of detriment to the area by inadequate parking or adverse disruption to the character of the area.

Q 32. See Q 31 above.

Q 33. Yes, keep the Local Gaps. This retains some distinctiveness of settlements, retains the countryside between the built up areas and gives the developer a clear statement on where development is excluded.

Q 34. Yes and the Local Plan should set out the Local Areas of Green Space and not just rely on the Neighbourhood Plan of a village, unless that NP has already set out the Green Space.

Q 35. Yes.

Q 36. The importance of renewable energy is acknowledged but does the LPA have the resource/skill to allocate sites for renewable energy? Otherwise, continue with a criteria based assessment on matters such as landscape quality and impact, etc.

Q 37. See Q 36 above.

Q 38. Yes, but may not require encouragement when it is addressed by Building Regulations although any necessary changes of the detailed design needs to be incorporated within each detailed or reserved matters application, not at a later stage.

Q 39. Design quality should be enhanced and staff may need specific design training at an urban design level and specific detailed design work. Design codes and design guides should provide useful tools.

Q 40. Yes the plan should be specific on the type of open space required, on the basis of an updated survey and analysis of what it is already available and any shortcomings of that supply.

Q 41. Yes to continuing to set a standard of open space provision on residential schemes but details of the Playing Pitch Strategy are not known.

Q 42. Biodiversity (and other points) is being addressed by the Natural Environment Committee of the Romsey and District Society in a separate reply.

Q 43. The NPPF2 gives policy support and analysis to the consideration of the Heritage sites and their setting.

Q 44. Decent routes for walking and cycling are required and should include lighting, specific routes, surfacing repairs, safety at junctions. Planning control on public transport appears outside of the LPA scope?

Q 45. Rear parking courts on new residential development are not successful even though they may meet the quantity of spaces set out in parking standards. Despite the fact that those standards do not appear to meet the current needs, the design of a housing layout should show how the parking spaces are set out in small groups or on each plot, not at the rear.

Q 46. Not enough parking is provided on new housing developments. The impact of position of waste bins needs much more consideration on such layouts so that they are properly planned for and not conflicting with parking areas or the general street scene. Housing for the elderly on sheltered housing or care homes needs to be re-examined to ensure adequate (more) provision for parking.