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Nether Wallop Neighbourhood Development Plan

Development Draft

| Version 1: September 15, 2022

| [pg. 1](#)

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Table of Contents

<u>Introduction.....</u>	<u>43</u>
<u>Welcome</u>	<u>43</u>
<u>Why we have a Neighbourhood Development Plan</u>	<u>43</u>
<u>How our Plan fits with National and Local Planning</u>	<u>43</u>
<u>The Structure of our Plan</u>	<u>43</u>
<u>Input that has guided the Plan’s development</u>	<u>43</u>
<u>How the plan develops from here</u>	<u>43</u>
<u>A brief Introduction to Nether Wallop Parish.....</u>	<u>54</u>
<u>Our Vision and Objectives for Nether Wallop.....</u>	<u>65</u>
<u>Our Vision for Nether Wallop in 2033</u>	<u>65</u>
<u>This Plan’s Objectives</u>	<u>65</u>
<u>Policies that will guide development decisions in Nether Wallop.....</u>	<u>76</u>
<u>Policies for the Built Environment.....</u>	<u>76</u>
<u>Policies for the Natural Environment</u>	<u>118</u>
<u>Policies for the Community</u>	<u>1310</u>
<u>Community Aspirations</u>	<u>1411</u>
<u>Appendix 1: List of Policies.....</u>	<u>1512</u>
<u>Appendix 2: Evidence Base</u>	<u>1714</u>
<u>Getting in touch with Nether Wallop Parish Council</u>	<u>2017</u>
<u>Plan Development Status</u>	<u>2219</u>
<u>Introduction.....</u>	<u>3</u>
<u>Welcome</u>	<u>3</u>
<u>Why we have a Neighbourhood Development Plan</u>	<u>3</u>
<u>How our Plan fits with National and Local Planning</u>	<u>3</u>
<u>The Structure of our Plan</u>	<u>3</u>
<u>Input that has guided the Plan’s development</u>	<u>3</u>
<u>How the plan develops from here</u>	<u>3</u>
<u>A brief Introduction to Nether Wallop Parish.....</u>	<u>4</u>
<u>Our Vision and Objectives for Nether Wallop.....</u>	<u>5</u>
<u>Our Vision for Nether Wallop Parish</u>	<u>5</u>
<u>This Plan’s Objectives</u>	<u>5</u>
<u>Policies that will guide development decisions in Nether Wallop.....</u>	<u>6</u>
<u>Policies for the Built Environment.....</u>	<u>6</u>
<u>Policies for the Natural Environment</u>	<u>8</u>

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Policies for the Community 9

Community Aspirations 10

Appendix 1: List of Policies..... 11

Appendix 2: Evidence Base 12

Getting in touch with Nether Wallop Parish Council 15

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Introduction

Welcome

Welcome message from Sarah, Chair of Parish Council

Why we have a Neighbourhood Development Plan

Reference legislation that brought NDPs in, and legal status of the final plan

How our Plan fits with National and Local Planning

How NDP fits with Test Valley Local Plan and National Planning Framework

The Structure of our Plan

Introduce Vision and Objectives and how policies enable the delivery of the Objectives

Input that has guided the Plan's development

Reference 2019 Questionnaire and 2020 Public Consultation

How the plan develops from here

Update according to the current status – we shouldn't assume readers know the process.

In the Adopted Plan, this will include planned reviews

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A brief Introduction to Nether Wallop Parish

Principal built areas in the Parish

Map of the Parish

V short history – refer to existing documents on Parish history

Importance of Wallop Brook

Reference other maps in Appendices

- Conservation areas
- SSSIs

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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 unique characteristics while being affordable for new households ~~who are committed to this vision.~~

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

Commented [DA1]: There was a request to remove "centred on the Wallop Brook" but this is geographically accurate and the text also describes the "surrounding area". No changes made - open to discussion

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Policies that will guide development decisions in Nether Wallop

Policies for the Built Environment

Policy VE1 – Design Quality

REVISED POLICY VE1 — Design Quality

1) The design, form and detail of new developments should be principally informed by the traditional form, layout, character and style of the parish's vernacular architecture. This will be applicable to both new build homes and other buildings and to alterations to existing properties.

2) Traditional building materials include timber framed buildings, brick, flint and cob with thatch, clay tile or slate roofs. Tiled copings are a particular feature of the settlements along the Wallop Brook valley.

3) Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials, and access.

4) Architectural design shall reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness, with the following aspects particularly important:

5) The height of new buildings shall be in keeping with neighbouring properties and roofscapes shall be well articulated to avoid bulky, featureless appearance. Proposals shall demonstrate how heights of development will not be over-bearing or dominant in the existing street scene.

6) Strong building lines shall be respected, and soft landscaped front gardens and landscaped front boundaries should be retained or enhanced.

7) Development shall seek to retain existing mature hedging and established trees and to enhance landscaping to provide for biodiversity. Any existing mature trees or hedging that are unavoidably removed should be replaced elsewhere on the site.

8) Development shall be designed to incorporate appropriate energy saving measures.

9) Development shall integrate wherever possible with existing pathways and cycleways and should not restrict movement for cyclists or pedestrians, including those

- Low roofs with flying hips and overhanging eaves rather than gable ends should be adopted by new designs

- Dormer windows at first floor level and the use of brick arch details will help new buildings to blend with the existing

- Preferred roofing materials include hand made or clay tiles, natural slate, and thatch.

- Preferred materials for elevations and façades include hand made bricks, cement/lime render in white or cream, flint panels and timber framed panels infilled with brick, flint, or render.

- Preferred window details should reflect traditional styles, using small pane timber casements or sash windows, brick arches over the windows where possible. Dormer windows should use timber to match the main property, with a pitch roof and cladding of cheeks and face also in materials that match the main building.

10) Development proposals within the Conservation Area should be informed by appraisal details of the seven identified character areas, as follows:

- Place Farm, The Mill, St Andrew's Church, Church Road and part of Church Hill

- The Square and parts of High Street and Church Hill

- Heathman Street and Trout Lane

- The Causeway, Five Bells Lane and parts of High Street and Butchers Arms Lane

- The area of land enclosed by Ducks Lane, Five Bells Lane and Butchers Arms Lane

- Winton House and Grounds

- Gerrards Farm

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Notes:

Suggest breaking the above into
— Village Design

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- Building design features — keep the policy short and reference a table of features
- Other requirements such as parking, energy efficiency, car charging etc.

From March 22 meeting:

- To consider if modern design should be encouraged by the NDP and if appropriate how can it be included
- If not included, to note SG's understanding of how TVBC will be able to assess modern applications against the NDP
- To review how the Conservation Area Appraisal is linked to the policy

Policy VE4 – Heritage Protection

- 1) Proposals requiring planning permission which affect a building or structure on the Nether Wallop Local Heritage List (see appendix and map) must demonstrate how they protect or enhance the heritage asset.
- 2) Any development proposals that would affect the character, setting or integrity of the identified local heritage assets should:
 - a. be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed
 - b. be sympathetic to the building or structure concerned and propose its creative reuse and adaptation
 - c. ensure that recording and interpretation is undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance
- 3) The renovation or alteration of buildings or structures identified on the Nether Wallop Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.

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Need to be clear when we are talking about Heritage (listed) and Non-Heritage (not listed) assets

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.

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3) Within the limit of the number of houses assessed as being required, developments are encouraged for

- 5 - 9 properties with a minimum of 20 % being affordable
- 10 - 14 properties with a minimum of 30 % being affordable

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

4) New property development must be within the settlement boundary with the following exceptions:

- Developments of 5 – 14 properties which meet the above Affordability requirements. These may be adjacent to the settlement boundary or adjacent to an existing residential area with 10 or more houses within the Parish
- New properties within the setting of existing residential farm buildings where these are provided in perpetuity for farm workers and their immediate family.

Policy BE2: Village Design

- 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) Development shall seek to retain mature hedging and existing trees and to enhance landscaping to provide biodiversity.
- 5) Additional or replacement external lighting shall be designed to minimize light pollution caused by direct or reflected upwards light.
- 6) New properties must be designed with the following minimum on-site parking spaces.
 - For 1 bedroom properties: 2 spaces
 - For 2-3 bedroom properties: 3 spaces
 - For 4+ bedroom properties: 4 spaces

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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.

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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 appraisal details of the seven identified character areas. These are:
- (add list of areas)

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: Energy Efficiency and Low-Carbon Domestic Power

New developments and alterations to existing properties shall demonstrate consideration, and where possible use, of latest best-practice energy efficiency and low-carbon power supply. (See Appendix xx for current best-practice)

New developments shall include the means to charge at least one electric car per property.

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Policies for the Natural Environment

Policy VE2 – Views between Village and Countryside

- 1) Development proposals should respect the identified significant views which are locally valued and make an important contribution to the neighbourhood area's landscape character
- 2) Where a development proposal impacts on an identified significant view a Landscape and Visual Impact Assessment (LVIA) or similar study should be carried out to ensure the landscape is not compromised

Insert table of views

Policy VE3 – Local Areas of Green Space (LAGS)

Introduce LAGS legislation

Insert table of LAGS

Policy WB1 – Environmental Protection & Enhancement of the Wallop Brook

1. Development proposals must conserve or enhance wildlife habitats and biodiversity of Wallop Brook and its associated riparian environment, including creating links 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. Restore and protect historic Bridges, and enhance the sense of place of crossing points over the Wallop Brook.
4. Improve access to and interpretation of the historic features of the Wallop Brook, so that the public can visit and understand them.
5. Where practical, restore features such as water meadows and mills to a working state for commercial or educational purposes.
6. Development proposals that would result in an adverse effect on the Wallop Brook, which cannot either be avoided or adequately mitigated will be refused.
7. Where development may impact important habitats associated with the Wallop Brook, it should be demonstrated that the development would have a positive impact on those habitats. A suitable long term management plan will be required.

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Policies for the Community

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Community Aspirations

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Appendix 1: List of Policies

In-Progress policies

Policy ref.	Name	Status
VE1	Design Quality	
VE2	Views	
VE3	LAGS	
VE4	Heritage Protection	
WB1	Wallop Brook protection	

Original list of additional policies

Policy ref.	Name	Status
	Community Spirit	
	Protection of Existing Employment Uses	
	Protection of Existing Community Infrastructure	
	Improve Walking Links	
	Countryside Access	
	Maintaining Tranquility	
	Renewable Energy	

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Areas we may need policies for:

Built Environment:

- Renewable energy – include into Design
- Light & Noise pollution – include into Design
- Protection of Trees & hedgerows – include into Design
- Development within or without the Conservation areas – suggest we have a policy for without, plus an additional policy for within
- Add results of Call for sites as an appendix and reference it in a policy ?
- New housing scale & mix
- Infill
- Development outside the Settlement Boundary
- Availability of sufficient water

Commented [DA2]: Request at 26/09/22 meeting to include Climate change

Commented [DA3]: From 26/09/22 meeting - is this covered by TVBC planning policies?

Natural Environment

- Protection/Enhancement of Biodiversity

Community

- Protection for existing Community facilities
- Support for new Community facilities

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- Access to the countryside inc. Footpaths
- Support for affordable housing
- Digital connectivity – or is this an aspiration
- Development of existing/new employment sites
- Development on agricultural land (enabling farm diversification)

Aspirations – indicate what the Parish wants but are not policies as outside the Planning remit

- Safe travel
- Enforcement of speed restrictions
- [Climate change](#)

Commented [DA4]: Request at 26/09/22 meeting

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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

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- 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

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Getting in touch with Nether Wallop Parish Council

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Plan Development Status

Section	Action required	SG members	Status

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