

Planning Policy

From: Ian Johnson <[REDACTED]>
Sent: 14 September 2018 16:28
To: Planning Policy
Cc:
Subject: Test Valley Local Plan Issues and Options Consultation - Housing Distribution Ampfield
Attachments: Reg 18 I&O Representations - Housing Distribution_Ampfield.pdf

Dear Planning Policy

Please find attached representations to the Issues and Options Consultation Document, submitted on behalf of our client Mr R Duke, Cedar Wood, The Woods, Ampfield Hill, Ampfield.

Please would you confirm receipt of this email.

Regards

Ian

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RTPI
 Chartered Town Planner



SMARTER
PLANNING
 CHAMPION





Planning Policy
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
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 ALTERATION TO SETTLEMENT BOUNDARY AND RESIDENTIAL SITE ALLOCATION IN AMPFIELD

The purpose of this letter is to provide representations on behalf of our client, Mr R Duke, to the Test Valley Local Plan 'Issues and Options' consultation document and in particular to the sections 'What Options Do We Have For Distributing Development?' and 'Settlement Boundaries' and related Questions 8 and 9 (Pages 17 and 18). Please find in Appendix 1 to this letter an extract from Inset Map 9 (Ampfield West)¹ showing a proposed extension to the Settlement Boundary for Ampfield so as to include the Land to the South of Grosvenor Court Offices, Ampfield Hill. Appendix 2 identifies on an aerial photograph the site context for two strategic allocations.

These representations are prepared in the context of Paragraphs 11, 67 and 68 of the National Planning Policy Framework 2018 (NPPF), which state,

'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)

'Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for years one to five of the plan period; and

b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.'

(Paragraph 67, 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:

¹ Adopted Test Valley Borough Revised Local Plan (2011-2029)



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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;...

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...'

{Paragraph 68, NPPF}

Q8: DO YOU HAVE ANY COMMENTS ON THE APPROACH SUGGESTED?

The Council's review of the Adopted Local Plan housing strategy and the potential of the rural settlements to provide locations for future development is supported. A housing distribution strategy based on dispersal, rather than concentration around Andover and Ramsey is more likely to support the rural economy, key local services, reduce trips and enable people to live in their existing communities. We reserve the right to comment further on whether this is best achieved through a proportionate distribution to the Parishes or through Local Plan Allocations, until further detail is provided.

In order to achieve consistency with the policies of the NPPF and therefore meet the NPPF test of 'soundness'² the distribution strategy within the emerging Local Plan should take into account the NPPF definition of 'deliverable' and guidance provided within the National Planning Practice Guidance, 6th March 2014 (NPPG) relating to the 'suitability' of land for housing, which state,

'Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

{Glossary, NPPF}

'...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}

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

The approach towards focusing growth within the existing settlements 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 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.

In order for the Brough to meet its future development needs it is also 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.

² Paragraph 35, NPPF

Land South of Grosvenor Court Offices, Ampfield Hill – A Suitable Location for Growth

For the reasons set out below the proposed site allocations (see Allocations A and B) are considered to represent a 'suitable' location for housing and a logical alteration to the settlement boundary for Ampfield. Ampfield is considered to be a sustainable rural settlement, not least through the outline consent granted 12th May 2014 for 39 dwellings at Morelys Green, Ampfield (TVBC ref. 12/01133/OUTS) and full permission granted on 16th December 2014 for 4 dwellings on the adjacent site (TVBC ref. 14/01847/FULLS), now referred to as The Woods.

Site and Surrounding Area

The proposed allocations A and B comprise two rectangular sites abutting the southern and western edge of the Ampfield settlement boundary, as shown in Appendix A. Allocation A comprises an area of land that wraps around the western and southern boundary of The Woods.



Figure 1: Images of The Woods, Ampfield Hill

Within Allocation A is an area of the former garden to Grosvenor House that has become a well-established natural habitat and includes a pond and several mature trees and hedgerows. This area abuts on its western boundary a large woodland designated as a Site of Importance for Nature Conservation (SINC). The remainder of the site comprises a paddock which gently slopes to the west and an area previously developed for greenhouses. The latter part of the site now has the benefit of a Prior Approval, granted in 2014 (ref. 14/00459/AGDS), for the erection of an agricultural storage barn (see Appendix 2), although this has not yet been implemented.

Immediately to the south of Allocation A is an area of land recently granted planning permission (TVBC ref. 18/00894/FULLS) for an equestrian centre and dwelling, also shown in Appendix 2. The combined location of the two sites and Allocation B presents the opportunity to deliver a biodiversity corridor linking the two woodland blocks, both of which are designated as SINCS.

Allocation A is accessed from Ampfield Hill (A3090) by the same private drive serving both the offices, the equestrian enterprise and The Woods. There is also a pedestrian access to the east of Grosvenor Court leading westwards to the A3090.

Allocation B represents an extension to Allocation A and is dependent on the latter for vehicular access. This site comprises a larger paddock that is relatively flat with mature hedgerow boundaries. Both of these proposed allocations either individually or in combination could make an important contribution, as 'small sites', towards meeting local housing needs. The NPPF requires Councils should accommodate at least 10% of their housing requirement on sites no larger than one hectare.

Development Capacity

Allocation of site A and/or B within the emerging Local Plan would provide an opportunity to help meet the housing needs of rural Test Valley in a 'suitable' location. Modest size housing allocations in this location would maintain and enhance the sustainability of Ampfield and is a logical extension to the settlement boundary on the fringes of the settlement. The allocation would be well contained in the wider landscape due to existing mature vegetation, topography and limited public views. Further to the delivery of the landscaping scheme associated with the permitted equestrian centre, the Allocations A and B could provide a continuous biodiversity corridor, linking two SINCS currently separated by paddock grazing land.

Summary

This proposed Allocations A and B are 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 sound development. Impacts on biodiversity and conservation are not considered likely to be significant and through additional landscaping and open space provision it is proposed significant biodiversity gains could be achieved.
- A small / modest scale development comprising a mix of market and affordable dwellings in this location would provide a valuable contribution towards meeting local housing requirements in a rural settlement that is 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 allocation and alteration to the settlement boundary in order to help accommodate the Borough's housing need over the Plan period.

Yours sincerely



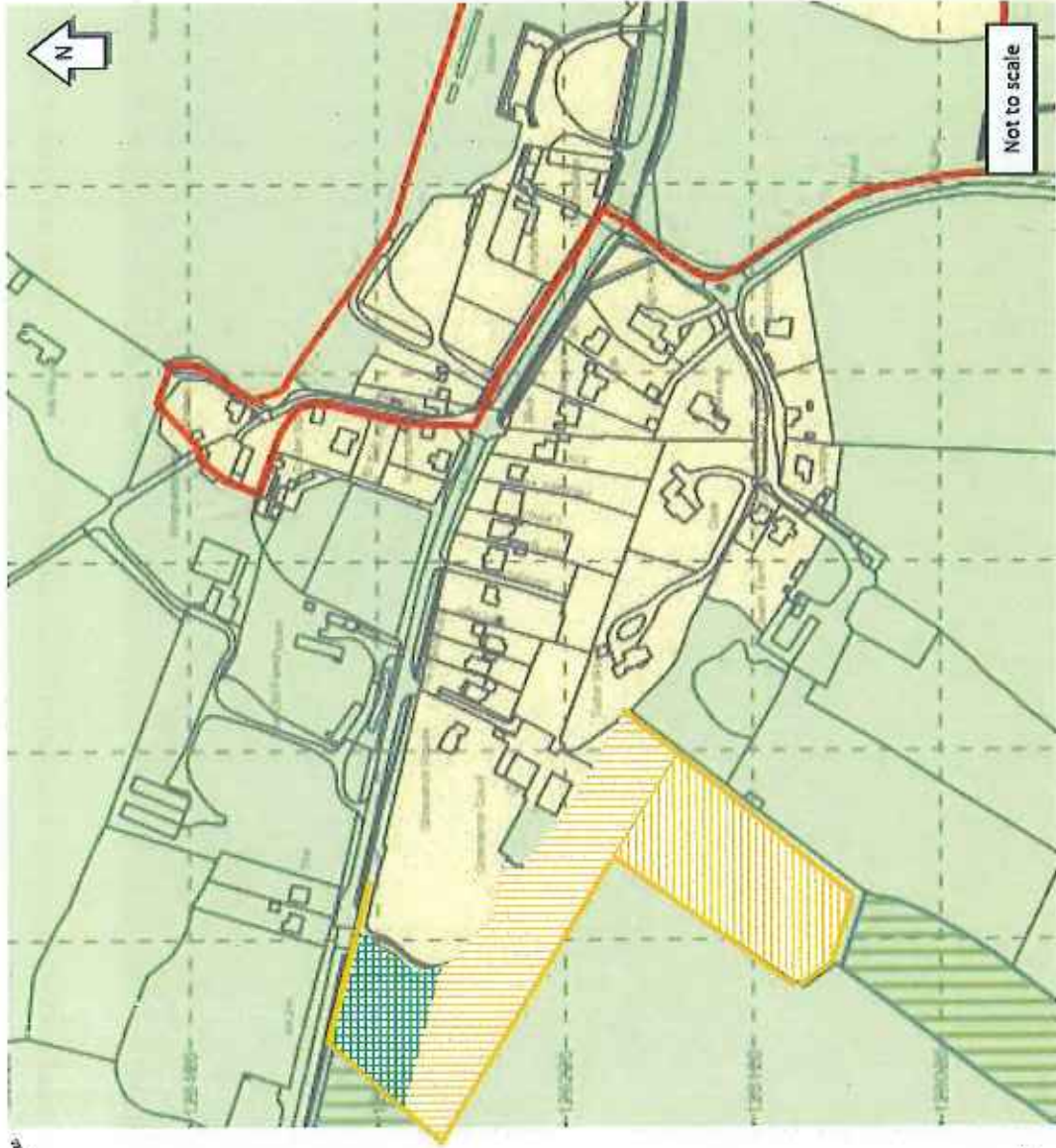
Managing Director

Email: _____
cc: _____

Appendix 1: Proposed Alteration to Settlement Boundary for Ampfield and Residential Site Allocations



-  Proposed boundary realignment
-  Proposed Extension to SINc and/or amenity area
-  Proposed Site Allocation A
-  Proposed Site Allocation B



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

Not to scale

Appendix 2: Land South of Grosvenor Court, Ampfield: Allocation Site Context



Permission granted for agricultural building 14/00459/AGDS

Permission granted for Equestrian Centre and dwelling 18/00894/FULLS

- Proposed Residential Allocations A & B
- Existing Site of Importance for Nature Conservation (SINC)
- Potential extension to SINC and public green space
- Proposed biodiversity corridor
- Proposed points of access