

Submission draft



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All photographs have been taken by John Baxter and Rob Hall who have granted permission to use them in the NDP.

1. SETTING THE SCENE

Introduction

- 1.1 New planning powers were given to local communities by the Localism Act 2011. These include the ability to prepare Neighbourhood Development Plans as part of the statutory planning framework governing the development and use of land in the area. When planning applications are made, they must be decided in accordance with this framework unless there are overriding circumstances to the contrary.
- 1.2 Upper Clatford Parish Council has decided to prepare a Neighbourhood Development Plan (NDP) to make use of these planning powers and help ensure that decisions on future development are guided locally.

Format of the Neighbourhood Development Plan

- 1.3 The NDP begins by giving a thumbnail sketch of the main features of the Neighbourhood Area (chapter 2).
- 1.4 The NDP's vision for the Neighbourhood Area in 2029 is set out in chapter 3, together with more detailed objectives. In line with national and Borough-wide planning policies, the NDP seeks to contribute to sustainable development by addressing social, environmental and economic matters together. Chapter 4 sets out an overarching policy to guide the sustainable development of the Neighbourhood Area.
- 1.5 The NDP then details policies on the development and use of land, grouped around the themes of community (chapter 5); economy (chapter 6); and the built and natural environments (chapters 7 and 8). A concluding chapter explains how the NDP will be delivered, and includes a set of Community Actions to capture aspirations on non-land use matters.
- 1.6 The NDP has been prepared using evidence gathered from a range of sources. Much information has been taken from reports and other documentation prepared by Test Valley Borough Council, particularly that underpinning the Revised Local Plan 2011-2029. This has been supplemented by local sources. Surveys of residents and businesses were undertaken in 2018. Evidence Statements for each of the proposed planning policies draw together existing information and supplement this where necessary. Each planning policy sets out the relevant supporting information. The overall evidence base for the NDP is set out in Appendix A. Reports of the surveys undertaken, community events and the Evidence Statements can be found on the Parish Council website.¹

¹ <https://www.upperclatford.com/community/upper-clatford-15048/neighbourhood-development/>

National and local planning policy context

1.7 Biodiversity loss, climate change and environmental risks to public health are issues of accelerating public concern, both across the UK and within the Parish. In the face of this growing concern, the UK Government has responded with the 25 Year Environment Plan. Action has already been taken to address climate change by setting a target to reach net zero emissions by 2050, leading the way amongst major economies. The targets within the Environment Plan fall within the themes of:

- Clean air.
- Clean and plentiful water.
- Thriving plants and wildlife.
- Reducing the risks of harm from environmental hazards.
- Using resources from nature more sustainably and efficiently.
- Enhancing beauty, heritage and engagement with the natural environment.
- Mitigating and adapting to climate change especially flood risk.
- Minimising waste.
- Managing exposure to chemicals.
- Enhancing biosecurity.

1.8 In particular, the targets which fall in line with the Vision, objectives and policies of the NDP include:

- restoring 75% of England's one million hectares of terrestrial and freshwater protected sites to favourable condition, securing their wildlife value for the long term.
- creating or restoring 500,000 hectares of wildlife-rich habitat outside the protected site network, focusing on priority habitats as part of a wider set of land management changes providing extensive benefits.
- taking action to recover threatened, iconic or economically important species of animals, plants and fungi, and where possible to prevent human induced extinction or loss of known threatened species in England and the Overseas Territories.
- increasing woodland in England in line with an aspiration of 12% cover by 2060: this would involve planting 180,000 hectares by end of 2042.
- safeguarding and enhancing the beauty of natural scenery and improving its environmental value while being sensitive to considerations of its heritage.
- making sure that there are high quality, accessible, natural spaces close to where people live and work, particularly in urban areas, and encouraging more people to spend time in them to benefit their health and wellbeing.
- making sure that decisions on land use, including development, reflect the probability and frequency of future flood risk.

1.9 The Environment Bill is one of the key vehicles for delivering the bold vision set out in the Environment Plan, which calls for a step-change in environmental protection and recovery policy. The Environment Bill helps to manage the impact of human activity on the environment, creating a more sustainable and resilient economy, and enhancing well-being and quality of life.

It will engage and empower citizens, local government and businesses to deliver environmental outcomes and create a positive legacy for future generations. The NDP represents an opportunity for this empowerment of parishioners to ensure that their local environment is managed in a way that they see as positive and which preserves aspects of the local environment that are ecologically and socially valuable.

- 1.10 Alongside the reintroduction of the Environment Bill will be the Agriculture Bill. This will transition current Common Agricultural Policy to a system based on ‘public money for public goods’. Schemes will offer payments for tangible environmental improvements including improved soil, air and water quality, increased biodiversity, climate change adaptation and mitigation, and reduced risk from hazards such as flooding and drought. Payments will also be offered for other green gains, such as improving public understanding of the environment, opportunities to engage with the countryside and protecting plant health.
- 1.11 The NDP also needs to be read alongside existing national and Borough planning policies which apply in the Neighbourhood Area.
- 1.12 National planning policy is set out in the National Planning Policy Framework (NPPF). The NPPF promotes the achievement of sustainable development by acknowledging interdependent and overarching economic, social and environmental objectives for the planning system. Planning Practice Guidance gives more detailed advice as to how national policy is to be implemented.
- 1.13 The Test Valley Borough Revised Local Plan 2011-2029 (the Local Plan) was adopted in January 2016. It sets out strategic and other planning policies for the development of the Borough over this period. The NDP has been written to complement and add local detail to the Local Plan policies, rather than duplicate them. Where topics covered in the Local Plan are referred to, this is to ensure that the NDP can be read as a whole as a coherent and locally relevant document and to respond to matters of concern to residents.
- 1.14 The Local Plan designates Upper Clatford/Anna Valley as a Rural Village for the purposes of the settlement hierarchy.² It identifies a settlement boundary for Upper Clatford/Anna Valley, within which development and redevelopment will be acceptable in principle. This is expected to be through small-scale proposals including windfalls,³ replacement dwellings and the re-use of buildings. There are no proposals in the Local Plan to allocate land for development in the designated rural villages. Land outside the settlement boundary is classed as countryside for the purposes of planning policy.
- 1.15 The Local Plan also defines a Local Gap between Andover and Upper Clatford/Anna Valley in order to maintain the distinct character and sense of place of these communities.⁴ The Local Gap is mostly countryside although a small part lies within the Upper Clatford/Anna Valley

² Local Plan, policy COM2 and Table 7, Settlement Hierarchy.

³ Defined in the NPPF as sites not specifically identified in the development plan.

⁴ Ibid, policy E3.

settlement boundary. Further reference is made to these and other relevant Local Plan policies in the text of the NDP.

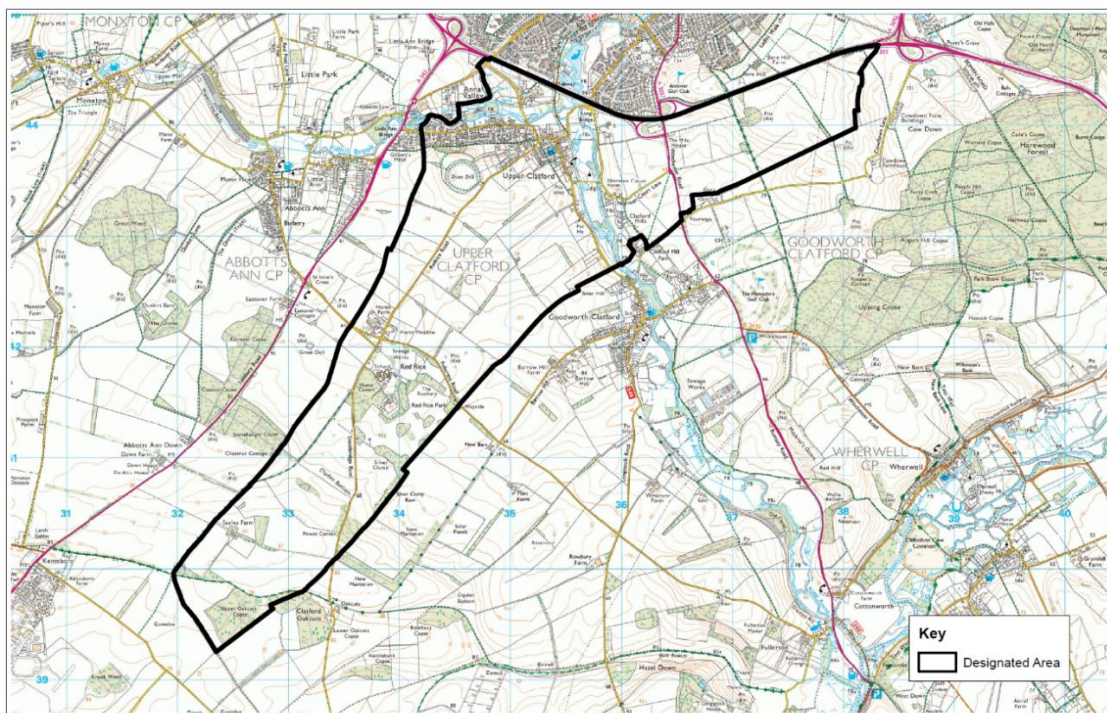
- 1.16 The Borough Council have embarked on a review of the Local Plan, to cover the period up to 2036. An Issues and Options consultation was held in 2018. At the time of writing no draft planning policies are available.
- 1.17 In preparing the NDP, consideration has been given to the need for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). The Borough Council has concluded in a screening opinion that the NDP will not be likely to have significant environmental effects, including on European designations, and that on this basis SEA and HRA are not required.
- 1.18 The Upper Clatford Neighbourhood Development Plan covers the period 2019 to 2029.



All Saints Church, Upper Clatford

2. UPPER CLATFORD NEIGHBOURHOOD AREA

- 2.1 This chapter describes the Neighbourhood Area in terms of the social, economic and environmental aspects which contribute to sustainability and to a sense of place.
- 2.2 The Neighbourhood Area was originally designated in August 2018 (it was re-designated in September 2019 pursuant to an amendment to the parish boundary). It covers the whole parish of Upper Clatford which lies to the south of Andover and the A303 (Plan 1). The qualifying body is Upper Clatford Parish Council.
- 2.3 The population of the Neighbourhood Area was 1586 in 2019 (2017 estimate). This is expected to decrease to 1561 by 2024. In this period, the number of young and middle-aged adults is forecast to fall by 7%, whilst those aged 65 and over will increase by a similar proportion.
- 2.4 There are 643 households, an average household size of 2.5 persons per household. Most dwellings are owner-occupied, with 75.7% being owned outright or with a mortgage or loan (this is higher than the equivalent figure for Test Valley Borough which stands at 70.4%). A further 12.8% are privately rented, similar to the Test Valley figure of 12.9%, and 9.0% are social rented (Test Valley 14.4%).
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Plan 1: Upper Clatford Designated Neighbourhood Area

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- 2.5 Reflecting the emphasis on owner-occupation, there is a preponderance of higher value property. Council Tax bands F to H account for 24.9% of dwellings (Test Valley 17.1%) whilst only 11.7% of property is within the lowest value bands A and B (Test Valley 22.2%).
- 2.6 The principal settlements are the adjoining villages of Upper Clatford and Anna Valley. They are both linear in form and are situated between the A343 and the River Anton, its tributary the Pillhill Brook and associated water meadows. Historic bridging points of these watercourses enable access by road and footpath across the intervening countryside of the Local Gap under the A303 into Andover. Part of Anna Valley is outside the Neighbourhood Area.
- 2.7 Upper Clatford is bounded by the River Anton to the east, the Pillhill Brook to the north and rising farmland to the south. The historic linear form, represented by the Village Street, has been consolidated by more recent development in depth. Modern housing extends up the valley side along Red Rice Road. To the south and on the east bank of the River Anton lies Norman Court, a complex of farm buildings.
- 2.8 Anna Valley's history is associated with the Waterloo Ironworks, established by Robert and William Tasker in 1813 to take advantage of the waterpower provided by the Pillhill Brook and a supply of coal and iron ore via the Andover Canal. Terraced housing was built along Foundry Road to help accommodate the workforce. The Ironworks closed in 1984 and the site has been re-developed for housing. Anna Valley was also important for the growing of watercress; the beds constructed for this purpose either side of Balksbury Hill have been de-commissioned and infilled, but the remaining operational beds can still be seen north of Foundry Road, where they help to define the edge of the settlement.
- 2.9 Red Rice is a much smaller hamlet grouped around a crossroads in the south of the Neighbourhood Area. It includes Farleigh School, a co-educational preparatory day and boarding school which educates around 430 children. It is the largest employer in the Neighbourhood Area.
- 2.10 Facilities and services are concentrated in the principal settlements. Upper Clatford and Anna Valley have a village hall, church, farm shop, and the Crook and Shears public house. There are a wide range of community groups. There are several community open spaces: Balksbury Bridge playing field and the village green, both in the centre of the village; the Sports Field, between Upper Clatford and Goodworth Clatford; and the Anna Valley playground. The Andover Lawn Tennis Club is situated north of the Pillhill Brook at Era Park. Anna Valley and the Clatfords are served by bus services providing connections to Andover, Stockbridge, The Wallops and Winchester.
- 2.11 The prevailing land use is agriculture, principally arable, with most of the farmland rated as grade 3 (good to moderate). As well as Farleigh School, local employment is provided by farm-based enterprises, local services and other small businesses including home-working, together with the Era and Balksbury Business Parks in the north. Nearby Andover provides a wide range of job opportunities.

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- 2.12 The landscape is important in defining local character and distinctiveness. The north of the Neighbourhood Area is predominantly chalk downland, a large-scale arable landscape with infrequent tree planting and fragmented hedgerows adding to the open character. The downland is bisected by the River Anton and the Pillhill Brook. These watercourses flow through an intimate and pastoral landscape composed of water meadows, woodland and valley floor pasture. In the south of the Neighbourhood Area, the downland landscape becomes more wooded and hedged, with examples of both plantation and estate woodland (Red Rice, Farleigh School) and ancient and semi-natural woodland (Upper Oakcuts Copse).
- 2.13 There are many areas of habitat within the Neighbourhood Area which are important in terms of biodiversity. This includes the woodland and floodplain grazing marsh associated with the river valleys; woodpasture and parkland at Red Rice; and the ancient and semi-natural woodland in the south at Upper Oakcuts Copse. These and other habitats are recorded on the Priority Habitats Inventory.⁵ There are six locally-designated Sites of Importance for Nature Conservation, comprising the River Anton; adjacent meadow and aquatic habitats, and Upper Oakcut Copse/Clatford Oakcuts. The River Anton and associated habitats support a wide variety of plants and invertebrates together with water vole, white-clawed crayfish and otter.
- 2.14 The Neighbourhood Area has a range of heritage assets. There are two Scheduled Ancient Monuments at Bury Hill camp and Balksbury hill camp, a Conservation Area at Upper Clatford, and 33 listed buildings of which 28 are in the Upper Clatford Conservation Area. These include a bridge over the River Anton made by the local firm of Taskers at the Waterloo Ironworks and a K6 telephone kiosk, as well as other listed dwellings, buildings and structures. All are grade II except for the grade II* listed All Saints Church. There are also 33 buildings of local interest.

Key issues

- 2.15 The NDP seeks to address a range of land use and development issues in working towards delivering the sustainable development of the Neighbourhood Area. These have been identified through work on the NDP including the Questionnaire Survey. From consultation feedback, the priority community issue is the continued protection of the countryside between Andover and Anna Valley/Upper Clatford from intrusive or harmful development. The issues are listed below in the order in which they are tackled in the NDP.
- The needs of the community for social, recreational and other services and facilities.
 - The need to ensure that new housing is of a suitable type and size to meet community requirements.
 - That new development for economic purposes should be balanced with potential impacts including on the environment and amenity.
 - That the implications of renewable energy projects such as solar farms should be comprehensively addressed, taking account of cumulative as well as individual impacts.

⁵ The Priority Habitat Inventory is maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006. This requires the Secretary of State to publish a list of living organisms and types of habitat which are of principal importance for the purpose of conserving biodiversity.

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- The design of new development and the extent to which it reflects and enhances local character.
 - Preserving or enhancing the character or appearance of the Upper Clatford Conservation Area.
 - The need to protect the distinctive landscape character and associated views of the Neighbourhood Area for future generations to enjoy.
 - The need to protect the countryside between Andover and Anna Valley/Upper Clatford (the Local Gap) so as to maintain a sense of place and the distinct rural character of these village communities; and to recognise the multiple and synergistic landscape, recreational, historic and biodiversity benefits provided by land within the Local Gap.
 - That Local Green Spaces of importance to the community should be identified.
 - That Sites of Importance for Nature Conservation should be protected.



Upper Clatford Village Hall

3. VISION AND OBJECTIVES

3.1 This chapter defines a vision and objectives for the NDP to provide a basis for the planning policies which follow in later chapters.

Vision

3.2 The NDP aims to deliver the following Vision by 2029, in combination with national planning policies and the policies of the Local Plan:

In 2029, residents of Anna Valley, Red Rice and Upper Clatford will enjoy an excellent quality of life in three visually attractive, distinctive and independent settlements set in unspoilt, tranquil and accessible countryside, where:

- **Decisions on future development are locally influenced and informed.**
- **Coalescence with Andover or other neighbouring settlements has been avoided and that the Local Gap, village extent and current settlement boundary have been maintained and continue to be protected through consistent planning decisions.**
- **Future development is sited and planned in sympathy with the character of surrounding houses, areas and landscape.**
- **Heritage assets such as listed buildings, scheduled ancient monuments and the Upper Clatford Conservation Area are preserved.**
- **Wildlife habitats and ecological corridors are protected and enhanced.**
- **Community services and facilities are supported and well-used.**
- **Formal and informal recreational spaces and access to the countryside are protected and extended where appropriate.**

Objectives

3.3 Objectives for the community

- **To protect, retain and improve community services and facilities** including open space and land and buildings used for sport and recreation, to support health and well-being.
- **To help meet housing requirements** by encouraging a mix of type and size of properties in line with community needs.

3.4 Objectives for the economy

- **To support the local economy** by enabling employment development which is in scale and in keeping with the character of the Neighbourhood Area and is appropriate to its location and setting.
- **To provide a locally-relevant planning policy framework** for the assessment of proposals for the provision of renewable and low carbon energy.

3.5 Objectives for the built environment

- **To maintain and enhance the built environment by** ensuring that new development is of a high quality of design.
- **To ensure that the special interest, character and appearance of the Upper Clatford Conservation Area** is protected and enhanced.
- **To protect and maintain the current settlement boundary** for Upper Clatford/Anna Valley.

3.6 Objectives for the natural environment

- To protect, conserve and enhance the **distinctive landscape character**.
- **To protect important views** of the landscape and the settlements within it.
- **To assist in maintaining the sense of place and local distinctiveness provided by the Andover – Anna Valley/Upper Clatford Local Gap** by specifying planning criteria for component areas within it.
- **To identify and protect Local Green Spaces** of particular importance to the local community and ecosystem services (flood protection in the River Test catchment).
- To recognise the contribution of **designated and proposed Sites of Importance for Nature Conservation** to the maintenance of biodiversity and a coherent network of sites and habitats, and to achieving a net gain in biodiversity over the plan period.

3.7 Objectives for delivery of the NDP

- **To identify those matters which fall outside the formal development and land-use scope** of the NDP, such as traffic and transport, as Community Actions for further consideration and action by Upper Clatford Parish Council working in partnership with others.

4. SUSTAINABLE DEVELOPMENT

Policy UC1 Sustainable development

Development proposals which contribute to the sustainable development of the Upper Clatford Neighbourhood Area will be supported. In making this assessment, the following objectives will be sought and balanced, as relevant to the proposal:

1. Retaining and enhancing social and community infrastructure, and promoting and enabling new provision, to meet a range of needs and promote quality of life;
2. Supporting new and expanded employment opportunities which are compatible and in scale with the rural nature of the area; and
3. Taking all opportunities to conserve and enhance the built, historic and natural environments.

The reason for this policy

- 4.1 National and local planning policies place the achievement of sustainable development at the heart of the planning system. Sustainable development aims to meet the needs of the present without compromising the ability of future generations to meet their own needs.⁶ To do this, the planning system has three overarching and interdependent objectives - economic, social and environmental – which are to be pursued in mutually supportive ways.
- 4.2 The Upper Clatford NDP seeks to play an active role in guiding development towards a sustainable solution. It does this by setting out the character of the area, identifying needs and opportunities, and providing appropriate land-use planning policies to manage change.
- 4.3 Some development proposals may entail a mix of gains and losses when assessed against policy UC1. Planning decisions will need to balance such variable impacts against each other in considering how individual projects contribute to sustainability, considering the character, needs and opportunities of the Neighbourhood Area. In reaching that balance, full regard will be given to the provisions of the Local Plan, particularly in respect of the Anna Valley/Upper Clatford settlement boundary and the defined Local Gap between these settlements and Andover.

The evidence for this policy

- 4.4 Supporting evidence for this policy can be found in:
- NPPF chapter 2 Achieving sustainable development
 - Local Plan chapter 4 Delivering sustainable development, including policy SD1.

⁶ NPPF paragraph 7; Resolution 42/187 of the United Nations General Assembly.

5. COMMUNITY

Community services, facilities and recreation

Policy UC2 Community services, facilities and recreation

Community services and facilities

Development involving the loss of services such as:

- Crook and Shears public house
- Greenfield Farm Shop

shown on Plan 2 will only be supported where it has been demonstrated that the current use is no longer or cannot be made commercially viable, or the building is no longer suitable, or it is no longer needed. Proposals for community-led provision of services will be supported.

Development involving the loss of facilities such as those provided at:

- All Saints' Church
- Upper Clatford Village Hall (King Edward VII Memorial Hall)

shown on Plan 2 will only be supported where it has been demonstrated that there is no longer a need for the facility for the existing or another community use, or that the building is no longer suitable. Proposals for the enhancement of community facilities and for new provision will be supported.

Recreational land and buildings

Development resulting in the loss of open space, sport and recreational land and buildings such as those provided at:

- Anna Valley playing field and play area
- Balsbury Bridge playing field
- Village Green
- Sports Field

shown on Plan 3 will only be supported if:

1. It has been demonstrated the facility is surplus to requirements, taking into account the full range of community needs for leisure and recreation, or
2. The loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, taking into account accessibility by foot, cycle and public transport; or
3. The development is for alternative sports or recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

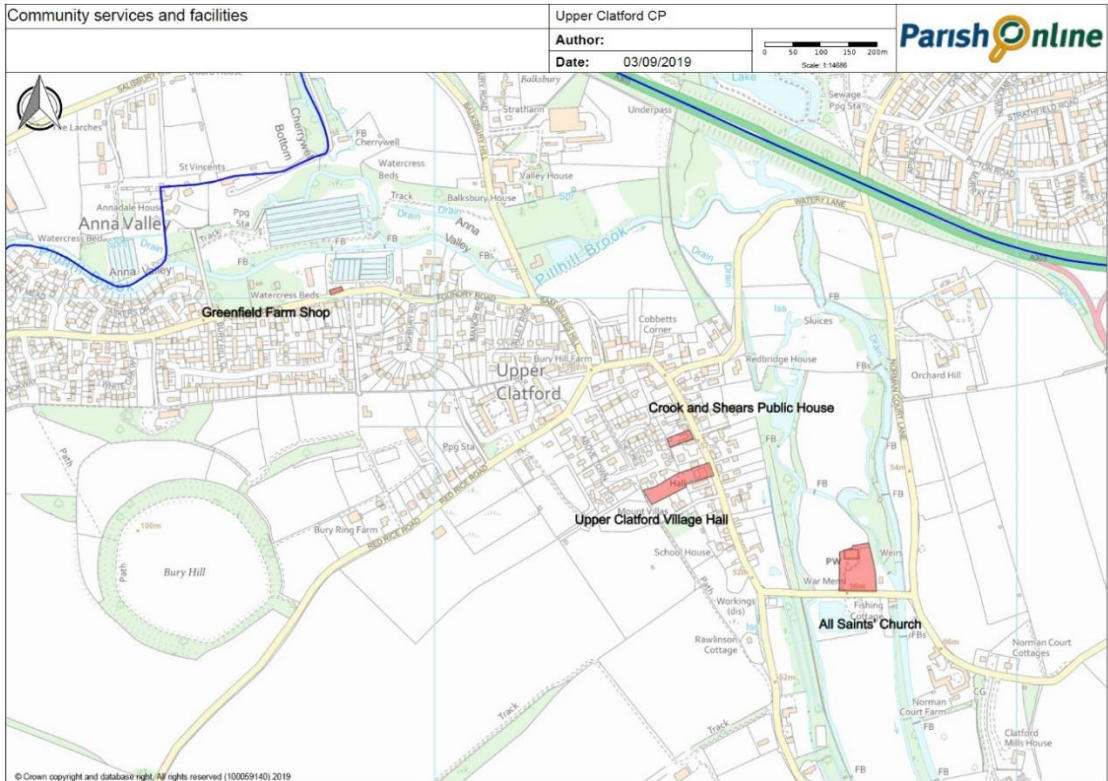
The reason for this policy

- 5.1 This policy guards against the unnecessary loss of valued services and facilities, particularly those which would reduce the ability of residents to meet their day-to-day needs locally, and will help ensure that open spaces are only built on when certain criteria are met. Every effort will be made to ensure the retention and continued viability of community services, facilities and recreational land and buildings in the Upper Clatford Neighbourhood Area. The policy is in accord with NPPF provisions for the promotion of healthy and safe communities,⁷ and adds local detail to strategic Local Plan policies COM14 and LHW1. It applies to proposals for the change of use of existing premises as well as to new development.
- 5.2 The parish of Upper Clatford is a vibrant and cohesive community with a range of community services, facilities and recreational open spaces, listed below and shown on Plans 2 and 3.
- 5.3 Facilities such as the Village Hall help support many community and volunteer groups which in turn address a range of disparate needs and interests. This is a key characteristic of the locality. In the NDP Questionnaire Survey, 83% of respondents reported that being in a community was important or very important to them; with 79% similarly valuing the village shop and pub (replies to Q12). Community services and facilities such as the farm shop, pub, village hall and the church were all fairly or very important to more than 70% (Q21). Open space, sports and recreational facilities were also deemed important, with Balksbury Bridge playing field being fairly/very important to over 80%. Full survey details can be seen in the relevant Evidence Statement. Overall, it is clear that the present wide range of commercial services, community facilities, open spaces and recreational opportunities are seen as important to many local residents in contributing to village quality of life and community cohesion, and worthy of protection on this basis.

The evidence for this policy

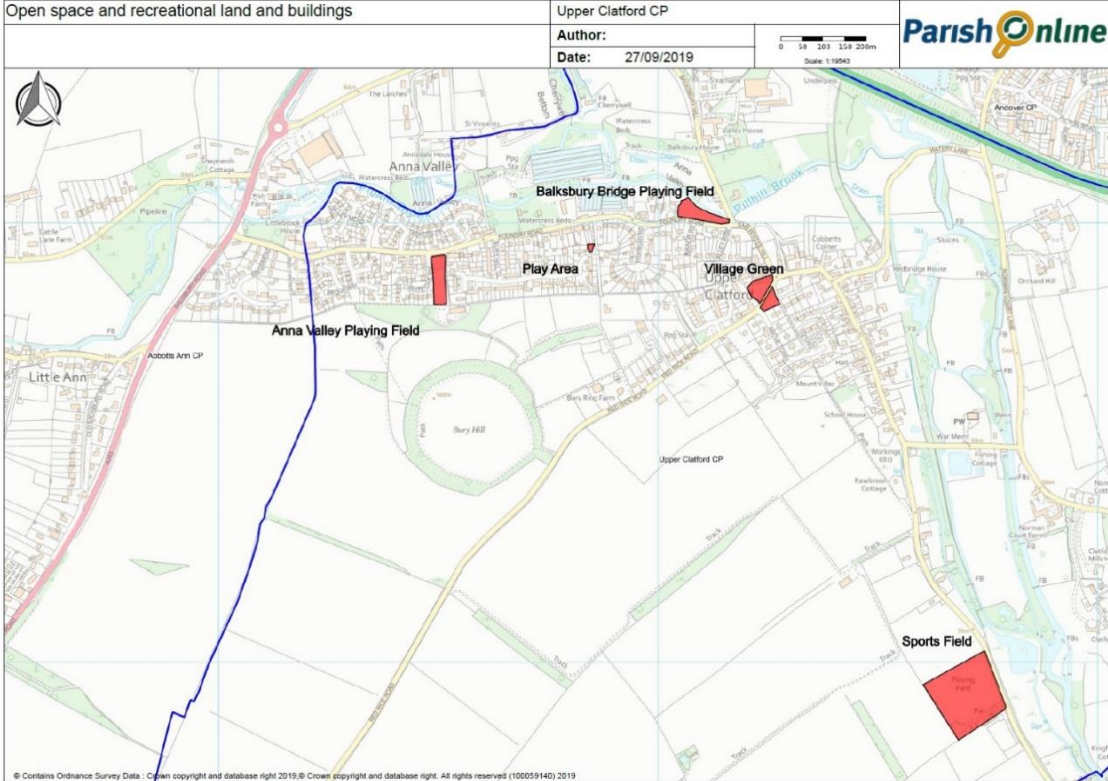
- 5.4 Supporting evidence for this policy can be found in:
- NPPF chapter 8 Promoting safe and healthy communities
 - Local Plan policies COM14 and LHW1
 - NDP Evidence Statement for policy UC2
 - NDP Feedback document (residents' survey)

⁷ NPPF chapter 8.



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Plan 2: Community services and facilities



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Plan 3: Open space and recreational land and buildings

Housing mix

Policy UC3 Housing mix

In all cases, housing proposals in the Upper Clatford Neighbourhood Area should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties.

Development proposals which provide housing of a suitable type, size and tenure to meet local needs will be supported. In particular, smaller 2- or 3-bedroom property will be encouraged, as well as schemes designed to meet the needs of older people, people with disabilities, first-time buyers and young families. Consideration will be given to restricting permitted development rights through the use of a planning condition where this is necessary in order to ensure that:

1. Schemes are delivered to satisfy the local needs which they were proposed to meet; and
2. The continued availability of schemes to meet those needs is brought within planning control.

The reason for this policy

- 5.5 It is important to make sure that housing of the right kind is provided to meet local needs. National planning policy requires that local policies be responsive to local circumstances and that they support housing developments that reflect local needs.⁸ Local Plan policy COM1 identifies the overall housing requirement for the Borough. Policy UC3 adds local detail by requiring a mix of sizes and types of new homes to meet the results of the Strategic Housing Market Assessment.
- 5.6 The Test Valley Strategic Housing Market Assessment provides information on the size of dwellings that are required over the period 2011-2031 (Table 1). This refers to the North-Rural sub-area as identified in the Assessment, which comprises the rural wards surrounding Andover and includes the Upper Clatford Neighbourhood Area.

House size	Market housing	Affordable housing
1 bedroom	6%	35%
2 bedrooms	31%	42%
3 bedrooms	49%	22%
4+ bedrooms	13%	1%

Table 1: Size of dwellings required, Test Valley North - Rural sub-area 2011-2031

Source: Test Valley Strategic Housing Market Assessment figures 8.11 and 8.12.

⁸ NPPF paragraph 77.

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- 5.7 Table 1 shows that for market housing the main requirement is for 3-bedroom houses, followed by 2-bedroom homes. For affordable housing, there is a greater emphasis on smaller properties – 75% should be 1- or 2-bedroom homes. The Assessment comments that given the ageing demographic in many of the more rural sub-markets, as well as the higher pricing levels of market housing and significant levels of under-occupation, the Borough Council may wish to promote a stronger focus on smaller units within the market sector (1 and 2 bedrooms) in these areas (particularly the North and Central rural areas) than the pure modelling would suggest, with a consequent dampening of the requirements for 4 or more bedroom properties seen in some areas. These factors are relevant in Upper Clatford and the Parish Council concurs with this approach which is reflected in policy UC3.
- 5.8 The Assessment also identifies a number of household groups which may have particular housing needs, including older people, people with disabilities, households with children and young people.
- 5.9 Locally, responses to the NDP Questionnaire Survey underline and reflect these issues. The most favoured size for new housing was 2-3 bedroom (34%, replies to Q14) with limited appetite for additional larger homes. There was support for more low-cost starter and family homes, and some support for retirement and affordable housing, as well as bungalows (Q11). Such a range of housing provision will cater for all ages including the young and old alike so as to allow both groups to remain in the villages. The provision of suitable housing such as bungalows for older people will allow existing residents to stay in the community, enabling downsizing and so the release of existing larger homes for family occupation.
- 5.10 Taking all this into account, policy UC3 will help deliver a sustainable and balanced community by requiring and encouraging a suitable mix of housing. All forms of housing development, including conversion and sub-division schemes as well as new development, will be expected to show that they are contributing to meeting local housing needs. It is particularly important that new housing proposals in the Neighbourhood Area address the requirement for smaller accommodation, as suggested by the Strategic Housing Market Assessment. This will help meet housing market pressures and local need. Where necessary, consideration will be given to the removal of permitted development rights to extend dwellings through the use of a planning condition. This is to ensure that new properties come to market as originally proposed and justified, and that over time proposals to provide additional accommodation are subject to planning scrutiny.
- 5.11 In respect of affordable housing, this represents 8% of the overall stock in the parish of Upper Clatford. There are 19 households presently on the Borough Council housing register who are seeking accommodation in the parish, mainly in the form of 1- and 2-bedroom properties. Some further affordable housing may arise from windfall schemes via the application of Local Plan policy COM7. However, the Local Plan acknowledges that delivering affordable homes in rural areas to meet local needs can be challenging. Local Plan policy COM8 provides a mechanism for helping to provide affordable homes through the development of rural exception housing. This is defined by the NPPF as small sites used for affordable housing in perpetuity which would not normally be used for housing. They seek to address the needs of
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the local community by accommodating households who are either current residents or have an existing family or employment connection. The Parish Council will keep opportunities which may arise for the provision of rural exception housing under review.

The evidence for this policy

5.12 Supporting evidence for this policy can be found in:

- NPPF chapter 5 Delivering a sufficient supply of homes
- Local Plan policy COM1 and paragraphs 5.31 to 5.33, policy COM7 and COM8.
- Test Valley Strategic Housing Market Assessment chapters 8 and 9.
- Local Plan Housing Topic Paper
- NDP Evidence Statement for policy UC3
- NDP Feedback document (residents' survey)



Bawksbury Bridge playing field

6. ECONOMY

Small-scale employment development

Policy UC4 Small-scale employment development

Development proposals to enable the creation or expansion of small-scale business enterprises will be supported provided they are of a type and use appropriate to their location and that the impacts on residential amenity and highway safety and capacity are or can be made acceptable. This includes:

- 1. Proposals for new and extended small-scale business uses providing these are within the Upper Clatford/Anna Valley settlement boundary or on existing employment sites in the countryside; and**
- 2. The re-use of redundant rural buildings for business and tourism use; and**
- 3. Extensions to existing dwellings needed to enable home working; and**
- 4. The development and diversification of farm, forestry and other land-based rural businesses.**

The reason for this policy

- 6.1 National policy supports the sustainable growth of all types of business in rural areas, through both new development and conversion. This includes farm-based operations and tourism and leisure developments which respect the character of the countryside.
- 6.2 Local Plan strategic policy COM2 provides for new small business uses in the Rural Villages, such as Upper Clatford/Anna Valley. Small-scale employment development within settlements can help to sustain the economy as well as provide jobs that are easily accessible to local residents. As well as new development, the re-use of existing buildings may also enable new employment. In the rural areas, the Local Plan aims to support the growth of all types of business without being to the detriment of the countryside. To deliver this balance, the focus is on re-using existing buildings, making further appropriate use of existing employment sites and supporting the tourist economy, with non-strategic Local Plan policies LE16, LE17 and LE18 providing detailed policy guidance. NDP policy UC4 also reflects this focus.
- 6.3 The NDP Questionnaire Survey found that the proportion of residents who would like to see more businesses in the parish (22%) was less than the proportion who did not (33%), with 44% recording a don't know. Comments to this question highlighted the following types of business as being desirable: local shop/Post Office, home-based businesses and services, artisan and community small-scale businesses, media, IT and design, and educational and recreational. There were concerns about the impacts of additional traffic and about

supporting infrastructure such as broadband. These views are reflected in policy UC4 and in the Community Actions (see chapter 9 of the NDP).

- 6.4 The Business Survey demonstrated that with the exception of Farleigh School, most businesses were small (under 10 employees). Both surveys identified a range of non-planning issues where the Parish Council might be able to assist business growth and development. These included a dedicated local business page on the parish web site, better broadband and mobile telephone coverage, and electric vehicle charging points. They have been reflected in the Community Actions.
- 6.5 The Neighbourhood Area includes two existing employment sites, Era and Balksbury Business Parks, which form part of an area of development which lies within countryside and the Local Gap as these are defined in the Local Plan. The area also includes Andover Lawn Tennis Club and several dwellings. Further guidance is provided by NDP policy UC10.

The evidence for this policy

- 6.6 Supporting evidence for this policy can be found in:
- NPPF chapter 6 Building a strong, competitive economy
 - Local Plan policy COM2 and Table 7 Settlement Hierarchy, policies LE16, LE17 and LE18
 - NDP Evidence Statement for policy UC4
 - NDP Feedback document (residents' survey)
 - NDP Business Survey

Renewable and low carbon energy projects

Policy UC5 Renewable and low carbon energy projects

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

1. Any proposed use of agricultural land has been shown to be necessary, that poorer quality land has been used in preference to land of higher quality, and that the proposal allows for continued agricultural use where applicable and encourages biodiversity improvements; and
2. The impacts on landscape character, views and visual amenity are acceptable, or are capable of being satisfactorily mitigated by a landscaping scheme which is itself acceptable; and
3. There will be no undue loss of amenity to the occupiers of residential properties, including by way of external security fencing, lighting or the design and siting of any installation; and
4. The local highway network and the proposed means of vehicular access can cater safely for both the volume and type of vehicles anticipated, and the proposed access is environmentally acceptable; and
5. Where relevant, sustainable drainage proposals are included to acceptably manage surface water and avoid risk of pollution, soil erosion and damage to wildlife habitats; and
6. Any affected heritage assets have been conserved in a manner appropriate to their significance, taking account of the impact of proposals on views important to their setting; and
7. There are no unacceptable impacts to biodiversity interests; and
8. There are no unacceptable impacts on the utility and enjoyment of public rights of way.

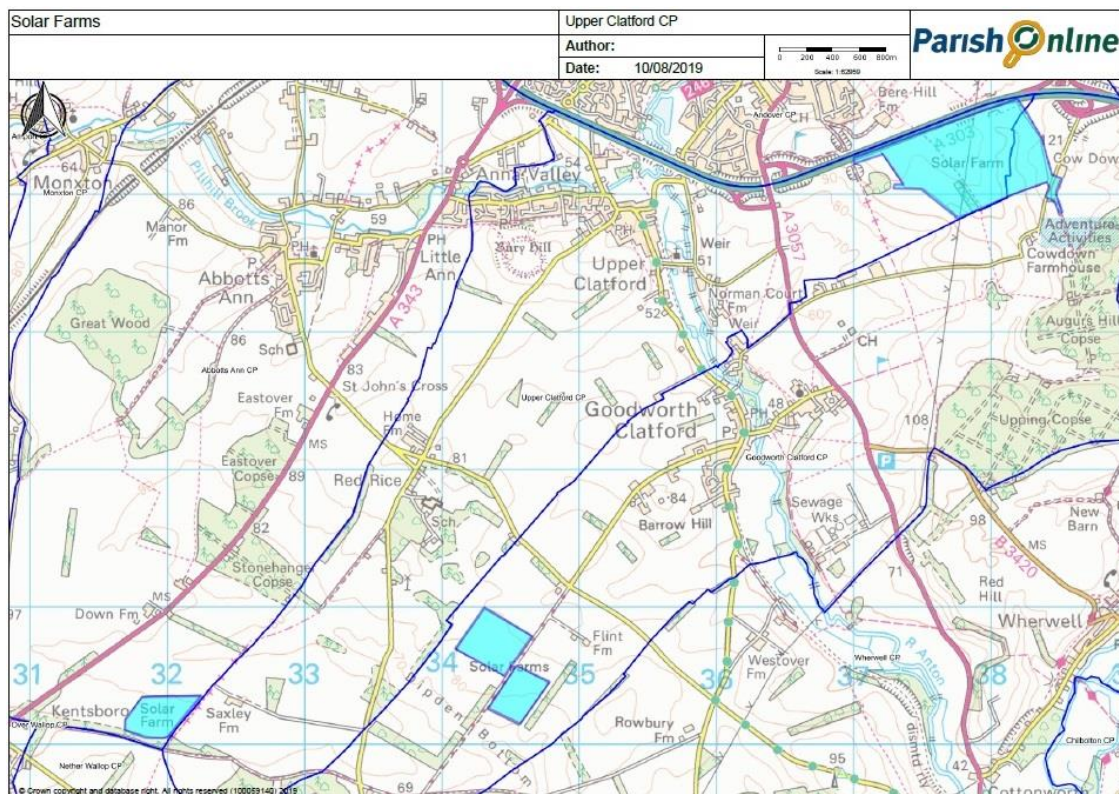
Where appropriate, planning conditions will be imposed to ensure that installations are removed when no longer in use and the land is restored to its previous use and condition.

The reason for this policy

- 6.7 Policy UC5 provides a framework for the assessment of proposals for larger-scale renewable energy projects and associated infrastructure. The policy is consistent with the NPPF, which

looks for plans to support suitable renewable and low carbon energy development while ensuring that adverse impacts, including cumulative landscape and visual impacts, are addressed satisfactorily.⁹ The Local Plan supports the principle of energy generating proposals which help mitigate and adapt to climate change and explains that the merits of such proposals will be considered against relevant Local Plan policies.¹⁰ Policy UC5 draws on these provisions to provide a focussed and locally-relevant approach to this topic which complements the strategic policies.¹¹

- 6.8 For the Neighbourhood Area, the principal concern of policy UC5 is expected to be proposals for the development of solar farms. There are presently four solar farms which have been developed either partly in or adjacent to the Neighbourhood Area (Plan 4). The policy will ensure that all impacts can be properly balanced in the consideration of any further schemes. The policy will also be applied to any other larger-scale renewable energy projects, such as biomass or proposals to harness hydropower from Pillhill Brook or the River Anton.



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Plan 4: Location of existing solar farms

⁹ NPPF paragraph 151.

¹⁰ Local Plan paragraph 7.50.

¹¹ The policy also complements policy CB5 Solar Farms in the Goodworth Clatford Neighbourhood Development Plan. Goodworth Clatford Neighbourhood Area lies immediately to the south-east of the Upper Clatford Neighbourhood Area.



Solar farm at Cow Down

6.9 The policy addresses:

- The need to support the effective use of land by encouraging the use of previously-developed and non-agricultural land where this is not in itself of high environmental value, and requiring any proposed use of agricultural land to be justified including in terms of relative land quality;
- Landscape character and visual amenity impacts: large-scale developments such as solar farms may cause harm to landscape character, views and visual amenity. Where landscaping is proposed in mitigation, it should be compatible with existing established planting in the locality and the prevailing landscape character and should normally specify indigenous species. Landscape Character Assessment guidelines call for proposals for new solar developments (including associated infrastructure e.g. highways improvements, roads, fencing, CCTV etc.) to consider cumulative impacts, minimise impacts on the countryside and ensure characteristic landscape features such as hedgerows, trees and copses are protected and landscape and biodiversity enhancements are incorporated.¹²
- Residential amenity: potential impacts arising from undue proximity, siting, and external lighting spillage may be reduced by the careful location of plant and equipment and design.
- Highway matters: impacts may arise through an increase in HGV and other traffic on the rural lanes and through the formation of new site access points from the highway, including loss of hedgerow and changes of level.
- Flood risk and surface water management: where relevant, sustainable drainage systems should be used to manage discharge flows such that the outcome is no worse than the existing position, and to prevent harm to receiving watercourses and habitats, soil erosion and nitrification. Wherever possible, existing run-off rate and volumes should be reduced and new environmental benefits created.

¹² Landscape Character Assessment Main Report p.49. Also see policy UC8.

-
- Natural and historic environments: the potential impacts of proposals on biodiversity and the historic environment, including designated heritage assets and their settings, will be considered. Because of the degree of ground disturbance involved, solar farm schemes may have archaeological implications.
 - Public rights of way: these are important in promoting active travel, enabling local community access and recreation and tourism. The use and enjoyment of public rights of way may be adversely affected in a variety of ways, including loss of visual amenity.
 - The potential for cumulative as well as individual impacts.
 - The use of planning conditions as appropriate to ensure the removal of temporary installations and land restoration.

6.10 For proposals to be properly considered in the planning balance, full supporting information on these matters will be needed at the time of submission of a planning application. For the same reason proposals should also include full details of any ancillary or associated development and works as relevant to the proposal. This may include but is not necessarily limited to such matters as vehicle access, perimeter fencing, lighting and security equipment, staff facilities, transmission equipment, workshops/storage units, areas of hardstanding, and surface water management/sustainable drainage systems. Where appropriate and required, planning conditions may be used to secure mitigation.

The evidence for this policy

6.11 Supporting evidence for this policy can be found in:

- NPPF chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Local Plan policies E2, E5, E7, E9, LHW4, and T1
- Test Valley Borough Landscape Character Assessment
- NDP Feedback document (residents' survey)

7. BUILT ENVIRONMENT

Design

Policy UC6 Design

Development proposals should achieve a high quality of design which serves to maintain and enhance local distinctiveness. Proposals should respond positively to the character of surrounding development with regard to layout, density, scale, height, appearance, architectural detailing, materials, landscaping, means of access and enclosure, and respect the amenity of existing and future occupiers whilst making efficient use of land.

Proposals should also comply with guidance set out in the Upper Clatford and Anna Valley Village Design Statement, as follows:

Countryside and landscape setting

1. The water meadows and adjacent open areas are important village features whose character should be maintained; and
2. The landscape setting of the settlements and their relationship with the surrounding countryside should be maintained.

Form of settlement and open spaces

3. Any future development should take into account the linear form of the villages and their separation from Andover; and
4. Existing open recreational spaces that preserve the rural identity of the villages should be maintained and where possible improved; and
5. The rich and varied stock of trees within and around the villages should be maintained, and where appropriate, increased.

Building and materials

6. Development should be designed to be in sympathy with existing and surrounding properties, using matching materials wherever possible; and
7. In Upper Clatford, reflect the historic narrow street pattern, plot shape and size, preserve continuous building frontages and the irregular roof line, and maintain the scale, density and setting of the settlements; and
8. In Upper Clatford, make maximum use of traditional materials such as thatch, clay tiles/slates; lime-based render, brick and flint; and timber woodwork. Hedging is preferred as a boundary treatment over timber fencing.

The reason for this policy

- 7.1 It is important that new development of all types is of a high quality of design which respects and complements local distinctiveness. National planning policy gives weight to the role of good design as an aspect of sustainable development, and recognises that neighbourhood plans can play an important role in identifying the special qualities of an area and explaining how this should be reflected in development.¹³ Local Plan strategic policy E1 endorses this approach, providing that development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area. The Local Plan points to a number of Village Design Statements (VDS) which set out the individual characteristics of the settlements concerned and which have been adopted by the Borough Council.
- 7.2 The Upper Clatford and Anna Valley VDS was produced by residents of the parish and adopted by the Borough Council in 2002.¹⁴ It describes the special character and quality of the settlements, focussing on the Upper Clatford Conservation Area and Anna Valley but also providing more general design guidance. The VDS remains fully relevant and appropriate guidance from it has been incorporated in policy UC6.
- 7.3 To supplement the VDS, a detailed description of the distinctive characteristics of the villages is provided in the NDP Evidence Statement for policy UC6¹⁵ for the following settlement areas:
- The Street and Conservation Area
 - Anna Valley
 - Above Town and Red Rice Road
 - Era Park and Balksbury Hill
 - Orchard Hill Farm
 - Red Rice.
- 7.4 Each of these (together with sub-areas where required) are described in terms of the criteria set in Local Plan policy E1 for assessing whether schemes are of high quality in terms of design and local distinctiveness. The Evidence Statement documents the distinct character of each area/sub-area. Regard should be had to the Evidence Statement in assessing proposals against the criteria set out in the Local Plan policy and policy UC6. The Evidence Statement also provides an update on development and other changes in the villages since the VDS was prepared.
- 7.5 The NDP Questionnaire Survey found that the design of new development was important to residents. Making sure that new housing related well to surrounding development was important or very important to 89% of residents. In terms of views, 92% thought it important

¹³ NPPF paragraphs 124 and 125.

¹⁴ The VDS can be seen at <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/village-design-statements/upperclatfordannavalleyvds>. It was adopted by Test Valley Borough Council as Supplementary Planning Guidance on 22 February 2002.

¹⁵ Available at <https://www.upperclatford.com/community/upper-clatford-15048/neighbourhood-development/>.

or very important that new housing should be positioned to protect landscape views. Likewise, 82% of respondents confirmed that protection and maintenance of the current settlement boundary was important (fairly and very).

7.6 Policy UC6 supports Local Plan policy E1 by adding local detail to reflect both the VDS and the more recent evidence that has been gathered.

The evidence for this policy

7.7 Supporting evidence for this policy can be found in:

- NPPF chapter 12 Achieving well-designed places
- Local Plan policy E1
- Upper Clatford and Anna Valley Village Design Statement
- Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal
- NDP Evidence Statement for policy UC6
- NDP Feedback document (residents' survey)



The Village Street, Upper Clatford

Upper Clatford Conservation Area

Policy UC7 Upper Clatford Conservation Area

Development proposals in or adjacent to the Upper Clatford Conservation Area should preserve or enhance its character or appearance, having regard to its significance and special interest as set out in the Character Appraisal. In particular, proposals should:

1. Retain areas of open land and water meadows which contribute to the setting of the Conservation Area, including the countryside gap which separates Upper Clatford and Goodworth Clatford; and
2. Retain the historic plan form of development and avoid the sub-division of plots; and
3. Retain a strong building frontage or boundary treatment to the back of the pavement along the Village Street; and
4. Avoid inappropriate infill development and materials which do not respect the character of historic buildings or the street scene; and
5. Ensure that proposals involving outbuildings are, or will remain, subservient to the main building in terms of function, scale, height and massing. The addition of rooms above the ground floor of such outbuildings will be resisted; and
6. Protect the views identified in the Character Appraisal and which are shown on Plan 5 and listed at Table 2; and
7. Provide an archaeological assessment to an agreed specification where the proposed works will include ground disturbance within the identified Areas of Archaeological Potential.

Non-designated heritage assets are identified in Table 3. The effects of development proposals on their significance will be taken into account in accord with Local Plan and national planning policy.

The reason for this policy

- 7.8 Upper Clatford Conservation Area was designated in September 1987 in recognition of its special architectural and historic interest. The boundary was reviewed and amended in September 2009.
- 7.9 The Conservation Area has a distinct rural and historic character, features which are strongly valued by local residents. It covers the historic core of the village, extending from Clatford Manor House in the north to the Old Rectory in the south along the Village Street, with a clear linear form. Many of the buildings are listed or of local interest. They are typically thatched or slated cottages constructed with brick and flint or chalk cob walls. A strong sense of enclosure is provided by brick and flint walls, well established hedgerows, and mature gardens

and trees. The Conservation Area extends eastwards to include the Grade II* listed Church, water meadows and the complex of buildings at Norman Court Farm.

7.10 The special interest of the Conservation Area is set out in a Character Appraisal, undertaken by Test Valley Borough Council in 2010 (the Character Appraisal Map is reproduced as Plan 5). This identifies the key characteristics which give the Conservation Area its distinct and unique character:

- Situated in River Anton valley, with most development on the west of the flood plain.
- Newer development is generally interspersed among the historic development except for Above Town and Red Rice Road (which lie outside the Conservation Area).
- Most buildings are in residential use.
- A number of large imposing houses relate to the historic landed gentry and historic farmsteads within the area.
- There are 28 listed buildings in the Conservation Area, all grade II except for the grade II* Church of All Saints. Of these, 26 face onto the Village Street. There are also 30 buildings of local interest. These do not have the same protection as listed buildings but are important nonetheless for the contribution they make to the character and appearance of the Conservation Area.¹⁶
- The majority of older houses were originally small, but many have been altered and extended or amalgamated. They were generally built to a long, low linear floor plan and are mainly timber framed or brick and flint in construction, with thatched, slate or tiled roofs.
- Historic buildings are often positioned 'end on' to the street, and buildings often abut the pavement edge forming an intimate street scene.
- Plot boundaries formed by cob or brick or brick and flint walls or hedgerows.
- Major key buildings are Bury Hill Farm, All Saints Church, Clatford Manor House, Norman Court, the Old Rectory and Sackville Court.

7.11 The Appraisal also highlights:

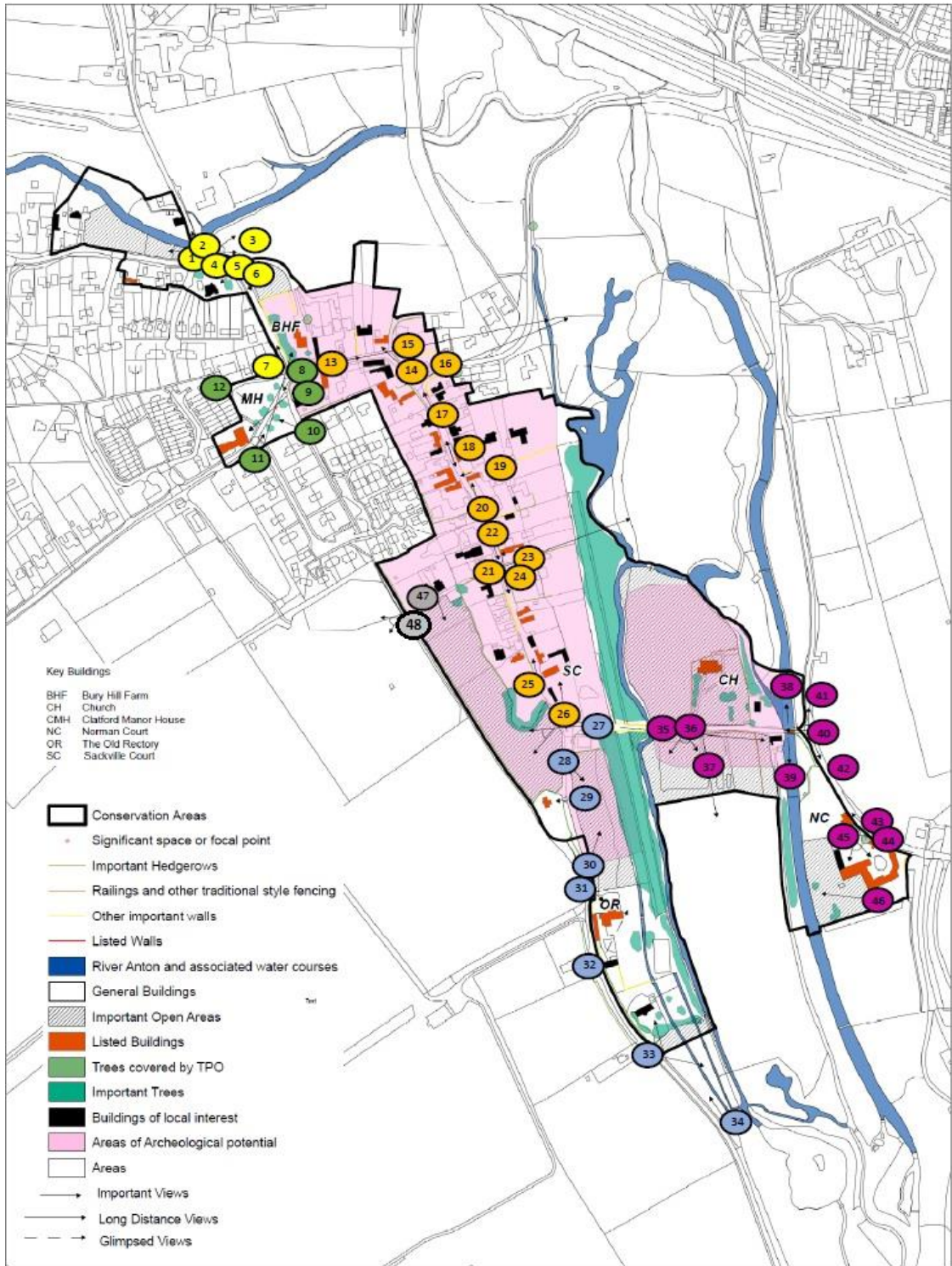
- The potential for archaeological interest, leading to the identification of two Areas of Archaeological Potential around the church and either side of the Village Street
- The roles played by materials, textures, colours and detailing
- The contribution of trees, open spaces and biodiversity associated with the River Anton and Pillhill Brook
- Important views looking into, out of and through the Conservation Area. These are listed in Table 2 below and shown on Plan 5. The views have been grouped by village area and colour-coded to aid legibility. Reference should also be made to policy UC9 which identifies further landscape and settlement views for protection.

¹⁶ The NDP Evidence Statement for policy UC7 includes photographs of listed buildings and buildings of local interest within the Conservation Area.

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- 7.12 The Appraisal concludes by identifying the pressures arising from modern development which will need to be resisted if the Conservation Area is to retain its character. These include: demand for off-street parking, leading to loss of boundary treatments; inappropriate infill development or extensions; use of inappropriate building materials and windows; and the loss of the historic plan form as a result of backland development and plot sub-division. The demand for new or extended domestic outbuildings such as garages can have a significant cumulative impact, and the insertion of rooms above such buildings will be resisted (when planning permission is required). These pressures are all addressed in policy UC7 and will need to be taken into account in assessing development proposals.
- 7.13 The Appraisal also points to the visual importance of the open countryside between Upper Clatford and Goodworth Clatford to the south. It serves to separate the two communities and contributes to the rural setting of the Conservation Area.
- 7.14 National planning policy requires that heritage assets are conserved in a manner appropriate to their significance. It sets out a graduated approach to apply when considering the impacts of a proposed development on designated heritage assets such as Conservation Areas. This approach is reflected in strategic Local Plan policy E9. Within this framework, policy UC7 draws on the Character Appraisal to identify locally-relevant aspects of the character and appearance of the Upper Clatford Conservation Area, to be considered amongst other factors in assessing the impact of proposals on its significance and discharging the statutory duty.
- 7.15 The Character Appraisal and the Evidence Statement to policy UC7 identify a number of buildings of local interest which comprise non-designated heritage assets. The majority of these are within the Upper Clatford Conservation Area together with others at Anna Valley and Red Rice. They are listed in Table 3.

The evidence for this policy

- 7.16 Supporting evidence for this policy can be found in:
- NPPF chapter 16 Conserving and enhancing the historic environment
 - Local Plan policy E9
 - Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal
 - NDP Evidence Statement for policy UC7
 - NDP Feedback document (residents' survey)



Upper Clatford Conservation Area Appraisal



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Plan 5: Upper Clatford Conservation Area Character Appraisal Map

Views	Ref #/ Colour
Balksbury bridge - W into BBPF	1
Balksbury Bridge - NW up road	2
Balksbury bridge - Panorama E	3
Balksbury bridge - SE towards Copthall House	4
Sam Whites Hill Copthall House	5
Sam Whites Hill - SE towards Green	6
Sam Whites Hill - NW down hill	7
The Green - SW from top of Sam Whites Hill	8
The Green - SW from Coole House	9
The Green - NW From Above Town path	10
The Green - NE long/short view from Clatford Manor	11
The Green - SE from Manor Cottage	12
The Street - Short view NE towards Corner House	13
The Street - NW towards Knapp Cottage	14
The Street - NE long view to Gap	15
The Street - NE Long View of Gap from Watery Lane	16
The Street - NW from Lee View	17
The Street - NW and SE from The Moorings	18
The Street - The Crook and Shears from Malthouse Lane	19
The Street - NW from Old Chapel	20
The Street - NE from road to Old Forge	21
The Street - SE along The Street from Old Chapel	22
The Street - NE Long view over The Gap from Mount Villas road	23
The Street - SE from Virginia Cottage	24
The Street - NW along The Street from Sackville Manor	25
The Street - N towards Sackville Manor	26
Church Lane - Panorama W to T junction	27
Goodworth Clatford Road - SE towards The Old Rectory	28
Goodworth Clatford Road - W to Rawlinsong Cottage	29
Goodworth Clatford Road - NE towards Water Meadows	30
Goodworth Clatford Road - SE view of The Old Rectory	31
Goodworth Clatford Road - NE over Old Rectory	32
Goodworth Clatford Road - SE towards Water Meadows	33
Goodworth Clatford Road - NW towards Willow Cottage	34
Church Lane - E to Fishing Cottage	35
Church Lane - S Panorama over pond to Water Meadows	36
Church Lane - S over Water Meadows	37
Church Lane - N up Anton River from Taskers Bridge	38
Church Lane - S down Anton River from Taskers Bridge	39
Church Lane - W from Taskers Bridge	40
Norman Court Lane - SE from Taskers Bridge	41
Norman Court Lane - N from Taskers Bridge	42
Norman Court Lane - NW from Norman Court Farmhouse	43
Norman Court Lane - NW from Norman Court Farmhouse	44
Norman Court – panoramic view SE into Norman Court Barns	45
Norman Court - Norman Court Barns W over Anton/Water Meadows	46
View SSE from Mount View	47
Panorama SW from Mount View	48

Table 2: Views identified in the TVBC Upper Clatford Conservation Area Character Appraisal

Settlement	Property name
Anna Valley	Brook House
	Waterloo Terrace
	Waterloo Women's Hall
Red Rice	Farleigh School
	Home Farm House
Upper Clatford Conservation Area	April Cottage
	St Anne's Well
	Bridge Cottage
	Copthorne Place
	Bury Hill Farm Barns
	130 The Street
	131 The Street
	The Corner House
	The Sycamores
	Clatford Cottage
	Hill View
	Rose Tree Cottage
	Porch Cottage
	Colt Cottage
	Home Orchard
	Lee Cottage
	Lee View
	Anchor View
	The Old Malt House
	Malt Cottage
Cob Barn Cottage	
The Old Chapel	
Mount Villas and Sunnyside	
Virginia Cottage	
School House	
Fishing Cottage	
The Willows	
Norman Court Lodge	

Table 3: Non-designated heritage assets

8. NATURAL ENVIRONMENT

Landscape character

Policy UC8 Landscape character

Development proposals will be supported where it can be shown that:

1. Landscape character will be protected, conserved and where possible enhanced when assessed against relevant guidelines in the Test Valley Landscape Character Assessment; and
2. The following important local landscape features will be conserved and where possible enhanced:
 - River Valley Floors of the Pillhill Brook and Lower River Anton
 - water meadows and river valley floor enclosures
 - watercress beds
 - Upper Clatford and Anna Valley: Chalk River Valley settlements
 - Bury Hill Fort
 - Anna Valley Chalk Pit
 - Red Rice estate woodpasture, parkland and woodland
 - Upper Oakcuts Copse; and
3. To conserve the following important local landscape elements, with every opportunity taken to restore and where possible enhance and make new provision:
 - hedgerows
 - trees and woodland
 - traditional orchard.

The reason for this policy

8.1 National planning policy requires development plans to contribute to and enhance the natural environment by protecting and enhancing valued landscapes in a manner commensurate with their identified quality. The intrinsic character and beauty of the countryside should also be recognised.¹⁷ Local Plan strategic policy E2 sets out the Borough-wide approach to the protection, conservation and enhancement of the landscape. In particular, the location, siting and design of new development should be in keeping with the character of the local landscape.

8.2 The Test Valley Landscape Character Assessment identifies a series of Landscape Character Types (LCT) and Landscape Character Areas (LCA) across the Borough. The following are relevant to the Neighbourhood Area (Plan 6):

¹⁷ NPPF, paragraph 170.

Landscape Character Type 5: River Valley Floor

- LCA5H Pillhill Brook Valley Floor
- LCA5I Upper River Anton Valley Floor
- LCA5J Lower River Anton Valley Floor

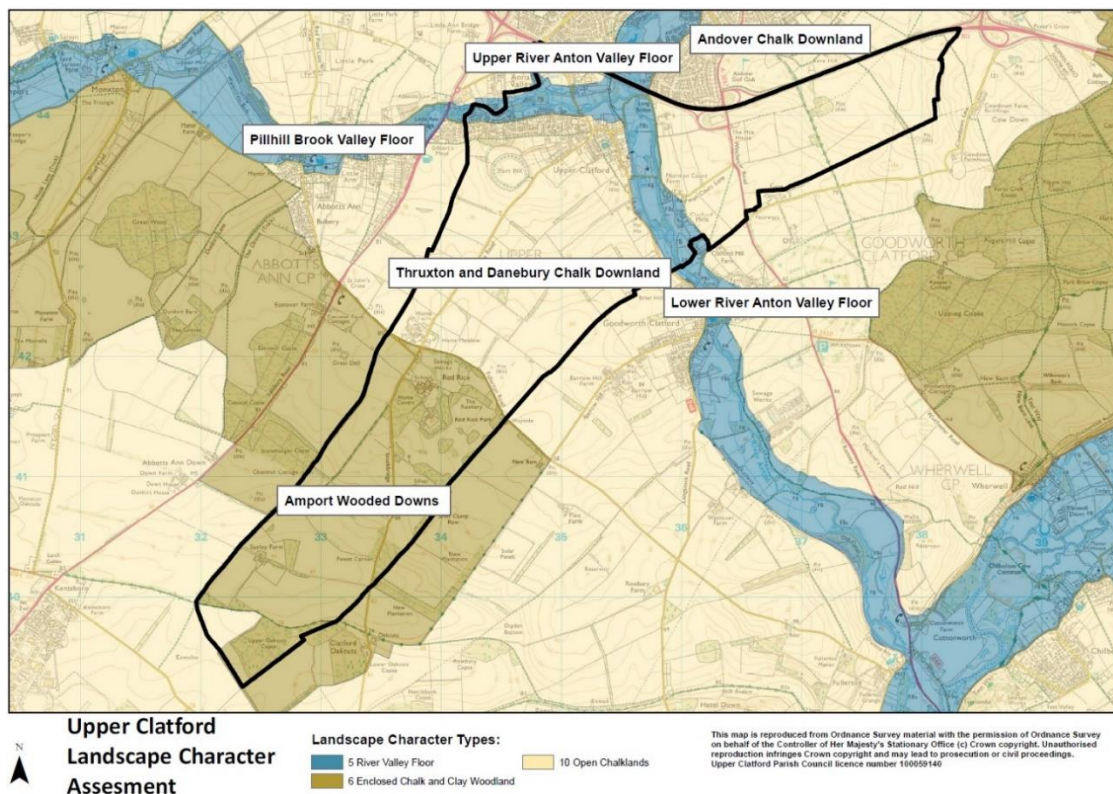
Landscape Character Type 6: Enclosed Chalk and Clay Woodland

- LCA6E Amport Wooded Downs

Landscape Character Type 10: Open Chalklands

- LCA10C Thruxton and Danebury Chalk Downland
- LCA10F Andover Chalk Downland

8.3 The Landscape Character Assessment provides the principal means of assessing the impact of development on receiving landscapes. It includes guidelines which give direction to those proposing to implement change in the landscape. The guidelines are set out at three levels, which are to be read together: Borough-wide; for each LCT, and for each LCA. They cover both land management and land use and development. The guidelines on land management



Plan 6: Landscape Character Types and Landscape Character Areas

may also be relevant to the NDP and the assessment of development proposals. For instance, land management guidelines for LCA5H, the Pillhill Brook Valley Floor, include “retain undeveloped areas adjacent to the river” and “protect the greens and open landscapes within the historic cores of the villages”.¹⁸

- 8.4 In assessing the landscape impacts of development proposals, policy UC8 provides that the guidelines set out in the Landscape Character Assessment will be applied as they are relevant to the nature and location of the proposal.¹⁹
- 8.5 Local Plan policy E2 also requires that development is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced, and that development does not result in the loss of important local features such as trees, walls, hedges or water courses. The explanatory text points out that smaller, individual features can combine to establish the character and identity of an area. These elements, such as hedgerows and water courses, often provide recognisable boundaries to settlements and so help to establish an identity for that area. Such features should be protected as their loss either individually or cumulatively could have a potential impact on both the immediate and wider character of the landscape.²⁰ Furthermore, from a wildlife point of view even short sections of hedgerow or individual trees can be significant in their own right and in terms of the connectivity they bestow. The smallest of losses in either village or rural settings can result in notable fragmentation and loss of connectivity to the wider area. This can have severe impacts for protected species such as dormouse which are known to be present in the local area. In addition, such connectivity is itself a characteristic feature of the villages.
- 8.6 To inform the application of policy E2, a number of important local landscape features have been identified. They are listed in policy UC8, and summarised below using the distinction employed by the Landscape Character Assessment between landscape features (a particular prominent or eye-catching element such as a hillock, church tower, or line of pylons) and landscape elements (individual components that make up the landscape such as trees and hedges). More detail is provided by the NDP Evidence Statement for policy UC8. As well as their landscape value, it should be noted that these features and elements also often have historic, cultural and biodiversity significance.
- 8.7 Important local landscape features comprise:
- The **River Valley Floors of the Pillhill Brook and Lower River Anton (LCA 5H and 5J)**. These watercourses and riverside land retain a strong pastoral character despite the proximity to Andover. They provide flood storage at times of heavy rainfall, thereby mitigating flood risk to adjoining properties and downstream communities. The LCAs are critical in defining settlement form and character and are part of the Local Gap

¹⁸ Landscape Character Assessment, 5H.26 and 5H.31.

¹⁹ The Test Valley Landscape Character Assessment can be seen at <https://www.testvalley.gov.uk/planning-and-building/treesandlandscape/landscape-character-assessment-documents>. Borough-wide guidelines are at pp. 45-51 of the Main Report. Guidelines for individual LCTs and LCAs are included in each LCT document.

²⁰ Local Plan paragraph 7.22.

(Local Plan policy E3 and NDP policy UC10). The overall landscape strategy is to enhance and restore small-scale riverine landscape features, maintain the separation and identity of villages, conserve the intimate pasture and water meadow landscape, and protect and enhance key valued characteristics. The further erosion of landscape character through development and change of use, such as may arise through overspill from Andover, the inclusion of water meadows into domestic gardens, or plot subdivision will be resisted.

- Surviving post-medieval **water meadows and river valley floor** enclosures are important features of the historic and modern landscape character of the river valleys. They are also rare at national level.²¹ The loss of undeveloped pasture and marsh to development or its change of use to domestic curtilage will be resisted.
- Small-scale **watercress beds** are a further long-standing feature of the river valley floor landscape, notably at Anna Valley. They are also of ecological importance because of the aquatic habitat they provide. The commercial production of watercress will be supported provided that the associated infrastructure, facilities and boundary treatments do not erode the intimate, rural character of the river valleys. Proposals to change the use of disused water meadows to uses unrelated to the river location will be resisted where they are harmful to landscape character and biodiversity.
- Upper Clatford and Anna Valley are excellent examples of the **Chalk River Valley settlement** type,²² with a typical and distinctive linear form arising from early development on the flat riverside land close to historic watercourse bridging points. New development should respect the settlement form and incorporate new landscape features, habitats and green infrastructure to positively reflect and enhance key landscape characteristics.
- **Bury Hill** Iron Age Fort is a distinctive elevated feature in the local landscape. The lower slopes and ramparts are heavily wooded. It is also a scheduled ancient monument, and it is important to maintain and enhance the surviving Fort while protecting earthworks from visitor erosion.
- **Anna Valley Chalk Pit** is a remnant industrial feature being a former quarry excavated circa 1813 to provide foundation stone for the construction of the nearby Waterloo Ironworks. Today it is a prominent historic feature of the local landscape and home to populations of nesting birds (long established Jackdaw roost and Tawny Owls and Pipistrelle bats).
- The hamlet of **Red Rice** including Farleigh School sits within an area of woodpasture and parkland, a designated priority habitat.²³ There are also deciduous and other woodland priority habitats. As such it is of both landscape and biodiversity interest.

²¹ See also Historic England, *Conserving Water Meadows*, 2017.

²² *Landscape Character Assessment Main Report*, Appendix 2 Settlement Analysis, p.4.

²³ Habitats included in the Priority Habitat Inventory, maintained by Natural England pursuant to section 41 of the Natural Environment and Rural Communities Act 2006. This requires the Secretary of State to publish a list of living organisms and types of habitat which are of principal importance for the purpose of conserving biodiversity.

8.8 Important local landscape elements:

- **Hedgerow** fragmentation and loss is a continuing issue. The LCT guidelines seek the restoration of lost and fragmented hedgerows on former hedgerow lines using native species, the survival and growth to maturity of hedgerow trees, and the promotion of new hedgerow planting in new development. Within and on the edge of settlements, hedgerows used as garden boundaries form part of the prevailing rural character and should continue to be used in preference to timber fencing which is an urbanising feature. They will also be sought around existing and proposed areas of watercress production in the Pillhill Brook valley floor, so as to respect and protect the rural quality of this LCA and the Local Gap. The contribution of important hedgerows to the character and appearance of the Upper Clatford Conservation Area is shown on Plan 5. They are also important in maintaining connectivity of habitats and enabling the movement of wildlife (including protected species).



Hedgerow boundary treatments at Upper Clatford

- **Trees and woodland** are also an important feature of the local landscape. Notable individual elements include Upper Oakcuts Copse, an area of ancient and semi-natural woodland in the south of the Neighbourhood Area, together with woodland at Red Rice, on the lower slopes of Bury Hill Fort, and in the corridors of the Pillhill Brook and the River Anton. As well as their landscape value, trees and woodland are important for biodiversity, including for connectivity between areas for wildlife, and as such are priority habitats. They contribute to settlement character and help to define village form. Woodland areas also play an important role in the Local Gap in maintaining a sense of place and establishing and maintaining visual separation between Andover and Anna Valley/Upper Clatford. The contribution of important trees and tree groups to the character and appearance of the Upper Clatford Conservation Area is evident from Plan 5.



Woodland at Bury Hill Fort



Upper Oakcuts Copse

- The only **traditional orchard** in the Neighbourhood Area lies east of the River Anton at Clatford Mills. Traditional orchards are a national priority habitat and are also of landscape significance. The orchard at Clatford Mills contributes to the river valley landscape and is linked to surrounding woodland and adjacent floodplain grazing marsh habitats, thereby contributing to connectivity with wider ecological networks and providing opportunities for wildlife including protected species.

The evidence for this policy

8.9 Supporting evidence for this policy can be found in:

- NPPF chapter 15 Conserving and enhancing the natural environment
- Local Plan policy E2 and E5
- Test Valley Borough Landscape Character Assessment
- NDP Evidence Statement for policy UC8
- NDP Feedback document (residents' survey).

Landscape and settlement views

Policy UC9 Landscape and settlement views

Development proposals in the Upper Clatford Neighbourhood Area should not block, or materially intrude into or detract from, important public views comprising:

1. Landscape views of the countryside (Plan 7 and Table 4); and
2. Settlement views of the approaches to the villages and along the valley floor (Plan 8 and Table 5).

The reason for this policy

8.10 Views of the wider landscape and the settlements within it is an important part of appreciating the intrinsic character and beauty of the countryside. The NDP Questionnaire Survey showed that significant importance was attached to the rural character of the parish, with respondents regarding the countryside surrounding the villages as fairly (14%) or very important (84%) in this regard – a total of 98%.

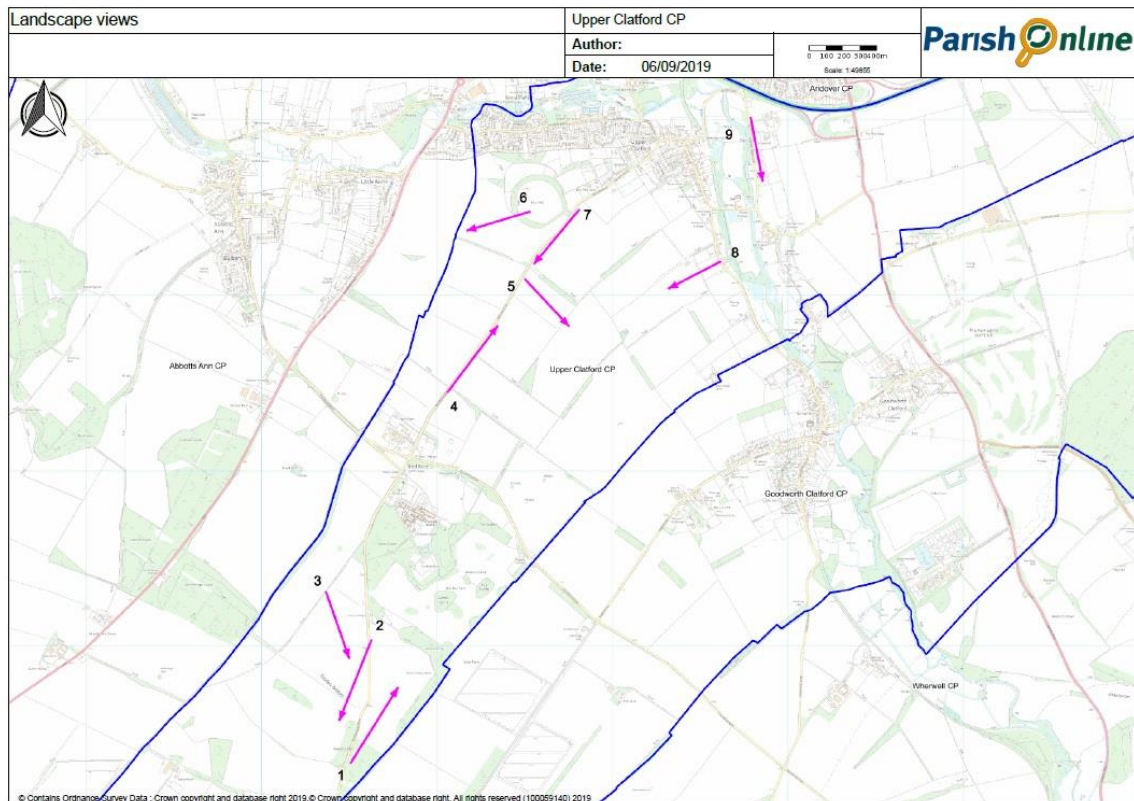
8.11 The type and nature of views varies with Landscape Character Type (LCT):

- Open Chalklands: the large-scale arable landscape with fragmented hedgerows and limited tree cover means that views are typically long-range and expansive. This character and the associated views are at risk from factors such as large farm buildings, solar farms, and other visually intrusive and suburbanising development. Landscape Character Assessment guidelines protect significant open vistas from such intrusion and seek to enhance views of valued local landscape features.
- Enclosed Chalk and Clay Woodland: the greater degree of woodland and hedgerow cover means that views are correspondingly more intimate. The guidelines seek enhancement and restoration of the woodland and hedgerow structure.
- River Valley Floor: this has a distinctive wetland character with a pastoral field and woodland pattern. The guidelines seek to protect the setting of historic settlements, including views of church spires and key buildings across the valley floor. Where new development can be integrated into the landscape, careful siting, design, consideration of scale and massing, protection and enhancement of historic landscape character, use of sensitive materials and landscape mitigation should be used to minimise the impact on landscape character and views. Potentially urbanising elements such as signage, highway infrastructure, boundary treatments and horse paddocks/stables should be avoided or carefully designed to maintain the rural character and views across and within settlements.

8.12 The Evidence Statement for policy UC9 identifies a series of important views as follows. They are protected from blocking, intrusive or detracting development by policy UC9.

Landscape views

8.13 These are views of the wider countryside outwith the villages, chosen as typical examples of the open views available in the Open Chalklands LCT and of woodland views available in the Enclosed Chalk and Clay Woodland LCT. They are shown below on Plan 7, listed in Table 4 and illustrated on the accompanying photographs.



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Plan 7: Landscape views

Description of view	No. on Plan 7
Dipden Bottom, viewed from south	1
Dipden Bottom, viewed from north	2
Open view SE from the bridleway SW of Fairleigh School	3
View NE from Red Rice towards Bury Hill Ring	4
Predominantly open views SE from Red Rice Road	5
Predominantly open view WSW from Bury Hill Ring	6
Predominantly open views SW from Red Rice Road	7
Open view SW from road opposite The Willows	8
Woodland view along Norman Court Lane	9

Table 4: Landscape views



Views 1 and 2: Dipden Bottom, viewed from south (left) and north (right)



View 3: Open view from the bridleway track past Farleigh School, facing SE



View 4: View NE from Red Rice towards Bury Hill Ring



Views 5 (left) and 7 (right): SE and SW from Red Rice Road



View 6: open view WSW from Bury Hill Ring



View 8: SW from road opposite The Willows



View 9: along Norman Court Lane

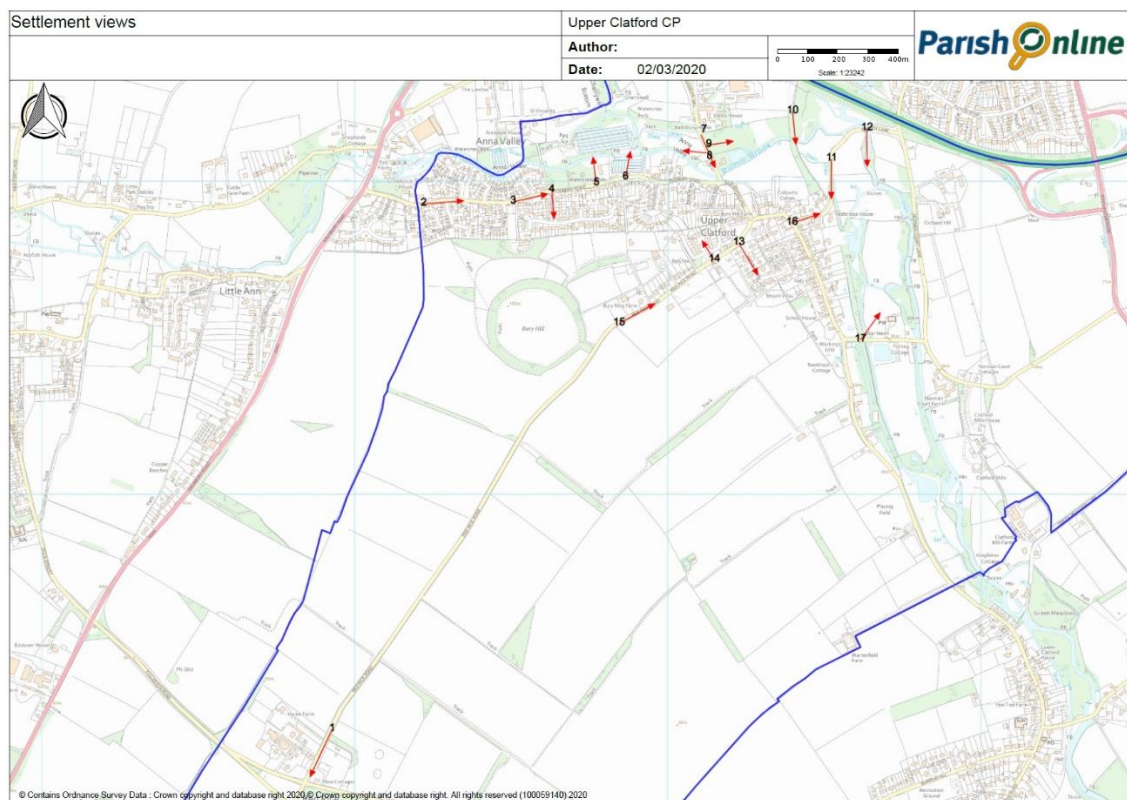
Settlement views

8.14 Settlement views, of the approaches to the villages and along the valley floor. They are shown below on Plan 8, listed in Table 5 and illustrated in the accompanying photographs. They include views associated with the Upper Clatford Conservation Area. These are in addition to the views identified in the Conservation Area Character Appraisal, which are the subject of policy UC7 (Plan 5 and Table 2).

The evidence for this policy

8.15 Supporting evidence for this policy can be found in:

- NPPF chapter 15 Conserving and enhancing the natural environment
- Local Plan policy E2
- Test Valley Borough Landscape Character Assessment
- Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal
- NDP Evidence Statement for policy UC9
- NDP Feedback document (residents' survey)



Plan 8: Settlement views

Description of view	No. on Plan 8
View SW at Red Rice crossroads	1
View NE towards Valley Mead	2
View E Foundry Road approaching Waterloo Terrace	3
View S Bury Hill Close in Anna Valley	4
View N across Foundry Road from Waterloo Terrace	5
View N from Greenfields to the Gap	6
View SE across Gap on Balksbury Hill	7
View W across the gap at Balksbury Hill	8
View E across the gap at Balksbury Hill	9
View S on cycle track from Andover	10
View S on Watery Lane entrance to village	11
View S River Anton from Watery Lane	12
View SE from Red Rice Road into Above Town	13
View NW into Clatford Manor	14
View NE from the top of Red Rice Road	15
View E from The Street down Watery Lane	16
View NE from Church Lane bridge over water meadows	17

Table 5: Settlement views



View 1: W at Red Rice crossroads



View 2: NE towards Valley Mead



View 3: E Foundry Road



View 4: S Bury Hill Close in Anna Valley



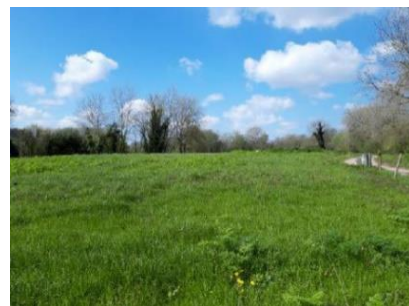
View 5: N across Foundry Road



View 6: N from Greenfields to the Gap



View 7: SE across Gap on Balksbury Hill



View 8: W across Gap at Balksbury Hill



View 9: E across the Gap at Balksbury Hill



View 10: S on cycle track from Andover



View 11: S on Watery Lane



View 12: S River Anton from Watery Lane



View 13: S into Above Town



View 14: NW into Clatford Manor



View 15: NE from top of Red Rice Road



View 16: E from The Street – Watery Lane



View 17: NE from Church Lane

Andover – Anna Valley/Upper Clatford Local Gap

Policy UC10 Andover – Anna Valley/Upper Clatford Local Gap

Component areas of the Anna Valley/Upper Clatford Local Gap are identified on the basis of their contribution to the physical and visual separation between Andover and Anna Valley/Upper Clatford (Plan 9). Development proposals will only be supported when they do not compromise the contribution of the relevant component area(s) to physical separation, visual separation or to the integrity of the Gap, as this contribution is described in Table 6.

Maintaining the physical separation, visual separation and integrity of the Local Gap is of importance when considering:

1. Proposals for the extension of existing dwellings or the creation and extension of ancillary domestic buildings under Local Plan policy COM11; and
2. Proposals which fall within both the Local Gap and the Anna Valley/Upper Clatford settlement boundary (Local Plan policy COM2); and
3. Proposals for employment sites in the countryside under Local Plan policy LE17.

In all cases, regard will be had to building scale, footprint, massing, height, design and to the suitability of the proposed use to the rural landscape of the Local Gap. Any intensification likely to arise when compared to the current use will be taken into account.

This policy is in addition to the provisions of Local Plan policy E3.

The reason for this policy

8.16 Local Plan strategic policy E3 identifies a number of Local Gaps around settlements. Their purpose is to maintain physical and visual separation between settlements, and to ensure that their integrity is not compromised, either by individual proposals or cumulatively with other existing or proposed development. The use of Local Gaps to shape settlement form and retain village identity is long-established and is strongly supported by the Parish Council and local residents.

8.17 The countryside around Andover helps to define the distinct character of the area, with the town being separated from a number of small rural communities by relatively narrow areas of countryside. The Local Plan recognises that development on the edge of settlements will reduce the physical extent of the gaps and development within the gaps themselves could reduce the visual separation of settlements.²⁴

²⁴ Local Plan paragraphs 7.27 and 7.28.

8.18 The Andover – Anna Valley/Upper Clatford Local Gap (‘the Local Gap’) is bounded by the A303 and A343 in the north and west and by the settlement edge of Anna Valley and Upper Clatford to the south, save for one anomaly which is discussed below. The Gap extends outside the Neighbourhood Area to the west. The Local Plan Topic Paper on Local Gaps explains how the Pillhill Brook valley acts as a single visual compartment:

“Andover currently sits on the edge of the valley slope and its visual containment is very reliant on vegetation along the A303 corridor. If development were to extend over the A303 corridor then the urban edge would topple over the valley sides, increasing intervisibility and coalescence between settlements along the open valley slope. The settlement edge of Upper Clatford is well defined by the water meadows. The boundaries of the gap would seem to be the minimum to allow the landscape in between to still function as an effective gap and prevent coalescence. Boundaries are robust and define the settlement edge in both cases”.²⁵

8.19 The boundaries of the Local Gap were examined and confirmed in the Local Plan process.

8.20 The NDP Questionnaire Survey has shown that 87% of respondents rated the Local Gap as very or fairly important. Comments emphasised the importance of maintaining a separation between Andover and settlements within the parish, both to retain village character and identity and to preserve the habitats and species involved. It is also of value to residents of Andover especially those living just to the north of the A303 who are able to access the Local Gap via the cycle track or Barlows Lane.

8.21 Land within the Local Gap is mainly open countryside, water meadow, watercourses and woodland. There are a limited number of dwellings and business premises including in former farm buildings at Era and Balksbury Business Parks. The physical and visual separation provided by the Local Gap can be experienced from Anna Valley and Upper Clatford in a number of views looking northward from Foundry Road or when travelling across the Gap. These views are protected by policy UC9 as follows:

- Foundry Road: settlement views 5 and 6
- Balksbury Hill/Balksbury Road: settlement views 7, 8 and 9
- Footpath underpass: settlement view 10
- Watery Lane: settlement views 11 and 12
- Norman Court Lane: landscape view 9.

8.22 Policy UC10 aims to add local detail to Local Plan policy E3 by providing further information on the role and significance of component parcels of land in the Local Gap. Ten component areas have been identified (Plan 9). These areas are described in Table 6 in terms of their contribution to the physical and/or visual separation provided by the Gap and to its integrity. The provisions of policy UC10 are additional to the criteria set by the Local Plan policy. Further information can be found in the NDP Evidence Statement for policy UC10.

²⁵ Local Plan Topic Paper on Local Gaps paragraph 6.8.

8.23 A particular concern is the risks to physical/visual separation and integrity posed by pressures for the extension and intensification of existing buildings and uses. Local Plan policy COM11 permits proposals for the extension of dwellings or the creation/extension of ancillary domestic outbuildings when certain criteria are met (when planning permission is required). However, individual proposals can have a significant cumulative impact in terms of additional buildings and activity, creating pressure for more development. The particular circumstances of the Local Gap and its sensitivity to change are such that these proposals will need to be very carefully considered against the aims of the Local Gap policy. The protection of the Local Gap will be addressed in the planning balance when considering whether to support proposals which fall within both the Local Gap and the settlement boundary, and for employment sites in the countryside coming forward under Local Plan policy LE17.

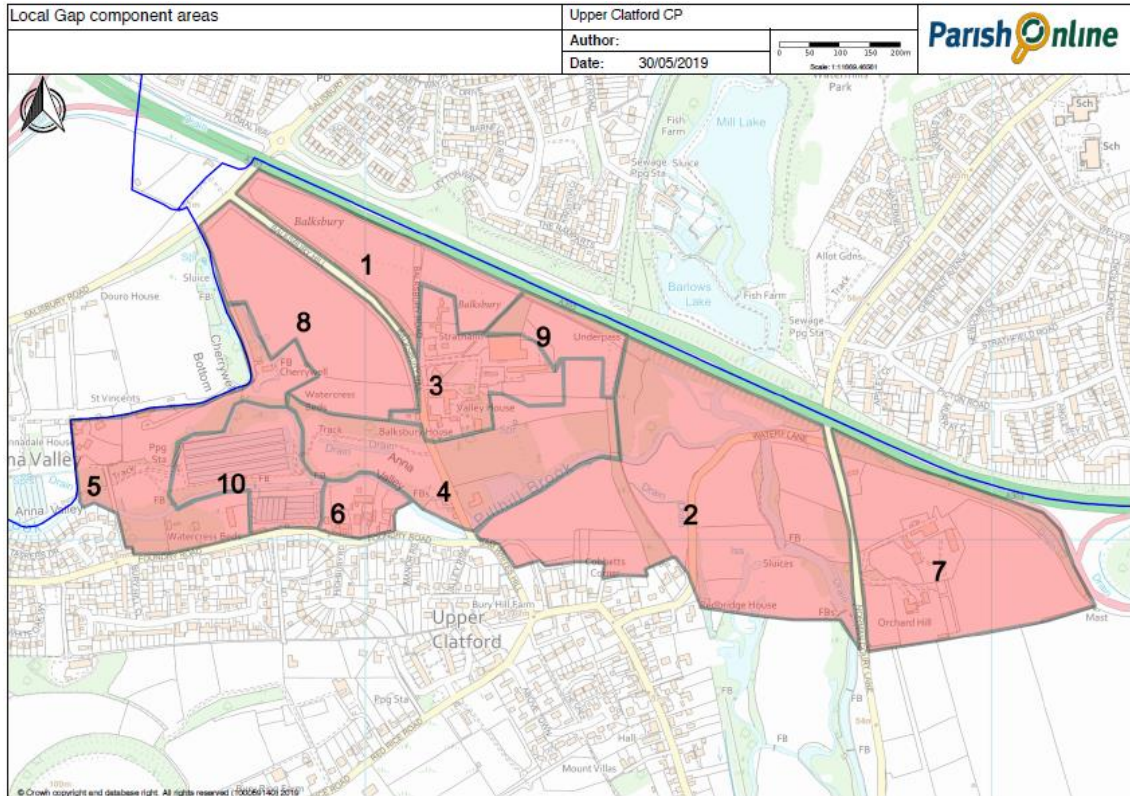
8.24 A number of other NDP policies also apply to land within the Local Gap. This reflects the particular landscape, recreational, historic and biodiversity importance of individual sites and land parcels. These policies should be read alongside policy UC10:

- Policy UC8 on landscape character, which highlights the landscape functions of the river valleys and provides for their protection
- Policy UC9 on landscape and settlement views, which protects a number of important views within and across the Local Gap
- Policy UC11 on Local Green Spaces, which protects four areas in the Local Gap for their importance and significance to the local community
- Policy UC12 on Sites of Importance for Nature Conservation, which highlights the role played by existing and proposed Sites in the biodiversity interest of the river valleys.

The evidence for this policy

8.25 Supporting evidence for this policy can be found in:

- NPPF chapter 15 Conserving and enhancing the natural environment
- Local Plan policy E3
- Test Valley Local Plan Topic Paper on Local Gaps
- NDP Evidence Statement for policy UC10
- NDP Feedback document (residents' survey)



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Plan 9: Local Gap component areas

Area (see Plan 9)	Description	Contribution to physical and/or visual separation and to integrity of the Local Gap
1, Balksbury Camp	Open countryside comprising the surviving southern portion of Balksbury Iron Age hill fort, a scheduled ancient monument, and adjacent land.	Open and elevated land forming part of the northern boundary of the Local Gap with the A303/Andover. Sensitive to development over the boundaries represented by the A303 and the Salisbury Road which would reduce physical separation and/or could be visible from Anna Valley, eroding visual separation.
2, Pillhill Brook/River Anton corridor.	Areas of woodland, scrub, pasture and marsh grassland within the river valley floodplain. Area 2 is crossed by a public footpath and by Watery	Area 2 extends from the Upper Clatford settlement boundary to the northern boundary of the Local Gap with the A303/Andover. It extends across the Local Gap in a central position and is critical to its integrity. It is sensitive to development over the A303 boundary which would reduce physical separation and/or could be visible from Upper Clatford, eroding visual separation. Loss of screening vegetation along the A303 would also reduce

Area (see Plan 9)	Description	Contribution to physical and/or visual separation and to integrity of the Local Gap
	Lane, and abuts Norman Court Lane in the east.	visual separation. Development in the vicinity of the underpasses of A303 (Norman Court Lane and the public footpath to the west) which would risk being seen as representing the extension of Andover south of the A303 thereby reducing sense of place will not be supported.
3, Balksbury Hill	Era and Balksbury Business Parks, Andover Lawn Tennis Club and dwellings.	Area 3 comprises a relatively developed area which is situated in an elevated position above the river valley corridor centrally within the Local Gap. As such it is particularly sensitive to further development, redevelopment, change of use, or intensification (including proposals which may arise on existing employment sites in the countryside under Local Plan policy LE17) since this could adversely impact on physical and visual separation, and/or erode the integrity of the Local Gap. This is all the more so because of the limited physical separation which exists to both the south (across Area 4) or north (Area 9) between Area 3 and defined settlement boundaries and other development.
4, Balksbury Hill-Upper Clatford	Open countryside, woodland and dwellings. Crossed by Balksbury Hill.	Area 4 is contiguous with the Upper Clatford settlement boundary and is critical in defining the settlement form and to the landscape setting of the villages. It is a part of the Local Gap which is notably vulnerable to change. This is because of the limited physical and visual separation which exists between the defined settlement boundary and outlying dwellings to the south and the edge of development to the north on Area 3. It is thus particularly sensitive to any development/intensification on and adjacent to both its southern and northern edges (including on Areas 3 and 6) which could erode separation and compromise its integrity. The rural, open quality of the Area is also important in enabling an appreciation of the separation between Upper Clatford and Andover as experienced in the countryside views provided when travelling along Balksbury Hill and from the playing field. These views are protected by policy UC9.
5, North of Taskers Drive, Anna Valley	Woodland and scrubland bisected by the Pillhill Brook, with scattered development on the eastern and northern boundaries.	Area 5 is contiguous with the settlement boundary at Anna Valley and helps to define the settlement form and landscape setting of the rural village. It is also important in enabling an appreciation of the separation between Anna Valley and Andover as country views are provided looking northwards from Foundry Road; these views are protected by policy UC9. It is sensitive to development on its southern and western edges which would reduce physical separation, and to further development/intensification associated with existing dwellings inside the Area which would risk reducing visual separation.

Area (see Plan 9)	Description	Contribution to physical and/or visual separation and to integrity of the Local Gap
6, North of Foundry Road, Anna Valley	Dwellings to Foundry Road, open land extending north to Pillhill Brook.	Area 6 is within both the Local Gap and the Anna Valley settlement boundary. Although it accommodates some development the area makes a significant contribution to the rural character and setting of this part of Anna Valley. It is also important in enabling an appreciation of the settlement form and landscape setting as rural views are provided looking northwards across the Area from Foundry Road and the adjacent playing field. These views are protected by policy UC9. Development in the north of the Area in particular could reduce physical separation and erode visual separation at a point where the Local Gap is notably vulnerable to change and development (see Area 4).
7, east of Norman Court Lane	Orchard Hill Farm and open countryside between Norman Court Lane and the A303/A3057.	Forms part of the northern boundary of the Local Gap with the A303/Andover, elevated in the east towards the gyratory junction with the A3057. Sensitive to development over the A303 boundary which would reduce physical separation and/or could be visible from Anna Valley or Upper Clatford to the south, eroding visual separation. Development in the vicinity of the A303 underpass at Norman Court Lane which would risk being seen as representing the extension of Andover south of the A303 thereby reducing sense of place will not be supported. Loss of screening vegetation along the A303 would reduce visual separation.
8, South of Balksbury Hill	Open countryside.	This Area consolidates and contributes to the physical separation provided by the Local Gap on its western edge. It also contributes to the experience of separation between settlements when travelling through or along the Local Gap when viewed from Balksbury Hill and the adjoining Salisbury Road to the west.
9, Balksbury Hill-A303	Open countryside and woodland.	Forms part of the northern boundary of the Local Gap with the A303/Andover. Public footpaths on the western, northern and eastern boundaries enable the separation provided by the Local Gap to be directly experienced. Sensitive to development over the A303 boundary which would reduce physical separation and/or could be visible from Anna Valley or Upper Clatford to the south, eroding visual separation. Development in the vicinity of the underpass/public footpath on the eastern boundary which would risk being seen as the extension of Andover south of the A303 thereby reducing sense of place will not be supported. The woodland contributes to visual separation and is important in providing screening of Andover when viewed from the south. There is scope for additional woodland planting and this would be welcomed by the Parish Council.

Area (see Plan 9)	Description	Contribution to physical and/or visual separation and to integrity of the Local Gap
10, Watercress beds, Anna Valley	Watercress beds/Pillhill Brook providing an open water environment.	Area 10 is contiguous with the Anna Valley settlement boundary and helps to define the settlement form and landscape setting of the village. It is a Site of Importance for Nature Conservation (TV0275). It is also important in enabling an appreciation of the separation between Anna Valley and Andover as country views are provided looking northwards across the watercress beds from Foundry Road. These views are protected by policy UC9. It is sensitive to development on its southern edge which would reduce physical separation. Development within the Area which could harm physical/visual separation or the integrity of the Local Gap, as may arise from watercress production (such as infrastructure, facilities and boundary treatments) or diversification proposals, will not be supported.

Table 6: Local Gap component areas



Flooding on the west side of Watery Lane

Local Green Spaces

Policy UC11 Local Green Spaces

The following sites as shown on Plan 10 are designated as Local Green Spaces:

LGS1: copse at Anna Valley

LGS2: former watercress beds west of Balksbury Hill

LGS3: former watercress beds east of Balksbury Hill

LGS4: flood plain and meadow, Upper Clatford

Parish-owned or maintained open spaces comprising:

LGS5A: Anna Valley amenity open spaces

LGS5B: Anna Valley playing field

LGS5C: Anna Valley chalk pit

LGS5D: Anna Valley play area

LGS5E: Balksbury Bridge playing field

LGS5F: Village Green

LGS5G: Sports Field

Development that would result in the loss or partial loss of these Local Green Spaces will not be supported unless very special circumstances arise which outweigh the need for protection.

The reason for this policy

- 8.26 National planning policy allows NDPs to designate land as Local Green Space in order to protect green areas of particular importance to local communities. Local Green Space designation should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space concerned is in reasonably close proximity to the community served, is demonstrably special to the community and holds a particular local significance, and is local in character and not an extensive tract of land.²⁶
- 8.27 The NDP Questionnaire Survey found that the community attached great importance to the rural surroundings of the village, its tranquillity and easy access to countryside. The most valued parish characteristics were:
- the village's open and green spaces, which were very or fairly important to 97% of residents (of which 85% rated these as very important);

²⁶ NPPF paragraphs 99 and 100.

-
- the surrounding countryside, very or fairly important to 98% (84% very important); and
 - Pillhill Brook and the River Anton, very or fairly important to 94% (75% very important).

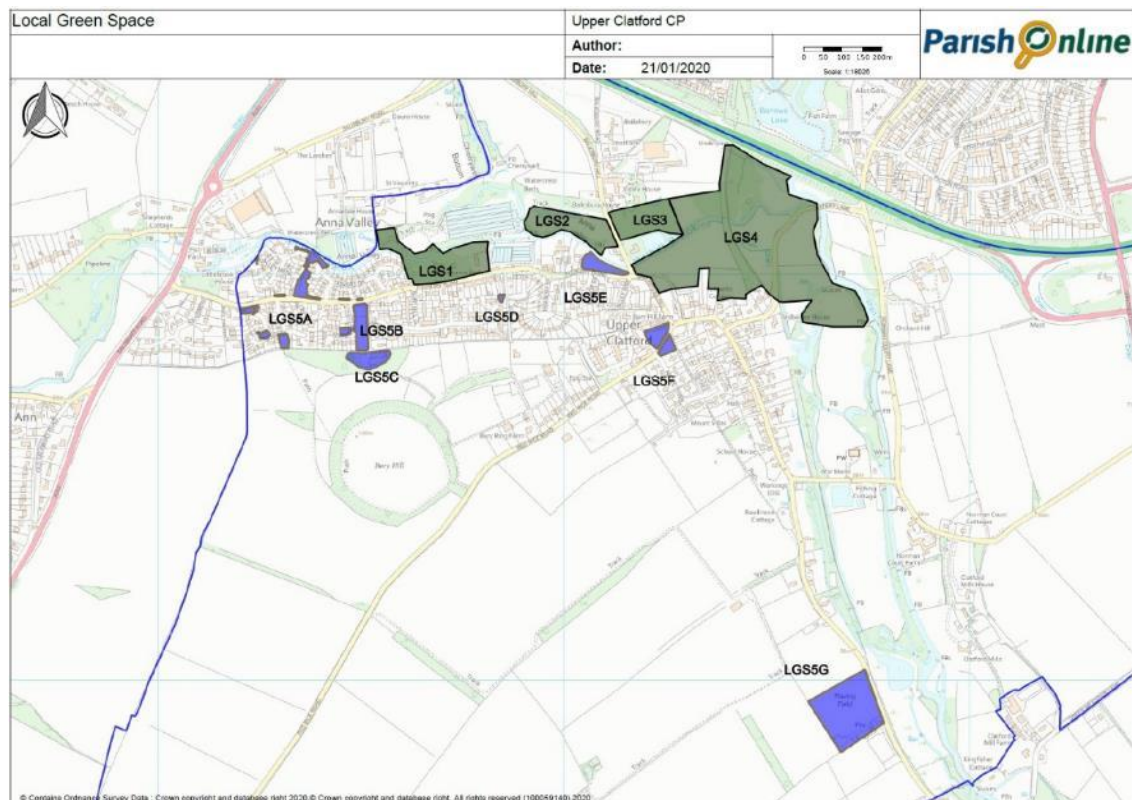
- 8.28 Considering the survey responses and other information set out in the NDP Evidence Statement for this policy, a number of areas of Local Green Space have been identified for designation.
- 8.29 LGS1 to LGS4 form a green corridor along the Pillhill Brook. Whilst each area has its individual merits, set out below, collectively they function to define the settlement edge and make a significant contribution to the pastoral rural setting of the villages and to biodiversity. This network effect should be considered in applying policy UC11.
- 8.30 Open spaces designated under LGS5 are areas of land owned or maintained by the Parish Council as recreational open space within Anna Valley and Upper Clatford. These facilities are all important to the community and include the Village Green, Sports Field and play parks.
- 8.31 In terms of the requirements for Local Green Space set out in the NPPF, the NDP's Vision, objectives and policy UC1 confirm that the approach to their designation is consistent with the local planning of sustainable development, with social, economic and environmental objectives having been considered together. Local Green Space designation will complement investment in homes, jobs and other essential services addressed elsewhere in the NDP. The Local Green Spaces designated by policy UC11 are all capable of enduring beyond the plan period and do not unduly hamper the future development of Andover or Anna Valley/Upper Clatford. Table 7 documents how the further requirements of the NPPF for Local Green Space designation are met by each of the proposed areas. In summary:
- all of the Local Green Spaces are adjacent to the local communities at Anna Valley and Upper Clatford;
 - by virtue of the uses they represent and benefits they offer, they are all special to the community, for the reasons described in Table 7, and are of local significance; and
 - they are all local in character and none is extensive in area.
- 8.32 The identification of these Local Green Spaces is consistent with the Test Valley Green Infrastructure (GI) Strategy, prepared pursuant to strategic Local Plan policy E6. The GI Strategy supports local communities in identifying and protecting green infrastructure such as Local Green Spaces. Designation of the above Local Green Spaces will also implement relevant guidelines in the Landscape Character Assessment. These seek to protect and enhance important green spaces around and within the settlement fringe, as well as their contribution to green infrastructure, links with the wider countryside, nature conservation and the setting of settlements.²⁷

²⁷ Landscape Character Assessment, LCT5 River Valley Floor paragraph 5.19

The evidence for this policy

8.33 Supporting evidence for this policy can be found in:

- NPPF chapter 8 Promoting healthy and safe communities
- Flood Map for Planning
- Local Plan policy E5 and E6
- Test Valley Green Infrastructure Strategy
- Test Valley Borough Landscape Character Assessment
- NDP Evidence Statement for policy UC11
- NDP Feedback document (residents' survey)



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Plan 10: Local Green Spaces

Name of Local Green Space	Close proximity to the community	Demonstrably special and of local significance	Local in character
LGS1 copse at Anna Valley.	Situated on the north side of Foundry Road adjacent to the Anna Valley settlement boundary, with village housing opposite and adjoining to the west (Taskers Drive).	This green space comprises woodland and scrubland which is of biodiversity and landscape significance to the local community. It is of biodiversity value as the majority is included on the Priority Habitat Inventory as deciduous woodland. A Site of Importance for Nature Conservation (SINC) adjoins to the east (TV0275). The green space contributes to the landscape setting, rural feel and tranquillity of Anna Valley, and to visual amenity by providing a prominent and extended break in development along Foundry Road. The view looking east along Foundry Road with the green space to the north is protected in policy UC9.	This is a contained parcel of land with clear physical boundaries provided by Foundry Road, Pillhill Brook and adjoining development. It is 2.0 ha. in area.
LGS2 former watercress beds west of Balksbury Hill.	Situated on the north bank of the Pillhill Brook adjacent to the Anna Valley settlement boundary, with village housing and public open space to the south.	These meadows are former watercress beds which are of historic, biodiversity and landscape value to the local community. They are of historic value because they provide a reminder of the scale of local watercress production in the past and allow the community to experience their local heritage where all historic phases (meadow, water meadow, watercress production and re-wilded watercress areas) now co-exist. Both green spaces are species rich, with 2002 surveys recording 41 species of flora at LGS2 and 31 at LGS3. LGS3 also includes a belt of broadleaved woodland on its eastern boundary, recorded in the National Forest Inventory. Policy UC12 includes reference to proposed SINC designation for the Pillhill Brook. LGS2 and LGS3 both make a notable contribution to the beauty and tranquillity of the rural setting of the villages as this is experienced when travelling along Balksbury Hill. LGS2 lies opposite public open space at Balksbury Bridge playing field and contributes to its quiet, rural setting. The view south along Balksbury Hill with green spaces to east and west is protected in policy UC9.	LGS2 is contained by trees, the Pillhill Brook and Balksbury Hill. It is 1.3 ha. in area.
LGS3 former watercress beds east of Balksbury Hill.	Situated on the north bank of the Pillhill Brook between village settlement to the south and the Era and Balksbury Business Parks to the north.	These meadows are former watercress beds which are of historic, biodiversity and landscape value to the local community. They are of historic value because they provide a reminder of the scale of local watercress production in the past and allow the community to experience their local heritage where all historic phases (meadow, water meadow, watercress production and re-wilded watercress areas) now co-exist. Both green spaces are species rich, with 2002 surveys recording 41 species of flora at LGS2 and 31 at LGS3. LGS3 also includes a belt of broadleaved woodland on its eastern boundary, recorded in the National Forest Inventory. Policy UC12 includes reference to proposed SINC designation for the Pillhill Brook. LGS2 and LGS3 both make a notable contribution to the beauty and tranquillity of the rural setting of the villages as this is experienced when travelling along Balksbury Hill. LGS2 lies opposite public open space at Balksbury Bridge playing field and contributes to its quiet, rural setting. The view south along Balksbury Hill with green spaces to east and west is protected in policy UC9.	LGS3 is contained by trees, adjoining development and Balksbury Hill. It is 1.2 ha. in area.
LGS4 flood plain and meadow, Upper Clatford.	Situated adjacent to the Upper Clatford settlement boundary with village settlement to the south.	This green space comprises flood plain meadows either side of the Pillhill Brook and west of the River Anton. It is of historic, biodiversity, flood protection and landscape significance to the local community and communities downstream in the River Test catchment. It is of historic value because it is	LGS4 is a well-contained parcel of land lying between the A303, the River Anton, the

Name of Local Green Space	Close proximity to the community	Demonstrably special and of local significance	Local in character
		<p>bisected north-south by an embankment which is the former route of the Andover to Redbridge railway (the Sprat and Winkle Line), itself constructed on the line of the Andover and Redbridge Canal (1794-1857). A public footpath and cycle track runs along the embankment and is a well-used piece of green infrastructure providing off-road access to the centre of Andover via an underpass of the A303. The view looking south along the footpath is protected in policy UC9. The green space is of biodiversity value, being almost entirely composed of the following identified Priority Habitats: coastal and floodplain grazing marsh south of the brook and west of the River Anton; deciduous woodland north of the brook; and an area of lowland fen in the north (the only such example of this habitat in the Neighbourhood Area). Wet grassland habitats in England have declined in extent and ecological resilience since the 1930s due to intensification of farming practices, drainage and flood plain development, and are important for their farming, amenity, cultural and historic value as well as ecological diversity and connectivity roles.²⁸ Policy UC12 includes reference to proposed SINC designation for the Pillhill Brook. The green space retains flood waters at times of high rainfall, attenuating flows downstream. It makes a notable contribution to the beauty and tranquillity of the rural setting of Upper Clatford as this is experienced when travelling along Sam Whites Hill, the public footpath, and Watery Lane. The view south along Watery Lane towards Upper Clatford is protected by policy UC9.</p>	<p>settlement edge at Upper Clatford, and Sam Whites Hill. It is 12.0 ha. in area.</p>
LGS5A Anna Valley amenity open spaces	Situated within housing areas at Anna Valley and inside the settlement boundary.	These areas of green space within housing contribute to the visual amenity and tranquillity of the village and offer valuable opportunity for informal recreation.	The amenity areas making up LGS5A are situated within areas of housing. They are 0.5 ha. in area in total.

²⁸ Historic England, Conserving Water Meadows, 2017, p.2.

Name of Local Green Space	Close proximity to the community	Demonstrably special and of local significance	Local in character
LGS5B Anna Valley playing field	Situated within housing at Anna Valley and inside the settlement boundary.	This local green space has a range of playground equipment/tennis court, and is well-used by residents for formal and informal recreation. It also contributes to visual amenity.	LGS5B is situated within the village and is 0.35 ha in area.
LGS5C Anna Valley chalk pit	Situated adjacent to the Anna Valley settlement boundary with housing to the north.	The Chalk Pit green space is a historic feature in the local landscape, a former quarry which provided stone for the nearby Waterloo Iron Works. It is also of wildlife interest, home to nesting birds such as jackdaws and to bats. The fringing deciduous woodland is a Priority Habitat.	LGS5C is physically well-contained and is situated immediately adjacent to housing. It is 0.44 ha in area.
LGS5D Anna Valley play area	Situated within housing at Anna Valley and inside the settlement boundary.	This green space is significant because of the play opportunities provided for children.	LGS5D is situated within the village and is 0.02 ha in area.
LGS5E Balksbury Bridge playing field	Situated on the south bank of the Pillhill Brook, inside the settlement boundary with housing to west and south.	This local green space has a range of playground equipment and is the main children's play area for the community. It is well-used by residents for formal and informal recreation. It is the venue for the annual May Fayre. It also contributes to visual amenity and to wildlife connectivity.	LGS5E is situated within the village and is 0.32 ha in area.
LGS5F Village Green	Situated within housing at Upper Clatford, inside the settlement boundary.	This green space lies at the heart of the village providing opportunity for informal recreation and contributing to visual amenity. It is the venue for the annual Guy Fawkes bonfire.	LGS5F is situated within the village and is 0.26 ha in area.
LGS5G Sports Field	Situated on the edge of Upper Clatford.	The Sports Field is laid out with two football pitches and a cricket square, and has changing room facilities. It is also used for village events such as Clatfest. It is of significance because of the formal recreational opportunities provided.	LGS5G is on the edge of Upper Clatford and is 2.0 ha in area.

Table 7: Local Green Spaces

Sites of Importance for Nature Conservation

Policy UC12 Sites of Importance for Nature Conservation

Sites of Importance for Nature Conservation in or adjacent to the Upper Clatford Neighbourhood Area will be protected in accordance with Test Valley Local Plan policy E5, particularly taking account of their role in the Pillhill Brook and River Anton corridors as part of a wider network of other designated sites and priority habitats.

Sites of Importance for Nature Conservation which have been formally proposed or are otherwise under consideration will be given an equivalent status to designated Sites, in accordance with the precautionary principle.

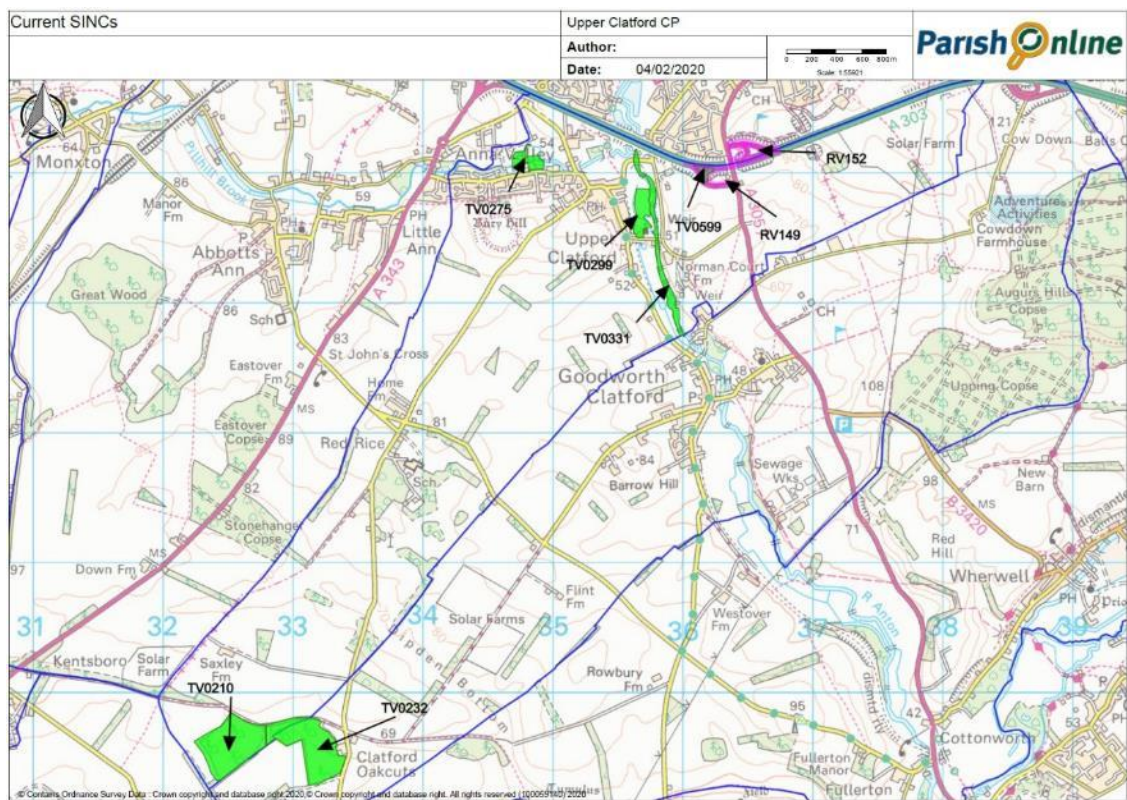
The reason for this policy

8.34 Local Plan strategic policy E5 sets out the approach to the conservation, restoration and enhancement of biodiversity in Test Valley. The policy provides a level of protection to habitats and species which is proportionate to their status and takes into account their individual importance and as part of a wider network. This approach reflects national planning policy.²⁹

8.35 There are six designated Sites of Importance for Nature Conservation (SINCs) wholly or partly within the Neighbourhood Area and one Road Verge of Ecological Importance (Plan 11). The NDP Evidence Statement for this policy provides full details of the reasons for their designation. They are:

- **TV0299 Church Meadow**, 1.6 ha. of unimproved grassland between the River Anton and Upper Clatford which supports a flora and fauna characteristic of waterlogged conditions.
- **TV0275 Anna Valley Watercress Beds**, 1.98 ha. of open freshwater to the north of Foundry Road at Anna Valley, supporting a range of aquatic communities including the stream water-crowfoot, a Hampshire priority species.
- **TV0210 Upper Oakcuts Copse**, 15.58 ha. of ancient semi-natural woodland in the south of the Neighbourhood Area. An adjoining SINC **TV0232 Clatford Oakcuts** extends into the neighbouring parish of Goodworth Clatford.
- **TV0331 the River Anton**, a chalk river supporting a wide variety of plants and invertebrates together with water vole, white-clawed crayfish and otter.
- **TV0599 land adjacent to the A303**, 0.5 ha. of unimproved grassland. The adjacent **RV149 and RV152 road verges** are home to chalk flora.

²⁹ NPPF paragraph 174 and 175.

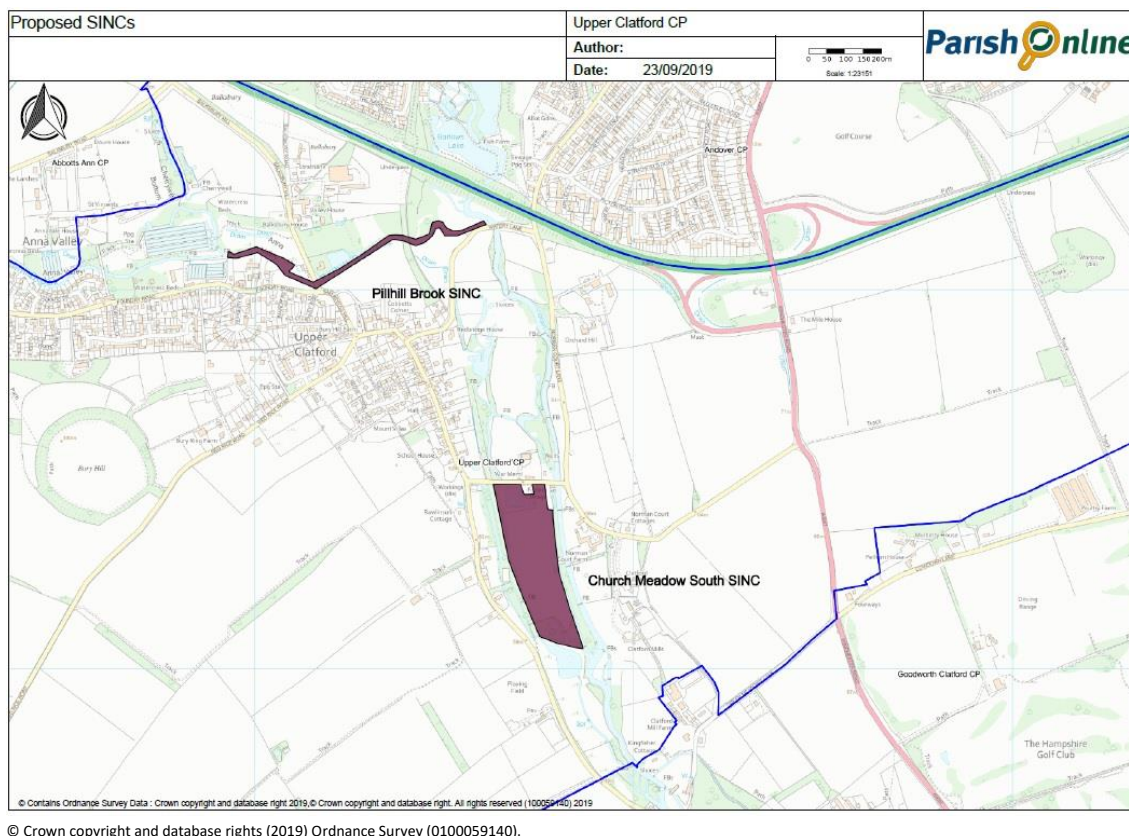


Plan 11: Current Sites of Importance for Nature Conservation

8.36 The Parish Council has identified two additional potential SINCs. Pending the outcome of discussions with the Hampshire Biodiversity Information Centre and applying the precautionary principle, development proposals likely to result in the loss, deterioration or harm to these sites will be considered under the terms of Local Plan policy E5 as if they were designated. The two sites are shown on Plan 12 and are:

- **Pillhill Brook and bankside habitat** between the Anna Valley watercress beds (TV0275) and the confluence with the River Anton (TV0331). Survey information indicates presence of stream water-crowfoot, water vole and otter, and possibility of presence of white clawed crayfish.
- **Church Lane south of All Saints Church**, adjacent to TV0299 and TV0331 and where survey information indicates presence of water vole.

8.37 The proposed SINC boundaries reflect the extent of current satisfactory supportive evidence. Other areas suitable for the designation of SINC status may exist in addition to those currently designated or proposed and, where sufficient evidence exists, will be supported by the Parish Council.



Plan 12: Proposed Sites of Importance for Nature Conservation

- 8.38 The NDP Questionnaire Survey showed that the existing SINCs were seen as an important part of the rural character of the parish, with 71% of respondents regarding them as very important. Comments supported their purpose in delivering the conservation of wildlife and acknowledged their role in preserving rural character.
- 8.39 The following protected species are known to be present in the Neighbourhood Area: Otter, Water Vole, White Clawed Crayfish and Bats. Given the available habitats there is also potential for Dormouse. In applying Local Plan policy E5, the potential presence of these species should be fully considered in terms of both the direct and indirect effects of development proposals, particularly on the edge of the villages.
- 8.40 Local Plan policy E5 emphasises the importance of considering the role and function of designated sites, priority habitats and other landscape features such as trees, woodland and hedgerows in the wider ecological network of wildlife corridors and stepping stones which facilitate the movement of species. In this respect, the corridors of the Pillhill Brook and the River Anton are locally important, with large areas of the river valley floors outside the designated SINCs being floodplain grazing marsh bordered by deciduous woodland (both priority habitats). Both corridors are referred to in policy UC12. The proposed SINCs shown

on Plan 12 will help establish a coherent and resilient ecological network and deliver net gains for biodiversity.

The evidence for this policy

8.41 Supporting evidence for this policy can be found in:

- NPPF chapter 15 Conserving and enhancing the natural environment
- Local Plan policy E5
- Test Valley Biodiversity Action Plan
- NDP Evidence Statement for policy UC12
- NDP Feedback document (residents' survey).



Flooding on Watery Lane

9. DELIVERING THE NEIGHBOURHOOD DEVELOPMENT PLAN

- 9.1 The Neighbourhood Development Plan is a long-term planning document which will be implemented in the period up to 2029. Upper Clatford Parish Council will seek to implement the objectives of the NDP in delivering the sustainable development of the Neighbourhood Area.
- 9.2 The principal means of delivery will be through decisions on planning applications, taken by Test Valley Borough Council as the local planning authority in accordance with the development plan unless material considerations indicate otherwise. The NDP when made will form part of the overall 'development plan'.
- 9.3 When consulted on planning applications by Test Valley Borough Council, the Parish Council will base its response on the policies set out in the NDP. This will include supporting proposals which meet the policies of the NDP, and opposing those which do not.
- 9.4 The Parish Council will work pro-actively with applicants and the local planning authority to seek to support planning applications for development that improves the economic, social and environmental conditions of the Upper Clatford Neighbourhood Area.

Community actions

- 9.5 The formal role of the NDP is the setting of planning policies which deal with land use and development. However, in preparing the NDP the local community has identified ways of improving the Neighbourhood Area which extend beyond this remit. Whilst these cannot be addressed through the land use planning policies of the NDP they may be recorded as Community Actions to be undertaken or led by Upper Clatford Parish Council. These are set out in Table 8. Where appropriate, developer contributions will be sought to deliver, or support the delivery, of improvements to these aspects of village life.

Ref.	Topic area	Community Action by Upper Clatford Parish Council
CA1	Highways – road safety for all users	To continue to work with the highway authorities* and other partners to identify and implement measures to address the issues raised in the residents’ survey and other NDP consultations, such measures to include speed indicator devices, pavement improvements, street lighting, the enforcement and lowering of speed limits, and weight restrictions.
CA2	Highways - parking	To work with the highway authorities to address issues relating to on-street parking in the villages and will explore initiatives to allow the provision of further off-road parking which is conveniently located.
CA3	Highways – road maintenance	To continue to work with the highway authorities to address issues of highway maintenance including potholes and drainage (road run-off, ditches and gullies) as they arise.
CA4	Highways – other matters	To continue to work with the highway authorities to address other highway issues including road traffic noise from the A303, the further provision of passing places in justified locations, traffic calming, and road and footpath signage.
CA5	Electric vehicle charging	To support and encourage proposals for the installation of electric vehicle charging points for public use providing highway safety and normal planning requirements (where required) are met.
CA6	Public transport provision	To work with the highway authorities, bus operators and Community Transport providers to investigate ways of addressing issues identified in the residents’ survey and other NDP consultations and will continue to press the case for existing service levels to be maintained and for improvements to be delivered.
CA7	Walking and cycling	To continue to work with the highway authorities and landowners to promote the maintenance of public rights of way throughout the Parish, and to seek improvements to connectivity in and around the villages to foster walking and cycling as alternatives to use of the private car for short trips including to and from Andover.
CA8	Recreational facilities	To continue to maintain the playing fields and play areas/equipment for the benefit of all in the community.
CA9	Housing need	To support the undertaking of a local Housing Needs Survey by Test Valley Borough Council to inform the implementation of policy UC3 and any future review of the NDP.

Ref.	Topic area	Community Action by Upper Clatford Parish Council
CA10	Communications and broadband	To promote and support improvements to communications infrastructure by working in partnership with Test Valley Borough Council, Hampshire County Council and network operators, and including consideration of a community-led scheme.
CA11	Recycling and waste	To investigate ways of improving recycling facilities available locally and to monitor and appropriately address fly tipping and dog fouling.
CA12	Community information and communication	To continue to maintain and improve ways of providing information to and communicating with the community including use of notice boards, publications and the website.
CA13	All Saints Church	To support All Saints' Parochial Church Council and the Diocese of Winchester in the major programme underway to repair the roof of All Saints' Church, and in their exploration of appropriate and compatible ways in which the Church can be of greater value and use to the community.

* Hampshire County Council, with some functions delivered by Test Valley Borough Council

Table 8: Upper Clatford Parish Council Community Actions

APPENDIX A: EVIDENCE BASE

A.1 The following planning policy documents, reports, consultation evidence and other survey material have been used in drawing up the Neighbourhood Development Plan.

TVBC = Test Valley Borough Council

National level evidence

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019.

Ministry of Housing, Communities and Local Government, Planning Practice Guidance at <https://www.gov.uk/government/collections/planning-practice-guidance>

Flood Map for Planning at <https://flood-map-for-planning.service.gov.uk/>

Census 2011 at <https://www.ons.gov.uk/census/2011census>

Historic England, National Heritage List for England at <https://historicengland.org.uk/listing/>

Historic England, Conserving Water Meadows, 2017.

Natural England, Magic Map at <http://www.magic.gov.uk/magicmap.aspx> (includes Priority Habitat Inventory sites).

Borough level evidence

TVBC, Test Valley Biodiversity Action Plan, 2008.

TVBC, Goodworth Clatford and Upper Clatford Conservation Area Character Appraisal, 2010.

Test Valley Strategic Housing Market Assessment, JG Consulting, 2014

TVBC, Local Plan Topic Paper on Housing and on Local Gaps, 2014

TVBC, A Green Infrastructure Strategy for Test Valley 2014-2019, 2014

TVBC, Test Valley Borough Revised Local Plan 2011-2029, adopted January 2016

Test Valley Borough Landscape Character Assessment, 2004 updated 2018

Neighbourhood Area level evidence

Upper Clatford and Anna Valley Village Design Statement.

NDP Steering Group, NDP Residents Survey: Feedback document with analysis at parish level of all responses and comments received from parishioners to the SurveyMonkey, January 2019.

NDP Business Survey, 2018.

NDP working groups, Evidence Statements, June 2019:

- UC2 Community Facilities and Services
- UC3 Housing Mix
- UC4 Small Scale Employment and Development

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- UC6 Village Design
 - UC7 Conservation Area
 - UC8 Landscape Character
 - UC9 Landscape and Settlement Views
 - UC10 The Local Gap
 - UC11 Local Green Spaces
 - UC12 Sites of Importance for Nature Conservation (SINCs).