

Draft Test Valley Local Plan 2040

REGULATION 18 STAGE 2

**CHILBOLTON
PRESENTATION
26TH MARCH 2024**

February 2024

Test Valley 
Borough Council

WELCOME

- **THANK YOU ALL FOR COMING
OUT ON THIS MISERABLE
NIGHT**

Draft Test Valley Local Plan 2040 (Regulation 18 Stage 2)

Contents

- Vision, Key Challenges and Objectives
- Spatial Strategy
- Test Valley Communities
- Theme Based Policies
- Appendices
 - 59 policies
 - Numerous appendices/supporting documents.

GENERALLY , THE STRATEGY WORKING GROUP SUPPORTED THE DRAFT 2040 LOCAL PLAN

• IN PARTICULAR

- THE MUCH GREATER EMPHASIS ON COUNTERING CLIMATE CHANGE (POLICY CL1)
- THE FLOOD RISK PROPOSALS (CL2)
- THE DRIVE FOR BETTER INSULATED BUILDINGS AND REDUCED ENERGY USE (CL3)
- BETTER WATER USE AND MANAGEMENT (CL4)
- LOW CARBON ENERGY PRODUCTION AND STORAGE (CL5)
- PROVISION OF INFRASTRUCTURE (COM1)
- CONSERVATION OF HERITAGE ASSETS (ENV2)
- PROTECTION OF LANDSCAPE CHARACTER (ENV3)
- BIODIVERSITY (BIO1/BIO2/BIO3)
- GREEN INFRASTRUCTURE TREES HEDGEROOWS (BIO4 / BIO5)
- OPEN SPACE AND RECREATION (HE1/HE2)

HOUSING

NEW HOMES

- **6,270 new homes** are required in Northern Test Valley for 2020 to 2040
- **Annual** requirement for **313** homes in Northern Test Valley
- **260** are rural
- **None** in Chilbolton (POLICY SS3/4)

GENERALLY WE SUPPORT

- DELIVERY OF HIGH QUALITY DESIGN (DES1)
- DESIGN DETAILS (DES2)
- AFFORDABLE HOUSING (HOU1) *
- COMMUNITY LED DEVELOPMENT (HOU2) *
- RURAL EXCEPTION AND FIRST HOMES AFFORDABLE HOUSING (HOU3 / HOU4)
- HOUSING TO MEET OUR NEEDS (HOU5) *
MIX – TYPE – TENURE – DENSITY
- RESIDENTIAL SPACE STANDARDS (HOU6) *
- SELF- BUILD (HOU7)

WILL BE DISCUSSED LATER

TRAVEL TRANSPORT PARKING

- ACTIVE AND SUSTAINABLE TRAVEL (TR1)
- TRANSPORT IMPACTS (TR2)
- PARKING (TR3)

POLICIES THAT WE NEED TO DISCUSS

- **RESIDENTIAL HOUSING SPACE STANDARDS**
- **AFFORDABLE HOUSING**
- **DOWNSIZE HOUSING**
- **LOCAL HOUSING INITIATIVES**

SETTLEMENT BOUNDARY

- SS1 Chilbolton in **Tier 3** of local settlements with a **Settlement boundary**
- SS2 Development permitted in principle in settlement boundaries.

RESIDENTIAL HOUSING SPACE STANDARDS POLICIES HOU5 AND HOU6

**THIS IS ABOUT BEDROOM COUNT and
INTERNAL AREA (Square Metres)**

**A range of accommodation that meets local needs,
market and affordable including**

- A mix of homes size (bedrooms) type, tenure
- An appropriate density of development

National Accessibility and Space Standards

- The Space standards only apply to new builds not additions/extensions
- The LP and Housing Need surveys still refer to number of bedrooms not floor area. **There are no standards to reflect Floor area that is used for cost estimates and determines build cost.**
- We are concerned with smaller homes 1,2,3 bed homes but new builds have added TV Rooms, family rooms etc. and bypassing our NP Policy.

HOUSING SPACE STANDARDS

NATIONAL STANDARDS				
<u>Minimum</u> Gross Internal Floor Area (GIFA) (m ²)				
Bedrooms	Persons	1 Storey	2 Storey	UK AVERAGE
1	1	39 43		
1	2	50 55	58 63	50
2	3	61 67	70 76	65
2	4	70 77	79 86	65
3	4	74 84	84 94	90
3	5	86 97	93 104	90
3	6	95 107	102 114	90
LONDON PREFERRED IN BLUE				

ON 5 TH APRIL 2022 CHILBOLTON PROPOSED A <u>MAXIMUM</u> GROSS INTERNAL FLOOR AREA FOR 1, 2 AND 3 BEDROOM HOUSES		
Bedrooms	AFFORDABLE	DOWNSIZE
1	60	70
2	70	100
3	90	130

CHILBOLTON INTEND TO RASIE THIS AGAIN AS THE PRESENT DRAFT POLICY REMAINS INEFFECTIVE

WE BELIEVE THAT ALL PLANNING APPLICATIONS SHOULD SHOW GROSS INTERNAL FLOOR AREA AND AREA OF SITE.

AFFORDABLE HOUSING POLICY HOU1/2/5 CHILBOLTON IS A DESIGNATED AREA

POLICY HOU1 AFFORDABLE HOUSING

AFFORDABLE HOUSING TO BE

- 40% IN DEVELOPMENTS OF 15 OR MORE
- 30% IN DEVELOPMENTS OF 10-14
- 20% IN DEVELOPMENTS OF 6-9

Appropriately integrated in the development

POLICY HOU2 COMMUNITY LED DEVELOPMENT

SHOULD BE PREDOMINANTLY AFFORDABLE TO MEET HOUSING NEED AND MARKET HOUSING IS SUPPORTED BY LOCAL EVIDENCE

POLICY HOU5 PROVISION TO MEET OUR NEEDS

- SHOULD DELIVER A RANGE OF ACCOMMODATION THAT REFLECTS LOCAL NEEDS
- MIX OF HOMES TAKING INTO ACCOUNT LOCAL HOUSING STOCK AND NEEDS - INCLUDING ELDERLY

OUR VIEW

THESE POLICIES ARE SUPPORTED BUT THE HOUSING MUST BE INTERGATED IN THE DEVELOPMENT AND THERE SHOULD BE NO OPTION TO PAY CASH IN LIEU.

HOUSES SOLD UNDER RIGHT TO BUY SHOULD BE REPLACED IN THE SAME PARISH

DOWNSIZE HOUSING

POLICY HOU5 PROVISION TO MEET OUR NEEDS

SHOULD DELIVER A RANGE OF ACCOMMODATION THAT REFLECTS LOCAL NEEDS

MIX OF HOMES TAKING INTO ACCOUNT LOCAL HOUSING STOCK AND NEEDS - INCLUDING ELDERLY

THE DRAFT LP IS TOO VAGUE (SHOULD BE CONSIDERED) IN HOU5 ABOUT MEETING THE NEED FOR DOWNSIZE HOMES.

WE WOULD LIKE TO SEE DOWNSIZE HOMES OR AFFORDABLE HOMES IN WHEREVER THERE IS A REQUIREMENT FOR A PERCENTAGE OF HOMES OF A PARTICULAR CLASS.

THE NDP POLICY HD1 HAS NOT YET PROVIDED ANY SMALLER HOMES. TVBC DO NOT YET HAVE ANY DEFINITION REGARDING THE SIZE OF SMALLER HOMES.

Policy HD1: Housing Scale and Mix

- 1) The number of homes built within Chillbolton over the 10 year plan period, should be about 20 homes, in line with the Housing Need Survey findings; and
- 2) The mix of any individual development should only be 1-, 2- & 3-bedroom homes including apartments, semi-detached, terraced or bungalows

LOCAL HOUSING INITIATIVES

POLICY HOU2 COMMUNITY LED DEVELOPMENT

SHOULD BE PREDOMINANTLY
AFFORDABLE TO MEET HOUSING NEED
AND MARKET HOUSING IS SUPPORTED BY
LOCAL EVIDENCE

POLICY HOU3 –RURAL EXCEPTION HOUSING

**WE DO NOT AGREE THAT DEVELOPMENT OF
THESE TYPES SHOULD BE PREDOMINANTLY
FOR AFFORDABLE HOUSING.**

DOWNSIZE HOUSING MUST BE INCLUDED.

CHILBOLTON SETTLEMENT BOUNDARY

- **The Chilbolton 7th April 2022 submission to the Reg 18 Local Plan (LP) Consultation proposed:**
- **that the criteria for settlement boundaries in TVBC be reconsidered as part of the Reg 18 stage 2 consultation.**
- **that the properly evidenced settlement boundary criteria in Winchester, East Hampshire and Wiltshire be taken into account.**
- **that the “preferred wording” suggested by Chilbolton be considered**
- **that Neighbourhood Plans should be the preferred way to make changes to Settlement Boundaries.**

Test Valley 2024 Settlement Boundary Review included all the proposals made but did not amend the Chilbolton Settlement Boundary using the criteria.

3.4.3 P37 SETTLEMENT BOUNDARIES CANNOT BE REDUCED ?

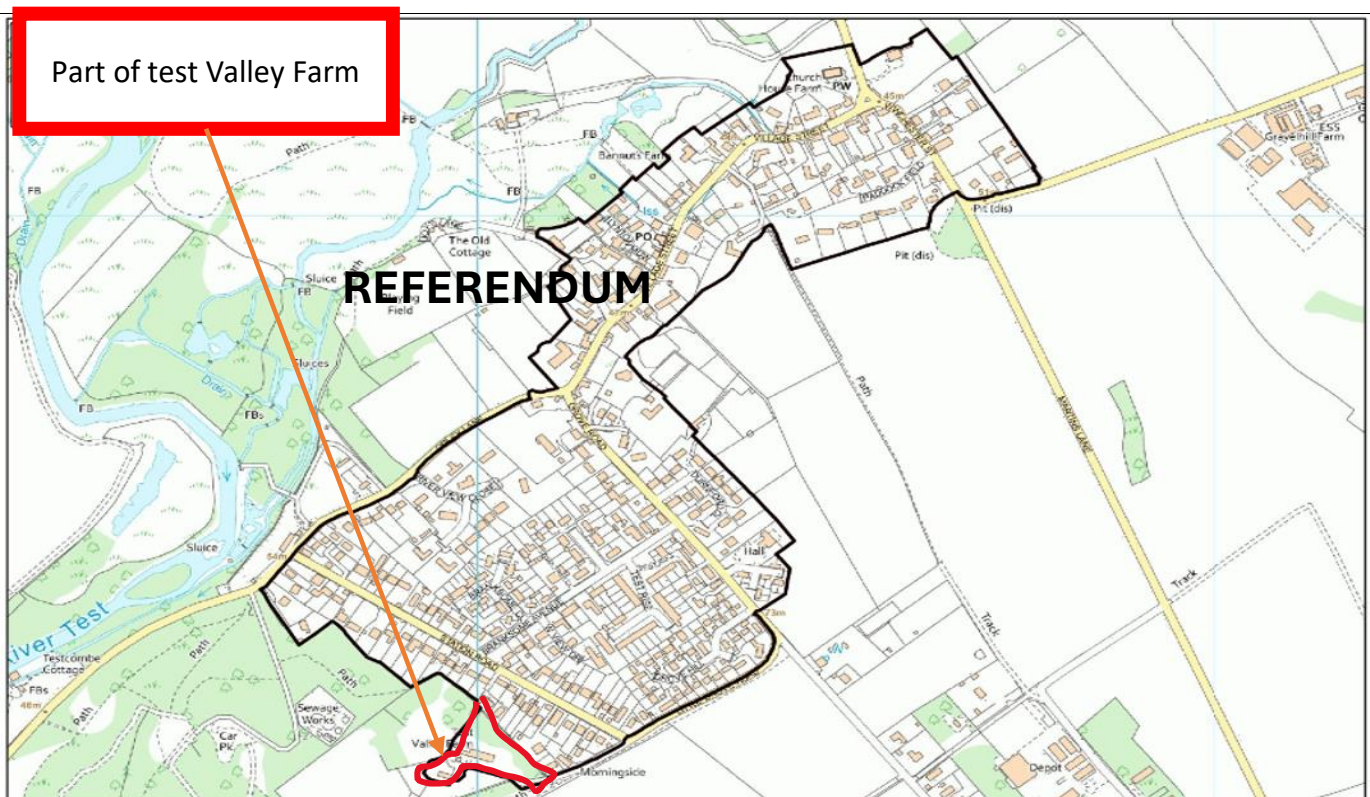
Our request that Test Valley Farm should be removed was ignored because the review stated that farm complexes should be excluded.

REFERENDUM RESOLUTION

That the part of Test Valley Farm which was included in the Chilbolton settlement boundary in the TVBC 2016 local plan, outlined in red on the map below, should be removed from the TVBC 2040 Local Plan.

I agree with the resolution

I do not agree with the resolution



Chilbolton Settlement Boundary 2016 TVBC Local Plan

RESULT TO 23rd March

Yes = 168 (94%)

No = 11 (6%)

Invalid Forms = 2

Do we wish to formally request this change?

Further matters for our response

- Stone age sites
- Infrastructure electricity , water. Sewerage.
- COM2 re local shops
- HE1 plot sizes
- DES 4 consultation on art
- HOU1 Affordable when less than 6
- HOU2 why e predominantly affordable
- HOU5b appropriate form and density
- Who decides and what parameters?
- HOU7 self build – why only on 100 or more?
- Areas to be on planning applications
- HOU9 how are gypsy site controlled and paid for?
- HOU11 Existing dwellings in countryside

NEED A SIZE LIMIT

- TR3 PARKING
 - WHAT ABOUT MORE GENEROUS STANDARDS WHERE THERE IS NO PUBLIC TRANSPORT
- WE BELIEVE THAT THE RATIO OF GROSS INTERNAL FLOOR AREA AND SIZE OF LAND SHOULD BE USED TO PRESERVE OUR GREEN ENVIRONMENT BY SETTING STANDARDS

- ANY FURTHER QUESTIONS?

THERE ARE SPARE REFERENDUM
AND ASPIRATIONS
QUESTIONNAIRES AVAILABLE

THEY MUST BE IN THE VILLAGE
SHOP BY THURSDAY NOON.

- A SPECIAL WORD OF THANKS
TO THE MANY PEOPLE WHO
HAVE HELPED WITH OUR
RESPONSE TO THE DRAFT
LOCAL PLAN.

- **THANK YOU ALL FOR COMING**