

Dear Sir,

I am grateful for the opportunity to comment on TVBC's proposals for revisions to the Local Plan. My wife and I have lived in Upper Clatford for 41 years and we continue to delight in the distinctive village community of Upper Clatford/Anna Valley.

Local Gaps should be maintained

In my view, the (largely successful) observance of the Local Gap between our village and the A303 (which defines the southern boundary of Andover) has been of critical importance in preserving the distinctive nature of our community in recent years. Local opinions collected during the preparation of our Neighbourhood Development Plan (NDP), adopted in 2021, could not have been clearer regarding the importance of maintaining the Local Gap. The designation of Local Green Spaces within our Parish has also been universally welcomed as beneficial for wildlife conservation, and for the health and wellbeing of residents and visitors.

Sustainability should be a critical factor in deciding locations for new development

I welcome and support TVBC's stated principles in deciding locations for new housing development, particularly regarding sustainability. This principle is consistent with TVBC's recent declaration of a Climate Emergency, and should logically result in new development being sited within reasonable and safe walking or cycling distance of local facilities and services such as shops and primary schools, or be well served by frequent and regular public transport. Therefore if reasonably and logically applied, the proposed allocation of towns and villages into Settlement Tiers makes sense.

Proposed grouping of Upper Clatford/Anna Valley with Goodworth Clatford must be reconsidered

Whilst accepting the logic around grouping of some small settlements for the purposes of allocating Settlement Tiers, I must say that the proposal to group together Upper Clatford/Anna Valley with Goodworth Clatford defies that logic, particularly on the grounds of sustainability. Bearing in mind TVBC's declared Climate Emergency, grouping together the two settlements and assuming that facilities such as the Goodworth Clatford village shop and Primary School are "shared facilities" between the two (very distinct and very separate) villages without any safe walking or cycling provision between the two, or anything which could reasonably be described as an adequate public transport service, sharing those facilities inevitably increases car journeys between the two. This is not consistent with the declared sustainability principle.

Upper Clatford/Anna Valley should be a Tier 4 settlement

Using your proposed scoring system, and without the inclusion of facilities supposedly "shared" with Goodworth Clatford, Upper Clatford/Anna Valley should clearly be allocated to Tier 4, unless and until facilities such as a village shop and regular and frequent public transport services are provided.

Upper Clatford/Anna Valley NDP development proposals should be respected and maintained

Our NDP, adopted only last year, was very clear that future development should be restricted to infill within the current settlement boundaries. In addition I'm sure that opportunities must exist for more effective use (including for housing) on existing brownfield land within or adjacent to Era Park.

Existing foul sewerage system must be upgraded before any further development is permitted

It is clear from recent experience that the sewerage system in some parts of Upper Clatford/Anna Valley is operating close to, or in some cases beyond, its capacity. Road tankering, and on some occasions discharge of raw sewage into the otherwise pristine chalk stream (Pilhill Brook) which runs through our village, has been a regular occurrence over recent years. In my view before allowing any future development, an assessment should be made of the ability of the sewerage system to cope with the additional flows.

I would be happy to discuss further any aspect of the above.

Best regards

Peter Heslop

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