



Upper Clatford

An aerial photograph of a rural landscape. The foreground shows a mix of green fields and brownish soil. A river or stream flows through the middle ground. In the background, there is a large, circular pond or reservoir surrounded by trees. The overall scene is a typical rural setting.

# **Review of the 2021 Neighbourhood Development Plan**

**Parish Engagement – King Edward VII Memorial Hall**

Public Meeting – 7pm Friday 6<sup>th</sup> March

Public Drop-In Session – 2pm Saturday 7<sup>th</sup> March

# Introducing the NDP Team

Cllr Peter Heslop - Chair Parish Council

## **Upper Clatford Parish Council**

- Charles Eyre
- Richard Bennett
- Rob Hawkins
- Richard Hydes

## **Parish Volunteers**

- Hollie Folkard Tapp
- Fiona Lewis

## **Upper Clatford Consultant**

- David Nicholson - 2021 NDP Advisor

## **TVBC – Neighbourhood Planning Team**

- Sarah Hughes
- Tim Goodrich

## **TVBC - Housing Needs Survey Team**

- Lisa Kerr
- Claire Jenkins

## **TVBC - Community Support Officer**

- Michelle Penn

# Agenda

Cllr Charles Crosthwaite Eyre

1. The 2021 Neighbourhood Plan – what it achieved and next step
2. Project timeline and process
3. Community Engagement – why your input is important
4. Discussion Topics
  - a) Site allocation for new housing
  - b) Housing Needs Survey
  - c) Extension of Local Green Space
  - d) Chalk Pit redevelopment
  - e) Youth activities and facilities
5. Discussion and next steps

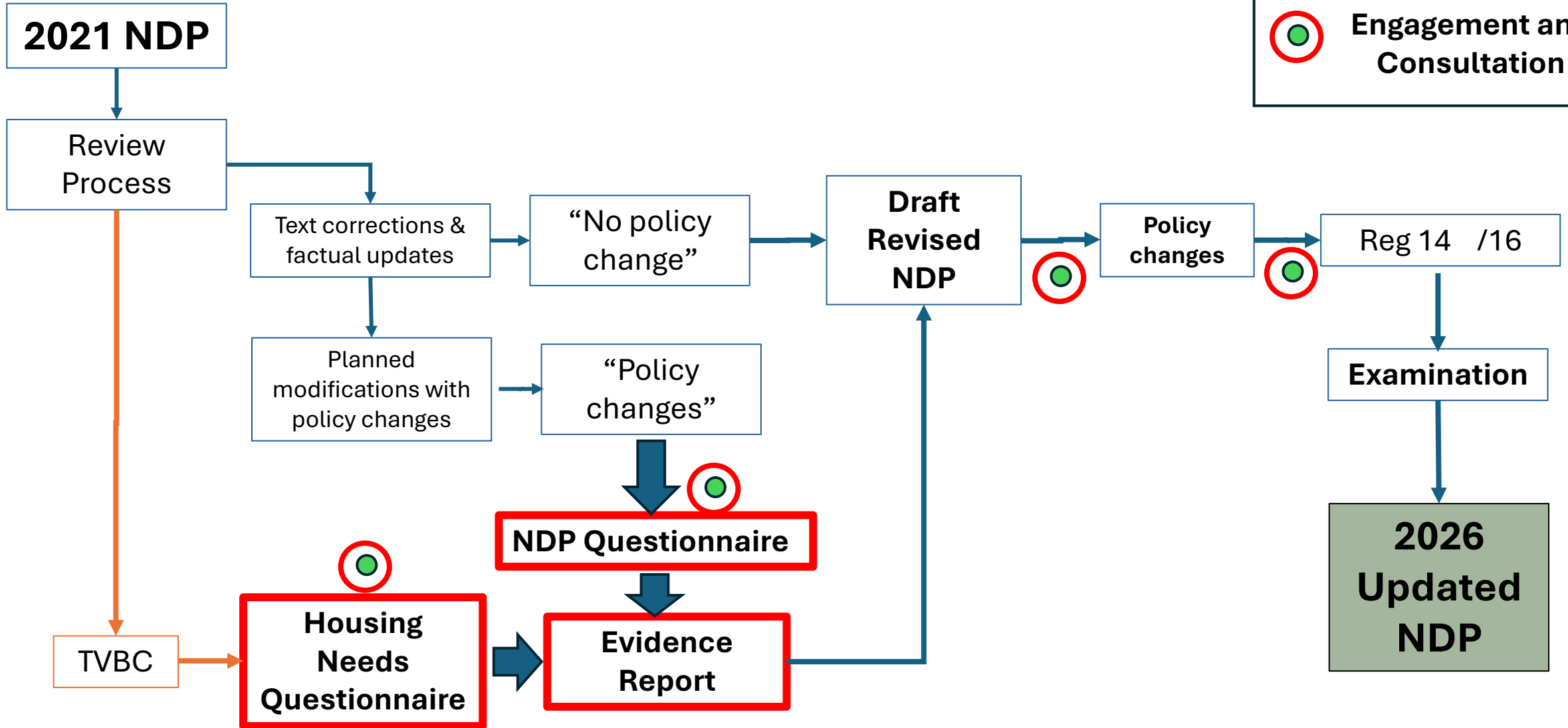
# 2021 NDP

- Replaced the former Village Design Statement
- In the consultation, 59.5% of all households provided their views :
  - 354 Anna Valley residents
  - 334 Upper Clatford residents
  - 11 Red Rice residents
- Key achievements of the 2021 NDP :
  - Reinforced and protected Local Gap, Settlement Boundary and Conservation Area
  - Created new Local Green Spaces along Pillhill Brook
  - Registered new SINCs along Pillhill Brook and water meadows south of Church Lane
  - Established community preferences on housing mix and design
  - Identified and registered the important landscape and settlement views
- Since then, this document has been a statutory planning document used to guide development, growth and conservation in the Parish
- It must be updated every 5 years – the current exercise!

# Why your input is important and how we will get you involved

- You must have the opportunity to comment on the content and goals of this revision process
  - Every parishioner must be invited to submit input on revisions and additions
  - Process must be transparent and open
  - Multiple opportunities for parishioners to become aware and get involved
    - 2 public meetings
    - Questionnaires to support proposed changes and additions
    - Regulation 14 Referendum
- We want representation across:
  - All three parts of the Parish
  - All age demographics
  - Recent as well as long-established residents
- We must have evidence that the community has been invited to comment on proposed changes:
  - Housing Needs Survey
  - NDP survey on key changes/additions

# NDP Revision & Engagement Process



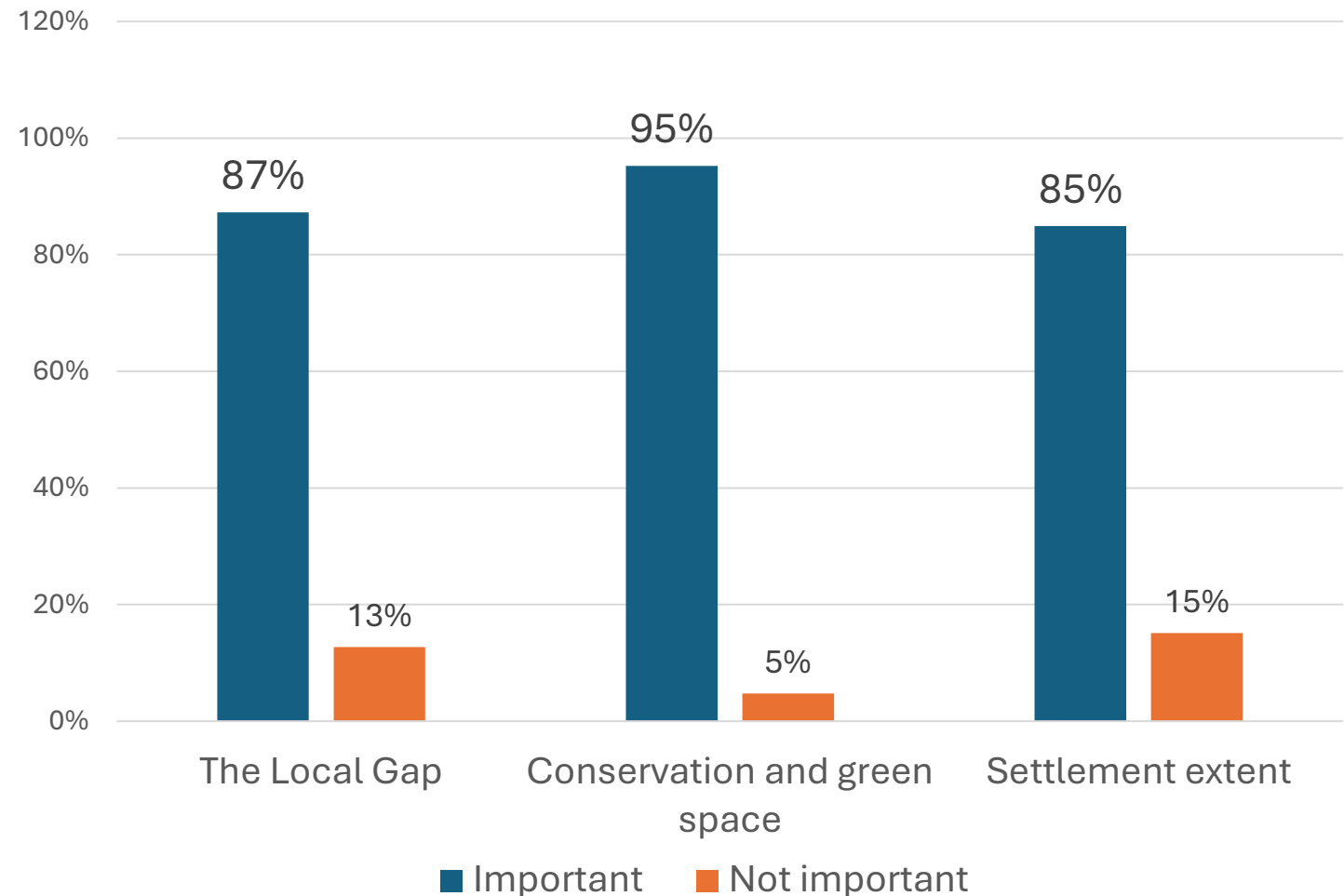
# What did parishioners consider the important issues in the 2021 NDP

Q10 NDP 2021  
Aggregate scores  
for :

Local Gap

Conservation/  
Green Spaces

Settlement  
Boundary



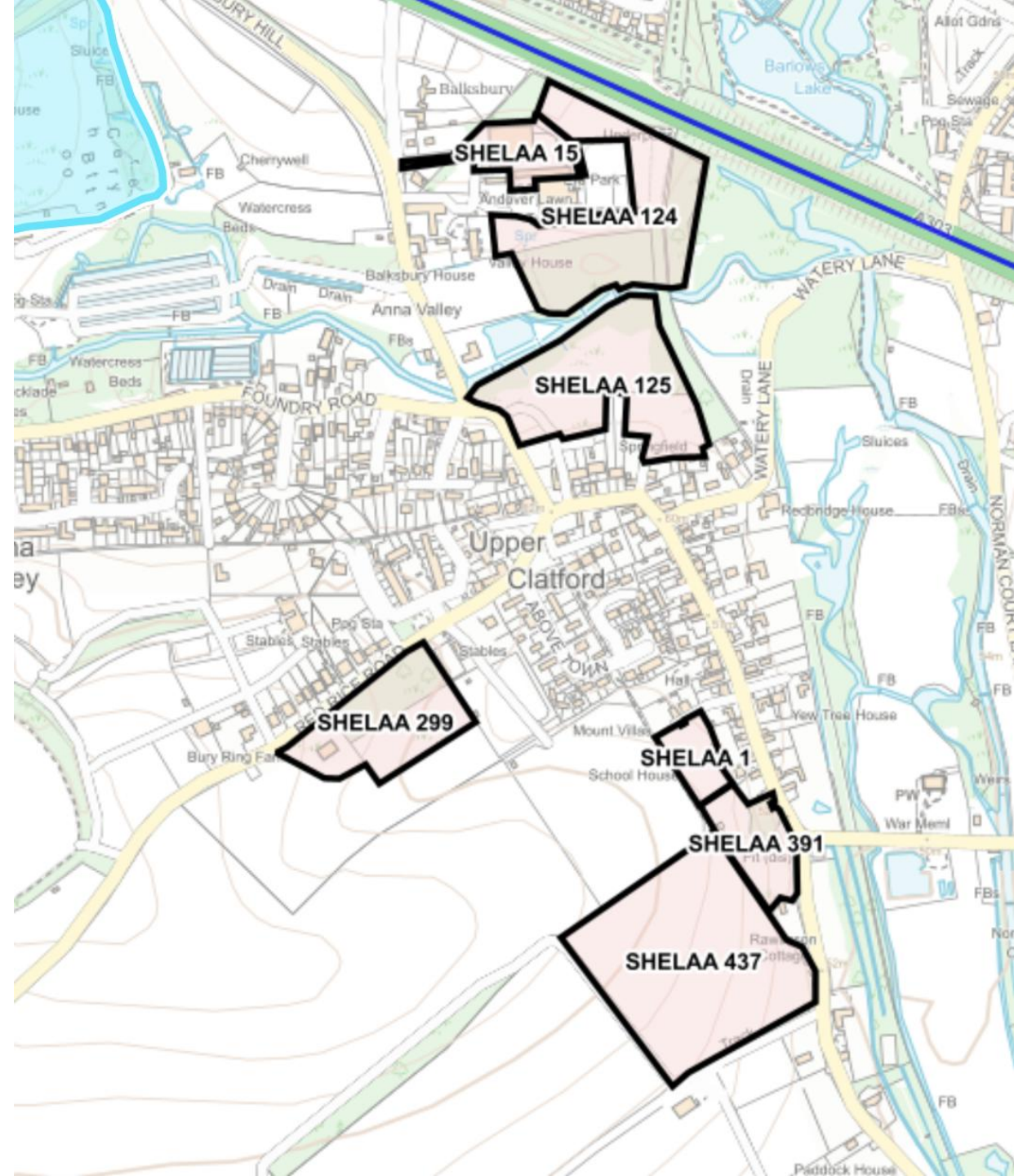
# Allocation – New Development

*Cllr Richard Bennett*

# Strategic Housing and Employment Land Availability Assessment (SHELAA)

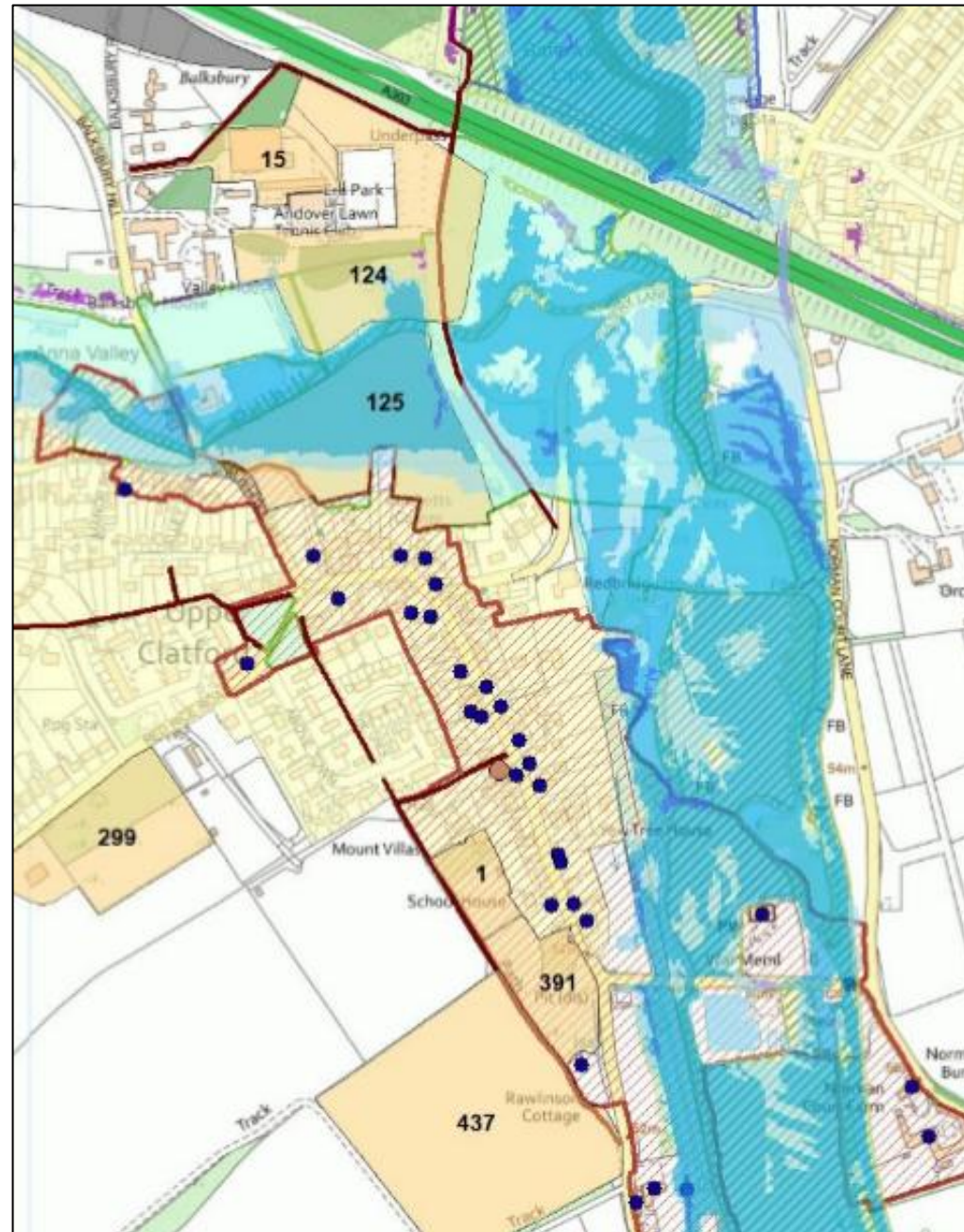
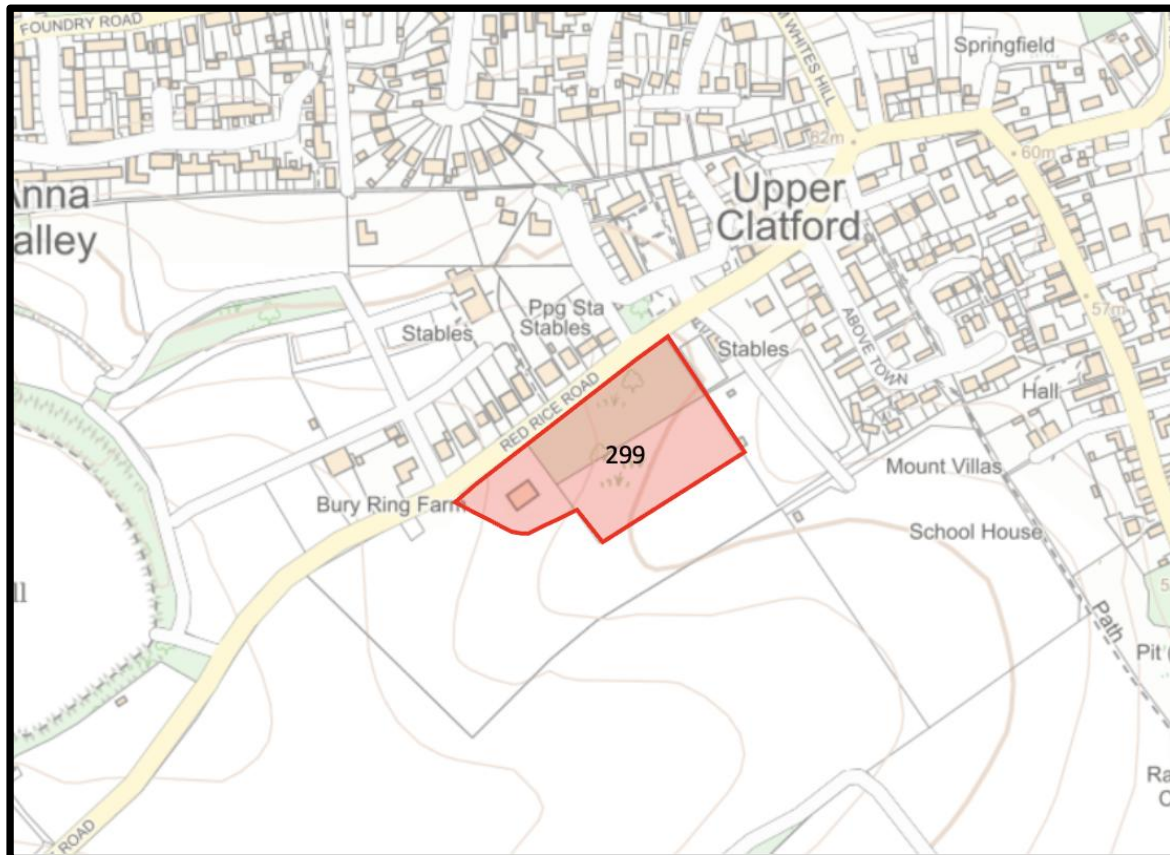
## Current process to meet national housing goals

- TVBC given target by Central Government
- Suitability review of all existing SHELAA sites
- Recommendation under revised draft Local Plan (2025)
- Parish Council support sought for allocation



# SHELAA 299

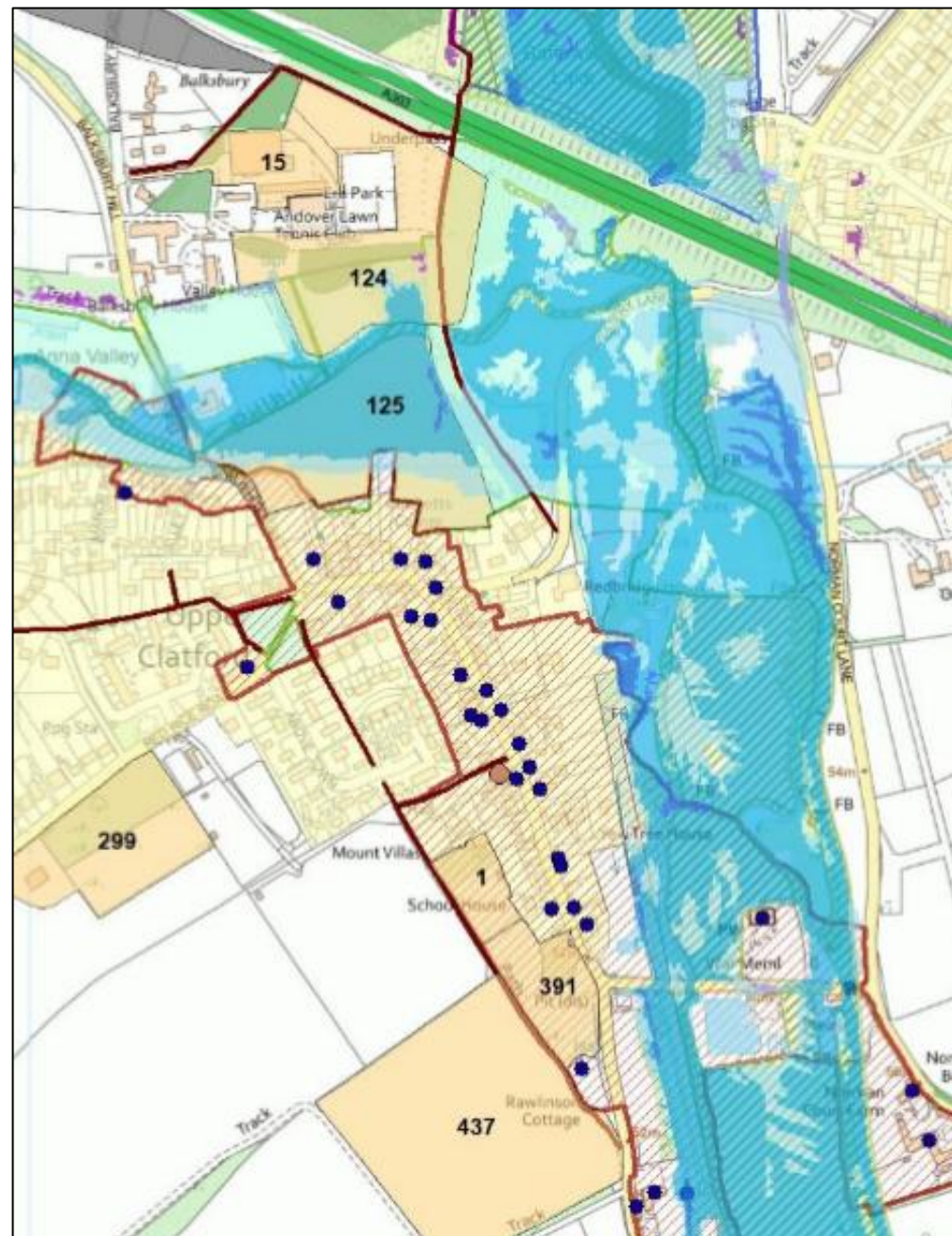
## Planning factors



# SHELAA 299

## TVBC Allocation Criteria

<b>Access</b>	Red Rice Road
<b>Accessibility</b>	1.6 kms - Clatford Primary School 5 kms - John Hanson Community School 800 m - local food store Access to walking and cycling routes No bus services available in the locality
<b>Environmental Biodiversity &amp; Habitats</b>	Grade 3 agricultural land No environmental receptors identified No ecological designations Within zone of influence for Solent SACs (nutrients)
<b>Flooding</b>	No risk
<b>Landscape character</b>	Adjacent to existing residential development to the north and east. Sloping site contains some mature trees.
<b>Historic environment</b>	No designated heritage assets identified within or immediately adjacent to the site. The Scheduled Monument Bury Hill fort is to the west of the site.
<b>Other site considerations</b>	A very small part of the site to the north is indicated to be within a mineral consultation area.



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### TVBC Local Plan requirements

- **Access** via Red Rice Road
- **Heritage Impact Assessment** to demonstrate how the layout and design of the development will respond sensitively to the significance of heritage assets in the vicinity, including the of Bury Hill Camp Scheduled Monument
- **Retention of existing trees and hedgerows** to the northern and southern boundaries

# UCPC Recommendation

- Accept this allocation because:
  - Protects the Local Gap (87% of residents regarded this as very important)
  - Mitigates risk of speculative development
  - Relatively low density development at 11 houses/hectare
- Planning considerations in questionnaire
  - Additional Red Rice Road traffic
  - Heritage / Archaeology
  - Retention and enhancement of hedgerow
  - Sewage and water management
  - Pavements and footpaths

# Housing Needs Survey

Lisa Kerr – TVBC Housing Development Officer

# Extension of Local Green Space

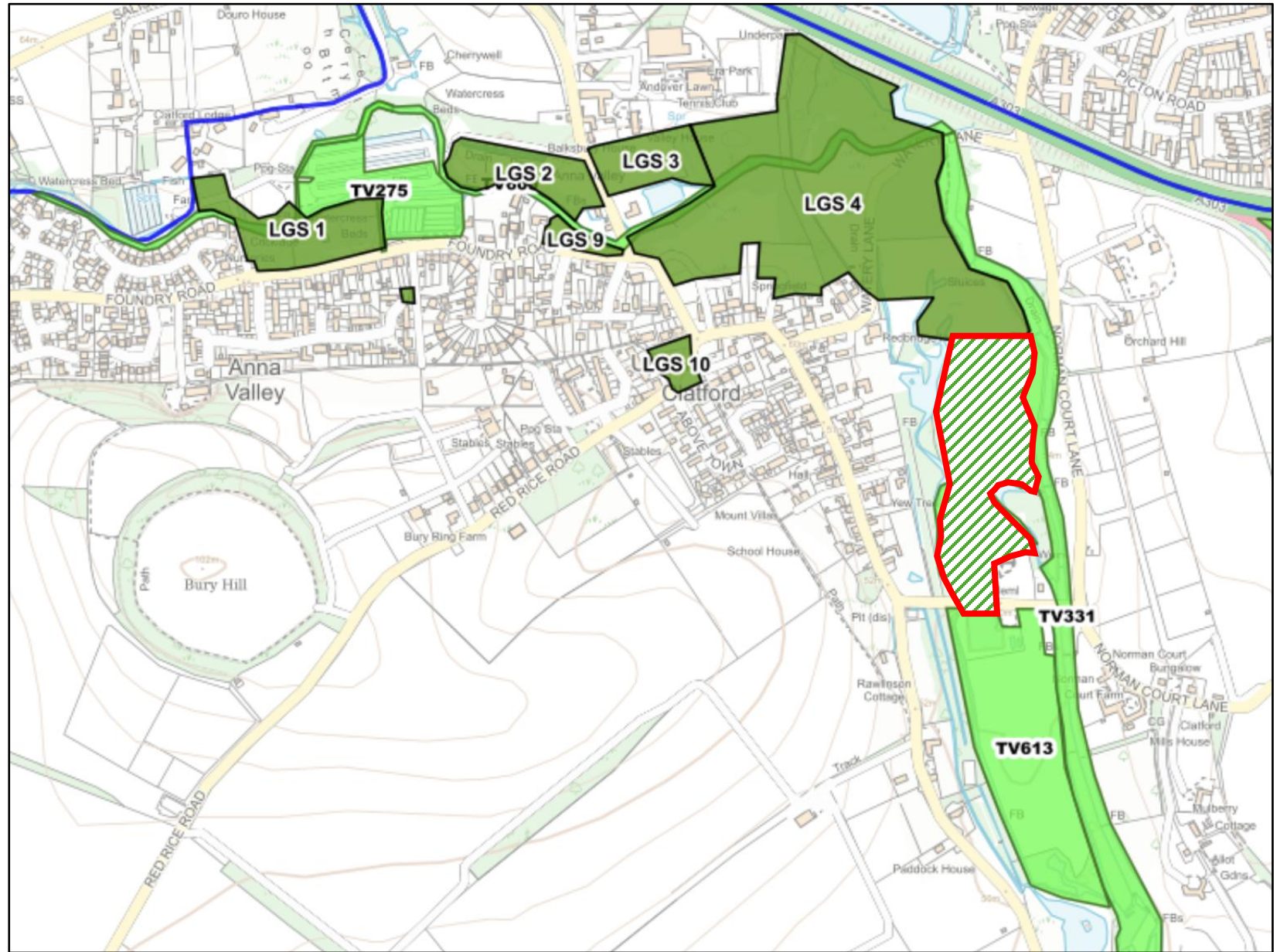
# 2021 NDP

SINC 

Sites of Importance to Nature and Conservation

LGS 

Local Green Space



# Criteria for LGS

Is the proposed green spaces to the North of Church Lane, demonstrably special or of local significance due to its:

- Beauty
- Historic significance
- Recreational value
- Tranquillity
- Richness of wildlife
- Close to the community

# Chalk Pit Redevelopment



# Chalk Pit Project



▲ WG Formed

▲ Consultation

▲ Pre-application submission

▲ ————— ▲ Architects tender/ selection

▲ Demolition

▲ Design selection

▲ Pre-application submission

Workstream	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Governance	WG formed				Options Analysis Paper			UCPC Decision Point		Issue Architects Tender	Revise Design Statement		Demolition tender	Architect selection	VOA change	
Parish Engagement /Finance	Annual Parish Meeting		Parish survey		Parish Feedback					website update					Annual Parish Meeting	
Develop	Draft drawings	Develop Research	Pre-planning application	Develop Report	Pre-planning response						Architect submissions					
Fundraising	Fuding Sources table	Fuding Sources paper					CRL £5k						Lecture £600	TVBC submission	CRL £29k	
Sustain & Clear	Repair Roof	Volunteer Clearance			Flytipping incident	Vandalism									Demolition	
Surveys						Bat surveys x3		Geological		Rockfall	Topographical					



# Critical requirements

- Strength of support for community building in Anna Valley
  - 94% of 179 respondents from 112 households supported development
  - Do we need another community building in addition to Village Hall?
  - Is the Chalk Pit a good location for a community building?
- Strength of support for commercial buildings in Chalk Pit
  - Lack of legal power of Parish Council to build
  - Joint Venture partners?
- Funding requirement >£700k

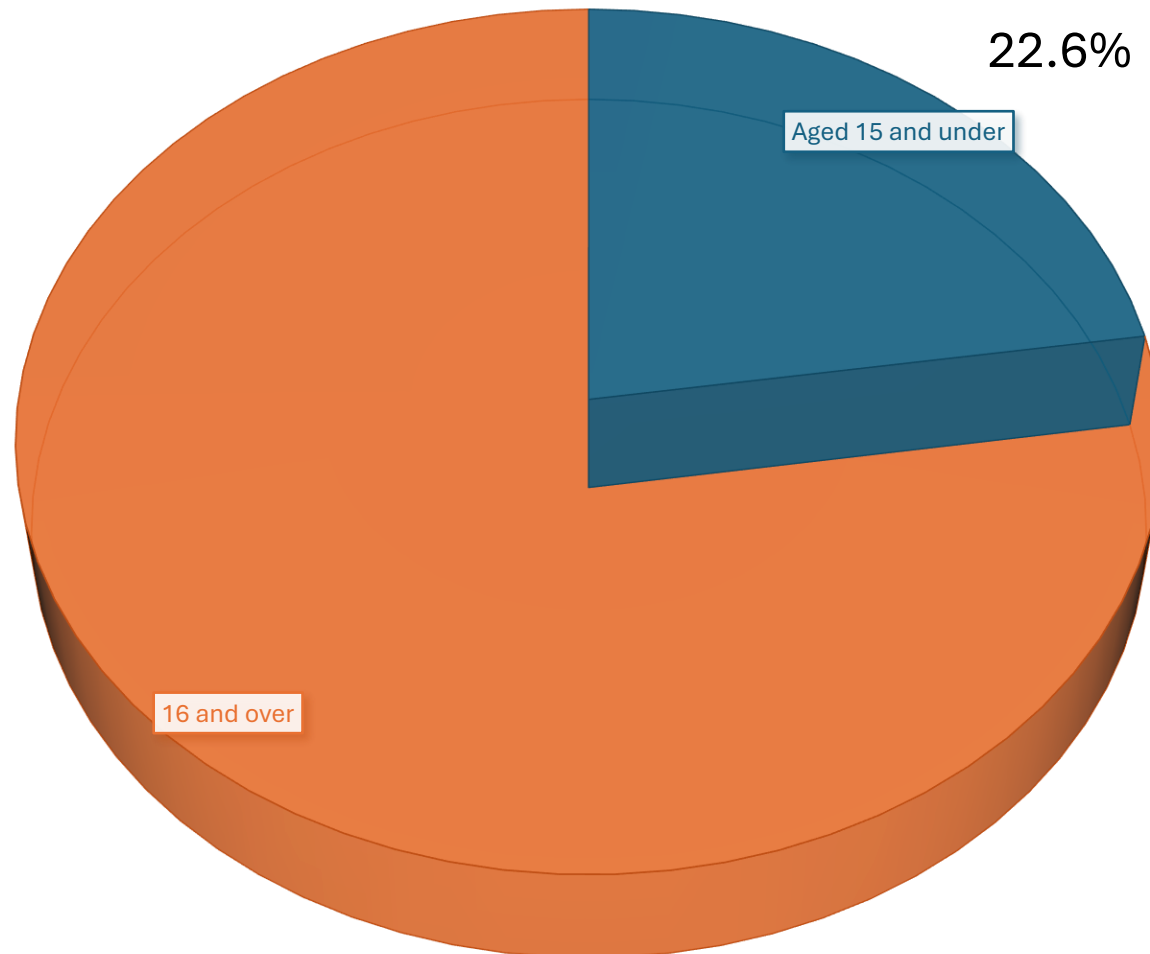
# Youth Activities and Facilities

Cllr Rob Hawkins

# Playground Needs

- Playground facilities for younger children across the Parish are generally quite old and for older children in particular, limited.
- One of the projects that the Parish Council has started to investigate is investment in improved or new facilities for young people.
- As part of the process, we would like feedback from all respondents on ages these developments should be focused on and any preference on where they should be sited.

# UPPER CLATFORD PARISH POPULATION AGE. (2021 CENSUS.)



# Parish Play and recreation areas



Recreation and  
Community Facilities

Plan 3: Recreation and community facilities



Upper Clatford Parish Council

# Questions

# Next Steps

- w/c 30<sup>th</sup> March - Questionnaires delivery to every household
- 3<sup>rd</sup> April – online surveys open
- Consultation period – 6 weeks from 3 April to 10 May
- Respond either **on-line** or **hard copy**:
  - **Hard copy** – post both questionnaires in SAE to TVBC
  - **On-Line**: Link and QR code will be with questionnaire and on banners and posters across the village
- Consultation closes on 10<sup>th</sup> May
- Report preparation starts 17<sup>th</sup> May