

**Planning Policy**

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**From:** Allan Clark <allan.clark@ampfieldparishcouncil.gov.uk>  
**Sent:** 14 September 2018 12:34  
**To:** Planning Policy  
**Cc:** CLLRMHforward; Bryan Nanson; FWDampfield Parish Council Clerk  
**Subject:** Ampfield Parish Council response to Issues and Options Consultation for the next Local Plan  
**Attachments:** 2018 09 14 Response to TVBC final.docx

Dear Sirs,  
Please find attached Ampfield Parish Council's response to your consultation regarding Planning Policy within the Borough of Test Valley.  
If you have any questions or you wish to discuss our response.....please ask!

Yours sincerely,

Allan Clark  
Vice-Chairman, Ampfield Parish Council

Tel: -----



**Response to TVBC regarding: Issues and Options Consultation for the next Local Plan**

- Q1: *What is good about living and/or working in Test Valley?*  
 Response: A beautiful part of the county with good communication links.
- Q2: *What could be improved about living and/or working in Test Valley?*  
 Response: Overall Test Valley should be congratulated on both the Local Plan and the way it consults with residents. The only criticisms APC would make is that recycling could be improved by the provision of food collection bins, and enforcement powers are not always used.
- Q3: *What should the Local Plan aspirations be for the next 20 years?*  
 Response: Ampfield has produced two Village Design Statements (VDS), the first was adopted in 2003 and the second has been submitted September 2018. We would like the Local Plan aspirations to reflect the contents of these VDS.
- Q4: *Should the Local Plan's housing requirement be consistent with Governments standard methodology?*  
 Response: The Local Plan's housing should reflect the needs of the "local" residents and be consistent with local facilities such as: - sewerage, schools, doctors and transport.
- Q5: *Should the Local Plan increase its housing requirement to help support economic growth? If yes, do you have any evidence to support this?*  
 Response: Not necessarily, as the Local Plan's housing requirement should be dependent on "local" needs. If Government built "New Towns" that would be a different matter. However they don't and that is not in the existing or proposed plans.
- Q6: *Do you think the HMA boundary is broadly right? If not, how and why do you think it should be changed?*  
 Response: We consider the HMA boundary to be basically correct and adequate for the needs of the population. We could argue that Ampfield, whilst in Southern Test Valley, should have a similar connection with Winchester as well as Southampton.
- Q7 & Q8: *Are there any other approaches to distributing development across the Borough that we should consider?*  
*Do you have any comments on the approaches suggested above?*  
 Response: It is important to the Ampfield residents that the Parish remains a rural community as is described in the Ampfield VDS which is the adopted Supplementary Planning Guidance, 23<sup>rd</sup> April 2003. Thus proportionate "distributing development" across the Borough is not considered to be appropriate within this Parish as it would change the character of the Parish.
- Q9: *How should the settlement boundaries be defined in the next local plan?*  
 Response: The Ampfield VDS has just been updated and fully revised. This is about to be submitted to TVBC for adoption and confirms the Parish settlement boundaries should remain the same.
- Q10: *Do you think we should continue with seeking up to 40% of new homes to be affordable, or should we change the percentage?*  
 Response: No comment other than when both Morley's Green and Broad Gate Farm were built, with the support of Ampfield PC, affordable housing was included.

Consultation for the next Local Plan continued/

- Q11 & Q12: *What should the trigger be for affordable housing?  
Should we allow market housing on rural affordable exception sites?*
- Response: Any affordable houses should be for the actual local needs within the Parish.
- Q13: *How should we meet the requirement for Self-Build plots? Should it be as part of sites over a certain threshold or separate sites?*
- Response: Within Ampfield we have both types of Self-Build developments. Each should be examined carefully to decide whether they are “In keeping or improve the area” and if so, approved. If not they should be refused.
- Q14: *Should we establish a policy that covers dwellings in the countryside which are of exceptional quality?*
- Response: We would question what constitutes “exceptional quality?” If they bring an improvement to the area, then consideration should be given to approval, but there are many reasons why approval might be refused. Again, reference to the Ampfield VDS would be one source of reference.
- Q15: *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?*
- Response: We have no comment to make about this proposal.
- Q16: *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?*
- Response: Depending on the size of the development. If there are a large number of houses, thus housing mix and differing types of housing is possible. Where a small number of houses is being considered then this is a less likely suitable solution. Thus it is usually a combination of the housing market, Borough Councilors and the Planning Office which should decide. It is not for any to dictate!
- Q17: *Should we restrict the size of the replacements and extensions to dwellings in the countryside to keep a range of dwellings?*
- Response: Yes where it would alter the character of the area and would be contrary to COM2.
- Q18: *Should the Council establish density standards in the Local Plan?*
- Response: Yes provided the character and requirement of the area is not adversely impacted.
- Q19: *Do you think we should establish internal space standards for future homes?*
- Response: Why?
- Q20: *Do you think we should establish standards for accessible, adaptable and wheelchair user dwellings?*
- Response: All new dwellings should be made disabled friendly.
- Q21: *Should the Local Plan set out a definition of rural worker? And if so what should it include?*
- Response: No comment.

*Consultation for the next Local Plan continued/*

Q22: *How do you think we should best meet Gypsy, Traveler and Travelling Show people's needs?*

Response: It is important that the character of Ampfield is maintained. Ampfield has a Gypsy site, and we would be against any extension of this site or other Gypsy, Traveler and Travelling Show people's developments on any additional sites in the Parish. It is also critical that Enforcement Officers should regularly inspect the site to ensure compliance with approved planning permission is not being ignored.

Q23: *Do you agree that we should have a specific policy on health and wellbeing? What sort of issues do you think it should cover?*

Response: No comment.

Q24: *Should some types of facilities and services be given more protection than others?*

Response: No comment.

Q25: *Should we continue to protect all existing community facilities and services?*

Response: Yes.

Q26: *Should we allocate more land to enable more choice and flexibility to the market?*

Response: If this means more land for businesses.....then yes, but should be for businesses only on restricted existing brown field sites. Road access should also be considered especially where LDVs are being used.

Q27: *What are your views on promoting smaller workspaces within the Borough?*

Response: No comment.

Q28: *What provisions or controls should be made relating to people working from home?*

Response: The issue about working from home is "what do people do?" If they are running a surgery or some form of business which involves regular visitors or daily distribution deliveries or collections the Parish Council would be against such provisions. Residents working from home where they are using a computer or telephone, it would be less of a problem. One of the questions which should be asked is "Will it alter the character of the neighbourhood". If yes.....then our view is "NO".

Q29: *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?*

Response: This would not be suitable for a Parish like Ampfield.

Q30: *How should we best continue seeking apprenticeships?*

Response: No comment.

Q31: *What should be included in any tourism policy in the next local plan?*

Response: No comment.

Q32: *Should there be measures to support tourism proposals, and if so, what?*

Response: No comment, except that for all tourism proposals adequate car parking should be made available.

Q33: *Should we continue to retain the principle of Local Gaps? Should we define specific boundaries or more general policy which aims to avoid coalescence?*

Response: Local Gaps are important to the character of each Parish and should be retained. Again we would refer to the Ampfield VDS which the Borough has supported.

Consultation for the next Local Plan continued/

Q34: *Should the Local Plan identify and designate Local Areas of Green Space or should this be undertaken via Neighbourhood Plans?*

Response: Both.

Q35: *Should the next Local Plan continue to promote water efficiency from new developments?*

Response: Yes this is essential!

Q36: *Should we identify suitable sites for renewable energy, including onshore wind, in the Local Plan?*

Response: Yes.....renewable energy is an important national requirement.

Q37: *If so, which areas of the Borough would be appropriate and for which types of technology (e.g., wind turbines, solar photovoltaic panels)?*

Response: Ampfield is not suitable for wind turbines, i.e., it is not sufficiently high enough to produce high wind speeds and will once again change the character of the Parish.

Q38: *Should the Local Plan encourage energy efficiency when constructing new development?*

Response: Yes it is essential that efficient forms of energy are part of any planning approval.

Q39: *How can we improve design quality within the Borough?*

Response: By Officers and Councilors insisting that to obtain planning approvals design quality is paramount. Design forms an important part of the Ampfield VDS. We would expect this to be followed as set out.

Q40: *Should the local plan be specific on the type of open space to provide or should it take account of existing provision/future requirements?*

Response: In consultation with the Parishes the Local Plan must describe types of open space taking into account existing provisions and, as the new Local Plan which will form the basis of planning in the Borough for the next 20 years, carefully consider those Parishes which are rural and those which can continue to develop.

Q41: *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?*

Response: It should be set at a per-dwelling/hectare standard for recreational open space provision. Where there are large developments then the provision of open space should be required.

Q42: *Should alternative open space for mitigation be provided as part of new developments or should land be specifically allocated, or a combination?*

Response: Land should be provided both as part of a new development and also open space should be required.

*Consultation for the next Local Plan continued/*

Q43: *Is there anything additional which the Council should be taking account of?*

Response: It is important that the character of each Parish is maintained, especially those with a rural setting. Existing venues for informal recreation, e.g., Ampfield Wood must be protected with suitable parking. E.g., Jermyn's Lane, because Knapp Lane gets blocked with cars preventing access to emergency vehicles to dwellings and to the woods themselves.

Q44: *How can the Council promote more sustainable forms of transport such as, cycling and public transport?*

Response: It is important that the Council promotes the use and provision of public footpaths, cycle ways and where there are large developments transport subsidies for, usually, buses.

Q45: *How do you think the Council should be making provision of parking with new development?*

Response: The provision of parking is essential. Each house should have at least one parking space and ideally two. This should be a condition of any Planning Approval. They should also be within easy access of the property and designate Parking Officers to regularly visit the sites evenings/weekends and persistent offenders penalized. Emergency vehicles should have access at all times. Adequate car parking for recreational activities is also essential.

Q46: *Do you agree with the Council's current approach or are there changes you would like to see made?*

Response: See response to Q45 i.e., Parking Officers working evenings and weekends.

