

Planning Policy

From: Ian Johnson <I.Johnson@lukenbeck.com>
Sent: 14 September 2018 13:01
To: Planning Policy
Cc: Richard Hutchinson (UK)
Subject: Test Valley Local Plan Issues and Options Consultation - Ampfield Settlement Boundary
Attachments: Extension to Ampfield Settlement Boundary - Reg 18 I&O Representations.pdf

Dear Planning Policy

Please find attached representations to the Issues and Options Consultation Document, submitted on behalf of our clients Mr and Mrs Hutchinson.

Please would you confirm receipt of this email.

Regards

Ian

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Luken Beck



Planning Policy
Test Valley Borough Council
Beech Hurst
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Hampshire SP10 3AJ

14th September 2018

Our Ref: 13047

Your Ref:

by email only

Dear Sir / Madam

REPRESENTATIONS TO THE TEST VALLEY LOCAL PLAN ISSUES AND OPTIONS CONSULTATION: PROPOSED EXTENSION TO SETTLEMENT BOUNDARY FOR AMPFIELD

The purpose of this letter is to provide representations on behalf of our clients Mr and Mrs Hutchinson, to the Test Valley Local Plan 'Issues and Options' consultation, specifically relating to the section 'What Options Do We Have for Distributing Development?'¹ and 'Settlement Boundaries'² and related Question 9. Please find appended to this letter an extract from Inset Map 9 (Ampfield West)³ showing a proposed extension to the Settlement Boundary for Ampfield so as to include The Old Farmhouse, the adjacent office building and neighbouring land to the east.

These representations are prepared in the context of Paragraph 11 of the National Planning Policy Framework 2018 (NPPF) and Paragraph 68, which states [**our emphasis**].

'Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change.'

(Paragraph 11, NPPF)

'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, **land to accommodate at least 10% of their housing requirement on sites no larger than one hectare**; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;*
- c) support the development of windfall sites through their policies and decisions – **giving great weight to the benefits of using suitable sites within existing settlements for homes**; and*
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.'*

(Paragraph 68, NPPF)

Q9: HOW SHOULD THE SETTLEMENT BOUNDARIES BE DEFINED IN THE NEXT LOCAL PLAN

The approach towards focusing new development to the most sustainable locations through the use of settlement boundaries is supported. This approach protects the countryside from inappropriate development, provides certainty for developers and landowners and helps supply a mix of housing to support local

¹ Paragraphs 5.17 and 5.18, Page 17

² Paragraphs 5.27 and 5.30, Page 18

³ Adopted Test Valley Borough Revised Local Plan (2011-2029)

communities and key services and facilities (i.e. schools, convenience stores, surgeries, employment, bus services), especially in the rural settlements. This approach is consistent with Paragraph 68 of the NPPF which recognises the important role of small and medium size sites (including windfall sites) in meeting housing requirements and their potential to deliver development quickly.

However, in order for Brough to meet its future development needs it is important to avoid drawing the boundaries too tightly around the settlements. The physical limits for the Borough's settlements should include land in 'suitable' locations that can be made available for specific land-uses and that is achievable within the Plan period. In identifying suitable land for inclusion within the settlements it is suggested the guidance provided within the National Planning Practice Guidance, 6th March 2014 (NPPG) relating to the 'suitability' of land for housing is considered. The guidance states,

'...the following factors should be considered to assess a site's suitability for development now or in the future;

- *physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;*
- *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;*
- *appropriateness and likely market attractiveness for the type of development proposed;*
- *contribution to regeneration priority areas;*
- *environmental/amenity impacts experienced by would be occupiers and neighbouring areas.*

(Methodology - Stage 2: Site Broad Location Assessment,
Paragraph: 019 Reference ID: 3-019-20140306, NPPG)

For the reasons set out below the proposed alteration to the Settlement Boundary for Ampfield shown in the appended plan is considered to provide a justifiable and effective alignment in terms of supporting the NPPF and in enabling a proportionate distribution of housing to occur within one of the Borough's sustainable settlements.

The existing settlement boundary for Ampfield extends further to the west, along the southern side of Ampfield Hill, than the proposed extension to the boundary. The land on the southern side of Ampfield Hill was formerly part of the curtilage of Grosvenor House and was identified during the previous Local Plan Review to form part of Ampfield, not the wider countryside. Following the inclusion of the land within the settlement boundary, planning permission (TVBC ref. 14/01847/FULLS) was granted for four detached dwellings on 16th December 2014. These dwellings have been completed and occupied (known as 'The Woods'), as shown in Photographs 1 and 2. The development has become well known in the local area and was nominated as finalist in the 2018 South Coast Property Awards for Small Development of 2018.



Photograph 1: Development at The Woods



Photograph 2: The Woods (Rear Elevations)



Photograph 3: The Old Farmhouse



Photograph 4: Offices adj. to The Old Farmhouse



Photograph 5: Adjacent highway and footpath



Photograph 6: Other adjacent residential development

The existing settlement boundary excludes the land adjacent and to the north of The Woods, which comprises The Old Farmhouse (Grade II listed) and curtilage, adjacent office building and associated driveway and outbuildings, as shown in Photographs 3 and 4. This land is visually enclosed by existing development and from longer distance views due to the topography and woodland blocks within the immediate area. Immediately to the east is a small field which is all but surrounded by residential development. This land is considered to form part of the settlement, rather than as part of the surrounding countryside.

The surrounding area is characterised by residential properties in mature landscaped grounds fronting Ampfield Hill (30mph) with footpath links to bus stops, Ampfield Primary School, pub, village hall, recreation ground and golf course.

This proposed extension to the settlement is considered to be consistent with the aims of the NPPF and National Planning Practice Guidance, 6th March 2014 (NPPG) relating to the 'suitability' of land for housing. The points below summarise how the site responds to the guidance:

- There are no known physical limitations or problems of access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination on the site.
- Potential impacts on the general landscape character would be very limited due to the surrounding development. Impacts on biodiversity and conservation are not considered likely to be significant.
- Whilst the proposed revision to the settlement boundary would by default establish the principle of residential development, the setting of the listed building would require a sensitive approach to the design of new development.

- A development comprising a mix of market and affordable dwellings in this location would provide a proportionate contribution towards meeting local housing requirements in a settlement recognised as suitable for modest growth.
- Impacts on the amenity of neighbouring areas would not be significant, subject to development coming forwards in accordance with the wider policies of the emerging Plan and the NPPF.

We appreciate the opportunity to comment on the 'Issues and Options' and respectfully request the Council support this proposed alteration to the settlement boundary in order to accommodate a proportion of the Parish's housing needs in a 'suitable' location.

Yours sincerely

Managing Director

Email:

Appendix 1: Proposed Alteration to Settlement Boundary for Ampfield



Proposed boundary
realignment

-  Settlement Boundary (Policy COM2)
-  Conservation Areas (Policy E9)
-  Countryside (Policy COM2)
-  Local Gap (Policy E3)
-  Sites of Importance for Nature Conservation (Policy E5)

Not to scale

