

FAO:	Barton Stacey Parish Council	Date / Time:	10.09.24 / 7.30pm
Project:	Community Led Planning Application on Land off Bullington Lane		
Meeting Title:	Progress Report to the Parish Council (10 th September 2024)		
Att:	Barton Stacey Parish Council JPP Luken Beck		
Prep by:	Ian Johnson		

Introduction

The Chair opened the public meeting on 10th September 2024 and explained the purpose was to receive a presentation from JPP and their consultants on the proposal for a community-led planning application in the village. The Chair then handed over to members of the community in attendance to comment and ask questions. This was followed by a presentation from JPP and Luken Beck on how a community led planning application on the ‘Tennis Court’ field for a mix of 25 no. affordable and market houses and substantial area for public access and biodiversity improvement (‘Pea Field’) on land off Bullington Lane could be prepared, drawing on best practice from case studies in Broughton and West Tytherley. This was followed by a question and answer session between Councillors and the presentation team.

A summary of the main points and questions from the community and Councillors is set out below (names have been excluded for GDPR purposes). This is followed by a written response to these points and questions, expanding on the verbal responses provided during the meeting.

Local Residents Comments (summary)

- Clarification on how the development would be a community-led scheme.
- Concern was raised over how extra traffic movements would impact traffic congestion on local roads.
- Concern was raised over the condition of the roads in/out of village and how additional traffic would make this situation worse.
- It was felt there was already limited community facilities available in the village (such as GP services) and it was questioned how the proposal could support/enhance these.
- A question was asked relating to car parking provision and the need to avoid overspill onto Bullington Lane.
- Local flooding in some areas was referred to and concerns were raised over whether additional housing would make this situation worse.

- It was questioned whether a S106 legal agreement would be signed as part of any planning permission to ensure financial contributions are made by the developer towards local requirements.

Parish Councillor Comments (summary)

- It was stated the updated Housing Needs Survey shows a requirement for 17 affordable dwellings in the village. These houses are to be made available for local people. Consideration is to be given to Alms houses / Community Land Trust for social housing.
- Any planning application needs to be made on an 'open book' basis to show what financial contributions are viable when considered alongside other development costs.
- Concerns also raised over parking overflowing onto Bullington Lane.
- Drainage issues were referred to in Roberts Road and foul sewer blockages-backing up.
- The nearest GP surgery is now in Sutton Scotney. It was also questioned how a development could improve this service.
- Concerns were raised over the future maintenance costs of the Pea Field. The Parish Council do not want the land to be transferred into their ownership. Any proposals for its future community use must include a long terms funding and management regime.
- A cost estimate of £900k was referred to for the new pavilion.

Community and Councillors Questions and Answers

Parish Council / community role in a community-led planning application

Question: Who will lead the planning application?

The planning application would be led by the Parish Council in partnership with JPP, who would resource and fund the planning application, including the supporting technical studies and assessments. As part of this process the community would be closely involved to identify what is important to local people, local problems and opportunities.

In order to comply with the Borough's local planning policies JPP would need to demonstrate there is support from the majority of the public involved in the proposals and how the proposals will help meet the local housing needs of the Parish.

Question: If the Parish does not support the application and the site does not come forward, what would happen to the site?

Without Parish support for a community-led proposal it is unlikely this type of planning application would proceed. The landowner may then decide to 'do nothing', or to progress a standard planning application that does not need to comply with the Borough's requirements for a community led application.

Mix of market and affordable housing

Question: Will the proposal's housing mix reflect the latest needs assessment and affordable housing need?

The Housing Needs Survey (as of 9th September '24) stated the following needs:

- 13 x 1 bed units
- 1 x 2 bed units
- 3 x 3 bed units

Total: 17 no. units

The Borough's local planning policies require 40% of the new houses to be affordable. These can include social rent and shared ownership allowing residents to eventually purchase their own home in the village. Affordable housing can be restricted to local people, key workers or agricultural workers for example for an initial period and then made available to a wider catchment if there is no take up. The mix of dwelling sizes and tenures will be based on the latest housing needs information and market demand for private dwellings.

Question: Can the developer please provide a breakdown of the proposed houses on site. i.e. OM vs AFF and no. bedrooms

Yes. This information will be provided following discussions with the Borough Housing Manager and Parish Council

Question: Have you got a partner in place or in mind for the affordable housing provider?

No. This will be subject to a tendering process involving the Borough Council's preferred affordable housing providers. There is an opportunity for involvement of a Community Land Trust.

Village benefits from new development

Question: What will the profit margin to the developer be and how much will the landowner benefit? (as part of an open book approach).

Viability is normally a confidential matter and not strictly a requirement of Policy COM 9. However, as one of the Parish Councillors has requested this information, a viability report can be provided in this instance, subject to Test Valley input. The viability assessment would need to take into account the 50% overage with the Ministry of Defence.

Avoiding overspill parking on local roads

Question: What are the proposals for on-site car parking provision and will this meet the needs generated by the development and comply with the TVBC parking standards?

All car parking requirements are to be met within the site in accordance with the Borough's local planning policies.

Question: What would be the traffic impact of the development?

The proposed development of c.24 houses would result in very modest traffic impacts. Our highways consultant assessment has identified around 13 vehicle trips would be expected to and from the site in peak hours, which is equivalent to one vehicle every 4 to 5 minutes traveling east or west on Bullington Lane.

Proposals for renewable energy

Question: How will the proposal incorporate use of renewable sources of energy for example air source heat pumps, PV, EV charging ports etc?

Whilst there is no local planning policy for improving energy efficiency in new residential development with the [Future Homes Standard](#) (FHS) will become mandatory next year. Its aim is to ensure that new homes built from 2025 will produce 75-80% less carbon emissions than homes built under the current Building Regulations.

Flood risk and drainage

Question: Is there sufficient utilities / services capacity to meet the demands of an additional 25 households? (including electricity and foul water drainage).

Confirmation if sufficient capacity in the network will be required as part of the planning process. Should any upgrades be required, these would be subject to financial contributions secured through a legal agreement.

Question: What is the surface water drainage strategy for the proposal?

A detailed drainage strategy will be required as part of a full planning application or at the detailed design stage (reserved matters) once outline planning consent is granted. In both instances the development will need comply with local planning policy requirements to ensure the surface water drains from the development at the same rate as a 'greenfield'.

GP surgery

Question: How will the development ensure that there is sufficient capacity in local GP surgeries to support the proposal and an additional 25 households? (i.e. the GP surgery at Sutton Scotney).

The NHS will be consulted as part of the planning application process. Where healthcare improvements are sought from a planning application by the NHS these are usually funded through proportionate developer contributions and secured by a legal agreement.

Proposals for the Pea Field

Question: Who will be responsible for management and maintenance?

The future maintenance and management for the Pea Field will be funded by the development through contributions and secured by a legal agreement. It is fairly common in these situations for land to be placed in the hands of a management company, or offered to a wildlife trust. JPP propose to work collaboratively with the Parish Council and the management company / trust to agree a schedule of works before entering into a contract for the future maintenance and management.

Question: How can the needs of dog walkers, families, the less mobile and wildlife all be incorporated into the proposals?

A detailed landscaping strategy will form part of any planning consent, which we intend to prepare in collaboration with the local community. Through careful handling of native hedgerow and tree planting, earth modelling and boundary treatments access for all of the community can be provided in combination with areas set aside for habitat enhancement and improved drainage.

Community benefits

Question: Is there potential to support the delivery of the sports pavilion?

The principle of making financial contributions towards local priorities is agreed. The amount of contribution is to be agreed and is associated with development viability.

Conclusions and Next Step

We hope you agree that the public meeting facilitated a productive discussion, with helpful public comments, at the public meeting on 10th September 2024. As with all developments careful handling of issues affecting the community and local environment will be required. The development on the 'Tennis Court' field would comprise c. 25 new homes with a mix of house types and sizes to respond to the village Housing Needs Survey. At least 40% of the new homes would be affordable dwellings, to be made available to local people. The new homes would be designed so as to be energy efficient and would meet the Borough's car parking standards to minimise the risk of overspill parking on local roads. A sustainable drainage system would ensure all surface water draining from the development would be at the same rate a 'greenfield' to avoid flooding on or off site. Any planning application would evolve through working closely with the Parish Council and the community with the agreed local benefits secured through a legal agreement.

We hope you agree a major benefit of the proposal is the safeguarding of the setting to All Saints Church and the provision of a new community meadow on the Pea Field, which would be designed with the community and maintained through a management company or Wildlife Trust. Other benefits could include contributions towards local healthcare provision and / or new pavilion building (to be agreed through further Parish and community discussion).

In order to proceed we only request an agreement to the principle of a community-led application, not the type or sale of development or the range of benefits. We would then be happy to commit to more work and undertake a further public exhibition to seek the community's views on the proposals.

We look forward to hearing from the Parish Council with your decision and we would be happy to meet again should you wish to discuss any matter further.