

Dear Planning Policy team,

I am an Upper Clatford resident.

The draft Local Plan 2040 is genuinely to be welcomed as it offers a pathway to sustainable development with particular emphasis on climate implications and biodiversity recovery. There is an acute need for new homes for the young in particular; it was recently reported that saving for a house deposit typically took 3 years in the 1980s but can take 24 years now. The draft plan must provide new homes of the right type... but in the most sustainable location.

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I ask that you consider the following when you re-work the draft Local Plan in advance of stage 2.

Settlement tiers

I expect that a pattern will have emerged where residents and Parish Councils throughout the borough have requested a lower settlement tier (tier 3 to tier 4 in particular) and some landowners have requested a higher one in response to this consultation. Regrettably this might occur for no other reason than a wish to minimise or maximise development respectively; some settlements want no change and some developers want a free rein. This is perhaps the main flaw with an otherwise sensible approach that categorises the ability for settlements to assimilate sustainable development so it will be incumbent upon TVBC to assess this issue carefully by looking further into the concept of 6 key facilities and the grouping of settlements. At present there are several inconsistencies.

Let's start with the vision that development will support key local services which offer sustainably accessed services to residents. The following will be apparent:

- Nobody does their main food shop in a local village store any more. For virtually everybody, it will involve a car, bus or taxi journey to a supermarket in Andover or a home delivery. Journeys from the north of Andover do not traverse the A303 corridor and would therefore avoid adding noise and emissions to one of the most air-polluted corridors in the borough. This should perhaps be considered when assessing settlements to the south of the A303.
- People do however find themselves in need of last minute items, perhaps a loaf of bread or a tube of toothpaste. In these cases, a real opportunity exists to shift to cycling or walking where a well-stocked local store is within relatively easy walking distance. This also provides equality for the less mobile, older people, disabled people and those who have no access to a car. But settlement form and distance to the facility must be considered, otherwise we're back to making a car journey with inequality for those without that option. In a linear settlement such as Upper Clatford and Anna Valley, residents at one end are already in excess of a mile from the other end. TVBC have received many responses from UC and AV residents regarding our grouping with Goodworth Clatford because it's just not realistic, safe or practical to assume that an Anna Valley resident will walk or cycle along the 2 mile road to Goodworth Clatford to buy a loaf of bread.
- The key facility list includes a place of worship and a primary school, yet this requires further analysis. Most villages will have a local Church that offers services weekly or once per fortnight. It is well documented that congregations are historically low in number and the age demographic relatively high but the infrequent use of the facility means that opportunities to make a meaningful reduction in vehicle movements are limited.

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- By contrast, a primary school generates an enormous number of movements on a daily basis. A centrally located primary school offers a significant opportunity to reduce the dependency upon car travel. Not only does this contribute to air quality targets, it will improve long-term health outcomes and embed sustainable modes of travel in the next generation of school children. Unless Upper Clatford or Anna Valley were ever to see their own school again, population growth cannot be predicated upon the use of vehicles to access schools in other villages. Even where a school exists, TVBC must take care to consider the location of the school - for example, the school in Goodworth Clatford is centrally located but the school in Ampport is located on the periphery of the village and is likely to involve a car journey for more distant residents or those from Monxton.
- A village pub can draw a community together and is an appropriate example of a key facility.
- A defined village centre where facilities are in close proximity to each other offers greater opportunity for sustainable development than settlements that are linear in nature and facilities are more dispersed.

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In summary, allocation to a settlement tier can be improved by considering:

1. The number and location of key facilities within a settlement, with grouped facilities preferable to dispersed ones.
2. The shape of the settlement, with linear co-joined settlements such as Upper Clatford and Anna Valley more problematic for accessing key facilities than village-centre defined settlements where most residents are within a relatively close distance to these facilities.
3. Frequency of use. The different contributions that sustainable modes of transport to key facilities will make with respect to air quality and climate change targets will be linked to the frequency and number of users; a significant opportunity exists where there is a walkable primary school, but lower opportunity exists with a Church or village hall.
4. Upper Clatford and Anna Valley are in close proximity to the polluted A303 corridor and vehicle movements must be minimised where possible. This pressure will only increase with TVBC's proposed recreational green space (and 21 bay car park) to the south of Bury Hill Fort.
5. We should not be grouped with Goodworth Clatford and our lack of facilities places us firmly in tier 4.

The Local Gap

The popularity of a Local Gap policy would appear to have been accepted by TVBC. The UC Parish Council response includes a section addressing consistency with national policy - this was researched and written professionally with the conclusion that although Local Gaps are not specifically mentioned, their inclusion would support other NPPF and draft Local Plan visions of maintaining a sense of identity and community, maintaining the rural character of UC and AV and preserving/enhancing biodiversity and protected species along the Pillhill Brook corridor.

I enjoy using the cycle/footpath to Andover and without doubt the walk through the meadows and countryside (despite passing under the A303) is a factor.

It would appear that there are numerous reasons that support a continuation of policy E3 of the existing Local Plan but no reasons that support the removal of this policy. TVBC have expressed concerns about adherence to national policy as the main reason for further consultation on the issue but the UCPC response demonstrates that the inclusion of E3 meets the test of soundness. The evidence presented in support of our Local Gap has, of course, already passed a test of independent examination as part of the NDP process.

The same can be said for our four areas of Local Green Space.

Settlement boundary, housing types

TVBC are obliged to ascertain the availability of sites and in order to promote sustainable development in collaboration with UC/AV residents this should start with the availability of sites within the settlement boundary. Avoiding village spread is a priority in the UC NDP and the parish has, through the life of the current plan, exceeded the minimum target of approximately one new dwelling per rural village per year.

AV in particular has expanded in recent decades and the parish as a whole offers a lower barrier to entry than neighbouring villages, with housing stock that includes flats, maisonettes, bungalows and housing association accommodation. I am not aware of the existence of flats in Goodworth Clatford or Abbots Ann, for example. However, more needs to be done and future development should, in my view, be restricted to these types of housing.

Yours sincerely,

Nicholas Shah

