

Submission Draft

# NEIGHBOURHOOD DEVELOPMENT PLAN FOR THE PARISH OF CHILBOLTON

2019 - 2029



OUR PARISH IN BALANCE FOR THE FUTURE





# Contacts

## **Parish Clerk**

Mandy Denyer

1 Dublin Farm Cottages  
Wherwell  
SP11 7JW

Email: [chilbolton.clerk@hotmail.co.uk](mailto:chilbolton.clerk@hotmail.co.uk)

## **Chair of Working Group**

Tony Ewer

Owls Roost  
Drove Road  
SO20 6AB

Email: [tonyewer@me.com](mailto:tonyewer@me.com)



# Early Hand Drawn Map

From Village Design Statement 2003



MAP 1

# Table of Contents

|  |           |
|--|-----------|
| <b>FOREWORD BY THE CHAIRMAN OF CHILBOLTON PARISH COUNCIL .. . . .</b>                          | <b>1</b>  |
| <b>INTRODUCTION .. . . .</b>   | <b>2</b>  |
| WHAT IS THE SUBMISSION DRAFT? .. . . .   | 3         |
| THE NEXT STEPS.. . . .   | 3         |
| CONSULTATION . . . . .   | 3         |
| LEGAL BACKGROUND. . . . .  | 5         |
| THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)<br>AND ASSOCIATED PRACTICE GUIDE (NPPG) .. . . . | 5         |
| <b>HISTORY &amp; BACKGROUND OF CHILBOLTON PARISH. . . . .</b>                                  | <b>7</b>  |
| LOCATION . . . . .   | 7         |
| ENVIRONMENT .. . . .   | 7         |
| HISTORY .. . . .   | 8         |
| CHARACTER .. . . .   | 9         |
| LOCAL FACILITIES. . . . .  | 9         |
| <b>HOW THE COMMUNITY HAS BEEN INVOLVED.. . . . .</b>   | <b>12</b> |
| THE PROCESS. . . . .   | 12        |
| WHAT THE LOCAL COMMUNITY HAS TOLD US SO FAR – HOUSING NEEDS SURVEY . . . . .                   | 14        |
| WHAT THE LOCAL COMMUNITY HAS TOLD US SO FAR – PARISH RESIDENTS SURVEY . . . . .                | 15        |
| <b>VISION, SWOT ANALYSIS &amp; OBJECTIVES .. . . .</b>   | <b>17</b> |
| STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS (SWOT) .. . . .                                 | 18        |
| THE OBJECTIVES.. . . .   | 20        |
| LANDSCAPE AND ENVIRONMENT OBJECTIVES .. . . .  | 20        |
| HERITAGE OBJECTIVES. . . . .   | 20        |
| HOUSING OBJECTIVES .. . . .  | 20        |
| COMMUNITY & INFRASTRUCTURE OBJECTIVES .. . . .   | 20        |
| ECONOMIC OBJECTIVES. . . . .   | 20        |
| <b>LANDSCAPE &amp; ENVIRONMENT .. . . .</b>  | <b>21</b> |
| OVERVIEW . . . . .   | 21        |
| TEST VALLEY & CHILBOLTON COMMON (UPPER TEST VALLEY FLOOR LCA5C) .. . . .                       | 24        |
| CHILBOLTON DOWN [LECKFORD & CHILBOLTON DOWNS LCA 10D] . . . . .                                | 24        |
| CHILBOLTON WOODED DOWNS [LITTLE SOMBORNE WOODED DOWNS LCA 6C]. . . . .                         | 25        |
| BIODIVERSITY & HABITATS. . . . .   | 26        |
| VIEWS .. . . .   | 26        |
| TREES AND HEDGEROWS .. . . .   | 30        |
| LOCAL GREEN SPACES .. . . .  | 32        |
| LOCAL GREEN SPACE DESIGNATION .. . . .   | 32        |
| LOCAL GREEN SPACE EVIDENCE TABLE.. . . .   | 32        |
| FLOODING. . . . .  | 34        |
| NOISE AND LIGHT POLLUTION. . . . .   | 35        |
| UTILITIES INFRASTRUCTURE .. . . .  | 35        |
| <b>HERITAGE .. . . .</b>   | <b>36</b> |
| OVERVIEW . . . . .   | 36        |
| CONSERVATION AREA. . . . .   | 37        |
| ARCHAEOLOGY.. . . .  | 40        |
| PARISH ASSETS OF COMMUNITY VALUE .. . . .  | 42        |
| <b>HOUSING AND DESIGN .. . . .</b>   | <b>44</b> |
| OVERVIEW . . . . .   | 44        |
| HOUSING SCALE AND MIX.. . . .  | 45        |
| NEW RESIDENTIAL DEVELOPMENT .. . . .   | 45        |
| SUPPORTING INDEPENDENT LIVING AND SHELTERED HOUSING.. . . .                                    | 46        |
| REPLACEMENT AND EXTENSION OF EXISTING DWELLINGS. . . . .                                       | 46        |
| SUB-DIVISION OF RESIDENTIAL GARDENS .. . . .   | 47        |
| DESIGN OF NEW DEVELOPMENT. . . . .   | 47        |
| PARKING WITHIN THE CURTLAGE. . . . .   | 49        |
| OUTDOOR SPACE .. . . .   | 50        |

|   |           |
|---|-----------|
| <b>COMMUNITY INFRASTRUCTURE &amp; WELLBEING .. .. .</b> | <b>51</b> |
| OVERVIEW .. .. .  | 51        |
| COMMUNITY FACILITIES .. .. .                            | 51        |
| TRAVEL AND SAFETY .. .. .                               | 52        |
| ACCESSIBLE COUNTRYSIDE.. .. .                           | 53        |
| <b>ECONOMY. .. .. .</b>                                 | <b>54</b> |
| OVERVIEW .. .. .  | 54        |
| BUSINESS AREAS .. .. .                                  | 54        |
| FARMING & AGRICULTURAL.. .. .                           | 55        |
| CHILBOLTON AIRFIELD STONEFIELD PARK .. .. .             | 55        |
| CHILBOLTON OBSERVATORY .. .. .                          | 56        |
| <b>COMMUNITY PROJECTS AND ASPIRATIONS. .. .. .</b>      | <b>58</b> |
| OVERVIEW .. .. .  | 58        |

|  |           |
|--|-----------|
| ENVIRONMENTAL ISSUES. .. .. .                    | 58        |
| FLOODING. .. .. .                                | 58        |
| LIGHTING .. .. .                                 | 59        |
| HIGHWAYS .. .. .                                 | 59        |
| MOBILE COMMUNICATIONS .. .. .                    | 59        |
| PARKING .. .. .                                  | 59        |
| COMMUNITY FACILITIES .. .. .                     | 59        |
| COMMUNITY TRANSPORT .. .. .                      | 60        |
| MEDICAL SERVICES.. .. .                          | 60        |
| <b>EVIDENCE BASE. .. .. .</b>                    | <b>61</b> |
| POPULATION & DEMOGRAPHIC DATA .. .. .            | 61        |
| HOW THE COMMUNITY HAS BEEN INVOLVED.. .. .       | 61        |
| <b>LOCAL GREEN SPACE JUSTIFICATION . .. .. .</b> | <b>63</b> |
| <b>GLOSSARY. .. .. .</b>                         | <b>66</b> |

# Table of Maps

|   |    |
|---|----|
| MAP 1 HAND DRAWN MAP HAND DRAWN FROM VILLAGE DESIGN STATEMENT 2003. .. .. . | .. |
| MAP 2 CHILBOLTON DESIGNATED .. .. .   | 4  |
| MAP 3 LOCAL FACILITIES.. .. .   | 10 |
| MAP 4 LANDSCAPE CHARACTER AREAS .. .. .                                     | 21 |
| MAP 5 CHILBOLTON SSSI'S AND SINCS .. .. .                                   | 23 |
| MAP 6 VILLAGE VIEWS - 1 .. .. .   | 28 |
| MAP 7 VILLAGE VIEWS - 2 .. .. .   | 29 |
| MAP 8 LOCAL GREEN SPACE DESIGNATIONS .. .. .                                | 31 |
| MAP 9 CONSERVATION AREA, LISTED BUILDINGS AND SETTLEMENT BOUNDARY .. .. .   | 37 |
| MAP 10 CHARACTER APPRAISAL .. .. .  | 39 |
| MAP 11 ASSETS OF COMMUNITY VALUE .. .. .                                    | 43 |
| MAP 12 BUSINESS ZONE IN THE AREA. .. .. .                                   | 57 |

*Photography by Anna Cockram*

1

# Foreword by the Chairman of Chilbolton Parish Council

On behalf of Chilbolton Parish Council, I am delighted to introduce you to the Chilbolton Parish Neighbourhood Development Plan (CNDP).

The Submission Draft of the CNDP has been prepared for consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended). It has been produced by the Chilbolton Neighbourhood Plan Working Group made up of local residents and Parish Councillors with widespread consultation. Public meetings and surveys have taken place to seek the views of local residents, businesses and other stakeholders who share an interest in our parish. Everyone involved in developing the CNDP has listened carefully to all the feedback received through these consultations and has worked hard to ensure that the CNDP incorporates and reflects the views of the whole community.

One aim of preparing the CNDP is to preserve the parish's pleasant rural ambiance. We are lucky to have two areas of beauty within the parish: The Cow Common and West Down. Another aim is to meet the changing needs of current and future residents. The key is to manage change in a way that does not damage that which makes Chilbolton such a pleasant and special place to live. We are justly proud of our village and its surroundings and the community spirit that this pride engenders. We naturally and rightly wish to protect all this for current and future residents and others with a stake in our community. We believe that by guiding sensible and appropriate planning decisions through the CNDP we will be better able to preserve and develop one of Hampshire's most attractive parishes both

for ourselves and future generations.

The CNDP sets out a vision for the parish that reflects the thoughts and feelings of local people with a genuine and informed interest in our community. It sets objectives on key matters such as protecting the built and natural environment; housing and design, infrastructure, getting around the parish; health and wellbeing.

This submission CNDP is a great achievement and I would like to thank all those on the Working Group who have worked so hard to get it to the stage of formal consultation. I would also like to thank all those who live and work in the parish who have played their part so far in shaping and supporting the CNDP. I would encourage everyone to respond to this consultation and give their views on this CNDP which will in all probability shape and manage change in the Parish for many years to come.

**David Griffiths-Chairman of Chilbolton Parish Council**

# 2

## Introduction

This Chilbolton Neighbourhood Development Plan (CNDP) covers the whole of the Parish of Chilbolton, a relatively small rural Parish situated within the Borough of Test Valley in the County of Hampshire.

- The Localism Act 2011 introduced Neighbourhood Planning in England, giving communities the right to shape their future development at a local level. The intention is to have a 'bottom up' rather than a 'top down' process to give local people's views more weight in the planning system
- The Parish of Chilbolton was designated by Test Valley Borough Council (TVBC) as a Neighbourhood Plan Area on 1 December 2014 and a map showing the designated Neighbourhood Plan Area/Parish Boundary Map 2
- In February 2014 Chilbolton Parish Council appointed a Steering Group to engage with the community and produce this CNDP. During the compilation of the CNDP, the needs of the Parish have been researched, considered and the comments, observations and concerns raised by the community about its future have been considered
- The CNDP looks ahead to 2029 to coincide with the plan period of the Test Valley Local Plan. It sets out our vision for the future of the Parish and the objectives by which we hope to deliver this vision
- A pattern emerged from the responses to consultation that indicated a clear desire to protect the rural nature of Chilbolton Parish and to support development at a small scale without intruding or negatively impacting on the environment and heritage of the area
- Hence, the approach to planning positively for development is to encourage and support modest proposals that can be satisfactorily accommodated within the Settlement Boundary without undermining the quality of life for local people
- The CNDP includes several policies that cover a range of themes that are important to the local community and seek to:
  - Ensure that any new development in the Parish is well designed and conserves and enhances the natural and built environment of the Parish;
  - Ensure that new development meets the needs of the local community; and
  - Safeguard and improve local community facilities, but also look beyond the planning system to other community actions which will, where the opportunity arises through partnership working, help to deliver the CNDP objectives and complement its policies
- This CNDP and its associated maps should be used by residents, employers, businesses, local authorities, developers and other stakeholders to understand how the local community wish future development to take place in the Parish
- Once this Chilbolton Neighbourhood Plan has passed a Referendum and is 'Made' it will become part of the Test Valley Borough Council Revised Local Plan and will be used by Test Valley Borough Council as the Local Planning Authority to help determine any applications for planning permission in the Parish

## What is the Submission draft?

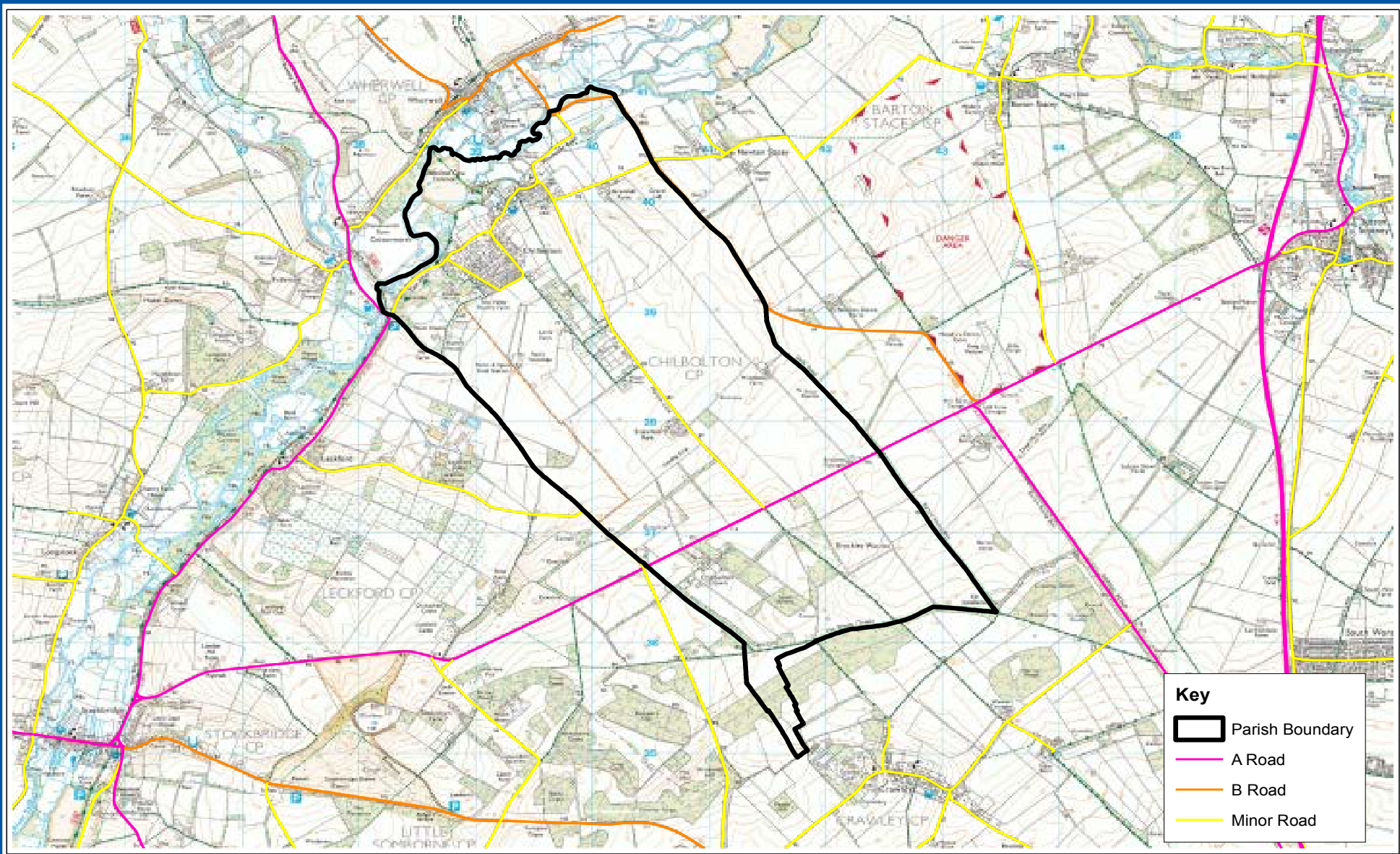
- The Submission draft is a formal stage of the Neighbourhood Plan process following the pre-submission draft and is the first opportunity for the CNDP to be presented to the community and to those with a professional interest in the Plan. This draft has been revised following a six-week consultation period, considering any comments from the community and views from statutory organisations and public bodies/stakeholders

## The next steps

- Once this consultation period has come to an end, Test Valley Borough Council will arrange for its Independent Examination. The Examination may also lead to further modifications to the CNDP. The CNDP is then subject to a Referendum when the community will vote to say whether they support the CNDP

It is important that the CNDP is read as a whole. All CNDP policies should be viewed together and not in isolation in the preparation and consideration of planning applications. All development plan policies will be considered in determining planning applications, along with other material considerations, as appropriate. The policies in this CNDP do not list or cross-reference to all other policies that may be relevant.





**Key**

- Parish Boundary
- A Road
- B Road
- Minor Road

MAP 2 Chilbolton Designated Area & Parish Boundary



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948

## Legal Background

- Parish Councils can now use neighbourhood planning powers to establish general planning policies for the development and use of land through the preparation of a Neighbourhood Plan (sometimes referred to legally as 'neighbourhood development plans')
- Legislation requires that neighbourhood plans meet a number of 'Basic Conditions' to ensure they are legally compliant and take account of wider policy considerations. The Basic Conditions are that the Plan must:
  - Have regard to national planning policy and advice contained in guidance issued by the Secretary of State including the National Planning Policy Framework (NPPF);
  - Contribute to the achievement of sustainable development;
  - Be in general conformity with strategic policies in the development plan for the local area (i.e. The Test Valley Borough Revised Local Plan 2011-2029); and
  - Be compatible with EU obligations and Human Rights requirements

## The National Planning Policy Framework (NPPF) and associated Practice Guide (NPPG)

- The NPPF published by the Government in 2012 and updated in 2018 is an important guide in the preparation of local plans and neighbourhood plans. A Neighbourhood Plan must demonstrate that it is consistent with the policies contained within the NPPF. Its associated Practice Guide also provides guidance to help understand how to apply the policies contained in the Framework. The following paragraphs of the NPPF are especially relevant to the CNDP:
  - Supporting a prosperous rural economy
  - Good design
  - Protecting healthy communities

- Protecting Local Green Spaces
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Neighbourhood planning
- The CNDP also needs to be in general conformity with the relevant Development Plan Policies of Test Valley Borough Council and Hampshire County Council. The key documents are:
  - Hampshire Minerals and Waste Plan 2013. This Plan contains planning policy for minerals and waste development Hampshire and is part of the Development Plan for the local area
  - Test Valley Revised Local Plan (2011-2029). The Local Plan was adopted by the Borough Council in January 2016 and includes strategic policies and several allocations as well as development management policies. The National Planning Practice Guidance advises that a draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force, if it is to meet basic conditions. Therefore, this CNDP has had due regard to relevant policies and evidence supporting in the Test Valley Local Plan
  - Chilbolton Village Design Statement Supplementary Planning Document (SPD) was adopted by TVBC in 2003. This describes the distinctive characteristics of the Village and provides guidelines to developers or those considering a planning application to help manage development so that the Village's essential character can be maintained
  - Affordable Housing Supplementary Planning Document (SPD). This was adopted by Test Valley Borough Council on the 12th March 2008. It provides additional guidance on the numerical thresholds and percentage of affordable housing required and how this should be provided
  - Test Valley Access Plan Supplementary Planning Document. This was adopted by the Council on 16 September 2015. It sets out a strategy to improve access to facilities and services within

Test Valley and acts as a mechanism for allocating and directing funding towards these improvements

- o Infrastructure and Developer Contributions Supplementary Planning Document (SPD). This was adopted by TVBC on the 23rd February 2009. It provides detailed practical information on infrastructure provision and how Community Infrastructure Levy (CIL) contributions will be negotiated
- o Chilbolton Conservation Area Character Appraisal – Test Valley BC- March 2009
- o The TVBC Test Valley Landscape Character Assessment (LCA) adopted in 2019, replacing the 2004 version the sections LCA 5C – Upper Test Valley Floor, LCA 10D – Leckford and Chilbolton Downs, and LCA 6C – Little Somborne Wooded Downs
- o A Green Infrastructure Strategy July 2014. The Strategy forms part of the Local Plan evidence base. It sets out how Test Valley will support rural communities to protect and enhance green infrastructure, through policies set out in neighbourhood plans

# 3 History & Background of Chilbolton Parish

## Location

Chilbolton is a well-known, attractive parish midway between Stockbridge and Andover in Hampshire with an area of 1268 hectares. It lies east of the A3057 Andover to Stockbridge road and extends north east to the B4320 Wherwell to Winchester road. The A30 London to Salisbury road runs through the southern part of the parish.

- Chilbolton Village is one of many beautiful villages that are located on the River Test, with a Cow Common (owned by the Parish Council) linking it to the Village of Wherwell. The Village has been here for over a thousand years and the oldest part of the Village was designated a Conservation Area in 1984. The Village has grown to the south and most of the land within the Village Settlement Boundary has been taken up by relatively new properties. The Chilbolton Observatory, South of the Village is sited on land

previously used as the World War 2 (WW2) Chilbolton airfield. It includes an open area where building is restricted for scientific purposes.

- The Village has easy access to major road links. The A303 approximately 2 miles to the North. The M3 is accessed via the A34/A303 junction at Bullington Cross, a similar distance to the north east. The Village is extremely quiet and does not suffer from road noise
- The national rail network can be joined at Andover station about 6 miles away and at Winchester slightly further south
- The bus route between Andover and Stockbridge comes through the Village

## Environment

The Village lies in the valley of the River Test, a prime chalk stream fishing river which flows through Hampshire from its source at Ashe to the sea at Southampton.

- The charm and character of Chilbolton is heavily influenced by its rural setting, framed by Cow Common and the River Test to the North and rising farmland and Chilbolton Down to the south and east. It is hidden from view when approached from the south via Martins Lane from the A30. It is essential that this very attractive and rural scene is protected
- The chalk uplands mainly comprise arable farmland, where grain production predominates. The flat valley floor, with its many areas of peat-based soil, supports meadows and a considerable amount of woodland and riparian scrub. The meadows provide rich grazing for horses and cattle. Cow Common, The River Test and Brockley Warren are designated as Sites of Special Scientific Interest (SSSI). Brockley Warren at Chilbolton Down was actively farmed for rabbits until after WW2. West Down is also used for grazing and part of the area is designated as a site of Site Important for Nature Conservation (SINC)
- Stonefield Park, on the south side of the Village, is a small industrial site which is home to many successful small businesses

## History

- The name of Chilbolton is believed by etymologists to have its origins in three Anglo-Saxon words: 'Chil' meaning chalk stream; 'Bol' or 'Bal' meaning barley and 'tun' meaning enclosure, farm or Village

- Historians, however, tend to the belief that it was originally land given by Cerdic, King of Wessex around 514AD, to one of his Chiefs called Ceobald. Certainly, its first recorded mention, in Sax on charters, was as Ceobaldinctura - literally the farm or Village belonging to or associated with Ceobald. By 909AD the name had become Cheoboldingtun and in the Domesday survey of 1086 it is referred to as Cilbodentune (subsequently Chilbodentune), with a population of 240. By the time of the census in 1861 the population had gone up to 398, by 1931 to 410 and by 2017 to about 990
- Chilbolton's history can be traced back as far as the Stone Age, and several Lower Palaeolithic (250,000-8,000BC) flint chips and axe heads, found on the slopes of West Down, can be seen in the British Museum and Winchester Museum. A Mesolithic (8,000-4,000BC) site was discovered at Whitelands. Neolithic (4,000-1800BC) long barrows were discovered early in the 20th Century. Several Bronze Age (1800-800BC) bowl barrows were discovered at the same time. An Iron Age (800BC-43AD) farmstead was excavated in 1978 and an occupation site, excavated at the same time, yielded numerous animal bones, a clay loom-weight and a rotary quern stone, used for grinding corn, suggesting a broad-based farming economy, which must have benefited from the nearby Roman road to Venta Belgarum (literally 'market of the



Belgae - now Winchester). Many of the items found in these, and later excavations can be seen in the British Museum, Winchester Museum, Southampton University and the Iron Age Museum in Andover

- In 934AD the Village and estate of Chilbolton were granted by King Athelstan, a descendant of Alfred the Great, to the Church in Winchester. By the time of the Domesday survey the land was still mainly in the hands of the clerics. There was a mill in the Village valued at fifteen Shillings - and a church. St Mary-the-Less, the present parish church can be traced back to the 12th century
- During the Middle Ages the Village steadily prospered, primarily from sheep farming, and 14th Century accounts record a substantial income from the sale of wool. Except for the church, no mediaeval buildings survive but it is likely that the present pattern of roads and lanes was established at this time. Several today's houses and cottages may have been built on the foundations of early dwellings
- In 1539, with the dissolution of the priory, the manor of Chilbolton passed into the hands of Henry VIII and later to the Dean of Winchester Cathedral, who leased it out again to tenant farmers. In the 17th Century the lands were confiscated by the Commonwealth after the Civil War but reverted to the Dean and Chapter of Winchester in 1660, after the restoration of the Monarchy. The next two hundred years saw a period of stability, during which many of the old dwellings in the Village today were built. The 19th Century saw the building of the School (1844), the first Village Hall (1891), Room Cottages (1893) and restorations to the Church. The manor and farm now belong to the Church Commissioners and are leased for agricultural purposes
- Since 1950 Chilbolton has grown rapidly, more than doubling in size. Most of the new building has taken place to the south west of the Village but there have also been some new houses placed

among the old without radically affecting the character of the old Village. So, Chilbolton remains an area of considerable charm and historical interest

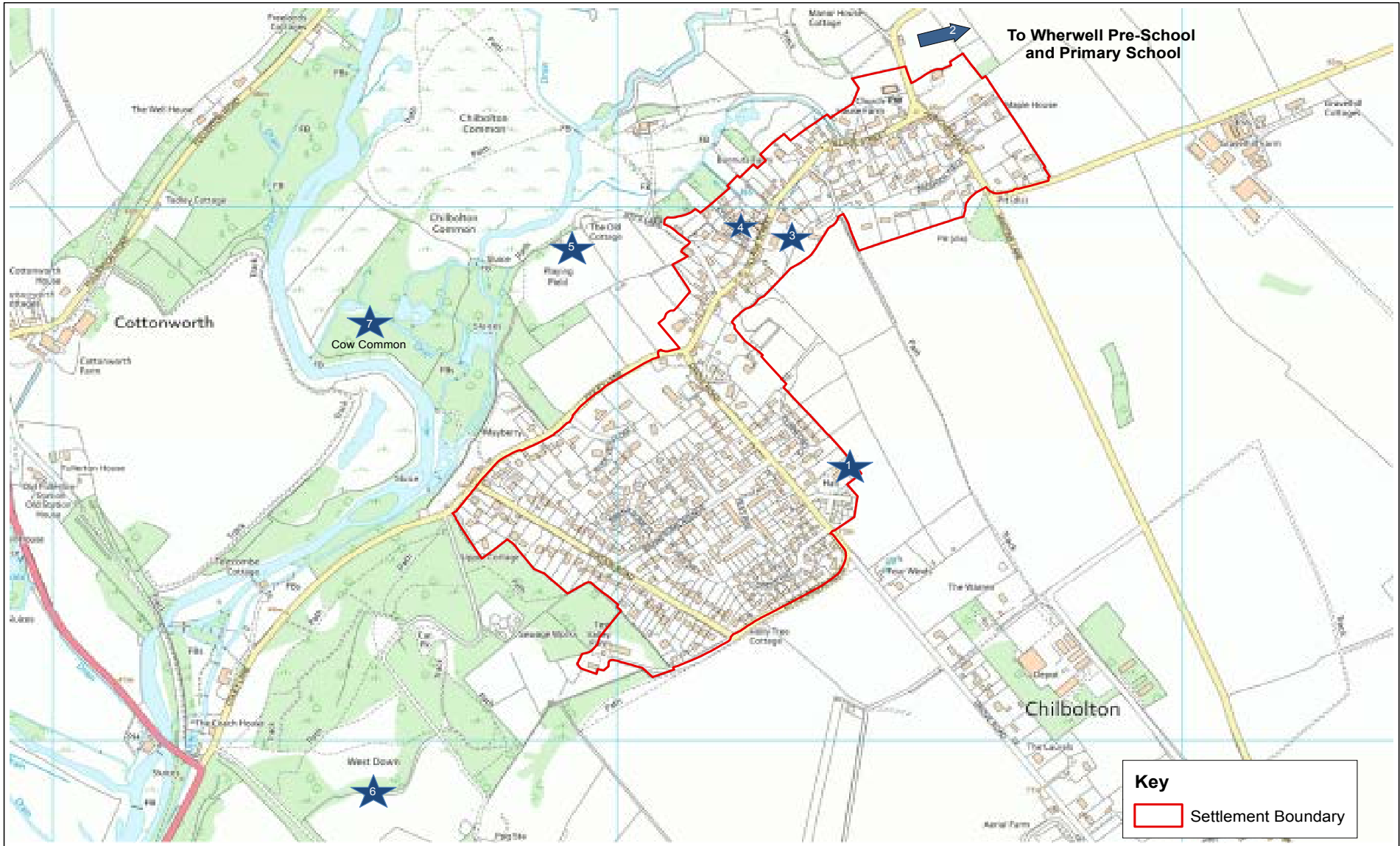
## Character

Although transport links to major roads are very good the Village still maintains its rural charm with the main Village Street sitting within the Conservation Area. This benefits from the fact that Village Street is not a through road and therefore tends not to attract through traffic. The architectural style and date of property is very diverse with thatch and cob as well as flint faced and brick dwellings. Additions of later Victorian and 20th century houses and bungalows are also in evidence. Barns and other farm buildings can be found on the outskirts of the Village.

- The thriving pub and Village Shop/Post Office in the centre form an attractive hub and the shop attracts a constant flow of customers. Some people briefly use the large pub car park opposite the shop which helps to relieve potential congestion
- The approach roads to the Village are narrow in places and care needs to be taken when cars are passing each other. This can occasionally cause problems with large delivery lorries, lorries from local businesses and the bus
- The Village has no street lighting (except Durnford Close) and enjoys dark night skies which are an asset, loved and enjoyed by residents and beneficial to wildlife

## Local Facilities

- The Village Hall at Eastman's Field is used for a wide range of local activities as well as being available to rent by the public
- There is no longer a primary school or pre-school in Chilbolton and children now attend those in the neighbouring Village of Wherwell
- The Village pub, The Abbots Mitre is thriving and helps to form part of a Village hub as it is opposite the shop
- The Village shop and Post Office is another thriving asset, also serving tea, coffee and cake



MAP 3 Chilbolton Local Facilities



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948

- The Memorial Playing Fields have a football pitch with changing facilities, basketball hoops on an all-weather play area, as well as a designated play area for small children with various pieces of equipment
- Cow Common and West Down are large areas much enjoyed by locals and people from outside the Village for walking and exercising their dogs
- Community Transport (12-seater minibus) funded in part by TVBC and run by volunteer drivers from the Village takes residents to and from Andover on a Tuesday
- The Care Group is a local group of volunteer drivers who take residents to and from hospital visits and doctors' appointment

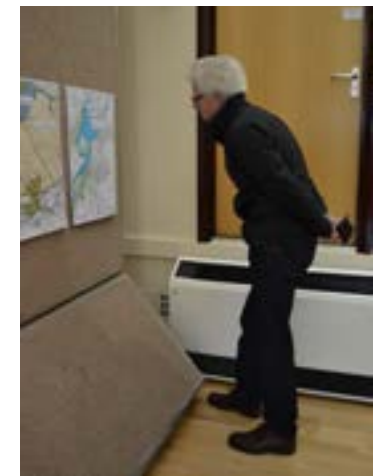




# 4 How the Community has been involved

## The Process

- At the start of the CNDP process the Parish Council resolved to appoint a working group in February 2014. A CNDP Working Group made up of both residents and Parish Councillors was formed. A public meeting was called by the Parish Council to present the concept and motivation for Neighbourhood Plans in May 2015. Test Valley Borough Council (TVBC) and Action Housing officers attended the meeting and explained the CNDP process followed by a question and answer session
- An informal questionnaire on housing needs received 40 responses
- In August 2014 an application was made to TVBC to designate the entire Chilbolton Parish as a Neighbourhood Plan area and, after consultation this was approved by TVBC on 1 December 2014
- The TVBC Local Plan 2011-2029 was adopted on 27 January 2016 allowing the CNDP to move ahead
- On 9th September 2016 the Housing Need Survey was launched at a public meeting. It was agreed at the meeting that to involve the Chilbolton community, a postal Housing Needs Survey using an independent consultant (Action Hampshire) should be completed, as a key input to inform the CNDP
- Action Hampshire, in consultation with the Parish Council, prepared and circulated a detailed Housing Need questionnaire, received manual responses via freepost and consolidated responses utilising Survey Monkey software to provide a detailed analysis of responses from residents
- 216 households responded, and the Action Hampshire Housing Needs Survey was completed in April 2017 and adopted by The PC on 17th June 2017.



- On completion of the Housing Needs Survey, it was decided that a more comprehensive survey of the parish households and businesses was needed to give us reliable baseline information, and to identify views of residents and businesses about the future development of the Parish, beyond just housing need
- The Parish Survey was issued to all parishioners on 1 December 2017 and an additional Business Survey was issued in March 2018 and face to face interviews arranged to ensure a satisfactory level of responses from busy businesses
- The CNDP Working Group has subsequently completed reports on "Residents Survey" and the "Survey of Businesses" based within the Parish. Surveys questionnaires were delivered to every household and business premises asking questions which related to many aspects of Parish/Village life. As well as collecting quantitative data this was used to generate ideas on aspirations. The key sections covered were:
  - Utilities
  - Health Services
  - Leisure & Recreation

- The Future of Chillbolton
- Education & Learning
- Business & Employment
- Communications
- Street lighting and dark skies
- Traffic & Transport

- An option was provided to complete the surveys either on-line using Survey Monkey software or alternatively, to complete questionnaire manually, with drop off locations or collection for manually completed questionnaires. This approach was taken to ensure that any resident or business that wished to express their views were not excluded for lack of access to IT equipment or skills
- The findings of the three surveys completed to date, have also been published on the Chillbolton Village Website and shared through public consultation meetings in June and July 2018. These meetings were held to both present the survey findings and receive feedback from residents and businesses, which have also informed the continuing development of the CNDP. In addition, the Chillbolton & Wherwell Magazine, which is

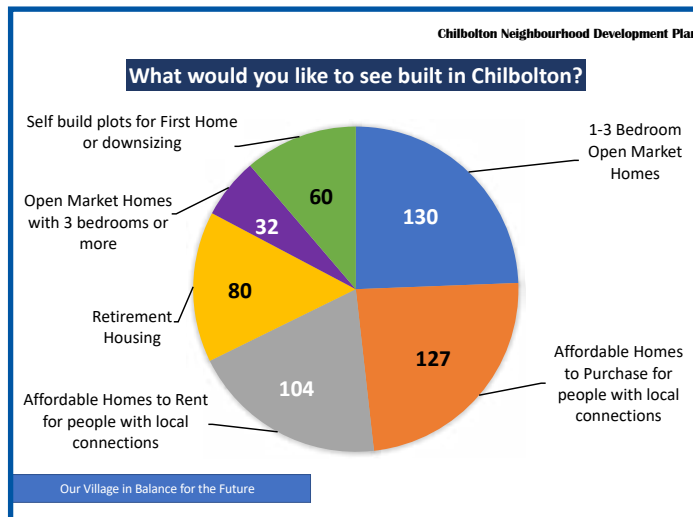


delivered to all households each month apart from holiday periods, has been used to ensure regular updates to inform the community

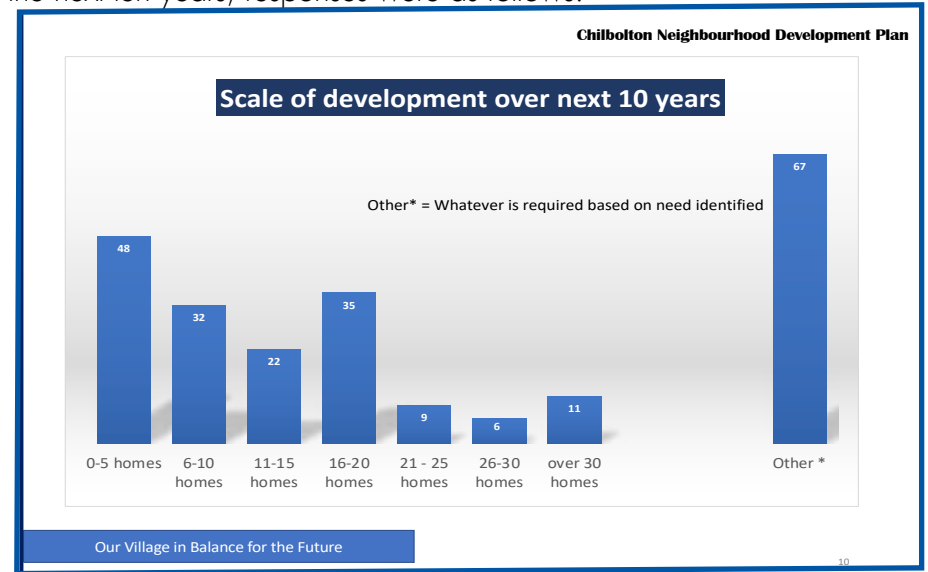
- A Public meeting to present progress to-date took place on Saturday 16th February 2019

## What the Local Community has told us so far – Housing Needs Survey

- The Parish Housing Needs Survey completed in April 2017 resulted in 216 households responding (a 47% response rate)
- Respondents felt that the important issues were that new housing developments:
  - a) Support local facilities such as the Village shop and post office, pub, church and playing fields
  - b) Enable local people to remain living in Chilbolton Parish
  - c) Provide suitable types of housing to meet identified local needs
  - d) Respect the architectural character of the area
- In responding to the type of housing respondents felt were required, the support for different house types were as follows:



- In term of the scale of development respondents felt would be required of the next ten years, responses were as follows:



- In the Chilbolton Housing Needs Survey completed by Action Hampshire, a majority of respondents supporting the building of up to 20 homes over the 10 year plan period
- Households planning to move in the next five years totalled 27, with a further 13 households planning to move over a longer timeframe. Eleven households wished to relocate within Chilbolton Parish only
- Households wishing to move but also determined to stay within the Parish felt they faced several challenges:
  - a) Limited availability of smaller homes for younger families & downsizing
  - b) Not enough smaller homes at a price people could afford to buy or rent
- Family members, particularly younger members of the community likely to be in housing need in the future, also face potential constraints
  - a) Target rent <£500 p.c.m. for the majority that would need to rent
  - b) Majority interested in owner occupation or shared ownership in price of less than £250,000
  - c) At time of report there were 6 registrations on local waiting lists for social/ affordable housing

- The full Survey Report is available on the Chilbolton Parish Website: <http://www.chilboltonandwherwell.info/index.php/neighbourhood-development-plan>

## What the Local Community has told us so far – Parish Residents Survey

- Parish Residents Survey completed in November 2017 / January 2018
- From the 432 residences across the parish there were 166 Completed responses (108 Households responded, and 55 Individuals responded)
- **Utility Services**
  - Utility services across the parish are satisfactory with no significant issues identified
  - Group purchase schemes would be popular
  - Divided opinions on mains gas
- **Sustainable Community**
  - Almost half of the respondents would consider domestic solar electricity panels
  - Acceptability of solar park is preferable to wind farm
  - Support for vehicle charging points (subject to location)
- **Health Services** - Concerns raised include
  - Being able to consistently see the same GP
  - Waiting times for routine appointments
  - Transport for appointments is a problem for some residents
  - 31 respondents would like a medical/dental centre or provision e.g. room in the parish
  - GOOD NEWS: Almost all respondents are aware of the location of defibrillators.
- **Safety and Security**
  - GOOD NEWS: Almost all respondents agree they feel safe in the Parish
- Concern remains about traffic related dangers
- Largest response was concern about unsolicited phone calls
- **Leisure and Recreation**
  - Most Parish facilities are used at least monthly
  - Most residents are not sure if there are enough activities for any given age group
  - Concerns raised included:
    - Footpaths / bridleways / cycle paths too muddy, vegetation overgrown & litter
    - Inconsiderate pet owners not clearing up after their pets
    - Village Hall chairs, sound, heating and maintenance
  - Some of the suggestions received:
    - More rubbish bins on Cow Common
    - Improve the facilities on the playing fields & modernise the pavilion
    - Improving footpaths and crossing points
- **Education and Learning**
  - School transport seen as essential facility
- **Businesses and Employment**
  - Approximately 20% of the respondents work within the Parish
  - Some residents travel long distances to attend their employment
  - The most used local businesses recorded were the shop, pub and the businesses at Stonefield Park
- **Communications**
  - Broadband speeds are considered too slow. This has subsequently been addressed and high speeds are now available to most residential locations
  - Mobile reception is very poor
- **Street Lighting and Dark Skies**
  - Almost all respondents would like to see a dark skies policy
  - Where street lighting is provided it should be 'turned off' for a given time window

- Over half respondents would like to see parish guidelines for external security and other lighting
- **Traffic and Transport**
  - High levels of car use but would like an improved bus service
  - Overgrown vegetation does cause problems when travelling around the village
  - Speed is a key concern but very few ideas on how to reduce speeds
  - Views on junction improvements are polarised
  - Visitors parking issues
  - 74% would like to retain unmade roads

From the Parish Business Survey completed in February 2018 which was issued to 30+ Chilbolton businesses and 18 business responses were received and reviewed

- **General**
  - Over half respondents are based in Stonefield Park
  - Many long-term established Ltd businesses
  - Employing 123 people of which 17 are Chilbolton residents
- **Utilities**
  - Heating primarily oil based
  - Hot water primarily electricity based
  - 66% utilities are satisfactory
- **Visit Village Facilities**
  - Most used daily was the Village Shop, Cow Common and footpaths
  - <30% of Village facilities used monthly
- **Sustainability**
  - Only 4 businesses would consider solar panels
  - Over 40% of businesses are not sure about supporting solar farms or wind farm
  - 40% would like mains gas

- 35% would like charging points for vehicles
- **Security**
  - 14 out of 17 businesses agree their business is secure
  - Biggest concerns are unsolicited calls and crime
  - Lowest concerns were bonfire smoke, water quality, light pollution & excessive noise
  - Only 1 business knew about the parish emergency plan
- **Communication**
  - Almost all businesses have landline, broadband and mobiles
  - Mixed views on adequacy of current communication services
  - Most adverse comments were relating to poor mobile signal and broadband speed. (Broadband speed issues have subsequently been addressed)
- **Street Lighting and Dark Skies**
  - High volume of not sure
  - 65% would support Parish Council guidelines for external security and other lighting
- **Traffic and Transport**
  - Travel to work is primarily by car / van
  - Community / school / public transport rarely used
  - Some concern about overgrown vegetation
  - Junction improvements due to poor visibility
  - Martins Lane and junctions most mentioned for improvement
  - Speeding a concern on main roads around the village
  - Only 20% of businesses indicate parking problems
  - Support more passing spaces on Martins Lane and Gravel Hill
  - Almost 70% think unmade roads should remain so
  - Split response on contributing to the cost of improvements
- The Chilbolton Neighbourhood Development Plan (CNDP) sets out the wishes of the Parish residents and businesses for the future

## 5

## Vision, SWOT Analysis & Objectives

development and character of the Parish and Village and will inform/be a material consideration in planning policy when adopted by the Test Valley Borough Council following a referendum of residents and businesses

- The Objectives reflect the views and desires of Parishioners arising from the

Housing Need Survey and the Parish Surveys, The following have also been used to inform the objectives: The Test Valley Borough Council (TVBC) Landscape Character Assessment, TVBC Local Plan and Chilbolton Conservation Area Character Appraisal, also prepared by TVBC.

### VISION FOR THE PARISH

A balanced community for all that provides a safe place to live, work and play in our beautiful countryside and outstanding natural environment that will be preserved, respected and enhanced

## Strengths, Weaknesses, Opportunities & Threats (SWOT)

- The SWOT analysis allocates the various matters from all sources arising during the CNDP process into categories that help to define the profile of Chilbolton and prioritise to improve the character over time

- The data within the following table is not in any priority order, this represents the research and finding of the working group.

### STRENGTHS

- Strong community spirit
- Safe environment and caring, helpful community
- Many highly skilled residents
- Extraordinary landscape with enchanting views that have been protected and maintained especially River Test and Cow Common
- River Test Valley Floor, the Chilbolton Downs and Little Somborne Woods are Designated Landscape Character areas
- Three SSSIs, a SINC and a BAP for outdoor recreation and dog walking
- Extensive footpath network
- High quality-built environment including a designated Conservation Area and many Listed Buildings
- Many village assets including Parish Church, village pub, Village Shop / Post Office, Village Hall and large playing field and children's play area
- Many social and recreational associations and activities
- Voluntary community transport service for medical appointments
- The rural location of the village is not prone to through traffic
- Several large farms and many businesses
- 10 permanent affordable houses for rent and 39 affordable houses with right to buy
- Local primary school in nearby Wherwell and good access to local schools in Andover and Stockbridge

### WEAKNESSES

- Not an easily affordable place to live
- Ageing population
- Mobile phone service poor in many locations
- No local medical, dental or care facilities within the parish
- Limited / poor timetable for public transport
- Shortage of downsize homes for elderly and starter homes
- Decreasing availability of affordable homes due to loss through right to buy
- No way to prevent more large homes on the few available building sites
- Current planning policy support property infill and extension developments
- There is no mains gas available or planned.
- Speeding - drivers frequently exceeding the 20-mph speed limit
- On-street parking is a problem in some areas
- No village priest although Diocese owns the Rectory
- S106 allocation of contributions imposed by planning for new developments does not align well with Parish requirements etc.

## OPPORTUNITIES

- To protect Parish Assets of Community Value
- To designate Local Green Spaces for protected status
- To support and enhance the character of the Parish and its facilities
- To advise that any new development respects the character of the parish through:
  - the existing scale and density of housing,
  - sympathetic design and building materials
  - adequate parking provision
- To support a housing balance in the Parish especially for downsizing and starter homes
- Community Infrastructure Levy (CIL, replacing S106 contributions) may provide an increase in funds for the parish. This will be used to support parish infrastructure.
- CNDP Surveys identified aspirations for facilities and infrastructure so that any funding can be targeted for community benefit
- To adopt a dark skies policy or advise on security lighting guidelines
- To improve access to health services
- To improve public transport
- To improve road safety
- To lobby to improve mobile phone services
- To support environmentally responsible utilities schemes (biomass / compost / solar etc)
- Community purchase schemes for utilities
- To enhance facilities for activities for all groups in the Parish

## THREATS

- Ageing population demographic
- Loss of key local businesses (post office, shop, pub etc)
- Lack of affordable and downsize properties (keeps aging population in large homes preventing opportunities to trade up)
- No formal say in the allocation of affordable housing Parish planning committee and residents' feedback are often ignored by TVBC planning
- Planning policy is not sufficiently robust to ensure that local needs / desires are met
- Landowners not based in the parish selling land for development without considering parish implications
- Large scale inappropriate development
- Property developers buying smaller homes and increasing size.
- Decreased level of service provision by local authorities means that essential infrastructure improvements and maintenance of highways, footpaths and other infrastructure is not done
- General shortage of funding to meet Parish opportunities
- Decline or removal of school bus services
- Decrease or removal of public transport services
- Graveyard is reaching capacity
- Lack of respect from users of Parish facilities and infrastructure (i.e. increase in litter and Dog poo etc.)
- No support for road safety (policing speed control)
- Increase in traffic and parking issues (in some areas)



## The Objectives

The objectives should increase strengths, overcome weaknesses, realise opportunities and avoid or mitigate threats

## Landscape and Environment Objectives

- LE01: Preserve and enhance landscape, especially Cow Common, West Down, Test River valley, etc.
- LE02: Conserve tranquillity
- LE03: Protect views and open spaces in accord with TVBC Landscape Character Assessment
- LE04: Retain and control development pattern
- LE05: Protect and enhance flora and fauna wildlife habitat and biodiversity
- LE06: Retain and protect open spaces and identify and designate Local Green Spaces
- LE07: Promote planting of indigenous trees and hedgerow. Manage existing trees and replace if they are diseased or unsafe
- HE01: Identify, conserve, protect and enhance distinctive and historic buildings and features
- HE02: Preserve archaeology
- HE03: Protect Conservation Area
- HE04: Protect Chilbolton Airfield and Chilbolton Observatory

## Housing Objectives

- HO01: Support small scale residential development of 1-3-bedroom homes within Settlement Boundary
- HO02: Protect distinctive qualities of built environment
- HO03: Ensure adequate parking and forward exit of vehicles from new developments and for extensions

- HO04: No requirement for development outside Settlement Boundary
- HO05: Establish and improve relationship with housing providers and, if possible, formal arrangements to ensure that local people have preference

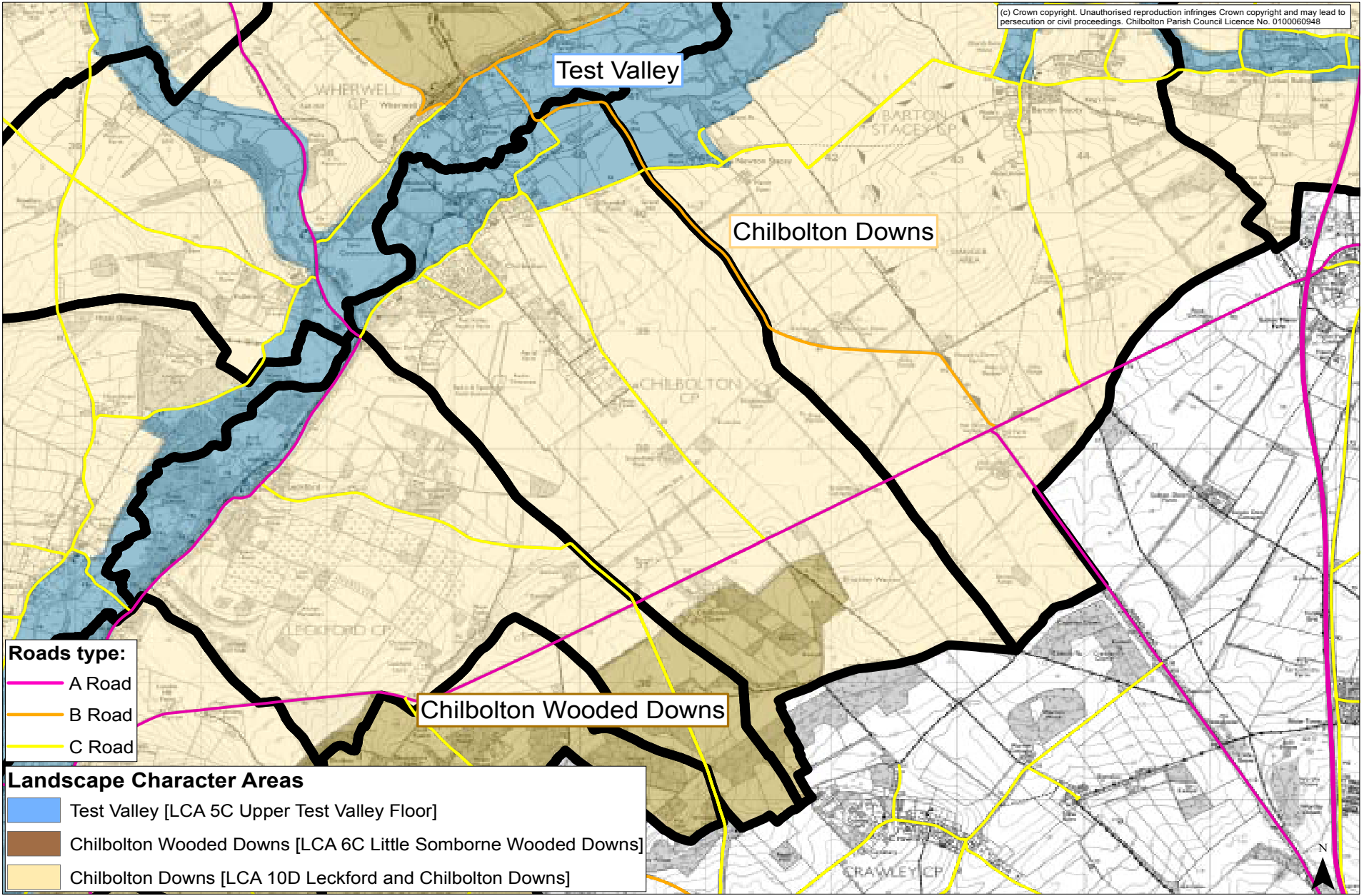
## Community & Infrastructure Objectives

- CIO01: Protect existing facilities and their secure long-term future
- CIO02: Improve outdoor recreation facilities
- CIO03: Maximise benefit of S106 and CIL monies for Parish
- CIO04: Maintain and improve footpath network
- CIO05: Ensure proper trimming of hedges to keep footpaths and highways safe
- CIO06: Seek to minimise on-street parking
- CIO07: Seek to limit speeding
- CIO08: New developments to include impact assessment on infrastructure and traffic and provide appropriate mitigation measures
- CIO09: Improvements to sewerage and drainage systems
- CIO10: Maintenance of infrastructure
- CIO11: Improve junctions at allotments and the Mayfly Pub corner
- CIO12: Mobile and broadband improvements
- CIO13: Improve local public transport
- CIO14: Encourage solar panels where appropriate
- CIO15: Improve vehicular access and ensure safe pedestrian access to Memorial Playing Field
- CIO16: Consider charging points/connection provision on all new developments and extensions

## Economic Objectives

- EOO1: Maintain and support business
- EOO2: Maintain and support agriculture and farming
- EOO3: Establish and improve relationship with Chilbolton Observatory

(c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council Licence No. 0100060948



MAP 4

## 6

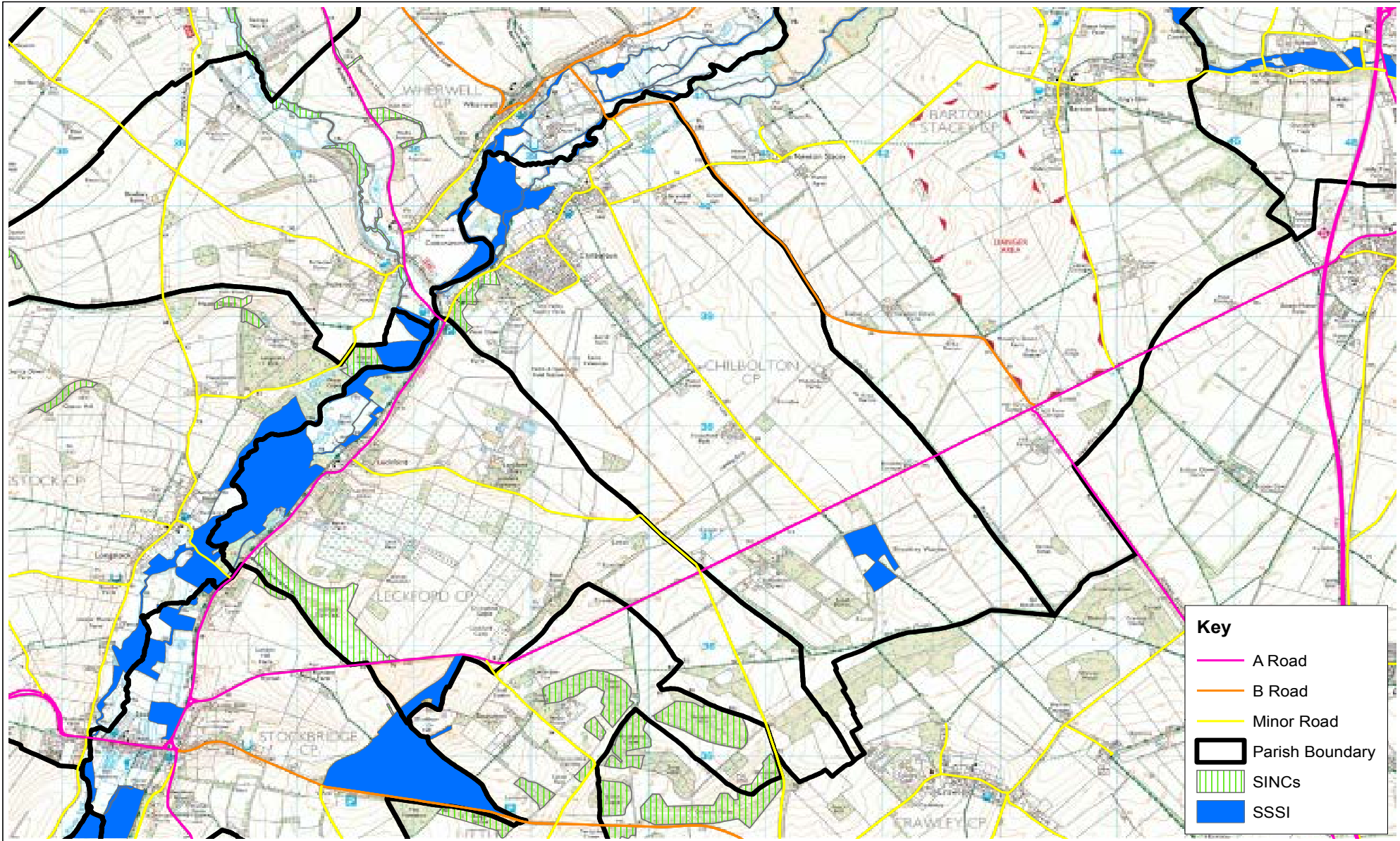
## Landscape & Environment

### Overview

Chilbolton lies in the valley of the River Test, which flows south through Hampshire from its source at Ashe to the sea at the head of Southampton Water. The charm and character of the Village is heavily influenced by its rural setting, framed by Chilbolton Common, the River Test and West Down to the North West, and rising farmland and Chilbolton Down to the South and East. These sites exert a large influence on the Village and Parish, and it is essential that this very attractive and varied scene is retained. As shown on the adjacent map Chilbolton Parish comprises three Landscape Character Assessment Areas (LCA) described in the TVBC LCA [adopted in 2019] subject of a current Landscape Character assessment being carried out by external consultants that is in final draft form undergoing consultation with several policies in force or coming in to force shortly. These Recommendations and Policies will be applicable to the CNDP.

The three Chilbolton LCAs are:

- The Upper Test Valley floor (5C) referred to herein as Test Valley and Chilbolton Common.
- The Leckford and Chilbolton Downs (10D) referred to herein as Chilbolton Downs
- The Little Somborne Woods (6C) referred to herein as Chilbolton Wooded Downs



MAP 5 Chilbolton SSSI's and SINC's



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948

- Within the Parish there are three Sites of Special Scientific Interest (SSSI), Chilbolton Common (that includes Cow Common), the river Test itself and Brockley Warren, West Down, a Site of Importance for Nature Conservation (SINC), protected cropmark enclosures and an Ancient Monument, the settlement site at Brockley Warren
- Given the community's wish to conserve and enhance the sensitive nature of Parish landscape, the SSSIs, protected sites and surrounding landscape, the CNDP seeks to minimise any impact from development on the environment. To this end the CNDP will provide for several safeguards to ensure that the environment is considered as a key criterion in permitting any development within the Parish. Developments nearby the Parish will be closely monitored and any that are likely to have a detrimental impact on the residents, environment and views of the Parish will be determinedly resisted

### Test Valley & Chilbolton Common (Upper Test Valley Floor LCA5C)

- The Test Valley Floor is a complex meandering and braided river system, with slow moving water. The valley floor varies in width
- The River Test dominates the area and largely dictates the characteristics of the surrounding countryside. The River Test is the best-known example in the South of England of a chalk stream and famous throughout the world for the quality of its trout and grayling fishing. Many of the fly-fishing techniques used world-wide today were first developed in the area during the 19th and early 20th Century. Fishing on the river is mainly administered by syndicates and it is the income generated by these that allow the river to be kept in the superb condition that it is today. The river often divides into carriers, streams and ditches which would have in the past formed part of the water meadow irrigation system. (Cow Common). The river also formed the route of the former

Andover-Redbridge canal built in the 18th century. Later, in the 19th century parts of the canal course were used for the construction of the rail way line known as 'The Sprat and Winkle Line'  
All the TVBC and Landscape Character Type land management guidelines apply to this Landscape Character Area as do the management guidelines for SSSIs and the Chilbolton Open Spaces Committee (COSC) Management Plan

- Chilbolton Common (Cow Common) covers approximately 48 acres (17 hectares) situated between the North side of the Village and the River Test. A carrier stream flows across the Common while various other smaller streams and ditches drain into the main river. The Common has been owned by the Parish Council since its purchase from the Church Commissioners in 1954. It is classed as Extensive Permanent Grassland. In terms of flora it is one of the richest sites in the Test Valley and Chilbolton Common and regularly visited by naturalist groups from far and wide. Some years ago, a botanical survey carried out by English Nature identified 265 different species of flowering plants on the Common, a result of the rich variation of the soil. With both chalk and peat-based areas present, supporting both alkaline and acid-loving plants. The Common was designated a Site of Special Scientific Interest (SSSI) in 1988 and granted Environmental Sensitive Area (ESA) Status by the then Ministry of Agriculture, Fisheries and Food (MAFF) in 1994 as part of the Test Valley. It is carefully managed in close collaboration with Natural England and the Department for Environment, Food and Rural Affairs, from whom it receives an annual maintenance grant. This enables it to be farmed in the traditional way and, to safeguard the balance of the flora, some head of cattle are grazed on the Common during summer months. This also provides a small source of income for the Parish Council

### Chilbolton Down [Leckford & Chilbolton Downs LCA 10D]

- Chilbolton Downs is an elevated, rolling landscape, sloping down towards the River Test valley with a series of steep dry valleys

- It is predominantly arable with a mix of small to large fields with a sporadic hedgerow structure, creating expansive areas with big skies and long views across open countryside and over the River Test. Woodlands are rectilinear in shape creating skyline features on the low ridges. Pockets of pasture exist predominantly adjacent to farmsteads and settlements
- The chalk uplands mainly comprise arable farmland, where grain production predominates
- West Down, a small part of which is a Nature Reserve Biodiversity Action Plan (BAP) Priority Habitat is owned by Hampshire County Council and has been managed since 2014 by Chilbolton Parish Council under a 99-year lease. The site, which is open to the public, includes down land, chalk heath, woodland and grassland habitats, and is of nature conservation, historical, and industrial archaeological interest. A section of the Test Way long distance footpath runs through the area. West Down was mainly sheep-grazed open grassland until WW2, when the UK Air Ministry requisitioned a huge tract of land South of Chilbolton and built a large airfield. The West Down site then was used for various ancillary buildings. Both during and after the war, some of the area was also used for gravel extraction. Then in the 1960s and 1970s, the resultant gravel pits were used by Andover Council and its successors for disposal of household rubbish. After the rubbish dumps closed, the area became a Hampshire County Council countryside site and nature reserve. This complex history has resulted in West Down now having a diverse and interesting landscape and habitats. The most important habitat though, is the chalk down land of the west-facing slope above Coley Lane and the Test. This remnant down land is particularly valuable because it's a Biodiversity Action Plan (BAP) Priority Habitat - important for nature conservation on a UK and Europe-wide scale. A major priority here, is the control of scrub and tree re-growth that otherwise shades and takes over the chalk slope. Cattle or pony grazing help

- with this, and both the grazing and other scrub-control work (mainly carried out by volunteer Villagers on a weekly basis) is supported by Natural England through an annual Countryside Stewardship payment
- Brockley Warren (SSSI) is located about 500m south of the A30 on Chilbolton Down farm. This 13-hectare site is one of the few remaining areas of chalk grassland and chalk scrub on the Hampshire chalk plateau. It supports a mosaic of chalk scrub mainly of juniper, bramble and hawthorn, with scattered planted pines and fescue-dominated grassland rich in herbs. The juniper is now mostly moribund and there is little recent regeneration. The site was intensively grazed until about 1950's
  - All the TVBC and Landscape Character Type land use and development guidelines apply to this Landscape Character Area
  - The management guidelines for SSSIs apply to Brockley Warren and the guidelines for SINCs apply to West Down
  - The Community and Open Spaces Committee (COSC) Management Plan applies to West Down
  - Any structures etc. associated with the potential oil or gas exploration, appraisal or extraction at Crawley Down for oil and gas, should not impact on the surrounding rural landscape character. All tall structures which are potentially visible from a wider area and areas of public access should be avoided within this open landscape without appropriate mitigation

### Chilbolton Wooded Downs [Little Somborne Wooded Downs LCA 6C]

- Chilbolton Wooded Downs lies South and East of Stockbridge, to the South of the A30 up to Brockley Warren and straddling the B3049 until this road leaves the Borough. The eastern boundary is formed by the Borough boundary
- Chilbolton Wooded Downs forms a discrete block of chalk downland landscape that is distinguished by its rolling landform and extensive cover of woodland with contrasting open areas of arable farmland. A scarp, which is mainly wooded with a small amount of scrub and grassland, lies

### East of Woolbury Hill Fort

- The area is valued for its quiet and tranquillity, which is threatened by its increasing popularity for recreational use. The overall strategy is to conserve the quiet and undisturbed combination of woodland and open pasture of the downs at Chillbolton Wooded Downs and to protect and enhance the key valued characteristics
- All the TVBC and Landscape Character Type land management guidelines apply to this Landscape Character Area

### Biodiversity & Habitats

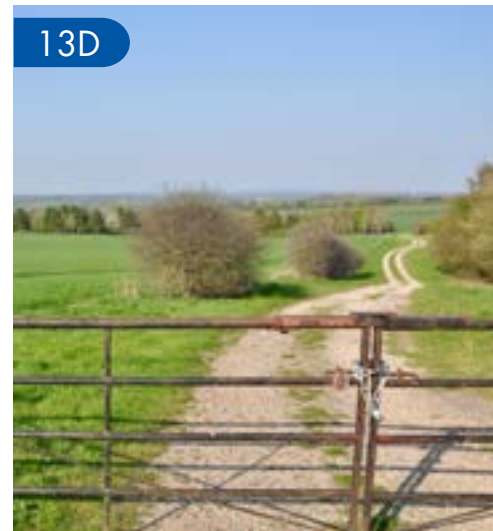
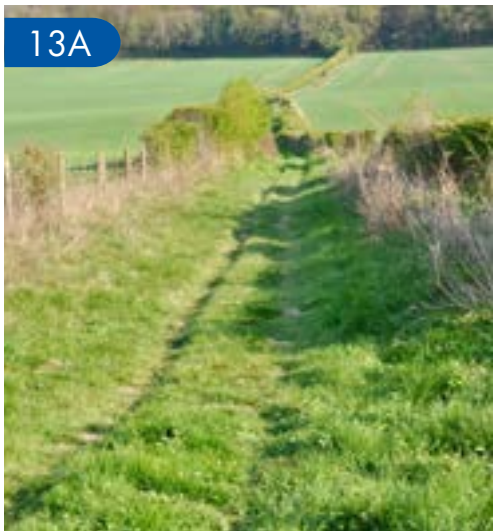
- The Parish has several different assets, grassland, hedgerows, ponds and chalk river, three of which have SSSI status
- The chalk down land is mainly arable and is helping to support the bird population. Bird counts are done each year and local volunteers have undertaken the ringing of many birds
- The high value of the parish environment is recognised through over 50% of the parish being in the top tier of the Government's Environmental or Countryside Stewardship Scheme
- Development proposals must preserve or enhance wildlife habitats and biodiversity in the Parish
- Development proposals that would have an adverse effect on a SSSI, SIC, BAP or Designated Landscape Area within the Parish will not be supported
- Where development will impact important habitats, it should be demonstrated that the development would have a positive impact on those habitats and a suitable Management Plan will be required.
- Important habitats include but are not limited to:
  - Chalk grassland
  - Hedgerows
  - Ponds
  - Chalk watercourses

### Views

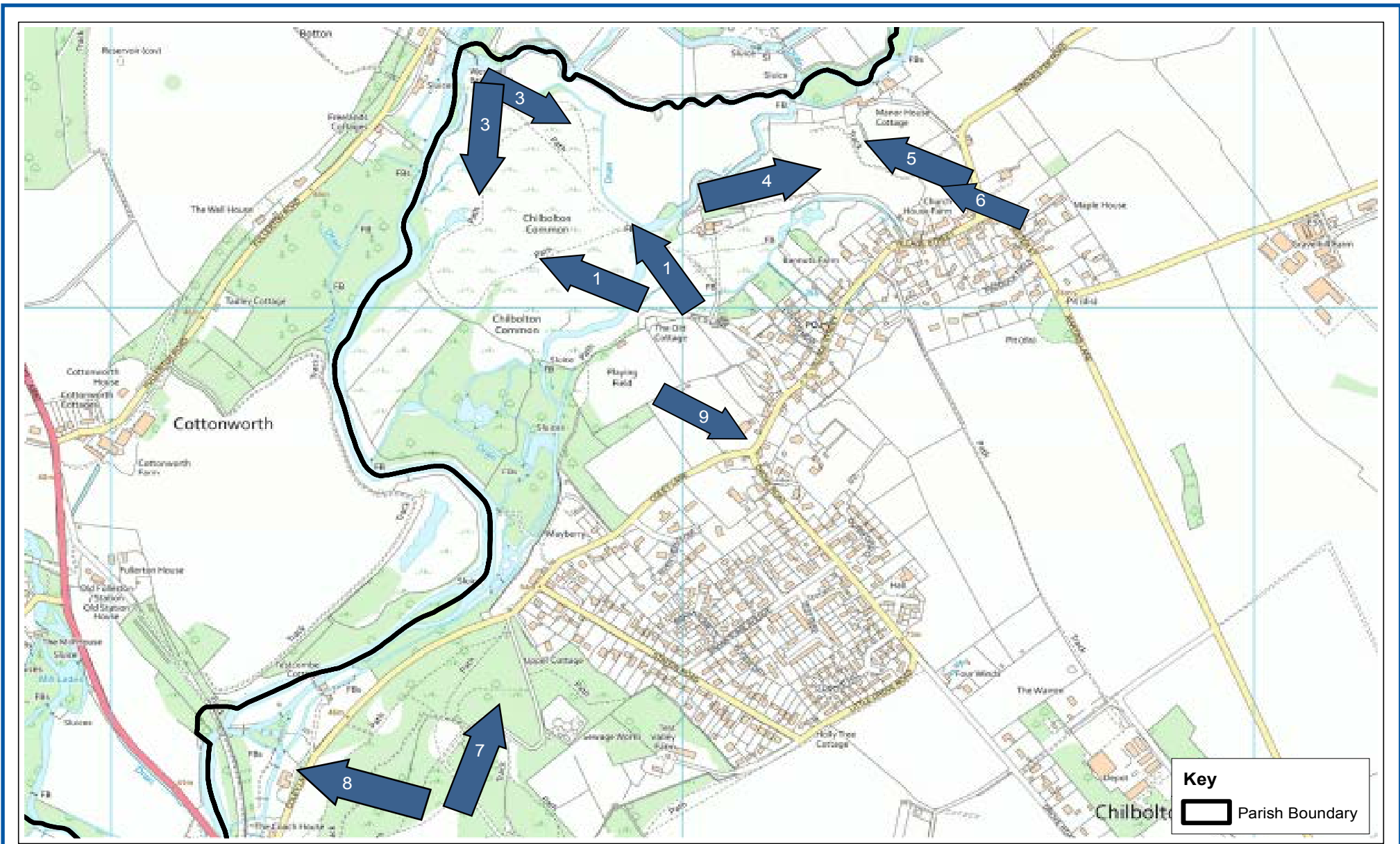
- Residents and visitors to the Village enjoy the many and varied walks with beautiful river views as well as the areas of chalk downland. Local Green Spaces also play an important part both within the Conservation Area as well as within the Parish as a whole
- Important views in the Parish have been listed in the policy below which seeks to safeguard these

#### Policy EN1: Protecting Views

- a) Development proposals must protect, and where possible, positively contribute to the views and vistas within, to and from the Parish and open countryside, especially where these views are from public rights of way and Local Green Spaces
- b) Special attention should be made to preserving notable views:
  - 1 View of Cow Common from the bottom of Joys Lane
  - 2 View of Cow Common looking West from the Purleygig Bridge
  - 3 View of Cow Common from Vherwell entrance back towards Chillbolton
  - 4 View of Chillbolton Common looking East towards the church and The Manor
  - 5 View of Chillbolton Common from the church towards The Manor
  - 6 View of Church, Stocks Green and Chillbolton Common from Winchester Street
  - 7 West Down towards the Village
  - 8 West Down in a Westerly direction across the River Test and Anton Valley
  - 9 Southern end of Drove Road towards the Observatory
  - 10 Martins Lane towards the Village
  - 11 From Village Southwards up Martins Lane
  - 12 Stonefield Park landing area
  - 13 Brockley Warren Junction A30 and Brockley Warren Byway looking North towards the Village and all directions
  - 14 View along Village Street from South West
  - 15 View along Village Street from North East



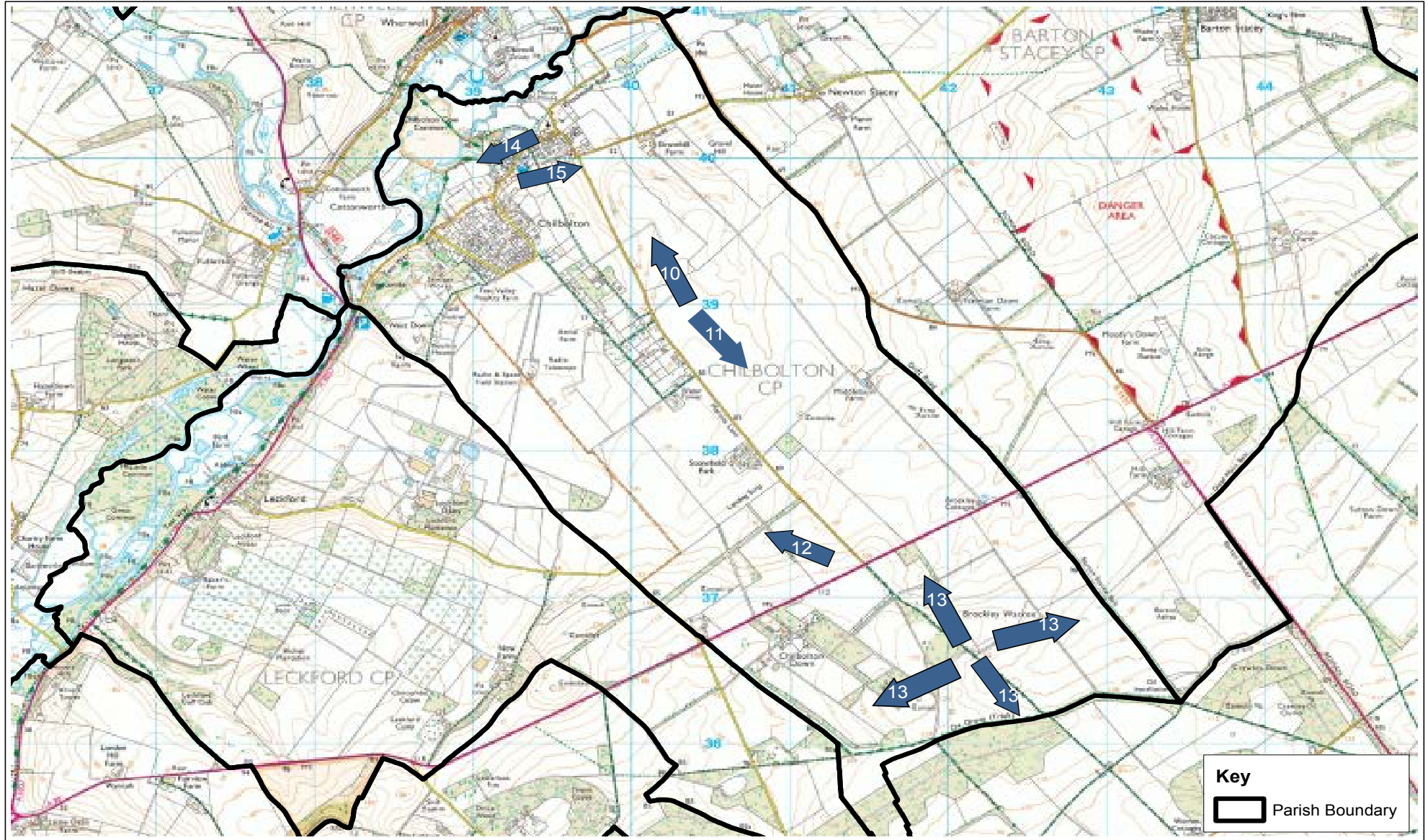




MAP 6 Chilbolton Views around the Village



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948



MAP 7 Chilbolton Longer Range Views around the Parish



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948

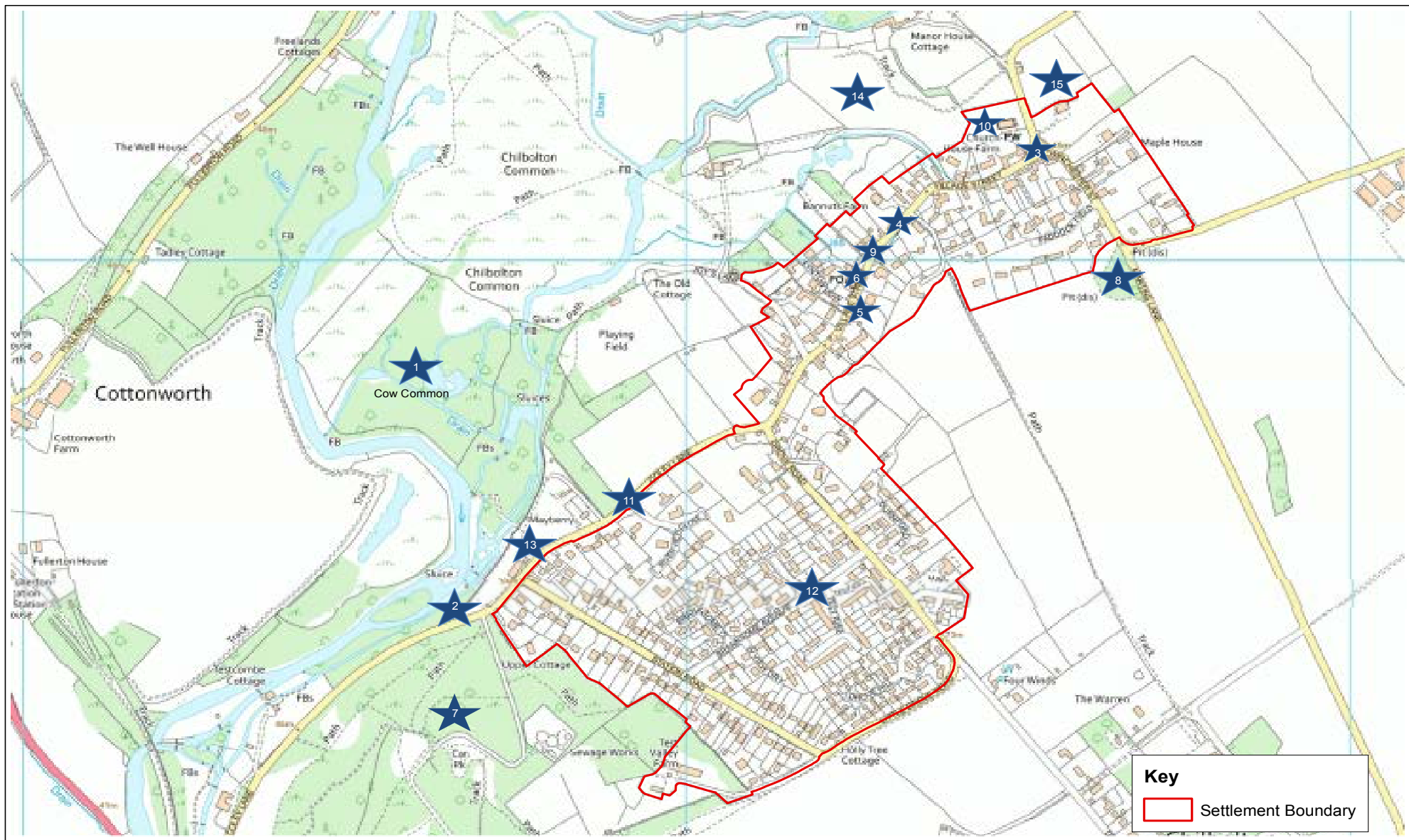
## Trees and Hedgerows

- A typical characteristic of the chalk stream villages of Hampshire is the rich and prolific tree population, compared to the more open upland and arable land. The effect of these is to soften the hard roof lines of buildings
- Chilbolton is a typical example of this, with trees adding significantly to the visual appeal. This applies equally to the older parts of the Village and those areas of more recent development
- Within the Conservation Area strict permission is required for the pollarding, crown lifting and felling of trees. Outside the Conservation Area many Tree Preservation Orders exist protecting specific groups of trees. It is very important that the trees are preserved to maintain the general appeal of the indigenous species, which are present in considerable numbers. They include oak, poplars, ash willows and beech (copper and green), field maple, larch and pine on the high ground in the south. Mature trees and scrub form a boundary to Cow Common. The approach roads to the Village are largely bounded by trees and mature hedges, which all add to the rural feel of the area
- Hedges are much in evidence throughout the Parish. Mixed with native species there are many garden varieties. In general, these garden varieties have blended in well, but care should be taken to avoid their creating too much of a suburban character
- To maintain the leafy nature of the Village it is desirable for all tree works to be considered and all TPOs need to protect and be enforced
- High wood panel fences and walls are discouraged in the plan area on street facing property boundaries. Informal and formal hedgerows of native species are preferred but, within the Village, traditional wooden picket or willow or hazel hurdle fences and stone or brick walls not higher than 1 metre will be acceptable as there are many similar boundaries existing. All hedges must be

trimmed so that they do not go beyond the property boundary and in any case must not extend beyond the edge of the roadway or footpath at any time.

### Policy EN2: Trees and Hedgerows

- a) Development proposals should conserve and enhance trees and hedgerows. The loss of trees and/or hedgerows of value will not be supported
- b) Development proposals that affect existing trees and hedgerows or include the planting of new trees and or hedgerows should demonstrate that they have been informed and guided by a full site survey, including Ecological Impact Assessment where appropriate
- c) Existing trees and hedgerows should be integrated into the proposed landscaping schemes for any development and provide a management plan for their future care and maintenance, which clearly sets out the long term management and yearly maintenance of all trees and hedgerows, complete with a fully costed budget proposal for the management plan term, and to provide the finance in the form of an upfront payment to cover all works so as to ensure that the burden does not fall on the Parish Council
- d) Where replacement or new trees and hedgerows are proposed:
  - o replacement planting must be with appropriate locally native species unless there are overriding reasons to do otherwise. Species should be particularly suitable to the location, including variety, height, density and soil type;
  - o tree plantings should be given enough space to develop into their natural size and shape; and
  - o succession planting shall be considered where existing plantings are mature or over-mature
- e) New high close boarded timber fences or walls will not be permitted in the plan area unless there is an overriding reason (e.g. security) and in such cases the street scene must be softened by planting in front of the fence/wall to ameliorate the visual impact.



MAP 8 Chilbolton Proposed Local Green Space Designations



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948

## Local Green Spaces

- The 2012 National Planning Policy Framework (NPPF) introduced the concept of Local Green Space designation to provide protection for green areas that are demonstrably special and hold a significance for local communities. In addition, Test Valley Borough Council's Green Infrastructure Strategy July 2014 and which forms part of the Local Plan evidence base, sets out how local communities can protect and enhance green infrastructure including through policies set out in Neighbourhood Plans
- The character of Chilbolton owes much to its close relationship to the surrounding countryside and to green areas within the Village
- The areas to be designated as Local Green Space are those currently owned or held on long leases by the Parish Council. Further Local Green Spaces are being considered by the Parish Council including all eligible Local Green Space adjoining the Village, whether fields or gardens, no matter to whom it belongs as it is the green frame within which the Village is set and should be maintained as such and are considered important to the CNDP

## Local Green Space Designation

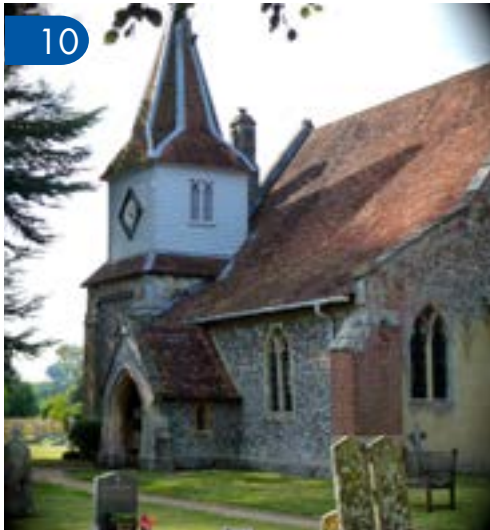
Every green space lying within and adjacent to the Settlement Boundary is important to the CNDP, whether it is fields or gardens as it gives character and enhances the open feel of the Village no matter to whom it belongs and as such is important and should be maintained as such.

Such green spaces are set out in the attached Map and Local Green Space Justification.

## Policy EN3: Local Green Spaces

The following sites shown on the map and listed below are designated as Local Green Spaces:

1. Chilbolton Common (including Cow Common). A 48-acre SSSI
  2. Coronation Green
  3. Stocks Green
  4. Rectory Green
  5. Pond Green
  6. Grindstone Green
  7. West Down
  8. The Allotments
  9. Frog Lane including parking area at junction with Village St.
  10. Church Yard
  11. Open area at junction of River View Close and Coley Lane
  12. Open space off Branksome Ave at entry to Test Rise and those within its curtilage
  13. The War Memorial Playing Fields
  14. Fields looking East from Cow Common towards the Manor House on Winchester Road
  15. The land surrounding the Old School House towards the Rectory.
- Development proposals will not be supported on areas designated as Local Green Space identified above other than in exceptional circumstances. These circumstances include:
- a) Where there is an existing building/structure within the Local Green Space and the work is needed to maintain its viability (e.g. Church, War Memorial Playing Fields etc); OR
  - b) Where the development will be for the benefit of the community and will preserve the local significance of the space for which it was designated



## Flooding

- Chilbolton is fortunate it suffers very little from surface flooding. The significant flooding of 2002/2003 prompted the Environment Agency (EA) to commission an investigation by Halcrow into its causes. After much investigation a lengthy report, "Fluvial Flooding in Hampshire", was published detailing why the flooding had occurred and recommending actions to be taken by various agencies to prevent a similar occurrence. We were one of the first Parish Councils to set up a Flood Advisory Group (FAG) as recommended by the EA following the Halcrow report. Chilbolton's problem was mainly groundwater flooding compounded by leaking foul water laterals from houses which overwhelmed the sewage system
- Further severe groundwater and surface flooding followed very heavy rainfall in February 2014. Some premises experienced internal flooding but most of the problems occurred because the ground water overwhelmed Southern Water's (SW) pumping station adjacent to the Abbot's Mitre public house. This caused foul water highway flooding in the area of the Abbot's Mitre and resulted in Village Street being closed to traffic. Tankering was again required to remove the excess water. This resulted in permission being granted by the EA for temporary pumps to be installed by SW on Grindstone Green to over pump the flood water into the River Test

- In 2018 the EA agreed an Infiltration Reduction Plan submitted by SW which, in the event of a flooding emergency, allows SW to discharge flood water into the river Test using an approved filtration method
- There is a possibility of the River Test overtopping its banks, which would result in flooding of the Common but the Common is useful for flood attenuation. FAG has taken measures to ensure the cottages on the Common are not affected
- Chilbolton benefits from a very active FAG which has been in existence since 2003. As required by the Village Emergency Plan, members of the Group have regular meetings and ensure that ditches are regularly cleared, that riparian owners are aware of their responsibilities, that Hampshire County Council Highways regularly jets any culverts and that monthly reports of ground water levels are sent to the EA. This information enables the EA to monitor groundwater levels and inform us of any likelihood of a groundwater flooding event. All the property occupiers in the EA flood warning area are aware of and connected to the EA flood warning system

### Policy EN4: Flooding

**Development proposals in areas at risk of flooding whether from the River Test or high groundwater levels or otherwise should provide detailed and fully costed flood management measures to prevent the risk of flooding throughout the Parish and in particular in the Conservation Area**

Policy EN4 Supports Objectives LE01, LE04, LE05, HE01, HE02, HE03, CIO01, CIO09

## Noise and Light Pollution

The Parish Residents Survey addressed opinions on dark sky.

This showed that:

- Almost all respondents would like to see a dark skies policy.
- Where street lighting is provided it should be “turned off” for a given time window
- Over half of respondents would like to see Parish Guidelines for external security and other lighting

As a result of these opinions, in order to promote dark sky and to minimize energy use street lighting will not be permitted between 12 midnight and 6am and outside flood lighting must be minimal and, preferably, activated by proximity sensors for security and personal safety

### Policy EN5: Noise and Light Pollution

Any development proposals should promote “Dark Skies” between 12 midnight and 6am save that reasonable sensor activated lights for security purposes will be considered

Policy EN5 Supports Objectives LE01, LE02, LE05, HE03, HO02



## Utilities Infrastructure

The Residents & the Business surveys evidenced little support for large scale Wind Farms which consequently are not considered appropriate and solar farms would need to be well screened so that they do not detract from the important views of the landscape in the plan area

### Policy EN6: Utilities and Infrastructure

Solar Renewable energy projects will be supported provided they:

- a) Well screened and do not result in detrimental landscape impact (in terms of visual effects), unacceptable noise generation, other detrimental environmental impacts or harm to residential amenity which cannot be successfully mitigated; and
- b) Do not result in unacceptable volumes of traffic or the use of vehicles by reason of size or other factors which could have a detrimental impact on the local road network; and
- c) Do not result in unacceptable loss of agricultural land; and
- d) Do not impact the statutory safeguarding requirements of the Chillbolton Observatory
- e) Large scale Wind Farms will not be supported.

Particular care should be taken in any renewable energy project to mitigate the impact of power lines and pylons and sub stations on the surrounding countryside and views.

Policy EN6 Supports Objectives LE01,02,03,05, HE03, CIO14, EO01, EO02





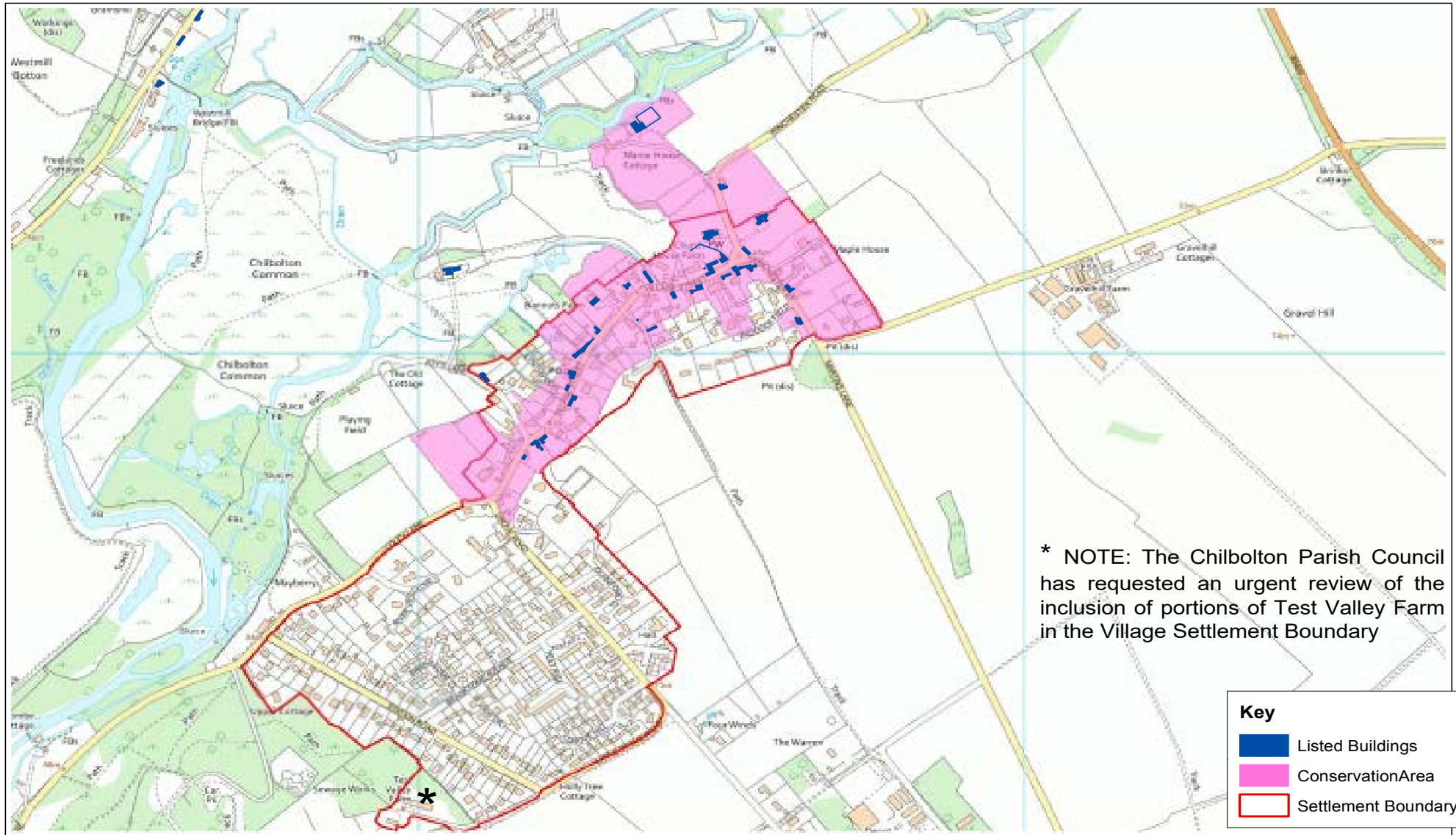
# 7

## Heritage

### Overview

The old Village of Chilbolton developed along what is now Village Street, following the edge of the river valley. In view of its many statutorily listed and important buildings and key areas of open space, the Village from Broxton House and Drove Road at the West end to Northwood House and The Manor at the East end was designated Conservation Area in 1984

# Conservation Area



**MAP 9** Chilbolton Conservation Area, Listed Buildings and Settlement Boundary



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948

- In terms of architectural style, the Village can best be described as eclectic, with 39 Listed properties dating from the 16th – 18th centuries. Varying styles of cob colour washed walls, timber frames, fine Georgian brickwork are topped with Victorian bargeboards, thatch and traditional slate. Opposite the church is the charming old Village School with large Victorian gables and cast-iron windows
- When entering the Village from The Mayfly bridge, via Coley Lane one first passes Testcombe, the Arts and Crafts house of Early Tudor style designed by William Caroe in the early 20th century. Entering Village St, Chalkdell Cottage can be seen, dating back to the 17th century, with walls of chalk cob under a thatched and typical of many such cottages in the Village at that time. Joys Lane falls away to the left giving access to Cow Common and several other old cottages including Old Inn, once a pub as the name implies. St Michael's Cottage on the right is probably also 17th century although its brick façade would be a later 18th century addition. Beyond it, Upcote cottage was once a terrace of 3 cottages and is a complex mix of brick and flint as well as clay tiles and thatch. Passing the Village shop and pub we come to Abbot's Rest and Abbot's Cottage, one timber framed the other cob walled and colour washed under thatch. These being just two of the 39 Listed Buildings in the Village. Adjacent to these is Bannutts Barn dating from the 16th century. Pentons, Wyfield are also Georgian, whilst Poplar Dene has curved Victorian barge boards to its gable end. Opposite is a small granary set on staddle stones, another of which can be found at Stocks Green. Here a group of timber framed, and thatch buildings help to form the nucleus of the old Village. To one side Room Cottages, again built by William Caroe and the large timber barn complete the picture together with a backdrop of large mature trees. Turning away from the green and the Norman Church of St. Mary-the-Less which dates from the 12th century, we see Northwood House the old rectory, dating from around 1700, although with later editions and the Manor House, an elegant Georgian house facing across the meadows towards the church.

- The charming old school mentioned previously sits adjacent to the road with its curved gables and metal windows
- Prior to 1945 Coley Lane and its surrounding roads were bordered by older houses, but the South side of the Village was largely undeveloped. In 1948 the then Andover Rural District Council built a mix of 22 dwellings named Garston Mede and in 1954 another mix of 40 dwellings in Brank some Close. In 1963 there was private development of 29 dwellings in Test Rise and this was followed later with Durnford Close and Drove Hill. In the 1980's a further private development of 8 dwellings formed Paddock Field at the other end of the Village
  - With this shift of the 'centre' of the Village a new Village Hall was built in Drove Road and opened in 1999. At the same time 10 low cost houses for rent were built adjacent to the hall. Since 1990's there has been a certain amount of infill within the Conservation Area and great attention to detail has been observed to make sure that these properties blend sympathetically both in terms of design, use of materials and landscaping, thereby maintaining the traditional street scene
  - Outside the Settlement Boundary in the countryside there has been minimal development and only general guidance in planning policy although there are numerous occupied houses and some unoccupied agricultural buildings. Generally, no additional houses have been approved unless replacing an older building with a building of the same footprint. The smaller agricultural workers houses are mostly Victorian

### Policy H1: Conservation Area

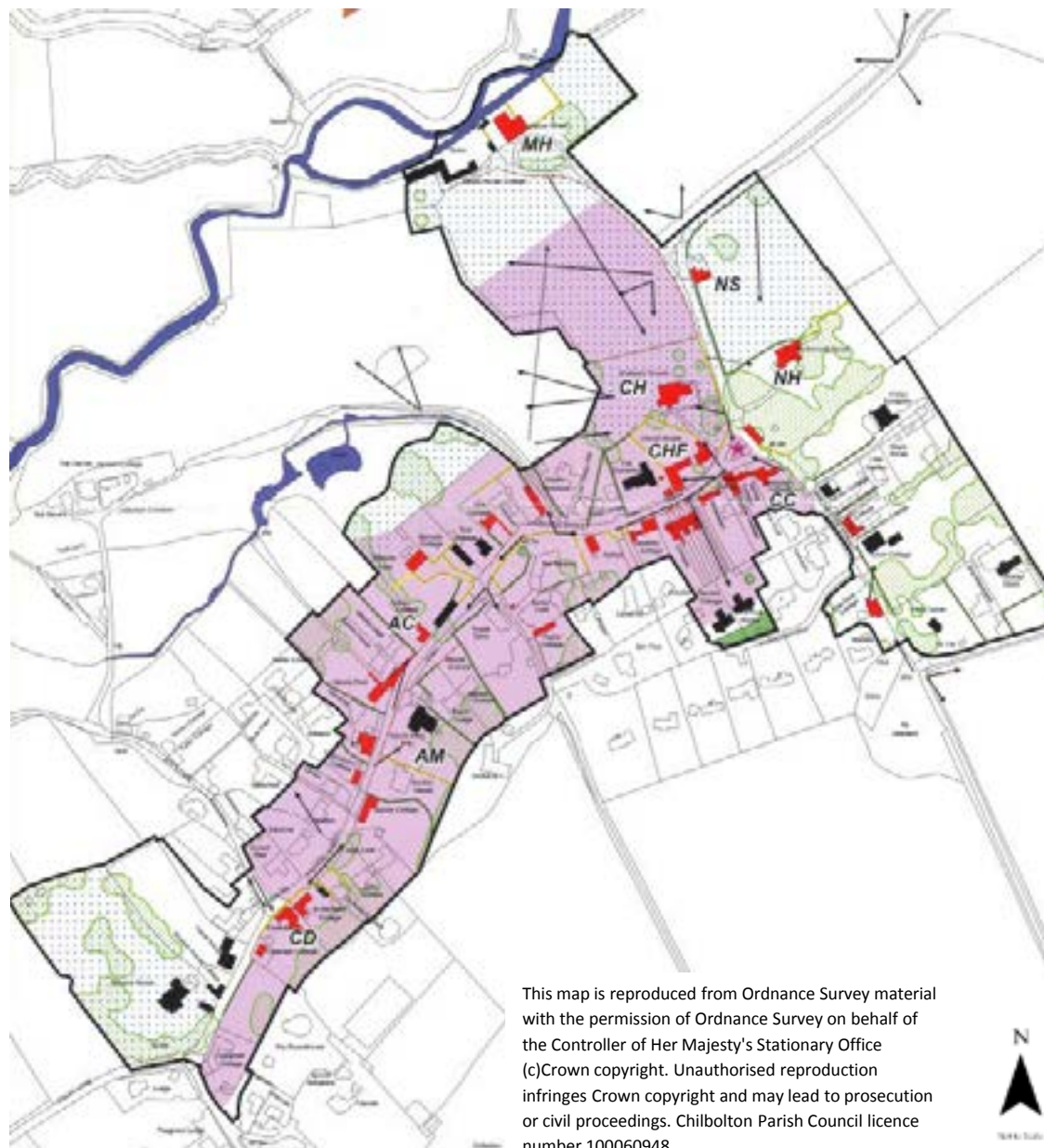
Development proposals within the Conservation Area, or affecting its setting, must

- a) preserve or enhance its historic character and appearance
- b) protect its important open spaces and views
- c) preserve or enhance any built and natural features identified in the Conservation Area Appraisal and Village Design Statement (2003)

-  Conservation Area Boundary
-  Area of Archaeological Potential
-  Listed Buildings
-  Listed Walls
-  Other Important Walls
-  Important Picket Fence
-  Building of Local Interest
-  General Buildings
-  Railings
-  Trees covered by Tree Preservation Order
-  Important Trees or Group of Trees
-  Important Hedgerows
-  River Test
-  Significant Space or Focal point
-  Important Open Areas
-  Important Views
-  Long Distance Views
-  Glimpsed views

**KEY BUILDINGS**

- AC - Abbott's Cottage
- AM - Abbott's Mitre
- CC - Chilbolton Cottage, Spring Cottage and Heather Cottage
- CD - Chalkdell
- CH - St. Mary's Church
- CHF - Church House Farm
- MH - Manor House
- NH - Northwood House
- NS - National School



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c)Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948

**MAP 10 Chilbolton Conservation Area Appraisal**

## Archaeology

- There is an ancient monument site at Brockley Warren that includes a regular aggregate field system, two bowl barrows, part of a linear earthwork, a banjo enclosure, prehistoric enclosures, Iron Age settlements, a prehistoric or Romano-British settlement, which largely survives as a crop mark. The two bowl barrows are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, with most examples belonging to the period 2400-1500BC
- Acknowledgement, assessment, identification and designation of potentially significant archaeological deposits must be addressed by all potential developers to help prevent damage and loss of areas not yet identified, but could yet still be, of historical importance. Lack of current evidence of sub-surface archaeology must not be taken to be proof of absence. There will be a presumption in favour of the preservation in-situ of all potentially significant archaeological deposits or, where not possible, these should be recorded for deposition within a public archive
- Where appropriate, the enhancement of the understanding and appreciation by the public of significant archaeological sites through the provision of well-designed information should be encouraged
- Policies covering Archaeology are covered in the NPPF and Test Valley Local Plan, policy E9



## Parish Assets of Community Value



Several buildings and features have been identified as Parish Assets of Community Value. The following are Parish Assets of Community Value:

- Chillbolton Stores and Post Office
- St Mary-the-Less Church
- Abbots Mitre public house
- The Village Hall

Additional Parish Assets of Community Value are under consideration by the Parish Council for designation.

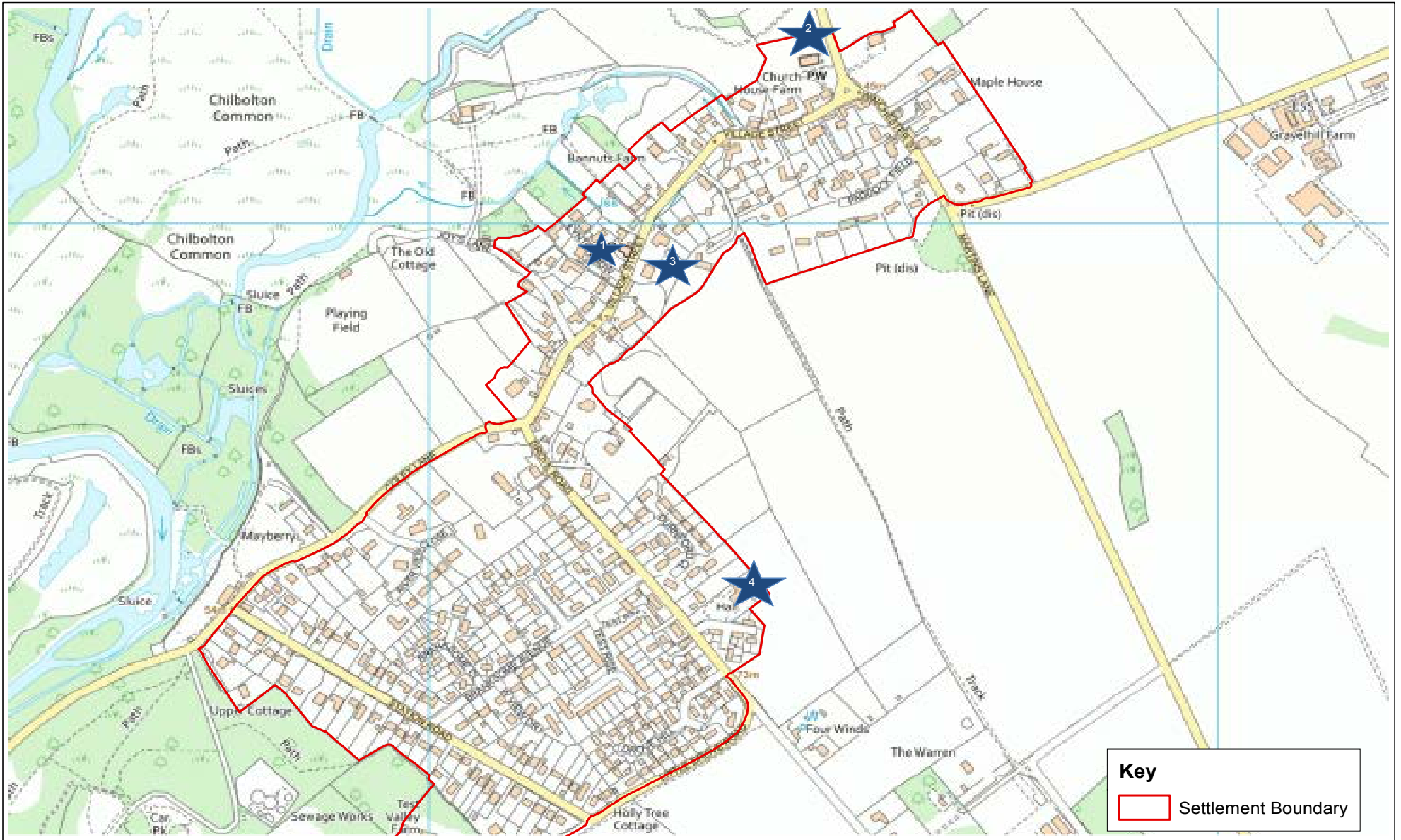
### Policy H2: Parish Assets of Community Value

Development proposals affecting Parish Assets of Community Value set out below must be supported by an assessment of their significance as an asset of community value and how the proposal impacts on this significance. Any harm to significance will be resisted and will need to be robustly justified by evidence, as well as demonstrating that all efforts have been made to minimise harm by appropriate design and materials and optimal viable uses

Identified Assets of Community Value are:

- Chillbolton Stores and Post Office
- St Mary-the-Less Church
- Abbots Mitre public house
- The Village Hall

Policy H2 Supports Objectives HE01, HE04



MAP 11 Chilbolton Assets of Community Value



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948



## 8

# Housing and Design

## Overview

The census of 2011 shows the adult population of Chilbolton to be 827 and the total population to be approximately 947, living in 449 dwellings. Many commute to work in London, Winchester, and Southampton, or work locally in Andover and the surrounding area. Approximately a third of the residents are over 60.

- Chilbolton Parish comprises several areas with different characteristics which should be sustained, protected and enhanced. These include the Conservation Area, the wider area within the Settlement Boundary, the SSSIs of Chilbolton Cow Common and Chilbolton Down Farm, West Down, the Test River Valley, the farming and agricultural area outside the Settlement Boundary and the two business areas outside the Settlement Boundary Stonefield Park and Chilbolton Down Farm and Chilbolton Observatory
- Across the whole Parish there is a feeling of leafy and rural character and appearance and an unusually wide variety of flora and fauna which should be preserved, protected and enhanced to maintain the overall rural character of the Parish. Any development needs to be sympathetic to these important characteristics
- Chilbolton originally had 62 affordable houses in Branksome Close/Garston Mede and a further 10 at Eastman's Field, making 72 built during the 20th century. The Borough Council's housing stock Branksome Close/Garston Mede was transferred to Testway Housing in 2000 and later to Aster group, who

own the affordable housing remaining after right to buy sales. Aster now has 29 properties in the Village (22 in Branksome Close and 7 in Garston Mede). There are 5 tenancies with a preserved right to buy. Others may have the right to Acquire. The 10 affordable houses at Eastman's field are now owned by Sovereign and no right to buy applies. There are now 39 affordable houses in the Village

- The Parish Council have no say in the allocation and management of affordable housing, but any problems are usually referred to the PC in the first instance. For this reason, the Parish council will seek direct involvement in any new affordable housing and will prefer rented housing that cannot be sold as in the case of Eastman's Field
- TVBC Local Plan policy seeks to meet housing needs in the most sustainable locations within the Test Valley area: these are the towns and larger Villages with a range of services and transport links. As Chilbolton has very few facilities and limited public transport provision, the Village is not identified as a suitable location for strategic housing development in the Local Plan. Chilbolton is classified as a rural settlement within the Test Valley settlement hierarchy, where the principle of development is supported within the Settlement Boundary (which is defined in the Local Plan) MAP 9
- Large-scale growth across the Parish is not considered appropriate as borne out by the Housing Needs Survey and would be unsustainable given the rural nature of the Parish and infrastructure constraints and TVBC Policy stated above:
  - The clear view shown from the Housing Needs Survey indicates a requirement for smaller 1-3-bedroom homes

- o Given the existing housing stock this will mean the overall strategy should be one to rebalance the size of housing units to cater for a range of budgets and family size
- o The strategy should allow for incremental growth, based on smaller units and more affordable house types and encouragement of local employment
- o Small housing units (1-3 bedrooms) are necessary to create more affordable homes for first time buyers and to allow singles, couples and small families to downsize and remain in the parish and community. This is supported by census data and the Housing Needs Survey together with an analysis of existing housing in the Parish
- o The population moving into the 60+ bracket is rising, while the proportion of younger people is declining. All types of housing accommodation, ranging from apartments to smaller houses suitable for singles, couples, and small families should be encouraged and to cater for the needs of an ageing population. This should free up existing larger units for families to upsize or young families to move into the Village. However, smaller units are also needed for the younger population to buy or rent their first home

## Housing Scale and Mix

- To facilitate rebalancing of the housing stock, the CNDP will provide for some flexibility in the mix of any individual new development or alterations to existing dwellings but seeks to focus new projects on units of 1, 2 and 3-bedroom homes
- The supporting evidence to this is that in general the kinds of sites in the Parish which may be suitable for development in accordance with CNDP policies are not large, may be in or adjacent to the Conservation Area or constitute infill within the

Settlement Boundary. Any overdevelopment risks materially affecting the character of any one of these areas of the Parish

### Policy HD1: Housing Scale and Mix

- a) Number of homes built within Chilbolton over the 10 year plan period, should not exceed 20 homes, in line with the Housing Need Survey findings; and
- b) The mix of any individual development should only be 1-, 2- & 3-bedroom units, apartments, semi-detached, terraced or bungalow

Policy HD1 Supports Objectives HO01, HO02

## New Residential Development

- In accordance with the adopted Local Plan, the principle of development is supported within the Settlement Boundary within the Parish. However, the community survey and evidence base indicate there is a clear need for smaller houses (1-3 bedrooms). Policy HD1 therefore supports proposals within the Settlement Boundary which respond to this local need. To protect the supply of small properties into the future, planning conditions will be used to limit or remove relevant permitted development rights from new development. Outside the settlement boundary is treated as the countryside and there are strict controls over new housing in these locations

### Policy HD2: New Residential Development

Residential developments of a group of 5 or fewer dwellings will be supported within the Settlement Boundary subject to meeting the requirements of other policies in the Development Plan. Such development must respond to the local need for smaller properties and should consist of 3-bedroom dwellings or less

Policy HD2 Supports Objectives HO01, HO02, HO04

## Supporting independent living and sheltered housing

- Chilbolton has an ageing population and evidence from the community consultation shows there is a strong desire from older residents to remain living in the Plan Area. Suitable accommodation for those choosing to downsize (by choice or from necessity) is limited and not considered enough to meet the demands of our ageing population. This means that older people must either adapt their own home to reflect their changing needs, or new development must be built to avoid older people having to move away to dedicated or suitable accommodation elsewhere. TVBC Local Plan encourages the adoption of 'Lifetime Homes' Standard for all new homes. Local community feedback showed strong support for this approach and Policy HD6 ensures any new homes built to meet the needs of older residents are required to meet the space and accessibility requirements of the Building Regulations M4(2) which is the equivalent of the Lifetime Homes accessibility criteria

### Policy HD3: Supporting Independent living and sheltered housing

- a) The conversion and extension of existing dwellings, and other buildings, to support independent living for older or dependant members of the community will be supported provided that the scale and design of development are in keeping with the character of the location, and that the impact on the amenity of surrounding properties is acceptable
- b) Sheltered or purpose-built housing for the elderly, on a very limited scale, and with a preference for those with local connections (i.e. currently living in the Parish or with children/ closest living relative living in the Parish) will be viewed favourably

Policy HD3 Supports Objectives HO01, HO03, HO04, HO05

## Replacement and extension of existing dwellings

- Chilbolton has a limited stock of smaller properties. This CNDP seeks

to address this balance by supporting the development of new small dwellings and protecting against the loss of existing smaller properties. The extension of existing homes has been a regular feature of home ownership within the Parish, such that much of the smaller, and more affordable accommodation has been lost

- The purpose of this policy is to support families trying to meet the space requirements of a growing family, or to support those who wish to provide semi-independent accommodation for a close relative, whilst protecting against the unnecessary loss of smaller housing stock or the building/ conversion of large houses on sites that formerly contained two or more smaller homes
- Any development should support local facilities such as the Village shop and post office, pub, church, Village hall and playing fields
- Any development should enable local people to remain in the Parish

### Policy HD4: New development, replacement and extension of existing dwellings

Proposals for new dwellings, replacement dwellings and extensions or alterations to existing dwellings within the existing Settlement Boundary of Chilbolton Parish will be supported provided:

- a) The development respects the specific architectural character of the immediate local area including the built density and design of nearby existing property and accords with the design principles set out in this CNDP; and
- b) Any development within or immediately adjoining the Conservation Area rigorously respects the best aspects of the architectural character of the immediate area and does not detract from or cause harm to the character of the Conservation Area as a whole; and
- c) The development includes appropriate amenity space and on-site parking in accordance with the principles set out in this CNDP; and
- d) The development includes a landscaping and planting plan in accordance with the principles set out in this CNDP; and
- e) Can be supported by the capacity of the current or enhanced infrastructure (sewage, roads, etc.)

Policy HD4 Supports Objectives HO02, HO03, HO04

## Sub-division of residential gardens

- This policy recognises that proposals may come forward for new dwellings by sub division of existing residential plots and provides additional policy guidance to ensure that any such new development does not detract from local character and appearance. Part of the character of much existing residential development in Chilbolton is low-density development in spacious plots. Local consultations indicated that a degree of infilling was acceptable to the community, and this policy attempts to ensure that that preference is recognised whilst safeguarding affected residents and ensuring the local character is not adversely affected

### Policy HD5: Sub-division of Residential Gardens

Development proposals for new dwellings on sites that form part of an existing residential garden, or a group of gardens, must:

- a) conserve the character of the surrounding area in terms of form, height, layout and density of development;
- b) provide garden space, space around buildings and planting, particularly where these spaces and any trees lend to the character of the area;
- c) existing features such as trees, hedgerows of value and walls which are characteristic of the streetscape and local area must be retained or replaced with similar;
- d) provide amenity space, vehicular access and onsite parking, both for the new development and existing dwelling(s) on the site;
- e) ensure there is no significant adverse impact on the amenities of adjacent properties

Policy HD5 Supports Objectives HO01, HO02, HO03, HO04

## Design of New Development

- Considering that the Parish contains a Conservation Area, Sites of Special Scientific Interest (Test Valley SSSI; Chilbolton Common SSSI including the Cow Common; Brockley Warren SSSI located at Chilbolton Down Farm) with important landscapes and buildings,

the CNDP will support development that respects, conserves and enhances the locality

- There is strong community support for planning policies which will help new building/development maintain the “look and feel” of the Parish. Equally, the community is seeking development which meets local needs and the emphasis is on the provision of new smaller properties. This planning policy seeks to reinforce local character and distinctiveness by identifying the key design factors which applicants need to consider when framing their proposals and ensuring when required that applicants submit a Design and Access statement which explains how the proposals have been informed by, and respond to, the local context. Development should consider the Chilbolton Village Design Statement 2003
- The issue of suitability is important if the needs of the community are to be met. For example, development to meet the needs of young people should be affordable in a local context. In contrast, accommodation for older owner-occupiers wishing to downsize should meet their anticipated needs for properties which may include easier access throughout, room sizes that will allow space for treasured furniture and possessions, and manageable small gardens or shared community space. In this situation cost may be less of a priority than for the young as many older people have properties to sell
- Where development is permitted it should respect the rural character of the Parish and its traditional building characteristics
- Any changes to buildings or land should respect and seek to improve the setting of the Parish and preserve important public views from and within the Village and on approaches to the Village
- Where new development is permitted, enough space should be left for appropriate planting of flowers, trees and shrubs. New planting proposed as part of development proposals should favour native species and avoid the use of inappropriate planting which does not reflect the character of the local area. Mature hedges should be preserved where possible and the creation of new hedgerows should reflect the local character of the area
- Full consideration should be given to safeguard the setting of traditional buildings (especially Listed Buildings) and to protect and enhance the character of the Conservation Area and to protect the SSSIs to maintain the character of the landscape and the peaceful enjoyment of the Parish

- Doors and porches (including replacement items) should, wherever possible, be sympathetic to the design of the host building and utilise materials compatible with the style and design of the property concerned and its setting
- Non-domestic development should be in sympathy with the local building form and utilise traditional materials or be sensitively managed conversions. Non-domestic development should respect the nature of the locality
- The traditional character of Parish roads and lanes should be maintained.
- Any development should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation

## Policy HD6: Design of New Development

All development proposals must achieve a high standard of design, which responds positively to the context. Development proposals will be supported provided they:

- Complement the rural character of the area and traditional building styles, forms and materials; and
- All new dwellings must demonstrate, as a minimum, that they meet Building Regulations requirements M4 (2) for accessible and adaptable dwellings; and
- Provide appropriate garden or amenity space, and make appropriate provision for planting, comprising species which respond positively to the local area; and
- The amount of land used for garden or amenity space must be commensurate with the size and type of dwelling and the character of the area. It should be appropriate for play and/or recreation and have regard to topography, shadowing (from buildings and landscape features) and privacy; and
- Ensure the preservation of existing mature hedgerows, and where possible make provision for new hedgerows, utilising species which are typical of the locality; and
- Utilise external finishing materials, detailing and architectural features (including doors, windows and porches) which are high quality and sympathetic to the design and character of buildings in the locality (or existing building in the case of extensions or alternations); and
- Do not include provision for any new street lighting; and
- Limit the impact of light pollution from artificial light such as garden, security and safety lighting on local amenity, intrinsically dark landscapes and biodiversity; and
- Integrate car parking within attractive areas of soft and hard landscaping to minimise any negative impact on visual amenity, and ensure that car parking requirements both for residents and their visitors can be catered for on-plot; and
- Provide good sight lines and enough space for ingress and egress of vehicles to be able to enter and exit in a forward direction; and
- Where provided, storage space for bins and recycling, bicycles, gas and oil storage tanks should be well screened and conveniently located. The design and location of any such storage facilities should respond positively to the proposed development and the character of the locality; and
- Be of a scale or density which would complement and not have a detrimental impact on the character of the area; and
- Any structures associated with the exploration or extraction of oil or gas should not impact the surrounding rural landscape and views; and
- Tall structures should be avoided unless a landscape character assessment is carried out and appropriate mitigation measures are included to avoid the structure detracting from the rural views; and
- Includes means for charging electric vehicles

### **Within the Conservation Area all development proposals must:**

- be designed in context with their surroundings, including existing buildings, street pattern, open spaces, trees and other historic characteristic features; and
- use traditional materials such as chalk (cob), flint, brick or rendered walls with thatch, clay tile or slate roofs and traditional boundary features such as thatched or tiled topped Hampshire walls; and
- Any Extensions and additions will only be permitted if they are subservient in size and sympathetic in scale and character with the existing building and surroundings and fall within the existing curtilage; and
- no fences or walls above 1 metre height facing the highway will be permitted

## Parking within the Curtilage

- The narrow lanes within much of Chilbolton Village cannot accommodate additional on-road parking without risking a safety hazard to other road users, or hindrance to the passage, or free flow, of traffic. The limited amount of on-road parking within the Village contributes to its rural character, but on-road parking creates difficulties, in some areas and, for residents in those areas, the issue of parking is a very significant concern. Example: especially in Summer when the Chilbolton Common attracts many visitors
- Poor levels of public transport and the lack of facilities within the Parish mean that there is a high reliance on the car. Development proposals should address the need for a reduction in the reliance of the use of private vehicles wherever possible, but, in circumstances where this is not possible, appropriate on-site parking provision must be provided in the interests of safety and to protect the rural character of the plan Area.

- the fact that more than the normal level of car ownership is likely, and,
- incorporate appropriate sustainable drainage systems.

The following parking standards should be used:

| Dwelling size | Total spaces      |
|---------------|-------------------|
| 1-bed         | 2 spaces per unit |
| 2 and 3-bed   | 3 spaces per unit |
| 4+bed         | 4 spaces per unit |

Policy HD7 Supports Objectives HO01, HO02, HO03, CIO06

### Policy HD7: Parking within the Curtilage

- a) All new residential development including alterations and extensions which provide extra bedroom(s), must provide resident and visitor car parking spaces so as not to impact on parking provision. Development proposals that result in the loss of existing residential off-street car parking to levels less than those set out below, will be strongly resisted unless an equal amount of replacement off-street car parking is provided in a suitable location. In line with the NPPF, electric vehicle charging facilities should be encouraged
- b) Provision of parking must:
  - avoid additional on-road parking for residents and visitors, arising directly or indirectly from the development, which will lead to safety hazards or hinder the passage/free flow of traffic (including use by agricultural vehicles, horses or pedestrians);
  - not detract from the rural character of the area;
  - consider that the rural location, and the lack of public transport, will require facilities for visitor parking and reflect



## Outdoor Space

- Good quality outdoor space around homes provides informal recreation opportunities for young and old, contributes to the character and rural feel of the Plan Area, and offers opportunities to increase biodiversity and sustainable drainage. This policy further reinforces the desire to maintain the “rural feel” of the Parish, something which public consultation found was overwhelmingly supported by Parishioners. The policy applies to proposals for both new and extended dwellings. Community consultation also strongly supported the provision of appropriately sized gardens as part of any new development

### Policy HD8: Outdoor Space

- a) Development proposals for new housing and extensions should include high quality outdoor amenity space, appropriate to the nature of the development (i.e. either private gardens or a shared amenity area) and must contribute to the local character using appropriate materials and landscaping, providing native tree cover and improved biodiversity
- b) The amount of land used for garden or amenity space must be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and/or recreation) and quality having regard to topography, shadowing (from buildings and landscape features), and privacy

Policy HD8 Supports Objectives HO01, HO02, LE04, LE03, LE06

## 9

# Community Infrastructure & Wellbeing

## Overview

- Within the Village there are several clubs and groups operating in the community, mainly from the Village Hall. These include Brownies, Short Mat Bowls, the Women's Institute, Chilbolton Players, Pilates and Badminton. The hall also hosts regular events such as Movie Night and Coffee Mornings. The annual church fete is held in various large gardens and open spaces and the Chilfest music festival is held each year on the Memorial Playing Fields
- There are several other community facilities, the Village shop/tearoom, the Abbots Mitre pub, St. Mary The Less Church, Cow Common and West Down Nature Reserve
- From the public consultation completed in 2018 there are some concerns relating to community facilities, travel, road safety and accessibility, as set out below

## Community Facilities

- There is residents' support to maintain these existing facilities and for the provision of further facilities, particularly for the elderly and young and key objectives for the future are:
  - o To maintain the Memorial Playing Fields, which contains a football pitch, a basketball area and children's playground and also, to provide further outdoor multipurpose playing fields and outdoor gym equipment, with supporting facilities and parking

- o To maintain a vibrant community spirit by encouraging continued community support to retaining the Village Shop & tearoom, Post Office, the Village Hall, Village pub and Church

### Policy CI1: Protection of existing community facilities

- a) Proposals to enhance the viability and/or community value of these facilities will be supported providing that they accord with the other policies of the Development Plan
- b) Development that results in the loss of key community buildings or facilities that serve the community will only be supported where:
  - i. An assessment has been undertaken which shows the facility is surplus to requirements and there is clear evidence that the community has no need for that type of facility;
  - ii. It can be demonstrated that alternative facilities of equal or better quality will be provided in an equal or improved location;
  - iii. The development is for an alternative community facility, the need for which clearly outweighs the loss

Policy CI1 Supports Objectives CI001, CI002, CI003

- o To improve public and community bus services and provision of volunteer drivers (for example to access medical services) mainly for the elderly and those in need or without transport
- o To investigate the feasibility of providing either accommodation for medical services or mobile medical services
- o To investigate provision of community vehicle charging points



## Policy CI2: Provision of new Community Facilities

- a) The provision of new recreational or community facilities will be supported, provided that their design and scale are in keeping with the local character and that the impact on the residential amenity of surrounding residential properties is acceptable
- b) Public Charging Points for electric vehicles will be supported provided they are located and designed in accordance with other Policies in the CNDP

Policy CI2 Supports Objectives CI001, CI010, CI016, EO01

- Limited Broadband access and speeds, an issue identified in the Resident and Housing Surveys, has been largely addressed by both Virgin Media installing a new fibre cable network in Chilbolton and BT Openreach also investing in fibre cable improvements to its network during 2018)
- To investigate different ways of improving mobile network services to the Parish including options for siting facilities within the village to deliver this

## Policy CI3: Telecommunications

- Installation of Telecommunication Mast(s) will be supported provided any such mast(s):
- i. are sited so as not to conflict with other Policies in the CNDP
  - ii. have limited impact on visual amenity and views
  - iii. protect Chilbolton Observatory Safeguarding Requirements

Policy CI3 Supports Objectives CI0012

## Travel and Safety

- Whilst there is a 20-mph speed limit operating throughout the village, much of the road network has no pavement, especially the main routes through the village, which are Coley Lane, Village Street, Winchester Road and Winchester Street. In addition, roads are narrow in many places, making passing difficult particularly for large service vehicles. This presents risks to all road users especially pedestrians and cyclists
- From the 2018 public consultation, there is support for the Parish Council in its liaison with Hampshire County Council's Highway Department on maintenance and safety on the roads through:
  - o Identifying road improvements based on increased volumes of traffic from any future development
  - o Identifying measures to control speeding for those who ignore the speed restriction
  - o Maintaining vegetation/hedges to keep footpaths, pedestrian lanes and pavements, where they exist, open and clear to pedestrians
- There is a need to improve parking facilities particularly in summer for the many visitors to the River Test, Cow Common and walkers using the Test Way and West Down, as this poses real problems to the road network especially in the village centre

## Policy CI4: Travel and Safety

Development proposals that result in improvements to pedestrian, cycling and vehicular safety in the Parish will be supported

Policy CI4 Supports Objectives CI004, CI005, CI006, CI007, CI008, CI011, CI013, CI015

## Accessible Countryside

- The charm and character of Chilbolton is heavily influenced by its rural setting, framed by Cow Common and the River Test (both Sites of Special Scientific Interest) to the north and rising farmland and Chilbolton Down to the south and east. It is essential that this very attractive and varied landscape is retained and protected
- The chalk uplands mainly comprise of arable farmland, where grain production predominates. The flat valley floor, with its many areas of peat-based soil, supports meadows and a considerable amount of woodland and riparian scrub. The meadows provide rich grazing for horses and cattle
- Many footpaths and bridleways go through the Parish and across the surrounding countryside. The Test Way, a long-distance foot path starting in Southampton and terminating at Inkpen Beacon, enters Chilbolton from the south west, crosses West Down and passes over Purleygig Bridge and Longbridge on Cow Common on route to Wherwell. Chilbolton's oldest footpath, the Mark Way, dates from prehistoric times and follows closely one of the old drovers' routes, passing through Chilbolton and then on to Winchester. The network of footpaths in Chilbolton are carefully maintained, signposted and monitored, allowing families, residents and visitors alike, to experience the joys of this peaceful and beautiful part of Hampshire, as well as forming picturesque links with the neighbouring parishes of Wherwell, Barton Stacey, Crawley and Leckford
- The 2018 Parish Surveys requested the Parish Council and Open Spaces Working group to:
  - Investigate ways of improving litter collection, signage, frequency of clearing bins in the tourist areas and keeping the footpaths (and Village roads) clear of litter and dog waste
  - Improve the quality and maintenance of footpaths and develop cycle paths to Andover

### Policy CI5: Accessible Countryside

Development proposals that result in improved countryside access, enjoyment of the countryside and safe access to village facilities, through enhancements to the public footpath/cycle network, will be supported

Policy CI5 Supports Objectives CI004, CI005, CI013, CI015



# 10 Economy

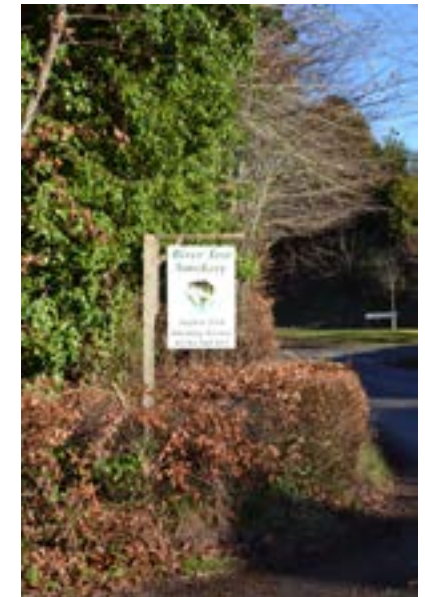
## Overview

There are two main business areas outside the Village Settlement Boundary – Stonefield Park and Chilbolton Down farm – as well as Hunts, the large John Deere distribution and maintenance centre, the HBS gas and oil distribution centre and the commercial stables in Martin’s Lane. The Chilbolton Observatory is also considered a business because it provides some employment. There are also several businesses within the Settlement Boundary, notably the Trout Smokery. The shop and pub are mentioned elsewhere.

## Business Areas

- The intention is to promote sustainable businesses and employment of local people. Small knowledge based and artisan type businesses, preferably employing local people, will be encouraged

- Improvements to existing business and scientific buildings and structures (but not housing) will be supported if they are in accordance with best practice, well insulated and are coloured to fit in with the landscape and provide adequate parking for employees and visitors on site
- Special attention is to be given to any hazardous or noxious substances (storage, use, etc.) and no effluent, smoke, gas or malodorous emission or excessive noise will be permitted. Noise, traffic and vehicle speeds should be kept to a minimum



## Policy EC1: Business Areas

Small-scale Development proposals within the Business Areas will be supported if they:

- a) Protect our countryside whilst promoting rural businesses and employment for local people
- b) Maintain the character of Stonefield Park and Chilbolton Down Farm
- c) Give preference to small knowledge based and artisan type businesses
- d) Support improvements to existing agricultural buildings

Policy EC1 Supports Objectives LE04, EO01, EO02

## Farming & Agricultural

- The intention is to protect our countryside whilst promoting sustainable agriculture and employment for local people
- The sustainability of Parish agriculture and farming has led to changes over the past decades and this process will continue as the predicted environmental warming occurs. This will mean a need to consider water usage, different types of crop and new techniques
- Improvements to existing agricultural buildings will be supported if they are in accordance with best practice, well insulated and are coloured to fit in with the landscape



## Policy EC2: Farming & Agriculture

Development proposals within the agricultural areas of the Parish will be supported provided they:

- a) Support farming, agriculture and employment for local people
- b) Improve agricultural buildings and they are designed in accordance with best practice, are well insulated and are coloured to fit in with the surrounding landscape

Policy EC2 Supports Objectives LE04, EO01, EO02

## Chilbolton Airfield Stonefield Park

- At the start of WW2, the Air Ministry requisitioned a huge tract of land south of the Village and build a large airfield on West Down that was then used for runways and various ancillary buildings
- The war saw the development of Chilbolton airfield initially used by the RAF as a fighter base before becoming USAF air station 404 and a base for elements of the 101st Airborne and departure point for Market Garden actions in Holland and later elements of the 17th Airborne for the Battle of the Bulge
- After WW2 the airfield became a base for the development and trials of jet aircraft by Vickers Supermarine for the Swift, which broke the sound barrier at Chilbolton, and the Folland Aircraft Gnat

- Both during and after the war much of the area was also used for gravel extraction. Then in the 1960s and 70s, the gravel pits were used by Andover Council and its successors for disposal of household rubbish. After the rubbish dumps closed, part of the area became a Hampshire County Council Countryside Site and nature reserve now named West Down that is leased to Chilbolton Parish Council for 99 years at a nominal rent

Part of the site with the old airport buildings became Stonefield Park (see Business Areas above) and the adjacent field is used as a microlight airfield. By the terms of an agreement there are no flights over the Village

**Policy EC3: Chilbolton Airfield Stonefield Park**

This Plan supports the continuation of recreational flying from the Stonefield airfield if the existing agreement that flights are prevented from flying over the Village is maintained

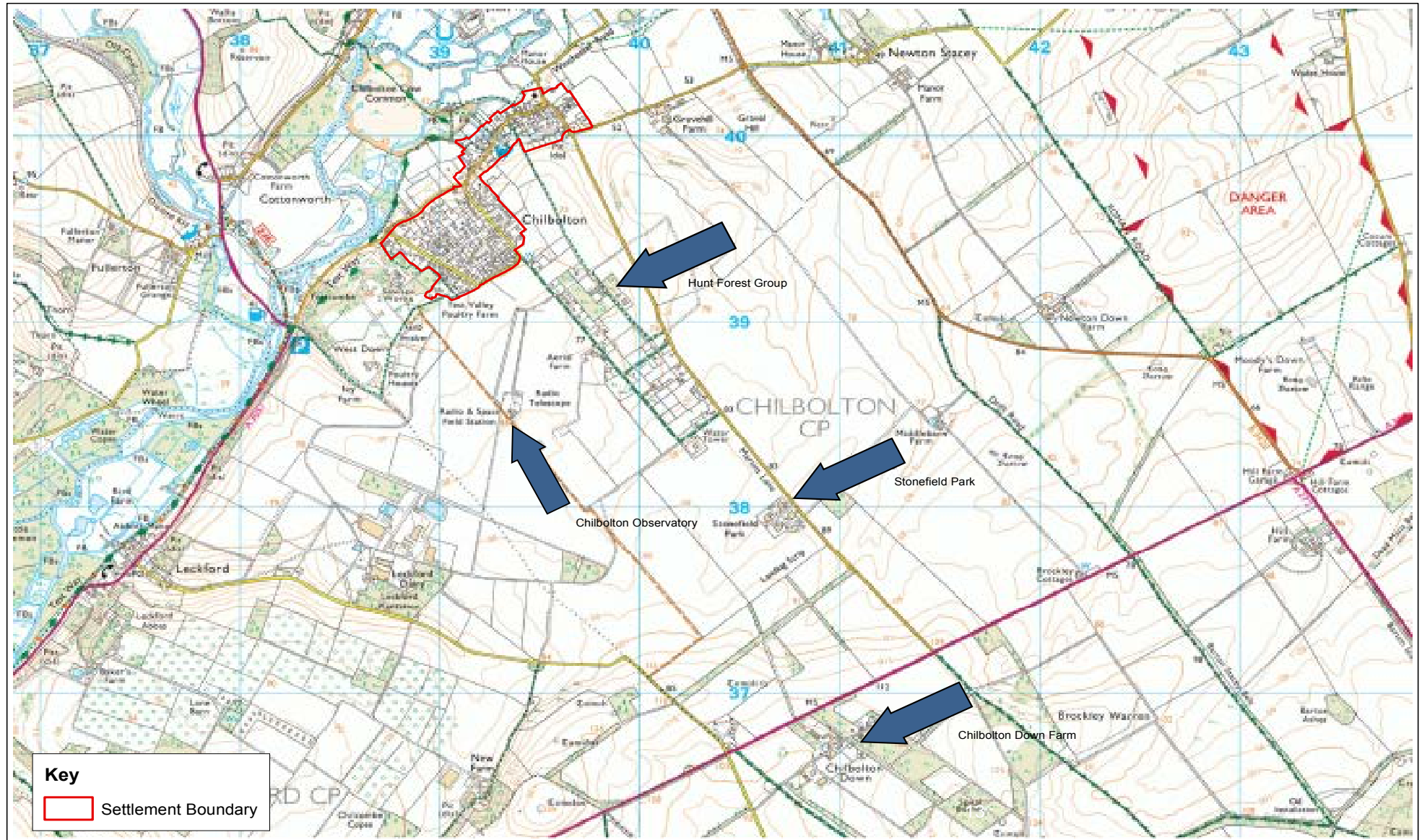
Policy EC3 Supports Objectives LE02, HE03, HE04, EO01



## Chilbolton Observatory

- Chilbolton Observatory provides facilities for research into atmospheric science, radio propagation and space monitoring on a 76-hectare site surrounded by arable land. It has a wide range of instruments for making meteorological measurements, performing radio and microwave propagation experiments and for tracking and communicating with satellites
- In the 1960s it was chosen to be the site of the pioneering 25m antenna due to its clear view of the horizon and its relative freedom from sources of radio interference
- Opened in 2010, LOFAR-UK is the 1st major radio telescope built in the UK for many decades and is a pan-European project to scan the depths of space using array antenna <https://stfc.ukri.org/research/astronomy-and-space-science/the-atacama-large-millimetre-array-alma/lofar-uk/>





MAP 12 Chilbolton Employment Sites



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chilbolton Parish Council licence number 100060948

## 11

# Community Projects and Aspirations

## Overview

The section below sets out the community action priorities which flow from the extensive public consultation which has been carried out in the preparation of the plan. These will be pursued by the parish council and local community groups alongside the CNDP. They are not policies but statements of intent.

## Environmental Issues

- To expand on the interest generated in environmental issues from the Parish survey and follow on meetings supporting Parish Council in following up on suggestions made by the parishioners:
  - Looking at group purchase schemes for utilities such as community bulk purchase scheme for oil and electricity within the parish
  - To undertake a more detailed review of potential renewable energy scheme(s) / grants
  - To investigate the use of solar panels on the shared Village services such as the Village hall
  - Look at options for increasing the recycling capability within the parish
  - Identify further sites for allotments or a land share scheme especially on any multiple developments within the settlement area
  - Encourage the reduction of water usage
  - Encourage the use of water butts, to reduce the amount of surface water going into the main drains, and to save water for garden use
- Encourage the sale of local foods and excess garden produce in Chilbolton Shop
- Encourage and support wildlife projects
- Significant trees that are not in the Conservation Area or not protected by Tree Protection Orders (TPOs) are to be identified and put forward to TVBC for TPO
- Brockley Warren SSSI is considered to be at risk and should be protected from further degradation. A management plan will be produced and approved for its management

## Flooding

- To support the Parish Council's Flood Advisory Group with its ongoing work with the Environment Agency, Hampshire County Council, Southern Water and any other interested parties to include:
  - Developing / reviewing and overseeing the Parish Emergency Plan Response to imminent flooding incidents
  - Maintaining records of groundwater levels in the Parish to inform trigger points for flood alerts
  - Progressing the recommended actions of the DEFRA-funded Pathfinder Project
  - Communicating with riparian owners about river course maintenance and weed-cutting responsibilities
  - Communicating with a range of stakeholders including local district and county councillors, and adjoining parish flood advisory teams

## Settlement Boundary (MAP 9)

The CNDP shows extensions to the Village Settlement Boundary that were included in the 2011-2029 Test Valley Local Plan. There is deep concern expressed by many respondents, who only became aware of the inclusion of portions of Test Valley Farm (TVF), in the Village Settlement Boundary on MAPS 3,8,9,11 & 12 during the consultation process on the Pre-Submission draft of the CNDP.

The Chilbolton Parish Council (CPC) is deeply concerned as to how this change occurred without the CPC being aware and has written to TVBC requesting details of when the change was made, the reasons for the change and the evidence to support this particular change and not other alternatives. The inference is that this change should be reversed immediately unless compelling evidence is obtained.

Should additional housing development land be required in the next CNDP, then the proper process for extending Settlement Boundaries should be followed including a call for suitable sites and a comparative analysis of the advantages and disadvantages of each available site. The CPC consider that particular weight should be given to any associated benefits for the Parish including affordable and downsize housing provision, improvements to community facilities, public open space, allotment and play area provision, vehicular, pedestrian and cycle access and other objectives as set out in this CNDP.

## Lighting

- To support a dark skies approach and supports the Parish Council in developing guidelines on usage of external / security lighting for residential and businesses within the parish.

## Highways

- To support the Parish Council in its liaison with the Hampshire County Council's Highway Department on maintenance and safety of the roads and the ancillary structures within the parish.
  - To support the Parish Council on road improvements based on increasing volumes of traffic from any future development
  - To support the Parish Council's initiatives in liaison with Hampshire Highways and the local police on control of speeding on parish roads
  - To support clearing of vegetation to keep footpaths and pavements open to pedestrians and e.g. mobility
  - Request the Parish Council to consider an "entrance" to the village at Coronation Green to include a pedestrian crossing, for Test Way walkers, a speeding restriction notice and a welcome to Chilbolton 20MPH or similar sign

## Mobile Communications

- To support improved mobile network coverage across the parish. This with the support for increased home working for which good mobile signal is necessary. The Plan does therefore support the PC initiative to review the options for siting facilities within the Village to deliver this. This could include:
  - looking at different forms of improving mobile service to the Parish;
  - Actively communicating with the stakeholders to ensure we are not forgotten
  - Investigating grants

## Parking

- To support the Parish Council investigating options to improve parking in the Parish. This should include facilities for tourism such as visitors to the Cow Common and walkers using the Test Way and West Down.



## Community Facilities

- To support additional facilities for the Parish and for the elderly and the young. This includes enhancements to the current Village Hall and its facilities including suitable seating
- To support maintaining a vibrant community spirit and ensuring continued community support to retain Chilbolton Shop (Village shop & tearoom), and the Village pub and church
- To support the provision of further outdoor facilities and the Parish Council is asked to investigate options for further outdoor multipurpose playing fields (with supporting facilities, adequate parking and pedestrian access), outdoor gym equipment, improving quality and maintenance of footpaths and developing cycle paths to Andover
- To request that the Parish Council / open spaces working group investigate improving litter collection within the parish, including but not exclusively signage, frequency of clearing bins in the tourist areas of the Village including Cow Common, and keeping the Village roads clear of litter and dog waste
- To consider the provision of community vehicle charging points.

## Community Transport

- To support initiatives to improve communication and availability of community transport and asks the Parish Council to set up a transport group to look at the feasibility of improving community transport through enhanced public and community bus services and volunteer drivers (for example to access medical services)
- To support initiatives for car share schemes using modern mobile technology to encourage car shares to and from Winchester and Andover railway stations, schools and other facilities

## Medical Services

- To support initiatives to improve access to healthcare and to investigate the feasibility of either providing accommodation for medical services or supporting mobile medical services should they become available

## Neighbourhood Plan Review

- This CNDP should be reviewed before 2029

# 12 Evidence Base

## Population & Demographic Data

Chilbolton Parish Profile prepared by TVBC with most data sourced from 2011 Census and population data sourced from Hampshire County Council 2016 Small Area Population Forecast

- Office of National Statistics - NOMIS Chilbolton Local Area Parish Report based upon 2011 Census Data population, providing employment and population details

## Introduction

- The National Planning Policy Framework (NPPF) and associated Practice Guide (NPPG) published 2018 and updated in 2019
- Development Plan Policies of Test Valley Borough Council and Hampshire County Council
- Hampshire Minerals and Waste Plan 2013
- Test Valley Revised Local Plan (2011-2029) as updated in January 2016
- Affordable Housing Supplementary Planning Document (SPD) March 2008

- Test Valley Access Plan Supplementary Planning Document September 2015
- Infrastructure and Developer Contributions Supplementary Planning Document (SPD) February 2009
- The TVBC Test Valley Landscape Character Assessment (LCA) adopted in 2019
- TVBC Green Infrastructure Strategy July 2014
- Chilbolton Village Design Statement Supplementary Planning Document (SPD) adopted by TVBC in 2003
- Chilbolton Conservation Area Character Appraisal – Test Valley BC- March 2009

## How the Community has been Involved

- Action Hampshire Housing Needs Survey Final Report April 2017
- Residents Parish Survey Report January 2018
- Survey of Businesses February 2018



## Neighbourhood Plan FAQs

As you will know Neighbourhood Plans were introduced by the Localism Act 2011 and can be prepared by parish and town councils, and neighbourhood forums. There are more than 800 parish councils in Southern Water's operational area.

It is our aim to engage in the preparation of Neighbourhood Plans and provide guidance to the communities preparing them so that water supply and wastewater infrastructure is considered as part of the process.

We prioritise our engagement based on the following criteria:

### 1. Does the Neighbourhood Plan allocate sites for future development?

If the Neighbourhood Plan indicates that only limited development will take place and it does not allocate sites for future development it is unlikely that it will have a significant impact on water supply and wastewater infrastructure.

We are unable to assess the impact of new development until the precise location and scale of development is defined. This would determine the likely point of connection to our infrastructure, and therefore the location where the new demand would arise.

### 2. If the Neighbourhood Plan allocates sites, is there a threshold for assessment?

Only individual development sites of 20 homes or more are likely to have an impact on the local water supply and wastewater infrastructure.

There could be cumulative effects if several sites are proposed, even if these are all below 20 homes. The extent of cumulative effects will depend on the overall level of development. This is considered under item 3 below.

### 3. What is the overall level of development proposed?

The effect of new development on water supply and wastewater infrastructure will be more significant the more homes are proposed. We prioritise Neighbourhood Plans in accordance with the level of development proposed.

### 4. Are any issues identified relating to water supply and/or wastewater services?

We will review draft Neighbourhood Plans and provide any clarifications that we consider are material in the context of the Neighbourhood Plan.

In taking forward the Neighbourhood Plan we would ask that you take account of the following considerations:

- Planning policies should seek to co-ordinate the rate of new development with provision of necessary infrastructure, including water supply and wastewater infrastructure. The policies should ensure that development does not progress ahead of the infrastructure required to serve it.

Page 2

- Planning policies that seek to protect Local Green Spaces (as defined in paragraph 76 of the National Planning Policy Framework) and other spaces (e.g. open spaces, recreation grounds, village greens, etc) should ensure that they are not overly restrictive so that essential water and wastewater infrastructure can be delivered if the benefit outweighs any harm.
- Planning policies should explicitly support proposals that come forward in order to deliver necessary water supply and wastewater infrastructure.

We hope the above information is helpful and look forward to the progress of your Neighbourhood Plan to submission, examination and local referendum.

## LOCAL GREEN SPACE JUSTIFICATION

| Description & Location                           | Proximity to Community  | Importance & Significance to Local Community  |   |   |                                 |   |
|--|---|---|---|---|---------------------------------|---|
|  |   | Historic Significance   | Beauty  | Recreational Value  | Tranquillity                    | Wildlife  |
| 1<br>Chilbolton Common<br>(including Cow Common) | Between Village & River Test                                    | Ancient Common Owned by Parish. Designated Landscape Character Area Upper Test Valley Floor LCA5C. The Test Way crosses Common and links Chilbolton with Wherwell | River Test runs through and alongside                   | Walking, Horse riding, swimming, picnics, outdoor recreation    | Quiet with no motorised traffic | Designated SSSI<br>Nature appreciation with many species of Fauna and Flora |
| 2<br>Coronation Green                            | Lookout over River Test & a rest place on Test Way              | Commemorates Coronation of Queen Elizabeth. Owned by Parish. Designated Landscape Character Area Upper Test Valley Floor LCA5C                                    | Outstanding view to West over Test River                | Walkers stop here to enjoy the view as they walk along Test Way | Quiet & tranquil                |   |
| 3<br>Stocks Green                                | Near entrance of Village from North. Opposite the Parish Church | Location of ancient village stocks and ancient green space. Owned by Parish Designated Landscape Character Area Upper Test Valley Floor LCA5C                     | Helps to create rural, green and open nature of Village |   |                                 |   |
| 4<br>Rectory Green                               | Adjacent rectory in village centre                              | Ancient green space. Owned by Parish Designated Landscape Character Area Upper Test Valley Floor LCA5C  | Helps to create rural nature of Village                 |   |                                 |   |
| 5<br>Pond Green                                  | Located in village centre                                       | Ancient green space. Owned by Parish Designated Landscape Character Area Upper Test Valley Floor LCA5C  | Helps to create rural nature of Village                 |   |                                 |   |

## LOCAL GREEN SPACE JUSTIFICATION

| Description & Location   | Proximity to Community                     | Importance & Significance to Local Community  |   |  |  |   |
|--|--|---|---|--|--|---|
|  |  | Historic Significance   | Beauty  | Recreational Value   | Tranquillity   | Wildlife  |
| 6<br>Grindstone Green  | Located in Village centre                  | Site of communal Village grindstone (extant). Owned by Parish and Designated Landscape Character Area Upper Test Valley Floor LCA5C | Helps to create rural nature of Village               |  |  |   |
| 7<br>West Down   | Adjoins Village to South West              | Ancient Downland leased by Parish from Hampshire CC. Designated Landscape Character area Chilbolton Downs LCA10D                    | Under careful management to ensure return to downland | Walking, Horse riding, picnics, outdoor recreation. Test Way crosses this Down | Quiet & tranquil. Used for grazing cattle in Summer months | Nature Reserve that includes a Biodiversity Priority habitat. Many species of Fauna and Flora |
| 8<br>Allotments  | West of Martin's Lane and Gravel Hill Road | Village Allotments for over 50 years Designated Landscape Character Area Upper Test Valley Floor LCA5C                              | Helps to create rural nature of Village               | Many villagers rent these allotments for vegetable production                  | Quiet & tranquil   |   |
| 9<br>Frog Lane including parking area at junction with Village St. | Adjacent rectory in village centre         | Part of Highways reserve. Created as open green space and for sight lines   |   |  |  |   |
| 10<br>Church Yard  | Located Adjacent Church in Village centre  | Ancient Churchyard. Designated Landscape Character Area Upper Test Valley Floor LCA5C   |   |  | Quiet & tranquil   |   |

## LOCAL GREEN SPACE JUSTIFICATION

| Description & Location  | Proximity to Community   | Importance & Significance to Local Community   |   |  |  |                                    |
|---|--|--|---|--|--|------------------------------------|
|   |  | Historic Significance  | Beauty  | Recreational Value   | Tranquillity   | Wildlife                           |
| 11<br>Open Area,<br>River View Close<br>& Coley Lane  | Located at<br>entrance to River<br>View Close                    | Part of Highways<br>reserve. Created as<br>open green space and for<br>sight lines as part<br>of River View Close<br>planning permission                                       |   |  |  |                                    |
| 12<br>Open space off<br>Branksome Ave at<br>entry to Test Rise<br>and those within its<br>curtilage |  | Part of Highways<br>reserve. Created as<br>open green space and<br>for sight lines as part<br>of Test Rise planning<br>permission  |   |  | Quiet & tranquil.  |                                    |
| 13<br>War Memorial<br>Playing Fields  | North West of<br>Village. Adjacent<br>to Common                  | Purchased by<br>community in memory of<br>WW1 and WW2 Villagers<br>Lost in combat. Owned by<br>Parish. Designated Landscape<br>Character Area Upper Test<br>Valley Floor LCA5C |   | Centre for team<br>sports, Village<br>functions and<br>children's play<br>area | Quiet & tranquil   |                                    |
| 14<br>Fields looking East<br>from Cow Common<br>towards the Manor<br>House on<br>Winchester Road    | On Test Valley<br>Floor between<br>Cow Common<br>and Manor House | Designated Landscape<br>Character Area Upper<br>Test Valley Floor<br>LCA5C   | Helps to create<br>rural nature<br>of Village | Outstanding views<br>and walks   | Quiet & tranquil<br>Used for grazing<br>cattle in the summer<br>months | Many species of<br>flora and fauna |
| 15<br>The land surrounding<br>the Old School<br>House towards<br>the Rectory                        | Located to North<br>of Old Rectory<br>opposite Church            |  | Helps to create<br>rural nature<br>of Village |  | Quiet & tranquil   |                                    |

# 13

## Glossary

**Chilbolton Parish and Chilbolton:** Refer to the whole Parish of Chilbolton as shown in the Designated area MAP 2 on Page 4.

**Village:** Means the Village of Chilbolton within the Settlement Boundary.

**Community Infrastructure Levy (CIL):** Is a levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure which the Council has identified as being required.

**S106:** Under S106 of the Town and Country Planning Act 1990, as amended, contributions can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place. This funding is commonly known as 'Section 106'.

**Development Plan:** The Development Plan comprises the Test Valley Revised Local Plan; the Minerals and Waste Plans produced jointly by Hampshire County Council, Portsmouth and Southampton City Councils and the New Forest and South Downs National Park Authorities and this Neighbourhood Development Plan, once it has passed Referendum.

**Evidence Base:** The Neighbourhood Development Plan should be based on evidence of participation and research. It should be as up to date as possible.

**Local Green Space:** A designation introduced by the NPPF (para.76). The NPPF states that the designation should only be used: where the green space is in reasonably close proximity to the community it serves, where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife, and where the green area concerned is local in character and is not an extensive tract of land.

**Local Plan:** The Test Valley Revised Local Plan sets out the long-term spatial vision for the local planning authority area and the spatial objectives and

strategic policies to deliver that vision through development management policies and strategic site allocations.

**Neighbourhood Development Plan (NDP):** Through the Localism Act parish councils can influence planning decisions in their area and can propose land for development if they are in line with the development plan.

**National Planning Policy Framework (NPPF):** The NPPF sets out national planning guidance for the plan making and decision taking. The NPPF was published in March 2012 and revised in 2018.

**Settlement Boundary:** A spatial planning tool used to direct development into settlements and restrict it in the wider countryside, by mapping a boundary between the two

### Pre-submission Plan and Consultation

#### The Regulation 14 consultation

Neighbourhood planning regulations (Regulation 14) require the draft neighbourhood plan proposal to be the subject of a pre-submission consultation before it is submitted to the local authority for independent examination. The consultation should last at least 6 weeks and is conducted by the Parish Council (CNDP Working Group) who have to consult with local people, local businesses and local Parishes. The consultation period is 6 weeks.

### Submission Plan

#### The Regulation 16 consultation

The draft neighbourhood plan proposal must be submitted to the local planning authority who check that the neighbourhood area has been designated and the legal requirements for consultation and publicity having been followed. The local authority is then responsible for publicising the plan, arranging for Regulation 16 consultation that is open for 6 weeks with the designated authorities and thereafter the independent examination and arranging for the referendum to take place. The publicity gives people an opportunity to make representations that will be passed to the independent examiner.

# Notes

Left blank for notes



