

**Planning Policy**

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**From:** joanna ferguson  
**Sent:** 16 September 2018 00:04  
**To:** Planning Policy  
**Subject:** Planning Consultation  
**Attachments:** CONSULTATION ON FUTURE PLANNING ISSUES IN TEST VALLEY.docx

I attach the results of Quarley Parish Council's deliberations on the above.

It might well be that you will not be able to include us in your deliberations?

I am afraid I have just come back from a few days away, to find that I had not sent this by 4pm yesterday. My apologies for this error: I am most annoyed with myself, as it has been waiting for me to send, but we were awaiting more replies from Quarley Residents. We had asked them if they wanted any input to our response. Unfortunately, the initial few replies were not added to and the wait was of no purpose.

Chair,  
Quarley Parish Council,



**CONSULTATION ON FUTURE PLANNING ISSUES IN TEST VALLEY  
RESPONSES FROM QUARLEY PARISH COUNCIL**

- Q1 Test Valley is still a good area to live in; it has attractive villages and countryside. If there were a higher quality of job within the area, living within Test Valley would be enhanced.
- Q2 If better levels of employment could be attracted into Test Valley, with consequent better pay, more young people would be attracted not only to remain, but to come into the area.
- Q3 Test Valley should aim to improve the quality of new buildings at all price levels.
- Q4 The Local Plan's housing requirements are entirely dependent on the ability of Test Valley to attract decent jobs into the area. Otherwise we will continue to have the attractive houses purchased by people who will need to commute to find well paid jobs.
- Q5 This is a 'chicken and egg' question. Without the supply of decent jobs, they will surely not be the demand for more housing other than the suggested 570 new houses per year.
- Q6 We consider that unless you bring good quality jobs into Test Valley, the current HMA boundaries are sufficient.
- Q7 The creation of garden villages has great attraction. The problem would be to find suitable sites that would not swallow small communities and attractive landscape. Placing such villages along side the A303 or A34, would seem sensible, at first sight, until it is appreciated the noise and pollution that is created by such highways.
- Q8 Despite the 2011 Localism Act, has there been much co-operation from Test Valley with parish councils? We feel this does not bode well for future planning and discussions with Test Valley and Parish Councils.
- Q9 If Test Valley decides to have developments adjacent or within a village, we feel this should only be done with prior and extensive consultation with the relevant Parish Council or even Parish Councils, as neighbouring villages can be affected.
- Q10 In view of the level of wages paid within the Test Valley area, we feel there will be a need for affordable housing. Consequently, we do not see how the percentage can be lowered.
- Q11 What does your view of 'trigger for affordable housing' mean – a trigger to build more or a trigger to allocate such housing? If the latter, we feel it should be allocated to **firstly**, people who already live within Test Valley area. There are 2 requirements for affordable housing: the unskilled jobs with low wages, or for young people starting out on the jobs ladder. We already have sufficient people for the first category requiring affordable housing, although it is possible there might be a requirement for **secondly**, people coming into Test Valley for the first time.
- Q12 Building affordable housing on exception sites on the edges of existing settlements must depend on the amenities present in those settlements. Every year the amenities in villages disappear; shops, post offices, pubs etc. Consequently, we feel it will become increasingly difficult to find suitable existing settlements.

Q13 We are surprised that there is not a demand for more self-build plots. Perhaps when a new development is started an area should be retained and advertised for such a build? Time must be given for people to consider such an exercise. These self-build projects can be more affordable than one purchased from a Developer, needing to make a profit. They should be well advertised. The land set aside should be able to take a variety of different size home and good design should be of paramount importance.

Q14 We feel that every application for a build of exceptional quality should be looked at with consideration. However, we also feel that there should be a consultation with Rural England in addition to the relevant Parish Council.

Q15 The elderly are like people of any age, individual with different requirements and tastes. Apart from building special villages, which certain commercial companies now do, we do not see how Test Valley would be able to regulate this.

Q16 This is what villages supply: a mix of types of accommodation and people of all ages. How you could replicate this without much expense would be difficult.

Q17 We feel it necessary to keep a range of dwellings. We feel that Test Valley should be more open to potential buyers of properties and if contacted, be prepared to warn that there would be limits to extensions on some houses, depending on the size of the site and the neighbouring houses.

Q18 The density of schemes must be controlled so that they are sympathetic to the surrounding area. Good construction, appearance and design seem many times to have been ignored.

Q19/20 Internal space standards are important to the well being of residents. It should be compulsory that what is called a bedroom will actually take a full-size bed. Having houses built to take wheelchairs would be sensible – the cost of changing doors at a later stage is always more difficult and expensive.

Q21 We feel making a definition of a Rural Worker, would be prescriptive.

Q22 The needs of Gypsy, Traveller and Show people are all slightly different. There should be great care taken that a site chosen is not just a 'tick in the box' exercise, but has the requisite amenities for each category.

Q23 Food outlets selling cheap and unhealthy food, should not be permitted near schools.

Q24/25 In an ideal world, Test Valley would give protection to premises that have been used for shops/pubs etc. In today's climate with purchases online or in large supermarkets, we do not know how this can be accomplished.

Q26 If there is a demand for smaller sites, land should be allocated.

Q27 There needs to be a rethink of business tax to encourage small businesses.

Q28 Only if people working from home adversely affects their neighbours should there be controls on working from home. Parish Council would soon hear if any activity affected other residents and would inform Test Valley. In all probability some residents would inform Test Valley themselves.

Q29 We feel that Test Valley has no option other than to have a more flexible approach and allow a greater range of uses. Parking charges have an adverse effect on market towns. When a business such as Marks and Spencer's pull out of a town, we do not know how Test Valley can attract more high-class retail businesses.

Q30 This is asking us something of which we have no real knowledge. We do agree that there should be proper apprenticeships and it must be sensible to have properly trained builders.

Q31/32 There are 2 excellent Museums in the Andover Area. The Iron Age Museum (if a little small), is signed from the Ring road. We wonder if it would be possible for Test Valley to form a connection with Stonehenge (even though it is in Wiltshire)? If it were possible to bring in to Andover to see this museum, even a small number of the tourists that pass by on the A303, would be of advantage to Andover. Similarly having a connection with the Flying Museum at Middle Wallop, could somehow give more benefit to Andover?

Q33/34 We feel it is most important to retain principle local gaps. Some small villages would otherwise become lost. We also feel that there are certain landscapes such as Danebury and Quarley Hills that should have a higher designation. This type of information on landscape should come from your commissioned Landscape Character Assessment.

Q35 The supply of water to ever increasing number of houses must be of concern. However, without making new residents lives very difficult with water efficiency controls (we already have water meters and water saving lavatory flushing systems) how will you achieve this?

Q36 Sadly, we do feel it is necessary to think of further renewable energy sites. (Quarley was not happy with the Solar Farm that was placed just on the boundary of Quarley village, as it was placed on land that had produced what seemed, good crops and was also at the junction of a couple of public footpaths, something our Parish does not have in abundance, and so we are very aware of its existence). We are concerned about such sites being chosen without regard to protections for the countryside. An extra worry is, that we hear when a wind farm or solar farm has finished its useful life, it is considered too expensive to clear such sites.

Q37 We do not have sufficient knowledge to propose any such sites.

Q38 Energy efficiency should be encouraged, especially with the ever-increasing cost of energy, but it should always be part of good and attractive design.

Q39 **THE 100 DOLLAR QUESTION.** So many objections to planning would disappear if new developments or even individual houses were designed with style and fitted into the local landscape. You would need to find architects that are happy to consider the actual site and consider the opinion of existing residents. We appreciate there are many types of taste and a pastiche is not always desirable, but in small and or attractive villages you do not want a dwelling to stand out like a sore thumb.

Q40 We feel that there are not sufficient open spaces of decent size for Residents. Some Parishes, such as ours, have no land to allocate for exercise or allotments. Such a situation should not be allowed to happen with new developments. With the current size of gardens, we feel that space for allotments and exercise should be made available on new developments.

Q41 Whatever scheme gives more space, should be chosen.

Q42 We feel as much space as possible, in any combination possible, should be chosen.

Q43 Education should be top priority for Test Valley – we know this is a Hampshire CC matter, but communication from Test Valley to Hampshire Education Authorities are probably on going? Test Valley would improve its attractiveness to companies thinking of moving here, if they knew they could recruit at all levels of expertise, not just at the lower levels.

Q44 Improving paths for walking and cycling.

Q45 Local Authorities have to accept that people have cars now and will have cars in the future, be they eventually electric. There is no purpose making life difficult for residents to park near their houses – not around the next corner – good design and landscaping once again would solve these problems. Points for charging future electric cars should start to be installed now.

Q46 If your current approach is to think of the welfare and convenience of the Residents of Test Valley, we would fully support you.

**Quarley Parish Council**