



# FUTURE OF THE CHALK PIT

Consultation Results, Analysis & Conclusions

## ABSTRACT

Between 5th May and 2nd June 2024, parishioners who live within the Parish of Upper Clatford, were invited to complete a questionnaire on the possible re-development or sale of the Chalk Pit, and how either finances raised or future income streams, might be used for the betterment of the Parish.

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## Analysis of Consultation on Future of the Chalk Pit

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### INTRODUCTION

The Parish Council prepared an analysis of the development options it considered the most appropriate, based on discussions and evaluation of the site and its potential with a wide range of professional property specialists as well as managers of similar sites in the Test Valley area. These included:

- David Smith, Director of Middleton Major in Stockbridge
- Nick Hopson-Hill, of Stafford's Commercial
- John Milne, Owner of Meon Hill Farm development
- Ed Jones, CEO of PMB Holdings and Marchdown Ltd
- James Scougall of Barn Store Stockbridge
- Simon Potter, CEO Picket Piece business units
- Chris Martin, Land and Property Surveyor

Based on these discussions, a Draft Design and Access Statement was prepared, along with a risk analysis of the two principal options – Re-Development or Sale. This option analysis was presented to all respondents as part of the consultation document.



All parishioners were informed of the Consultation, either through a posted drop to each household with the Questionnaire QR code, via Banners outside Greenfield Farm Shop and The Crook and Shears Public House. The planned Consultation was also widely publicised on the Parish Web Site<sup>1</sup> and the Upper Clatford Facebook Page.

The Consultation was open between 5<sup>th</sup> May and 2<sup>nd</sup> June 2024.

### ANALYSIS OF FEEDBACK AND CONCLUSIONS

While the overall level of response is considered acceptable, the responses themselves are very encouraging as there is a clear general agreement (94%) for redevelopment of some sort, and therefore mandate for the Parish Council to continue its efforts to raise the finance for redevelopment of the Chalk Pit site. Equally, 65% of respondents have not supported the option that, if funding cannot be raised, the site be sold. So, the community have spoken!

In terms of use of income generated post redevelopment of by funds raised through sale of the site, the Parish Council has been given a clear mandate - 91% voted that these resources be invested in new community assets or services, and no one opposed this proposal. Asked if these funds should be used to reduce precept, only 26.6% supported this, while 73.6% were opposed or indifferent to this.

The consultation has provided strong indications for what the redevelopment focus should be for the Chalk Pit as well as a whole range of additional ideas parishioners suggest are considered. Likewise, there is useful feedback on potential investment options for areas outside the Chalk Pit. In both cases, a preference for better or new facilities linked to, maintenance of parish assets, adult services,

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<sup>1</sup> <https://www.upperclatford-pc.gov.uk/community/upper-clatford-15048/chalk-pit-redevelopment/>

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wellbeing and youth services receive strong support. Equally, concerns are highlighted, particularly in the Chalk Pit, on possible increased traffic, the access road and parking, pedestrian safety and how the project and resulting development would be managed.


A very positive outcome to this consultation has been the number of respondents that have indicated they would be willing to make a financial contribution towards the redevelopment (49% or 81 respondents) and roll up their sleeves and join working parties where necessary (54% or 96 respondents).

### WHO RESPONDED

A total of 176 respondents submitted completed forms. All but two were from within the Parish. These were excluded in the analysis.

62 respondents live in Anna Valley and the rest, 111 live in Upper Clatford. We have also included one respondent who lives in Anna Valley but her address falls within Abbots Ann. There were no respondents from Red Rice, but as this part of the Parish is unaffected, and relatively small number of residents, this was anticipated.

The Post Codes for all respondents was collected so it would be possible to identify where they live and therefore the relevance and potential impact of the development.



Road	Post Code	Evaluation Group
Bury Hill Cl. 118 - 150	SP11 7NA	1
Bury Hill Cl. 109 - 117	SP11 7NB	1
Bury Hill Cl. 179 - 184	SP11 7NB	1
Bury Hill Cl. 151 - 179	SP11 7LL	1
The Pines	SP11 7ND	1
Brook Way	SP11 7RY	1
Church Mews (Opposite Taskers Drive)	SP11 7NF	1
White Oak Way	SP11 7QN	1
Valley Mead	SP11 7SB	2
Bury Hill House	SP11 7LZ	2
Foundry Road	SP11 7NE	2
Taskers Drive	SP11 7SA	2
Foundry Road (Balksbury end)	SP11 7LR	3
Highbury Rd.	SP11 7LU	3
Waterloo Ter.	SP11 7LY	3

**Area 4** includes all other parts of the Parish.

Individual households may have had more than one respondent – but no one submitted more than one response. Our estimate is that while we had 175 respondents, this represented about 112 households. Based on the 2011 Census data<sup>2</sup>, there are 1600 residents, so this represents an 11% response rate. However, 23% of residents are younger than 19 years of age. If we exclude this group, then the 175 respondents represent a 15% response rate.

We also estimate that 112 households responded (by excluding duplicate submissions from the same name/post code) which represents 18% of all households.

### PROPOSAL PRESENTED IN THE QUESTIONNAIRE

The Chalk Pit, which is located off Foundry Road in Anna Valley, is an important Parish asset. It has been on a long let but recently the lease was terminated providing the Parish Council with

<sup>2</sup> <http://Upper Clatford parish profile - Test Valley Borough Council>

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the opportunity to take a fresh view as to how we utilise the site in the best interests of Parishioners. The Parish Council has set up a Working Group, chaired by Cllr Richard Bennett, with the task of investigating the PC's future management options.

The building on the site is sound but is in a rundown state. It has the potential for refurbishment and **redevelopment. It sits within a site which could have a number of additional community uses or services.** The building is presently structured as a single rentable unit and in its present structure as a single rentable unit. Since 2023, in this form, it has attracted commercially unattractively Business Rates (~£12,000 pa).

### **PREFERRED OPTION - RE-DEVELOP THE SITE AS A SOURCE OF FUTURE REVENUES AND COMMUNITY BENEFITS**

- **Phase 1** would include refurbishment of the main building which would be divided into 4 rentable units a Council Office and Community Hub area. In this form, it is expected none of the units would attract Business Rates making them commercially more attractive. This option is currently being tested with TVBC in a Planning pre-application.

Once completed, this would then lead to a phased development:

- **Phase 2**, Container storage facility, utilising other areas of the site, generating additional services and revenue for the Community
- **Phase 3**, a Community Garden could utilise other areas

#### **Benefits of redeveloping the site**

- PC manages the site for the Community and maintains control of any future development
- Provides a location for a community services hub in Anna Valley (e.g. Parish Office/Meeting Room)
- Assuming it is mostly grant funded, **Phase 1**, in which the main building is converted into 3 or 4 units, will generate an annual income of between £40,000 and £60,000 p/a (range is based on professional advice)
- These units could be for startup businesses (e.g. service sector as creative spaces, fitness or wellbeing), with a focus on supporting parishioners
- This income could then be used to finance improvements elsewhere in the Community (e.g. play parks, allotments etc) and/or offset part of the Precept

#### **Challenges of redeveloping the site**

- Will require investment of between £300,000 and £350,000
- Raising the significant grant funds required to make it commercially viable
- PC has to manage this business (or it could subcontract this to a third party)
- Commercial risk of vacant units or competition from other providers in the area.

### **QUESTION 5 –COMMENTS ON PROPOSALS FOR CHALK PIT**

Having outlined the range of benefits and challenges of re-developing the Chalk Pit, respondents were asked if there were other issues the Parish Council should consider. Summary of responses, grouped to reflect a range of issues, is presented below.

- **Development, Design and Management (11):** Several raised concern on how site would be managed post redevelopment; one recommended demolition rather than refurbishment; one

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raised need for Affordable Housing: and a respondent questioned suitability of site for Containers.

- **Financial and Legal Risks (9):** The possibility of historic environmental contamination issues; investment required and financial risks – has the risk analysis been done in sufficient depth; risks association with the stability of the Chalk Wall; environmental impact of redevelopment (Bats) and legacy issues associated with common rights to dig chalk.
- **Pedestrian Safety and Safeguarding (7):** Main concern is safety of children using the playground and school children crossing the entrance drive on the path; current vandalism and anti-social behaviour issues.
- **Traffic, Access & Parking (25):** Many commented on the poor state of the access road; a few raised concerns of possible additional noise.

Interestingly, most of the comments and feedback were from Group Area 4 (32) which is the community least affected by any redevelopment. Group Area 1 had 7 responses and aggregate responses for Areas 2 and 3 was 6.

For the full list of all comments go to **Annex 1**.

### QUESTION 6 – IF THE PARISH COUNCIL IS ABLE TO RAISE SUFFICIENT GRANT FUNDING TO UNDERTAKE THE PROPOSED DEVELOPMENT, WOULD YOU SUPPORT THE RE-DEVELOPMENT OF THE CHALK PIT?

Parishioners response was as follows:

<b>In the event that the Parish Council is able to raise sufficient grant funding to undertake the proposed redevelopment, would you support the redevelopment of the Chalk Pit?</b>		
<b>Response</b>	<b>Number</b>	<b>Percentage</b>
Yes	164	94%
No	11	6%

However, as has been stated above, some residents will be more affected than others. These responses are also presented by Area Groups as described above.

<b>Response</b>	<b>Area Grouping</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Yes</b>	37 (90%)	8 (100%)	12 (100%)	105 (95%)	1 (100%)
<b>No</b>	4	8	0	6	0

There is no significant difference between the responses across the Parish, based on proximity to the Chalk Pit. The overwhelming desire of parishioners is that the Chalk Pit is redeveloped.

### QUESTION 7 – WOULD YOU SUPPORT THE PARISH COUNCIL PROPOSED ACTION IN THE EVENT GRANT FUNDING IS UNAVAILABLE IS TO SELL THE WHOLE SITE TO A THIRD PARTY FOR DEVELOPMENT

Parishioners were then asked to consider the option of selling the site in the event the parish council is unable to raise sufficient grant finance for the redevelopment of the site. The following scenario was presented for consideration:

The Chalk Pit is a freehold property of Upper Clatford Parish Council. While the Parish Council default position is not to sell land or assets, there are no known legal constraints on it's

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sale. Valuations from 2 local property advisors is the site could be worth between £250,000 and £300,000.

### Benefits of selling:

- Significant capital injection for PC
  - Long term income from interest on Capital raised (at 3%pa £9,000 to £12,000pa) **OR**
  - Ability to spend on improvements to parish facilities and services **OR**
  - Ability to reduce the precept.

### Disadvantages of selling

- Misses the unique opportunity of utilising grants to increase asset value
- Parish loses control over the future site use (selling parish owned land is against current Policy)
- Selling in a run down state and not optimising the asset value prior to sale
- Capital would have to be invested conservatively (fixed interest) limiting income stream (~£9k at 3%)
- Selling land is against PC policy.
- Inflation depreciates Capital sum raised

Responses received are as follows:

<b>In the event that the Parish Council is <u>unable to raise sufficient grant funding</u>, would you support the sale of the Chalk Pit?</b>		
<b>Response</b>	<b>Number</b>	<b>Percentage</b>
Yes	57	32.5%
No	118	67.4%

However, as discussed above, residents near the Chalk Pit will be more affected than others. These responses are also presented by the Group Areas.

<b>Response</b>	<b>Area Grouping</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Yes</b>	5 (12%)	0 (0%)	3 (25%)	48 (43%)	0 (0%)
<b>No</b>	36	9	9	63	1

The position held by most of the respondents is that the Parish Council, even if funding cannot be found, should not sell the Chalk Pit, and this is then consensus across all Group Areas.

### QUESTION 8- USE OF FUNDS REALISED AFTER EITHER SITE RE-DEVELOPMENT OR SALE

Whether the site is redeveloped as proposed or sold, the Parish Council will have to decide how to use the resulting revenue stream or capital. Parishioners were asked how they wanted the Parish Council to prioritise in use of funds realised either through the sale or as an annual income stream by indicating their preference as to how this capital or income should be used:

<b>Investment option</b>	<b>Strongly agree</b>	<b>Indifferent</b>	<b>Strongly oppose</b>
<b>Invest in Community Assets and Services</b>	161 (92%)	14 (8%)	0
<b>Reduce the annual amount that Parishioners contribute to Local</b>	47 (26.9%)	93 (53.1%)	35 (20%)

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Investment option	Strongly agree	Indifferent	Strongly oppose
<b>Tax (currently £60.50 per annum for a Band D house)</b>			

The overwhelming majority wish to see any revenue realised from the Chalk Pit, whether through its sale or revenue generated after redevelopment, invested in community assets. When presented with the option of reducing the Precept, there is no clear direction from respondents, with the majority being indifferent and more or less equal numbers being for or against precept reduction.

### QUESTION 9 – WHAT FURTHER DEVELOPMENT OPTIONS WITHIN THE CHALK PIT WOULD YOU SUPPORT?

Development of the site is proposed over several stages. Additional projects were shortlisted for consideration by the Parish Council and respondents asked for their priorities on options presented.

<b>Should it be decided to invest in facilities and services on the Chalk Pit site, please indicate your preference for the following possible additional services and activities.</b>			
Presented options	Strongly agree	Indifferent	Strongly oppose
Clatford "Repair Shed"	128 (73%)	42	5
Gardening Club Area	106 (60.5%)	59	10
Craft Area	106 (60.5%)	62	7
Container Storage	52 (30%)	66	57
Small Business Meeting Room	92 (52.5%)	73	10

Over 50% of respondents would support any of the proposed options, with the exception of using the site for Container Storage (30%).

### QUESTION 10 – WHAT FURTHER DEVELOPMENT OPTIONS WITHIN THE CHALK PIT WOULD YOU LIKE CONSIDERED?

Having indicated preferences for the above development options, respondents were asked if there were other development options or issues linked to redevelopment of the Chalk Pit that the Parish Council should consider. A summary of responses, grouped to reflect a range of issues, is presented below.

- **Development, Design and Management (11):** Several raised concern on how site would be managed post redevelopment; one recommended demolition rather than refurbishment; one raised need for Affordable Housing; and a respondent questioned suitability of site for Containers.
- **Financial and Legal Risks (9):** The possibility of historic environmental contamination issues; investment required and financial risks – has the risk analysis been done in sufficient depth; risks association with the stability of the Chalk Wall; environmental impact of redevelopment (Bats) and legacy issues associated with rights to dig chalk.
- **Pedestrian Safety and Safeguarding (7):** Main concern is safety of children using the playground and school children crossing the entrance drive on the path; current vandalism and anti-social behaviour issues.
- **Traffic, Access & Parking (25):** Many commented on the poor state of the access road; a few raised concerns of possible additional noise.



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Interestingly, most of the comments and feedback were from Group Area 4 (32) which is the community least affected by any redevelopment. Group Area 1 had 7 responses and aggregate responses for Areas 2 and 3 was 6.

For the full list of all comments go to **Annex 1**.

### QUESTION 11 – WHAT FURTHER DEVELOPMENT OPTIONS OUTSIDE THE CHALK PIT WOULD YOU SUPPORT?

The Parish Council identified possible projects across the Parish and Respondents were asked to indicate their preference for each of the projects listed. These are the results:

Project options	Strongly agree	Indifferent	Strongly oppose
<b>Allotments</b>	97 (55.4%)	66	12
<b>New Play Area Equipment for Balsbury Play Park</b>	96 (54.8%)	64	15
<b>Refurbish Sports Field / Pavilion</b>	87 (49.7%)	77	11
<b>Land acquisition as common areas</b>	101 (57.7%)	65	9

QUESTION 12: EXCLUDING THE CHALK PIT, RESIDENTS WERE ASKED IF ARE THERE OTHER PROJECTS THAT THEY WOULD LIKE THE PARISH TO CONSIDER INVESTING IN USING FUNDS GENERATED THROUGH REVENUE AFTER REDEVELOPMENT OR INCOME FROM SALE?

The full list of suggestions is provided in Annex 3 below. A summary, grouped by project or investment objective is provided below.

- **Adult Services (10):** These ranged from Allotments, a village (Community?) shop, improvements to the Village Hall, to Low Cost Housing
- **Financial concerns (2):** Precept reduction
- **Better Ground Maintenance (20):** Better management of existing assets (play areas, sports pavilion, paths, tracks etc), more footpaths, improved ground maintenance of parish assets; more rubbish and dog bins; clear Pillhill of fallen trees.
- **Improved Security and Safety (6):** Street lighting (4) and traffic speed
- **Youth Services (9):** Better use and facilities on Sports Field; upgrade to Anna Valley Play area; wider range of sport facilities (than just football e.g. Tennis, Boule pitch or mountain cycling); keep-fit facilities.

For the full list of all comments go to **Annex 1**.

### QUESTION 13 AND 14– POSSIBLE FUTURE PERSONAL CONTRIBUTIONS BY RESPONDENTS

There is work to be done and significant funds need to be raised and the whole Parish would benefit financially and in the form of better services. Parishioners were asked to indicate in the two questions below, whether they would like to make a personal contribution.

Ways in which Parishioners can help	Yes	No
<b>Q 13 - Would you be willing to make a donation to help meet the "Matching Funds" required.</b>	84 (48.0%)	91 (52%)
<b>Q 14 - There is a lot of site clearance work to do prior to the redevelopment starting. Would you be willing and able to join a couple of working parties to help clear the site?</b>	94 (53.7%)	81 (46.3%)

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Presented below is the analysis for each part of the Village – Anna Valley and Upper Clatford. There is no obvious difference in the attitude of the two parts of the village to either making a financial contribution or providing help.

<b>Ways in which Parishioners can help by Group areas</b>	<b>Yes</b>		<b>No</b>	
	<b>AV</b>	<b>UC</b>	<b>AV</b>	<b>UC</b>
<b>Village segment</b>				
<b>Would you be willing to make a donation to help meet the "Matching Funds" required.</b>	27 (43%)	56 (50%)	35 (56%)	56 (50%)
<b>There is a lot of site clearance work to do prior to the redevelopment starting. Would you be willing and able to join a couple of working parties to help clear the site?</b>	31 (50%)	62 (55.4%)	31 (50%)	50m (44.6%)

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## ANNEX 1 FULL LIST OF COMMENTS LINKED TO QUESTION 1

Impact / Issue	We have outlined the range of benefits and challenges of re-developing the Chalk Pit. If you feel there are other issues that we should consider, please could you add them below.
Development, Design & Management	provision of carbon neutral/low carbon energy required eg solar panels
Development, Design & Management	Redevelopment would be my preference.
Development, Design & Management	In the Parish Plan responses I believe a significant number of us requested more affordable housing for young families. Might this not be an opportunity for that? It may be better to demolish the existing building entirely - it may be cheaper to start again than refurbish. Or clear it to restore the entire site to its natural state, or have a small scale redevelopment, bearing in mind that these units would have to be administered by future Councillors, who might find it a burden. Has the PC assessed the demand for such small units? I do not agree with the provision of a Council Office or Community Room in this location, as it may attract mis-use, would require staffing/caretaker etc. The Village Hall is available for the use of the whole Parish.
Development, Design & Management	No mention so far of the long term maintenance of a commercial site and the interface between that and the suggested community garden
Development, Design & Management	More clarity required around storage containers required, e.g. how many?, who can use them?, how are they allocated?
Development, Design & Management	Longer term management of the site
Development, Design & Management	Assume suitably qualified professionals will be employed to design and manage development and their fees are budgeted for
Development, Design & Management	PC should sub-contract management
Development, Design & Management	Redevelopment for community use especially as a youth club/ facility
Development, Design & Management	4rentable units would provide opportunity for young resident entrepreneurs to set up or develop new businesses
Financial and Legal Risk	The lack of funding for its upkeep (including the challenge of 0 business rate when applied to the maintenance costs of the units). Investment figure required does not have a risk factor, and is susceptible to greater cost. Lack of competitive tender process applied to rough order costs. Lack of figure for development of access route.
Financial and Legal Risk	It's a huge commitment and potential legacy for future PC Members
Financial and Legal Risk	? The lack of natural light. ? How safe are the sides of the Chalk Quarry after all the inclement weather recently.
Financial and Legal Risk	Have we looked at environmental cleanup requirements resulting from previous use?
Financial and Legal Risk	Consideration of the fairly unique environmental setting and biodiversity.. all worthy of protection.
Financial and Legal Risk	Wild life probably bats on cliff
Financial and Legal Risk	How have we determined the investment required? Who have we received quotations from? You mention this is the 'preferred option'. I think it prudent to perhaps consider other options at different funding levels. Have we done this and can you share? What about a full sale of the site for a 3rd party to redevelop and the funds used to upgrade current parish facilities and develop new ones?
Financial and Legal Risk	Would the site be worth in excess of £600,000 (current est value + est redevelopment costs) if developed then sold?
Financial and Legal Risk	I don't know how relevant this is, but in the deeds of many of the houses in Anna Valley, we have the right to extract chalk from the chalk pit.....this has probably never been taken advantage of by locals, but it is in the deeds!
Pedestrian Safety and Safeguarding	Consideration for the safety of children visiting the adjacent playground on the right side of the narrow lane up to the Chalk Pit site. This lane was, until recently, used by heavy vehicles accessing the site and on one occasion a truck being driven down the lane ran across Foundry Road, mounted the pavement and then hit and damaged our rear garden wall.
Pedestrian Safety and Safeguarding	Access to the site by more vehicles across a footpath
Pedestrian Safety and Safeguarding	Provisions must be made for pedestrians using the track to access the paths to Salisbury Road , The Green and Foundry Road. Also school children and parents using it twice a day in term time. Perhaps expansion of the track to form a walkway? And a crossing area at the junction to pathway into Bury Hill Close?
Pedestrian Safety and Safeguarding	The amount of traffic that will be caused is very near the children's play ground
Safeguarding and pedestrian safety	The safety children using the playground and the traffic and noise for the houses nearby .
Safeguarding and pedestrian safety	I live adjacent to the chalk pit and am always mindful there is great risk of vandalism to the area. Installation of CCTV system would be costly but in the long run could mitigate further costs incurred with court fees and clean-up costs.
Safeguarding and pedestrian safety	Vandals or anti social behaviour
Traffic, Access & Parking	Parking for vehicles; no space in Chalk Pit area or lane: children's play area access
Traffic, Access & Parking	Redevelopment would improve the area which is currently in a very run down state. Access could be an issue - the current track is in a very poor state.
Traffic, Access & Parking	Access road is in a poor state.
Traffic, Access & Parking	Access for container storage vehicles.
Traffic, Access & Parking	Depending on types of businesses that occupy the units there could be quite significant increase of traffic on Foundry Rd as well as into/out of site adjacent to children's play areas and path leading to Bury Hill Meadows used by dog walkers.
Traffic, Access & Parking	Any option that would increase traffic especially heavy vehicles if a storage facility was chosen, would have a detrimental effect on the community.
Traffic, Access & Parking	Amount of vehicles using the track to the site
Traffic, Access & Parking	Please consider parking arrangements.
Traffic, Access & Parking	Increased traffic in the village. Freedom for dog walkers due to traffic coming and going from site. Access to back path leading to Bury Hill Meadows.
Traffic, Access & Parking	Increased noise from traffic accessing site.
Traffic, Access & Parking	Not certain what the Container Storage would involve, would it be people using them throughout the day. It may be noisy for local residents and the lane would need resurfacing
Traffic, Access & Parking	The access road would probably need improvement
Traffic, Access & Parking	Potential traffic going up and down a busy dog walking lane with children's play park also leading off the lane - risk of injury
Traffic, Access & Parking	If you widen the use of the site vehicle access would need to be taken into consideration.
Traffic, Access & Parking	Parking. The rental units must have sufficient parking for their intended occupation.
Traffic, Access & Parking	Providing any redevelopment keeps the noise to a minimum as the chalk pit is surrounded by housing. The area is served by an unmade single track immediately adjacent to a play park where that access goes onto that track. Has an impact assessment / risk assessment been undertaken for any of the options?
Traffic, Access & Parking	The access road needs upgrading especially if you plan to let out a number of small commercial units
Traffic, Access & Parking	Access road needs great improvement especially as you are planning to let out a number of small commercial units
Traffic, Access & Parking	Traffic up the back path causing noise for residents
Traffic, Access & Parking	I'm concerned about the traffic that would be using the dirt track and parking. I also think question 6 should have a I don't know yet option
Traffic, Access & Parking	Living with the lane being used by more vehicles I would just wish to bring up the extra amount of traffic right next to the recreational areas.
Traffic, Access & Parking	My concern would be increased traffic through the village.
Traffic, Access & Parking	Traffic on the track, dangerous for entry and exit to play areas and back gate entrance to houses in Bury hillclose
Traffic, Access & Parking	Main pedestrian route to newly developed meadows but road/track only suitable for single vehicle. Suggest pedestrian pause areas created to step aside for vehicle movements. If more vehicles expected, speed bump at top of road to slow vehicles down at the crucial path 'crossover' point.
Traffic, Access & Parking	As a regular user of the track as a dog walker it would be a shame to lose the safe access to the "back tracks" that it provides.

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### ANNEX 2 FULL LIST OF COMMENTS LINKED TO QUESTION 7:

Response Groups	Do you have any additional uses of the Chalk Pit site that you would like the PC consider? If you do, please add them below.
Community Support or Wellbeing	Environmental purposes ? Maybe some sort wildlife or bird hide. Or maybe outside yoga / Pilates/tai chi platform in a wild life space. Like an external small theatre set in the wild area allowing people to immerse themselves in the nature sounds , could also be used for church services outside.. small crowds only.
Community Support or Wellbeing	A community garden, possibly growing vegetables to sell in the community, create an artisanal community of craftspeople with priority given to Parishioners.
Community Support or Wellbeing	Gym. Private hire room.
Community Support or Wellbeing	Include a sm / med size private function room to accommodate 20/ 30 people for a meeting, or for or a drama group to rehearse or a local band etc this should be let out at an affordable price
Community Support or Wellbeing	I can't think of any currently, what you've already thought of seems great to me. Love the repair shed idea!
Community Support or Wellbeing	Fitness studio or a youth club
Community Support or Wellbeing	Grow vegetables for Food Bank; access to containers for community groups (eg Scouts eg) or Burdock Valley Players etc
Community Support or Wellbeing	Village hall for Anna Valley
Community Support or Wellbeing	A place for the wellbeing of the parish community. A place for the community to connect and take collective action on projects that benefit the community.
Community Support or Wellbeing	History of Taskers Ironworks area given that the chalk pit was created by excavating the chalk for the Taskers' factory foundations.
Community Support or Wellbeing	I strongly believe there should be a community benefit element to any development. A coffee shop with a relevant seating area that can be utilised as a community hub.
Community Support or Wellbeing	Coffee Shop
Community Support or Wellbeing	Pop up shop at festive times to sell cards or crafts for charity/small business
Community Support or Wellbeing	Coffee shop / meet and chat space, fitness class space
Community Support or Wellbeing	Community meeting room/coffee shop.
General Comment	I think to reduce the expense long term to the Parish, the buildings should be demolished to remove the business rates expense. The space could then be transformed into a car park to give access to the other side of the beautiful meadows area created over the last couple of years.
General Comment	I don't mind as long as no noise and no traffic
General Comment	I think this form is abit flawed as I did not see the alternative options before responding and there was only a Yes or No Option for answers. Also it is impossible to endorse (or not) the above options without knowing more. Eg Repair Shed - I have no idea what this means or the cost implications.....
General Comment	Activities that do not impact the immediate vicinity or cause traffic increase.
Housing	Affordable housing as above
Housing	Housing
New business start ups	Small independent business units
New business start ups	Since no real information is available on question 9 it was difficult to answer. I believe the area should be productive cor the community and not given over to recreation hence the opposition to Gardening and Craft. Ideas for development come from looking at business possibilities. We could start by asking if there are entrepreneurs in the area that need a boost. We could take a share in their businesses for a low rent kickstart. The best use of the asset is one that keeps it as a productive asset for the community.
New business start ups	Small business rentals
New business start ups	Yes!! A chance for small business to work from and a big enough area for community meetings, wellbeing retreats. Its a very unique space, I believe people would be really attracted to the surroundings.
New business start ups	Generally limited license say 24 months on two units to encourage start ups
Recycling area	Recycling deposit area
Vehicle storage	Car Garage
Vehicle storage	Parking for caravans/motorhomes
Youth facilities	Youth meeting room
Youth facilities	Community hall
Youth facilities	Youth Club
Youth facilities	Youth Club
Youth facilities	Youth club
Youth facilities	Potential youth club
Youth facilities	Youth club or similar

## Analysis of Consultation on Future of the Chalk Pit

### ANNEX 3 FULL LIST OF COMMENTS LINKED TO QUESTION 12:

Grouping	Excluding the Chalk Pit, do you have any other projects across the Parish you would like the PC consider investing in? If you do, please add them below:
Adult Services	Allotments
Adult Services	Village shop.
Adult Services	Crook and Shears
Adult Services	Cafe/village shop
Adult Services	Support groups for carers
Adult Services	A shop/coffee shop
Adult Services	Better/more paths via deals with farmers;
Adult Services	Local shop
Adult Services	As above but village hall is in need of refurbishing
Adult Services	Low cost housing opportunities for our young people.
Financial	Reducing the precept.
Financial	Since I am opposed to the sale and use of funds elsewhere the question is caduc. I hope we are not desperate to see this land to another developer for low profit.
Ground Maintenance	The issue is sustainability. The Chalk Pit is a clear example where income across many years has not been earmarked for inspection, repairs or maintenance and are why we are where we are. In section 11, the play equipment should be covered by normal R&M as should the Sports pavilion. There is no need to increase resident liability when current assets are not being efficiently managed / maintained with current income. Indeed, if the Sports Pavilion income does not cover the upkeep, then that needs to be looked at too.
Ground Maintenance	Invest in supporting the works in the local area - there is very little action being taken in maintaining the local infrastructure with the paths, tracks, roads and fields all needing maintenance, tree cutting and investment.
Ground Maintenance	Cutting back the hedges in the village and along watery lane.
Ground Maintenance	More dog waste bins
Ground Maintenance	Tidy area opposite Waterloo terrace
Ground Maintenance	Land to Foundry Road / Brook way reinstate natural hedgerow and have my services FOC if Pc pay for materials
Ground Maintenance	Volunteer group to restore neglected area. More sports facilities on the sports field- outdoor gym etc
Ground Maintenance	Making the river bank more accessible to people wishing to enjoy the river in the summer
Ground Maintenance	Reinstate Footpath to river on PC land between Valley Mead & Taskers Drive
Ground Maintenance	Improved maintenance of public areas e.g flower beds along Foundry Road across the road from the entrance to White Oak Way and Brook Way
Ground Maintenance	Is there something to be done with the area behind village hall.
Ground Maintenance	Convert the area at the beginning of the footpath from Watery Lane to Rooksbury Mill to be a place that encourages local nature, flora and fauna.
Ground Maintenance	Repair the payments and clean them up. More rubbish bins. Repair the lane to the Chalk Pit.
Ground Maintenance	Footpath between Upper Clatford & Goodworth Clatford
Ground Maintenance	Cutting back and maintaining hedges which encroach on pavements.
Ground Maintenance	More attractive fencing around Bawksbury Bridge Playing Field
Ground Maintenance	Clearance of blockage to Pillhill Brook adjacent to Watery Lane
Ground Maintenance	A footpath along the edge of the road all the way from UC to GC would be fantastic
Ground Maintenance	Make at least 1 of the recreational parks dog friendly. Not in enough use to exclude responsible. dog walkers
Ground Maintenance	Walkway on river opposite foundry road similar to Goodworth Clatford;
Security and safety	Better street lights
Security and safety	Street lighting in Foundry road
Security and safety	Reducing speeding
Security and safety	Improved lighting
Security and safety	Life saving ring or throw rope by Pill Brook in Valley Mead and Bawksbury Park.
Security and safety	More street lighting
Youth services	Sports and recreational facilities. St Mary Bourne have done a brilliant job at extending the village shopping to include a cafe and install cricket nets. I think the Clatford Playing Field is unused by the majority of residents and potentially a huge community asset if invested into a
Youth services	Improve equipment in Anna Valley Play Park to include adult exercise equipment
Youth services	Repurpose the old tennis court (near the Anna valley park where the post office was) this could be a baseball/netball pitch
Youth services	The recreational ground near the old post office in Anna Valley is in desperate need of attention. Could the playpark be re-done and the concrete be re-done. Could outdoor gym equipment be purchased like the equipment at Charlton Lakes and Picket Twenty?
Youth services	After chalk pit. The pavilion.
Youth services	Aera for mountain bikes/ cyclists (off-road trails)
Youth services	I think we should be more flexible in the use of the spaces we have, benefitting more of the community not just small sectors which isn't representative of the community demograph. Sports fields are very narrowly interpreted for example.. just football? Why not a running / walking track or a fitness trail round the outside. I feel the way we use our spaces lack imagination and just aren't efficient uses of this space
Youth services	Tennis court and Boules pitch
Youth services	Tennis Courts