MICHELMERSH & TIMSBURY PARISH COUNCIL

Minutes of the Parish Council planning meeting 1st October 2025

1.Present Councillors: Cllr Bob Davis, Cllr Steve Carley, Cllr John Rhodes, Cllr Nick Bone, Cllr Helen Palmer

In Attendance: K Marshall (Clerk), Cllr Nick Adams-King, 14 members of the public

Apologies Received: Cllr Steve Langford

2. Declarations of any Interest: None

3. Open Period (Standing Orders suspended).

Various questions and points were raised about access and road safety, the likelihood of the inclusion of 40% affordable housing, housing need, facilities and amenities. It was noted that several changes have been made to the proposed development presented at an open meeting in April 2025, including number of houses and access. Cllr Adams-King advised that the decision to be made now was a binary one based on whether to object to this application as presented - based on planning policy, and particularly the national planning policy framework. Although the applications must be treated individually, Cllr Adams King advised that the combined impact of the developments at Choice Plants and Manor Lane could be highlighted. This could also be submitted retrospectively on the Choice Plants application 25/01839/OUTS now that the Manor Lane application has been received. Individuals were encouraged to register their personal responses to the applications with TVBC and Caroline Nokes MP.

4. Planning

APPLICATION NUMBER: 25/02035/OUTS
PROPOSAL: Outline - Development of up to 60 dwellings with all matters reserved except access
SITE: Land South Of Manor Lane, Timsbury, Hampshire,
Representations requested by 3rd October.

Decision – OBJECTION for the following reasons:

1 The application is not in compliance with adopted TVBC Local Plan (2016)

2 Housing development on this site would not be sustainable

The site is outside the current settlement boundary in the adopted TVBC local plan (2016). However, this plan does not provide for a 5-year housing land supply due to the increased target in housebuilding set by central government. Therefore, the intent of the national policy planning framework also needs to be engaged when considering applications, which, despite the tilt in favour of development, includes the presumption of sustainable development. The Revised Regulation 18 Draft Test Valley Local Plan 2042 categorises Michelmersh and Timsbury as countryside and a tier 4 community due to its lack of amenities, lack of public transport and limited walking and cycling routes into Romsey meaning that residents rely almost entirely on private car use. Despite the claims about cycle routes and local bus services presented in the applicants planning statement, the

Council strongly suggests that the proposed development would not be sustainable, unless it is identified as a 'rural exception site' outside the current village settlement boundary to accommodate community led housing for local needs.

3 The size and density of the proposed development

The Parish Council is fully supportive of proposals to build more homes in the village, of the right types and sizes to meet local needs. A Neighbourhood Development Plan informed by public consultation and currently in draft, strongly supports a development of 35 houses over 15 years, including around 40% affordable homes for local people. A housing needs survey commissioned as part of the preparation of the NDP found a comparable amount of homes were needed. However, 60 houses, built within 5 years, would be disproportionate to the size of the existing settlement, representing an increase of about 17% in housing numbers and far greater a number than is required to meet local need. The density of the proposed housing on the site is cramped and urban in nature and is out of keeping with the village. It is likely to have an adverse effect on the character of the village and community cohesion.

Michelmersh and Timsbury has been identified as a Tier 4 settlement in the new draft local plan, and in the parish Council's view, Michelmersh and Timsbury should not be required to accommodate more housing than is needed to meet local needs, or to address the wider requirements to meet housing targets in 'Romsey, the Test Valley, and Southern Hampshire.' (taken from the applicant's design and access statement).

The applicant's planning statement indicates that there was support from attendees at an exhibition on the proposed development held in April. However, this exhibition only proposed 40 houses and simply asked attendees whether they agreed with development of the site. Through various consultations, the Council has not found any support from the village for 60 houses on this site.

Other points

The Parish Council was intending to endorse the Neighbourhood Development Plan Steering Group's recommendation in putting forward a modest development of new houses to meet local needs. The Manor Lane site has previously been identified as one of the two preferred locations for such developments, although more sites have been added to the SHELAA list since that selection was made, and the question of site allocation may need to be revisited.

Action (BD/all)

- A final version of the response would be drafted and circulated to all councillors prior to submission to TVBC
- The Parish Council to file an additional response to the Choice Plants application 25/01839/OUTS hl-lighting the combined impact of both developments.

The meeting closed at 8:15

Signed by..... Date 29/10/25