

Telephone:

14th March 2020

Ms. Sarah Hughes
Neighbourhood Planning Officer
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover Hants
SP10 3AJ

Dear Sarah Hughes,

Charlton Neighbourhood Development Plan Submission Draft – Consultation.

I refer to discussion of the above matter during our telephone conversation whilst you were working from home on 12/03/2020

Thank you for agreeing to my submitting comments / points of concern in respect of the Submission Draft in a manner that differs from the arrangements set out in the Regulation 16 Consultation Response Forms. I am grateful for the degree of flexibility you were able to allow and enclose my comments / points of concern together with supportive evidence for your consideration.

Yours faithfully,

Alan High

Charlton Neighbourhood Plan

Regulation 16 Consultation Response Form

Please return your completed response form to Test Valley Borough Council via either:

- E-mail: Neighbourhoodplanning@testvalley.gov.uk **or**
- Post: Planning Policy, Beech Hurst, Weyhill Road, Andover, SP10 3AJ.

The consultation ends at Noon on Friday 20 March 2020.

Please review the Data Protection section, and sign and date at the end of this response form.

Guidance Note:

This response form has two parts:

Part A – Contact Details and Future Notification

Please provide your personal contact details. If an agent is appointed to represent you, then they would need to provide their full contact details in addition to your Title, Name and Organisation (if applicable). This information is required to enable the Independent Examiner to contact you for further information if required during the examination of the Neighbourhood Plan.

Consultees can request to be notified once Test Valley Borough Council has decided to 'make' the Charlton Neighbourhood Plan, following the Independent Examination and referendum. This decision is the final statutory stage in adopting a Neighbourhood Plan. Please indicate whether or not you wish to be notified.

Part B – Your representation(s)

If you are responding using this form, please use a separate Part B form for each different part of the Plan that you respond to (for example, one form per document or per policy).

Please use the table to set out which document and which part of that document your comments relate to. If your comment is on a specific element please set this out in the table. Your comments should then be written in the box – please state if you have included any attachments as part of your comments.

Part A – Contact Details and Future Notification

Contact Details

	1. Personal Details (or Client Details if applicable)**	2. Agent's Details (if applicable)
Title*	MR.	
First name*	ALAN	
Last name*	HIGH	
Job title (where relevant)		
Organisation (where relevant)		
Address*		
Postcode*		
Telephone Number		
Email Address		

*Please note: these sections must be completed.

**If an agent is appointed, please provide the client's Title, Name and Organisation.

Future Notification

Do you wish to be notified of Test Valley Borough Council's decision to 'make' the Charlton Neighbourhood Plan? (please tick):

Yes:

No:

Part B – Representation

Please use a separate Part B form for each document/paragraph/policy that you are making representations about.

To which document does this representation relate?
(please **tick only one document per Response Form** and indicate the section / policy number / paragraph number to which your comments relate to)

Consultation Document	Tick	Section/ Policy/ Paragraph
Charlton Neighbourhood Plan	✓	
Basic Conditions Statement		
Consultation Statement		
Designated Area Map		

Please write your comments in this box: *(Continue on next page and attach an additional page at the back of your response if required)*

PSE. SEE ATTACHED PAGES.

Part B – Representation

Please use a separate Part B form for each document/paragraph/policy that you are making representations about.

To which document does this representation relate?
(please **tick only one document per Response Form** and indicate the section / policy number / paragraph number to which your comments relate to)

Consultation Document	Tick	Section/ Policy/ Paragraph
Charlton Neighbourhood Plan	<input checked="" type="checkbox"/>	
Basic Conditions Statement	<input type="checkbox"/>	
Consultation Statement	<input type="checkbox"/>	
Designated Area Map	<input type="checkbox"/>	

Please write your comments in this box: *(Continue on next page and attach an additional page at the back of your response if required)*

PSE. SEE ATTACHED PAGES.

CHARLTON NEIGHBOURHOOD DEVELOPMENT PLAN

Comments / point of concern in respect of the document headed "Charlton Neighbourhood Plan – Submission Draft".

I believe the procedures call for the "Neighbourhood Plan -Submission Draft (drawn up by a N P Steering Group on behalf of a Parish Council) to be approved by the full Parish Council before being forwarded to the Borough Council. Having checked through minutes from relevant Charlton Parish Council Meetings I regret that I have failed to find any record of the full Parish Council approving the Charlton Neighbourhood Plan 2019 to 2029 (Submission Draft). .

A major problem arises in respect of recording the existence of Charlton Village Green. The Village Green straddles the Charlton Stream, broadly stretching from the first property in Carters Meadow, then across the road and down to the watercress beds now named Charlie's Lake. The Village Green exists as a major feature of Charlton Village!

Who says so? Evidence I hold, made available by previous Charlton Parish Councils and others agencies, says so! Regrettably, however, I have been unable to move the Chair of the Charlton Neighbourhood Development Plan Steering Group away from his belief that Carters Meadow housing was built on Charlton Village Green land. The inference being that with the coming of the Carters Meadow Sheltered Housing Charlton residents lost their Village Green.. (See article by Cllr. Ward at the end of minutes from the Parish Council's January 2020 meeting). **The Councillor is just wrong in this respect!** Prior to the development known as Carters Meadow the land now taken up by Carters Meadow sheltered housing, was part of a small-holding owned by the Sanders family who sold it to allow the housing development. The land has never formed part of Charlton Village Green which lay to the front of the Sander's property, and now lays to the front of Carters Meadow sheltered housing development.

Being concerned that the Councillor's miss-reading of the situation might lead to Charlton losing its Village Green I sought to bring my concerns to the Parish Council's attention, importantly "**before**" the Charlton Neighbourhood Development Plan was finalised to form the Submission Draft document. However, I was deterred when seeking to speak on the matter at Parish Council Meetings (albeit that the Neighbourhood Plan was an agenda item). I then sought to have an "Open Letter" on the matter published in the Charlton Village News, but my request met with a refusal.

My basic concern is that if the finalised Charlton Neighbourhood Plan fails to recognise the existence of Charlton Village Green it will be lost forever - and Charlton will move a step closer to losing its standing as a semi-rural Village and further toward becoming a suburb of Andover Town.

Additional comments / points of concern in respect of document headed “Charlton Neighbourhood Plan –Submission Draft”.

I accept that the full heading “Charlton Neighbourhood Development Plan” may be abbreviated down to Charlton Neighbourhood Plan for general use. However, I contend that, now the Submission Draft stage has been reached the front cover of the document should carry the full descriptive “Charlton Neighbourhood Development Plan” heading.

In a letter dated 13th September 2015 Cllr. Barry Hodgson (Vice Chair Charlton PC) confirms that 84% of the recent survey returns expect Green Spaces to be protected. However, this fact does not appear along with other Key Findings (CNP page 15)

In the absence of a return address being provided a Pre-Submission (Regulation 14) Consultation Questionnaire attracted only 25 returns - on which the Steering Group have framed / based the Charlton Neighbourhood Plan.

In the Aerial View of Charlton Lakes (CNP page 45) the Carters Meadow signage is wrongly positioned on the Local Green Space Land to the south of Carters Meadow.

I understand that Charlton Lakes are managed by Places for People Leisure – not by T VBC (CNP page 44 8.12.1)

Comments / points of concern in respect of document headed “Charlton Neighbourhood Plan - Local Green Spaces Assessment.”

I consider the Local Green Spaces document to be to be an important Appendix to the “Charlton Neighbourhood Plan –Submission Draft” document – and note with concern that it is not listed with other Appendices on page 2 of the N P Submission Draft” document .

Some confusion has been introduced because areas covered by the document are listed numerically on page 3 – but alphabetically on other pages. In addition, the pages of this 36 page document are not numbered.

“C” I believe the Land to the front of the Church and extending southwards to be Council owned – not privately owned as shown. However the description provided does confirm that the Land to the front of the Church was part of a larger Village Green - along with areas “d” & “e” (**Land to the front of Carters Meadow & Land to the front of 111 &112 Charlton Village**), as can be seen on historic mapping!

“D” The Land to the front of Carters Meadow forms part of Charlton Village Green and is not privately owned as shown. The Village Green provides residents with an area of “tranquillity” in the centre of their Village and should be recorded as such on page 4.

“E” The Land in front of 111 & 112 Charlton Village / Brooks Cottage forms part of Charlton Village Green and is not privately owned as shown.

“G” I contend that the Land Off Hengest Close has “Amenity Value” and should be recorded as such on page 4..

A MESSAGE FROM THE CHAIRMAN

First of all I would like to say a big thank-you to our editor Jill Bunting for producing another interesting and informative newsletter. Jill is always on the look out for interesting articles and photos for the next issue of the news letter, and I'm sure she would appreciate anything to do with Charlton and its history.

Village Green

As many of you may now have seen, work on the Village Green opposite the Tesco Village store has been started. It is the Parish Council's aim to enhance this section, and a boundary of kerb edgings and dragon's teeth around the grassed area has been established. This area will be grassed over and a new park bench will hopefully be installed in the near future. This will give the residents of Charlton a pleasant area to sit by the river and enjoy an ice-cream on a hot summer's day.

Foxcotte Road

Some of you may wonder why a dramatic change to Chestnut trees along the

Charlton Village News Spring 2009

Councillor Kathy Kirby has decided to stand down from the Parish Council. I would like to thank Kathy for her many years of loyal service and dedication to the community and also for the support she has shown to the Parish Council members and to me. May I take this opportunity to wish Kathy the very best for the future and hope to see her at Parish Council Meetings.

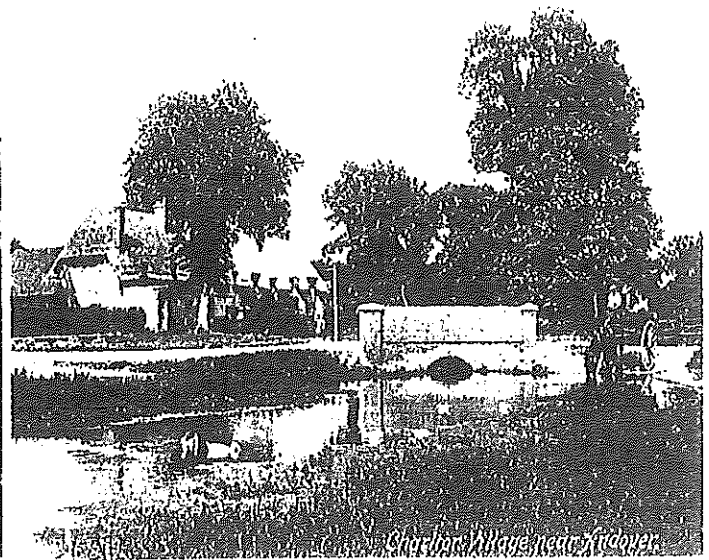
Welcome to Barbara Spencer

May I welcome new councillor Barbara Spencer to Charlton Parish Council. Barbara has lived in Charlton Village for many years and was a Parish Councillor for Charlton in the 1980's. I'm sure with her past experience Barbara will be a great asset and bring fresh ideas and views to our Parish Council meetings.

The Civic Service

On Sunday 31st May, there will be a celebration in the Church to commemorate twenty five years of Charlton Parish Council. This will be in the form of a civic service at 10.30 am. The Reverend Jill Bentall will lead the service and many prominent guests will be invited to join in the festivities. COUNCILLOR PHIL WYLDE

Below are views of the Village green area dated 1915 and 1908, taken from different angles



I do solemnly and sincerely declare as follows:-

1. I am one of the Executors of the Will of my late father who prior to his death on 5th December 1985 was owner of the dwellinghouse and land known as Carters Meadow 28 Charlton Village Andover in Hampshire which property is shown edged red on the plan annexed hereto
2. The said property has been successively owned by members of my family since 1906 when my great-grandfather purchased the same and I myself have occupied the property between the years 1971 and 1981
3. I verily believe that the said property has enjoyed access to and from the public highway across the strip of land shown hatched brown on the said plan since my great grandfather's said purchase in 1906 and has also enjoyed rights of passage of water drainage and other services across the said strip of land for upwards of 25 years
4. Such rights have been exercised by the successive owners and occupiers of the property their agents servants and friends as of right without the consent of any person without interruption and without payment of any kind to any person whatsoever until the present time
5. The use of the said access has been to pass and re-pass over the said strip of land by day or by night

22	<p>Correspondence Clerk to highlight correspondence received. Note regarding trees in Bradwell Close</p>
23	<p>Cllrs to propose items for business for the next agenda Climate Change – what will Charlton's Attitude/Plan be? Just Wild Flowers or more? Traffic Survey - propose conducting a simple traffic Survey on Hatherden Road (when the weather improves) with the aim of confirming the types of traffic transiting at different times of the day. Future- open up discussions around the south east corner to the village (Charlie's lake) to become a conservation area to protect the diverse wildlife that live there</p>
24	<p>Close of Meeting – The next meeting of the Parish Council will be held on Tuesday 18th February 2020 in the Foxcotte Room, St Thomas' Church.</p>

Signed: H Bourner
 Position: Parish Clerk

Dated: 15/01/2020

The Village Green – what was it?

Cllr Clive Ward – Chair of the Neighbourhood Plan Steering Group

There has been some ongoing correspondence regarding the status of what was formerly the 'Village Green'. I thought it would be worth giving the view of the Neighbourhood Plan Steering Group which has been looking at this for some time and is seeking to ensure that the surviving Local Green Spaces within Charlton are protected from development. There are many who will have different memories and understanding of what happened and when but in essence:

Prior to the development known as Carters Meadow, the area now taken up by Carters Meadow and the land adjacent to it on both sides of the Charlton-to-Andover Road was known as Charlton Village Green and was open and available to residents for leisure purposes – picnics, paddling when the stream was with water - and the like.

The land immediately adjacent to the Carters Meadow buildings (not the area in front of the buildings that is private) remained a Local Green Space and accessible to all. But please have respect for the Carters Meadow residents.

By agreement, in 2012, the land was to be managed and maintained by Carters Meadow and as part of this agreement the Parish Council agreed to own and maintain the railing that closed off access to the south bank – the one closest to Tesco. This arrangement was to be reviewed after 10 years (4 Sep 2022).

The land on the opposite side of the Charlton-to-Andover road including the bridge area is now jointly managed by the Parish Council (represented by the Parish Clerk) and local residents. The grassed area on the north bank of the stream that flows (sometimes) to Charlie's Lake is also Local Green Space and open to all – again please respect local residents. For a number of years local residents have maintained and enhanced this area at their own expense and a very fine job they have made of it. Going forward the Parish Council and local residents intend to maintain and enhance this important piece of village landscape.

I hope this short piece helps residents to understand that the 'Village Green' is no longer a contiguous area within Charlton. The surviving Local Green Spaces are precious and the Neighbourhood Plan makes it clear that they are not available for development.

Contact the Council:

Parish Clerk: Heather Bourner

Email: clerk@charltonvillage.org.uk

Website: www.charltonvillage.org.uk

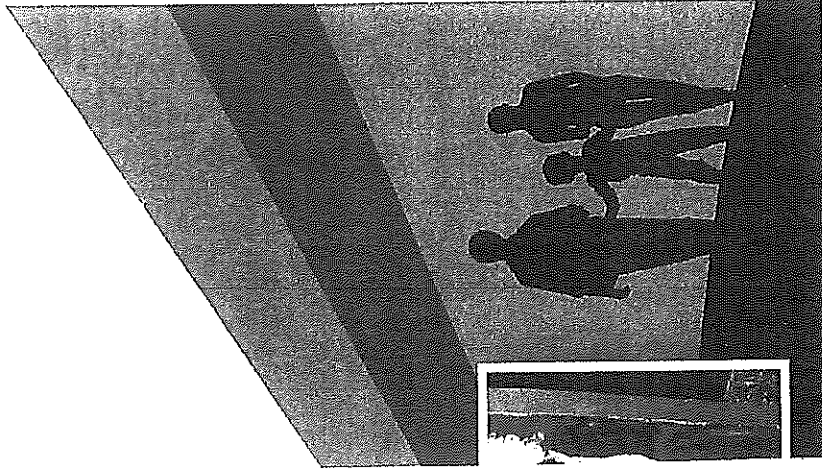
A Test Valley Community Planning Toolkit

helping communities to shape their place



Practical Guide 3B Neighbourhood Development Plan

What is a Neighbourhood Development Plan (NDP)? Neighbourhood Development Plans (NDPs), commonly shortened to Neighbourhood Plans, were introduced in the Localism Act (2011) which reformed the planning system to enable local people to have more say in determining planning policy for their local area. They enable local communities, typically within a Parish or Town Council area, to set out the vision for an area and the planning policies for the use and development of land. This can include choosing where they would like new homes, shops, community facilities or employment opportunities to be built and what the buildings look like. An NDP need not cover all of these issues; it can focus on just one or a few and it is important to note that it is a tool for guiding development rather than stopping it.



BARRY HODGSON

Charlton Parish Council Neighbourhood Plan Steering Group

13th September 2015

Dear Mr High,

May I thank you for your letter and supporting documents which you sent dated the 16th August 2015. Subject Preservation of Open Green Spaces..

I had intended to take your comments/ minor complaint to the full Parish Council for reply, however in view of our recent telephone call and the difficult 3 minute rule, I reply as follows.

I can confirm to you, that the inclusion of identified Open Green Spaces as a defined subject, will be included in the Neighbourhood Plan in progress.

What I can also confirm is that 84% of the survey returns confirmed they also expect Green Spaces to be protected, so we are not alone on this subject.

As I also mentioned, I may ask you, in the future, to help verify the green spaces found and document their existence and location.

Yours sincerely,

Barry Hodgson