

Nether Wallop Neighbourhood Development Plan

Development Draft

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Table of Contents

| | |
|---|-----------|
| Introduction | 3 |
| Welcome | 3 |
| Why we have a Neighbourhood Development Plan (NDP) | 4 |
| How our Plan fits with National and Local Planning | 4 |
| The Structure of our Plan | 4 |
| Input that has guided the Plan’s development | 5 |
| How the plan develops from here | 5 |
| A brief Introduction to Nether Wallop Parish | 6 |
| Nether Wallop’s History | 6 |
| Nether Wallop’s environment | 7 |
| Conservation Areas | 8 |
| Sites of Special Scientific Interest (SSSI) | 8 |
| Our Vision and Objectives for Nether Wallop | 9 |
| Our Vision for Nether Wallop in 2033 | 9 |
| This Plan’s Objectives | 9 |
| Policies that will guide development decisions in Nether Wallop | 10 |
| Policies for the Built Environment | 10 |
| Policy BE1: Type, Scale and Location of New Housing | 10 |
| Policy BE2: Village Design | 11 |
| Policy BE3: Building Design | 12 |
| Policy BE4: Building Design within Conservation Areas | 12 |
| Policy BE5: Heritage Protection | 16 |
| Policy BE6: Low-Carbon Domestic Power | 16 |
| Policies for the Natural Environment | 17 |
| Policy NE1: Important Views | 17 |
| Policy NE2: Local Green Spaces | 24 |
| Policy NE3: Environmental Protection and Enhancement of the Wallop Brook | 24 |
| Policies for the Community | 26 |
| Policy C1: Community services, facilities, infrastructure and recreational open space | 26 |
| Policy C2: Protection of Existing Employment Uses | 27 |
| Community Aspirations | 28 |
| Appendix 1: List of Policies | 29 |
| Appendix 2: Evidence Base | 29 |

Introduction

Welcome

On behalf of Nether Wallop Parish Council, I am delighted to present the Nether Wallop Parish Neighbourhood Development Plan (NDP).

This NDP has been prepared under the Neighbourhood Planning (General) Regulations 2012, as amended by the National Planning Policy Framework (NPPF) July 2021.

This NDP is a great achievement. It has been produced by a Neighbourhood Development Plan Steering Group, made up of local residents and Parish councillors with widespread consultation leading to the delivery of this NDP. Everyone involved in the preparation of this NDP has worked hard to ensure that it reflects the views of the entire community.

Since 2019, public meetings and surveys have taken place to seek the views of local residents, businesses and other stakeholders who share an interest in our neighbourhood area. Everyone involved in developing the NDP has listened carefully to all the feedback received through these consultations and has worked hard to ensure that the NDP incorporates and reflects the views of the community.

The aim of preparing this NDP is to preserve this area's rural feel for generations to come. We are proud of our parish and our community spirit and wish to protect this for current and future parishioners.

The NDP sets out a vision for the Parish up to 2033 and beyond, that reflects the thoughts and feelings of local people with a real interest in the community. It sets objectives on key identified themes such as protecting the built and natural environment, housing and design, infrastructure, getting around the parish and community and wellbeing.

I would like to thank all those from the Steering Group in getting it to this stage. I would also like to thank all those who live and work in the Parish who have played their part in supporting our NDP, which will shape and manage change in the Parish for many years to come.

Sarah Whitaker

Chairman, Nether Wallop Parish Council

Why we have a Neighbourhood Development Plan (NDP)

The Localism Act 2011 introduced a new right for communities to draw up neighbourhood plans.

Neighbourhood plans allow communities – including residents, employees and businesses - to come together through the parish council and develop policies that will guide future development within the parish.

By developing this plan, we can ensure that views of the Nether Wallop community are reflected in planning decisions.

How our Plan fits with National and Local Planning

This NDP must be read alongside existing National and Borough planning policies which apply to our parish.

National planning policy is set out in the National Planning Policy Framework (NPPF) which can be found here:

<https://www.gov.uk/guidance/national-planning-policy-framework>

The Test Valley Borough Revised Local Plan 2011-2029 was adopted in January 2016. It sets out strategic and other planning policies for the development of the Borough over this period. A five-year review of the Local Plan was carried out by the Borough Council in January 2021. These documents can be found here:

<https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework>

The Structure of our Plan

Our Neighbourhood Development Plan sets out a Vision for the parish in 2033. To help achieve this Vision we have seven Objectives, which are in turn supported by Policies that the Parish Council will apply when considering proposed development within the parish.

These policies are for:

- The Built Environment
- The Natural Environment
- The Community

Not everything can be covered by policies, either because it is outside the remit of the Parish Council (for example roads are the responsibility of the Highways Agency), or because it is more aspirational. To record the communities wishes in these areas the plan includes a section on Community Aspirations.

Input that has guided the Plan's development

NDPs must reflect the wishes of the local community. To ensure that our plan does this, we have held public consultations. The input received in these consultations has guided all aspects of the plan's development. Copies of the public consultations are available in the NDP section of the Nether Wallop Parish Council website.

<http://www.netherwallopparishcouncil.uk>

How the plan develops from here

The next stage in the development and adoption of this plan is a Pre-Submission Consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012

<https://www.legislation.gov.uk/uksi/2012/637/regulation/14/made>

A brief Introduction to Nether Wallop Parish

Nether Wallop's History

Nether Wallop has an exceptionally rich and long history. Archaeological evidence exists of Neolithic and Bronze Age settlements and field systems from this time can still be seen in the modern landscape. A network of ancient droves, bridleways and footpaths cross the parish.

The Wallop Brook encouraged settlements that became the cluster of buildings that is the core of the village today. The Saxon foundation of St Andrew's church led to larger development along the Brook and water mills, extensive arable land, water meadows are all mentioned in historical records.

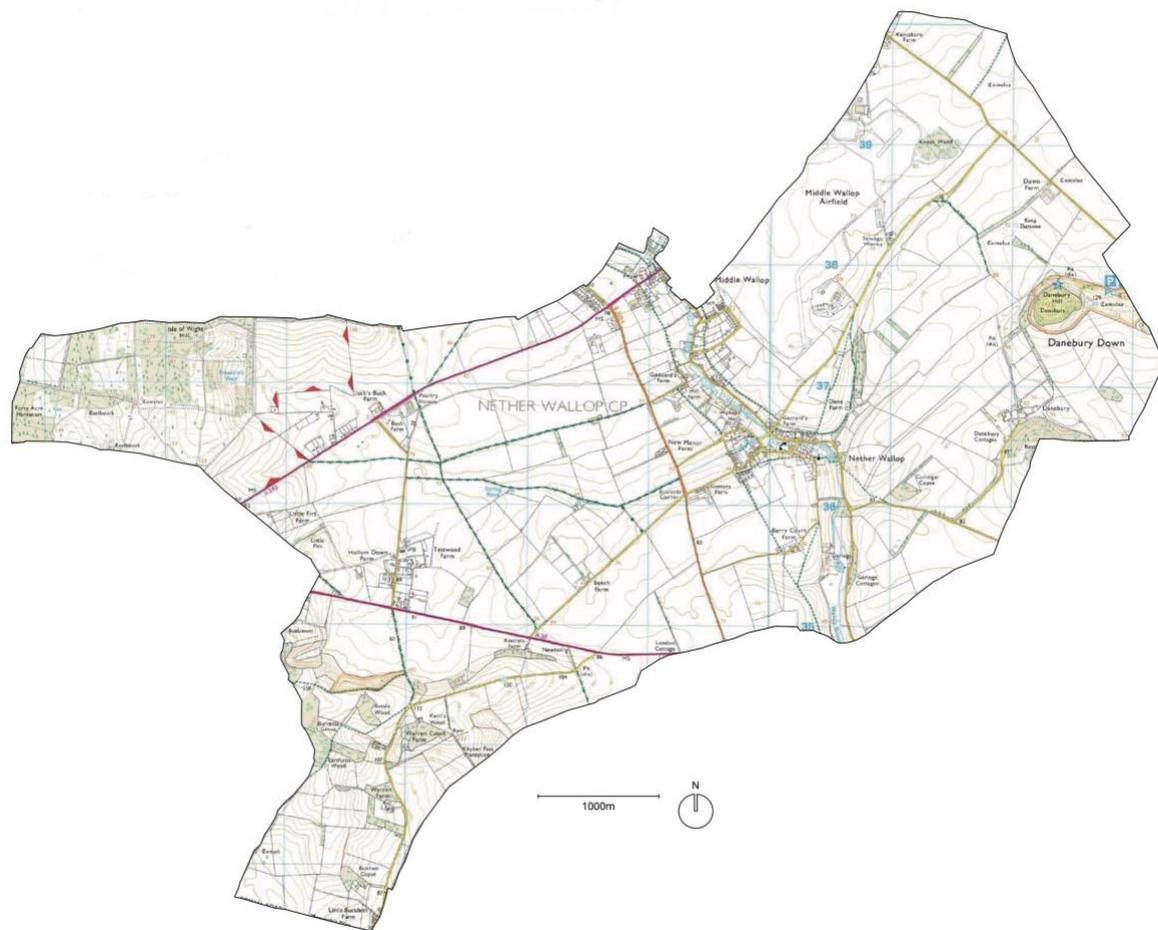
In the Middle Ages, cereal production reached its heights, while the Enclosure Acts of the 18th century caused considerable change to farm land ownership. This resulted in much of the farming landscape seen today, with more regular boundaries and hedges. Comparing 1840 tithe maps for Nether Wallop with present day maps indicate little significant change in the layout of the parish.

A significant change to the parish in the 20th century came with the establishment of the Middle Wallop airfield — Europe's largest grass airfield — at the start of World War II. Most of the airfield buildings are not within the parish boundary, but the airfield is. For the past eighty years there has been a strong military heritage connection.

The late 20th and early 21st centuries have seen some new developments within Nether Wallop including infill plots, Aylward's Way and new homes at School Lane.

Today, there is a strong sense of community across the parish, fostered by several organisations including the church, the village school and various clubs and societies. A number of social events throughout the year, both regular and ad hoc, bring parishioners together in a variety of ways. There is a good mix of ages ranging from young families to the retired.

Nether Wallop's Environment



With an area of 2,987 hectares, Nether Wallop is the second largest parish by geographical area in the Test Valley Borough Council area, but also one of the least densely populated, with only around 900 residents.

The geographical core of the parish is the valley of the Wallop Brook with rolling chalk downland beyond. The parish derives its name from the Wallop Brook, which rises in the neighbouring parish of Over Wallop, and flows into River Test at Bossington to the south.

The two main settlements within the parish are Nether Wallop village, which is clustered around the Wallop Brook and Jack's Bush, which is on the north side of the A343 and is characterised by original farm buildings with a ribbon development of more recent two-story houses.

Other development in the parish comprise farmsteads and isolated homes scattered around the open countryside.

The Wallop Brook has shaped the way in which Nether Wallop village has developed and has a rich biodiversity, supporting many types of wildlife. Additional streams feeding the Wallop Brook at various points along the valley can explain the scatter of houses and farms separated by fields. This pattern is recognisable today.

High ground water levels naturally occur during the winter months resulting in springs on either side of the Wallop valley. The Wallop Brook does not normally flood although problems have occurred as a result of blocked drains. The NDP will seek to address this issue, through policies that will encourage more flood resilience in new and existing developments.

The dominant pattern of vegetation is permanent pasture with patches of woodland. There are diverse flora and fauna, particularly in those habitats associated with seasonal or permanent waterlogging. The Wallop valley has an intimate, enclosed, and tranquil character, which is generally unspoiled by the intrusion of roads and modern suburbanising influences. Outside of the Wallop valley, the landscape comprises of gently undulating chalk downland that is predominately given over to farmland and woodland.

Conservation Areas

Nether Wallop has several areas which are protected as Conservation areas. Details of these can be found in Policy BE4 in this plan.

Sites of Special Scientific Interest (SSSI)

There are two areas designated as Site of Special Scientific Interest within the parish. These are:

- Danebury Hill Fort
- An area with the Porton Down Ministry of Defence land

Both these areas benefit from other protective legislation and so have not been considered within this plan.

Our Vision and Objectives for Nether Wallop

Our Vision for Nether Wallop in 2033

Our vision for Nether Wallop in 2033 is for an active, safe, and welcoming community, made sustainable through appropriate responses to economic, digital, and climatic changes. This plan seeks to preserve and enhance the neighbourhood's historic characteristics whilst facilitating the provision of affordable homes for new households.

Nether Wallop's unique landscape and its cluster of heritage buildings is centred on the Wallop Brook. The surrounding area is characterised by small-scale patchworks of settlements, farms, small holdings, riverside meadow, pastures, and woodland. Together, these distinct landscape types support an economically active farming community and outstanding, diverse wildlife populations.

This Plan's Objectives

- Protect & enhance the Parish's Built and Natural Environment and Character
- Protect, enhance and ensure access to **Community Resources** and **Public spaces**
- Meet the future **Housing needs** of the Parish for market and affordable homes
- Protect the rich **Historic Environment** including Heritage and non-Heritage assets
- Ensure **high-quality Development** through appropriate design, details and use of materials
- Protect and enhance **Biodiversity**
- Support **Employment** within the Parish

Policies that will guide development decisions in Nether Wallop

Policies for the Built Environment

Policy BE1: Type, Scale and Location of New Housing

- 1) New housing development should provide dwellings of a type and size that meets the latest assessment of local needs. At the time of this report, this requires smaller properties with 2 or 3 bedrooms. Larger houses will only be supported where there is up-to-date evidence of a local need for such homes.
- 2) New housing development should help meet the need for more affordable housing within the Parish. Developments of 5 or more properties will be required to have a percentage of properties designated “affordable” through a recognized Affordable Housing scheme.
- 3) Within the limit of the number of houses assessed as being required, developments are encouraged for
 - a. 5 - 9 properties with a minimum of 20 % being affordable
 - b. 10 - 14 properties with a minimum of 30 % being affordable

This is in line with TVBC Local Plan Policy COM7: Affordable Housing

- 4) Development outside the settlement boundary will only be permitted if:
 - a. it is essential for the proposal to be located in the countryside
 - b. it meets the requirements for Community Led Development as stated in Revised Local Plan policy COM9.

Revised Local Plan Policy COM9 states:

Community led development will be permitted if:

- a. the proposal is supported by evidence that there is a need for the development to maintain or enhance the sustainability of the settlement through the delivery of community benefit; and
- b. it is demonstrated that the community has been involved in the preparation of the proposal; and
- c. it is demonstrated that the community supports the proposal; and
- d. the proposal, if for residential development, helps meet the affordable housing need of the
- e. parish in accordance with the thresholds contained within policy COM7 (Affordable Housing) and local evidence and
- a) restrictions contained within policy COM8 (Rural Exception Affordable Housing)

Policy BE2: Village Design

Developers will be required to demonstrate to the Parish Council how they propose to meet the following policies:

- 1) Development shall complement and be well integrated with properties in the immediate locality in terms of massing, separation, layout, and access.
- 2) Building height shall be in keeping with neighbouring properties.
- 3) Strong building lines shall be respected and soft landscaped front gardens and boundaries should be retained or enhanced
- 4) Where significant trees or hedgerows are lost or damaged as a result of development, appropriate replacement planting will be required together with maintenance thereof for a period sufficient to ensure proper establishment. Supplementary indigenous planting to maintain or enhance hedgerow continuity will be supported.
- 5) Development shall not interfere in any respect with an existing footpath, bridleway or right of way.
- 6) Additional or replacement external lighting shall be designed to
 - a. minimize light pollution caused by direct or reflected upwards light
 - b. minimize the time that lights are illuminated
- 7) Parking
 - a. New properties must be designed with the following minimum on-site parking spaces.
 - i. For 1 bedroom properties: 2 spaces
 - ii. For 2-3 bedroom properties: 3 spaces
 - iii. For 4+ bedroom properties: 4 spaces
 - b. New parking spaces should wherever possible use porous surfaces to facilitate drainage into the ground
- 8) Where a development of two or more dwellings includes the provision of a shared septic tank or other shared facility the developer will be required to include a mechanism for the ongoing maintenance of that facility and the sharing of costs amongst the owners.

Policy BE3: Building Design

- 1) The design, form and detail of new developments and alterations to existing properties shall be principally informed by the traditional form and character of the Parish's vernacular architecture.

In particular the following materials are a feature of this architecture:

- Brick, flint and cob
 - Timber framed buildings
 - Thatch, clay tile or slate roofs
- 2) Where modern design is proposed, it must be demonstrated how this complements the traditional form and character.

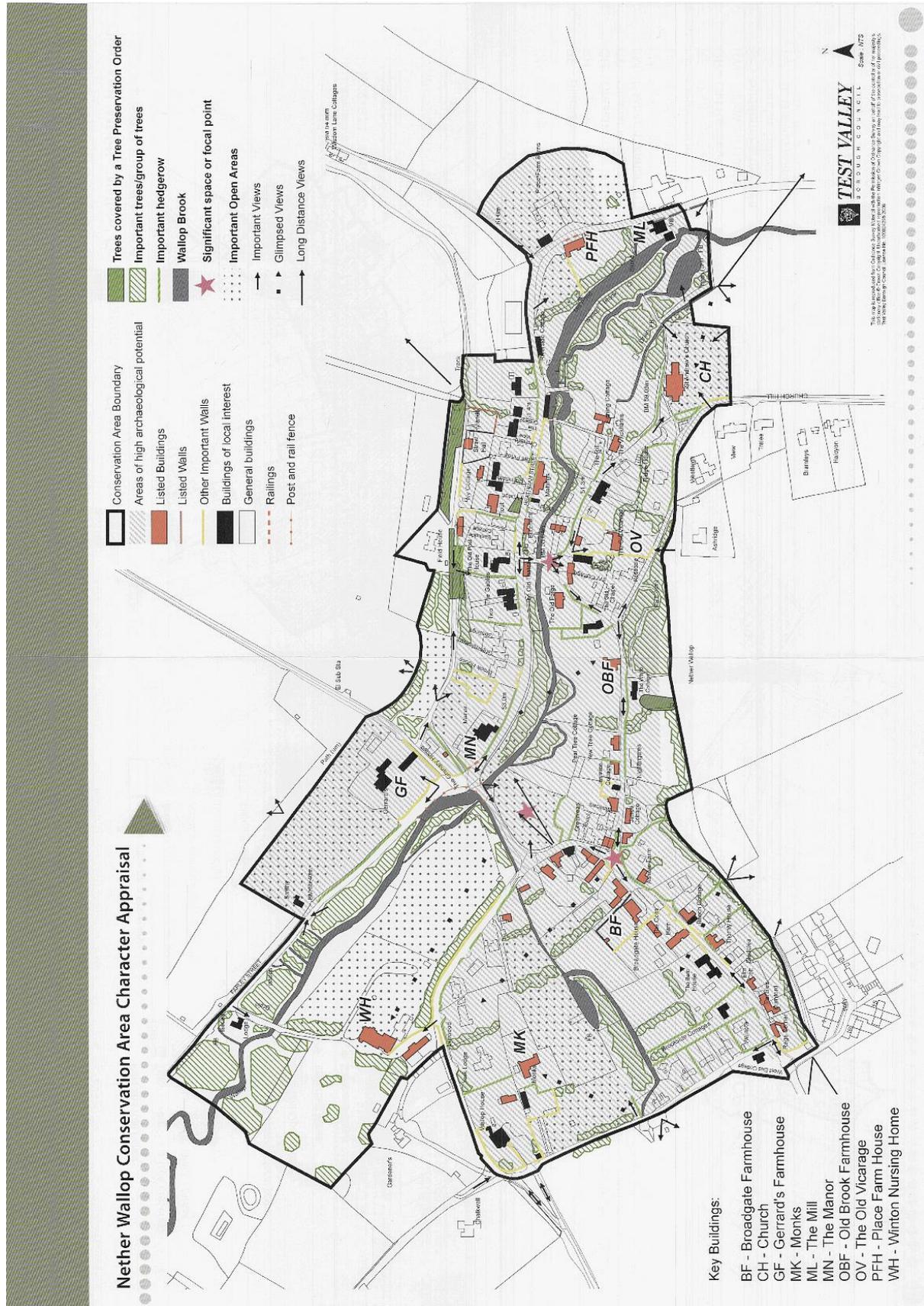
Policy BE4: Building Design within Conservation Areas

- 1) Building Design for new development and alterations to existing properties within a Conservation Area should be informed by the Wallops Conservation Area Character Appraisal details.

The identified character areas are:

Nether Wallop

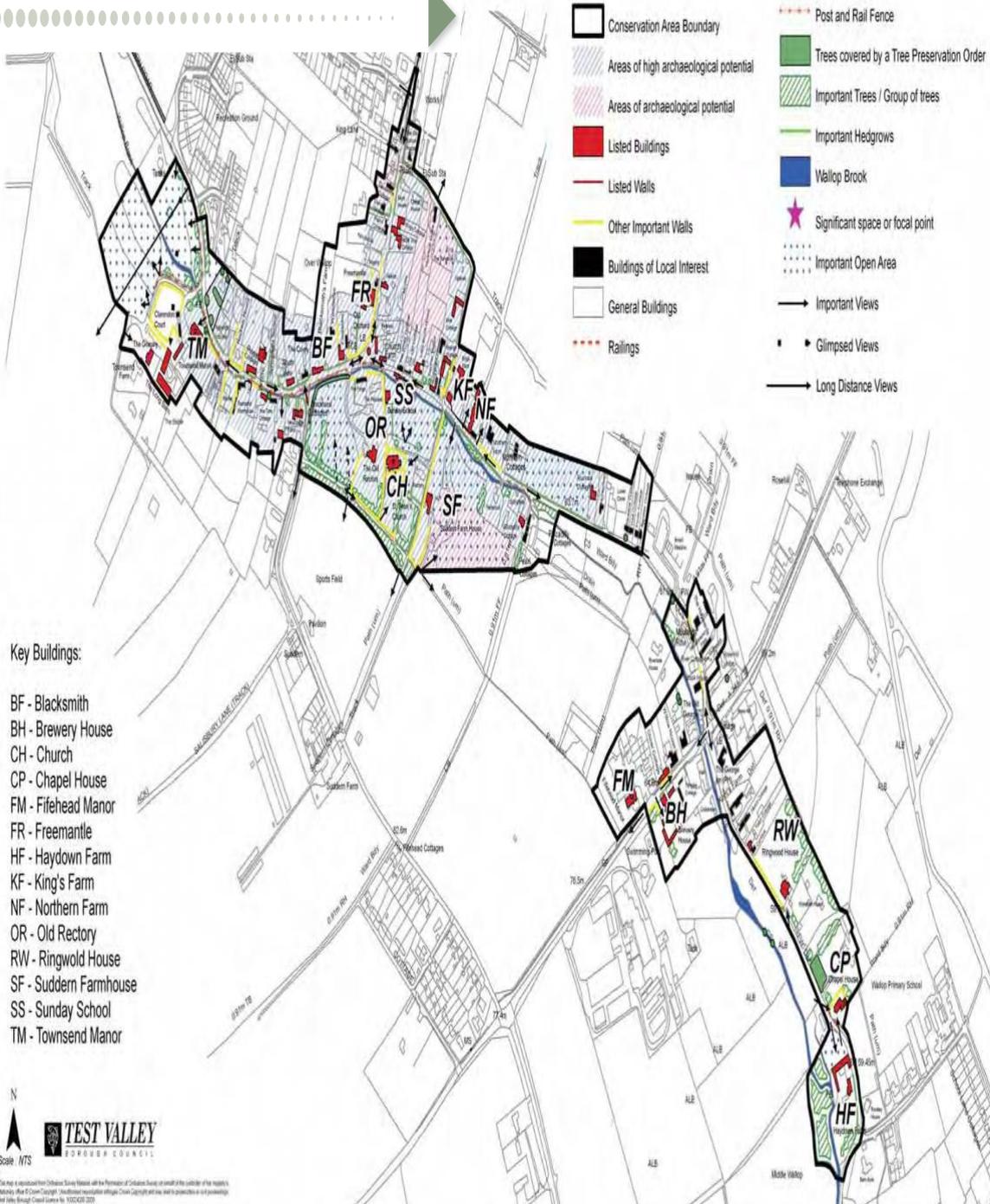
- i. Place Farm, The Mill, St Andrew's Church, Church Road and part of Church Hill
- ii. The Square and parts of High Street and Church Hill
- iii. Heathman Street & Trout Lane
- iv. The Causeway, Five Bells Lane and parts of High Street and Butchers Arms Lane
- v. The area of land enclosed by Ducks Lane, Five Bells Lane and Butchers Arms Lane
- vi. Winton House and grounds
- vii. Gerards Farm



Middle Wallop

- i. Settlement either side of the main road to the southwest of the crossroads (Middle Wallop)
- ii. Station Road and the northeast side of Farley Street near the crossroads. This area is excluded as it is in Over Wallop parish.
- iii. The settlement either side of the main road to the southwest of the crossroads (Middle Wallop)
- iv. Haydown Farm (Middle Wallop)

Over and 'Middle Wallop' Conservation Area Character Appraisals



Policy BE5: Heritage Protection

- 1) Development proposals requiring planning permission which affect a building or structure on the Nether Wallop Local Heritage List (see Appendix xx & map) shall protect, enhance or minimise any impact on the building or structure. This shall be demonstrated using the Historic England conservation values (*add reference*) which are:
 - a. Historic Value
 - b. Aesthetic value
 - c. Evidential value
 - d. Community value

Policy BE6: Low-Carbon Domestic Power

- a) New developments must meet the minimum standards for low carbon power supply as defined in Appendix xx
- b) New developments shall include the means to charge at least one electric car per property.

Policies for the Natural Environment

Policy NE1: Important Views

Development proposals shall not block or materially intrude into, or detract from the Important Views listed below and identified on Map xx

View 1 Village Green looking SSW

Previously View 1



View 2 Village Green & Wallop Brook looking SE

Previously View 1a



View 3 Danebury Hill Fort from playing fields

Previously View 2



View 4 Middle Wallop Airfield from B3084

Previously View 8



View 5 Fields East
of Church looking
NW

Previously View 6



View 6 St
Andrew's
Churchyard

Previously View 4



View 7 St
Andrew's Church
looking NNW

Previously View 7



View 8 Entrance
to Nether Wallop
village from S

Previously View
27



View 9 Wallop
Brook looking
WNW from
Heathman Street /
The Causeway
junction



View 10 Wallop Brook and fields to the West from Farley Street S of School Lane

Previously View 26



View 11 Simon Gordon's Field, Opposite Gerrards Farm, West of Wallop House

Previously View 5



View 12 Terry Howells Field, Old Watercress Beds

View is from Parish Hall end towards trees at opposite end.

Action: Suggest delete view: No view from any point of public access

| | |
|---|--|
| <p>View 14 Fields opposite Winston House</p> | <p>View is from footpath at Northern corner of the field, looking SW across road to trees</p> <p>Action: retake photo</p>  |
| <p>View 15 Mark Futcher's lake from the South</p> |  <p>Action: retake photo</p> |
| <p>View 16 Field adjacent to Monks</p> | <p>Action: retake photo</p>  |

Potential other views

Green Square above High Street.



Dene Farm and surrounding fields

Nine Mile Waters – from A30 looking upstream



Insert Map of Views

Policy NE2: Local Green Spaces

The following sites are designated as Local Green Space as defined in the National Planning Policy Framework (NPPF)

Introduce LAGS legislation

Insert table of LAGS

Policy NE3: Environmental Protection and Enhancement of the Wallop Brook

Development proposals must:

1. Protect or enhance wildlife habitats and biodiversity of Wallop Brook and its associated riparian environment, including creating link between habitats to improve connectivity.
2. Maintain and enhance the key characteristic associated with the Wallop Brook, including braided channels, drainage ditches, mill streams and pools, weirs and leats.
3. Retain, protect and, where appropriate, restore historic bridges to enhance the sense of place of crossing points over the Wallop Brook.
4. Avoid adverse effects on the Wallop Brook. Proposals with a deleterious effect which cannot either be avoided or adequately mitigated will be refused.
5. Provide a suitable long term management plan for any development that will have a neutral or positive impact on the important habitats associated with the Wallop Brook.

Policy NE4: Renewable and low carbon energy projects

Proposals for renewable energy projects and associated infrastructure will 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 provided this is not of biodiversity 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
- 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
- 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
- 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 would not cause significant detriment to the character and appearance of the locality
- 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
- 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
- 7) there are no unacceptable impacts to biodiversity interests
- 8) there are no unacceptable impacts on the utility and enjoyment of public rights of way.
- 9) Where appropriate, any planning permission may be granted subject to conditions to ensure that installations are removed when no longer in operational use, and that the land is restored to its previous condition.

Policies for the Community

Policy C1: Community services, facilities, infrastructure and recreational open space

- 1) Development involving the loss of the following community services, facilities and recreational open space as shown on Plan X will only be supported when the criteria in TVBC Local Plan policies COM14 and LHW1 as applicable can be unequivocally shown to be met:
 - Saint Andrew's Church and graveyard
 - Nether Wallop Village Hall
 - The Wallop Parishes Hall
 - Playing field, tennis courts and children's playground.
 - Nether Wallop Village Green
 - The George Pub
 - Pinchbecks Village Shop
 - Wallop Primary School
 - Five Bells public house

- 2) The provision of new or the enhancement of existing community facilities will be supported provided that:
 - a. the siting, scale and design respects the character and the history of the surrounding area as well as respecting the needs of neighbours and local wildlife
 - b. the local road network can safely accommodate the additional traffic without the need for extensive additional roads
 - c. provision is made for off-road vehicle parking and cycle parking
 - d. use is made of solar and other alternative energy sources to the maximum possible extent; and
 - e. the development does not interfere in any respect with an existing footpath, bridleway or right of way.

- 3) The provision of community infrastructure such as broadband, improved phone reception and recycling facilities would also be supported subject to the policy criteria outlined above

The reason and evidence for this policy

This policy accords with the NPPF which promotes healthy, inclusive and safe communities, and adds local detail to strategic Local Plan policies COM14 and LHW1. It guards against the unnecessary loss of valued services, facilities, and recreation areas in the village which enable many different forms of social interaction, support healthy lifestyles and which are well-used. This is demonstrated by the survey results. In the NDP Village Survey,

over half of the respondents said the Nether Wallop Village Hall was very important to them and the network of paths and bridleways around the village was very important to over 80% of the respondents. The playing fields and its associated facilities also scored highly as did the Pinchbecks shop.

The survey results show a strong perceived need for additional infrastructure to support the community with broadband, enhanced mobile phone reception and recycling facilities being of high value to the residents.

Policy C2: Protection of Existing Employment Uses

Development which results in the loss of employment uses or premises will not be supported unless it is accompanied by clear evidence demonstrating that the site or premises are not currently viable and that an appropriate alternative site or premises can be identified within the parish boundary.

Community Aspirations

- 1) Reduce the carbon footprint of the parish
- 2) Create wildlife corridors
- 3) Supporting Diversification of farms to ensure economic viability
- 4) Provide public Electric Vehicle charging facilities
- 5) Ensuring compliance with speed limits within the parish
- 6) Regarding the Wallop Brook
 - a. Improve access to and interpretation of the historic features of the Wallop Brook, so that the public can visit and understand them.
 - b. Restore features such as water meadows and mills to a working state for commercial or educational purposes.

Appendix 1: List of Policies

Policy BE1: Type, Scale and Location of New Housing

Policy BE2: Village Design

Policy BE3: Building Design

Policy BE4: Building Design within Conservation Areas

Policy BE5: Heritage Protection

Policy BE6: Low-Carbon Domestic Power

Policy NE1: Important Views

Policy NE2: Local Green Spaces

Policy NE3: Environmental Protection and Enhancement of the Wallop Brook

Policy NE4: Renewable and low carbon energy projects

Policy C1: Community services, facilities, infrastructure and recreational open space

Policy C2: Protection of Existing Employment Uses

Appendix 2: Evidence Base

Temporary inclusion – how the previous consultations support the Objectives

- Protect & enhance the Parish's Built and Natural Environment and Character
 - 2019 Q7: Its an attractive place rated #1
 - 2019 Q10: Rural green space rated #1, Attractive Village rated #2
 - 2019 Q12: Loss of countryside #1 concern
 - 2019 Q35: Wallop Brook #1 importance for Character, Green spaces #2, Conservation Area #3
 - 2020 Q4: Maintaining character
 - 2020 Q22: Draft policy HWB3 Maintaining Tranquillity, 89% approval
 - 2020 Q7: Draft policy VE2 Views, 92% approval
 - 2020 Q8: Draft policy VE3 Local Green Space 86% approval
- Protect, enhance and ensure access to **Community Resources** and **Public spaces**
 - 2019 Q10: Friendly Community rated #1

- 2019 Q11: Public House rated #1 improvement
- 2020 Q12: Draft policy WB2 Cultural and Spiritual role of Wallop Brook, 79% approval
- 2020 Q13: Draft policy CS1 Support for proposals supporting Community Spirit, 92% approval
- 2020 Q15: Draft policy CS3 Protection of Community Infrastructure, 87% approval
- 2020 Q18: Draft policy HWB1 Improving walking links, 66% approval
- 2020 Q19: Draft policy HWB2 Countryside Access 89% approval
- Meet the future **Housing needs** of the Parish for market and affordable homes
 - 2019 Q12: Expansion targeted at high incomes #3 concern
 - 2019 Q17: Private housing rated #1
 - 2019 Q20: Priorities for new homes: #1 low cost/starter homes, #2 bungalows. 4/5 bed house = correct amount already
- Protect the rich **Historic Environment** including Heritage and non-Heritage assets
 - 2020 Q4: includes protection of historic environment
- Ensure **high-quality Development** through appropriate design, details and use of materials
 - 2020 Q5: Draft policy VE1 Design Quality, 92% support
 - 2020 Q23: Draft policy HWB4 Renewable Energy & the Resource and Energy Efficiency of New Buildings, 85% approval
- Protect and enhance **Biodiversity**
 - 2020 Q10: Feedback on importance of Wallop Brook
 - 2020 Q11: Draft Policy WB1 Protection of Wallop Brook, 88% approval
- Support **Employment** within the Parish
 - 2019 Q7: Work rated #3
 - 2019 Q35: Working farms in and surrounding the village
 - 2020 Q14: Draft policy CS2 Protection of Existing Employment uses, 77% approval