

Planning Policy

From: Jane Piper <
Sent: 14 September 2018 15:31
To: Planning Policy
Subject: Comments on Test Valley Issues & Options Document
Attachments: Flexford Rd Site Location Plan.pdf

Dear Sir/Madam

These representations are made on behalf of Bloor Homes.

Q4 Should the Local Plan's housing requirement be consistent with government standard methodology?

Q5 Should the Local Plan increase its housing requirement to help support economic growth?

As stated in the revised NPPG, published 13 September 2018, the Government's standard methodology "provides the **minimum** starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore there will be circumstances where actual housing need may be higher than the figure identified by the standard method".

The revised NPPG goes on to state that circumstances where a higher annual housing figure may be appropriate include meeting an unmet need in neighbouring authorities; where previous delivery has exceeded the minimum need identified; or where recent assessments suggest higher levels of need.

Q6 Do you think the HMA boundary is broadly right?

Q7 Approaches to distributing development

The boundaries of the HMA are probably correct for this local plan period. The issue, however, is the 70:30 split of housing between the northern HMA and the southern HMA.

Most of the housing need in Test Valley comes from the PUSH region, which the southern HMA forms a part. As a result a larger proportion of the need should be accommodated in the southern HMA. This will also lead to more sustainable development with shorter journeys to work and higher order facilities.

None of the housing distribution options presented in the Issues and Option document refer to sustainable development criteria. They seem to be based more on political options rather than sound planning criteria.

Whilst it may not be possible to create a new village in Test Valley in the southern HMA, strategic growth is possible which will provide comprehensive development and infrastructure benefits. As paragraph 72 of the revised NPPF states, "*The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.*"

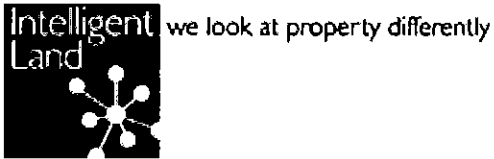
Bloor Homes has a site, to the north of Flexford Road, which could help fulfil Test Valley's housing need in the location it is most needed and provide a well located and designed large scale development. See the attached site location plan.

Bloor Homes will submit a Call for Sites form with the requisite information in the near future.

Kind regards

Jane

Director of Planning



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