

Planning Policy

From: Chew, Abigail <abigail.chew@hampshire.gov.uk>
Sent: 13 September 2018 16:19
To: Planning Policy
Cc: Massie, Neil; Biles, Mark; James, Matthew (PBRS); Snell, Katherine; Hague, Louise
Subject: RE: Issues and Options consultation for the next Local Plan
Attachments: HCC consultation response 2018_Final.pdf

To Test Valley Borough Council Planning Policy Team,

Thank you for consulting Hampshire County Council Property Services regarding *Issues and Options documents* as the first stage in the preparation process of the Test Valley Borough next Local Plan.

Please find attached in this email submission of the consultation response from the County Council as a landowner.

I would appreciate if you could please confirm the receipt of this submission.

Please do not hesitate to contact us if you have any questions.

Kind regards,

Abigail Chew

Planner / Urban Designer

Estates and Development Services

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"A modern business delivering public services"

Hampshire County Council, Property Services,

From: Planning Policy [mailto:abigail.chew@hampshire.gov.uk]
Sent: 06 July 2018 12:05
Subject: Issues and Options consultation for the next Local Plan

The Council is preparing our next Local Plan for the Borough for the period to 2036.

A Local Plan has to be based upon national planning guidance (National Planning Policy Framework and Planning Practice Guidance), the evidence that we have collected and have taken into account, and what the Council and our communities see as the key planning issues.

Test Valley Borough Council – Issues and Options Consultation 2018
Hampshire County Council Property Services consultation Response: Public landowner
(Sept 2018)

	Consultation text	Consultation questions	Comments
<p>HOUSING</p> <p>1. LOCAL PLAN ALLOCATIONS</p> <p>5.24 The approach taken in the current and previous Local Plans is for the Council to decide which are the most appropriate locations for housing with a small amount coming forward from sites we didn't identify (a windfall) spread across the Borough.</p>	<p>Q7: Are there any other approaches to distributing development across the Borough that we should consider?</p> <p>Q8: Do you have any comments on the approaches suggested above?</p>	<p><u>Support:</u></p> <p>Hampshire County Council as a landowner supports the current approach in the existing Local Plan to distribute development through Local Plan allocations. The County Council considers that this approach is justified based on evidence collected through its call-for-site exercise and Strategic Housing and Economic Land Availability Assessment (SHELAA).</p>	<p><u>Comment:</u></p> <p>Hampshire County Council is a member of the Hampshire Alliance for Rural Affordable Housing (HARAH), which was formed to help make the provision of rural affordable housing more efficient and increase the availability of funding to provide more affordable homes to local people. Due to the limited availability of funding, the economic viability of delivering rural affordable housing can often be affected by abnormal costs arising from infrastructure to serve the local community. On this basis, and with reference to the response from HARAH the County Council would welcome Test Valley Borough Council's consideration of a policy that reflects HARAH's strategy to deliver affordable homes using a proportion of market housing to cross subsidise the delivery of affordable rural homes. This approach would increase the effectiveness of the provision and ensure continued supply of affordable rural homes where viability is an issue.</p>
<p>2. AFFORDABLE HOUSING</p> <p>5.53 National planning policy supports the development of affordable housing schemes on the edge of existing rural settlements where housing would not normally be permitted. These are known as 'exception sites'. The Council works in partnership with parish councils and the Hampshire Alliance for Rural Affordable Housing (HARAH) to enable the delivery of affordable housing to match housing needs in rural areas. National planning policy invites Councils to consider whether to allow market housing on these sites to help make them more viable and to encourage them to come forward for development. The existing Local Plan allows for affordable housing to be built on the edge of rural settlements but does not allow market housing to cross-subsidise them.</p>	<p>Q12: Should we allow market housing on rural affordable exception sites?</p>		



<p>3. EXTENSIONS AND REPLACEMENTS OF RURAL DWELLINGS</p> <p>5.40 In order to help protect the supply of smaller properties in the countryside and any impact on the surroundings the existing Local Plan restricts the size of replacement dwellings. Normally schemes which see a replacement dwelling more than 50% greater in volume than the original is resisted. We need to consider whether this is the most appropriate way to deal with large extensions in the countryside.</p> <p>5.41 With regards to household extensions changes to permitted development legislation means that homes can be extended significantly without planning permission. The existing Local Plan doesn't set a size restriction for extensions but compares the proposal's size and design against the existing dwelling and how it would look in the landscape. These considerations are also covered by other planning policies and we need to work out whether a specific policy is needed.</p>	<p>Q17: Should we restrict the size of replacements and extensions to dwellings in the countryside to keep a range of dwellings?</p>	<p>Comment: The County Council as a landowner supports the position that a replacement or extension proposal does not require a set restriction, and should continue to be assessed based on the local site context, landscape setting and good design principles. Such a flexible approach allows each proposal to be considered on its own merits. On this basis, HCC would recommend that a specific policy in this matter is not needed.</p>
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<p>4. HOUSING DENSITY</p> <p>5.43 Government guidance allows for Councils to set out their own approach to housing density to reflect local circumstances. More recent draft guidance proposed minimum density standards for town centres and locations that are well served by public transport.</p> <p>The Local Plan does not specify individual densities for particular areas of the Borough but leaves the density of schemes to be informed by and sympathetic to the character of the surrounding area and look to continue the density of the surrounding area.</p>	<p>Q18: Should the Council establish density standards in the Local Plan?</p>	<p>Comment:</p> <p>Hampshire County Council as a land owner considers that the density of schemes should be informed by and be sympathetic to the character of the surrounding areas, rather than having a set standard. This is because it allows sufficient flexibility (effective) to support best practice urban design principles such as legibility to help, for example, explain the importance of buildings and place or sensitively transition from an urban to rural settlement edge.</p>
<p>COMMUNITY SERVICES AND FACILITIES</p>		
<p>5. Facilities and services which serve the community</p> <p>5.51 National planning guidance recognises the importance of community facilities and expects Local Plans to protect these where possible. The existing Local Plan gives protection to shops, pubs, community centres and other similar facilities. However, the protection afforded to facilities does not distinguish between their importance in the community. Equally, the Council does not wish to see vacant building because it has been too restrictive in trying to protect such facilities.</p>	<p>Q25: Should we continue to protect all existing community facilities and services?</p>	<p>Comment:</p> <p>Hampshire County Council as a public service provider considers that there should continue to be a presumption to retain existing community facilities and services for the benefits of local communities. Such County Council services include 'Children's Services' (pre-school through to the 14-19 year age group), 'Adult Services' (catering for those with learning disabilities, mental health, older people, and persons with physical disabilities), and 'Community and Cultural Services' (libraries, museums, sports, recreation, tourism).</p> <p>As a public service provider and land owner, the County Council has an on-going review process to assess the services it provides as part of a strategy of service-driven improvements. This can sometimes potentially result in the relocation and/or re-provision of services to an alternative location to continue to meet operation needs. It may also necessitate the rationalisation of surplus facilities for disposal whereby the proceeds of sale are re-invested to support the deliverability of the re-provision. This approach is supported by Circular 06/03: Local Government Act 1972 General Disposal Consent (England) 2003 – "best consideration for the disposal of land".</p> <p>A policy approach that is too stringent could hinder public service providers, such as the County Council, in being effective in delivering and transforming community services and facilities. The current requirement for a 6-month marketing assessment</p>



		<p>to prove that a facility is surplus to requirements can be inappropriate and impose unnecessary delay in securing or indeed spending limited government funding for community service improvements.</p> <p>On this basis, the County Council would therefore recommend that an element of flexibility is incorporated in the emerging policy to enable public service providers to help deliver operational service changes (including the loss or disposal of a facility no longer needed). One such approach is to distinguish between commercially-run and publicly-owned or managed community facilities. For instance, it is noted that Development Management Policy SDA3: New and existing community facilities (2) in the Pre-Submission South Downs Local Plan recognises the difference between commercial and public facilities and requires a marketing exercise only for the former. It is suggested that any emerging Community Services and Facility Policy in the next Borough Local Plan looks to adopt a similar approach to this. This is in order to be effective in line with the duty to co-operate placed on the Borough Council to respond to the operational needs of the County Council as a public service provider that influences the nature of places and how they function and be positively prepared.</p>
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