

David Hogger
Examiner
Upper Clatford Neighbourhood Plan
By E-mail

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Your ref: 01/DH/UCNP
Our ref: pp11_13 Upper Clatford NDP
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Dear Mr Hogger

Upper Clatford Neighbourhood Plan Examination

Thank you for your letter clarifying several procedural matters relating to the examination of the above plan. We note that you are satisfied with the examination documentation and that you have not identified any significant and obvious flaws that would lead you to advise that the examination should not proceed. We also note that you consider that the examination can be dealt with by written representations and without the need for a hearing.

You have raised 2 questions to TVBC and a further 20 for the Qualifying Body. The QB will respond to you directly and the Councils response is as follows:

Questions to Test Valley Borough Council:

1a. This question concerns the relationship between Policy UC10: Andover – Anna Valley/Upper Clatford Local Gap and Policy UC11 Local Green Spaces (LGS), in particular LGS4: flood plain and meadow, Upper Clatford.

Bearing in mind the advice on LGS in paragraph 100 of the NPPF and in the Planning Practice Guidance (for example paragraph 011 Ref. ID: 37-011-20140306); firstly could TVBC confirm that in

its view there would be 'additional local benefit' in designating LGS4 as LGS and that there is no reason why the two designations (i.e. local gap and LGS) cannot both be applied to the land in question?

Response: The Borough council is of the opinion that the Local Gap and a Local Greenspace Designation can be applied to the same parcel of land. This is because the two designations have two different purpose.

Firstly, the purpose of Local Gap Policy E3 is to prevent coalescence and retain the separate identities of the villages that are close to Andover, including Upper Clatford.

Secondly, the Local Green Space Designation *allows communities to identify and protect green areas of particular importance to them* (NPPF Para 99). Paragraph 100 continues with criterion b) that the green space is *demonstrably special to a local community and holds a particular local significance, Because of its beauty, historic significance, recreational value .. tranquillity or richness of wildlife.*

Therefore, these are two different purposes for identifying the land, and given this, it is wholly possible to have a parcel of land that would meet the two purposes. Even if the Local Gap policy was amended in the future, the basis of this would be only on the coalescence issue and not on the fact that the space is demonstrably special to the local community.

1b And secondly would TVBC agree with the PC that in these circumstances the area of LGS4 (12 hectares) is not extensive and is local in character? (See also my question 15 to the PC).

Response : The issue of whether a LGS is not extensive and local in character was considered by the examiner of the Chilbolton Neighbourhood plan, in particular on LGS1 at Chilbolton Cow Common. This site is 19.4 ha and the examiner commented:

Advice in the PPG is that there are no hard and fast rules as to how big a LGS can be¹ and therefore, to my mind, the assessment of whether a site is considered to be an extensive tract of land for the purposes of NPPF paragraph 100 is a matter of judgement to be made within the local landscape context and character.

¹ PPG ID reference: 37-015-20140306.

Based on this rationale and the overall size of the Plan Area it is considered that LGS4 is not an extensive tract of land and is local in character.

2. Paragraph 6.8 (page 21) refers to solar farms that have been developed in the wider area. Can TVBC confirm that a consistent approach is being adopted towards such development throughout the Borough and in particular with regard to neighbouring Parishes to Upper Clatford?

Response : The Made Goodworth Clatford Neighbourhood Plan contains policy CB5, which concerns Solar Farms. Policy UC5 is almost identical, except it addresses renewable and low carbon projects and is therefore broader in its application. The recently examined Chilbolton Neighbourhood plan also has a policy on Renewable energy (EN4)

The Adopted Local Plan does not have a specific policy on renewable energy, and an application for a renewable and low carbon projects would rely on criteria in Policies E2, E5, E8, E9, LHW4 and T1. The Borough Council supports the inclusion of locally distinctive policies in neighbourhood plans, including Policy UC5.

I hope this information is helpful and we look forward to receiving your draft report in due course. If you have any further questions please don't hesitate to contact me.

Yours sincerely

Sarah Hughes MRTPI
Neighbourhood Planning Officer