



Planning Policy & Economic Development Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
SP10 3AJ

7th April 2022

Dear Sir/Madam.

Re: Local Plan 2040

I am a resident of Upper Clatford, having moved to the village in 2020, in part due to the strong sense of a village identity and the local area's rare habitats and species. I have had the opportunity to review the draft Local Plan, and whilst in agreement with its main themes, wish to make the following observations:

1. Settlement Tier

Within document Draft Local Plan 2040 Regulation 18 Stage 1 'Settlement Hierarchy Assessment' Upper Clatford is assessed as a Tier 3 settlement on the basis of having six key facilities. The document states that *'Shop and school are used by both villages but are located in Goodworth Clatford. Although separated by countryside, the linear nature of the villages flow from one into the other.'*

Goodworth Clatford and Upper Clatford are separated by a distance of approximately 1 mile. There is no direct footpath or pavement linking the villages and travelling between them involves passing along a narrow section of Derestricted road. Passage by foot to access the school or shop is unsafe and necessitates a car journey as the only available bus runs twice daily and is therefore too infrequent to be practical.

Upper Clatford's Settlement Tier should be independently assessed and would therefore correctly lie within Tier 4.

2. Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development

Upper Clatford's Neighbourhood Plan 2019-2029 was 'made' in 2021. The plan included (amongst others) the Objective of *'meet[ing] housing requirements by encouraging a mix of type and size of properties in line with community needs.'* It also included the following vision:

Decisions on future development are locally influenced and informed.

- Coalescence with Andover or other neighbouring settlements has been avoided and that the Local Gap, village extent and current settlement boundary have been maintained and continue to be protected through consistent planning decisions.*
- Future development is sited and planned in sympathy with the character of surrounding houses, areas and landscape.*
- Heritage assets such as listed buildings, scheduled ancient monuments and the Upper Clatford Conservation Area are preserved.*

- *Wildlife habitats and ecological corridors are protected and enhanced.*
- *Community services and facilities are supported and well-used.*
- *Formal and informal recreational spaces and access to the countryside are protected and extended where appropriate*

Within the document *TVBC Strategic Housing and Economic Land Availability Assessment (SHELAA) Appendix-4-NTV-Out-Change.pdf*, a number of sites within the village are identified as possible sites for development. Development on them, particularly at the scale envisaged, would directly contradict the Neighbourhood Plan, would lead to the village losing its sense of identity and would remove key recreational spaces for both the residents of the village and those walking South from Andover. Furthermore sites 15, 124, 125 and 391 contain one or more of Floodplain land, Priority Habitats, SINC's or Ancient Woodland. Change of policy in relation to these sites would directly contradict proposed Strategic Policy 1: Countering Climate Change.

In the case of SHELAA Ref 125, the site is currently the subject of an application for use for nitrogen sequestration over an 85 year period. Designation of the area as available for development would be directly contrary to the proposed basis of the current application.

3. Infrastructure

Upper Clatford is adjacent to the Pilhill Brook, a Chalk stream whose waters eventually enter the Solent. Currently the village's infrastructure is unable to cope with the volume of water discharged in to the sewers, resulting in the regular discharge of untreated water from the Anna Valley/Salisbury Road pumping station directly in to the brook. Such effluent is high in Nitrogen and contributes directly to eutrophication of the Solent (a sensitive area). Further development within the village should not be considered until adequate infrastructure provisions are made.

Thank you for your consideration of these points.

Yours faithfully,

Lionel Nierop