

Goodworth Clatford Parish Council

Goodworth Clatford Neighbourhood Development Plan 2018-2029

Referendum Version





Goodworth Clatford Neighbourhood Development Plan 2018 – 2029

Foreword

Goodworth Clatford is a quiet, rural village set within the rolling countryside of north-west Hampshire. It has retained a secluded character despite its proximity to Andover and the busy A303 and A3057.

Through various surveys and consultations, the community has expressed its wish to support sustainable development consistent with the environment and amenity value that Goodworth Clatford provides today, whilst retaining the unique rural character of the Parish. Residents and visitors particularly value the Parish's secluded setting and separation from other communities, its open spaces and views, the Conservation Area, historic buildings and a network of footpaths allowing access to the surrounding countryside and woodlands.

The Steering Committee, supported by a large number of volunteers, has been working on the Neighbourhood Development Plan on behalf of Goodworth Clatford Parish Council since the beginning of 2016. The Plan is founded on a significant evidence base that has been compiled in that period, including four detailed Community Reports on aspects of land use, development and the environment. That work provides the basis for this document.

The Neighbourhood Development Plan reflects the community's demonstrable desire for an incremental, organic approach to future development. The preference is for high quality conversions and individual dwellings to match the existing character and density of the village, to be mainly located within the defined settlement boundary.

The Parish Council believes that the detailed policies and design principles in the Neighbourhood Development Plan will deliver the Vision and Objectives of the community and will provide sustainable development in Goodworth Clatford over the Plan period whilst preserving or enhancing the valued character and features of the Parish.

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With invaluable support and contributions from many Goodworth Clatford residents.

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SECTION 1 – SETTING THE SCENE

1. Introduction

1.1 The Goodworth Clatford Neighbourhood Development Plan (NDP) provides a positive framework for guiding land use and development in the Parish over the Plan period – from 2018 to 2029. It establishes a community vision for the future of the Parish, together with supporting objectives, planning policies and design principles. When adopted, it will form part of the statutory planning framework for the area.

1.2 The NDP covers the whole of the Parish of Goodworth Clatford. The first step in its preparation was the designation of the Parish as a Neighbourhood Area by Test Valley Borough Council on 10th May 2016 (Figure 1). Under the terms of the Localism Act 2011, the “qualifying body” responsible for the NDP is Goodworth Clatford Parish Council.

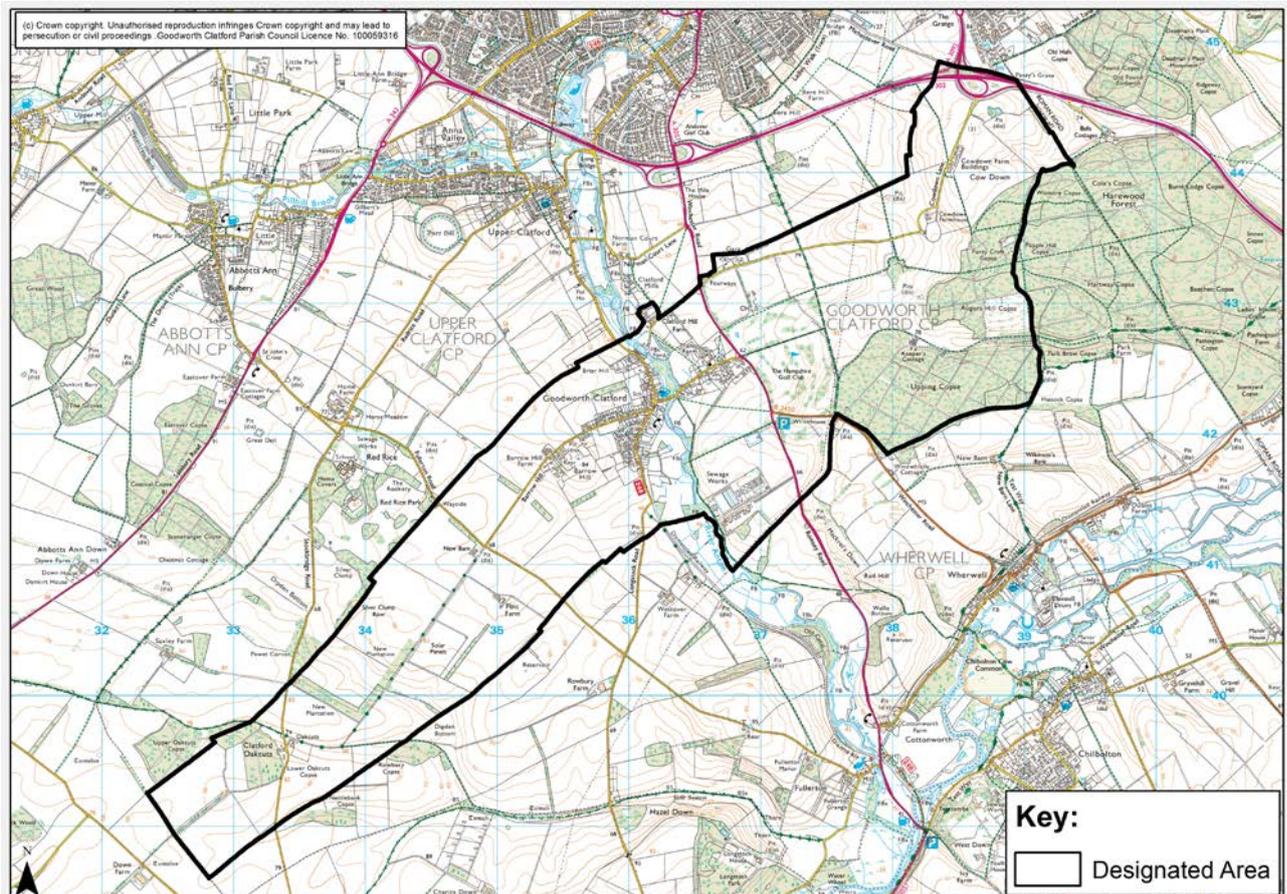


Figure 1: Goodworth Clatford Neighbourhood Area

1.3 Work on the NDP has been co-ordinated by a Steering Group of volunteers on behalf of the Parish Council. A considerable body of evidence has been assembled to support its policies. Much information has been taken from reports and other documentation prepared by Test Valley Borough Council. This has been supplemented by local sources, including a questionnaire survey

in 2016 which achieved a significant response rate of 88% of the target population.¹ Following the survey, four comprehensive Community Reports were produced by teams of volunteers in order to provide a detailed evidence base for NDP policies.

1.4 The NDP's vision and objectives were developed by the Steering Group in consultation with the community in the light of responses received to the survey and other evidence. Draft planning policies were then prepared or edited by volunteer teams before being reviewed by an external planning consultant. The draft NDP was approved by Goodworth Clatford Parish Council on 6th March 2018. A formal public consultation in accordance with Regulation 14 was then undertaken. All the comments received to this exercise have been carefully considered and appropriate changes have been made in preparing this version, the submission draft NDP. A Consultation Statement has been prepared to accompany the submission of the NDP to Test Valley Borough Council. This sets out the full range of consultations undertaken in preparing the NDP and lists the comments received to the Regulation 14 consultation and the changes made in response.

1.5 The evidence underpinning the NDP is detailed in the reasoned explanation to each policy, and relevant sources are referenced. Reports of the community consultations and events undertaken, and supporting documents including the Community Reports, can be found on the Parish Council website.²

2. National and local planning policy context

1.6 The NDP needs to be read alongside the existing national and local planning policies which apply in the Neighbourhood Area.

1.7 The National Planning Policy Framework (NPPF) promotes the achievement of sustainable development, giving rise to three roles for planning – economic, social and environmental. It defines core planning principles and sets out national policy on a wide range of matters. The NDP has been prepared having full regard to the NPPF. The reasoned explanation to each of the NDP's policies describes the contribution made to national policies and to the achievement of sustainable development.

1.8 Local planning policies are to be found in the Test Valley Borough Local Plan 2011-2029 (TVBLP), prepared by the Borough Council and adopted in January 2016.³ The NDP has been written to implement and add local detail to the strategic policies of the Local Plan,⁴ and is in general conformity with those policies. Relevant TVBLP policies are referred to throughout the NDP.

1.9 Goodworth Clatford is classed as a "Rural Village" in the TVBLP. There are no proposals in the Local Plan to allocate land for development in the designated rural villages. The Local Plan supports the principle of social and economic development whilst ensuring that any development proposals coming forward do not conflict with its policies to respect the environment – for instance, the character of the area or landscape features. The TVBLP defines a settlement boundary for the village, within which development and redevelopment will be acceptable in principle. Land outside

¹ http://www.goodworthclatford.com/uploads/3/8/3/9/38394853/final_survey_results.pdf

² <http://www.goodworthclatford.com/neighbourhood-plan.html>

³ Test Valley Local Plan, January 2016

⁴ As listed in TVBLP Annex A.



the boundary is classed as countryside for the purposes of planning policy. The type and scale of development envisaged is through windfalls, rural affordable housing sites, replacement dwellings, community-led development, small business uses and the re-use of buildings.⁵

1.10 This balanced approach will allow some development of limited scale whilst protecting the environment and the rural character of the Neighbourhood Area. It is endorsed and supported by the NDP. Using neighbourhood planning powers, communities are better able to inform the application of Local Plans by preparing NDPs which reflect parish-specific considerations. The Goodworth Clatford NDP provides such local detail, thereby helping to avoid disproportionate and inappropriate development which would otherwise be a threat to the character of the area.

1.11 In preparing the NDP and in order to comply with European Directives as transposed into UK law, consideration has been given to the need for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). In line with guidance produced by the Borough Council,⁶ a screening opinion was sought in order to determine whether the NDP was likely to have significant environment effects. It was determined in a screening letter dated 15th February 2018 from Test Valley Borough Council that a SEA and HRA were not required.

3. Overview of Goodworth Clatford

1.12 This part of the NDP provides an overview of the Neighbourhood Area in terms of the social, economic and environmental aspects which contribute to sustainability and to a sense of place. Further information is at Appendix B.

1.13 The Neighbourhood Area extends to 1,141 hectares (1.8% of the Test Valley Borough Council area) to the south of Andover (Figure 2). It lies in a south-west/north-east orientation, extending 8km from Clatford Oakcuts in the west to the A303 roundabout at Cowdown in the north. It has 332 households (0.7% of Test Valley's housing stock). The estimated 2016 population is 752 (includes 108 minors). Both population and the number of households has remained largely unchanged over recent years – in 2001, there were 740 residents in 309 households.

1.14 The settlement of Goodworth Clatford lies in the centre of the Neighbourhood Area and is the focus of population, services and other facilities. It has developed historically around a bridging point of the River Anton, which flows through the Neighbourhood Area from the north en route to its confluence with the River Test, a Site of Special Scientific Interest, 3 km to the south. The village has grown organically alongside the river by using the flat land of the valley floor for building. It retains a linear form although more recent development has extended up the valley slopes, mainly to the west (Barrow Hill). A notable aspect of the village are the many open spaces on its margins, which provide a spacious feel to the settlement and link it to the surrounding open countryside.

1.15 The principal transport route through the Area is the A3057, which runs on the higher ground to the east of the village and connects Andover and the A303 with Stockbridge to the south.

1.16 Despite the presence of urbanising influences such as nearby Andover and the busy 'A' roads, the Neighbourhood Area overall retains a strong rural character. The village itself is

⁵ Test Valley Local Plan, January 2016, policy COM2 and Table 7, Settlement Hierarchy.

⁶ Test Valley Borough Council, Neighbourhood Development Plans Strategic Environmental Assessment and Habitat Regulations Assessment Guidance, December 2016.

separated from other settlements and is bypassed by through traffic. As a result, it has a secluded character which is recognised in the NDP as a significant aspect of local distinctiveness.

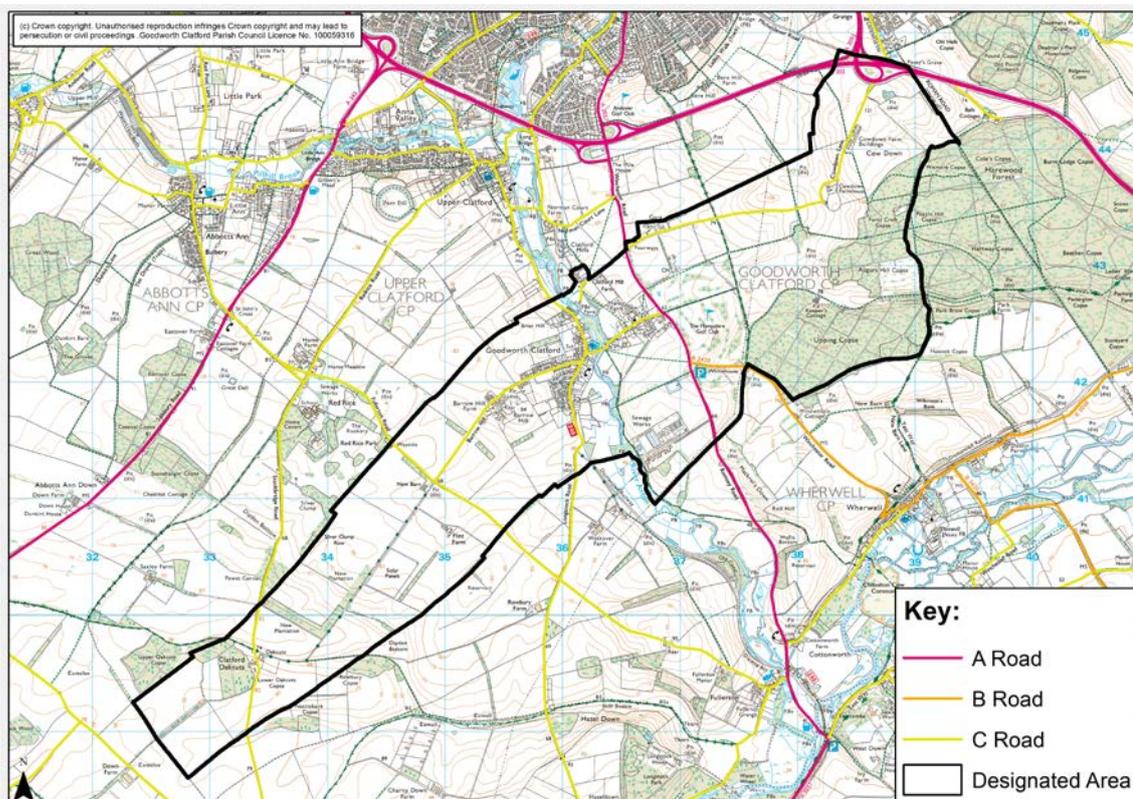


Figure 2: Features and communications

1.17 Local employment is provided by agriculture and forestry or small-scale businesses and services within the village. There are no industrial estates or similar larger-scale employment areas. The rate of self-employment in 2011 was 22.7% of the working population, higher than for the Borough as a whole (14.6%). Some 26.6% of the working-age population was recorded as retired in 2011, compared to 15.5% in the Borough, and largely accounting for higher levels of economic inactivity (37% locally, 26.6% in the Borough).

1.18 Community and commercial services and facilities in the village are summarised below.

Type	Services and facilities provided	
Food Stores	Village shop	
Other commercial	Post Office Garage	
Primary School	Clatford Church of England Primary School	
Leisure Facilities	Scout Hut Tennis courts Pavilion Hampshire Golf Club	Playground Allotments Allocated green spaces
Public Houses	The Clatford Arms The Royal Oak	
Community facilities	Goodworth Clatford Village Club	
Churches	St Peter's Church	
Recycling facilities	The Clatford Arms The Royal Oak	



1.19 The landscape of the Neighbourhood Area is characterised by a mix of rolling chalk downland and woodland. The latter includes ancient woodland at Harewood Forest in the east and at Clatford Oakcuts in the west. In marked contrast to the open arable farmland which comprises the bulk of the Neighbourhood Area's landscape, the River Anton valley has an intimate character, provided by the watercourse itself and associated areas of woodland, pasture and water meadows grassland.

1.20 The terrain varies in elevation from 45m above sea level in the river valley to 90m at Cowdown. The variation of elevation provides extensive views, with the area around the Hampshire Golf Course in particular offering fine vistas of the village and the countryside beyond.

1.21 As well as their landscape importance, the River Anton corridor and the ancient woodlands at Harewood and Clatford Oakcuts are locally-recognised Sites of Importance for Nature Conservation. Hedgerows are an important element in the landscape and are also significant as a wildlife habitat and for the contribution they make to the wider ecological network.

1.22 A network of public rights of way and permissive routes provide access across the Neighbourhood Area, linking the village with the surrounding countryside. These routes are important for informal countryside recreation and access by walking, cycling and horse-riding. They are well-used by residents, as well as by visitors who are attracted to the village by its unspoilt landscape setting and historic character.

1.23 The Neighbourhood Area has a range of heritage assets. The historic core of the village is a Conservation Area, extending from Green Meadows Lane in the north to Honeysuckle Cottage at the southern end. The Conservation Area was designated in 1987 and reviewed in 2009. There are 25 listed buildings in the Neighbourhood Area, all but two are in the Village and all are Grade II except for the Grade I St. Peter's Church. They comprise cottages, farm outbuildings and other built features including a K6 telephone kiosk near to the Village Club. Most of the listed buildings are in the Conservation Area. A Conservation Area Character Appraisal, prepared in 2010, identifies many other buildings as of local interest in contributing to its character and appearance.

4. Issues to be addressed

In summary, the following issues are to be addressed in the NDP, taking account of existing planning policy provisions notably in the TVBLP and the results of community consultations:

- Conserving and enhancing the distinctive landscape, biodiversity and heritage assets of the Neighbourhood Area, for future generations to enjoy.
- Protecting the village as a distinct settlement within open countryside, clearly separated from neighbouring villages.
- Managing and appropriately mitigating the environmental impacts of new development.
- Addressing the individual and cumulative impacts of solar farm development.
- Providing for a suitable scale of new development in line with the policies of the TVBLP, ensuring that such proposals are well-designed.
- Conserving and enhancing the character and appearance of the Goodworth Clatford Conservation Area.
- Meeting the needs of the community for social, recreational and other facilities.
- Addressing transport issues by fostering active travel (walking and cycling) and public transport to promote accessibility, connectivity, health and wellbeing.
- Providing suitable protection for land and premises which offer local employment and services.

SECTION 2 – A VISION FOR GOODWORTH CLATFORD

2.1 The vision statement and objectives in this section have been developed in consultation with the community and form the foundation of the NDP.

2.2 VISION STATEMENT

By 2029, Goodworth Clatford will be a thriving rural parish with a distinctive character and identity, providing an excellent quality of life for all. The village of Goodworth Clatford will be a visually attractive and independent settlement set in unspoilt, tranquil and accessible countryside, characterised by conserved and enhanced heritage assets including listed buildings and the Conservation Area, and acting as the focus of services and community life.

OBJECTIVES

Environment and Countryside

1. To conserve and enhance the rural character of Goodworth Clatford Parish, the spacious open aspects of the village environs, and the Goodworth Clatford Conservation Area.
2. To conserve and enhance the natural environment by identifying features throughout the Parish including recognised wildlife habitats, ecological corridors and other important elements.
3. To conserve and enhance the natural environment by reducing pollution, managing flood risk and addressing the environmental impacts of new development.

Built and Historic Environment

4. To ensure that any future development in the Parish is proportionate to the size of the existing settlement and does not lead to coalescence with neighbouring settlements.
5. To ensure that any future development in the Parish respects Goodworth Clatford's distinctive local character, independence and landscape setting in open countryside.
6. To ensure that any new development is of an appropriate type, size, density and design quality, and contributes towards meeting the needs of the community.
7. To ensure that any future development is sited and planned with particular attention to the visual character of the Parish, impact on heritage assets, amenities, infrastructure including sewerage and flood risk, environmental impact and sustainability, traffic flow, and quality of life.

Community and Business

8. To ensure that the fullest possible use is made of active travel (walking and cycling) and public transport, consistent with the rural location, providing connections to existing community facilities by sustainable modes as far as practicable.
9. To maintain and promote community and cultural services and facilities as significant assets in supporting Goodworth Clatford as a thriving and sustainable rural community.
10. To protect and retain existing commercial premises and land and provide for economic development which is proportionate to the size and character of Goodworth Clatford.
11. To protect formal and informal recreational spaces and access to the countryside in order to support the health and wellbeing of the community.



SECTION 3 – POLICIES

Introduction

3.1 To provide a clear basis for decisions on planning applications in Goodworth Clatford Parish, the policies in the NDP set out the criteria against which development proposals will be judged. The policies reflect the unique characteristics and context of the Neighbourhood Area and have been prepared to add local detail to the strategic policies of the TVBLP.

3.2 Individually and taken as a whole, the policies conform with national and local policy by promoting sustainable development. They have a clear and strong focus on preserving and enhancing the nature of the Neighbourhood Area and promoting appropriate and sensitive growth which respects and takes account of its distinctive and special character. Applicants and decision-makers must take them into account in their entirety. All the policies apply as appropriate across the whole of the Neighbourhood Area.

3.3 The policies are set out below in four groups:

- Strategic Policies (numbered SP1, SP2 and SP3) which set out the fundamental principles against which every planning application should be considered;
- Natural Environment Policies (numbered NE1, NE2, NE3, NE4 and NE5) which set out in more detail the matters which need to be considered in relation to the impact of any planning application on the natural environment in the Neighbourhood Area;
- Built and Historic Environment Policies (numbered BE1 and BE2) which set out in more detail the matters which need to be considered in relation to the impact of any planning application in the Neighbourhood Area;
- Community and Business policies (numbered CB1, CB2, CB3, CB4 and CB5) which set out in more detail the matters which need to be considered in relation to the impact of any planning application on community facilities and business activity in the Neighbourhood Area.

3.4 During the preparation and consideration of the NDP, the community has identified a number of ways of improving the Neighbourhood Area which cannot be addressed through planning policies, because they do not relate to matters of land use or development. These are to be taken forward as Community Actions, to be undertaken or led by the Parish Council. They are listed in Section 4 of the NDP.

Strategic Policies

SP1 - Sense of place

Development proposals will be supported which through their location, design, density and scale maintain a strong sense of place and retain the distinctive character of the Goodworth Clatford Neighbourhood Area.

The reason for this policy

3.5 The NPPF's core planning principles include taking account of the character of different areas by among other things recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Parts 11 and 12 of the NPPF on conserving and enhancing the natural and historic environments, and Part 7 requiring good design, are particularly relevant to the character of Goodworth Clatford. Similarly, the objectives of the TVBLP seek a scale of development in keeping with settlement character, size and function; the conservation and enhancement of the built and historic environment, local character, identity and cultural heritage; and the protection of the countryside. Policy SP1 reflects these principles and objectives by providing an underpinning general statement as a starting point against which development proposals in the Neighbourhood Area should be examined.

3.6 The Neighbourhood Area has a distinctive sense of place typified by a strong rural character. The layout of the village and environs is essentially unchanged from that shown in historic maps, and it has retained its rural character despite the presence of nearby Andover to the north. Vehicle access to the village is by quiet rural lanes. Access to the surrounding rural landscape is enabled by numerous unpaved tracks, rights of way and bridle paths, used for a range of activities by the community and by visitors.

3.7 A number of evidence base documents^{7 89} to the NDP demonstrate and detail the natural and built elements which contribute to the local sense of place. They provide a basis for the application of policy SP1 in assessing relevant development proposals, and are summarised below.

3.8 Landscape character assessments have been produced at County and Borough level. The latter, more detailed study by the Test Valley Community Landscape Project provides a comprehensive landscape character assessment of the Borough. It identifies the following Landscape Character Areas within the Neighbourhood Area:

- Lower River Anton Valley Floor;
- The Chalk Downlands of Thruxton and Danebury, west of the River Anton corridor, and of Andover to the east; and
- The Wooded Downs of Amport to the west and Harewood Forest to the east.

3.9 The Lower River Anton Valley Floor (Landscape Character Area 5J) is a relatively narrow valley running north-south through the middle of the Neighbourhood Area. The River Anton meanders and braids through woodland copses, pasture and meadow grassland before joining the River Test. It has an intimate and pastoral character with well-hedged fields, waterside tree

⁷<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

⁸<http://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>

⁹<https://www.testvalley.gov.uk/assets/attach/.../The-Clatfords-Character-Appraisal.pdf>



species such as willow alongside watercourses, and areas of reedbeds and wetland habitats. The principal settlement of Goodworth Clatford lies in the valley floor with a historic core which is linear in form and focussed on the bridging point. Later post-medieval settlement has developed along the approach roads from the west at Barrow Hill and east (Church Lane). The open Chalklands flanking the river corridor are larger-scale arable landscapes with a much more open character (Landscape Character Area 10C to the east and 10F to the west). The Wooded Downs of Amport (Landscape Character Area 6E) and Harewood Forest (6D) lie on the perimeters of the Neighbourhood Area, typified by woodlands and associated arable fields with a stronger hedgerow structure than the open chalklands.

3.10. A significant part of the settled portion of the Neighbourhood Area is designated as a Conservation Area (see map at Appendix A.1). A Character Appraisal has been prepared by Test Valley Borough Council which explains how the character of the Conservation Area results from a combination of factors including setting, layout and historic development, building styles, materials and detailing. The village is of considerable architectural and historic interest; set within rolling countryside, it has a strong rural character. The Appraisal points to the importance of open land in the valley floor and recreation ground in retaining a visual separation between the village and neighbouring Upper Clatford to the north and in contributing to the historic setting of the Conservation Area. Careful consideration is required to the likely impact of development on the edge or immediately outside the Conservation Area as this can have a detrimental impact on views into and out of the Area.

3.11. The distinctiveness of the village and its environs is further set out in the Goodworth Clatford Village Design Statement (Appendix C). The Statement was adopted by Test Valley Borough Council as Supplementary Planning Guidance in April 2000 and development proposals will be expected to comply with the design principles it sets out.

The evidence for this policy

3.12. Supporting evidence for this policy can be found in:

- NPPF core planning principles and requirements for conserving and enhancing the natural and historic environments and for good design;
- TVBLP, objectives 2, 6 and 9;
- Hampshire Integrated Character Assessment;¹⁰
- Test Valley Borough Landscape Character Assessment, prepared jointly by the Borough Council, Hampshire County Council and the Countryside Agency (the Test Valley Community Landscape Project);¹¹
- Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal;¹²
- Goodworth Clatford Village Design Statement (Appendix C);
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey; and
- Community Evidence prepared for the NDP on the Built and Historic Environment and the Environment and Countryside.

¹⁰<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

¹¹<http://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>

¹²<https://www.testvalley.gov.uk/assets/attach/.../The-Clatfords-Character-Appraisal.pdf>

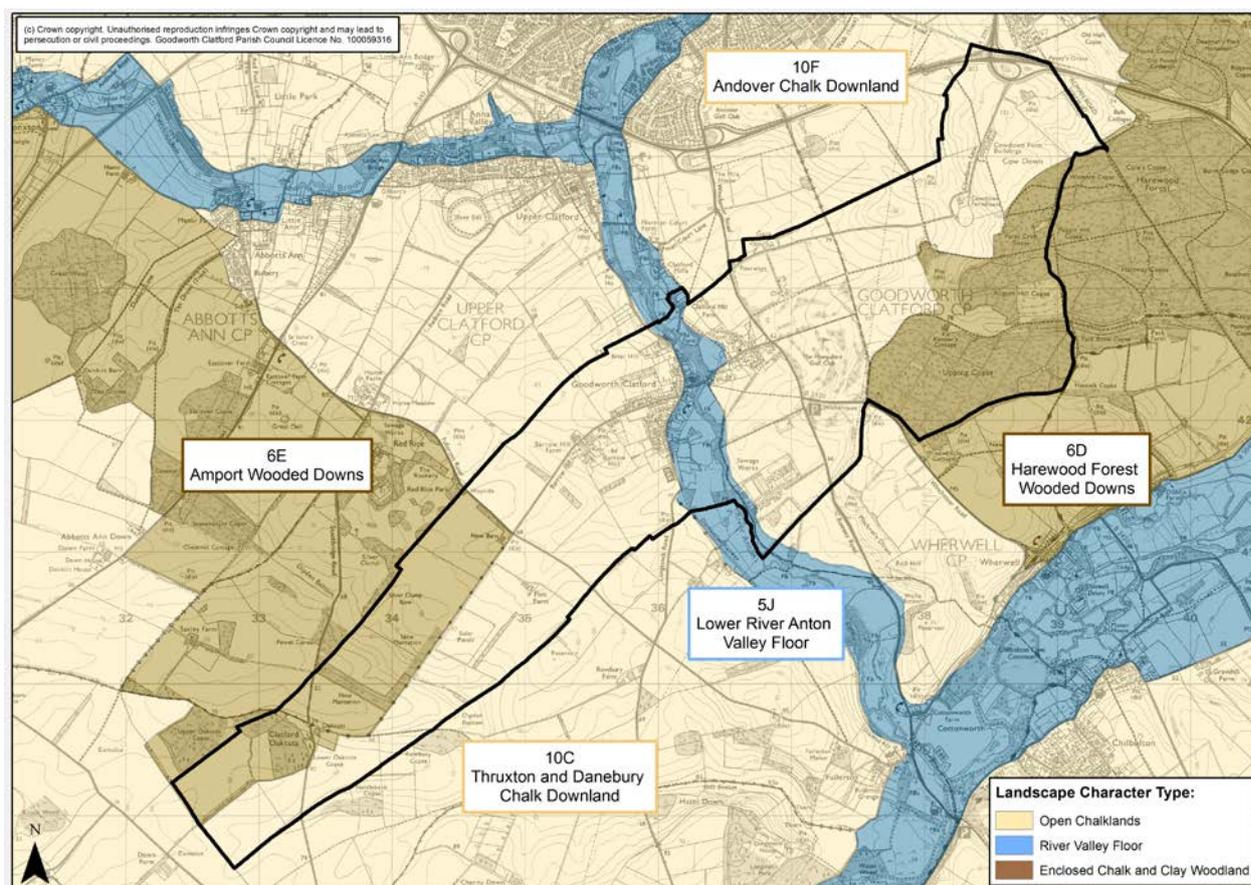


Figure 3. Landscape Character Area

SP2 - Quality of life

Development should maintain or improve the quality of life of residents and visitors through maintaining local facilities (policy CB2), businesses (policy CB3), primary school and agriculture. Proposals which support the ongoing use or consolidation of facilities and businesses will be supported and those leading to a material loss or adverse impact on them will not be supported unless the requirements of policies CB2 and CB3 (as relevant to the proposal) are satisfied.

The reason for this policy

3.13 This policy is consistent with the core principles of the NPPF in relation to enhancing and improving the places in which people live and supporting sustainable economic development. More specifically, it supports a prosperous rural economy (NPPF Part 3), including sustainable rural tourism and leisure developments that benefit businesses, communities and visitors. It supports TVBLP objectives on the local economy, leisure, health and wellbeing, and community safety, as well as TVBLP policy COM14, and will contribute to the delivery of the social dimension of sustainable development in the Neighbourhood Area.

3.14 Goodworth Clatford provides a high quality of life for residents and visitors. Facilities include a church, primary school, village club, scout/ cubs/ brownie hut, golf course and recreation ground with football pitches and a play area, the Park and tennis courts. Access to the open countryside is provided by a network of rural lanes, bridleways and footpaths which attract walkers, cyclists, horse riders and tourists.

3.15 Nature conservation sites within the Neighbourhood Area, owned by the Parish Council and managed by the volunteers in the Goodworth Clatford Environment Group, provide safe access to the countryside for children as a means of raising standards and improving social development.



The sites are also used by the village school and groups. The policy intention is to enhance the quality of life for this vibrant community and retain its attractiveness to visitors, who add value to the local economy as well as enjoying access to the rural landscape. The NDP's Community policies provide further detail on this social aspect of sustainable development in the Neighbourhood Area. Policy CB2 seeks to prevent loss or detriment to specific community facilities.

3.16 The policy reflects feedback from the community in consultations undertaken for the NDP, in particular the questionnaire survey, which identified regular use by residents of the village club, public houses and the Queen Elizabeth II recreation ground with children's play area.

The evidence for this policy

3.17 Supporting evidence for this policy can be found in:

- NPPF core planning principles and Part 3 requirements on supporting a prosperous rural economy;
- TVBLP objectives for the local economy, leisure, health and wellbeing, and community safety, and policy COM14;
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey; and
- Community Evidence prepared for the NDP on the Community.

SP3 - Location and nature of development

New development in the Neighbourhood Area will be concentrated within the Goodworth Clatford village settlement boundary as defined in the TVBLP. Elsewhere development will only be supported where:

1. it is specifically provided for by policy COM2 of the TVBLP; and
2. it does not have a detrimental effect on the character and setting of the countryside by virtue of its siting, design, size and prominence in the landscape; and
3. it does not blight important views of the landscape identified at Appendix D and A.2.

Development which is in accordance with the policies in this Plan will be supported if it can be demonstrated that:

- a. it will not diminish the physical or visual separation provided by the open countryside between the village of Goodworth Clatford and other villages and towns or threaten its integrity, either individually or cumulatively with other development; and
- b. the rural nature and the integrity of the natural environment will be conserved; and
- c. heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting, in accordance with policy BE2; and
- d. suitable and appropriate provision is made for active travel (walking and cycling) and the use of public transport, in accordance with policy CB1; and
- e. proposals are designed to reduce greenhouse gas emissions and incorporate measures in respect of energy, water efficiency and climate change adaptation including flood risk adaptation and mitigation measures.

The reason for this policy

3.18 The core planning principles in the NPPF include making sufficient land available for development, recognising the intrinsic character and beauty of the countryside, and supporting thriving rural communities. Consistent with this and the associated need to support sustainable patterns of growth, the intention of policy SP3 is to provide local detail in respect of the strategic policies of the TVBLP which govern the principles of development and redevelopment within the Neighbourhood Area. It promotes sustainable development by confirming a spatial concentration of appropriate development and conserving the connection between the built and natural environments.

3.19 The Local Plan settlement hierarchy identifies Goodworth Clatford as one of a number of Rural Villages where the scale of development will comprise windfalls, rural affordable housing sites, replacement dwellings, community-led development, small business uses and the re-use of buildings. TVBLP policy COM2 and Inset Map 21 define a settlement boundary for the village, shown at Appendix A.1, within which the principle of development and redevelopment will be permitted consistent with other Local Plan policies. Development outside the settlement boundary will only be permitted if it is appropriate in the countryside as defined in Local Plan policies, or it is essential for the proposal to be so located. The NDP supports this overall strategic approach to the location and nature of development.

3.20 The incremental historic pace of development and its organic nature have been central to the distinct character of the Neighbourhood Area. The community is firmly of the view that this approach should continue to be applied to development. The positive policies of the TVBLP and the NDP indicate that some small-scale additional housing may take place to meet the social and economic needs of the community over the Plan period, provided that the character and distinctiveness of the Neighbourhood Area is respected.

3.21 In applying policy SP3, regard should be had to the landscape character assessments undertaken at County and Borough levels. For instance, the Borough assessment emphasises the open nature of the farmed landscape and the contrast with the intimate character of the River Anton corridor. The relationship of the village with the surrounding landscape and open areas in the settlement creates a strong connection between the natural and built environment, as recognised in the Conservation Area Character Appraisal. This provides the essence of the rural character of the settlement. Appendix D shows views within the Neighbourhood Area which are considered to have particular value and, hence, be worthy of preservation. These include views looking inwards towards the centre of the Parish and some looking outwards from the settlement boundary. The perspectives identified for protection have been specified because they create and frame this characteristic connection. The conservation of the openness and character of the landscape more generally across the Neighbourhood Area will also remain an important consideration in responding to proposals.

3.22 A key issue addressed by policy SP3 is the protection and maintenance of the integrity of the open countryside between Goodworth Clatford and other settlements, particularly Upper Clatford and Andover. The loss of distinctive settlement character due to incremental development and coalescence of linear villages, such as Goodworth Clatford, is a threat identified in the County landscape assessment. This is to be addressed through planning policies to avoid the amalgamation of linear settlements.¹³

3.23 To this end, TVBLP policy E3 recognises the principle of protecting local gaps between settlements. Their designation aims to ensure that a sense of place is maintained for communities

¹³ Hampshire Integrated Character Assessment, Test Valley Landscape Character Area, p.15.



and for those travelling through defined gaps. The local community has consistently expressed concern about the risks of coalescence with neighbouring settlements. In the questionnaire survey, 75% of responses considered that the maintenance of the Neighbourhood Area as a distinct settlement clearly separate from Andover and the neighbouring villages was 'highly important'. In the questionnaire narrative comments, 20 respondents stressed the importance of the countryside gap between Goodworth Clatford and Upper Clatford. Although this gap extends to nearly 1 km, only 100 metres of it lies within the Neighbourhood Area, the remainder being within the boundaries of Upper Clatford parish.

The evidence for this policy

3.24 Supporting evidence for this policy can be found in:

- NPPF presumption in favour of sustainable development, the core planning principles, paragraph 55 on the location of rural housing, and Part 11 on conserving and enhancing the natural environment;
- TVBLP, including policies COM2 and E3;
- Hampshire Integrated Character Assessment;¹⁴
- Test Valley Borough Landscape Character Assessment, prepared jointly by the Borough Council, Hampshire County Council and the Countryside Agency (the Test Valley Community Landscape Project);¹⁵
- Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal;¹⁶
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey; and
- The Community Evidence prepared for the NDP on the Built and Historic Environment and Environment and Countryside.
- Local Greenspace Assessment

¹⁴<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

¹⁵<http://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>

¹⁶<https://www.testvalley.gov.uk/assets/attach/.../The-Clatfords-Character-Appraisal.pdf>

Natural Environment Policies

Introduction

3.25 The Natural Environment policies address the conservation and enhancement of the natural environment of the Neighbourhood Area as covered in Part 11 of the NPPF. They sit at the heart of the Plan's contribution to the environmental dimension of sustainable development

NE1 - Local Green Spaces

The sites shown on the map at Appendix A.3 and listed below are designated as Local Green Spaces:

1. The Sheepwash
2. The 'Park'
3. Queen Elizabeth II Recreation Ground
4. Allotments
5. Riverside Walk and Haven
6. Conservation field
7. Riverside Rest

Development that would result in the loss of Local Green Spaces or which would adversely affect their accessibility, appearance, general quality or recreational and amenity value will not be supported unless:

- a. it is ancillary and of benefit to the recreational or other function of the Local Green Space concerned and does not have an undue impact on its character and openness; or
- b. it is for the provision of essential highway or other utilities infrastructure and it can be demonstrated that there is no alternative site available; or
- c. there are other very special circumstances such that development should be allowed.

The reason for this policy

3.26 The purpose of this policy is to identify those areas which will be protected as Local Green Space, in line with the NPPF provisions on promoting the health and wellbeing of communities and specifically paragraphs 76 and 77. They have been identified as a result of community engagement, with careful assessment against the NPPF criteria. They are all situated within or in close proximity to the village and are local in character. Each of the identified spaces is demonstrably special because of their beauty, historic significance, recreational value, appearance, general quality or amenity value. A map showing their location is at Appendix A.3 and a fuller description of the rationale for their selection is at Appendix E. The policy allows development of an ancillary nature such as extending existing or adding new recreational facilities (e.g. changing rooms or machinery stores), and also enables essential infrastructure works (e.g. highways, water or other purposes).

3.27 Policy NE1 complements and adds local detail to TVBLP policies E2, E6 and LHW1, which address landscape character, green infrastructure and open spaces. It is consistent with the Test Valley Green Infrastructure Strategy, which supports local communities in identifying and protecting green infrastructure such as Local Green Spaces. The Test Valley Landscape



Character Assessment also seeks to protect surviving water meadows and associated features as well as their landscape settings, and this is relevant to Local Green Spaces 1, 2 and 5 in policy NE1.

3.28 To support the implementation of policy NE1, a Community Action is proposed in respect of the maintenance of open areas of land which are accessible to the public (Community Action CA1, see section 4).

The evidence for this policy

3.29 Supporting evidence for this policy can be found in:

- NPPF Part 8 on promoting healthy communities;
- TVBLP, including policies E2, E6 and LHW1;
- Test Valley Borough Landscape Character Assessment;¹⁷
- Green Infrastructure Strategy for Test Valley 2014-2019;¹⁸
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey; and
- Community Evidence prepared for the NDP on the Community.

NE2 - Natural features

Development proposals should protect and where appropriate enhance those natural features which make a significant contribution to the character and amenity of the Neighbourhood Area, namely farmland, woodland, mature trees, hedgerows and ponds and watercourses.

Proposals will not be supported where they result in the loss or deterioration of agricultural land; or of irreplaceable wildlife habitats, networks or corridors; or of significant aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Where significant trees or hedgerows are lost or damaged as a result of development, appropriate replacement planting will be required together with maintenance thereof for a period sufficient to ensure proper establishment. Supplementary indigenous planting to maintain or enhance hedgerow continuity will be supported.

The reason for this policy

3.30 The intention of policy NE2 is to identify significant natural features which will be protected and, where appropriate enhanced for the purpose of conserving the landscape; benefitting biodiversity; maintaining the quality of life for residents and visitors; and protecting agricultural land. The policy is consistent with NPPF core planning principles in relation to conserving and enhancing the natural environment and with Part 11, in particular paragraphs 109, 112, 113, 114, 117 and 118. It supports TVBLP policies, in particular policy E2 which protects important local features such as trees, walls, hedges or water courses.

¹⁷ <http://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>

¹⁸ <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/draft-green-infrastructure>

3.31 Natural features make an important contribution to the character of the rural landscape. This is well-documented in the County and Borough-level landscape character assessments. For instance, the latter highlights the importance of hedgerow structure within an overall strategy of enhancing the landscape. This points to a need to maintain existing hedgerows and discourage further loss, to restore lost and fragmented hedgerows, and to mitigate impact from development by new and replacement planting.

3.32 In respect of biodiversity, the Test Valley Biodiversity Action Plan, prepared by the Hampshire and Isle of Wight Wildlife Trust with support from the Borough Council, identifies habitat loss and fragmentation as an issue for both designated sites and the wider countryside. Wildlife habitats have become reduced in size and isolated from one another. Policy NE2 will contribute to implementing the Biodiversity Action Plan by helping to retain, maintain and protect habitat features in the countryside and connectivity between them. This will increase the wildlife value of farmland and woodland and foster the ecological habitat and corridor value of hedgerows.

3.33 The Goodworth Clatford Conservation Area Character Appraisal also points to the importance of features such as mature trees, hedges, open spaces and other natural elements including the watercourses. They make a positive contribution to the character of the Conservation Area. Hedges are the predominant boundary feature and with associated trees help to retain the verdant character and link the village to the surrounding countryside.

The evidence for this policy

3.34 Supporting evidence for this policy can be found in:

- NPPF core planning principles and requirements in Part 11 on conserving and enhancing the natural environment;
- TVBLP, including policy E2;
- Hampshire Integrated Character Assessment;¹⁹
- Test Valley Borough Landscape Character Assessment, prepared jointly by the Borough Council, Hampshire County Council and the Countryside Agency (the Test Valley Community Landscape Project);²⁰
- Local Biodiversity Action Plan for Test Valley;²¹
- Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal;²²
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey; and
- Community Evidence prepared for the NDP on Environment and Countryside.

¹⁹ <https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

²⁰ <http://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>

²¹ <http://www.testvalley.gov.uk/communityandleisure/naturereserves/biodiversity-action-plan>

²² <https://www.testvalley.gov.uk/assets/attach/.../The-Clatfords-Character-Appraisal.pdf>

NE3 - Biodiversity and nature conservation

Development proposals should conserve or enhance biodiversity as appropriate by:

1. Protecting or enhancing wildlife habitats and species, including:
 - a. Legally protected species;
 - b. Sites of Importance to Nature Conservation (SINCs) as shown on the map at Appendix A.4;
 - c. Priority habitats and species listed in the national, Hampshire and Test Valley Biodiversity Action Plans;
 - d. Habitats and species of principal importance for the conservation of biodiversity in England, identified pursuant to the Natural Environment and Rural Communities Act 2006;
 - e. Trees, woodlands, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees, and hedgerows; and
 - f. Features of the landscape that function as 'stepping stones' or form part of a wider network of sites by virtue of their coherent ecological structure or function or are of importance to the migration, dispersal and genetic exchange of wild species; and
2. incorporating measures, such as green corridors, to sustain and improve biodiversity where practicable; and
3. conserving the environment for nocturnal species where practicable, through the avoidance of street lighting and mitigating the impact of domestic external lighting.

The reason for this policy

3.35 The intention of this policy is to support development which conserves or enhances biodiversity, and to encourage specific measures including through planning gain which are relevant to the Neighbourhood Area. It is consistent with NPPF core planning principles and Part 10 on conserving and enhancing the natural environment, in particular paragraphs 109, 113, 117, and 118. It supports TVBLP policy E5 on biodiversity by identifying local habitats and features. The Hampshire and Test Valley Biodiversity Action Plans provide detailed information and guidance on local priority habitats and species, and the Borough landscape character assessment also includes guidelines on biodiversity.

3.36 There are three Sites of Importance for Nature Conservation (SINCs) falling partly inside the Neighbourhood Area (see map at Appendix A.4) and which include a number of Biodiversity Action Plan habitats and species:

- Harewood Forest
- Clatford Oakcuts
- River Anton.

3.37 Harewood Forest SINC (Landscape Character Area 6D) is one of the largest and most important areas of ancient woodland in southern England outside the New Forest. It covers some 750 hectares (15% of the area designed as SINC in Test Valley) and extends beyond the Neighbourhood Area boundary to the east. The Forest supports a variety of different woodland habitats with a wide range of flora and fauna. Clatford Oakcuts SINC (Landscape Character Area 6E) comprises mixed broadleaved ancient, semi-natural and replanted woodland extending westwards beyond the Neighbourhood Area.

3.38 Both Harewood Forest and Clatford Oakcuts provide important and varied habitats for a range of birds (including owls, buzzards, red kites) and large and small mammals (deer, foxes, badgers, mice/voles, grey squirrels). They also support a range of fungi including the UK Biodiversity Action Plan priority species 'tooth fungus' (Harewood Forest).

3.39 River Anton SINC (Landscape Character Area 5J) includes the course of the river, its banks and the water meadows between Longstock Road and the river. The Anton is a tributary watercourse of the River Test, some 3 km to the south, which is a Site of Special Scientific Interest. Chalk streams such as the Anton and associated floodplain grazing marsh are rare and fragile habitats under threat. The Anton harbours a range of fauna of exceptional diversity: mayflies, brown trout, otters, water voles and English crayfish along with a wide variety of flora both within its channel and along its banks. It is a priority not just for wildlife but as a village focus with attractive river banks and extensive water meadows, contributing to the green infrastructure enjoyed by residents and visitors alike. These benefits are recognised in the designation of riverside land as Local Green Space under policy NE1.

3.40 Much work has been done up-stream of the Neighbourhood Area to improve flow and water quality under the River Anton Enhancement Strategy. It is incumbent on the Parish Council to ensure that the reach within the Neighbourhood Area builds on this work, does not become degraded and remains as close to a typical chalk stream as possible.

3.41 The SINCs listed above are those designated at the time of plan preparation. The policy will also apply to any such sites which may subsequently be assessed as qualifying for designation.

3.42 Away from the areas designated as SINCs, the Neighbourhood Area has an extensive network of hedgerows which provide habitats for wildlife and enable the passage of species. A particularly good example runs from Harewood Forest alongside footpaths 12b, 12a & 7 (see map at Appendix A.5). There are also notable corridors and vegetative 'stepping stones' between Clatford Oakcuts, Gypsy Lane and north-east towards the River Anton. Hedgerow continuity throughout the Neighbourhood Area is generally good, with gaps having been re-planted with a variety of native/chalk tolerant species – an excellent example is on either side of Barrow Hill west of Barrow Hill House.

3.43 The Hampshire Golf Club course, recreation ground margins, the 'Park', the allotments and the conservation field all provide valuable habitat for a variety of insects, small mammals and birds.

3.44 The reference in the policy to the avoidance of external and street lighting reflects the views of residents as expressed during consultations in respect of the rural character of the Neighbourhood Area. It is consistent with the Test Valley Biodiversity Action Plan. The avoidance of external light is also a character and design issue as identified in the Conservation Area Character Assessment and this aspect is also addressed in the Village Design Statement prepared in the context of policy BE1.



The evidence for this policy

- 3.45 Supporting evidence for this policy can be found in:
- NPPF Part 11 in respect of conserving and enhancing the natural environment;
 - TVBLP, including policy E5;
 - Test Valley Borough Council Biodiversity Action Plan;²³
 - Biodiversity Action Plan for Hampshire;²⁴
 - Test Valley Borough Landscape Character Assessment, prepared jointly by the Borough Council, Hampshire County Council and the Countryside Agency (the Test Valley Community Landscape Project);
 - River Anton Enhancement Strategy 2008-2013;²⁵
 - Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey, in relation to the River Anton, open and green spaces, and lack of support for street lighting;
 - The Community Report prepared for the NDP on Environment and Countryside.

NE4 - Water management and pollution

Development proposals should protect the environment by:

1. avoiding undue adverse impacts on the River Anton and other local watercourses arising from increased water consumption, foul water discharge, agricultural pollution and recreational pressure; and
2. contributing financially to the environmental works required to enable the Lower River Anton to meet environmental objectives, including those in the South East River Basin Management Plan, where such contributions meet the relevant statutory and planning policy tests; and
3. incorporating robust and effective alleviation and mitigation measures for management of rain water run-off and flood risk arising, particularly in respect of the River Anton corridor and at Goodworth Clatford village. Where appropriate developments should employ Sustainable Drainage Systems (SuDS) for water quality and surface water quantity management purposes. New foul sewer outlets should utilise the existing mains foul sewer infrastructure rather than on-site treatment systems; and
4. minimising light, air, noise and dust pollution.

²³ <https://www.testvalley.gov.uk/communityandleisure/naturereserves/biodiversity-action-plan>

²⁴ <http://www.hampshirebiodiversity.org.uk/action.html>

²⁵ <https://www.testvalley.gov.uk/communityandleisure/parksandgreenspaces/river-anton-enhancement-scheme>

The reason for this policy

3.46 The intention of this policy is to protect and enhance the water environment and address other sources of pollution, thereby contributing to NPPF core planning principles and Parts 10 and 11, including paragraphs 120 and 125. The policy supports and adds local detail to TVBLP policy E7 on water management, particularly in respect of the River Anton, and to policy E8 on pollution. The Environment Agency's South East River Basin Management Plan 2015 seeks to improve the ecological status of the Lower River Anton from moderate to good by 2027, in furtherance of the environmental objectives of the EU Water Framework Directive. Policy NE4 will support the achievement of this objective.

3.47 The River Anton as a whole requires enhanced management by reducing pollution from diffuse and point sources, channel management improvements, measures to reduce flood risk, and the implementation of SuDS. These reduce the amount of surface water runoff from a site and the pollutant loads in that water. The use of SuDS where appropriate is specified in the policy for all new development projects. As relevant, new developments will also be expected to take account of other priorities which may arise from management of the River Anton and the Environment Agency.

3.48 In line with TVBLP policy E7, developments beyond the Neighbourhood Area, particularly in Andover, can only proceed if their sewerage output can be absorbed by the Fullerton treatment works in the south of the Neighbourhood Area. Account will need to be taken of capacity, ecological and environmental constraints.²⁶ Any expansion of the treatment works will need to take account of the policies in this NDP, particularly in respect of landscape character and biodiversity.

3.49 Goodworth Clatford is at risk of flooding from surface water, ordinary water courses and foul sewers. The foul water system suffers from ground and surface water ingress which limits capacity. Groundwater from the sloping land to the west of the main village street is obstructed from draining to the Anton by a double barrier formed by the compacted ground under the highway and the remaining impervious clay linings of the long-defunct Andover to Redbridge canal. Excess groundwater then breaks through as additional surface water. As climate change leads to warmer, wetter winters the flooding problems are unlikely to diminish.

3.50 Developers will need to demonstrate that they have made proper provision for surface water drainage to ground or water courses and that it will not drain to the foul sewer, as this is the major contributor to sewer flooding. Where relevant, they will be expected to, for example, maintain the water carrying capacity of ponds and watercourses; encourage a reduction in surface water runoff; and incorporate measures for the alleviation and mitigation of flooding risks both on- and off-site. Green buffers maintained along water courses help prevent flooding and provide a corridor for wildlife.

3.51 Developers will also need to demonstrate that adequate water supply and sewerage treatment capacity exists on- and off-site to serve the proposed development, and to ensure that problems are not created for existing users. In some circumstances this will require appropriate specialist studies: where infrastructure constraints are identified, the developer will be required to set out robust counter measures. Occupation of development should be phased to align with the delivery of any requisite sewage infrastructure, in liaison with the service provider. New developments must use, or connect to, the existing main foul sewerage network rather than using on-site sewerage treatment. This is to eliminate the flow of additional groundwater which would be generated by on-site systems.

²⁶ TVBLP para. 7.55.



3.52 Any major development proposals are automatically passed to Southern Water for comment. This is not the case for small developments but, because of the specific flooding problems in Goodworth Clatford, the Parish Council will ensure that Southern Water are copied any development proposals for comment.

3.53 The policy also addresses pollution from other sources, including light. The TVBLP points to the part played by the amount of artificial lighting in distinguishing between urban and rural areas.²⁷ In addition to considerations of the adverse effect of light pollution on biodiversity referred to in connection with policy NE4, the responses to the questionnaire survey indicated a strong preference against street lighting. Although there is normally an orange night time glow in the direction of Andover, the Neighbourhood Area mostly enjoys the type of night sky to be expected in a rural area. The village does not have street lighting with none of the recent housing developments being so equipped. The Goodworth Clatford Village Design Statement notes that the majority of the village lies hidden in the valley floor and that the absence of street lighting helps to maintain its unobtrusiveness in the landscape.

3.54 To support the implementation of policy NE4, a Community Action is proposed in respect of maintenance of the River Anton and areas of wetland in the Parish. The Parish Council are also to pursue drainage schemes to intercept sub surface flows as they reach the floodplain to stop roads from flooding and to protect the sewers (Community Action CA2, see section 4).

The evidence for this policy

3.55 Supporting evidence can be found in:

- NPPF Parts 10 and 11 in respect of climate change and flooding and conserving and enhancing the natural environment respectively;
- TVBLP, including policies E7 and E8;
- Environment Agency South East River Basin Management Plan 2015;²⁸
- Goodworth Clatford Village Design Statement (Appendix C);
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey, in relation to the importance placed on the River Anton and on maintaining a rural atmosphere, and lack of support for street lighting; and
- Community Evidence prepared for the NDP on Environment and Countryside.

NE5 - Rights of Way

Where appropriate development proposals should maintain or enhance the network of footpaths and rights of way within the settlement and across the Neighbourhood Area. Proposals which harm the character, historic significance, appearance or the use of rights of way will not be supported.

Proposals which serve to augment or improve the visual amenity, safety, utility or connectivity of the rights of way network will be supported wherever practicable.

²⁷ TVBLP para. 7.69.

²⁸ <https://www.gov.uk/government/collections/river-basin-management-plans-2015#south-east-river-basin-district-rbmp:-2015>

The reason for this policy

3.56 The intention of policy NE5 is to safeguard rights of way from the adverse impact of development and to retain them as a highly valued and widely used resource of the Neighbourhood Area, and thereby promote active travel. The policy reflects NPPF core planning principles in respect of making the fullest possible use of walking and cycling, as well as Part 8 on promoting healthy communities and protecting and enhancing public rights of way (paragraph 75). It also supports and adds local detail to TVBLP policy T1. Within Goodworth Clatford a high proportion of residents visit the countryside surrounding the village, with extensive use being made of the rural footpaths. They also attract visitors alike, and so help to support the rural economy.

3.57 As shown on the map at Appendix A.5, the Neighbourhood Area is crossed by a number of pathways. There is a dense footpath network in a pastoral setting with characteristic views enclosed by woodland on surrounding higher ground. The rural footpaths, bridleways and their margins (including hedgerows) provide excellent habitat and food resources for small mammals, insects and birds as well as cover for rabbits, foxes and badgers; they form a network of corridors for wildlife and are important to the maintenance of biodiversity (see policy NE3). However, the network must be well managed if this is to remain the case in the future. While the important characteristics of a pathway will vary on a case by case basis, the aspects of the network the policy aims to protect include:

- attractiveness, including views;
- natural features such as trees and hedgerows;
- unmetalled surfaces;
- access and connections;
- utility, directness and convenience.

3.58 There are 19 Public Rights of Way (PROWs) falling either within or passing through the Neighbourhood Area. Of these, three are classified as Bridleways, two as Restricted By-ways and 14 as Footpaths. In addition, there are two 'Other Routes with Public Access'. One (known locally as Gypsy Lane), falls entirely within the Neighbourhood Area and forms a link with Restricted By-way 18 and Footpath 16. The other crosses the Area's boundary north of Westover Farm and can create a link with Bridleway 1 as it continues (re-numbered) beyond the Parish limits. The latter forms a section of the River Anton Way which runs from Charlton Lakes to The Mayfly Pub at Fullerton.

3.59 The pathways fall into two categories: those which provide safe and attractive routes across the main settlement area, linking school, village club, public houses, sports field, golf course and church; and those which enable access to the open countryside. These latter routes are widely used by residents and visitors for walking, riding and cycling and help keep cars off the road. These paths link to longer distance routes including the River Anton Way and Test Way.

3.60 The Neighbourhood Area also benefits from two 'Permissive Access Routes'. These are bridleways and footpaths negotiated by Defra with landowners and supported through the Environmental Stewardship Scheme (part EU funded). These agreements include funding for the maintenance of wildlife field margins along the routes.

3.61 Route X (footpath ref. AG00294205 15/056/9027) lies to the north of Barrow Hill and falls entirely within the Neighbourhood Area. The current agreement for its availability ends in 2019 but is re-negotiable. Route Y (bridleway ref. AG00299621A 15/056/0002) lies to the east of the River Anton and links with several other footpaths within the Neighbourhood Area providing circular routes. Beyond the Neighbourhood Area boundary it crosses Mackrel's Down to the south and



continues to Wherwell where it links with the River Anton Way (completing a circular route from the village) and the Test Way. This agreement ends in 2020 and is, again, re-negotiable.

3.62 These paths offer walkers and horse riders a variety of environments in which to walk or ride: the forest walks of Harewood (full of bluebells in Spring), open spaces with wide vistas around Cowdown, cultivated field margins, meadows and the riverside. Along the valley close to the village vistas are enclosed and immediate while from the fringes of Harewood Forest looking west, or looking east from Barrow Hill the views across the village are panoramic. They are well used and enjoyed by people of all ages - local residents, dog walkers, horse riders and ramblers from within and outside the Neighbourhood Area - many of whom bring business to the village shop and pubs.

3.63 Maintenance of the network is an important issue, requiring resources and careful management. This is required to keep them clear of undergrowth and overhanging foliage and provide repairs where paths have become rutted by illegal use by motorized vehicles. Some path margins have been damaged as a result of unsympathetic cutting back/clearance which has resulted in reduced plant diversity and loss of native species such as field scabious which are important food sources for bees and other insects (pollinators). These have been replaced by 'disturbed land' herbage, dominated by stinging nettles, thistles and bindweed. This is evident beside Footpath 2 as a result of clearance for a solar farm development.

3.64 Some of the lesser-used footpaths/rights of way are poorly signposted or waymarks have become obscured – particularly in the Cowdown and Harewood Forest areas. This is also true on some routes closer to the village; in some cases the paths themselves are becoming degraded.

3.65 The maintenance of this network as a safe and usable amenity for residents and visitors is a significant task. Historically, this has been the responsibility of Hampshire County Council (HCC) but, with 4,200 km of PROWs in the County, resources have to be targeted carefully. Funds are available however and the Parish Council is able to identify for HCC which PROWs should be prioritized in any particular year. In 2017, the vegetation on five paths was cut under the Priority Clearance Programme (PCL). Additionally, HCC operates a funded Lengthsman Scheme which provides an annual grant of £1100 to registered parish councils for maintenance of roads and PROWs. Also, a Rural Community Fund is available to provide grant funding for other discrete funding access projects. Finally, Parish Council funds and/or local volunteers may be used to undertake work on PROWs not covered by other means.

3.66 Policy NE5 also aims to encourage the development of additional footpaths and cycleways to meet the requests and needs of the community. For example, the questionnaire results revealed a desire for a dedicated footpath/cycleway between the Neighbourhood Area and Upper Clatford, allowing safe access to Andover. County Council proposals exist to improve and augment PROWs through the Hampshire Countryside Access Plan (Network Development Plan). These partly address the deficit of PROWs in the west of the Neighbourhood Area, as identified in response to the questionnaire survey. The draft proposals are included in the NDP Community Report on Environment and Countryside.

To support the implementation of policy NE5, a Community Action is proposed in respect of collaborative working to include the maintenance of rights of way, the extension of current agreements for Permissive Access Routes, and the development of the rights of way network (Community Action CA3, see section 4).

The evidence for this policy

3.67 Supporting evidence for this policy can be found in:

- NPPF Part 8 on promoting healthy communities;
- TVBLP, including policy T1;
- Hampshire Integrated Character Assessment;²⁹
- Hampshire Countryside Access Plan 2015-2025;³⁰
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey; and
- Community Evidence on Environment and Countryside, including information on footpaths and countryside access.

²⁹ <https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

³⁰ <https://www.hants.gov.uk/landplanningandenvironment/countryside/accessplan>



Built and Historic Environment Policies

Introduction

3.68 Housing and community buildings in the Neighbourhood Area are concentrated in the village of Goodworth Clatford, much of which lies within the Conservation Area and has a particular cohesiveness. The majority of dwellings are detached but there are also short terraced groups; most houses are of individual design. This variety contributes to a harmonious townscape and helps ensure that the available dwellings meet a variety of needs to sustain a thriving village community.

3.69 The intention of the Built and Historic Environment policies is to address the requirements for good design and for conserving and enhancing the historic environment as required by Parts 7 and 12 of the NPPF. They seek to ensure that consistently high principles are applied to development proposals, with appropriate attention to design, scale, bulk, building separation and density to mitigate impacts. They are central to the environmental dimension of sustainable development.

BE1 - Design

Development proposals including conversions, alterations, extensions and infill should:

1. secure high-quality design; and
2. maintain and provide a good standard of amenity for all existing and future users or occupants of land and buildings; and
3. reflect the existing scale and character of development, curtilages and plan form in the locality, having regard to the prevailing densities and spacing between buildings; and
4. maintain a consistent street scene by having regard to scale, mass, height, layout, materials, architectural detailing, off-road parking, landscaping, boundary treatments and access to the development; and
5. comply with the design principles in the Goodworth Clatford Village Design Statement.

The use of renewable, decentralised and/or low carbon energy generation technology and of rain water harvesting will be supported where appropriate.

The reason for this policy

3.70 Core planning principles in the NPPF include enhancing and improving the places where people live and securing high quality design and a good standard of amenity for existing and future occupants. This is elaborated in NPPF Part 7 requiring good design, specifically paragraphs 57-61. Policy BE1 translates these NPPF principles to the Neighbourhood Area. Part 10 of the NPPF concerns the challenge of climate change, and the policy is aligned to paragraphs 96 and 97 in respect of renewable and low carbon energy generation. The policy also adds local detail to TVBLP policy E1.

3.71 The intention of the policy is to ensure that development reflects and enhances its setting and is in keeping with the scale, density and character of the surrounding area. In particular, the policy aims to allow for continued limited and controlled development within the settlement boundary, in line with TVBLP policy COM2, where the factors specified are satisfied.

3.72 The policy is supported by the Village Design Statement (Appendix C) to help ensure that new development properly respects the distinctive characteristics of the Neighbourhood Area. The Village Design Statement includes the following design principles providing detailed guidance that will be applied through the development management process when planning applications are determined. They will also be applicable as general advice and guidance to property owners for sensitive on-going maintenance and other repairs in respect of development in the village:

- New housing should continue the variety of size, shape and style that has historically evolved.
- Roof-lines should be kept low to remain in proportion to existing properties.
- Window styles should be in keeping with local tradition and compatible with achieving low roof lines.
- Local brick, flint, clay tile and thatch should be used in new buildings to blend with the style of the village.
- The natural earth colours, greys of thatch, slate and flint and reds of bricks are a local characteristic.
- Well-chosen modern materials can be used to reproduce local styles of building.
- Use of obvious prefabricated industrial building components should be avoided especially where prominent such as exterior joinery on the roof line and on visible elevations.
- Variety in detailed design, style and size for new developments of houses should be ensured.
- The position and orientation of houses should be varied to avoid uniform rows, and to allow sufficient space for screening by large mature trees.

3.73 In considering proposals for organic growth, regard should be had to the potential impacts arising from the sub-division of historic linear plots in order to enable infill and backland development. The Conservation Area Character Appraisal identifies this as a risk to historic character and there is also potential for harm to amenity where building to building distances are compromised. The Character Appraisal ³¹ provides more general information on the character and appearance of the village, helping to define what is distinct about Goodworth Clatford (see policy BE2, below).

3.74 The policy promotes rain water harvesting to contribute to reducing average consumption from around 150 litres per person per day to meet water performance targets in Building Regulations³².

³¹ <https://www.testvalley.gov.uk/assets/attach/.../The-Clatfords-Character-Appraisal.pdf>

³² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf



The evidence for this policy

3.75 Supporting evidence for this policy can be found in:

- NPPF core planning principles, Part 7 requiring good design and Part 10 on meeting the challenge of climate change;
- TVBLP, including policy E1;
- Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal;³³
- Goodworth Clatford Village Design Statement (Appendix C);
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey;
- Community Evidence prepared for the NDP on the Built and Historic Environment; and
- Building Regulations 2010, Regulation 36 on water consumption.

BE2 – Goodworth Clatford Conservation Area and other heritage assets

Development proposals within or adjacent to the Goodworth Clatford Conservation Area should:

1. respect the historic fabric and historic plan form of the locality; and
2. conserve or enhance the special interest, character and appearance of the Conservation Area, the buildings within it and its rural and open setting, having regard to the Character Appraisal; and
3. respect important views including, but not restricted to those into and out of the Conservation Area as identified in the Character Appraisal; and
4. ensure that the size and scale of new and extended buildings relates sympathetically to the surrounding area; and
5. use traditional and vernacular building materials which respect the context of the development concerned.
6. provide public benefits that could not otherwise be provided that are considered to override any harm to the significance, special interest, character or appearance of designated or non-designated heritage assets in a manner appropriate to the significance of the assets affected as set out in national planning policy and TVBLP policy E9.

The reason for this policy

3.76 Policy BE2 reflects the priority placed by the community on the heritage aspects of the Neighbourhood Area, specifically with reference to the Conservation Area, listed and other important buildings and archaeological sites. The policy is consistent with NPPF core planning principles regarding the conservation of heritage assets so that they can be enjoyed for their contribution to the quality of life now and for future generations; NPPF Part 12 on conserving and enhancing the historic environment, and TVBLP policy E9.

³³ <https://www.testvalley.gov.uk/assets/attach/.../The-Clatfords-Character-Appraisal.pdf>

3.77 The Goodworth Clatford Conservation Area embraces the historic core of the village and some surrounding countryside. It was initially designated in 1987 and reviewed in 2009. The Character Appraisal by Test Valley Borough Council identifies the following key characteristics that give the Area its distinct and unique character:

- Located within the valley of the River Anton, with development focussed on the western side of the valley flood plain.
- Newer development is generally interspersed among the historic development except for Barrow Hill, St. Anne's Close and Cottage Green.
- Most buildings are in residential use.
- There are 18 listed buildings within the Conservation Area, all grade II. In addition, there are numerous buildings of local interest which do not have the same protection as listed buildings but are important nonetheless for the contribution they make to the character and appearance of the conservation area. Buildings of local interest are shown on the Character Appraisal Map included at Appendix A.6.
- The majority of older houses were originally small, but many have been altered and extended or amalgamated. They were generally built to a long, low linear floor plan and are mainly timber framed or brick and flint in construction, with thatched or tiled roofs.
- Buildings often abut the pavement edge forming an intimate street scene.
- Boundaries to plots are traditionally formed by cob or brick or brick and flint walls or hedgerows.
- Major key buildings: The Lawns, St Peter's Church, the Village Club and Queen Ann Cottage.
- In addition to the listed buildings there are 38 buildings of local interest in the conservation areas as mentioned in the character appraisal and/or shown on the character appraisal map.

Southern Part of Village Street

Honeysuckle Cottage, Westcott, Laburnum Cottage, Lavender Cottage, West View, The Clatford Arms, Flint House, Harkaway, The Village Club

Area Around T Junction

Olde Rose Cottage, The Royal Oak Pub.

Church Lane And River

Fishing Cottage, Rushmoor Cottage,

Northern Part of Village Street

69, 70 and 71 Village Street, Barton Cottage, Jasmine Cottage, Foxlea, Yew Tree Barn, Martins Scythe, Foxcotte, The Yews, Chapel Barn, River Cottage, The Laurels, 1 and 2 Laurel Cottages, Westbourne, Dunelm, Goodworth House, March Cottage, Mayfly House, Ford Cottage, Sudan.

Green Meadows Lane and the River

Green Meadows, Kingfisher Cottage, Meadow Lodge.

3.78 The Appraisal continues to provide more detail around the following aspects:

- The definition and description of five character areas.
- The definition of Areas of Archaeological Potential in and adjacent to the Conservation Area, shown on the Character Appraisal Map.
- Materials, textures, colours and detailing, including the role of walls, fences and hedgerows in contributing to character.



- The contribution of trees, open spaces and biodiversity.
- Important views.

The Appraisal concludes by identifying the pressures arising from modern development which will need to be resisted if the Area is to retain its surviving historic character. These include: on- and off-street parking; inappropriate infill or extensions; use of modern building materials and uPVC windows; loss of traditional boundary treatments; and the potential for the erosion of character arising from the loss of the historic plan form as a result of backland development and sub-division. The Appraisal also points to the importance of the open countryside between Goodworth Clatford and Upper Clatford as particularly important in retaining a visual separation between the two communities.

3.79 Whilst the majority of listed buildings in the Neighbourhood Area are within the Conservation Area, there are a further seven outside, mainly along Church Lane to the east and including the grade I listed St Peter's Church (see map below).

3.80 In respect of archaeology, there are no scheduled ancient monuments in the Neighbourhood Area. However, non-designated archaeological sites and features are numerous and these are recorded on the Hampshire Historic Environment Record. The main concentration is in and around the village and this is further reflected in the Areas of Archaeological Potential referred to above. The Hampshire Historic Landscape Character Assessment provides further information on the evolution of the landscape and settlement pattern over time.

The evidence for this policy

3.81 Supporting evidence for this policy can be found in:

- NPPF requirements for conserving and enhancing the historic environment;
- TVBLP, including policy E9;
- Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal;³⁴
- Hampshire Historic Environment Record;³⁵
- Hampshire Historic Landscape Character Assessment;³⁶
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey, in relation to the value placed on the Conservation Area and listed and other important buildings; and
- Community Evidence prepared for the NDP on the Built and Historic Environment.

³⁴ <https://www.testvalley.gov.uk/assets/attach/.../The-Clatfords-Character-Appraisal.pdf>

³⁵ <https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord>

³⁶ http://archaeologydataservice.ac.uk/archives/view/hampshire_hlc_2013/

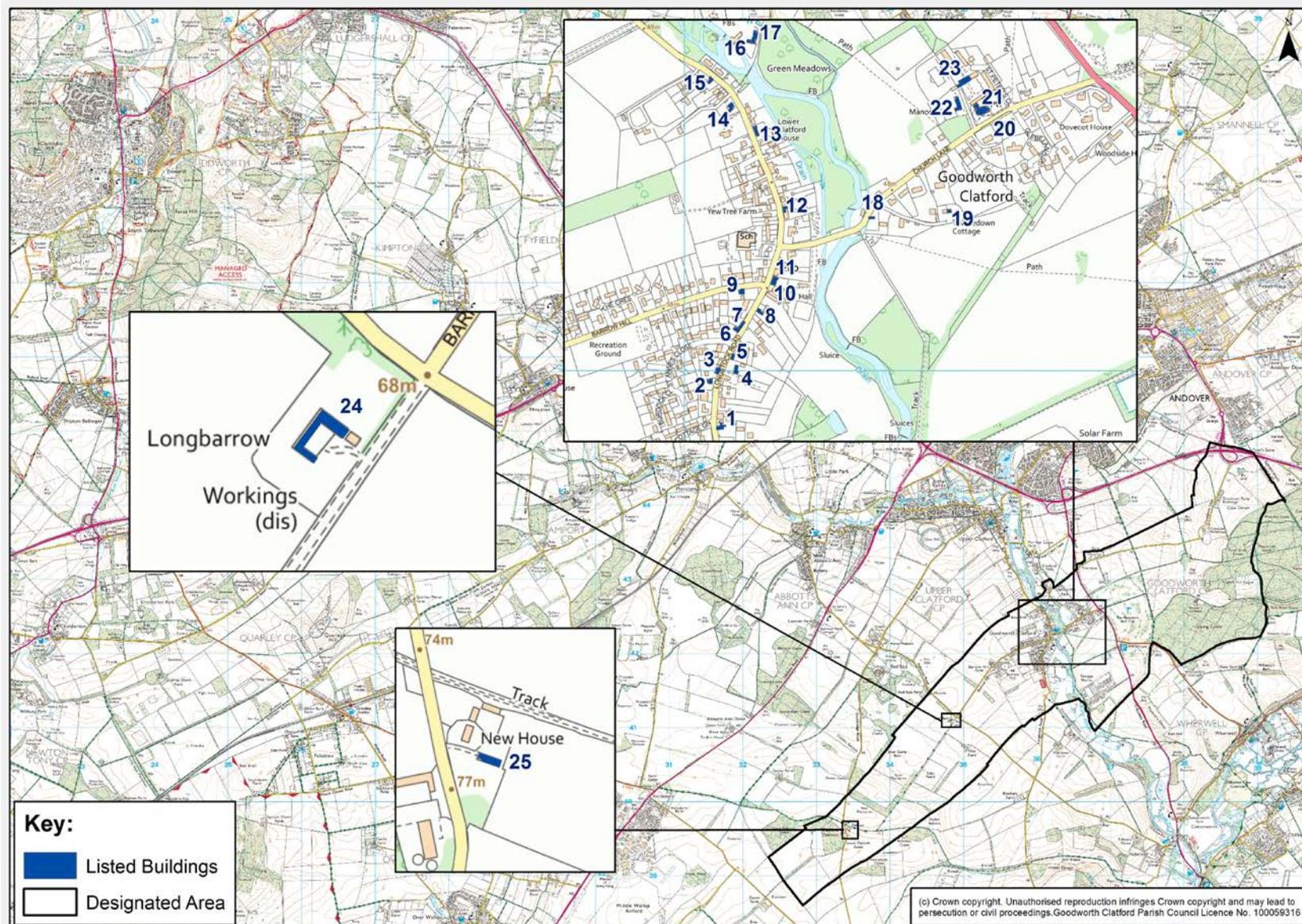


Figure 4. Listed Buildings

Community and Business Policies

Introduction

3.82 The Community and Business policies build on policy SP2 and set out in more detail the matters which need to be considered in relation to the impact of any planning application on community facilities and business activity in the Neighbourhood Area. They contribute to the social and economic dimensions of sustainable development and support the objectives of the NDP.

CB1 – Movement

Development proposals should meet the following requirements in respect of movement:

1. where required provide information in the form of a Transport Assessment or Statement as appropriate to demonstrate accessibility by making the fullest possible use of public transport, walking and cycling taking account of the rural location, together with any measures proposed to mitigate anticipated transport impacts on all road users, in particular through increases in traffic volumes on the rural highway network which serves Goodworth Clatford village and the wider area; and
2. encourage active travel (walking and cycling) and use of public transport as far as practicable, which may include delivering or fostering enhanced connectivity to existing transport and other community facilities in the village, including the Primary School; and
3. avoid undue adverse impacts on the Goodworth Clatford Conservation Area or the character of the countryside through highway works necessary to provide or improve access to required standards.

The reason for this policy

3.83 The intention of this policy is to mitigate the adverse impact of additional traffic associated with development on the existing character of the Neighbourhood Area, recognising in particular its tranquil rural setting, and to promote and encourage sustainable modes of travel. This is consistent with NPPF core planning principles relating to making the fullest possible use of public transport, walking and cycling and to enhancing and improving the places where people live their lives. It is also consistent with TVBLP policy T1.

3.84 Consultation with the community identified significant concern about the adverse impact of the volume and speed of vehicular traffic on the rural lanes of the Neighbourhood Area, where the road pattern is unchanged from that on historic maps. This includes Goodworth Clatford village which is served by rural roads and lanes of restricted width. To allow the traffic impacts of new development to be understood, proposals should include appropriate information where required in the form of a Transport Assessment or Transport Statement. Such information should encompass the predicted levels of traffic to be generated by the development and the expected impacts on key roads and junctions, on all road users including other traffic, cyclists and pedestrians, and on road safety, parking and congestion. It should also set out any mitigation measures proposed. Information should be proportionate to the scale and nature of the development. Given the rural nature of the Area and the policies and proposals of the TVBLP and this Plan, most development

proposals are anticipated to be small-scale but even so may have significant impacts on the rural highway network particularly in and approaching Goodworth Clatford village.

Consideration will also be given to the environmental impacts of highway works, such as the provision of entrance splays which may entail significant works and other impacts such as the removal of hedgerows to achieve visibility requirements. The nature of the rural highway network in the Neighbourhood Area means that even small developments may have a significant environmental impact. In the village, the Conservation Area Character Appraisal points to garden walls, fences and hedgerows as important to distinctiveness; the loss of such boundary treatments to facilitate development, give access to back land or enable off-street parking can have a detrimental impact on character and appearance (see policy BE2).

To further address traffic speeds, there are a number of proposed Parish Council initiatives in respect of traffic speeding, speed limits and enforcement, traffic calming, the scheduling of deliveries and the weight limit on the Church Lane bridge (Community Action CA4, see section 4). The rural lanes are subject to the national speed limit, which many residents consider unsafe. It is acknowledged that Hampshire County Council will only consider reductions in speed limits and measures to reduce traffic speeds where there is a proven need based on evidence on safety.

In addition, Community Action CA5 sets out initiatives which will be pursued in respect of public transport provision, including community schemes.

The evidence for this policy

3.85 Supporting evidence for this policy can be found in:

- NPPF core planning principles and Part 11 on conserving and enhancing the natural environment;
- TVBLP, including policy T1;
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey, in relation to transport issues; and
- Community Evidence prepared for the NDP on Transport, Traffic and Business.

CB2 - Community facilities

Development proposals that would result in the loss of the following local community facilities and shown in Appendix A.7 will only be supported where it can be demonstrated as applicable that: the use concerned is not and cannot be made viable; or equivalent or better provision is to be made elsewhere in a suitable location; or the premises are unsuitable for the existing use; or they are no longer required for that use or another community use:

1. Village Shop
2. Parish Church
3. Village Club
4. Village Pub, The Royal Oak
5. Village Pub, The Clatford Arms
6. Garage
7. Scout Hut
8. Tennis courts
9. Hampshire Golf Club
10. Sports Pavilion
11. Queen Elizabeth II Recreation Ground and Playground
12. Allotments

Development proposals to extend or consolidate existing community facilities or for new provision to meet identified needs will be encouraged where they accord with the policies in this Plan, provided that any resulting increase in use does not have an adverse impact on:

- a) the amenity of adjoining residents; or
- b) the local road network; or
- c) the local environment.

The reason for this policy

3.86 The Neighbourhood Area provides community facilities which are well used by residents of all ages and by visitors, with the village Club providing facilities for toddler groups, exercise classes, billiards, badminton, meetings and cultural events. This policy aims to prevent the loss or detriment of these facilities and resulting adverse impact on the community, and to enable their development and improvement. Community Facilities are shown on the Community Facilities Map included at Appendix A.7.

3.87 The policy reflects NPPF core planning principles on enhancing and improving the places where people live their lives and on meeting local needs for community and cultural facilities and services; Part 8 promotes healthy communities. At the local level, TVBLP policy COM14 deals with community services and facilities. Policy CB2 adds further detail by identifying specific facilities. The policy's approach to safeguarding and allowing the improvement of existing

community facilities is an important element in positively addressing the social dimension of sustainable development.

3.88 Community consultations identified the importance of the village facilities listed in the policy. The importance of this issue extends beyond well-being: the catchment area for the Church of England Primary School is the Parish of Saint Peters in Goodworth Clatford and All Saints in Upper Clatford. The school is over-subscribed. Creation of significant additional demand through new development would have a detrimental impact, in particular for families moving into the Neighbourhood Area with children over 4 years old. The School has a published admissions number of 30, with 206 children on roll.

To support the implementation of policy CB2, Community Actions are proposed in respect of Parish Council initiatives in encouraging the use of local facilities (Community Actions CA6 to CA8, see section 4).

The evidence for this policy

3.89 Evidence in support of this policy can be found in the:

- NPPF core planning principles and Part 8 on promoting healthy communities;
- TVBLP, including policy COM14;
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey, in relation to community facilities; and
- The Community Report prepared for the NDP on the Community.

CB3 – Loss of commercial premises and land

There will be a presumption against the loss of commercial premises or land which provide existing employment or potential future employment opportunities. Development proposals for the use of commercial land or buildings for non-commercial purposes will only be supported if the existing use is no longer economically viable and the site has been marketed for freehold or leasehold purposes at a reasonable commercial price for at least six months without an appropriate offer being received.

The reason for this policy

3.90 This policy is intended to sustain and maintain the availability of land and premises for commercial purposes. It is in line with NPPF Part 3, which seeks to support a prosperous rural economy, and with TVBLP policy LE10. The policy contributes to the economic dimension of sustainable development.

3.91 Commercial premises in the Neighbourhood Area include farms, small motor vehicle repair and light engineering workshops, public houses and micro businesses. They occupy a range of premises such as purpose-built industrial units, former agricultural buildings and converted and extended dwellings. They offer local services and provide employment to residents and others. It is important for the sustainability of the community that, wherever possible, this commercial activity is retained. Policy CB3 will be applied where planning permission is required, after taking into account permitted development rights.

The evidence for this policy

3.92 Evidence to support this policy can be found in:

- NPPF Part 3;
- TVBLP, including policy LE10;
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey, in relation to community facilities; and
- Community Evidence prepared for the NDP on the Community.

CB4 - Employment

Proposals for the conversion of traditional, vernacular rural or agricultural buildings for employment uses will be supported if it can be demonstrated that:

1. the proposed design respects the character and appearance of the building concerned and the Neighbourhood Area; and
2. the proposals do not have a significant adverse impact on residential amenity; and
3. the proposals do not have a significant severe adverse impact on the transport network; and
4. all parking can be accommodated within the site; and
5. there are no other significant adverse environmental impacts, including on the historic and rural environments.

The reason for this policy

3.93 Policy CB4 provides for criteria to assess proposals to convert former agricultural buildings for employment use. The policy is in accord with NPPF Part 3 on supporting a prosperous rural economy and TVBLP policy LE16, to which it adds further detail.

3.94 A number of former agricultural buildings in the Neighbourhood Area have been converted for employment use. The policy seeks to maintain economic activity as part of the rich character of the Neighbourhood Area and to contribute to the continued sustainability of the settlement. It is intended to support economic development which is proportionate to the size and character of Goodworth Clatford and to mitigate any adverse impacts of economic development on matters of concern to the community. Whilst the policy has an important economic focus, detailed criteria have been included to safeguard the intrinsic character of the buildings concerned and to protect residential amenities.

The evidence for this policy

3.95 Evidence to support this policy can be found in:

- NPPF Part 3;
- TVBLP, including policy LE16;
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey, in relation to community facilities; and
- The Community Report prepared for the NDP on Transport, Traffic and Business.

CB5 – Solar farms

Proposals for solar farms and associated infrastructure will only be supported where they can demonstrate that the following requirements can be met. In making this assessment, any other existing, permitted or proposed similar developments in the locality will be taken into account so that cumulative impacts are considered. Wherever possible, proposals should be situated on previously-developed or non-agricultural land which is not of high environmental value. The requirements are that:

1. any proposed use of agricultural land has been shown to be necessary, that poorer quality land has been used in preference to land of higher quality, and that the proposal allows for continued agricultural use where applicable and encourages biodiversity improvements; and
2. the impacts on landscape character and visual amenity are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable, in accordance with policy SP3; and
3. there will be no undue loss of amenity to the occupiers of residential properties, including by way of external security fencing, lighting or the design and siting of any installation; and
4. the local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and
5. sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution, soil erosion and damage to wildlife habitats in accordance with policy NE4; and
6. there are no unacceptable impacts on the natural and historic environments, in accordance with policies SP3, NE2, NE3 and BE2. In respect of heritage assets, careful consideration will be given to the impact of large-scale solar farms on their significance including through the impact of proposals on views important to their setting; and
7. there are no unacceptable impacts on the utility and enjoyment of public rights of way, in accordance with policy NE5.

Where appropriate, planning conditions will be imposed to ensure that installations are removed when no longer in use and the land is restored to its previous use and condition.

The reason for this policy

3.96 The intention of policy CB5 is to provide a framework for the assessment of proposals for solar farms and associated infrastructure. The policy is consistent with NPPF paragraph 97, which supports the delivery of renewable energy and looks for policies to maximise such supply whilst ensuring that adverse impacts, including cumulative landscape and visual impacts, are addressed satisfactorily. The TVBLP supports the principle of energy generating proposals which help mitigate and adapt to climate change and explains that the merits of such proposals will be considered against relevant Local Plan policies.³⁷

3.97 There are four solar farm schemes which are either wholly or partly in the Neighbourhood Area. The four solar farms are shown on the map below. In responses to the questionnaire survey, the installation of solar farms in the parish was the greatest issue of direct concern to respondents. To address this concern, policy CB5 gives specific guidance in respect of solar farm proposals, drawing on both TVBLP and other NDP policies, to ensure that all impacts can be properly balanced in the consideration of schemes.

3.98 The policy addresses:

- The need to encourage the effective use of land by encouraging the use of previously-developed and non-agricultural land where this is not in itself of high environmental value, and requiring any proposed use of agricultural land to be justified including in terms of relative land quality;
- Landscape character and visual amenity impacts: solar farms are large scale developments which may cause harm to landscape character and visual amenity. Where landscaping is proposed in mitigation, it should be compatible with existing established planting in the locality and the prevailing landscape character and should normally specify indigenous species.
- Residential amenity: potential impacts arising from undue proximity, siting, and external lighting spillage may be reduced by the careful location of plant and equipment and design.
- Highway matters: impacts may arise through an increase in HGV and other traffic on the rural lanes and through the formation of new site access points from the highway, including loss of hedgerow and changes of level.
- Flood risk and surface water management: in line with policy NE4, sustainable drainage systems should be used to manage discharge flows such that the outcome is no worse than the existing position, and to prevent harm to receiving watercourses and habitats, soil erosion and nitrification. Wherever possible, existing run-off rate and volumes should be reduced and new environmental benefits created.
- Natural and historic environments: the potential impacts of proposals on biodiversity and the historic environment, including designated heritage assets and their settings, will be considered. Because of the degree of ground disturbance involved, solar farm schemes may have archaeological implications.
- Public rights of way: these are important in promoting active travel, enabling local community access and for recreation and tourism. Solar farms may adversely impact on

³⁷ TVBLP, para. 7.50

the use and enjoyment of public rights of way in a variety of ways, including visual amenity and loss of views.

- The potential for cumulative as well as individual impacts.
- The use of planning conditions as appropriate to ensure the removal of temporary installations and land restoration.

3.99 For proposals to be properly considered in the planning balance, full supporting information on these matters will be needed at the time of submission of a planning application. For the same reason proposals should also include full details of any ancillary or associated development and works, such as vehicle access, perimeter fencing, lighting and security equipment, staff facilities, transmission equipment, workshops/storage units, areas of hardstanding, and surface water management/sustainable drainage systems. Where appropriate and required, planning conditions may be used to secure mitigation.

The evidence for this policy

3.100 Supporting evidence for this policy can be found in:

- NPPF core planning principles and requirements in Part 10 on meeting the challenge of climate change;
- TVBLP, including policies E2, E5, E7, E9, LHW4, and T1;
- Hampshire Integrated Character Assessment,³⁸
- Test Valley Borough Landscape Character Assessment, prepared jointly by the Borough Council, Hampshire County Council and the Countryside Agency (the Test Valley Community Landscape Project);³⁹
- Results and reports of community consultation undertaken during preparation of the NDP, including the questionnaire survey; and
- Community Evidence prepared for the NDP on Environment and Countryside.

³⁸<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

³⁹<http://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>

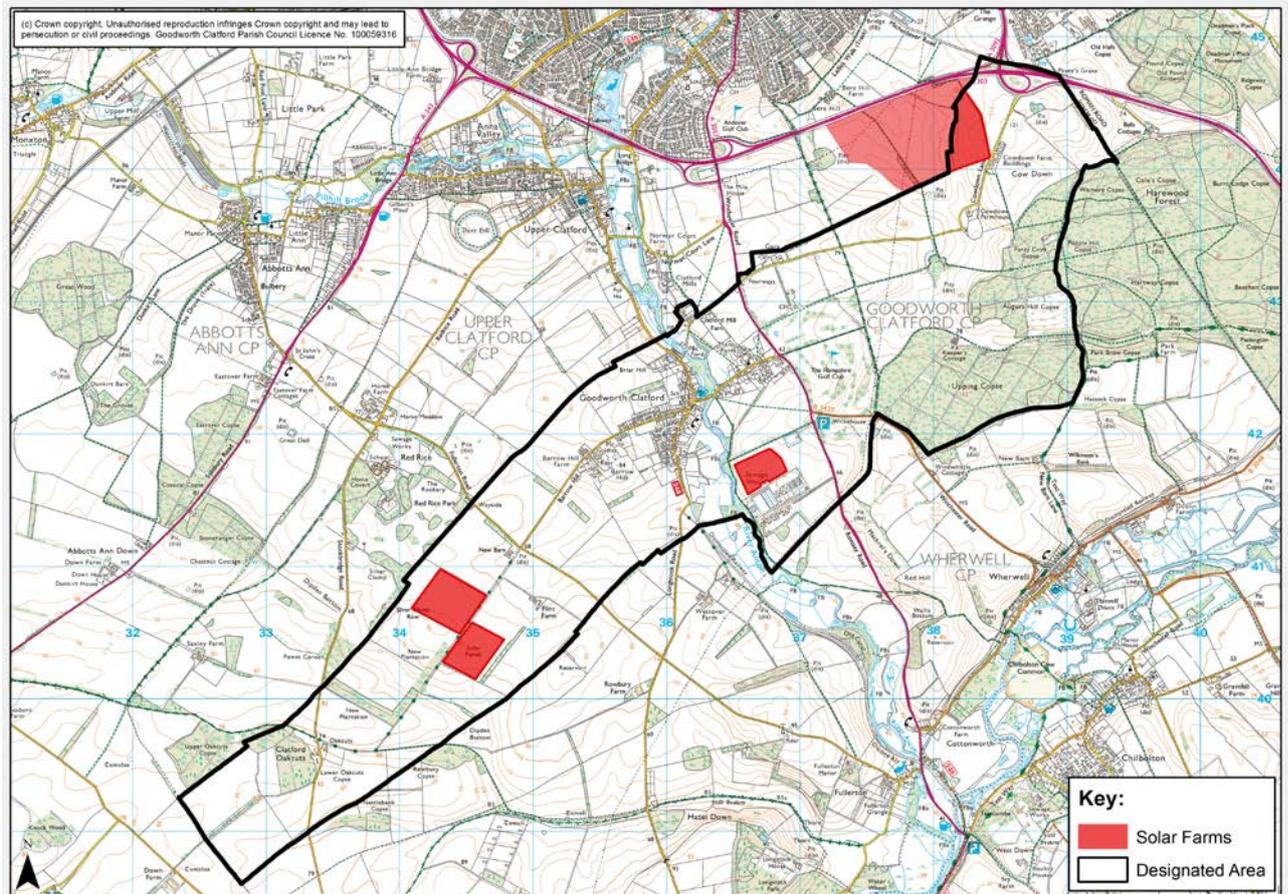


Figure 5. Location of Solar Farms

SECTION 4 – DELIVERING THE NDP

4.1 The Parish Council has been active over many years in promoting a sustainable approach to development in the Parish and in preserving the characteristic features of Goodworth Clatford. The making of the Goodworth Clatford NDP will provide clear policies and design principles to shape sustainable development across the Neighbourhood Area in the period to 2029. The Parish Council will consider the need for review of this NDP no less frequently than every five years in line with good practice.

4.2 Where a Community Infrastructure Levy (CIL) raised by Test Valley Borough Council from a qualifying development in Goodworth Clatford is passed to the Parish Council, this funding can be used to support priorities identified by the Parish Council.

4.3 Through the process of developing the NDP, the community demonstrated strong support for managing future development to conserve the rural character and identity of Goodworth Clatford. The community has an important ongoing role in assuring the continued vitality of the neighbourhood, not least of respecting the village environment, including its heritage assets and biodiversity, and supporting local amenities, facilities and activities.

Community Actions

4.4 The formal role of the NDP is the setting of planning policies which deal with land use and development. However, through the consultations undertaken for the NDP the local community has identified ways of improving the Neighbourhood Area which extend beyond this remit. These cannot be addressed or provided for through the planning policies of the NDP but may be expressed as Community Actions to be undertaken or led by Goodworth Clatford Parish Council. The following table sets out the Community Actions which will be taken forward by the Parish Council with partners. They serve to complement the NDP's planning policies and promote an integrated, holistic approach to the future sustainable development of the Neighbourhood Area.

Ref.	NDP policy or topic area	Community Action
CA1	Policy NE1 Maintain designated areas	The Parish Council to consider strategies to maintain the Parish in a tidy condition free from discarded rubbish with particular regard to areas accessible by the public.

CA2	Policy NE4 Water management and pollution	<p>The community to work with the Environment Agency, Hampshire and Isle of Wight Wildlife Trust, The Anton River Conservation Association (TARCA) and the River Keeper to maintain healthy river banks and areas of wetland to encourage more wildlife into the stretch of river in the Parish.</p> <p>The Parish Council to pursue their drainage schemes to intercept sub surface flows as they reach the floodplain to stop roads from flooding and to protect the sewers. This will require the engagement of Hampshire County Council Highways Department and Southern Water.</p>
CA3	Policy NE5 Rights of way	<p>The Parish Council to consider working with Hampshire County Council to ensure the maintenance of the rights of way network, including advising on the targeting of resources and making use of funding opportunities which may arise. Such collaborative working is supported by the County Council.</p> <p>The Parish Council to consider informing Hampshire County Council 'Access Officer' where bridleways become unusable (quoting Defra ROW circular 1/09 and Highways Act HA805134, 137,146,154). All correspondence should, where appropriate, be copied to the British Horse Society.</p> <p>The Parish Council to consider seeking to ensure footpaths have Wheelchair access where practicable.</p> <p>The extension of current agreements for Permissive Access Routes will be supported.</p> <p>The Parish Council will work with Hampshire County Council to augment the ROW network particularly in the west of the Parish and the provision of a footpath/cycleway between the Parish and Upper Clatford will be explored.</p>
CA4	Policy CB1 Rural nature-speed and volume of traffic	<p>The Parish Council to offer continued support to the community led Speedwatch, along with considering a new Lorrywatch scheme. It will also consider supporting a 20mph reduction scheme and Entrance Gates and possibly encourage Hampshire Police to make their presence more aware to prevent speeding and un-neighbourly parking around the school.</p> <p>The Parish Council to consider alternative methods of traffic calming if the 20mph request is refused.</p> <p>The Parish Council to consider making a formal request to Hampshire County council to reduce the speed limit on the A3057 from its unrestricted status half a mile before the Wherwell Junction to 50mph and throughout the remainder of its length into Andover.</p> <p>Business owners should be encouraged to request deliveries outside of school drop off and collection times.</p> <p>The Parish Council to consider seeking clarification from Hampshire County Council on the weight limit for HGV vehicles using the bridge in Church Lane.</p>

CA5	<p>Policy CB1</p> <p>Public transport provision</p>	<p>The Parish Council to consider encouraging competition between public transport companies and possibly request a trial period of earlier pick up times and later drop off times to encourage more use of public transport. In responding to the draft Plan Hampshire County Council have encouraged engagement with public transport providers to seek changes to services, noting that where there is a demonstrated need, based on numbers, there is a willingness on the part of public bus operators to consider amending times/frequency or routes of services.</p> <p>In addition to consider any scope for volunteer schemes. Hampshire County Council note that community-led and/or community supported transport schemes offer assistance and access to those less mobile and older members of the community who might otherwise be socially isolated.</p>
CA6	<p>Policy CB2</p> <p>Support village shop/post office/public houses</p>	<p>The Parish Council to consider strategies which encourage residents and visitors to the village to use the facilities available in order to support economic and social viability.</p>
CA7	<p>Policy CB2</p> <p>Support Village Club</p>	<p>The Parish Council to consider encouraging residents and visitors to support the Village Club which provides a base for social and other activities and is designated as the Emergency Centre for the village.</p>
CA8	<p>Policy CB2</p> <p>Support village groups and associations. Encourage community spirit/ volunteering for management of village assets</p>	<p>The Parish Council to consider strategies for encouraging residents and visitors to the village to support and participate in the associations and groups that combine to make the village such a vibrant and involved community. This to include encouraging residents of the village to support and volunteer to help those groups and committees that maintain and manage activities within the village such as the Parish Council, Village Club, Village Shop/Post Office, Environment Group, Parish Church etc.</p>
CA9	<p>Road maintenance</p>	<p>The Parish Council to consider encouraging residents to take responsibility for cutting back their own trees and hedges, subject to the Planning requirements.</p> <p>The Parish Council to consider additional strategies to help support Hampshire County Council in maintaining road infrastructure throughout the parish and providing feedback to the County Council on work undertaken.</p>

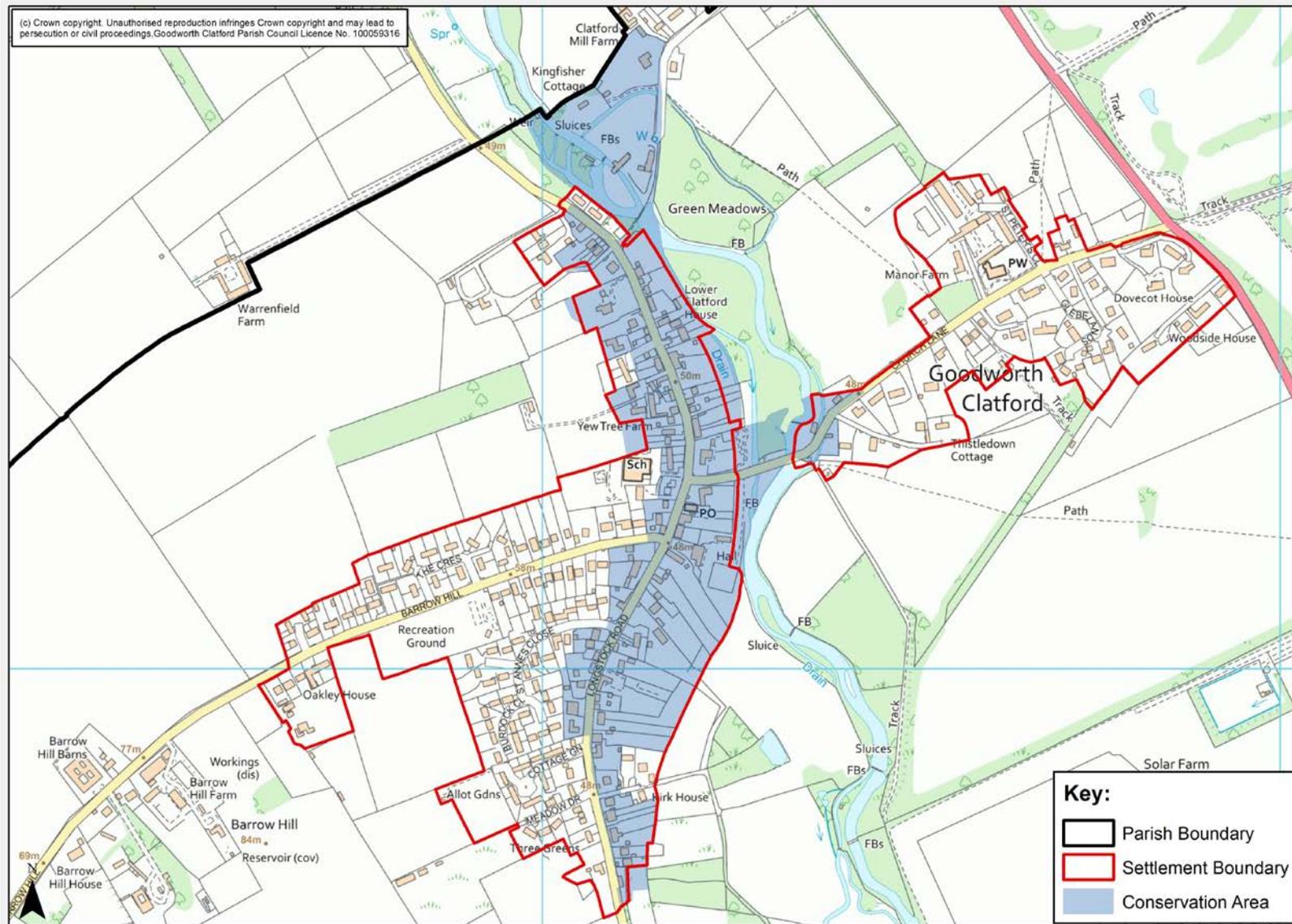
CA10	Parking	<p>The Parish Council to consider strategies to eliminate inappropriate parking including on pavements, addressing, in particular, parking by the Football Clubs and supporters using the Queen Elizabeth Recreation Ground.</p> <p>In addition, the Parish Council to consider strategies for school parking involving parents where appropriate. To consider seeking Police advice and their proposed solutions to resolve parking issues outside the school in the mornings and evenings. Possibly also consider setting up a working group to scope a 'park and ride' scheme or a 'walking bus' scheme to eliminate the parking problem around the school.</p> <p>The Parish Council to consider a request to Hampshire County Council to look into the charging system for the school bus. Parents are required to pay for the full year in advance and this may have an impact on the take up of this service.</p> <p>In responding to the draft Plan Hampshire County Council have encouraged these ideas to be discussed with their School Travel Team.</p>
CA11	Support Neighbourhood Watch	<p>The Parish Council to consider its valuable support of the Neighbourhood Watch scheme in order to maintain a safe and secure environment within the village</p>
CA12	Communication	<p>The Parish Council to consider advising residents on information that becomes available on broadband and mobile phone developments in the Parish.</p>



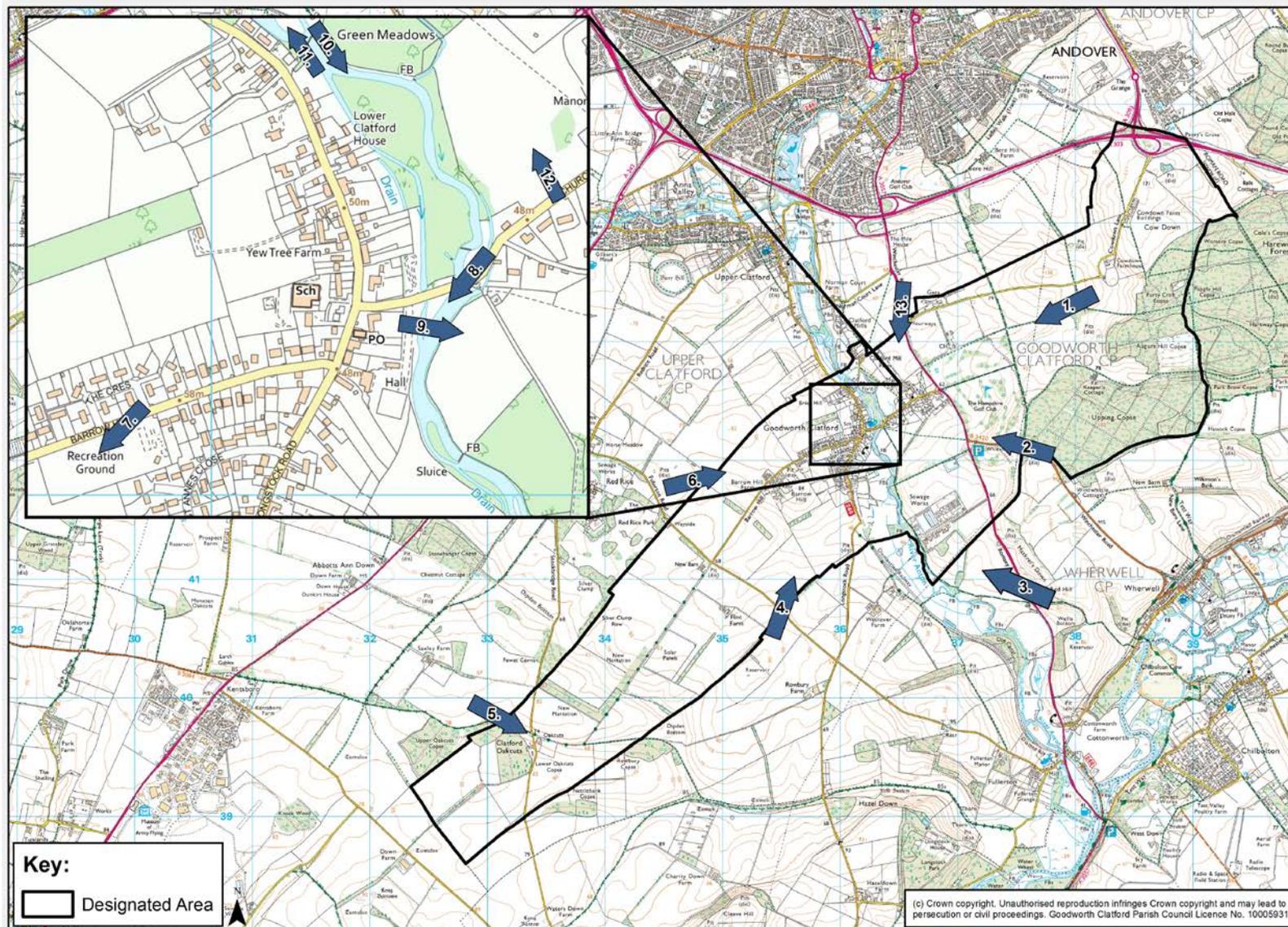
APPENDIX A – Goodworth Clatford Policies Maps

- A.1 Settlement boundary and Conservation Area
- A.2 Views (SP3)
- A.3 Local Green Spaces (NE1)
- A.4 Sites of Importance for Nature Conservation (NE3)
- A.5 Rights of way (NE5)
- A.6. Conservation Area Character Appraisal Map
- A.7. Community Facilities Map (CB2)

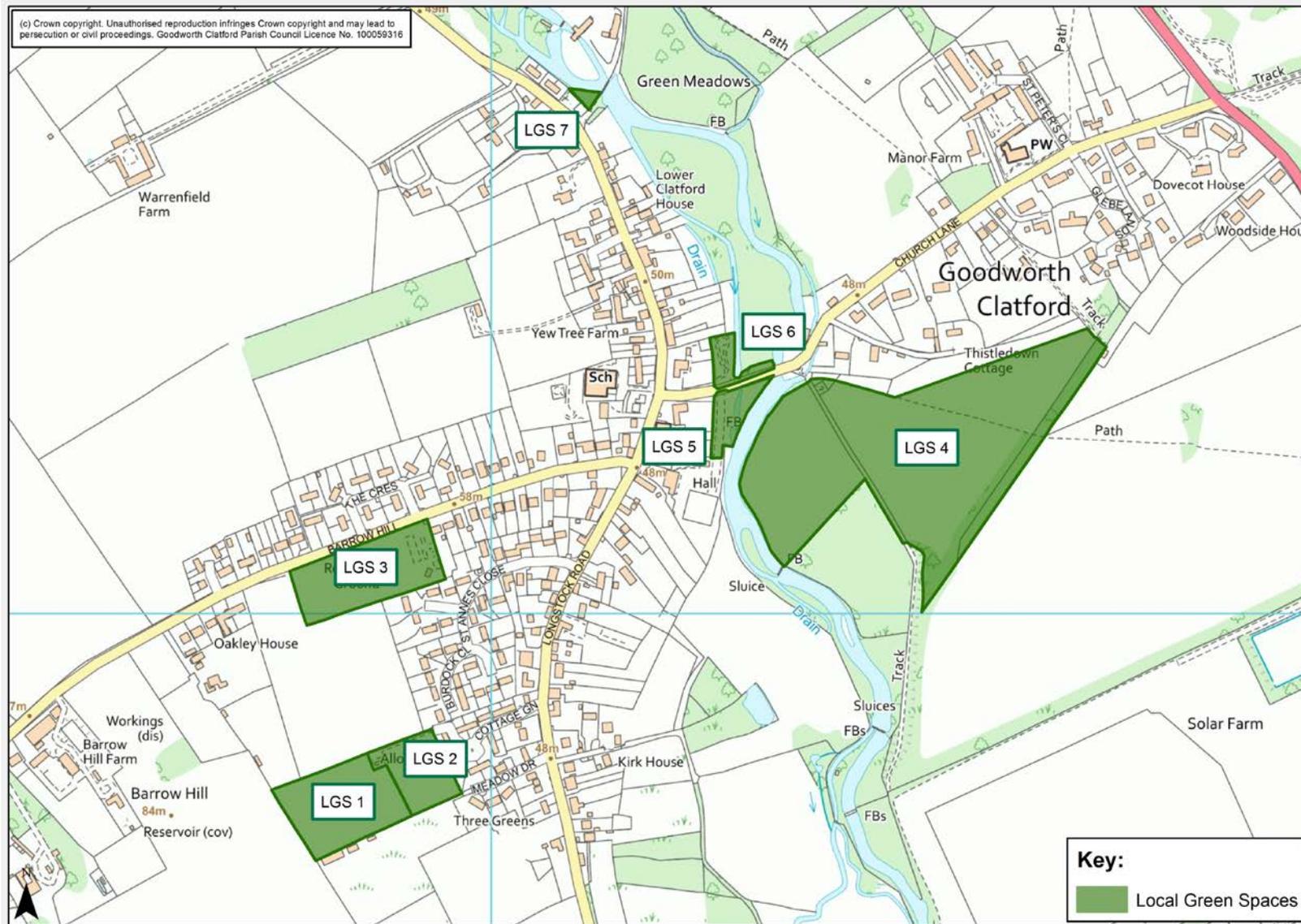
APPENDIX A.1. Settlement Boundary and Conservation Area



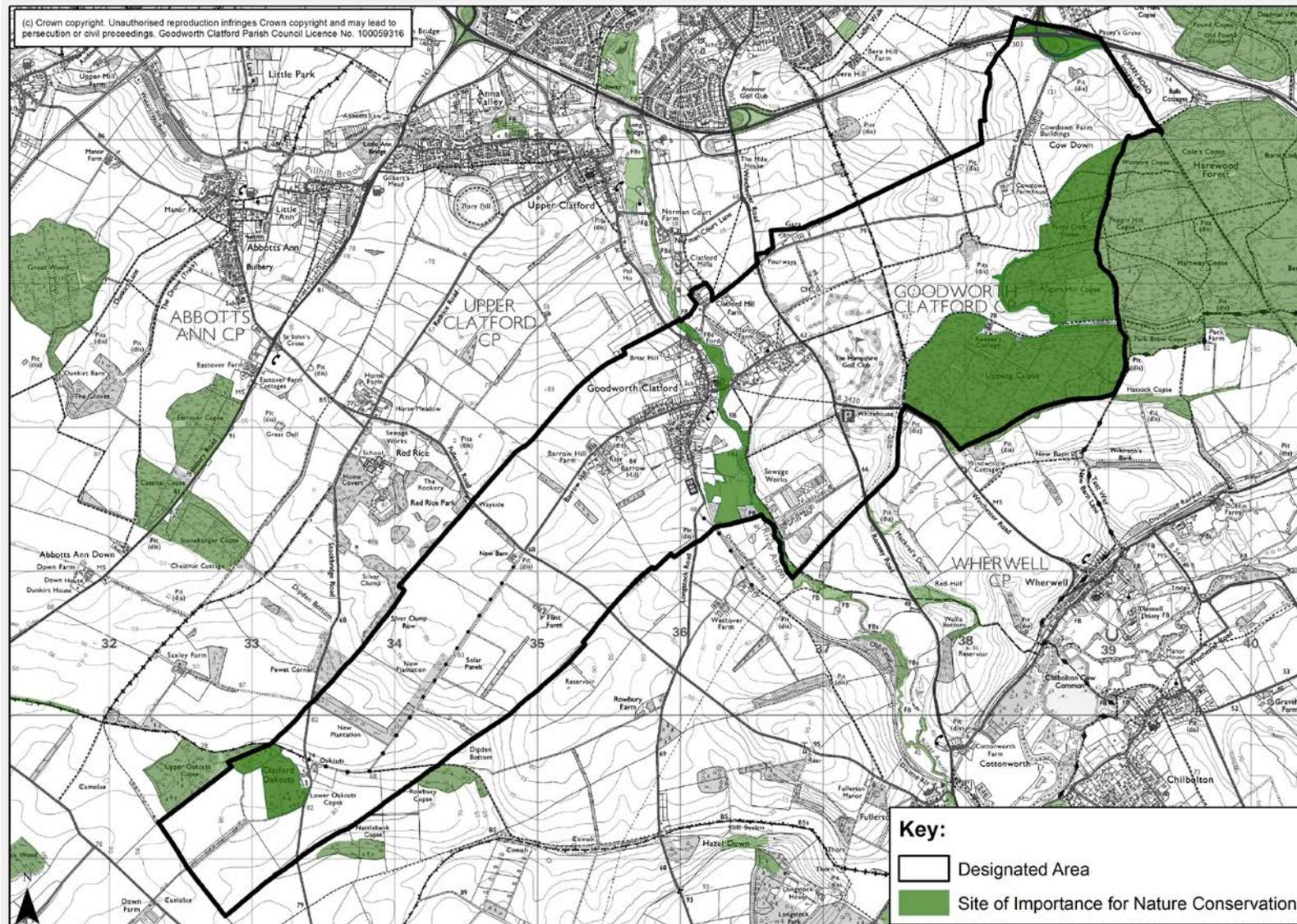
APPENDIX A.2. Views (SP3)



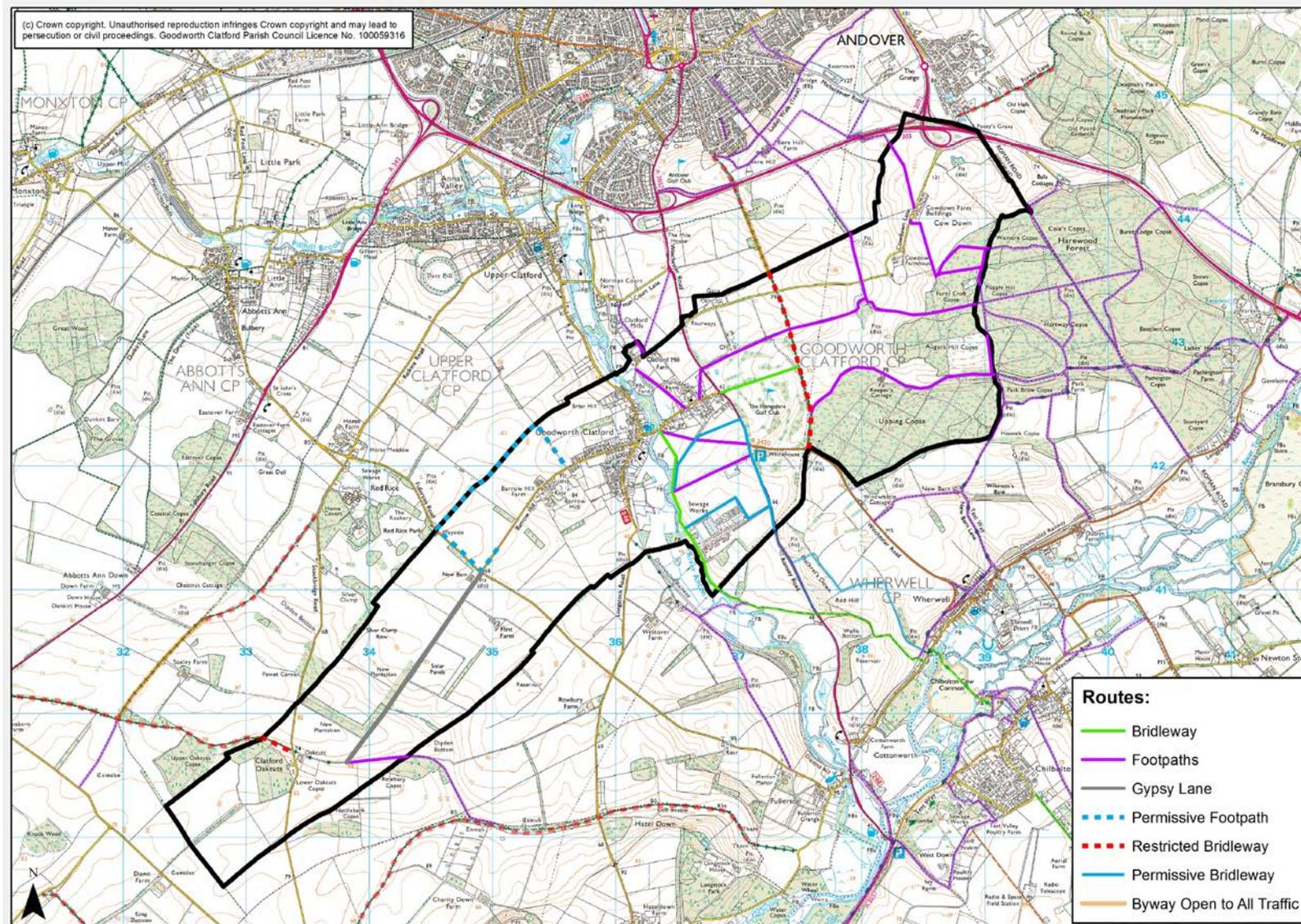
APPENDIX A.3. Local Green Spaces (NE1)



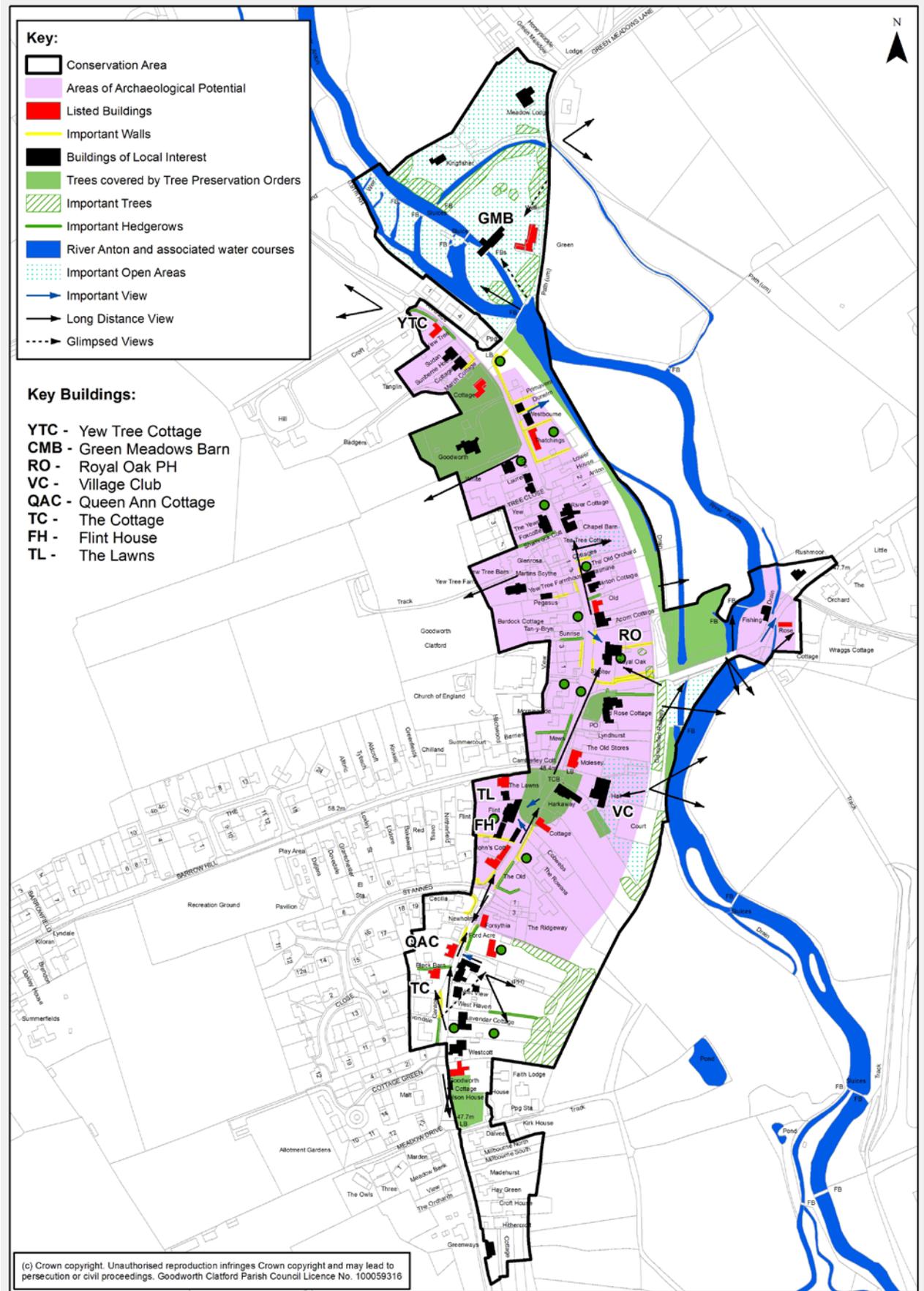
APPENDIX A.4. Sites of Importance for Nature Conservation (NE3)



APPENDIX A.5. Rights of Way (NE5)



APPENDIX A.6. Conservation Area Character Appraisal Map



APPENDIX B – Goodworth Clatford Parish Profile

This profile provides a summary of the latest available information on the demographic make-up of the Goodworth Clatford parish within Test Valley. It looks at information on topics such as the population structure, economic, housing, health and educational information for the parish.

Goodworth Clatford is one of the 59 parishes in Test Valley. It has an area of 1,141 hectares which represents 1.8% of the total area of Test Valley

Residents

The estimated 2016 population of Goodworth Clatford parish is 752. This is expected to fall by 2021 to 722 (a fall of 4.0%).

Goodworth Clatford's resident population is 50.5% female and 49.5% male.

Young people (0-19) currently make up 18.1% of Goodworth Clatford's population; this is expected to fall slightly to 17.6% by 2021.

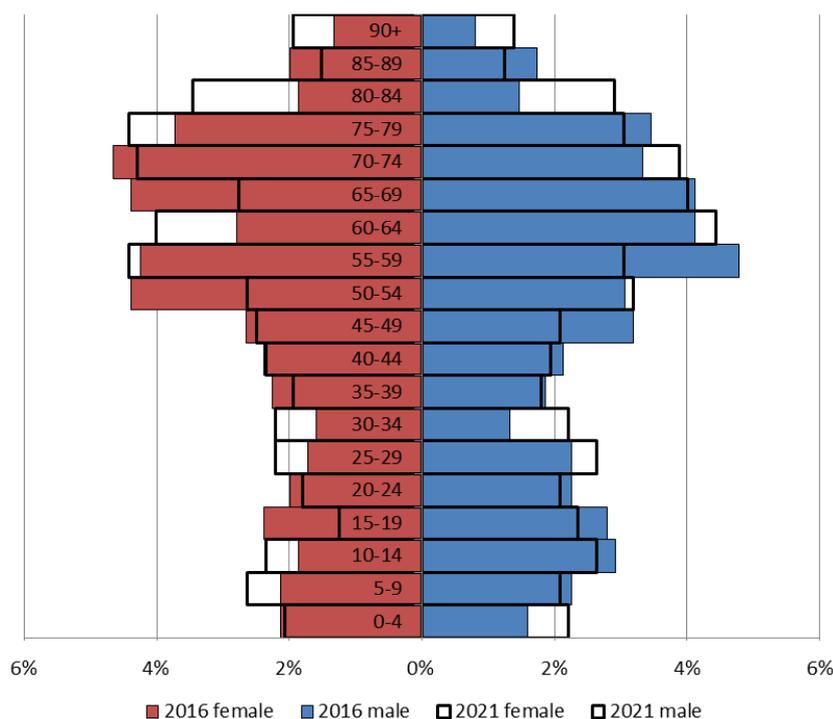
Young adults (20-39) currently make up 15.3% of the parish's population; this is expected to rise to 16.9% by 2021.

Middle aged residents (40-64) currently account for 33.8% of Goodworth Clatford's population; this is expected to fall to 30.6% by 2021.

Those **aged 65 and over** make up 32.8% of the parish's population; this is expected to rise to 34.9% by 2021.

Those **aged 85 and over** currently represent 5.9% of the population; this is expected to rise slightly to 6.1% by 2021.

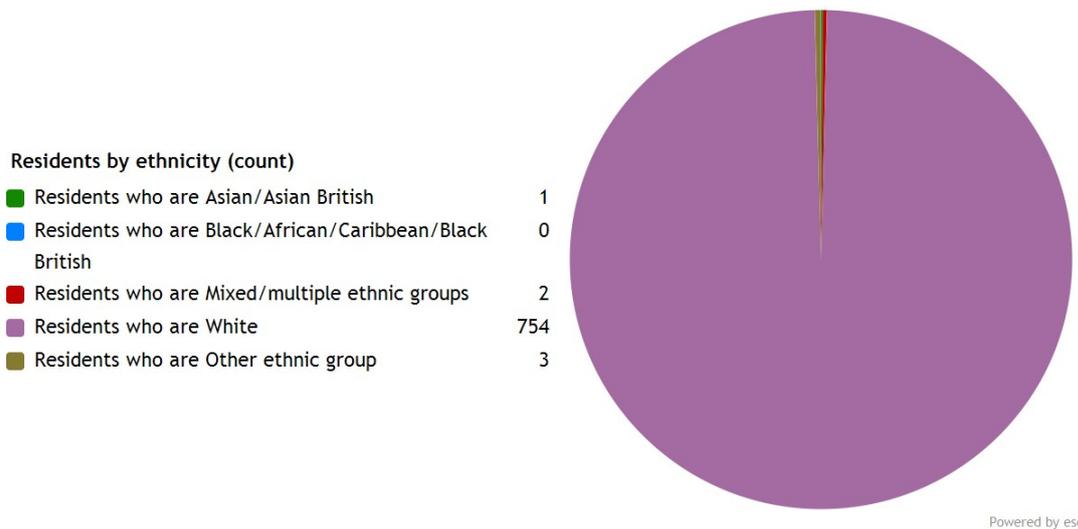
Age of parish population



Ethnicity

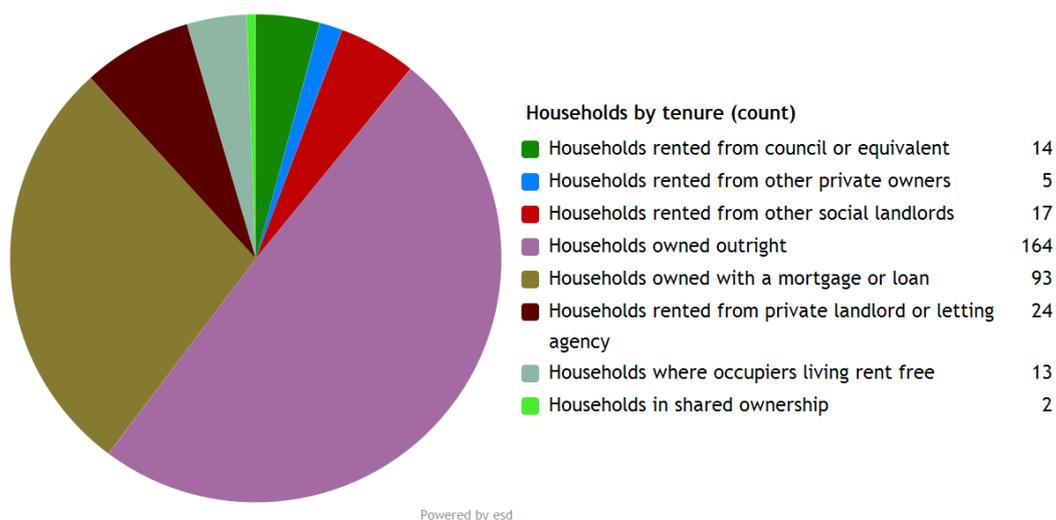
The largest ethnic group in Goodworth Clatford is “White” at 99.2% of the parish's population. That compares with a figure of 95.9% for Test Valley as a whole and 95.0% for Hampshire.

The second largest ethnic group (0.4%) is “Other”. That compares with 0.3% for Test Valley as a whole and 0.3% for Hampshire.



Households

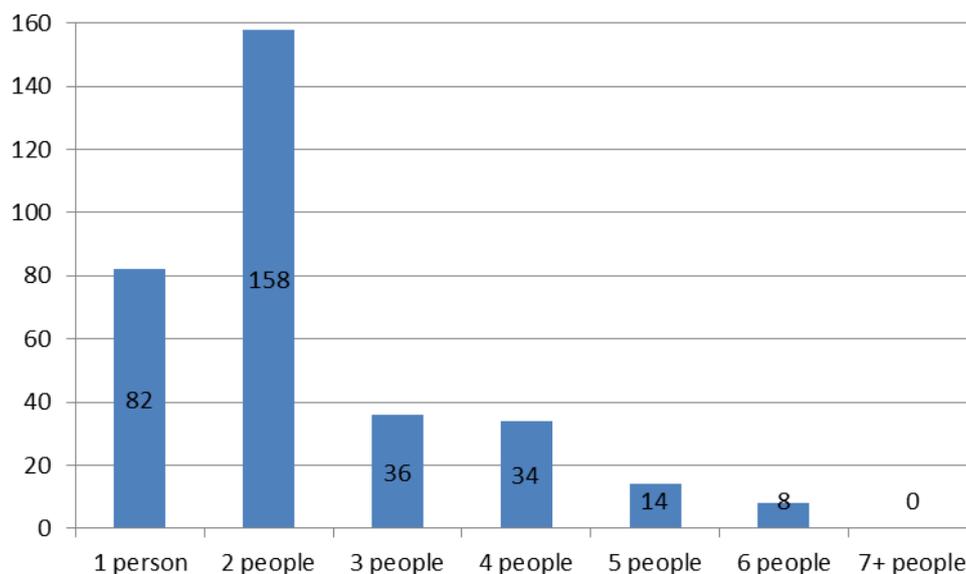
Goodworth Clatford has **332 households**, which represent 0.7% of Test Valley's 47,626 households. The household split by tenure is shown below (tenure refers to the financial arrangements under which a home is occupied).



The majority of properties (77.4%) are **owned by those who live in them**. This is higher than the Test Valley average of 70.4%.

8.7% of Goodworth Clatford households are **privately rented**, and 9.3% are **socially rented**. This compares to 12.9% and 14.4% respectively across Test Valley.

Households by number of residents



47.6% of Goodworth Clatford's households are occupied by two people, and 24.7% by one person. 27.7% of the parish's households are occupied by more than two people.

Goodworth Clatford has 21 households with **dependent children aged 0 to 4**. That represents 6.3% of the parish's households.

69 households in the Parish have **dependent children of all ages**. That represents 20.8% of the parish's households.

- **House prices**

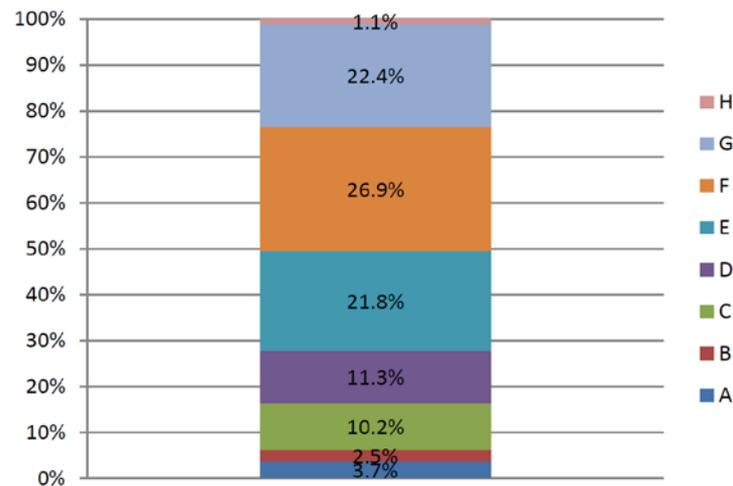
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According to Zoopla, the average house price in Goodworth Clatford (as of March 2016) is **£577,662**. This has increased by 20.4% in the last five years.

It is estimated that **38.2% of households in north rural Test Valley cannot afford to buy a private property**. The north rural area includes the wards of Anna, Amport, Bourne Valley, Harewood, Over Wallop and Penton Bellinger.

Council Tax Bands

Properties by Council Tax Band



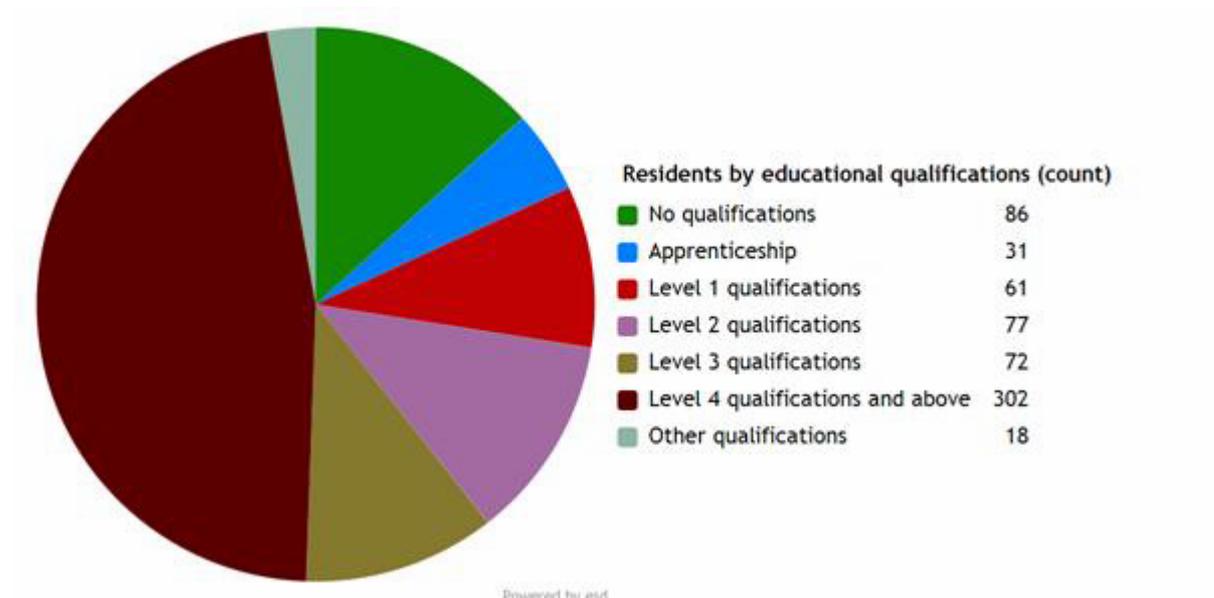
6.2% of Goodworth Clatford properties are at the **lower** end of the property market (Bands A and B). This compares to 22.2% for Test Valley as a whole.

43.3% of the parish's properties are in the **middle** range of the property market (Bands C to E). This compares to 60.8% across the whole borough.

50.4% of Goodworth Clatford's properties are at the **higher** end of the property market (Bands F to H). This compares to 17.1% of all Test Valley properties

Education

39.7% of Goodworth Clatford's residents have achieved **level 4 qualifications** and above compared to 30.5% in Test Valley as a whole. 11.3% of Goodworth Clatford's residents have **no**



qualifications compared to 18.4% in Test Valley.

No qualifications	No academic or professional qualifications.
Level 1	1+O level passes, 1+CSE/GCSE any grades, NVQ level 1, Basic/Essential skills, NVQ Level 1.
Level 2	5+O level passes, 5+GCSEs (grades A*-C), 1 A level, 2-3 AS levels, City and Guilds Craft, NVQ level 2.
Level 3	2+A levels, Higher School certificate, NVQ level 3, City and Guilds Advanced Craft, BTEC National.
Level 4/5	Degree (e.g. BA, BSc) higher degree (e.g. MA, PhD, PGCE), NVQ levels 4 and 5, qualified teacher, nurse or accountant status, BTEC Higher.
Other qualification	Level unknown, vocational/work-related qualifications, foreign qualifications.

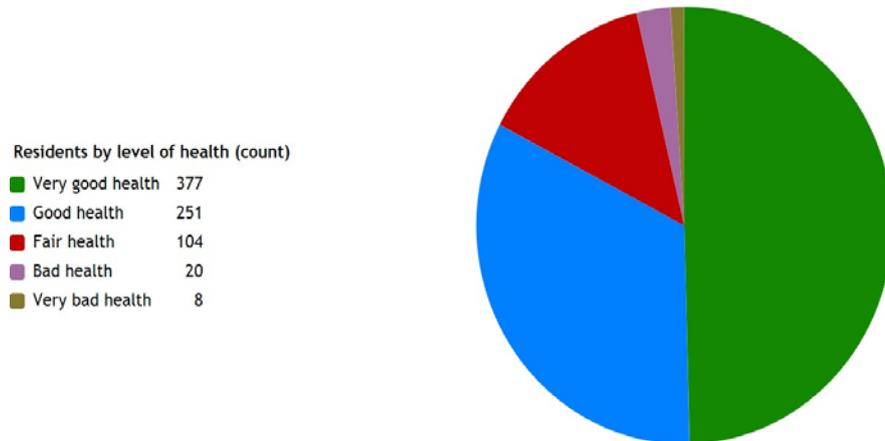
Employment

62.9% of Goodworth Clatford residents aged 16-74 are **economically active**, compared to 73.4% of Test Valley residents. This includes people in full-, part- and self-employment, those who are actively seeking a job, and full-time students.

The remaining 37.1% of residents aged 16-74 are **economically inactive**, compared to 26.6% of Test Valley residents. This includes people who are retired, long-term sick or disabled, or who look after the home and family.

Health

Goodworth Clatford has 20 (2.6%) residents that report being in **bad health** and 8 (1.1%) residents that report being in **very bad health**.





Goodworth Clatford has a **Village Design Statement** which was adopted by Test Valley Borough Council in April 2000 as Supplementary Planning Guidance.

The document is based upon the opinions of the residents of Goodworth Clatford expressed at public meetings and drawn together by the Village Design Group. It highlights those aspects of the village and surrounding countryside that are considered important and most valued by its residents. The aim is to ensure that further development and change are in keeping with the village's past and with the wishes of those who live in Goodworth Clatford.

This document is available on the Council's website at the following page:

<http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/planningpolicy/village-design-statements/goodworthclatfordvds/>

Details of any community planning exercises your parish is undertaking can be added here. Please get in touch with the Policy Team at the email address below and we will be more than happy to add information at your request.

Local facilities

Food stores	Yes
Other shops	Yes – Post office
Primary schools	Clatford Primary School
Secondary schools	None
Health facilities	None
Leisure facilities	Queen Elizabeth II Recreation Ground Sheep wash/Riverside Walk Footbridge/Green Meadow Lane Golf Club The Park Tennis Courts
Public houses	The Clatford Arms The Royal Oak
Community facilities	Goodworth Clatford Village Club
Churches	St Peter's Church
Local recycling centres	The Clatford Arms grounds The Royal Oak grounds

Public and community transport

<p>Wheelers 15 bus service</p> <p>A bus service between Andover and Stockbridge stopping at various villages in Northern Test Valley.</p> <p>More information can be found here:</p> <p>http://wheelerstravel.co.uk/web_media/File/page%203%20v2.pdf</p>	<p>Wheels to Work</p> <p>Wheels to Work is a moped loan scheme and is designed for people who do not have access to public or private transport to get them to a job, vocational training or to attend interviews. A moped can be loaned for 3 to 12 months depending on circumstances. The scheme is aimed at people between the ages of 16-25.</p> <p>More information on the scheme can be found at:</p> <p>http://www3.hants.gov.uk/passengertransport/communitytransport/wheels-to-work.htm</p>
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APPENDIX C – Village Design Statement

The Village Design Statement is based upon the opinions of the residents of Goodworth Clatford expressed at public meetings, including a workshop, and drawn together by the Village Design Group.

It highlights those aspects of the village and surrounding countryside that are considered important and most valued by its residents. The aim is to ensure that further development and change are in keeping with the village's past and with the wishes of those who live in Goodworth Clatford today and are entrusted with its future.

The statement is addressed to:

- Test Valley Borough Council
- Statutory bodies and public authorities
- Planners, developers, builders, architects and designers
- Local community groups
- Householders and businesses

The local planning authority and the Parish Council have supported the Village Design Group and have been informed of progress at each stage.

It is hoped that this Statement will be adopted by Test Valley Borough Council as Supplementary Planning Guidance and its recommendations will be taken into account when planning applications are assessed.

The statement attempts to define the distinctiveness of the village and surrounding area. History has shaped the village and the land to give an attractive blend of dwellings and countryside.

CONSERVATION AREA



The centre of the village with the River Anton at its heart is a designated Conservation Area. There are hopes that this may be extended to include other important landmarks in the village, like the old water tower.

There are no large commercial developments and the open countryside which surrounds the village is much treasured by residents and visitors alike.

An active programme of tree replanting and wildlife preservation has helped to retain the unspoilt character of the village. The river with its water meadows, the many mature trees and the backdrop of Harewood Forest give Goodworth Clatford a distinctly rural atmosphere.

A BRIEF HISTORY



Why Goodworth Clatford? The original Saxon pagan settlement by the river was known as 'Goda's Enclosure'. In the Domesday Survey of 1086 the area is recorded as Godorde and by 1538 the church register is Goodworth Clatford.

For centuries the village was a self-contained farming community with its water meadows, good grazing land and arable fields sheltered by a gentle rolling landscape. Up until the 1939-45 war the general character and shape of the village changed little.

To the east was Church Lane with St Peter's dating from the 12th century, a large rectory with its Glebe Farm running to the Anton, and Manor Farm. The narrow western lane to Barrow Hill serviced the farm and farm cottages.

NEEDS OF THE LAND

The village street and cross roads formed the hub of the community and the lives of most villagers were shaped by the needs of the land and the trades which supported it. With horses used for work and transport the forge was an important landmark in the street. Two shops were kept busy, the Post Office did its own sorting and delivery, two builders provided a variety of trades for men and boys (leaving school at 14 until 1934) and the larger village houses employed young women as domestic staff.

Socially it was a self-contained environment. Cricket was played on Glebe land down by the river, the Village Club built in 1923 by Sir Alfred Yarrow offered dancing, a reading room, billiard room and tennis courts. In 1935 Mr Lloyd of Flint House gave land for the Recreation Ground to celebrate the Jubilee of King George V.

Rural life changed irrevocably with the outbreak of war in 1939. Young men went away, land girls worked on the farms, women made shells and a U.S. HQ was set up at Red Rice.

Tragedy struck when a flying bomb demolished the Royal Oak, the school, the old forge and neighbouring cottages; less dramatic but important were the changed circumstances of the post-war era.

Housing was needed and the first major change was additional local authority building at The Crescent on land compulsorily purchased from Yew Tree Farm. Andover became a London overspill town and with newcomers needing homes, building took place on the surrounding farm land.

The end of petrol rationing and increase in car ownership made longer range commuting possible and 'live in a village and work in a town' became a new way of life. The closure of the 'Sprat and Winkle' railway line in 1964 also increased village dependency on the motor car.

The larger developments of St Anne's Close, Burdock Close and Cottage Green were built in the 1960s and 1970s in the south west quarter of the village. These, together with the bungalow developments along

Church Lane and Barrow Hill changed the structural style of the village.

Despite the changes to the rural character of the village and the loss of its farms and associated trades, the peaceful river and water meadows remain at its heart and, together with most of the Village Street, are protected within the Goodworth Clatford Conservation Area.

The village surroundings, its thriving replacement school, church, village shop and two public houses, the Village Club and proximity to larger centres have led to it being described as a 'most desirable village in which to live'.

The new development of retirement homes in Church Lane bears this out. The challenge of the future is for the village to be able to accept further change without losing its essential character.



GUIDELINE

The open spaces of this village form strong green links with its rural past and should be retained as an important feature in the life, and character of the village.



BUILDINGS & MATERIALS

The village, having developed gradually over many years, benefits from a rich mix of building styles and materials. Unusually, there is no major house or country estate to represent the grander style, nor any particularly large farm buildings or industrial structures.

Being served first by canal, later by railway and now road transport, enabled a wider variety of materials to be introduced including brick, slate and clay tiles, these often being more durable than indigenous products.

In the Village Street most houses are of individual design, although there are two similar pairs of semi-detached cottages at each end. Also there are several terraces of cottages of similar design, but generally there is an intermingling of small and larger houses which complement one another and meet a variety of needs to sustain a thriving village community.



LOCAL FEATURES

Most early housing is of two storey construction, with only a few having attic rooms. Generally roof lines are low with many of the thatched cottages having the characteristically low eaves which are a local feature. Pitches vary with material, thatch being the steepest, plain clay intermediate and slate, shallow. Many houses have eaves below first floor window tops, with 'eyebrow' style thatch and tile, semi-dormers, and half hipped roofs giving a low and open feel to the village.

Early builders used locally available materials. Chalk, timber, flint and straw predominated and their use can be seen in some of the older houses and structures in the village.

Timber framing, both exposed and clad, is obvious in many houses in Village Street including Queen Anne Cottage which is the oldest. The infill for panels, originally plaster on lathes, is now mostly brick.

Chalk cob walling can be seen in a few places but its susceptibility to rain damage, particularly when the roof material is not maintained, has seen the demise of the Hampshire thatched wall, and the few remaining are now tiled.

The use of flint on its own is unusual but combined with brick, especially in its attractive 'knapped' form, is widespread. Regrettably, much in the district has been painted over.

Flint House in the Village Street remains a fine example of a Victorian version. From Victorian times, brick on its own became common, either natural or faced. Unusually, the four pairs of semi-detached cottages are of shuttered concrete construction, combining traditional cob construction techniques with newer materials.

Although variation of colour can add variety to otherwise similar designs the subdued colours of the local materials reduce distant visibility. It is mainly in the village centre, where whitewash and cream rendered houses are concealed by the topography that brighter colours can be used without dominating the distant view.

For roofing thatch is common on older cottages and is still well maintained, although no new thatched homes have been built in recent years.

In contrast to the individuality of the earlier housing, the larger developments of the post war years have been constructed to uniform designs, the exception being the new courtyard development of terraced and cottage styles in brick and flint behind the Parish Church. Tiles are often concrete, bricks uniform non-local clays, and even street layouts have become uniform with houses carefully aligned.

The national availability of industrialised building products and the higher cost of preparing local materials on site has seen the decline of regional building techniques and skills. However, the obviously prefabricated components can be avoided, or used only where they are hidden

GUIDELINES

- New housing should continue the variety of size, shape and style that has historically evolved.
- Roof-lines should be kept low to remain in proportion to existing properties.
- Window styles should be in keeping with local tradition and compatible with achieving low roof lines.
- Local brick, flint, clay tile and thatch should be used in new buildings to blend with the style of the village.
- The natural earth colours, greys of thatch, slate and flint and reds of bricks are a local characteristic.
- Well chosen modern materials can be used to reproduce local styles of building.
- Use of obvious prefabricated industrial building components should be avoided especially where prominent such as exterior joinery on the roof line and on visible elevations.
- Variety in detailed design, style and size for new developments of houses should be ensured.
- The position and orientation of houses should be varied to avoid uniform rows, and to allow sufficient space for screening by large mature trees.

OPEN SPACES AND SURROUNDING COUNTRYSIDE



Goodworth Clatford is surrounded by an extensive area of open countryside, mostly fields and woodland, which creates separation both from other villages and from Andover.

The parish stretches from the A303 trunk road in the north east out to Clatford Oakcuts in the west, with the village and most housing concentrated on the low ground in the centre of the parish along the valley of the River Anton.

This separation from other communities, and the focus of the village around the river valley, encourages a sense of identity and community. This is reinforced by the absence of through traffic in the village centre.

Major roads bypass the heart of the community with the A3057 running north to south at the east of the parish and the A303 running east to west touching only the northern extremity.

The countryside surrounding the village was historically farmland and native woodland. In recent years alternative uses have been found for some of the agricultural land - for example conversion to a golf course and grazing for horses - but where this has been permitted it has involved limited building and little urbanisation, and importantly no street lighting. These uses have integrated with the continuing agriculture and have enabled the surrounding countryside to retain its rural character.

STRATEGIC GAP

This countryside provides extensive views, particularly of the higher ground of Harewood Forest to the east, and creates a strategic gap between the village and Upper Clatford, Andover and other communities.

On the edge of the village, adjacent to the church, is an unusual wooden clad water tower standing in fields. Within the village the River Anton provides a focus with attractive river banks and extensive water meadows.

Important areas of open land within the village include the allotments above Cottage Green and The Park rising to the east of Sheep Wash.

HIDDEN VILLAGE

The setting of the majority of the village along the valley floor, and the screening provided by mature trees, means that it is hardly visible from any direction until close by. Even from the high ground of the A303 and Harewood Forest to the east the village is hidden and does not intrude into the rural landscape.

Outside the core of the village itself there is limited residential development within the parish. One such area is the low density housing along the north side of Cowdown Lane, but this does not over-ride the rural nature of the village. Many properties within the core of the village have extensive areas of garden and mature trees which help it to integrate with its rural setting.

PUBLIC AREA



There are three important public open spaces within the village - the Recreation Ground, the Sheep Wash and the footbridge at the end of Green Meadow Lane.

The Recreation Ground on Barrow Hill provides a break in the linear development of housing rising up the hill and attracts young children to the well equipped playground and sports people to the football pitch. The facility is important in providing a focus for the younger generation of the village for whom the nearest leisure centre is in Andover.

The Sheep Wash is the gem at the centre of the village giving access to the river and space for picnics and family enjoyment. It links to the Village Club and the Tennis Club courts which together form a very important amenity and focal point for village life as well as providing a very attractive open space at the heart of the community.

The footbridge over the river where Green Meadow Lane joins the Village Street is an idyllic location providing a peaceful setting with the opportunity to view wildlife.

APPENDIX D – Perspectives connecting Built Environment and Natural Environment (SP3)

This APPENDIX contains perspectives supporting the character and openness of the settlement in its landscape setting for policy SP3 of this NDP, comprising photographic images below, whose locations are shown in the map at APPENDIX A.2, and an assessment table.

View 1 - From top of Footpath 12a



View 2 - From SE corner of Hampshire Golf Course



View 3 - From Mackrel's Down on Wherwell Bridleway 503 (above A3057)



View 4 - From Wherwell/Goodworth Clatford parish boundary on Fullerton to Redrice road



View 5 - From western end of Neighbourhood, Restricted Byway 18



View 6 - From Goodworth Clatford/Upper Clatford boundary on permissive footpath X, Barrow Hill



View 7 - QEII recreation ground on Barrow Hill road



View 8 - From River Anton Bridge, Village centre



View 9 - Sheepwash



View 10 - From footbridge at Deep Ford (down stream)



View 11 - From footbridge at Deep Ford (up stream)



View 12 - From North side of Church Lane



View 13 - From Four Corners cross roads



View on map APPENDIX A2	Location name	Description	Character of landscape; Openness of countryside/rural environment/importance/value of view
1	Top of FP12a	An early view the Neighbourhood for walkers arriving from the high ground in the east.	A panoramic view across agricultural land and the golf course with the built area of the Parish hidden in the valley, identified by the church spire just left of centre, and distant views of the chalk downs in the background. Apart from overhead power lines, no evidence of roads and other infrastructure.
2	Top SE corner of Hampshire Golf Course	A view of the Church Lane area of the village from the SE corner of the golf course.	A memorable view available to golfer's resident in the village and visitors to the Neighbourhood. Similar views also available to vehicular traffic arriving from the South and East on the Wherwell and Stockbridge Roads. Historic nature of the view emphasised by the Parish Church in the centre, parkland trees in the foreground and the Bury Hill fortification in the middle distance.
3	Mackrel's Down on Wherwell Bridleway 503 (above A3057)	A first view of the Neighbourhood for walkers and horse riders approaching from Wherwell	A largely agricultural landscape with important pockets of woodland. Post-war housing in the western part of the village in the middle distance. Little evidence of roads or other infrastructure, apart from the power lines in the foreground. Panoramic view of Wiltshire Downs on skyline.
4	Wherwell/ Goodworth Clatford parish boundary on Fullerton to Redrice road.	An extensive view of the Neighbourhood across the built area, to Cowdown in the east. The church spire just visible right of centre.	This view, with the built environment largely hidden in trees, demonstrates the largely agricultural nature of parish but rural aspect is marred by evidence of a solar farm and power cables on the horizon.
5	Western end of Neighbour- hood, Restricted Byway 18.	The first view of the Parish for walkers and riders from the west.	The view is limited but includes agricultural pastures and the ancient woodland of Clatford Oakcuts, one of three Sites of Importance for Nature Conservation (SINCs) in the Parish. This is a quiet rural corner of the Parish. Clatford Oakcuts farmhouse, one of two listed buildings in the west of the Neighbourhood area is hidden in the trees to the right of the scene.
6	Goodworth Clatford/ Upper Clatford Parish boundary on permissive footpath X, Barrow hill	A view to the east across the built area with Harewood on the horizon.	A varied landscape with agricultural land in the foreground, post-war housing in the middle distance and the extensive Harewood SINC in the distance. The Parish Church sits reassuringly to the left. This valued landscape is marred only by the power lines bordering Harewood and the landfill activity just short of Harewood in picture centre.

View on map APPENDIX A2	Location name	Description	Character of landscape; Openness of countryside/rural environment/importance/value of view
7	QEII recreation ground on Barrow Hill road	A football match on the recreation ground with agricultural land rising to the south.	A grassed recreation ground set behind a row of ornamental trees. The most-valued Local Green Space in the Neighbourhood in the Questionnaire.
8	River Anton Bridge, Village centre	A winter view looking south along the River Anton SINC.	A much valued view of this Nationally-important chalk stream. The wooded banks include pollarded willows on the left and a specimen swamp cypress on the right. The river here flows between two valued Local Green Spaces (LGSs) - the Sheepwash on the right and Park on the left.
9	Sheepwash	A view from the Sheepwash LGS, east across the Anton to the Park LGS	Lush water meadow leading into rising parkland with an abundance of mature trees.
10	Footbridge at Deep Ford	The view looking south (downstream).	An enclosed view with mature woodland on both banks of the Anton SINC. This contrasts with the mostly open character of the river environment to the south of the Neighbourhood Area.
11	Footbridge at Deep Ford	The view looking north (upstream)	An enclosed view with mature woodland of the Riverside rest LGS on the left and the managed garden land, with specimen trees, on the right – the latter screening Grade II Listed granary and barn outbuildings
12	North side of Church Lane	Looking north from roadside over water meadows, with Public Footpath 4 running diagonally from behind trees to right of picture to the centre of view.	A varied landscape, with water meadows, mature woodland and a recently planted vineyard. This area is close to the village centre but almost completely free of buildings. The much-valued footpath provides a link between the Green Meadows area in the north of the built area and the locality of the Parish Church in Church Lane
13	Four Corners cross roads	A familiar view for traffic and walkers approaching the village from Andover and the A303 on the A3057	The view emphasises the hidden nature of the built area of the village with just the church spire being visible. The close proximity of cultivated agricultural land to the village is evident.

APPENDIX E – Local Green Spaces Assessment (NE1)

The following table explains how the Local Green Spaces identified in policy NE1 meet the three criteria for this designation set out in paragraph 77 of the National Planning Policy Framework.

Local green spaces were identified by reference to the community consultation undertaken during preparation of the NDP including the questionnaire survey. Two further sites were considered but neither fulfilled the criteria for inclusion satisfactorily being on the outer limits of the village and privately owned

LGS name	Ownership	NPPF criteria 1: Reasonably close proximity to the community it serves	NPPF criteria 2: Demonstrably special to the local community and holds a particular local significance	NPPF criteria 3: Local in character and not an extensive tract of land
Land at the Sheep Wash (5), Riverside Walk and Haven (6) and Riverside Rest (7)	Parish Council	These areas adjoin the River Anton with direct access from Church Lane and the Village Street. They are at the centre of the village.	<p>These riverside areas are all highly regarded by residents, with 75% considering them to be important and appreciative comments made in the questionnaire survey. The landscape, wildlife habitat, recreational and green infrastructure value of sites such as these in the River Anton corridor is recognised in NDP evidence base documents. They are of local landscape value, offering green relief within the developed area of the village and opportunities for informal recreation, giving access to the River Anton and its banks. As tranquil green spaces they provide peace, quiet and a chance to make contact with nature whilst in the middle of the village. They are used as resting places by birds such as ducks and swans and so are of value to wildlife.</p> <p>The areas all fall within the Conservation Area and a Site of Importance for Nature Conservation (SINC). Local Green Space designation is justified by the need to specifically protect their overall character as green spaces and to</p>	2600m ² , 1950m ² , 200m ² respectively. None of the three areas are extensive tracts of land. They are local in character due to their village location.

LGS name	Ownership	NPPF criteria 1: Reasonably close proximity to the community it serves	NPPF criteria 2: Demonstrably special to the local community and holds a particular local significance	NPPF criteria 3: Local in character and not an extensive tract of land
			recognise their particular local significance.	
The 'Park' (4)	Parish Council	Situated on the eastern bank of the River Anton and adjacent to the village at Church Lane.	This area of pasture and water meadow was acquired by the Parish Council in November 2017. It is highly regarded by residents as an amenity, with 48 comments in the questionnaire survey. The site has landscape, informal recreation and wildlife value, attributes acknowledged for land in the River Anton corridor in NDP evidence base documents. It is to be managed to increase its value to biodiversity.	6.0 ha. By virtue of its close relationship to the village it is local in character with well-established boundaries to the surrounding farmland.
Queen Elizabeth II Recreation Ground (3)	Parish Council	Adjoins Barrow Hill with village housing areas to east and north. Within the settlement boundary.	This is an important recreational amenity for all ages throughout the year. There were 57 comments regarding its value in the questionnaire survey. Facilities include a football pitch, pavilion, and children's playground. The land was donated to the village in 1935.	1.2 ha. By virtue of its well-established use and relationship to village housing areas, it is local in character. It is not an extensive tract of land.
Allotments (2)	Parish Council	Accessed via Cottage Green housing area on the west side of the village, with green space to the west (conservation field, see below). Within the settlement boundary.	The allotments have been established on this site since the 1920's. There were 17 comments regarding their value in the questionnaire survey. Their significance to the local community is confirmed by the fact that the 26 plots are fully occupied. They provide a tranquil rural location for the growing of fruit and vegetables with all the associated mental and physical health benefits	0.5 ha. By virtue of its well-established use and relationship to the village housing areas and the conservation field, it is local in character. It is not an extensive tract of land.

LGS name	Ownership	NPPF criteria 1: Reasonably close proximity to the community it serves	NPPF criteria 2: Demonstrably special to the local community and holds a particular local significance	NPPF criteria 3: Local in character and not an extensive tract of land
Conservation field (1)	Parish Council	Adjoins the allotments off the Cottage Green housing area	The conservation field has been owned by the Parish Council since the 1970's. 60% of the survey respondents considered it to be important. It provides an area for quiet reflection and is valued for its tranquillity. It includes a belt of woodland at the western end containing 100 plus native trees planted by the Parish Tree Wardens in the 1990s. It is managed with a view to maintaining and increasing its biodiversity value.	1.2 ha. By virtue of its well-established use and relationship to the allotments, it is local in character and not an extensive tract of land.

