

LOCAL PLAN CONSULTATION**TEST VELLAY DISTRICT COUNCIL****Hampshire County Council landowner and service provider response****05 September 2019**

Hampshire County Council in its role, as landowner and service provider, supports the principle of the document. The County Council offers the following comments, in the spirit of its duty to cooperate, in line with the Town Planning (Local Plan) Regulations and to further ensure the DPD has been positively prepared, justified, and consistent with national policy.

Policy/ document reference	Object/ support	Planning and Urban Design (PUD) comment	Planning and Design suggested amendment
COMMUNITY SERVICES AND FACILITIES			
<p>POLICY CI1: Protection of existing community facilities</p> <p>1. Development that results in the loss of key community buildings or facilities that serve the local community, as listed below will only be supported where:</p> <p>a) an assessment has been undertaken which shows the facility is surplus to requirements and there is clear evidence that the</p>	<p>Comment</p>	<p>Hampshire County Council in its role, as a landowner and service provider, supports the principle of Policy CI1.</p> <p>The County Council as a public service provider has an on-going need to review and, if necessary, rationalise surplus facilities as part of wider County Council strategies to improve local services in the community. It is considered that the wording of the policy allows sufficient flexibility to secure future improvements to education facilities during the plan period. This requirement is in compliance with paragraph 94 of the National Planning Policy Framework (NPPF), which states that “it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning</p>	<p><u>Suggested amendment:</u></p> <p><u>d) The proposals are part of a public service provider’s plans to re-provide or enhance local services in equally accessible locations.</u></p> <p><u>Additional supporting text:</u></p> <p><u>Section 77 of the Schools Standards and Frameworks Act 1998 sets out strict criteria to control the release of school playing fields for development, including requirements that the proceeds are used to enhance sports and/or education provision. Hampshire County Council may seek the development of school playing fields to rationalise its land holdings as a means of financing recreational and educational improvements.</u></p>

<p>community has no need for that type of facility;</p> <p>b) it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location;</p> <p>c) the development is for an alternative community facility, the need for which clearly outweighs the loss.</p> <p>Key Community Facilities include:</p> <ul style="list-style-type: none"> - Kimpton, Thrupton and Fyfield C of E Primary School - Thrupton Recreation Ground - Thrupton Memorial Hall - Thrupton Village Green - Church of St Peter and St Paul <p>2. Proposals to enhance the viability and/or community value of these facilities will be supported, providing that they accord with the other policies of the Development Plan.</p>	<p>authorities should take a proactive, positive and collaborative approach to meeting this requirement.” Where central government funding is not available, the only way that education improvements can be funded is through developer contributions and through the disposal of surplus land within school sites.</p> <p>As I appreciate you may be aware, the operational needs of the Primary School and its playing field are already protected by the following layers of planning policy and legislation:</p> <ul style="list-style-type: none"> • Paragraph 97 of the NPPF states that existing open space including playing fields should not be built on unless an assessment has been undertaken which clearly shows: <ul style="list-style-type: none"> i. the space to be surplus to requirements; ii. that the loss from the proposed development would be replaced by an equivalent or better provision in terms of quantity and quality in a suitable location; and iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. • Sport England’s Playing Fields and Policy Guidance: Sport England’s policy and associated guidance on planning applications affecting playing fields (March 2018); 	
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	<ul style="list-style-type: none"> • The Department for Education: The Education and School land and property: protection, transfer and disposal guidance note. This restricts any form of development that would result in the loss of playing field land unless specific criteria are met including: <ul style="list-style-type: none"> i. the school’s needs, ii. curriculum needs, iii. reinvestment in sport and education facilities; and • Section 77 of the School Standards and Framework Act 1998 (as amended). <p>The County Council is only able to promote the disposal of surplus school facilities for alternative development where it can be demonstrated under Section 77 of the School Standards and Framework Act (1998) that the land is surplus to the requirements of both the subject school and other Local Education Authority (LEA) schools within the local area, and that the proceeds from the sale of the surplus land is re-invested by the LEA into education, sport and/or recreational facilities. Section 77 is therefore a process that would be consistent with the intentions of Policy CI1.</p> <p>As demonstrated above, it may be appropriate for the school expand onto existing playing fields, and therefore Policy CI1 should clearly support this and can be amended with the the inclusion of additional supporting text to clarify acceptable special circumstances (see</p>	
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		<p>adjacent column). This would reinforce the unique role and function of public service providers and their need for managed change to deliver operational service improvements over the plan period (be effective)</p>	
<p>Policy HD4: Policy HD4: Design 1. Development proposals must demonstrate how the development contributes to the character of Thrupton, incorporating design principles that reflect the local vernacular, particularly the Conservation Area and those features and characteristics included in the Thrupton Village Design Statement. Proposals will be expected to demonstrate the following: a) building form and style valued and promoted locally including smaller houses with characteristically low roofs. Low roof lines and details such as flint inserts, arched window details, dormer</p>	<p>Comment</p>	<p>Hampshire County Council in its role, as a landowner and service provider, supports the principle of Policy HD4.</p> <p>Notwithstanding support for the policy overall, the County Council is concerned that the draft policy does not meet the tests of soundness as it appears to be omitting non-domestic properties (i.e. school, community buildings) and risks not being effective.</p> <p>The County Council suggests that wording is included to make it clear that this policy applies or not, to non-domestic development and allows for the use of the development to be a material consideration. Or alternatively, there is a specific policy for non-domestic development on this basis. This would prevent any confusion and allow for appropriate development which contributes positively to the character of Thrupton.</p>	

<p>windows in a low roof, raised eaves and exposed woodwork are all distinctive local features which will generally be supported;</p> <p>b) use of locally distinctive building materials as appropriate to the location (brick, flint, thatch, clay tiles or slate). The use of flint, mellow red and blue brick, rendering painted white or cream, slate or thatch is encouraged. The use of grey and brown roofing materials is preferred, or if a red roof is appropriate a mellow mixed red using reused tiles would be acceptable;</p> <p>c) suitable boundary treatments, such as brick, flint, chalk based cob or hedges of beech, hawthorn, ivy, privet or yew. Thatched or tiled topped Hampshire walls should be maintained and are an attractive method of delineating new boundaries.</p>			
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<p>d) attention to design detail, with discreet siting and design of service features such as bin stores; cycle stores; meter boxes, flues and ventilation ducts; renewable energy; lighting, satellite dishes and phone lines; e) development should create places that are sustainable, durable, safe and secure, functional, aesthetic, flexible and suitable for their location and use, meeting the relevant policies of the development plan; and f) avoid or minimise the use of external lighting in line with Policy EN1.</p> <p>2. Development proposals where required, should be accompanied by a Design and Access Statement, showing how the proposed design and access arrangements for the proposed development have</p>			
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responded to, and been informed by, the site context			
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