

**CHILBOLTON PARISH COUNCIL (CPC)**  
**DRAFT – MINUTES OF THE MEETING HELD ON TUESDAY 26 MARCH; 19:30, Chilbolton Village Hall**

Present: Cllrs Tony Ewer (Chairman) (TE), David Griffiths (Vice-Chairman) (DG), Geoff Cockram (GC), David Hall (DH), Julian Hudson (JH), Sue Larcombe (SL), Mandy Denyer (Clerk) (MD), Cllr Geoff Cooper (Cllr for North Baddesley)  
Members of public: 44

Apologies: Cllr George Marits (GM)

TE welcomed everyone to the meeting and apologised for the delay in starting the meeting due to a technical issue in that the projector is not working. The presentation that would have been shown is attached [here](#).

1. TO CONSULT ON CHILBOLTON PARISH COUNCIL DRAFT RESPONSE TO THE TEST VALLEY BOROUGH COUNCIL LOCAL PLAN 2040 (TVBC LP), to include the results, so far, for the Settlement Boundary referendum and House sizes and number of bedrooms – Cllr Ewer

There are 59 policies within the TVBC Local Plan 2040 (Reg. 18, Stage 2) with numerous appendices and supporting documents. All together there are c. 1000 pages. 2 Working Groups (WG) have been working through these policies for several months. The broad outline of the plan is under several headings: -

- Vision, Keys Challenges and Objectives - The 2 working groups have no issues with as they affect the whole borough),
- Spatial Strategy – This is about what is put where in terms of housing, business sites etc,
- Test Valley Communities – This is divided into 2 groups. 1 for the Andover Town Centre and Romsey and the 2<sup>nd</sup> for rural villages,
- Themed Based Policies – There are a number of important theme based policies. Essentially this is the first plan that TVBC has put any weight to carbon zero and greening initiatives, and
- Appendices.

As mentioned, there is a much greater emphasis on tackling climate change. There are several improvements to the Flood Risk methods, a drive for better insulated buildings, new builds will have to prove that they are net zero. There is going to be better water storage and management, low energy carbon production and storage, provision of infrastructure, conservation of heritage assets, protection of landscape character, biodiversity, green infrastructure (trees and hedgerows) and open spaces for recreation.

The TVBC LP covers an immense scope. The full plan is available on the TVBC website ([click here](#)).

The WG generally supports this Local Plan and will make recommendations, along with your comments this evening, to the Parish Council.

The first concern that the WG have is under Spatial Strategy. In Northern Test Valley between 2020 and 2040 6,270 new homes are required, with an annual requirement for 313 homes in Northern Test Valley of which 260 are rural and no new homes under this policy at present are proposed for Chilbolton.

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The WG generally support: -

- The Delivery of high quality design and design details - The design details goes into more specific details than TVBC has done before. Previously TVBC they vaguely mentioned government standards but now TVBC are looking at insulation and cost of heating etc.
- (Affordable Housing and Community led development will be discussed in more detail later in this meeting).
- The policy for Rural Exception and First homes Affordable Housing – this gives details of how you can build homes in the countryside.
- TVBC aim to meet our housing needs (in mix, type, tenure and density)
- The Residential Space Standards which includes matters such as how big a bedroom should be etc (this is the first time TVBC have mentioned this in their policies).
- The policy for Self-Build
- And the policies for Active and Sustainable Travel, Transport impacts and Parking.

There are some policies that will affect Chilbolton that we all need to understand and be comfortable with and if necessary, take up these matters with TVBC if we are not happy.

**Residential Housing Space Standards**

There are 2 policies within this policy.

The first policy covers issues regarding a range of accommodation that meets local housing needs including market and affordable housing, a mix of home sizes and an appropriate density of development.

The second policy covers issues regarding National Accessibility and Space Standards (this policy will only cover new builds and not additions or extensions) and covers issues such as how big a bedroom should be and accessibility for disabled.

The TVBC LP and Housing Need surveys still refer to the number of bedrooms and not the overall floor area. The WG is concerned that builds could include several other rooms in building plans (e.g. play room, sun lounge etc) that could then be used as bedrooms. Therefore it is conceivable that a planning application for a 3 bed house could turn into a 5 bed house. This has a direct impact on our policies for planning smaller affordable houses, because essentially the cost of a house is based on the number of square meters that is built and not on the number of bedrooms there are. The house is then no longer an affordable house, nor is it suitable for downsizing.

In the Chilbolton Neighbourhood Plan (that was adopted and is now legally binding) we set out that we wanting 1, 2 and 3 bedroom homes, but so far not one has been achieved. There have been several large homes built within the village because the plans have stated that they are 3 bed houses and TVBC Planning has therefore given planning permission. The WG therefore are recommending that the TVBC LP uses

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overall floor area and not the number of bedrooms to ensure new builds are affordable and/or suitable for downsizing and that all planning applications should show the gross internal floor area and area of the site. The national housing space standards have a comprehensive schedule which indicates the how much space is required for the number of occupants. (Details can be found on the attached [presentation](#) at the start of these minutes). In response to the first draft of the TVBC LP, CPC submitted comments regarding what we thought house sizing should be (these can be found in the attached [presentation](#) too). TVBC did not take these suggestions on board and vaguely mention the Government National Standards.

The WG recommend that these matters should be raised again in CPC response to the TVBC LP Regulation 18 Stage 2.

A show of hands was requested for support for raising the following 2 matters: -

1. Spatial standards – a maximum gross internal floor area (albeit a generous area) should be used rather than a minimum gross internal floor area - The majority of those in attendance raised their hand in support and
2. That all planning applications should show the gross internal floor area and area of the site - The majority of those in attendance raised their hand in support.

A member of the public raised a concern that the ratio of the build to the plot size doesn't take into account the General Development Order which allows builds to be increased by extension by 20%. TE commented that yes, that is correct but by setting a standard it gives an opportunity to argue against any overdevelopment of a small site.

### **Affordable Housing**

CPC have recently undertaken a Village Aspiration survey. The results show that 2 of the 3 top aspirations of the responses received to date are that more affordable housing and more downsize housing is wanted.

The proposed policy of TVBC hasn't changed very much - in developments of 15 or more houses, 40% will be affordable housing, in developments of 10 – 15 houses, 30% will be affordable housing, in developments of 6 – 9 houses, 20% will be affordable housing. All of which should be appropriately integrated into the development.

### **Community Led Development**

This covers when a community decides to get together and form a housing trust and build houses. This is what CPC propose to do to develop 10 affordable and 10 downsize houses within the parish.

In general the TVBC LP policy states that developments should be predominately affordable to meet housing needs and market housing is supported by local evidence. In essence to be able to afford to build affordable housing there needs to be some open market housing to sell. The policy is very vague as to how TVBC will give their opinion on that and there doesn't seem to be any published standards at all.

### **Provision to meet our needs**

The developer should deliver a range of accommodation that reflects local needs and market housing supported by local evidence.

A mix of homes should take into account local housing stock and local housing needs (inc. the elderly who wish to downsize).

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This is quite a change to the previous TVBC policy and reflects, to large extent, what is in the Chilbolton Neighbourhood Plan.

The WG recommends support of these policies but with a caveat that affordable housing must be integrated in housing development/s and there should be no option to pay cash in lieu for not building affordable homes within the development/s because developer feels they may not be able to sell the market housing with affordable housing within the same development.

A show of hands was requested in support of the above statement – The majority of those in attendance raised their hand in support.

DH raised a question regarding how specific the definition is on affordable housing within the TVBC LP, at present it is very vague. There are degrees of affordable housing within the TVBC LP and some of those are based on the percentage of market value. Which in Chilbolton doesn't create affordable housing and certainly doesn't create housing which is suitable for our local housing needs. Other Local plans seem to more specific in their definitions for affordable housing. And therefore, is it possible to push TVBC for clearer definitions for affordable housing?

TE commented that DH is correct that there is vagueness within the TVBC LP but CPC should be able to address this in the next Neighbourhood Plan.

A member of the public queried if there is any mention that TVBC are building social housing, which is probably the only form of affordable housing for first time renters?

TE commented that throughout the TVBC LP there is no mention that TVBC will be building affordable housing themselves. However, wherever there is any housing development the ratios of affordable housing (as mentioned above) will apply.

Another member of public asked if there are any opportunities through the Rural Exception Schemes that affordable/social housing could be built within Chilbolton. TE commented that yes, there is an opportunity for that and will be discussed in more detail later in the meeting.

**Downsize Housing**

As mentioned earlier, as many people in our parish want downsize housing as want affordable housing. A brief summary of the TVBC LP says that local housing initiatives should predominantly be for affordable housing to meet housing need and market housing that is supported by local evidence. TVBC recognise that you can't have one without the other.

Rural Exception Housing – Generally this policy says the same thing that there should be a mix of housing predominately affordable housing with enough market housing to make the scheme viable.

The WG do not agree that development should be predominately for affordable housing. The WG recommend that downsize housing must be included. For example, where there is mention in the TVBC LP that 30% of housing should be affordable housing, the WG recommend that it should say that 30% of housing should be affordable and/or downsize housing.

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A show of hands was requested in support of the above statement - The majority of those in attendance raised their hand in support.

A member of the public asked what consideration is being given to the younger generation who would like affordable housing in the village. Are we disadvantaging young people who want to live in the village at the expense of people who live here and want to move to downsize housing within the village?

TE commented, firstly CPC would encourage anyone who seeks affordable housing to get their names of the TVBC/Hampshire housing register. TVBC and Hampshire housing associations look at these figures to determine the need for affordable housing in any particular area. At the moment the number of people on the list for affordable housing in Chilbolton is about 8. Secondly, CPC would encourage everyone to complete the Housing Needs Survey which has recently been delivered to each household. In TE opinion he doesn't believe that the Parish Council would support a development that was, for example, 90% downsizing and 10% affordable but would support a development that was 50/50, therefore 50% of those houses should be affordable to the younger generation within our parish.

DH – as a point of clarification to make sure understanding is correct – any general development would include 30% affordable housing and/or downsizing, but the CPC proposed development of 20 houses will be 50% affordable housing and 50% downsize housing

TE - In the last housing needs survey analysis showed that the CPC proposed development of 10 affordable houses and 10 downsize houses would meet the local housing needs. The reason for the current housing needs survey, and why it is important that the surveys are completed, is to gauge if this ratio is still correct.

**Chilbolton Settlement Boundary**

The current 2020 TVBC Plan includes a change to the Chilbolton Settlement Boundary that includes a part of Test Valley Farm (TVF)..

When the first draft of this new TVBC LP was sent out for consultation in 2022, CPC asked for clarification on the criteria that enabled the settlement boundary to be changed. CPC had several meetings with TVBC to discuss the matter. The outcome was that TVBC has set out a clear and proper procedure for agreeing the criteria for settlement boundary changes and that there is a clear list of the criteria.

Another issue that CPC raised was that Neighbourhood Plans should be the place where changes to Settlement boundaries should be initiated.

In the TVBC LP Regulation 18 draft plan the above have been agreed to and are included in the supporting documents.

TVBC then carried out a review of all settlement boundaries against the new criteria. After this assessment TVBC changed about 10 or 12 settlement boundaries. However, Chilbolton was not one of those to be changed although it clearly says in the TVBC criteria that farm settlements should be excluded. CPC and the WG are therefore recommending that we address this matter with TVBC.

In order to demonstrate to TVBC that residents of Chilbolton support CPC proposal that Test Valley Farm (TVF) be removed from the Settlement Boundary it was/is necessary to carry out a referendum. Each

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household has received a copy of the referendum and each adult within each household are/were able to respond.

At present the results show that 94% agree, 6% disagree and 2 forms were invalid as they had not been completed correctly. There is still a few more days left to respond to this referendum, but at present 94% of those who responded agree that TVF should be removed from the Chilbolton Settlement Boundary. (c. 170 responses have been received out of an adult population for Chilbolton of c. 800 – which incidentally is a much better response than received for the Chilbolton Neighbourhood Plan).

A show of hands was requested in support of the requesting that TVBC remove TVF from the Chilbolton Settlement Boundary - The majority of those in attendance raised their hand in support.

There is an issue in that if any planning application for TVF is given permission it cannot then be revoked. At the moment the first planning application (for 7 houses) has been refused by the Planning Inspectorate. The second planning application (for 4 3-bed houses) has been delayed due to our policies within the Chilbolton Neighbourhood Plan that states that any developments should consist of 1, 2 and 3 bedroom houses until there is a balance of housing stock in our parish. The current planning application therefore does not meet this criteria.

A member of the public then read out the attached [statement](#) regarding Agricultural Tenancy of the land at TVF.

TE commented that the information will be checked and if necessary TVBC will be informed. However, this information doesn't affect the referendum at all.

*Post meeting – Information in the referendum was investigated and it is confirmed that the Agricultural tenancy/tie belongs to the house and NOT the land. Therefore the information within the referendum is correct.*

A member of the public raised his concern that our current water/sewage systems can't cope now. Are there any plans to address this matter with any future developments?

TE responded that yes, the current draft TVBC LP goes into a lot more detail regarding this matter under the Better water use and Management policies.

There are a number of matters that came up in discussions that will be covered in the CPC response to the TVBC LP regulation 18 stage 2 consultation (a full list is available in the [presentation](#) attached at the start of these minutes).

But in brief these cover matters such as the following: -

Stone Age sites - The WG would like to specifically mention the Stone Age sites on the opposite side of the A30.

Local shops – we are concerned that there is a lack of support for privately owned local shops.

Plot sizes – we are concerned that the plan uses terms like 'efficient use of land' and that there is no clear definition or standards on what is considered 'efficient use of land'.

Self-Build - There is a provision for self-build plots but only when developers are building 100 or more. We feel that TVBC need to look again at the provision of service plots for self-build in rural areas.

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A member of public asked ‘What happens next?’ – TE responded that if those present this evening haven’t completed the recent surveys that were delivered to each household, to please do so and return to the village shop in the next couple of days. All responses to the surveys and referendum and comments received at this meeting will then be incorporated into the CPC response where appropriate. CPC will sign off on the response and the written formal response will be delivered to TVBC by noon on Tuesday 2 April. This response will be available on the CPC website in due course.

A member of the public asked ‘Where will the proposed 20 new homes be built?’ –TE responded that TVBC have applied to land owners for sites that may be available for development. Four sites have been proposed within Chilbolton.

When the current housing needs survey is completed, this will confirm what the housing needs are within our parish. Each piece of available land will then be assessed for its suitability. We then discuss the matter with TVBC and the owner of the suitable land. Next, CPC will need to form a Community Land Trust (comprising of Cllrs and non-Cllrs) that will be responsible for overseeing the development and criteria for tenants of the affordable housing.

TE gave a special thanks to all those who helped in going through the TVBC LP helping to develop the CPC response and also thanked Cllr Geoff Cooper for attending this meeting. Cllr Cooper has agreed to represent CPC regarding the planning application at TVF because our Borough Councillor (David Drew) has a conflict of Interest.

There was not enough time to address the following items of the agenda and therefore they will be deferred to the Annual Parish Assembly (to be held on Monday 22 April)

2. TO ENGAGE WITH RESIDENTS OF CHILBOLTON REGARDING THE FUTURE ASPIRATIONS OF THE VILLAGE  
– Cllr Ewer
3. TO CONSULT ON CHILBOLTON PARISH COUNCIL’S PROJECT TO INSTALL VILLAGE GATEWAYS – Cllr Cockram
4. OPEN DISCUSSION OF VOLUNTEER OPPORTUNITIES FOR CHILBOLTON RESIDENTS - how can you benefit?– Cllr Hudson

TE thanked everyone for attending this meeting and with there being no further business to discuss the meeting was closed at 20:50.

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