## The proposal that new development should be spread over rural settlements is

**fundamentally flawed**, as it is contrary to national and local policies on improving the environment and cutting carbon emissions as stated in your Stage 1 draft for the LP40. No mention is made of **brownfield sites and derelict land**, which should be the first priority for new development. These sites should be targeted for redevelopment and conversion to provide some of the proposed new housing. We have a housing market which is largely dictated and controlled by commercial businesses, which are not interested in providing what is needed and are only seeking to maximize profitability. Planning authorities need to take the lead in providing a strong community led framework for new development in their local policies and consult local communities as to where new development should take place. The overwhelming support for the **Goodworth Clatford Neighbourhood Plan** reflects the wishes of the community and must be the basis for any development consideration.

Test Valley is a beautiful rural area with many small villages and settlements of significant historical value. These are highly sought after and prized by much of the population. **(Goodworth Clatford was designated a Conservation Area by Test Valley in 2010.)** The **Strategic Gaps** between these settlements are therefore of primary importance and value to the area to avoid the destruction of villages by over urbanisation. Combining these settlements can only result in a deterioration of the environment and the loss of village character. The village curtilages set up in 2006 need to be respected and maintained. The sites put forward by remote land owners in the SHELAA are outside the settlement boundary and would require local approval for any development to be considered as appropriate in accordance with TVBC objectives. In addition they are largely farm land which is needed to be productive to aid the green agenda and more self-sufficiency, by cutting transport demands following such events as Brexit and the war in Ukraine. Note the latest report from the UN on climate change that action must be taken **now.** 

The settlement hierarchy of Tiers 1 to 5 has not been properly thought through and is seriously flawed again. Settlements have been designated a tier due to the presence of 6 factors, (shop/school/village hall/pub/playing field/church). These are **not** the most appropriate criteria to assess the suitability of a settlement for development, as they are not what make a settlement viable.

1. Village shops are not viable without local grants and volunteers. Many struggle to stay open. The range of goods available is limited and much of their trade is for odd items needed that were missed on other shopping trips. Quite often even these items are not available. This is not a primary consideration. Goodworth Clatford village shop suffers from these difficulties and may not still exist for the LP40 period.

2. Village schools are generally very popular and oversubscribed, with no means of expansion due to site constraints.

3. Village halls are a valuable facility for some activities.

4. Pubs are a valuable facility, but often struggle to make ends meet and many are closing.

5. Playing fields are again a valuable facility, but are often underused and limited.

6. Churches serve small dwindling attendances and are not multidenominational, so are not a primary consideration.

Public transport links are a primary consideration and should be included. The definitions given of high/medium/low are not accurate. One or two bus services a day are **low.** A medium level of public transport would be services to allow residents to go to work/shop in towns/travel for entertainment, ie several services a day each way and the ability to easily access ongoing transport to larger towns. All employment, shopping needs and most entertainment is undertaken by car except where high levels of public transport are available. In addition there is no safe cycling provision for any of these activities.

The roads in villages are inadequate for significant traffic. Road safety is a particular issue in villages due on street parking, lack of footways and speeding. These issues would be exacerbated by significant increases in traffic.

Goodworth Clatford suffers from high water table problems leading to flooding in the valley bottom affecting many of the older and listed properties. Any new development would inevitably involve soakaways for surface water runoff leading to further flooding of properties.

We would suggest that a major rethink is needed to revise the draft and take it forward to Stage 2.

Yours faithfully

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