

**TEST VALLEY BOROUGH COUNCIL**

**NEXT LOCAL PLAN**

**REFINED ISSUES AND OPTIONS CONSULTATION**

**Our future - How do we plan for it?**

**JUNE 2020**

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**FOREWORD**

*To be added*

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Deputy Leader and Portfolio Holder for Planning

**1 INTRODUCTION**

- 1.1 The previous 'Issues and Options' consultation aimed to seek views on issues that the Borough, and those that live and work in Test Valley will face in the future, together with how best to deal with them. This has helped us to better understand what our communities see as the key planning issues going forward.
- 1.2 This 'Refined Issues and Options' document seeks to build upon the outcomes of the initial consultation and also takes account of recent key changes and trends. This aims to present further detail in regards to the progress made in preparation for the next Local Plan prior to the formal stages which include more detailed and specific policies and proposals.
- 1.3 At these stages more information will be provided, on the scale of development and the identification of potential sites to meet future development needs. We are not yet identifying possible sites to be allocated for future development, nor the wording of policies to be used to take decisions on planning applications.

**What is this stage about?**

- 1.4 In this document we are setting out for the stage in the process:
- What has happened recently and what is currently underway which is of relevance
  - Headline feedback from Issues and Options consultation
  - The issues which we will be focusing on in preparing the next Local Plan
- 1.5 The current Local Plan was adopted in January 2016. The Local Plan sets out policies to guide the future development of the area in a co-ordinated way. We need to ensure that its policies remain relevant and up to date.<sup>1</sup> The Council has therefore commenced preparation of the next Local Plan. The first stage consultation was undertaken on an 'Issues and Options' document in summer 2018.
- 1.6 Taking into account the responses to the 'Issues and Options' consultation, this consultation is now seeking your views on the Council's emerging approach. This concerns moving towards progressing how these could be addressed through the overall strategy and priorities of next Local Plan, and in its specific policies and proposals for inclusion in future stages. If you think there are other additional issues which should also be included, these can also be suggested, as was the case with the 'Issues and Options' consultation.

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<sup>1</sup> The five year review of whether policies need updating required by national policy would be due in January 2021.

- 1.7 Some of the content of this document goes into a level of detail or uses phrases which planners need to cover in order to refer to the correct technical terminology. If you are uncertain about the meaning of any anything, or wish for further explanation of the meaning, please contact us.
- 1.8 Your comments will help us to develop and draft the more detailed policies and proposals for inclusion in the next stage. We will use the results of this consultation to prepare the next stage of a 'Preferred Options' (Regulation 18) draft version, which will be a full draft Local Plan document.
- 1.9 The next Local Plan will set out the level of new homes, jobs and infrastructure to be provided to support the Borough's communities and meet their future needs, whilst also protecting the local environment. It will also set out planning policies which will be used as the starting point for determining planning applications. The Local Plan is therefore a key policy document for the Council, setting out the planning framework for the future of the Borough. It also helps implement the spatial aspects of the Council's priorities and delivery of infrastructure, as set out in the Corporate Plan.

### **Corporate Plan**

- 1.10 Our [Corporate Plan 2019-2023](#) 'Growing Our Potential' was approved in April 2019, setting our vision and strategic priorities for the next four years:
- *Town centres* – to adapt and be attractive, vibrant and prosperous places
  - *Communities* – to be empowered, connected and able to build upon their strengths
  - *People* – to be able to live well and fulfil their aspirations
  - *Local Environment* – working together to care for and maintain our outstanding natural and built assets in Test Valley.
- 1.11 The Corporate Plan is an important link in the Council's overall strategic planning framework. It describes the links between key planning documents, such as the Local Plan, which together will help us to deliver our priorities. The role of the Local Plan in delivering the Corporate Plan is highlighted through setting planning policy and creating the conditions for delivery of infrastructure and community priorities.
- 1.12 The Local Plan has a central role in the delivery of the spatial aspects of actions under each of the Corporate Plan's priorities including:

#### Town Centres

*Provide a long-term strategic overview of what is needed in our town centres, within an ever changing environment, putting in place the mechanisms to enable delivery.*

#### Communities

*We will strengthen our community-led approach to spatial planning so that plan people can play an active part in shaping their communities. This will include our ongoing commitment to undertake a review of the Local Plan in an*

*inclusive way, and support communities who will benefit from developing a Neighbourhood Plan or Village Design Statement to do so. More specifically, we will work with communities to explore opportunities to deliver more new affordable homes in urban and rural areas.*

People

*We will support communities to ensure that the right infrastructure at the right scale is secured that delivers homes and employment growth, enabling people to access a job, live in a decent home and fulfil their aspirations.*

Local Environment

*Through the review of our Local Plan and our strategies for green spaces, we will continue to identify opportunities to increase access to the countryside and green spaces for Test Valley residents.*

**Community Involvement**

- 1.13 Our approach to preparing the next Local Plan builds upon the Council’s commitment to greater engagement and partnership working with local communities. The timetable for the preparation of the next Local Plan allows for time to reflect their priorities and aspirations. The next Local Plan will sit alongside current and future Neighbourhood Plans, which are prepared by our parishes and their local communities. It will also take into account ongoing collaboration with Andover Vision and Romsey Future’s initiatives, as well as the current progress in masterplanning for the future of both Andover town centre and south of Romsey town centre.

**Next Steps**

- 1.14 The Council approved an updated Local Development Scheme (LDS) setting out the approach and timetable for preparing the future stages of the next Local Plan in January 2020. Following this ‘Refined Issues and Options’ consultation, there will be at least two further opportunities to have your say, as the next Local Plan’s preparation progresses and more detailed policies and proposals are considered. Following the conclusion of the consultation process, the final draft plan will be submitted to the Government for examination by an independent inspector.
- 1.15 Diagram of next preparation stages as per LDS

Consultation on Refined Options (2020 Q1)

Consultation on Preferred Options (2021 Q1)  
(Regulation 18)

Potential Consultation on further draft document (2021 Q3)

Consultation on Pre-Submission Document (2022 Q3)  
(Regulation 19)

Submission (2023 Q3)

Examination (2023 Q4)

Adoption (2024 Q3)

- 1.16 Consultation on Refined Options was identified in the LDS for 2020 Quarter 1. Whilst this has been delayed, the Council remains committed to progressing with the next Local Plan and will be considering reviewing the future timetable in light of the impacts of the Coronavirus pandemic.

**Consultation Period**

- 1.17 In continuing to make progress with the next Local Plan's preparation, the Council is mindful of the need to take account of the constraints that Coronavirus places on the manner in which public consultation can be undertaken and the potential impact on those groups who may be self isolating or shielding. In light of these, the consultation period has been extended and greater use is being made of social media.
- 1.18 Comments on this 'Refined Issues and Options' document are invited during an XX week period, which runs from **Friday XX XXXX 2020 to 4.30pm, Friday XX XXXX 2020**. Details on how to respond can be found in section 9.

**2 CONTEXT**

2.1 Since 2018, the context for preparing the next Local Plan has also evolved and there are a number of factors which are new or increased relevance to its future preparation. It is important that these are taken into account, and are appropriately reflected in its future scope and content.

2.2 Since we undertook the Issues & Options consultation there have been many changes - to how we live, work and what is important to our communities. At the time of drafting this document the Coronavirus pandemic is affecting us all. How this effects our economic and social future is unknown. What we do know is that we need to be able to adapt

**Climate Change**

2.3 Climate change is one of the greatest challenges which we face. Reflecting this, the Council declared a climate emergency in September 2019 and subsequently published a climate emergency action plan. This action plan identifies that the next Local Plan will be one of the mechanisms the Council can use to take action to move towards carbon neutrality and help promote more sustainable living. The Government has set a statutory target for the country to achieve net zero carbon emissions by 2050.

2.4 Climate change will be a key theme running throughout the whole Local Plan. The main roles of the next Local Plan in responding to the issues of climate change are a) minimising the impact of new development with regard to carbon emissions and b) adaption in order to manage the impacts of climate change over the local plan period and beyond. This needs to be done in the context of people and the wider environment.

2.5 Some of the matters that will be relevant to the next Local Plan include:

- Land use change, including resultant carbon emissions and implications for long term adaptation and resilience (e.g. availability of areas of shading, tree planting to offset carbon emissions, managing risk of and vulnerability to flooding).
- Design and layout of buildings, including their energy performance, use of water and whether they are designed for the future (e.g. to minimise risks of overheating and vulnerability to flooding).
- Sources of energy, including renewable and low carbon energy.
- How we travel, including trying to reduce the need to travel, facilitate greater use of sustainable modes of travel, and ensure infrastructure is in place to support new technologies / systems for travel.
- Supporting biodiversity, such as giving space for nature to adapt to changes in the climate and retaining wildlife corridors and networks.
- Aiding the transition to a low carbon economy.

2.6 At times it may appear that the decisions the Council has to make may be at odds with protecting the environment or other elements of protecting the climate. This will be the challenge the Council has to face.



**Town Centres**

- 2.7 The priority of our Corporate Plan for our town centres is for them to adapt and be attractive, vibrant and prosperous places. Its aim is to position them for the future as accessible places where people live, shop, work and spend their leisure time.
- 2.8 Masterplanning exercises are being undertaken for both Andover town centre by the Council and for the south of Romsey town centres through Romsey Future. These will provide a vision and strategy for the future focusing on their role and function as attractive places providing a wider range of facilities and services.

**South of Town Centre, Romsey**

- 2.9 Significant public consultation and stakeholder engagement has been undertaken, including a recent Citizens' Assembly being held for Romsey. The outcome of the masterplanning will feed into the strategy approach and specific policies for the town centre within the next Local Plan.
- 2.10 The Romsey Future<sup>2</sup> partnership is currently working through the public's feedback after the second phase of the consultation with residents on the creation of a Masterplan for the area south of the town centre. One of the ways to achieve this is to consider how we could redevelop land south of the town centre, including the bus station and Crosfield Hall site.

**Andover Town Centre**

- 2.11 HemingwayDesign and NEW masterplanning are working with Test Valley Borough Council to prepare a Vision and Spatial Framework for Andover town centre.<sup>3</sup> Since July, meetings and workshops have been held with a range of businesses, residents' groups, students and other stakeholders. A public survey received nearly 3,000 responses and we held events at Andover Carnival and Fun Fridays. The proposals include redeveloping the Chantry Centre and the wellbeing quarter which includes The Lights theatre, Andover College, the new leisure centre, Andover Magistrate's Court and one of the Simply Health Offices.

**Andover Vision and Romsey Future****Andover Vision**

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<sup>2</sup> <https://www.romseyfuture.org.uk/romsey-sotc>

<sup>3</sup> <https://www.thinkandovertowncentre.co.uk/emerging-vision>

- 2.12 Andover Vision is a partnership of Andover’s residents, community groups, businesses and public bodies. The partnership is working on projects through its action plan. The document will also be used as a basis on which to attract funding and new opportunities to the town, as well as encouraging partners to use it to guide their future policies and strategies relating to Andover.

### Romsey Future

- 2.13 Romsey Future sets out a long term vision for Romsey. It is an active partnership of many groups and organisations working together to build consensus and deliver on shared ambitions. They work together to deliver projects, to attract funding, and to guide future policies and strategies.
- 2.14 Work through these partnerships has highlighted issues which the next Local Plan can help to achieve and the wider context for the future planning and setting of priorities for action for the two market towns.

### **Community Planning and Neighbourhood Plans**

- 2.15 A Neighbourhood Plan is a document that sets out planning policies for the neighbourhood area, which is usually the Parish boundary. The planning policies in the Neighbourhood Plan are used to decide whether to approve or refuse planning applications in the neighbourhood area. The plan is written by the local community, the people who know and love the area, rather than the Borough Council. It is a powerful tool to ensure the community gets the right types of development, in the right place.
- 2.16 The Test Valley Community planning toolkit<sup>4</sup> is a guide to the different types of community planning options available. This includes Neighbourhood Plans, Village Design Statements and Community Land Trusts. The Council will continue to work with town and parish councils on all forms of community planning, including involvement in the production of the next Local Plan.
- 2.17 The next Local Plan will take account of the emerging Neighbourhood Plans in the Borough as well as providing the strategic policy framework for future Neighbourhood Plans. The Goodworth Clatford Neighbourhood Plan 2018-2029 is currently the only finished Neighbourhood Plan in the Borough and was approved following a community referendum in March 2019. The Thruxton Neighbourhood Plan and the Chilbolton Neighbourhood Plan have both been through an independent examination, and are ready to go to a community referendum. The Charlton Neighbourhood Plan is also at the independent examination stage. There are a further 11 plans that are underway in the Borough.

### **Issues and Options Consultation**

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<https://testvalley.gov.uk/communityandleisure/workingwithcommunities/communityledplans/community-planning-toolkit>

- 2.18 The 'Issues and Options' consultation in 2018, sought your views on the issues which the Borough will face in the future, and how best we should deal with these. You have told us what you see as the key planning issue going forward in preparing the next Local Plan. The consultation raised a number of detailed individual questions on specific issues, and helped indicate what should be the next Local Plan's aspirations. A number of key priorities and recurring themes and issues were raised.
- 2.19 Protecting the high quality of life, including access to the Borough's countryside, open spaces and historic environment was of high value, together with a prosperous local economy and Test Valley's geographical position, providing proximity to opportunities in the wider area, both economic and recreational.
- 2.20 The key issues which could be improved focused on: accessibility by public transport and cycle routes, our town centres, a need for more affordable housing and housing for an ageing population, and infrastructure including broadband and community facilities and services. The environment was also a key theme, including climate change, renewable energy, open spaces for healthy lifestyles, the natural environment and biodiversity, and the protection of natural resources and assets.
- 2.21 For the future, the emphasis was on meeting needs in an appropriate and balanced way which does not have an adverse effect on the Borough's environmental assets or high quality of life. New development should be in sustainable locations, with public transport access and designed to respect the character of the place. This should also be designed to minimise carbon emissions and mitigate against climate change. The mix of new housing should also greater reflect local needs.

### **Working with others**

- 2.22 Within the Localism Act 2011 there is a requirement for local planning authorities to engage constructively, actively and on an ongoing basis on certain cross boundary matters with other Councils and organisations through Statements of Common Ground. The Council has existing relationships with our neighbouring authorities and this helps us to agree cross boundary issues such as housing numbers and infrastructure provision.
- 2.23 The preparation of a joint Statement of Common Ground (SOCG) by the Partnership for South Hampshire (PfSH) together with an associated evidence base, is currently underway. This will update the Planning Position Statement 2016 and provide a framework for the future planning of the sub-region. Collective work is also been undertaken on the need to address the impact of excess nutrient levels in water causing harm to the Solent's international nature conservation designations.
- 2.24 We will also engage with stakeholders, statutory consultees, including environment bodies, the local nature partnership and local economic partnerships and infrastructure and utility providers.

**National Planning Policy Framework**

- 2.25 The National Planning Policy Framework (NPPF) sets out the Government's national policy guidance on planning. The next Local Plan must be prepared to be consistent with the NPPF and also take account of supporting Planning Practice Guidance (PPG). The adopted Local Plan was prepared in the light of the NPPF 2012 and was found to be in conformity to it. More recently Government have updated the NPPF with a new version published in 2018 and further amendments made in 2019. The next Local Plan will therefore need to reflect the latest NPPF national planning guidance. We are aware that further additional amendments to the NPPF may follow later in 2020, including following the outcome of consultations on proposed changes to policy on affordable housing and design matters. Any such changes will be considered as part of the preparation of the next Local Plan.

**Planning Reform**

- 2.26 In March 2020 the Government published a policy paper 'Planning for the Future', announcing future planning reforms. This included the publication of a Planning White Paper in spring 2020 to speed up and reform the planning system, and to make it easier for communities to understand and play a role in decisions that affect them. It also announced the setting of deadline of December 2023 for all local authorities to have up to date local plans.

**Withdrawal from the European Union**

- 2.27 The United Kingdom withdrew from its membership of the European Union on 31 January 2020. A transition (or implementation) period now operates, under which there are no changes to established rules until the end of 2020. Negotiations on a new relationship between the UK and the EU to operate from 1 January 2021 are being undertaken. In future the UK will have its own separate and independent policies in areas such as the environment. The Government has however committed to a policy of non-regression maintaining broad equivalence to current environmental standards. It is not yet clear what specific implications there might be for the next Local Plan, or the wider planning system and the framework in which it operates in future from 2021 onwards. A number of bills are currently before Parliament to set the legislative framework for future environmental and land use regulation, including the Environment Bill and Agriculture Bill.
- 2.28 EU regional funding will also be replaced by the UK Shared Prosperity Fund, but the details of any potential replacement for the EU LEADER funding scheme for rural businesses is not yet known.

**Coronavirus**

- 2.29 At present, it is not known for how long Government coronavirus restrictions and guidance on social distancing will be remain in place, nor what will be the

extent of both the short and longer term consequences that these may have on the economy and society. There may be changes for example to working patterns, travel and consumer behaviour which may endure for some time, or accelerate existing trends. Given the uncertainty, the next Local Plan will seek to take these into account, as we move forward and the situation becomes clearer,

## **WHAT ELSE WE'RE DOING**

### **Review of Evidence Base**

- 2.30 The Council is updating the evidence base for the next Local Plan and this work will continue during 2020. This will help us to understand some of the issues which we may face as well as highlighting possible options. Where appropriate, evidence base studies are being prepared jointly with neighbouring authorities, including through the Partnership for South Hampshire (PfSH).
- 2.31 The evidence base will be used to help to understand the background of any issues which the next Local Plan needs to address. This will also provide information which we will use to inform decisions and plans on the approach and scale of future development to meet local needs. The evidence base is an important element of the justification for the councils' policies and proposals.

### **Sustainability Appraisal**

- 2.32 Sustainability appraisals are prepared alongside planning documents, such as the Local Plan, to show the options that have been considered. They set out the main impacts that are expected to result from each of these options, including the environment, communities and the economy. This helps to identify the preferred options that are then incorporated into the Local Plan.
- 2.33 The first stage of the sustainability appraisal process is to gather background information about the area, so that key issues can be identified. From this, sustainability objectives are prepared, that provide the basis to assess different options. These are different to the objectives for the Local Plan itself. The Council published a Scoping Report<sup>5</sup> in 2017 to collate information for this first stage of the process. This document will be reviewed to ensure it includes the most up to date information.
- 2.34 The Council will also prepare a Habitats Regulations Assessment / Appropriate Assessment.

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<sup>5</sup> <https://testvalley.gov.uk/planning-and-building/planningpolicy/evidence-base/sustainability-appraisal>

**3 VISION AND OBJECTIVES**

- 3.1 Our current Local Plan reflects our vision *“to create a Test Valley community where everyone has the opportunity to fulfil their potential and enjoy a good quality of life”*. This was developed in partnership with local organisations and service providers.
- 3.2 Since this vision was agreed, the Council has been reviewing the way we work in partnership with our communities and key partners. This includes seeking more input at an early stage and recognising that different communities within the Borough have different needs and aspirations. As a result, the Council has been working more locally than ever before and supporting major community planning exercises in our main towns, such as Romsey Future and Andover Vision, and working with parishes to develop their capacity to undertake community planning and neighbourhood planning initiatives.
- 3.3 Through this approach, the Council and its partners now have a more complete and co-ordinated evidence base informed by community engagement to update next Local Plan.
- 3.4 In developing a new vision for the next Local Plan, is an opportunity to build upon the excellent partnerships developed through place-based initiatives such as Romsey Future, Andover Vision and our work with parishes. Our vision will need to balance the ambition of the Council and the communities of Test Valley as well as preserving those elements of our communities and environment that make Test Valley the place it is.
- 3.5 The current Local Plan also identifies 15 objectives relating to a range of topics including local communities, the economy, environment, and facilities and services within the Borough. These were used to help establish a series of spatial statements, which then helped establish the policy direction. The objectives and each of these statements will be reviewed, taking in account the Council’s Corporate Plan 2019-2023 ‘Growing our Potential’ as well as comments made in the Issues and Options document and the response to this Refined Issues and Options consultation. Particularly these will focus on what could be improved about living and working in Test Valley and what the aspirations for the next Local Plan should be over the next 20 years.

**4 PLAN PERIOD**

- 4.1 We cannot start the timeframe for the next local plan at the end of the plan period of the current local plan, as we need to make sure there is an overlap in timescales, otherwise there will be a gap in the planning framework.
- 4.2 The plan period is the timescale that the local plan policies cover, particularly in terms of the amount of development needed. Local plans are normally reviewed before the end of the plan period.
- 4.3 The current Local Plan (adopted January 2016) covers a plan period of 2011-2029. The plan period for the next Local Plan needs to be established, although an end date of 2036 has previously been suggested.
- 4.4 The NPPF (paragraph.22) states that strategic policies should look ahead over a minimum 15 year period (from the date of adoption of the plan) to anticipate and respond to long-term requirements and opportunities, including infrastructure improvements.
- 4.5 The decision over the plan period for the next Local Plan will be dependent upon a number of factors. The joint Statement of Common Ground (SOCG) in preparation by the Partnership for South Hampshire (PfSH) may potentially look forward to 2040, and with a possible long term vision to 2050. This will replace the PUSH Spatial Position Statement (SPS) for the sub-region for the period to 2034, with some of its evidence covering the period to 2036.
- 4.6 The time period for the evidence base studies is dependent upon available data both in regards to the start base date and reliability of future forecasts. Ideally a consistent base date will be used for evidence base studies, which may likely be in the recent past, as current real time data is often unavailable.
- 4.7 In determining the plan period a balance needs to be struck. This is between having a sufficient length of plan period to provide for a Borough's future planning strategy, and the level of certainty which can be assumed over future circumstances and development needs the further ahead the time horizon, consistent with a robust evidence base. The next stage of a 'Preferred Options' (Regulation 18) full draft Local Plan document, will set out the plan period.

## 5 LIVING IN TEST VALLEY (HOUSING AND COMMUNITIES)

- 5.1 Meeting future housing needs appropriately is one of the greatest challenges for the next Local Plan. The plan should provide for the right number of homes, of the right type and in the right locations. There is also a need to ensure that as part of the overall scale of provision, that the needs of different household groups who may have specialist needs are also met.

### Housing Requirement

- 5.2 Over the last four years the Council has delivered just under 3,500 homes, of which over 1,000 were affordable. Housing delivery allows us to meet the housing needs of the community and also delivery associated infrastructure. In 2019 Test Valley was ranked 31 out of 326 local authorities in England for housing delivery.
- 5.3 The current Local Plan (adopted January 2016) has a housing requirement for the Borough of 588 dwellings per annum. This was based upon meeting the needs of the changing demographic of the Borough and providing for an increase in the working age population to meet expected growth the local jobs.
- 5.4 Since then the Government has published a standard methodology<sup>6</sup> for the calculation of the Local Plan housing requirement. This provides the minimum number of homes as a starting point to provide for. The methodology uses local population forecasts and how affordable houses are. This means that in areas of high house prices relative to incomes, more homes need to be built. Based upon the use of current data the starting point for the requirement would be 550 dwellings per annum. The data used within the standard methodology will change as it is updated. The Government has indicated that it intends to update the standard methodology. This is expected to be published later in 2020. This means the housing figure will also be subject to change.
- 5.5 The Council has had recent success in our total housing completions exceeding the adopted Local Plan requirement and the requirement figure using Government's standard methodology.
- 5.6 There was general support expressed through the 'Issues and Options' consultation for the use of the proposed standard methodology for the next local Plan, in the absence of exceptional circumstances to justify a different approach. However, there was also support for taking account of the need to support economic growth.
- 5.7 National guidance requires us to take account of any unmet housing need of neighbouring authorities. At present there is no evidence of any unmet

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<sup>6</sup> This uses national projections on the number of households in each local authority and data on how affordable housing is



housing need in neighbouring local authority areas which would potentially need to be considered as to how it might be addressed.

- 5.8 The current expectation is that the Council will use the Government's standard methodology for the next Local Plan and seek to meet this in full, unless there is compelling evidence that an alternative requirement figure is justified or that the standard methodology figure cannot be accommodated. The next stage of a 'Preferred Options' (Regulation 18) full draft Local Plan document, will set out the housing requirement. In preparing the evidence base, the Council will consider whether alternative methodologies for calculating the housing requirement should be evaluated.
- 5.9 The amount of additional housing for the next Local Plan to accommodate through new allocations will be calculated after taking into account the existing housing supply from sites which already have planning permission. Account will also be made for provision to be delivered through neighbourhood plans (and other community led development), and what could be delivered within the town centres (as informed by the masterplanning exercises) and an allowance for future windfalls.
- 5.10 We need to make sure we provide for a supply of homes to meet our communities' needs. If we don't homes could be built on sites not preferred by the Council and our residents. The Council will continue to monitor the housing land supply position, which is robust at present. A future update will consider how to appropriately reflect the potential impacts of both the nutrient neutrality issue and the Coronavirus pandemic on future delivery, as relevant. The adopted Local Plan includes a contingency strategy of potential measures which could be a trigger to address a shortfall should one arise.

### **Housing Distribution and Housing Market Areas**

#### Housing Market Areas

- 5.11 The next Local Plan will need to set out the overall approach to meeting future housing need. The current Local Plan (adopted January 2016) housing requirement of 588 dwellings per annum (dpa) is sub-divided between two housing market areas (HMA): Southern Test Valley (STV) and Northern Test Valley (NTV). A Housing Market Area (HMA) is a broad geographical area in which generally most people both live and work.
- 5.12 The majority of responses to the 'Issues and Options' consultation supported separate HMAs being maintained, but they should be reviewed, including the details of their boundaries. The Council as part of the evidence base, will undertake further research into the issue of HMAs covering the Borough to inform the approach within the next Local Plan, including how rural areas are addressed.
- 5.13 One of the key decisions regarding the strategy of the next Local Plan will be how the provision of new housing is distributed. This includes broadly across HMAs, together with how it is then identified across settlements and individual

sites. This also concerns the balance between the scale of development in Andover, Romsey and the other settlements within STV, and the rural area.

- 5.14 There are a number of potential options to consider for future HMAs to use for the housing requirement.

**Question 1- Should (a) we maintain the two existing HMAs, but perhaps with a revised boundary between them, such as enlarging the area within STV HMA. If so, what additional area(s) of the Borough should be included within STV HMA?**

**Alternatively, (b) should a single HMA for the whole of Test Valley be used?**

**Or (c) should additional HMAs be created, increasing the number to 3 or 4, with the additional HMA(s) applying to the rural area?**

**Question 2 – In determining HMAs how should wider relationships with settlements beyond the Borough’s boundaries, be taken into account, including with Southampton, Salisbury and Winchester?**

- 5.15 At present the geography of our HMAs is based upon parish boundaries.

**Question 3 - Should an alternative approach to using parish boundaries be used for HMAs? If so, would this be easily be identifiable and practical for monitoring purposes?**

#### Housing Distribution

- 5.16 The ‘Issues and Options’ document suggested a number of options for how housing could be distributed. The strategy of a wider distribution of housing to a larger number of settlements was supported. This included provision for housing sites across the rural areas to a number of villages, together with a wider range of smaller site allocations. The NPPF (paragraph 68) also requires that the contribution from small sites towards the Local Plan’s provision should be for a minimum of 10% from sites of 1 hectare or less.

#### Andover

- 5.17 As the largest settlement in the Borough, with the widest range and number of facilities, Andover has been the major focus of recent development and of existing planned growth under construction or with planning permission. The future scale of further growth will be considered, and we will look at a range of sites to meet future needs. This will include the potential for housing to be delivered as part of the redevelopment of town centre through the masterplan.

#### Romsey and Southern Test Valley

- 5.18 These communities have been a significant focus of development in the current adopted Local Plan. Significant levels of housing have been completed or are under construction in both Romsey and Nursling and Rownhams. Allocations remain outstanding at Whitenap, Romsey (1,300

homes), Hoe Lane, North Baddesley (300 homes) and North Stoneham (50 homes). The future scale of further growth will be considered, also taking into account the work being undertaken to prepare a joint Statement of Common Ground (SOCG) by the Partnership for South Hampshire (PfSH). We will look at the role of Romsey Future in helping us to consider potential sites for the town.

#### Rural Area

- 5.19 The current adopted Local Plan does not make any specific allocations to the rural area of the Borough although a figure of 36 dwellings per year is included as part of the requirement for Northern Test Valley. This was to come forward from sources including: infill within settlements, conversions, community led development and rural exception sites. The next Local Plan will consider the future scale of growth for the rural area and the strategy options for housing development, taking account of availability for facilities and consider the opportunities for decisions regarding this to be local community led.

#### Community Planning including Neighbourhood Plans

- 5.20 The potential role of Neighbourhood Plans in making provision for new housing is also relevant. Whilst strategic sites would be allocated through the next Local Plan, Neighbourhood Plans could play a significant role in providing housing to meet local needs and sustain rural communities. Some current neighbourhood plans in preparation are assessing local housing need and are considering potential housing allocation(s) to meet this.
- 5.21 The NPPF (paragraph 65) requires that as well as establishing a housing figure for the area as whole, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the scale of development and any relevant allocations. Planning Practice Guidance (PPG) provides further detail on how housing requirement for a neighbourhood area should be set. This includes the wider spatial strategy (of the next Local Plan), the characteristics of the area, and planning constraints. The next Local Plan will consider how this should appropriately be undertaken. Such housing figures could be made on the basis of a minimum number which could be increased in local evidence, a range or a specific target figure to be provided.
- 5.22 Provision from neighbourhood plans would likely be focused on the latter part of the plan period (10-15 years) in order to allow time for delivery. Other community led development could also contribute towards meeting such provision. If however, this did not come forward, alternative options could be considered at a later date, such as a further Development Allocations Development Plan Document (DPD).
- 5.23 The change in Government policy in the NPPF, requiring all designated neighbourhood areas to be given a housing figure, will inform the review of how the housing figures are distributed across the Borough overall. For the rural area, this would also include the related consideration of both the overall

settlement hierarchy and of individual settlements and/or groups of settlements.

## **Settlement Hierarchy and Settlement Boundaries**

### Settlement Hierarchy

- 5.24 The next Local Plan will review the current settlement hierarchy together with the approach of defining settlement boundaries. The review of the settlement hierarchy will include a review services and facilities within each settlement, which have been used to inform the current hierarchy, together with the classification of different categories within the hierarchy and the assumptions taken to defining these.

***Question 4 - Should the number steps in the settlement hierarchy be increased, for example by sub-dividing the 'rural villages' into two separate tiers?***

***Question 5 - How should we decide which settlements to include within each step of the settlement hierarchy?***

***Question 6 - Should we consider groups of rural settlements together, where these are closely related to each other and/or share facilities and services?***

***Question 7 - How should we treat rural settlements which are close to other larger settlements and can therefore also easily access their facilities and services?***

### Settlement Boundaries

- 5.25 Settlement boundaries currently follow physical boundaries and differentiate between development within them being acceptable in principle, whereas outside of the boundary in the countryside, there is a policy of restriction unless development is provided for under specific policies or there is a specific need for it to be located outside the settlements.
- 5.26 Responses to the 'Issues and Options' consultation were generally supportive of the current approach, but comments also mentioned that settlement boundaries were potentially restrictive and that a more flexible approach could be considered. Any future approach needs to be consistent across the Borough. This will be a difficult task to achieve.
- 5.27 In reviewing the approach to settlement boundaries there are a number of potential options to consider:

***Question 8 - In updating the settlement boundaries to reflect recent development which has built and development with planning permission, should we also include new allocations?***

- 5.28 Existing boundaries are based upon identifiable boundaries and physical features.

***Question 9 - How should we define settlement boundaries? What types of land uses should be included, such as public open space?***

- 5.29 At present whole curtilages (the extent of residential gardens and other land directed associated with a house and within the same unit for planning) are used to determine settlement boundaries.

***Question 10 - Should the approach to using whole curtilages for defining settlement boundaries be retained, or should we take account of physical boundaries which extend beyond curtilages, or limit settlement boundaries to only parts of curtilages?***

***Question 11 - Should settlement boundaries be draw more tightly or more loosely, and perhaps reflecting which tier settlement is within the settlement hierarchy?***

***Question 12 - Should settlement boundaries provide further opportunities for further limited growth beyond infill and redevelopment?***

### **Housing Mix and Affordable Housing**

- 5.30 Proving affordable housing to meet local needs is a key priority. The delivery of affordable housing has, in recent years, exceeded the Council's target of 200 per year. There is support for the current approach in the adopted Local Plan seeking up to 40% affordable housing from larger market development (15 homes or more). The Council has recently consulted upon a new Affordable Housing Supplementary Planning Document (SPD) to provide further guidance on how the adopted Local Plan policy will be interpreted.
- 5.31 As part of the evidence base for the next Local Plan, the Council will commission a new Strategic Housing Market Assessment (SHMA). This will assess the need for affordable housing and for housing to meet the particular needs of different specific household groups, as set out in national guidance. This will also cover housing to meet the needs of older people and for specialist housing.
- 5.32 The SHMA will also assess the size, type and mix of housing to meet local needs within different areas of the Borough. It is important to seek a mix of housing which reflects future housing needs, and to take account of the composition of existing housing stock. The Council will also consider how this should be reflected within the next Local Plan.
- 5.33 For rural areas, national policy provides for Rural Exception Sites for development for affordable housing where this would not otherwise be permitted. The adopted Local Plan provides a framework for how such proposals will be considered. At present, only 100% affordable housing is

permitted, although the Government invites Councils to consider whether an element of market housing should be included. There was a mixed response to this idea from the 'Issues and Options' consultation, and the Council will consider the issue further for the next Local Plan, together with the additional recent further category of Entry Level Exception Sites (NPPF paragraph 71) for affordable housing suitable for first time buyers and those looking to rent their first home.

- 5.34 The Council will update its evidence base on affordable housing viability. A study will be commissioned to review this, including the future of the Community Infrastructure Levy (CIL) and whole plan viability. This will be linked to work on future infrastructure provision and other policy requirements which apply to new development.
- 5.35 The Council will also consider whether the next Local Plan should include a policy on internal space standards (higher national described space standards) and accessibility standards for new housing.

### **Self Build and Custom Build Housing**

- 5.36 The Government has tasked local authorities with maintaining a self-build register to determine the number of people interested in building their own home. While being on the register does not guarantee a plot of land, it does give authorities an idea of is the level of demand. There are a number of options which could be considered to accommodate the demand for self-build; for example:

***Question 13 - Should we have a specific policy for self-build homes?***

***Question 14 - Should be we have a policy for large housing sites to include a proportion of serviced plots to be made available for sale to those seeking to build their own homes?***

- 5.37 For the second option, the majority of developers who responded to the Issues and Options; claimed it could delay some sites coming forward. As part of a recent Call for Sites for the Strategic Housing and Economic Land Availability Assessment (SHELAA), the submission form enquired whether the land owner would consider providing self-build plots on their sites.
- 5.38 One point made in the Issues and Options consultation was that the need for serviced plots was adequately addressed through NPPF paragraph 79e. Many respondents did not consider that self-build housing be treated differently to the general approach of restricting development in the countryside, and should be considered on a case by case basis.

***Question 15 - Should self-build housing to be delivered as part of community led development?***

- 5.39 One of the points often made in favour of self-build schemes is that those seeking to carry out such projects are often driven by an ambition to build environmentally friendly dwellings which surpass current building standards.

***Question 16 - Could the introduction of a self-build housing policy also be an opportunity for the Council to tackle the issue of climate change?***

- 5.40 The Council is currently reviewing all available options surrounding self-build housing including plans to introduce a fee to join the self-build register as well as introducing a local connections test to ensure that the interests of those with a close relationship to the Borough are taken into account.

**Gypsies, Travellers and Travelling Showpeople**

- 5.41 The Council needs to make appropriate and sufficient provision for the housing needs of the gypsy, traveller and travelling showpeople communities as part of its planning policies. The Council previously intended to prepare a specific Gypsy and Traveller DPD, to be produced separately to the next Local Plan.
- 5.42 The evidence on accommodation needs for gypsies, travellers and travelling showpeople is being reviewed and considered in the light of case law. Depending upon the outcome of this review, a decision will be made in due course as to whether to prepare a separate Gypsy and Traveller DPD, or to include provision for these communities within the next Local Plan.

**6 WORKING IN TEST VALLEY (TOWN CENTRES AND LOCAL ECONOMY)****Town Centres and Retail**

- 6.1 Town Centres and their ability to adapt and be attractive, vibrant, and prosperous places is one of Council's Corporate Plan priorities. The way we use our town centres has changed considerably in the past decade. With the increased popularity and dominance of online shopping, bricks and mortar retailers as well as town centres have struggled to adapt to the changing habits of customers.
- 6.2 A recent retail study by Carter Jonas commissioned by the Council, found that existing floor space in town centres faces a myriad of challenges which will continue to grow over the short, medium and long term. Centres within the Borough have the opportunity to come up with new approaches in order to adapt to future changes, including introducing more evening economy uses and uses that appeal more to a younger population profile as well as better marketing of the town centres. There is still a role for existing floor space and physical 'store based' retailing in town centres. However, within the Borough, there will be a need to build in resilience to the changes in shopping habits - town centres are likely to move away from being solely retail led locations to those which offer a wider range of retail, leisure, cultural and other amenities.
- 6.3 Most responses to the Issues and Options consultation recognised the change in shopping habits and that impact on the High Street and encouraged a more flexible approach by allowing a variety of different uses. This would help ensure full occupation within the primary shopping frontage in order to increase footfall and guarantee the survival of town centres. Comments were also made that the primary shopping frontages should be retained for traditional town centre uses, whilst the secondary shopping frontages could be further diversified, to include residential and leisure uses.
- 6.4 Town centres can suffer from poor quality public spaces, which can detract from the shopping experience and discourage visitors from lingering; the Riverside Park by Town Mills in Andover is currently underway and the Market Place in Romsey has been completed to help address this. Master planning exercises are being undertaken for both Andover and Romsey in order to ensure they are futureproofed, focusing on development which could potentially attract people back into the town centres for extended periods of time; this would still include an element of retail space. Both town centres are seeking to develop their evening economy; any future masterplans could take an approach which would see Andover and Romsey both have activity throughout the day and into the night.
- 6.5 Another approach could be to increase the number of homes in the centre of our towns; with urban living becoming more popular building homes close to where services are provided could also be a more sustainable option. Both masterplan exercises will likely introduce some new homes to both Romsey and Andover town centres.



- 6.6 Digital innovation and technology will likely also play a pivotal role in the future of how people interact with their town centres and could make a real difference to our towns and communities by creating high streets which are fit for the future.

**Tourism**

- 6.7 For Test Valley, the beautiful countryside, small historic market towns and picturesque villages are among the Borough's main unique selling points. These are interspersed with numerous attractions including Broadlands, Mottisfont and Sir Harold Hillier Gardens to the south and Danebury Hill Fort, the Army Flying Museum, the Hawk Conservancy and the Museum of the Iron Age to the north. The Test Way which follows the path of the former Sprat and Winkle Line is a popular walking route from the Southampton Water up the Borough to Berkshire, allowing locals and visitors the opportunity to appreciate the Borough. Test Valley also benefits from its location in central southern England and between The New Forest and Winchester and close to Salisbury and Stonehenge.
- 6.8 The visitor economy brings many benefits to an area both because it has a strong local supply chain; including local producers, and because it extols the attractiveness of an area which can support inward investment. Tourism contributes towards economic activities and generates employment, revenues and plays a significant role in development of an area. It generally comprises the three sub-sectors of visitor attractions, visitor accommodation (hotels, B&Bs etc.) and hospitality.
- 6.9 There are currently 464 Airbnb premises within the Borough and the key thing for businesses; such as rural pubs, is to attract staying guests. A new local plan tourism policy could support proposals to attract guests who stay longer, spend more and thereby protect the viability of the host business as well as the local supply chain.
- 6.10 Feedback from the Issues and Options consultation focussed predominantly on ensuring that the infrastructure supporting existing attractions is maintained, including access and parking for cars and coaches; and providing enough visitor accommodation.

***Question 17 - Should a revised tourism policy be more flexible for potential new tourist attractions?***

- 6.11 Food and drink tourism are also growing in popularity with the taste of a place also granting people a sense of a place. Eco-tourism can also support farming or different types of rural business.

***Question 18 - Should a revised tourism policy be more supportive of innovative proposals?***

**Local Economy and Employment**

- 6.12 A strong and robust local economy is key to delivering prosperity and quality of life. The next Local Plan will aim to be positive in supporting future economic growth and productivity, alongside quality of life and protecting the Borough's environmental assets which are also important in making the area an attractive business location.
- 6.13 The location of the Borough makes it easily accessible by road and rail to: London, the west country, the midlands and the south coast. It is also surrounded by larger economic centres: Basingstoke, Eastleigh, Newbury, Salisbury, Southampton and Winchester. It does not form a single functional economic area, but is made up several distinct parts: Andover, Romsey and southern Test Valley and rural Test Valley, each with different characteristics which need to be reflected in the next Local Plan's strategy.
- 6.14 The Borough has experienced significant employment and business growth in recent years. The next Local Plan will build upon the current strengths of the local economy and aim to facilitate it being well placed for the future, taking account of expected economic change, such as an increasingly knowledge based economy.
- 6.15 There will also be a need to take account of the growing trends for flexible working, including working from home. The number of self employed and small businesses is also increasing leading to a need for smaller and more flexible accommodation.
- 6.16 The next Local Plan will need to make provision for the employment land and premises needs of the Borough. This will take account of the changes in the structure of the local economy and the requirements for sites and buildings which are appropriate to meet current and future commercial market requirements, as economic needs change. As part of the evidence base, the Council will work with its neighbouring authorities through Partnership for South Hampshire (PfSH) on a study to assess the future needs of the local economy, including for land allocations in suitable locations to provide for development requirements for the different types of employment required.
- 6.17 The next Local Plan will also take account of the Enterprise M3 Local Economic Partnership's (LEP) Local Industrial Strategy (LIS) as relevant to spatial planning, together with the LIS of the Solent LEP as relevant to the southern part of the Borough, given its close interrelationship with South Hampshire and our membership of the PfSH.
- 6.18 The Council has already undertaken a study of its existing Strategic Employment Sites (SES), working with a number of neighbouring local authorities. We will review the list of SES for the next Local Plan together with the framework for protecting existing employment sites.
- 6.19 In considering the allocation of sites for employment development, we will also consider opportunities to integrate this with housing, through both mixed

use development and location in close proximity. This was supported at the Issues and Options stage and is in line with NPPF paragraph 92.

- 6.20 The adopted Local Plan seeks to maintain the current proportion of net out-commuting from the Borough, recognising that as a rural area with larger settlements outside, a degree of out commuting is the position. It was considered important that there was a sufficient local workforce to provide for the additional jobs expected to be generated and therefore the housing requirement was set to provide for an increase in the working age population, sufficient to meet expected growth in local employment.

### **Rural Economy**

- 6.21 The rural economy is a significant component of Test Valley's economic prosperity. Businesses located in the rural area of the Borough provide a significant contribution towards the economic success of Test Valley and the area is home to a large number of companies and jobs. These businesses and local job opportunities also aid the sustainability of rural communities. Broadband also enables businesses to operate and residents to work from home in the rural area.
- 6.22 To provide for an appropriate framework for the rural economy to continue to prosper we will review the approach in the next Local Plan to the re-use of buildings in the countryside and to employment sites in the countryside.
- 6.23 Agriculture and land based industries have a key impact on the character of the areas and how the Borough's landscapes are managed. The Environmental Land Management (ELM) scheme (to replace the Common Agricultural Policy) will have a significant impact on how the farming industry is supported financially in the future. We will also consider how best to respond to these changes.
- 6.24 Rural workers (NPPF paragraph 79) with an essential need to live permanently at or near their place of work, beyond those working within agriculture, horticulture and forestry, have not been defined. The Issue and Options consultation sought views on a definition, and there was support for more flexibility. This issue will be considered further for the next Local Plan.

### **Skills and Training**

- 6.25 Sufficient job opportunities should be available to local residents at a range of skill levels. In order to support the future of the local economy and maximise the benefits to local residents from development, it is important that the Borough's workforce has the appropriate qualifications and skills necessary to respond to changes in the structure of the economy and the need for increased productivity. These also need to be kept up to date, and over time the aim should be to raise the overall level of qualifications.
- 6.26 The Issues and Option's consultation asked you about how we should best continue seeking apprenticeships. There were views about what is the

appropriate role of the planning system and in continuing to provide opportunities, there was a need to work with local businesses and education providers, including on promoting its benefits and identifying those opportunities.

- 6.27 Since 2016, the Council has sought an Employment and Skills Plan (ESP) from residential development of over 50 dwellings and from commercial development of 1,000sqm or more. Applicants need to provide an ESP prior to commencement that reflects the Construction Industry Training Board (CITB) Client Based Approach. In July 2019, we achieved accreditation under CITB of National Skills Academy for Construction status. Working with the construction industry and training providers, this scheme provides for job placements, training and apprenticeships.
- 6.28 The Council has also sought financial contributions towards skill training from major commercial development which due to their scale, have a significant impact on the labour market. The Andover Business Park has funded the Andover Skills Training Fund and developments at Nursling are providing support for a similar scheme for Chilworth, Nursling and Rownhams. Further monies are expected in the future as developments takes place, including from the extension to Walworth Business Park, Andover.
- 6.29 For the next Local Plan, the Council will need to consider how alongside new development, it should best address the issue of providing for skills and training in the future, building upon the existing approach.

**7 ENJOYING TEST VALLEY (ENVIRONMENT AND QUALITY OF LIFE)**

- 7.1 In thinking about the local environment, people highlighted the value placed on the countryside, landscape, biodiversity and wildlife. Connections within the landscape and habitats were also raised, including the chalk streams such as the River Test, which link the chalk downlands in the north of the Borough to the heathland and pasture land in the south of the Borough. Parts of Test Valley are of international wildlife importance and national landscape importance. We also have many assets that are of importance for their heritage value, including listed buildings and scheduled monuments.
- 7.2 The countryside provides many functions that we are dependent on. In addition to supporting wildlife, the countryside supports rural communities and the rural economy which includes agriculture and forestry. While policies in the next Local Plan will need to take account of all these roles, this section focuses on the environment aspect.

**Landscape**

- 7.3 There is a wide range of landscape types within the Borough. In 2018 the Council updated the [Landscape Character Assessment](#), which identifies those features that contribute to the character of specific areas within the Borough.
- 7.4 National guidance advises that local policies should protect and enhance valued landscapes, recognise the character and beauty of the countryside and take account of the character of different areas. Particular importance is given to conserving and enhancing National Parks and Areas of Outstanding Natural Beauty (AONBs). To the north of Andover, a large part of the Borough falls within the North Wessex Downs AONB. The New Forest National Park is located to the south west. It is situated outside the area covered by the next Local Plan but will need to be taken into account.
- 7.5 In preparing policies about the landscape, including designated areas, we will need to think about our approach to the design of new development more generally and other policy areas. The existing local plan sets out criteria based policies on these matters. The next Local Plan is likely to take a similar approach.

**Design**

- 7.6 Design goes beyond the look of an area, affecting the way it functions and how we feel about it. We have been undertaking a review of new neighbourhoods, with input from those who live and work in these areas, to help inform our approach going forward. The Government commissioned a review of design considerations in planning and is now considering its response. The Government has indicated there will be resultant changes to national policy.
- 7.7 National policy currently advises that local policies should set out the quality of development that will be expected. While local distinctiveness and

character should be promoted, policies should not prevent innovation or change.

- 7.8 The adopted Local Plan includes criteria based policies on design matters that apply to all new development. In addition, there are some parts of the Borough that have specific policies, and additional supplementary information, on design. This includes town and village design statements that have been prepared by local communities for parts of the Borough.
- 7.9 Through the Issues and Options consultation, you indicated ways that we could improve design quality. A range of comments were received, including options on strong policies but that they should not be too prescriptive; taking account of local distinctiveness and the guidance within town and village design statements; considering using design codes; and learning from experience (both within Test Valley and elsewhere).
- 7.10 There were differing views about the approach to density of housing. The adopted Local Plan does not include any density standards. Some suggested that this approach should remain, instead relying on the design policies, with the importance of efficient use of land being highlighted. Others suggested that flexible density standards should be set out, or that specific standards should be provided for substantial new development or certain areas, such as the main town centres.
- 7.11 The majority of respondents wanted the next Local Plan to establish housing density standards. However, there were different drivers for this, with some concentrating on creating a density standard in order to keep housing affordable, and others seeking to create a low density standard in order to retain and promote a quality of life that incorporates space for gardens, adequate parking and green space provision. There was a recognition that whatever the approach to density, care would need to be taken to take account of the differences across the Borough, from the towns to rural villages and hamlets.

### **Local Gaps**

- 7.12 Local gaps are a tool to help conserve the identity and character of communities by retaining space between settlements. They have been used for many years in Test Valley and are supported by local communities.
- 7.13 As part of the Issues and Options consultation, we highlighted that national guidance does not contain a specific reference to local gaps. We asked about whether we should continue to use local gaps, and if so, the approach we should take to avoid the coalescence of settlements.
- 7.14 The responses received showed that there remains strong support for local gaps from those living in the Borough. There were some suggestions of where local gaps should be identified. However, other comments indicated that local gaps are unnecessary, or that more evidence would be needed to justify them. There were differing views about whether it would be appropriate to

define boundaries for local gaps or to set out criteria for all development to adhere to instead.

- 7.15 In progressing with the next Local Plan, we will need to ensure that if local gaps are identified, there is justification for this and we are clear on the reasons for using this approach. We will need to look at both criteria based policy options to avoid coalescence, as well as defining specific areas as local gaps. It was suggested that a combination of both approaches may be appropriate. In the adopted Local Plan we defined specific local gaps, this helps to provide greater certainty on where the coalescence issues will be most relevant. If this approach is continued, there would need to be a review of where local gaps are needed, as well as the specific boundaries to be used.

### **Local Green Space**

- 7.16 National policy gives local and neighbourhood plans the opportunity to designate areas as Local Green Space<sup>7</sup>, which are intended to protect areas of particular importance to communities. Such areas can only be designated in certain circumstances, including that they hold a particular local significance and not relate to large tracts of land.
- 7.17 Through the Issues and Options consultation we asked about whether the next Local Plan should look to designate such spaces, or whether it should be done through neighbourhood plans.
- 7.18 There were mixed views about whether the local plan or neighbourhood plans should be used to designate Local Green Spaces. There were some suggestions that the local plan should make such designations when it was not done through neighbourhood plans, or that the local plan could provide a framework for this matter. We will investigate further how best to approach this in the local plan.
- 7.19 Since the consultation was undertaken, a number of communities have been looking at making such designations through their neighbourhood plans. This includes Goodworth Clatford, the first neighbourhood plan to be finalised in the Borough.

### **Historic Environment**

- 7.20 The historic environment includes assets of differing scales and importance – from historic landscapes to specific buildings and structures. Some of these assets are designated, including conservation areas, listed buildings, registered parks and gardens and scheduled monuments. However, we also need to consider non-designated assets. Legislation and national policy provide the framework as to how we consider the historic environment, with a focus on providing a positive strategy for its conservation and enjoyment. This

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<sup>7</sup> See paragraphs 99 to 101 of the NPPF.

is the starting point for how we prepare policies on this matter, and take account of the historic environment in looking at site specific proposals.

- 7.21 As part of the Issues and Options consultation, comments received included reference to the importance of having an appropriate evidence base and policies that cover the characteristics of each type of heritage asset. A number of comments also highlighted the need to take account of local heritage.
- 7.22 As part of updating evidence in relation to the historic environment, the Council has commissioned a review of the conservation areas for Romsey and Andover. The outcomes of this will help to ensure we have up to date and robust information to help conserve the heritage assets of these market towns. This will also be available to inform decision making in these areas. There will be separate opportunities to comment on this project at a later date.
- 7.23 The heritage of the Borough has important links with the local economy, including through tourism and encouraging visits to Test Valley. Therefore we need to take account of the links between these matters in preparing policies in the next Local Plan.
- 7.24 The decline in use of a number of particular types of buildings (for example pubs, post offices and banks) and changing shopping habits has contributed to reduced footfall and increased vacancy rates. In some areas this can lead to under-investment and deterioration in the quality of the local historic character of the urban fabric.
- 7.25 We will need to think about whether action should be taken to ensure our important, historic town centres, their high streets and other heritage assets reinforce or redefine their role and function at the centre of community activities in response to economic and social shifts.

### **Sustainable Construction and Renewable Energy**

- 7.26 Climate change is one of the biggest challenges we face, both in terms of reducing emissions to limit the extent of impact and ensuring we adapt and are resilient to future conditions. Therefore, climate change needs to be embedded in all policy areas in the next Local Plan.
- 7.27 The way buildings are designed and powered is part of the picture. We asked for your views on how the next Local Plan should encourage energy efficiency for new development. There was general support for the next Local Plan covering this matter, but with different views on how this should be achieved. While some responses suggested that policies should not include prescriptive requirements, others referred to policies to require zero carbon homes, views about ways to achieve improved energy performance, and ensuring layouts of schemes maximised opportunities for solar gain. There were also comments around the scale and type of development that any requirements should apply to.



- 7.28 If the next Local Plan includes policies on this matter, options to consider include increasing the energy performance of new development, as well as the source of energy to serve the new development (e.g. a set percentage of energy from renewable sources for new development). Any policy approach would need to avoid negative consequences, such as resulting in new development that is more likely to be affected by overheating.
- 7.29 The Government has however recently undertaken a consultation about increasing the energy performance standards for new homes through Building Regulations. This is a first step working towards a 'Future Homes Standard', which is to be introduced in 2025. As part of this consultation there was a proposal to limit the ability for local plans to include policies on energy performance. If this is implemented, then Building Regulations would likely provide the appropriate mechanism to address this issue.
- 7.30 In broader terms, there were mixed views on the approach we should take on renewable and low carbon energy sources. Responses included considering schemes on their own merits, including a criteria based policy on these energy sources, and designated areas that would be suitable for specific technologies. To help inform our approach to this, we have commissioned consultants to look at the opportunities for renewable and low carbon energy within the Borough and provide advice on the ways the next Local Plan could support their delivery. The outputs of this work should be available in this summer.

### **Biodiversity**

- 7.31 Test Valley includes areas of international and national importance for their wildlife value, which receive particular protection through legislation and national policy. However, the next Local Plan will also need to account for biodiversity more widely. As we set out in the Issues and Options consultation, habitats function best where they are well connected to each other. This will become increasingly important in ensuring nature has space to adapt to a changing climate. Therefore it is important to conserve ecological networks, as well as the designated sites. National policy sets out that local plans should identify and safeguard components of ecological networks.
- 7.32 Since the Issues and Options consultation, a local ecological network has been published for Hampshire.<sup>8</sup> This takes account of designated sites, certain priority habitats, and opportunities to enhance the network. This forms part of the evidence for the next Local Plan.
- 7.33 The Government has published proposals to require new development to achieve a net gain in biodiversity. Draft legislation to implement this measure is currently being considered by Parliament (through the Environment Bill),

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<sup>8</sup> More information is available at:

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre/information#step-7>

with more detail to follow on how it will be implemented. This will be taken into account through the preparation of the next Local Plan.

- 7.34 The next Local Plan will need to set out policies for the approach to internationally, nationally and locally designated wildlife sites. This will be in line with legal requirements and national policy. In some cases, this will be based on joint work with other local authorities and organisations. We are already working with others to look at options to address excess nutrient inputs from new development into the Solent and in relation to pressures on the New Forest and Solent from recreational use of these internationally important areas. .

### **Public Open Space and Green Infrastructure**

- 7.35 There is access to a range of leisure provisions and open spaces within the Borough, including indoor and outdoor sports facilities, informal recreation areas, children's play spaces and allotments. These are supplemented by the Rights of Way network, which includes long distance paths that run through the area. Some of these provisions provide multiple benefits, for example enhancing biodiversity, managing the movement of water and supporting the health and wellbeing of local communities.
- 7.36 Since the Issues and Options consultation we have commenced a review of the provisions of sports pitches and other sports facilities. This looks at current supply (indoor and outdoor) and how the needs for these sports may change in the future. This will help inform our approach to such facilities in the next Local Plan, although this will not be the only route for supporting sports and recreation activities within the Borough.
- 7.37 The adopted Local Plan includes a policy for the provision of new open spaces in conjunction with additional housing. It also sets out how we would consider schemes that propose the loss of open space and recreation facilities – this reflects the approach in national policy. As part of the next Local Plan we will need to consider whether the approach to securing new open spaces is changed. Through the Issues and Options consultation you suggested that we may need to look at different approaches for different types of open space, as well as for different housing sites. For example, for sports pitches we may need to make specific allocations, rather than continue to seek a set area requirement for each new resident. It was also highlighted that the access to proposed open spaces should consider both new and existing residents.
- 7.38 Green infrastructure is a term to describe a network of multi-functional green space that can deliver a range of benefits to local communities and the environment. Public open space forms part of it, as can the local ecological network. As part of the preparation of the next Local Plan, we will need to consider the best ways to conserve and where possible enhance green infrastructure.

- 7.39 Some local authorities are looking at opportunities to use planning policies to go beyond maintaining existing levels of tree cover to ideally secure increased tree coverage within their local area. Increasing tree coverage can have multiple benefits, including for biodiversity, providing areas of shading, carbon sequestration, and improving wellbeing. One way of doing this is to specify a certain proportion of a site that should be covered by tree canopy, including through retaining existing trees and/or by planting additional trees. Where this is not achievable other types of green infrastructure or off site planting can be used. The Council is exploring whether such a policy would be appropriate for Test Valley.

### **Water Supply and Quality**

- 7.40 Water is a valuable resource for our environment, economy and health. The water environment is also under pressure, with lots of competing demands on this resource. This pressure has the potential to increase over time, with changes to the climate, population and lifestyles.
- 7.41 Most of our drinking water comes from local groundwater or surface water sources (e.g. rivers and lakes). A more efficient use of water will be essential to help balance the needs of the environment, communities and the economy. In the local area, there have recently been reductions in the amount of water that can be abstracted at certain times in order to ensure there is enough water available to avoid negative effects on the environment.
- 7.42 The adopted Local Plan already includes policy requirements for new development to be more water efficient. Through responses to the Issues and Options consultation, there was general support for continuing this approach as long as it does not affect public health.
- 7.43 As well as thinking about the amount of water available, we also need to be aware of water quality and ways to conserve and enhance it. There are a number of ways the planning system can influence this, including managing sources of water pollution associated with new development and working with water companies to ensure that sufficient waste water treatment capacity is available. It should be noted that parts of the Borough are not connected to the sewerage network, so rely on local solutions, such as septic tanks.
- 7.44 We also need to ensure that the next Local Plan takes account of flood risk and how this may change in the future. A number of communities in the Borough have been affected by flooding in recent years. Different parts of Test Valley are affected by different types of flood risk including from groundwater, rivers, surface water and sewage flooding. We will update our evidence in relation to all types of flood risk to inform how we prepare policies on this matter and the allocation of land for new development.

### **Air Quality**

- 7.45 Air quality affects public health as well as the environment around us. There are no Air Quality Management Areas within the Borough, which are

designated where air quality objectives are exceeded. However, there are areas designated in this way in neighbouring local authorities, generally associated with major road junctions and corridors.

- 7.46 There are a number of mechanisms for considering air quality. The next Local Plan's role will be to consider this matter in relation to new development, including schemes that could potentially generate pollution as well as thinking about emissions associated with transport. More information on transport and travel is provided in section 8.
- 7.47 We will also need to address other types of pollution that could arise from development, including land and water, as well as noise and light pollution (which may overlap with landscape and biodiversity considerations). This will need to take account of national policy and not duplicate controls through other mechanisms. The adopted Local Plan includes a criteria based policy relating to all types of pollution. It may be appropriate to take a similar approach in the next Local Plan.

## 8 INFRASTRUCTURE AND COMMUNITY FACILITIES

- 8.1 The delivery of sustainable physical, social and green infrastructure, in line with national policy, will be a key objective of the new local plan. Policies will reflect the evidence base and your feedback. The towns of Romsey and Andover are home to some of the Borough's main cultural, sports, recreational, community and transport infrastructure and we anticipate that these towns will experience exciting changes during the plan period. The Masterplan is progressing for the centre of Andover (and the potential redevelopment of the Lights Theatre). Plans are also evolving for the area to the south of Romsey town centre and Crosfield Hall. The infrastructure and community facilities serving the Borough's towns, villages and rural communities must evolve to meet the needs of communities and businesses and to enhance the lives of residents.
- 8.2 Planners need to find sites that are in sustainable locations well served by infrastructure i.e. those locations that are close to existing services and community facilities. We also want to explore how the next local plan can help support existing facilities in villages. Current Local Plan policies have sought the delivery of transport, community, educational, sports, green, leisure and healthcare infrastructure within the larger new developments, or have sought off site enhancements in the wider area. It is important that this supporting infrastructure continues to be delivered in a timely and phased manner, to support sustainable development and the growth of all communities, businesses and our town centres.
- 8.3 The Council will prepare an Infrastructure Delivery Plan (IDP) to accompany the next Local Plan and is working towards the publication of the annual Infrastructure Funding Statement. This will set out the Council's infrastructure investment priorities, report on investment, and help guide future investment in the Borough's infrastructure, in partnership with all key stakeholders. The Council will also support the development of a wide range of infrastructure and community services and facilities, to help deliver the Council's health, wellbeing, economic and community cohesion aspirations.
- 8.4 The Community Infrastructure Levy (CIL) is an integral part of the delivery of local infrastructure provisions and the Council will review and maintain its CIL priorities and spend.

### **Transport, Communications and Movement**

- 8.5 It is anticipated that our transportation, communication and movement, both regionally and nationally, will evolve considerably over the next local plan period, particularly to respond to the challenges of climate change. In the UK, transport is the biggest contributor to greenhouse gas emissions. The emerging Draft Transport Strategy for the South East (TfSE) aims to achieve net-zero carbon emissions by 2050 and proposes that fully integrated transport, digital and energy networks will lead to a step change in

connectivity and environmental quality.<sup>9</sup> A strong, efficient and integrated transport network is needed to help deliver this vision and to support sustainable economic growth.

- 8.6 Test Valley is well served by the strategic road network, with sections of the M27, M3 and other key routes, including the A303, A34 and A36 crossing the Borough. Two main rail lines pass through the Borough: London to Exeter, with stations at Andover and Grateley, and Bristol to Southampton, with stations at Romsey, Mottisfont and Dunbridge, and West Dean. A local rail service also operates between Salisbury and Southampton via Romsey and Chandler's Ford. The Airport at Southampton is also readily accessible. Your responses indicate that you value the Borough's good transport links and communications.
- 8.7 The Council will continue to work with partners and other agencies to maintain and improve the safety and function of the Borough's strategic transport network and local transport infrastructure, including with Highways England, Hampshire County Council Highways, Network Rail, Stagecoach, Transport for South Hampshire (TfSH), Transport for the South East, and others.

### **Sustainable Transport**

- 8.8 The Council is committed to promoting a range of sustainable transport options, working closely with partners, including Hampshire County Council (the highway authority), to continue improving and integrating public transport for the residents of the Borough, with continued improvements to cycling and walking networks and by seeking more accessible community infrastructure in both new and existing communities, including those in the rural areas of the Borough.

### **Cycling and Walking**

- 8.9 Encouraging opportunities for cycling and walking in the Borough, particularly for shorter journeys and as an alternative to car journeys is a key objective in helping to maintain healthy lifestyles, improving air quality and in reducing carbon emissions. Responses to the 'Issues and Options' consultation show that cycling and walking are very popular in the Borough and a priority for residents, particularly for leisure purposes. The responses indicate support for integrated transport measures and investment, including improvements to cycling and walking infrastructure and a range of public transport options, to help reduce reliance upon the private car. The Borough benefits from a range of attractive walking and cycling routes and rights of way and there are two National Cycling Network Routes crossing the Borough (NCN24 and NCN246). While improvements and enhancements have been made to improve access to cycling and walking in the Borough, it is recognised that further improvements to cycling and walking infrastructure can be made. This remains a priority for the Council. The cycle and public right of way network is

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<sup>9</sup> <https://transportforthesoutheast.org.uk/transport-strategy/>

important and the Council will consider in the context of potential allocations for development, how any gaps and enhancements to the network could be addressed

- 8.10 The Council will continue to promote and encourage active modes of transport (walking and cycling), for sustainability, wellbeing and health reasons, working in partnership with Romsey Future, Hampshire County Council, Andover Vision, Sustrans and other agencies. The emerging Local Cycling and Walking Infrastructure Plans (LCWIP) for Southern Test Valley and Andover will support this. The emerging Masterplans for the south of Romsey town centre and Andover, and the delivery of new neighbourhoods will incorporate the provision of attractive and safe cycling and walking environments and opportunities. The Council is also engaged in the Transforming Cities Fund (TCF) bid, which proposes active travel and transport infrastructure improvements in the Southampton Travel to Work Area, including cycling routes to Romsey, Chilworth, North Baddesley, Adanac Park, Chandlers Ford and Nursling and Rownhams.<sup>10</sup>
- 8.11 Through Community Infrastructure Levy (CIL) bids and section 106 contributions and the development of strategic sites, the Council can further support the delivery of the Council's cycling and walking infrastructure.

### **Public Transport**

- 8.12 Bus and train use within the Borough is popular, but the proportion of residents travelling to work by private car remains high. The Council will encourage the provision and use of public transport and seek to improve and enhance public transport accessibility and more sustainable transport options. The emerging Masterplan for Andover will seek to better integrate the rail and bus stations within the town and enhance the pedestrian links and spaces around them. The future of Romsey Bus Station will be considered as part of the Romsey south of town centre Masterplan. The Council will work with Hampshire County Council to improve bus stops facilities and shelters within the Borough to improve safety, information and comfort for passengers in new developments and in existing communities. The Council will also work with Network Rail and other key stakeholders to continue enhancements at and around the railways stations at Andover and Romsey.

### **Car Parking**

- 8.13 The consultation responses indicate a perception that adequate off road parking is important within new developments and also in our town centres, although some comments specifically do not favour parking courts. Some respondents indicate that parking for 2 cars should be a requirement for each new dwelling and there are concerns that car parking should not dominate local streets and developments.

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<sup>10</sup> More information available at: <https://transport.southampton.gov.uk/transforming-cities/>

- 8.14 Responses suggest that securing sufficient off road vehicle and cycle parking, that is well designed and overlooked, should remain a priority for new developments. The Council recognises that providing sufficient car parking can help to prevent on street parking and maintain safe and pleasant walking, cycling and living environments.
- 8.15 The next Local Plan will include a review of current parking standards for different types of development and at different locations in the Borough. This will also include consideration of reduced (or zero) parking standards at more sustainable locations, to help to discourage private car use and to respond to changing lifestyles.

### **Electric Vehicle Charging**

- 8.16 The Government has announced plans to end the sale of new petrol and diesel cars / vans in 2035, with the potential for this ban to also include hybrid vehicles. Therefore, the next Local Plan will need to ensure it provides flexibility to support alternative technologies and the infrastructure needed to support them, recognising that we are likely to still be dependent on personal vehicles for travel.
- 8.17 At the moment, the main alternative is electric vehicles, which require a network of charging points to be available, with a particular emphasis on provision being available at home. The Council has provided a number of charging points in its public car parks in Romsey and Andover, with other points also being made available by others within the Borough.
- 8.18 As part of the Issues and Options consultation, many responses indicated that there will need to be the provision of charging points for electric vehicles in conjunction with new development. However there were also responses suggesting this should not be required through planning policy. National guidance indicates that local parking standards should take account of the need to for an adequate provision of spaces for charging plug-in and ultra-low emissions vehicles.
- 8.19 The Government has undertaken a consultation proposing that Building Regulations are amended to secure the necessary charging infrastructure. The outcome of this consultation is not yet available. We will need to keep this position under review as the next Local Plan is prepared, as well as trying to provide enough flexibility to support any newly emerging technologies.

### **Health**

- 8.20 Health and wellbeing of the Borough's residents is a priority and is integral to the development of sustainable healthy and inclusive communities. Access to a range of community services, social care, green open spaces, sports, leisure, recreational and other provisions are important to maintain healthy lifestyles. It is important that the range of healthcare provisions evolves to support the changing population and its needs. You have mentioned the provision of doctors and dentists as a key aspect of Test Valley that could be



improved and the feedback showed there is a desire for enhanced open space and community facilities to support healthy lifestyles. The Council will support the provision and enhancement of health infrastructure in partnership with key stakeholders, including West Hampshire Clinical Commissioning Group (CCG), the Healthcare Trusts, GP practices and Primary Care Networks, Hampshire County Council and Public Health England. The Hampshire and Isle of Wight Sustainability and Transformation Partnership (STP)<sup>11</sup> is proposing new models of care that offer different levels of integrated healthcare across the region through a range of area and local health care hubs, hospitals and GP Practices. This may have implications for the future of healthcare provisions in Test Valley. The future Infrastructure Delivery Plan (IDP) will set out the Council's role in supporting healthcare provisions in the Borough via a range of partnerships.

### **Education**

- 8.21 The Council recognises the importance of educational infrastructure to the wellbeing of the residents of the Borough, to its businesses, the local economy and its communities. The Council will continue to play a role in supporting the provision of a range of high quality educational and childcare provisions, including early years childcare, primary and secondary schools, further education facilities, special needs provision and adult education, in partnership with Hampshire County Council and other key stakeholders within the Borough's new neighbourhoods and existing communities.

### **Utilities**

- 8.22 The Council will work with utility providers and infrastructure stakeholders to seek to ensure that the infrastructure needs of existing and new communities are provided for, with regard to local circumstances. Ensuring that critical infrastructure is protected with key stakeholders and partners, including river/flood defences, drainage, railway lines, power grid, water supplies and treatment will be important, in order to seek to ensure that our communities are resilient to climate change.

### **Telecommunications**

- 8.23 Ensuring access to internet, broadband and 4G (and potential future 5G) coverage across the Borough, including more rural areas, is important for businesses, people working from home, education and community cohesion and resilience. The Council will consider how it can support enhancements to broadband provision in rural and urban areas and for new development through the next Local Plan's policies. Hampshire Superfast Broadband Programme aims to extend coverage to enable the Borough's residents to readily access online services.

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<sup>11</sup> <https://hiowhealthandcare.org/>

- 8.24 Nationally, the number of fibre-to-the-cabinet connections overtook standard broadband copper connections for the first time this year, and the number of superfast broadband lines increased. Telecommunications infrastructure in the Borough is important to its communities, town centres, businesses and the local economy. Consumers are upgrading to faster broadband and seek greater connectivity.
- 8.25 The provision of free WiFi in Andover town centre is proposed in partnership with Andover Vision and Andover Business Improvement District (BID) and will contribute to the enhancement of the Borough's telecommunications infrastructure, for the benefit of residents, visitors to the town and local businesses.

### **Local Resilience**

- 8.26 The Council has a record of working with parish and town councils and other organisations in putting plans in place to deal with major incidents. The origins of this work links to the 2014 floods which affected some of our villages and towns. Extreme weather events may become more frequent making local resilience more important. The planning system has a limited role in this but the next Local Plan will look to see what support it can provide.

### **Community Infrastructure Levy (CIL)**

- 8.27 The Council will review its CIL and will continue to support investment in the provision, enhancement and maintenance of a wide range of community facilities and services, both in rural communities and in the Borough's settlements. The yearly CIL bidding process enables members of the public to get involved and to submit bids for schemes in their area. It also provides a mechanism for supporting the development of a range of infrastructure such as health infrastructure, community facilities and flood mitigation measures. Since we started the CIL bidding process in 2016, we've approved the release of £1,083,336 to 14 approved projects. In 2019, 8 projects were funded including the Plaza Theatre in Romsey, Over Wallop War Memorial and access improvements at Charlton Lakes. Bids are supported by the CIL Officer, the Council's Community and Leisure Team, and in partnership with parish and town council and a range of stakeholders and partners. New developments will support the provision of on site community facilities and/or through off site contributions, will mitigate the pressures of the new development and/or to contribute towards the enhancement of existing community centres, services and facilities, including arts and cultural provisions. The funding which is released to schemes comes from financial contributions from new development in the borough and CIL continues to be a useful source of investment in new infrastructure in Test Valley.

**9 NEXT STEPS AND HOW TO GET INVOLVED**

- 9.1 This Refined Issues and Options document has set out the key matters that we are considering as part of preparing the next Local Plan. Your input would be welcome in helping to frame the next stage of the process, in which we will draft the more detailed policies and proposals which will be set out as preferred options in a full draft Local Plan.
- 9.2 We will need to ensure the next Local Plan accounts national planning guidance, as well as locally collected evidence and input from the local community.
- 9.3 Comments are invited on this document. Whilst we are particularly interested in your thoughts on the issues and questions we have raised, if you have any comments on other planning policy matters that will help shape the next Local Plan then please provide them as well.
- 9.4 Comments should be submitted to the Planning Policy and Economic Development Service so they are received by **4.30pm on Friday XX XXXXX 2020**. They need to be made in writing and directed to:
- Email: [planningpolicy@testvalley.gov.uk](mailto:planningpolicy@testvalley.gov.uk)
- Post: Planning Policy and Economic Development Service  
Test Valley Borough Council  
Beech Hurst  
Weyhill Road  
ANDOVER  
SP10 3AJ
- 9.5 If you have any queries on the content of this document, please contact the Planning Policy and Economic Development Service using the above email address or via 01264 368000
- 9.6 In your response please provide your name, and postal or email address. If you are responding on behalf of someone else, please also provide the name of the individual or organisation.
- 9.7 If you respond to this consultation, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communications.

## 10 GLOSSARY

### **AFFORDABLE HOUSING:**

Housing for sale or rent for those whose needs are not met by the market. It needs to be provided in line with the specific types of affordable housing set out within the National Planning Policy Framework.

### **AREA OF OUTSTANDING NATURAL BEAUTY (AONB):**

An area designated of national importance for its distinctive character and natural beauty. They are designated by Natural England. The North Wessex Downs AONB covers part of Test Valley.

### **COMMUNITY INFRASTRUCTURE LEVY (CIL):**

A levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure that the Council has identified as being required.

### **CORPORATE PLAN:**

A plan that sets out the Council's vision and priorities. It provides the Council's direction and focus for activities and services. The current Corporate Plan 2019-2023 'Growing our Potential' was approved in April 2019.

### **CUSTOM BUILD HOME:**

Refers to when an individual or an association of individuals commissions a specialist developer to deliver a new home.

### **DEVELOPMENT PLAN:**

The Development Plan is made up of the Development Plan Documents for Test Valley and the Minerals and Waste Plans produced jointly by Hampshire County Council, Portsmouth and Southampton City Councils and the New Forest and South Downs National Park Authorities.

### **DEVELOPMENT PLAN DOCUMENTS (DPD):**

Spatial planning documents that are subject to independent examination and will collectively make up the Development Plan for a local authority area. Individual Development Plan Documents or parts of a DPD can be reviewed independently of other Development Plan Documents.

### **DUTY TO CO-OPERATE (DTC):**

The Duty to Co-operate was created in the Localism Act 2011. It is a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis on strategic cross boundary matters in relation to local plans.

### **EVIDENCE BASE:**

The evidence and information used to inform Development Plan Documents. It should be as up to date as possible.

### **GREEN INFRASTRUCTURE:**

This is a network of multi-functional green space that can deliver a range of benefits to local communities and the environment.

### **HOUSING MARKET AREA (HMA):**

A HMA is a broad geographical area in which generally most people will both live and work.

### **LOCAL ENTERPRISE PARTNERSHIP (LEP):**

LEPs are partnerships between local authorities and businesses. They play a key role in establishing local economic priorities to create jobs and support local businesses. All of Test Valley is within the Enterprise M3 LEP.

### **LOCAL GREEN SPACES:**

Areas designated through plans that are identified of particular importance to local communities for example for beauty, historic significance or recreational value.

### **LOCAL DEVELOPMENT SCHEME (LDS):**

The Local Development Scheme sets out the approach and timetable the Council will follow in the preparation and adoption of planning policy documents. The Council is required to keep the LDS up to date. The LDS was approved in January 2020 and is available on the Planning pages of the Council's website.

### **LOCAL PLAN:**

This sets out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic priorities to deliver that vision through development management policies and strategic site allocations. Local Plans have the status of a Development Plan Document.

### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF):**

The NPPF set out national planning policy for plan making and decision taking. The NPPF was first published in 2012, with a revised version published in 2018 and further amendments also made in 2019.

### **NEIGHBOURHOOD PLAN:**

A plan prepared by a Parish Council that sets out planning policies. There is a specific process set out in legislation setting out how such plans are produced.

### **PARTNERSHIP FOR SOUTH HAMPSHIRE (PFSH):**

This is an organisation comprising East Hampshire, Eastleigh, Fareham, Gosport, Hampshire County, Havant, New Forest, Portsmouth, Southampton, Test Valley and Winchester Councils, and New Forest National Park. The organisations have come together through PFSH to improve the economic performance of South Hampshire and enhance it as a place to live and work.

### **PLANNING PRACTICE GUIDANCE (PPG):**

An online resource published by Government which provides detailed national guidance on how to apply the NPPF.

### **SELF BUILD HOME:**

Refers to when an individual or an association of individuals directly organises the design and construction of a new home.

### **STATEMENT OF COMMON GROUND (SOCG):**

A written record of matters that are agreed or not agreed by the organisations that have prepared the statement. In the context of the Duty to Co-operate they are used to document agreement on cross boundary strategic issues with other local planning authorities or public bodies.

### **STATEMENT OF COMMUNITY INVOLVEMENT (SCI):**

This sets out the standards which authorities will achieve with regard to involving local communities in the preparation of planning documents and decisions on planning applications. The Test Valley SCI can be viewed on the Planning pages of the Council's website.

### **STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA):**

This is a technical document that provides information on potential housing and/or economic development sites promoted by landowners/developers. It provides details on whether the promoted sites are available, suitable and achievable.

### **STRATEGIC HOUSING MARKET ASSESSMENT (SHMA):**

This assessment considers the need and demand for specific types of housing (including affordable housing), as well as the mix of housing, within the Borough. It forms part of the evidence base.

### **SUPPLEMENTARY PLANNING DOCUMENT (SPD):**

These provided supplementary information on the policies in Development Plan Documents. They do not form part of the Development Plan. The Council has produced a number of SPDs; they can be found on the Planning pages of the Council's website.

### **SUSTAINABILITY APPRAISAL (SA):**

This is a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic considerations). There is a legal requirement that sustainability appraisals are undertaken for all Development Plan Documents.

### **VILLAGE DESIGN STATEMENT (VDS):**

A document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area. These are often adopted as Supplementary Planning Documents.