

Planning Policy

From: Kate Orange <
Sent: 11 September 2018 14:44
To: Planning Policy
Subject: Braishfield Parish Council comment: Issues and Options Consultation
Attachments: BPC_Comment_Issues-Options.pdf

Dear Sirs

Please find attached the comments from Braishfield Parish Council on the "Issues and Options Consultation for the next Local Plan".

Yours faithfully

Clerk/RFO to Braishfield Parish Council

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BRAISHFIELD PARISH COUNCIL COMMENTS

Test Valley Borough Council

Issues and Options consultation for the next Local Plan

Braishfield Parish Council has considered the above consultation and makes the following comments:

#	Question	Comment
1	What is good about living and/or working in Test Valley?	High quality of surroundings: Living in rural communities with easy access to commercial centres (or living in pleasant towns with easy access to countryside)
2	What could be improved about living and/or working in Test Valley?	Local healthcare provision, including access; traffic congestion and excessive use of country roads for non-local destinations.
3	What should the Local Plan aspirations be for the next 20 years?	Give local people more influence over the local plan over next 20 years
4	Should the Local Plan's housing requirement be consistent with Governments standard methodology? Do you have any evidence to support your view?	No – we should use a local plan, not government methods. Figures are hard to understand: 588 dwellings per year implies 1370 people per year at current density, but projected population increase = 570 people per year
5	Should the Local Plan increase its housing requirement to help support economic growth? If yes, do you have any evidence to support this?	No clear evidence to support this. Housing should result from economic growth not be used as an instrument to encourage it.
6	Do you think the HMA boundary is broadly right? If not, how and why do you think it should be changed?	Yes.
7	Are there any other approaches to distributing development across the Borough that we should consider?	1) No 2) Factor in village infrastructure (school, shop, pub, club, churches, etc) 3) A purely numerical approach ignores issues of (a) availability of services, particularly public transport, (b) overuse of country roads, (c) proximity to employment. Some method of taking account of those factors should be devised.
8	Do you have any comments on the approaches suggested above?	Need to get clarity on the total number of houses expected for TVBC

BRAISHFIELD PARISH COUNCIL COMMENTS (continued)

Test Valley Borough Council - Issues and Options consultation for the next Local Plan

#	Question	Comment
9	How should the settlement boundaries be defined in the next Local Plan?	Current process encourages building in gardens and backland development – not a good idea.
10	Do you think we should continue with seeking up to 40% of new homes to be affordable, or should we change the percentage?	No change
11	What should the trigger be for seeking affordable housing?	Smaller percentage of affordable on smaller sites?
12	Should we allow market housing on rural affordable exception sites?	No
13	How should we meet the requirement for Self Build plots? Should it be as part of sites over a certain threshold or separate sites?	Self build is a bad deal for a village – no contribution is made to village infrastructure. Self build should pay CILs like any other. Experience also shows that the build process takes much longer and causes more nuisance as a result.
14	Should we establish a policy that covers dwellings in the countryside which are of exceptional quality?	No – this policy simply seems to serve the super-rich, who don't appear to add much to the local community.
15	Should the Council change its approach and set out a requirement that certain sites should provide for the needs of such groups as the elderly?	Yes – encourage housing for "downsizing" for the elderly – including bungalows
16	Should we include a policy that requires a mix and type of housing, or should the housing market inform what mix and type of housing to build?	A policy is a good idea – else it is likely that the majority of "market" homes will be large & expensive ones.
17	Should we restrict the size of replacements and extensions to dwellings in the countryside to keep a range of dwellings?	No change
18	Should the Council establish density standards in the Local Plan?	Yes: Higher densities could destroy the character of Braishfield.
19	Do you think we should establish internal space standards for future homes?	Yes: Unclear what this means – it is not discussed in the document.

BRAISHFIELD PARISH COUNCIL COMMENTS (continued)

Test Valley Borough Council - Issues and Options consultation for the next Local Plan

#	Question	Comment
20	Do you think we should establish standards for accessible, adaptable and wheelchair user dwellings?	Yes
21	Should the Local Plan set out a definition of rural worker? And if so what should it include?	Caution is needed here – this approach has been abused in the past.
22	How do you think we should best meet Gypsy, Traveller and Travelling Showpeople's needs?	Consultation with localities
23	Do you agree that we should have a specific policy on health and wellbeing? What sort of issues do you think it should cover?	Need policies and approaches to encourage all (and especially children) to be active. Need to have a plan that goes well beyond "public open spaces" – there is a great need for easily accessible indoor sports and recreation facilities. Current policy is far too narrow, especially for an elderly population. Restriction of food types to be sold in food shops seems unlikely to have significant effect but may be worth trying.
24	Should some types of facilities and services be given more protection than others?	Yes – the Braishfield Pantry is a great example of what is required – support such be provided for community enterprises of this kind
25	Should we continue to protect all existing community facilities and services?	Yes
26	Should we allocate more land to enable more choice and flexibility to the market?	Yes – the amount of land for businesses is very limited Need concern over effects on traffic
27	What are your views on promoting smaller workspaces within the Borough?	Good availability of modern small premises is important. Fast broadband is very important Need to be concerned about traffic impacts
28	What provisions or controls should be made relating to people working from home?	Home working which does not generate either more traffic or on-street parking is unobjectionable, and should be encouraged if it reduces vehicle movements. Need care regarding the kind of work at home: professional, clerical & office generally OK, but work involving noise, traffic, etc undesirable in domestic environs.

BRAISHFIELD PARISH COUNCIL COMMENTS (continued)

Test Valley Borough Council - Issues and Options consultation for the next Local Plan

#	Question	Comment
29	Should the Council continue to encourage retail uses within primary frontages or should a more flexible approach be taken with a greater range of uses being allowed?	Retail use should be preserved as far as possible, but it seems idle to suggest this when business rates are decimating town-centre retail outlets. TVBC & HCC continue to decrease the amount of parking in Romsey town centre – this drives potential shoppers away since most of them need to use cars to get there.
30	How should we best continue seeking apprenticeships?	Enterprises require to be of a minimum size to provide apprenticeships, which runs contrary to the trend towards smaller businesses. We have no constructive suggestions.
31	What should be included in any tourism policy in the next local plan?	More places for tourists to stay. Romsey is pitifully short of hotel & B&B accommodation. There is a need for a hotel of the "Premier Inn" class, for example. More attention to road access and parking near to tourist centres.
32	Should there be measures to support tourism proposals, and if so, what?	Allocate site(s), but keep developments in character with the area
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?	Yes.
34	Should the Local Plan identify and designate Local Areas of Green Space or should this be undertaken via Neighbourhood Plans?	Yes because not every parish can or will produce a Neighbourhood Plan, leaving some Gaps unidentified. Best to work with local people on this, in general.
35	Should the next Local Plan continue to promote water efficiency from new developments?	Yes, but it is unclear what this means.
36	Should we identify suitable sites for renewable energy, including onshore wind, in the Local Plan?	Dubious. Local "solar farm" schemes have occupied prime farmland – this makes no sense. Onshore wind is highly controversial and with good reasons. Local plan should require all new housing to have solar electricity & solar hot water.

BRAISHFIELD PARISH COUNCIL COMMENTS (continued)

Test Valley Borough Council - Issues and Options consultation for the next Local Plan

#	Question	Comment
37	If so, which areas of the Borough would be appropriate and for which types of technology (e.g. wind turbines, solar photovoltaic panels)?	None on farmland. Install solar energy devices on buildings – existing & new.
38	Should the Local Plan encourage energy efficiency when constructing new development?	Yes
39	How can we improve design quality within the Borough?	This needs a lot of work. Abbotswood is poor in design terms. Emphasize the VDS as a good approach to better design.
40	Should the local plan be specific on the type of open space to provide or should it take account of existing provision/ future requirements?	The current local plan is obsessive on outdoor open space. There is just as much need for indoor recreation spaces – and the borough is NOT "well served by leisure provision".
41	Should we continue to set a per dwelling or per hectare standard for recreational open space provision on residential developments? Or, should the Council require the provision of recreational open space on residential developments to be based on the needs set out in the Playing Pitch Strategy?	For villages, any provision needs to be made in or near the village – it is not good to expect that people have to travel long distances for facilities.
42	Should alternative open space for mitigation be provided as part of new developments or should land be specifically allocated, or a combination?	Specific allocation is necessary. Every area's needs are likely to be different and we would not wish to see a rigid policy which excludes alternative approaches.
43	Is there anything additional which the Council should be taking account of?	No. Not knowing how the policy works, we cannot comment.

BRAISHFIELD PARISH COUNCIL COMMENTS (continued)

Test Valley Borough Council - Issues and Options consultation for the next Local Plan

#	Question	Comment
44	How can the Council promote more sustainable forms of transport such as walking, cycling and public transport?	<p>Provide facilities to support these forms of transport.</p> <p>e.g. Why is there no bus shelter outside Hillers Arboretum – a potentially busy stop made unwelcoming.</p> <p>e.g Build the Crook Hill footpath</p> <p>Many country roads lack footpaths which is an obvious disincentive to walking. We have seen recent developments increasing traffic burdens on roads which have been identified in the context of previous developments as being already at full capacity, without any account being taken of the effect of the developments currently ongoing.</p>
45	How do you think the Council should be making provision for parking within new development?	<p>Usually, not enough provision for parking is made – there is typically no allocation for parking by visitors - where are they supposed to go?</p> <p>Off-road parking particularly</p>
46	Do you agree with the Council's current approach or are there changes you would like to see made?	<p>It is notable that no questions were asked about health services provision. This is a big hole in the current local plan.</p> <p>TVBC needs to do some proper planning for local health services in Romsey.</p> <p>The current 3 surgery buildings are inadequate and are very hard to access. Parking is very difficult – a key need for patients from the outlying villages.</p> <p>TVBC has done zero planning to provide for new and more appropriate facilities, which are urgently needed – a proposal for a new surgery on the bypass site was even turned down by TVBC some years ago. It is time TVBC woke up to the problems.</p> <p>Provision of electric charging points may become essential, though at present the situation is fluid.</p>

Clerk to Braishfield Parish Council
Date 11/09/18