

Chilbolton Parish Council Statement regarding Planning Pre-application

Saturday 22nd February 2025

Following concerns raised by the Parish Council there have been discussions with the landowner, Mr Painter, and TVBC so that the concerns could be addressed.

One of the main concerns is the 300 houses in SHEELA 389 which is the proposed site. The landowner has advised TVBC that the number of houses is 150 houses after taking account of the playing field and other amenity land and the lower housing densities proposed by Chilbolton in the next Local Plan.

The second concern is the Pre-App which was not a public document. The Pre-App is being modified so that it is limited strictly to 25 houses and after approval by PC the Pre-App will be a public document. TVBC have been requested to pause their review and advice on the Pre-App until a revised and approved version has been submitted.

There is no decision to proceed with this or any development. The parish council is committed to provide 10 affordable and 10 downsize homes by 2029 per the referendum and the neighbourhood plan.

The parish council will take the advice obtained from TVBC into account and prepare options to deliver the proposed 25 houses (that include 5 self-build sites to make the project financially viable). These options will be presented to the community at a public meeting for comment.

CPC is very aware that the increased housing targets set within Test Valley Borough by central Government mean an increased requirement from 524 houses per annum in the draft 2040 Local Plan to 980 houses per annum.

It is obvious to us that Chilbolton should not find itself a target location for significant increases in housing, but to protect the village from large-scale speculative development, it was considered necessary to put forward the proposals which are in accordance with the adopted Chilbolton Neighbourhood Plan and will provide for the defined housing need in the village.

To reiterate, the best defence Chilbolton has against any potential speculative development proposals is to instead provide proposals which meet the defined housing need in the village.

Tony Ewer 22nd February 2025