

Report to	<b>Planning Committee</b>
Date	<b>11 March 2021</b>
By	<b>Director of Planning</b>
Title of Report	<b>South Downs National Park Authority's (SDNPA) response to the Submission (Regulation 16) Consultation on the Twyford Neighbourhood Plan (TNP)</b>
Purpose of Report	<b>To agree the content of the SDNPA response to the Submission consultation on the TNP</b>

**Recommendation: The Committee is recommended to agree the Table of Comments as set out in Appendix 2 of the report, which will form the South Downs National Park Authority representation on the Twyford Neighbourhood Plan (TNP) Submission consultation.**

## **I. Introduction and Summary**

- I.1 The SDNPA actively promotes and supports community led planning, particularly Neighbourhood Development Plans (NDP) where growth needs to be accommodated and planning issues exist. On adoption, NDPs form part of the development plan for the neighbourhood area, alongside strategic planning policies of the South Downs Local Plan (SDLP).
- I.2 Twyford Parish Council (TPC) is the 'qualifying body' with responsibility for preparing the TNP. TPC submitted the TNP (**Appendix 1**) to the SDNPA for examination on 21 December 2020. An eight-week publicity period commenced on 28 January 2021 and runs until 25 March 2021, during which time local residents and other stakeholders are invited to submit representations to the SDNPA. These representations will be collated and submitted to the Plan's Examiner.
- I.3 The progression of the TNP to pre-submission stage is to be welcomed and is a result of a considerable amount of hard work by the Parish Council and volunteers. This is an example of an NDP almost entirely prepared by local volunteers and Parish Councillors. The preparation of the TNP has taken a considerable length of time with several delays occurring mainly due to circumstances beyond the control of the Neighbourhood Planning group or TPC. The SDNPA would therefore like to commend all those involved for their patience and perseverance
- I.4 The SDNPA's comments (**Appendix 2**) were prepared using input from SDNPA officers. They set out the proposed representation to be submitted to the examination of the TNP.

## 2. Background

- 2.1 The TNP covers the plan period 2019 to 2033 and has been prepared for the designated neighbourhood area, which follows the Twyford parish boundary. The area was designated by SDNPA in January 2015. The designation map is attached as **Appendix 3**.
- 2.2 In 2015 TPC took the decision to prepare an NDP for Twyford. The parish council convened a number of parish councillors and local volunteers to support the preparation of the TNP. A steering group was formed to oversee the development of the plan and a number of working groups were tasked to gather evidence and information to inform the different aspects of the TNP. The Neighbourhood Planning group have collected and commissioned a wide range of evidence to inform the TNP including a housing needs survey and landscape assessment.
- 2.3 TPC have carried out extensive public consultation throughout the preparation of the TNP. Initially the group held a public exhibition in February 2015 to gather local opinions. The group have carried out consultation on housing site options, following a local housing needs survey to establish the level of local housing need. A community open day was held in September 2016 to present the first draft of the TNP, and the views collected have informed the preparation of the Pre Submission draft.
- 2.4 Following the preparation of a draft TNP, TPC requested a screening opinion for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA). The SDNPA concluded that a SEA and HRA would be required for the TNP and these documents would need to inform the preparation of the Pre-Submission Plan. TNP contracted a consultant to prepare the SEA and HRA and consider their findings in the preparation of the Pre-Submission TNP.
- 2.5 TPC published the TNP for pre submission consultation between 06 January and 24 February 2020. A full exhibition of the Plan and supporting documents was held at the Twyford Social Club on 23rd January and 1st February with Parish Council representatives being present to provide advice. For those unable to attend the exhibition, the Draft Plan and a downloadable comments form were provided on the website. A total of 140 people visited the exhibition and over 480 separate individuals viewed the Plan and supporting documentation via the website.
- 2.6 The SDNPA response to the TNP Pre Submission consultation was agreed by Planning Committee on 13 February 2020. The Pre Submission representation from the SDNPA was comprehensive, the majority of recommendations have been accepted by TPC and the submission plan has been modified accordingly. The Submission TNP also incorporates a series of other modifications in response to representations from other parties.
- 2.7 The following stages in the preparation of the TNP have been completed. Links to all relevant documents are included below and more detailed information on each stage completed so far, including public consultation is on the Twyford Parish Council website at <https://www.twyfordneighbourhoodplan.com/>

Stage	Detail
Designated the Neighbourhood Area	12 January 2015
Pre-submission consultation on the plan (Reg 14)	6th January to 24th February 2020
Submitted to SDNPA and published for consultation (Reg 16)	TNP submitted 22 <sup>nd</sup> December Regulation 16 consultation 28 <sup>th</sup> January 2021 to 25 <sup>th</sup> March 2021

Independent Examination	To follow
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2.8 The SDNPA representation, together with any further changes agreed by the Planning Committee, will be submitted to the independent Examiner following approval at Planning Committee.

### 3. Submission and Examination

3.1 The SDNPA is required under the Town and Country Planning Act 1990 (as amended) to support communities in the preparation of NDPs, this includes taking the plan through the process of independent examination.

3.2 All representations made on the TNP, including those of the SDNPA, are collated by the SDNPA and passed to an independent examiner to consider as part of the Examination of the TNP. The independent Examiner for the Neighbourhood Plan is required to consider whether the TNP meets the “Basic Conditions” set out in law under the Localism Act 2011. In order to meet the Basic Conditions, a Neighbourhood Plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area;
- Be compatible with EU obligations and human rights requirements; and
- Be compatible with the requirements of Regulation 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

### 4. Twyford Neighbourhood Development Plan – SDNPA response

4.1 The Neighbourhood Planning Regulations state that a NDP must be in general conformity with the strategic policies contained in the development plan for the area. Therefore, it is a requirement that the TNP is in general conformity with the South Downs Local Plan.

4.2 Twyford is included in the list of settlements in Policy SD25 of the South Downs Local Plan where the principle of development will be supported and where there should be a defined settlement boundary. Policy SD26 sets out a proposed housing provision of 20 for the settlement. This is the final NDP to progress to Regulation 16 that allocates land for housing development in line with Policy SD26 of the Local Plan. Therefore, once this and Rogate NDP are made there will not be any policy gaps in the development plan for the South Downs.

4.3 The SDNPA formal representation to the TNP Submission consultation is set out in **Appendix 2**. The following key points are raised in the representation:

- A number of the TNP policies refer to policies within the South Downs Local Plan (SDLP), for example many TNP policies include policy requirements to comply with a specific policy of the SDLP. If the TNP successfully passes Examination and Referendum it will form part of the Development Plan, therefore it is not necessary to make reference to SDLP policies. These policy references should be deleted.
- TNP policy SBI sets the Settlement Policy Boundary for the parish. As currently proposed the Settlement Policy Boundary excludes two significantly developed areas of the village, namely the Hazeley Enterprise Park and Twyford School. Whilst the TNP has other policies which relate to these sites (BE2 and BE3) it would be appropriate to incorporate these two areas into the Settlement Policy Boundary.
- Policy MA2 of the TNP seeks to apply parking standards for the Parish which are based on standards adopted by Winchester City Council and Hampshire County Council, which are no longer extant. Therefore, the SDNPA is recommending that this policy is deleted or amended to reflect the SDNPA’s own parking standards set in the Parking SPD due to be adopted in April 2021.

- The SDNPA recommend the deletion of a number of policies which are not considered land use policies, or could not be applied in the determination of planning applications. The TPC may want to consider presenting these policies as community aims, rather than removing them from the TNP completely, but it is important that only land use policies are presented as policy in the TNP

## 5. Planning Committee

5.1 This is the second occasion that the TNP has been presented to Planning Committee. It is being presented to Planning Committee as the plan allocates land for housing development in line with Policy SD26 of the South Downs Local Plan.

## 6. Next steps

6.1 If agreed the SDNPA response to the Submission consultation will be collated with all other representations and submitted to an independent examiner to be considered as part of the Examination of the Twyford NDP.

Stage	Timescale & further details
Examiner appointment	The Examiner is in the process of being appointed to examine the TNP
Examination	Examination is expected to take 6-8 weeks including preparation and issuing of the final report.
Examiner issues final report	The Examiner will make one of the following recommendations: <ul style="list-style-type: none"> <li>• The Neighbourhood Plan should proceed to Referendum, on the basis that it meets all legal requirements</li> <li>• The Neighbourhood Plan, as modified, should proceed to Referendum</li> <li>• The Neighbourhood Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.</li> </ul>
Decision on a Plan Proposal	If time allows <sup>1</sup> , Planning Committee will be asked to consider the Decision Statement which sets out the modifications to be made to the plan in response to the Examiner's report.
Referendum	Subject to a successful examination and the approval of the Decision Statement, there will be a referendum when the community are asked: <p><i>"Do you want the South Downs National Park Authority to use the neighbourhood development plan for Twyford to help it decide planning applications in the neighbourhood area?"</i></p> <p>If over 50% of those who vote say yes, the TNP will automatically become part of the Development Plan and the SDNPA is then under a duty to 'make' the neighbourhood plan within 8 weeks of the referendum.</p>

## 7. Other Implications

Implication	Yes/No
Will further decisions be required by another	Yes – Agreement of the Decision Statement and agreement to 'Make' the TNP at a subsequent Planning Committee if a Referendum is

<sup>1</sup> Government regulations now require Decision Statements be published within 5 weeks of an Independent Examiner's report being issued. If there is insufficient time to take the Decision Statement to Planning Committee, it will be delegated to officers.

Implication	Yes/No
committee/full authority?	successful.
Does the proposal raise any Resource implications?	<p>Yes - The SDNPA has invested staff resources in supporting the development of the TNP by regularly attending steering group meetings and providing comprehensive feedback and comments on early drafts of the TNP.</p> <p>The cost of Neighbourhood Planning to the SDNPA is currently covered by the grants received from MHCLG. However, there are signs that these are going to start to reduce as Neighbourhood Planning increasingly becomes part of the mainstream. Currently within the National Park the cost of producing a plan ranges from around £8,000 (including the Examination and referendum) to £50,000</p> <p>Once a NDP is made, a Parish Council is entitled to 25% of Community Infrastructure Levy (CIL) collected from development within the neighbourhood area, as opposed to the capped 15% share where there is no NDP. The Parish Council can choose how it wishes to spend these funds on a wide range of things which support the development of the area.</p>
Has due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	<p>Due regard will be taken of the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. Twyford Parish Council who have the responsibility for preparing the neighbourhood plan have prepared a Consultation Statement to support the submission version of the TNP setting out how all sections of the local community (people who live, work or carry out business in the neighbourhood area) including hard to reach groups, have been engaged in the plan's production</p>
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:	<p>The qualifying body with responsibility for preparing the neighbourhood plan must demonstrate how its plan will contribute to the achievement of sustainable development. Please note that the sustainability objectives used by qualifying bodies may not be the same as used by the SDNPA, but they will follow similar themes.</p> <p><b>Strategic Environmental Assessment</b></p> <p>It was concluded that an environmental assessment of the Twyford Neighbourhood Plan is required due to the sensitive nature of the</p>

Implication	Yes/No
	<p>parish and proximity of international designations.</p> <p>Twyford Parish Council has undertaken a SEA/SA in support of their NDP.</p> <p>Twyford Parish Council has undertaken a HRA in support of their NDP.</p>

## 8. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
The NDP does not meet the basic conditions	Low	Medium	SDNPA planning officers have been contributing to the preparation of the emerging TNP and are comfortable that it meets basic conditions. This will be tested by the examination of the plan and should issues be identified there are a number of mechanisms available through which they can be addressed.
There is a reputational risk for the SDNPA associated with raising areas of concern about the TNP. Communities are sometimes frustrated by the perception that their hard work and effort in producing such plans is not fully appreciated and taken into account. However, to not highlight the views of the Authority at this stage in the plan preparation would be failing in our duty to support such groups and potentially result in a plan that does not deliver outcomes that meet the needs of both the community and the SDNPA.	Low	Medium	SDNPA planning officers have been contributing to the preparation of the emerging TNP and will continue to do so as it progresses.

### TIM SLANEY

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#### Appendices

1. Twyford Submission Neighbourhood Plan 2019 - 2033
2. SDNPA Response to the Submission Twyford Neighbourhood Plan
3. Neighbourhood Area Designation map

SDNPA Consultees	Director of Planning, Legal Services. Consultation with statutory bodies has been undertaken by TPC.
Background Documents	<a href="#"><u>Twyford Neighbourhood Plan – Consultation Statement</u></a> <a href="#"><u>Twyford Neighbourhood Plan – Basic Conditions Statement</u></a> <a href="#"><u>Twyford Neighbourhood Plan Strategic Environmental Assessment</u></a> <a href="#"><u>Twyford Neighbourhood Plan Habitats Regulation Assessment</u></a>

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Twyford Neighbourhood Plan  
 Plan period 2019 - 2033  
 Submission December 2020



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Making the Plan and supporting information:  
See the Neighbourhood Plan website [twyfordneighbourhoodplan.com](http://twyfordneighbourhoodplan.com)



# 1. Introduction

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## 1.1 Twyford – a village community in the South Downs National Park

Twyford is a parish of about 1650 people and 660 houses, one of a family of settlements, which lie on either side of the River Itchen, south of Winchester. Unlike its immediate neighbours however, it sits entirely within the South Downs National Park at its western edge.

Twyford is a village with a long and well recorded history and has a large conservation area. The ecology, particularly the River Itchen and its valley, is of national and international significance. Its landscape contains classic downland, a chalk river and ancient woodlands. All of this supports its designation as National Park in which the protection and enhancement of its natural beauty is the highest priority. With this designation, development within it is significantly constrained.

Different parts of the village retain their own identity, stemming back to the ancient division between the north and south parts of Twyford. Twyford grew by about 9% in the 10 years between 2001 and 2011, both in number of houses and population.

Twyford has always had an unusually wide range of social and community facilities for its size, including a local shop and post office, primary school, social club doctors and dental surgeries and pharmacy; a village hall, two churches, two pubs and a sports ground with pavilion. It is dependent on nearby Winchester and other towns for most shopping and services and also secondary schools.

Twyford has an exceptionally large employment base. Twyford Preparatory School is the largest employer and there is a large commercial estate at Northfields. There are over 100 firms in the parish and many people are self-employed or work from home. Most residents work outside the village.

## 1.2 Twyford — a connected parish

Twyford lies astride lines of communication to the north, south, east and west, both modern and historic; the River Itchen and its valley form the western boundary. Both features are of importance in the sub-regional context, and have to be integral to this plan.

Twyford sits astride the B3335 which is a major sub regional traffic route and also a source of conflict with daily life. It gives direct access to the M3 and to Winchester to the west of the parish. The M3 motorway junctions are the only ones in the National Park. Moreover planned works to the M3 will extend over several years causing disruption to normal traffic patterns and alterations to the landscape. The station at Shawford is on the London/Southampton main line. For all these reasons, Twyford is an important gateway to the National Park. Through traffic affects the three main roads of the village.

The River Itchen flows from its source 15 miles north east, through Winchester and into Twyford in a broad corridor of immense ecological, cultural and landscape significance. Flowing through the Parish, it passes as a largely green flood plain through dense urban development.

The large urban centres nearby to the north (Winchester) and south of Twyford (Eastleigh) are growing strongly, leading to increased pressure on the parish, its services and the countryside. One effect of its location and facilities is to make Twyford a popular village for people relocating from Winchester and London resulting in high house prices.

## 1.3 What is this plan and why do we need one?

A Neighbourhood Plan is prepared by the local community. It is a plan for the next 14 years to 2033. It is a part of the statutory planning system which gives powers to parish councils to create their own planning policies. Local plans prepared by district and city councils and now the South Downs National Park, have not had the resources to look at the needs of communities in such detail. As one of the primary duties in all National Parks is the fostering of the social and economic life of its local communities, a Neighbourhood Plan is an ideal tool for this purpose. In Twyford the Parish Council is the local democratic body which has undertaken the task of preparing a plan, involving local people as much as possible.

Twyford is a settlement within a National Park where there is increasing pressure from many forms of modern living; the sustained growth of the settlements north, south and west of the Parish pose particular challenges this plan seeks to address.



## 1. Introduction (continued)

The parish has a number of problems which a Neighbourhood plan can address. One major concern is affordability. The very high price of houses in Twyford disadvantages many families who have long standing connections to the village, and are part of the community. There is a strong support for additional housing for those unable to afford either purchase or private renting.

Another key decision for Twyford is the allocation of one or more sites for a minimum of 20 dwellings between 2019 and 2033, set for Twyford by the South Downs National Park Authority. This plan will determine the location of the new homes and its policies will influence their size and design and how they will contribute to the need for affordable dwellings.

The Parish also faces longstanding issues; of these the most important are:-

1. The effects of housing and population growth on Twyford village and its facilities
2. The impact of traffic.
3. The lack of car parking for those using the facilities at the village centre.
4. The periodic flooding of the Hazeley Bourne and the associated surcharging of foul sewers.

### 1.4 The area of the Plan

The Twyford Neighbourhood Plan (TNP) covers the whole area of the Parish. Refer to Map 1 for details.

### 1.5 How is the plan being prepared?

Following the decision by the Parish Council to prepare a Neighbourhood Plan, a Technical Committee was set up to organise the work. These local volunteers have brought considerable knowledge of the Parish and key skills to the task. Consultants have been used to carry out a number of studies. Details of how the work has been undertaken are provided on the Twyford Neighbourhood Plan website; <https://www.twyfordneighbourhoodplan.com>

### 1.6 Engaging with the community

At every stage the Parish Council and the Technical Committee have sought to involve the Twyford community in decision making. Public comment was sought on potential housing sites. Proposals have been widely circulated, advertised and discussed. The Pre-submission draft of the plan was published for formal consultation in January 2020. Details of previous consultations undertaken to-date are shown on the Neighbourhood Plan website. These consultations have resulted in modifications to many individual policies and proposals.

### 1.7 The strategy for locating development

One of the central issues for the TNP has been to decide on one or more sites for 20 new houses in addition to infilling. A number of major constraints that limit opportunities were identified as the Parish is within a National Park where it is essential to avoid harm to the landscape. Natural beauty is to be preserved and enhanced and where sustainable development must be achieved access is also a factor. The process is described in this plan and its evidence base.

### 1.8 Fitting in with other plans

Twyford is within the area of the South Downs National Park Authority (SDNPA) which is the planning authority supervising and advising on the Neighbourhood Plan.

The South Downs Local Plan (SDLP), for the whole of the National Park, was adopted in July 2019 replacing policies of earlier plans prepared jointly with Winchester City Council. For other purposes such as housing provision, highways, flood and river control other bodies in particular Winchester City and Hampshire County have the responsibility.

The TNP follows the SDLP. In a few instances where local circumstances differ from the SDLP as a whole, the TNP has put forward its own approach while remaining in general conformity with the SDLP.

Not all policies of the SDLP have equal weight. Some are strategic and some are for development management. It is the former to which the TNP has to



## Introduction (continued)

134 be in general conformity while it has more discretion about local variations to the latter. In general because the objectives of Twyford as a community and South Downs Authority are so close, the alignment of TNP with the SDLP poses no major issues. The two plans will together comprise the Development Plan for Twyford. The aim of the TNP is to present a coherent and readable statement of the planning policies which affect Twyford, without repeating which is fully dealt with in the SDLP. The relationship between the policies of the respective plans is clearly stated.

To the south, north and west of Twyford Winchester City Council has embarked on a review of its own Joint Core Strategy and Part 2 Local Plan. It is hoped that the policies of the new local plan will harmonise with those of the TNP.

### 1.9 Strategic Assessment

Prior to the publication of the TNP in its pre-submission form, it was subject to both Strategic Environment Assessment (SEA) and Habitats Regulations Assessment (HRA) under the respective regulations. The Assessments were carried out by independent experts appointed by the SDNPA. They tested the plan against reasonable alternatives and also by consultation with the appropriate statutory authorities. Both studies endorsed the policies and proposals of the TNP with only minor modifications. Subsequent changes will have to be scrutinised but as the TNP has accepted the SA's and HRA's recommendations and has made no major changes, it is hoped the changes will be endorsed.

### 1.10 Status of the Twyford Neighbourhood Plan

The Twyford Neighbourhood Plan has been agreed by Twyford Parish Council following wide consultation on the Pre-Submission Plan. The comments have all been analysed and a number of significant changes made to the TNP. The plan has been substantially changed in response to a series of detailed points made by SDNPA. As the plan progresses through its statutory stages, it will become of greater significance in deciding planning applications. When the TNP is adopted the SDLP and the TNP, will together form the Development Plan for Twyford Parish.

## 2. Vision and Objectives

### 2. Vision and Objectives

#### 2.1 Our vision for Twyford Parish

By 2036 Twyford Parish will be a more vibrant, attractive and safe place to live, work and visit. It will have retained and enhanced its special village character and landscape, within the South Downs National Park, through sustainable, community led development.

#### 2.2 Objectives of the Plan

1. To retain the size and rural character of the Parish of Twyford as a village within the South Downs National Park.
2. To enhance a vibrant and thriving community life, by providing new housing and employment to meet local needs, and supporting retail, community and sports provision,
3. To strengthen a dynamic village centre, integrating other parts of the parish, particularly through the location of new developments, community facilities and improved access.
4. To manage and reduce traffic impact on the village, improving road safety, minimising car usage and meeting parking needs, especially through new developments and by improvements to walking and cycling routes.
5. To improve the quality of the built environment by conserving and enhancing existing heritage assets and their setting, protecting existing special qualities, and promoting high quality design and layout in new developments that make positive contributions to local character and distinctiveness.
6. To conserve and enhance the National Park landscape and its relationship to the Parish by providing for open spaces, wildlife habitats, and green areas, minimising the impact of development and promoting the protection of wildlife.



## 2. Vision and Objectives (continued)

7. To sustain and enhance the character and appearance of the Conservation Area and the significance of the heritage assets of Twyford Parish and their settings.
8. To improve the village infrastructure, particularly flooding and sewerage.

### 2.3 Landscape and the special qualities of the National Park

The whole of Twyford Parish sits within the South Downs National Park. It is therefore important that the special qualities of the National Park are protected and enhanced through the TNP. These special qualities in the Park include:

1. Diverse, inspirational landscapes and breath taking views.
2. A rich variety of wildlife and habitats including rare and internationally important species.
3. Tranquil and unspoilt places.
4. An environment shaped by centuries of farming and embracing new enterprise.
5. Great opportunities for recreational activities and learning experiences.
6. Well conserved historical features and a rich cultural heritage.
7. Distinctive towns, villages and communities with real pride in their areas.

In order that Twyford Parish sustains and enhances its contribution to the special qualities of the National Park, this Plan will ensure that all development within the Parish conserves and where possible enhances, the special qualities of the landscape.

All assessments of development proposals should have regard to the South Downs Partnership Management Plan.

### 2.4 Landscape definition

Landscape is defined in the European Landscape Convention (ELC) 2004 as “an area, as perceived by people, whose character is the result of the

action and interaction of natural and/or human factors”. The ELC refers to the following area types which are all considered to be included within the definition of landscape:

1. Natural, rural, urban and urban fringe areas;
2. Land, inland water and marine areas; and
3. Landscapes that might be considered outstanding as well as every day or degraded landscapes.

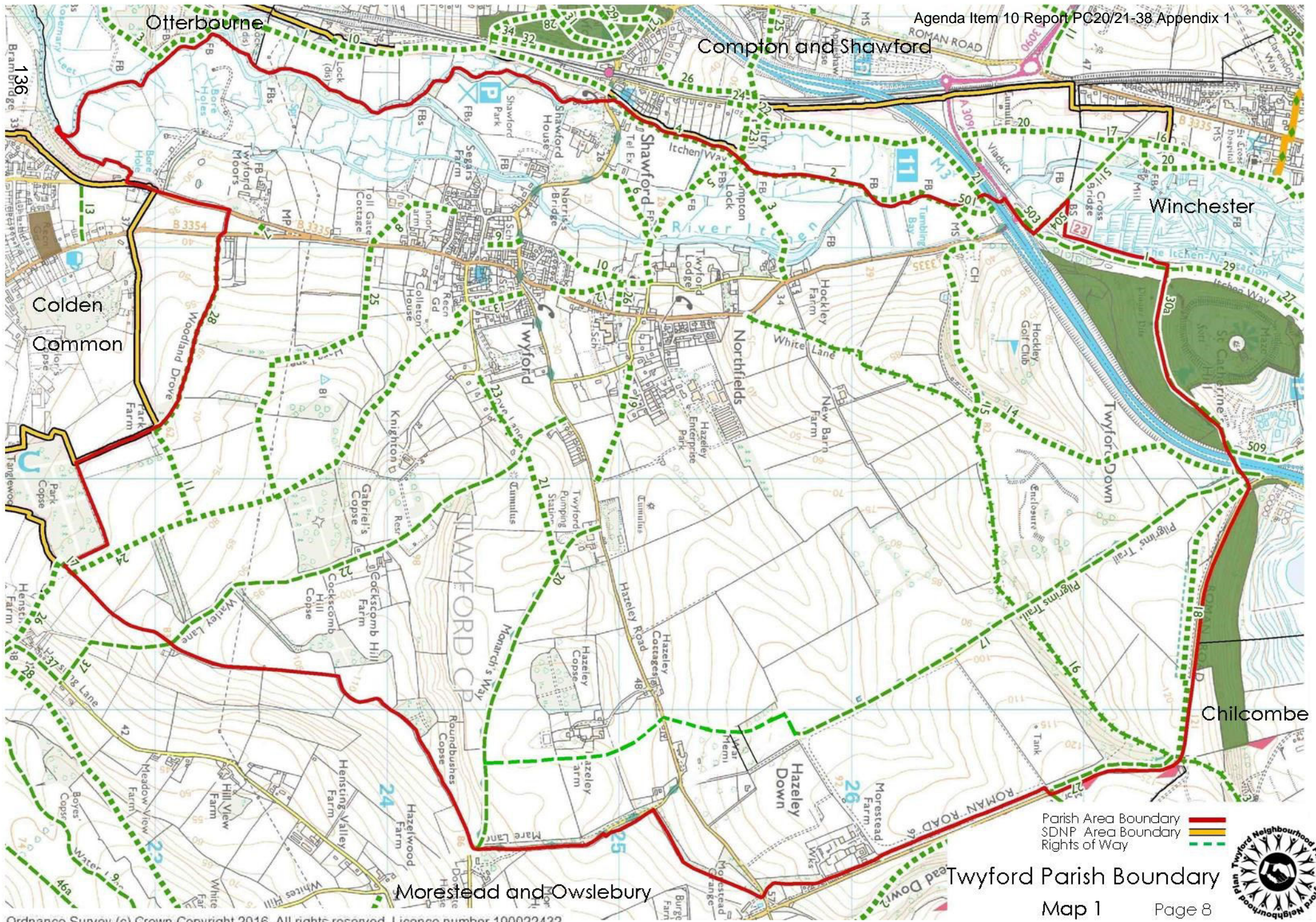
### 2.5 Plan outcomes

If well looked after, the National Park will continue to provide its communities with some of the essentials of life, such as clean air and water, food, fuel and raw materials. Management plans will help regulate the climate, manage flood waters, filter pollution, and provide opportunities for improving health and well-being.

The TNP aims to support achievement of the South Downs National Park Partnership Management Plan outcomes, as updated in 2019, within the Parish. These are:

1. The landscape character of the South Downs, its special qualities, natural beauty and local distinctiveness have been conserved and enhanced by avoiding or mitigating the negative impacts of development and cumulative change.
2. There is increased resilience within the landscape for its natural resources, habitats and species to adapt to the impacts of climate change and other pressures.
3. A thriving and connected network of habitats and increased population and distribution of priority species now exist in the National Park.
4. Cultural heritage of the National Park is enhanced and widely understood and enjoyed.
5. Outstanding experiences for communities and visitors are supported by high quality access and sustainable transport networks. (PTO page 9)





Parish Area Boundary  
 SDNP Area Boundary  
 Rights of Way

Twyford Parish Boundary



## 2. Vision and Objectives (continued)

6. Widespread understanding of the special qualities of the National Park and the benefits it provides.
7. The South Downs National Park is a well used and recognised asset for sustaining mental and physical health and wellbeing.
8. More responsibility and action is taken by visitors, communities and businesses to conserve and enhance the special qualities and use resources more wisely.
9. Communities in the National Park are more sustainable with an improved access to essential services and facilities.
10. A diverse, sustainable dynamic economy which is positively linked to the special qualities of the National Park.

## 3. The Policies

This section sets out the policies of the Twyford Neighbourhood Plan. The policies conform to the Government's National Planning Policy Framework and to the South Downs Local Plan [3.1].

Most importantly, policies attempt to reflect the views of the Twyford Parish Community where views have been obtained through a series of consultations. Formal consultations with service providers has taken place at pre-submission stage and has resulted in changes. These policies also rely on a range of technical studies undertaken to inform policy decisions.

Land use plans such as the TNP can only deal with how land should be used and the physical development that can take place on it. For instance, the policies of the TNP identify key designations, both in the built environment and in the countryside and secure their protection. In some cases, these designations will form the basis for enhanced management, for instance, conservation areas and sensitive environmental habitats.

The Plan identifies inadequacies in infrastructure and in some cases proposes remedies, for instance by service providers or, in the case of flooding, perhaps by further development including mitigation schemes.

The Plan can also give guidance to those proposing development and to the utilities and services that will be required to support development.

Decisions by the planning authorities when considering planning applications will be based, in the first instance, on the TNP, for as long as it is the most recently approved part of the Development Plan. Where the TNP does not deal with an issue, the planning authority will apply the relevant policy set out in the South Downs National Park Local Plan.



### 3. The Policies - SB The Settlement Boundary

138 **Policy SB1 - The settlement boundary policy**

*Purpose of the policy*

A settlement boundary separates the developed or urban area from the countryside. It is a fundamental tool for protecting the character of a settlement and conserving the landscape and countryside around it.

Within the settlement boundary, most uses and buildings are permitted, provided they comply with other policies. Development will not normally be permitted outside settlement boundaries i.e. in the countryside. The exceptions are carefully defined and are set out in separate policies.

Twyford has a settlement boundary, which has been established for at least 20 years but has never been reviewed. Some changes are necessary to take account of developments in that period and because Twyford is now within the National Park.

An independent review of the existing boundary was carried out by consultants, Terra Firma in late 2015, using the methodology for the review of settlement boundaries adopted by the South Downs National Park Authority itself. Ten changes were recommended, all of which are incorporated in this policy. A full description of these changes and reasons for them are shown under the Housing tab on the Twyford Neighbourhood Plan website. A contraction of the settlement boundary within Twyford Preparatory School is also undertaken and instead a specific development policy for the school, BE3, is incorporated into the Plan.

The TNP is required to allocate land for a minimum of 20 dwellings. This will be on land currently outside the settlement boundary. The boundary will be changed to include this housing but only when the development is complete.

There is strong support for maintaining Twyford's character with some concerns over the detail of the boundary.

The new boundary established by the TNP replaces that in the existing policies.

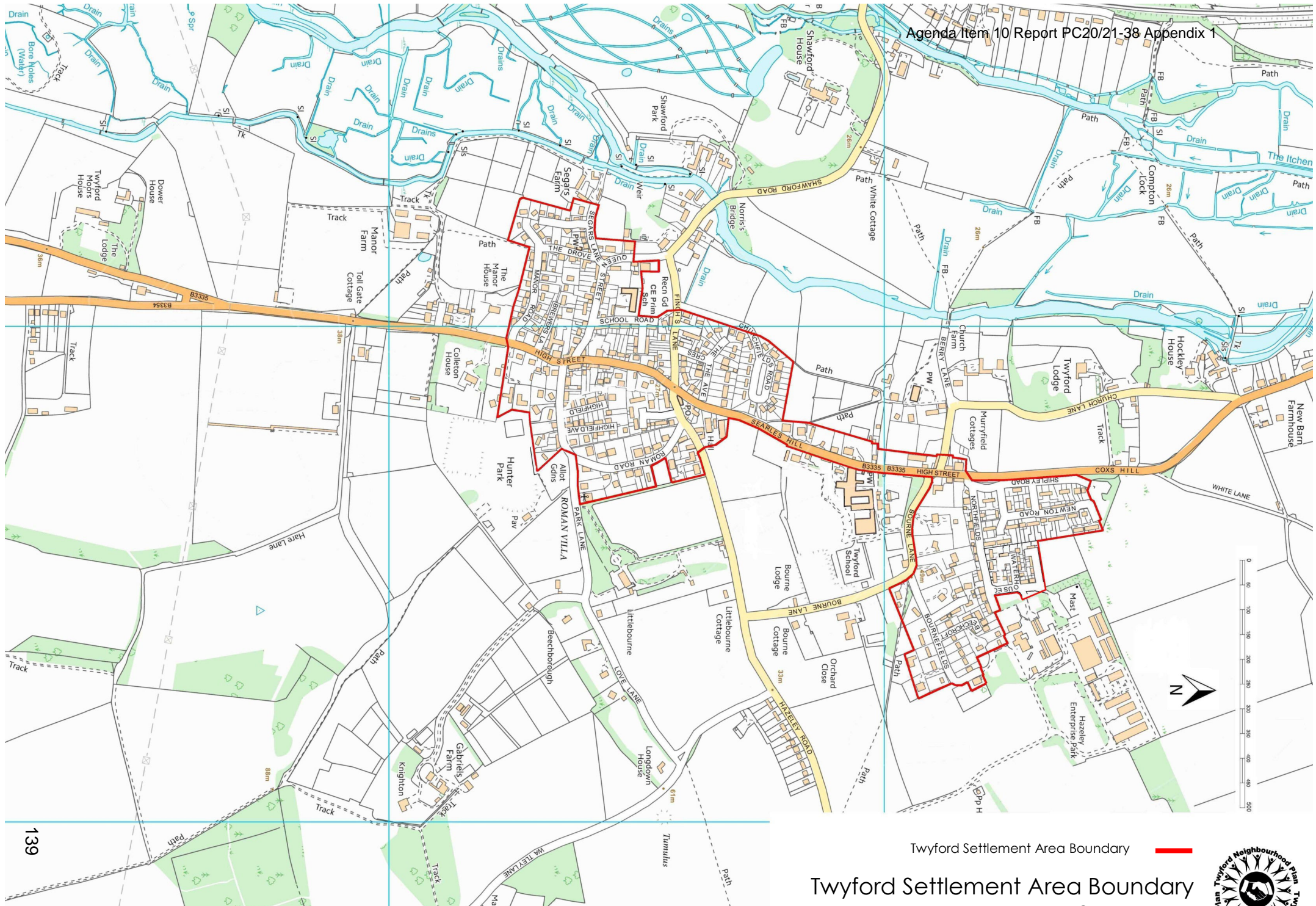
*Relationship to the SDLP*

The current policies for settlement boundaries and their implications for development, both inside and outside, are set out in the South Downs Local Plan SD 25.

**Policy SB1 - The settlement boundary policy**

- 1 Within the settlement boundary (shown on Map 2), development and redevelopment will normally be permitted subject to other policies of the Development Plan.
- 2 Within the area of the TNP but outside the settlement boundary, development will normally only be permitted as specified by other policies of the Development Plan.





Twyford Settlement Area Boundary



Twyford Settlement Area Boundary  
Map 2



### 3. The Policies - SB The Settlement Boundary (cont)

140

#### Policy SB2 - Development outside the settlement boundary.

##### *Purpose of the Policy*

The general policy for the countryside, that is the land outside Twyford's settlement boundary, is for restraint except in specified circumstances.

The general principle is that no proposals for new development will be permitted, other than change of use unless they can demonstrate the need for a countryside and National Park location and justify the choice of Twyford, as well as how they both contribute to National Park objectives and benefit the local community. They will then have to show how they will enhance the landscape of the National Park.

##### *Relationship to the SDLP*

Development outside the settlement boundary is controlled by a series of policies within the SDLP. The principle ones are as follows:

- SD 12 Historic Environment
- SD 14 Climate Change Mitigation and Adaptation of Historic Buildings
- SD 22 Parking Provision
- SD 25.2 Development Strategy
- SD 34 Sustaining the Local Economy
- SD 39 Agriculture and Forestry
- SD 40 Farm and Forestry Diversification
- SD 41 Conversion of redundant Agricultural or Forestry Buildings
- SD 42 Infrastructure
- SD 43 New and Existing Community Facilities
- SD 44 Telecommunications and Utilities Infrastructure
- SD 46 Provision and Protection of Open Space, Sport & Recreational Facilities and Burial grounds / Cemeteries
- SD 49 Flood Risk Management
- SD 51 Renewable Energy

However there are several instances where the SDLP policies have been adapted to the particular circumstances of Twyford. The TNP's bespoke policies for development outside the settlement boundary are:

1. for housing:
  - HN2- Housing provision and allocation of land
  - HN4 - Rural Exception Sites
  - HN6 - Staff for large houses and institutions
    - Annexes for elderly and family members,
    - Subdivision of large houses
    - Racing stables hostel
2. Economic Development: BE1, BE2, BE3, ST1
3. Facilities: Sport - Hunter Park.

For other types of development outside the settlement boundary, the policies of the SDLP will apply.

#### **Policy SB2 – Development outside the settlement boundary**

1. Development outside the settlement boundary will be permitted subject to the following policies of the TNP as set out in detail as follows:

Housing: HN2: Housing provision and allocation of land  
 HN4: Rural Exception Sites  
 HN6: Housing outside the Settlement Boundary  
 HN7: Orchard Close

Business and Employment:  
 BE1: Employment and Business provision  
 BE2: Northfields Farm & Hazeley Enterprise Park  
 BE3: Twyford Preparatory School

Tourism: ST1: Visitor and Tourism Facilities



### 3. The Policies - HN Housing

#### Policy HN1 - Local housing needs and housing mix

##### *Purpose of the Policy*

Because of Twyford's many advantages of community, accessibility, facilities and environment, its houses are in high demand and are therefore expensive both to rent and to buy. Prices are further inflated by shortage of supply, as is normal in rural villages. The consequence is that many people who have been born and brought up in the Parish can no longer afford to live in it and are priced out by the market. This is seen by all as an undesirable consequence, both for the individuals concerned and for the character of the Parish, which is so valued by residents.

In the past, the principle means of maintaining the social structure of the village community has been by the provision of housing for rent, primarily by the public sector or housing associations. Twyford has had a good stock of social rented housing, but this has been depleted by the right to buy. New build has not made up for losses and the affordability gap has widened.

There are a number of policies which a neighbourhood plan can use to increase the supply of housing for local needs. These are:-

1. Allocating land for more housing.
2. Tailoring the size of new houses to identified need.
3. Allowing infill and redevelopment.
4. Requiring affordable housing as a percentage of market housing.
5. Allowing for exception sites for local social housing.
6. Providing for special cases in the countryside.

The Housing Needs Study carried out in April 2015 by Action Hampshire and Winchester City Council (as Housing Authority) for the Twyford Neighbourhood Plan, confirmed these trends. It shows a significant unmet need in the Parish from those unable to compete in the housing market, a conclusion supported by the Housing Authority and by views from the Twyford community. In addition to small family housing with 2 and 3 bedrooms, it identified a shortage of homes for single people and for the elderly wishing to down-size.

The SDNPA and WCC recognize the dominant need for smaller family homes which WCC puts at 65% for 2 and 3 bed and SDNPA at 95% for 1, 2 and 3 bed houses.

The duty of the National Park, after the safeguarding of its special qualities and promoting enjoyment and understanding, is to foster the economic and social well-being of its local communities. Existing plans recognise that there is also a strong need for a mix of housing to meet local needs and for affordable housing for local people, particularly social rented accommodation.

##### *Relationship to the SDLP and other policies*

The minimum dimensions of new housing shall accord with nationally described space standards.

The mix of houses is set out in SDLP SD 27. However this does not set any size limit for the individual units either as minima (to accord with the nationally described space standards) or as maxima and so may not be effective in securing the objective of small and more affordable housing. TNP proposes size limits as set out in HN1.

This approach is also being taken by New Forest National Park Local Plan which places a limit of 100 sq m on all new dwellings. In this plan the limit is set at 20% in excess of the National Standard, rounded up in the case of 4 bed dwellings to 150 sq m.

#### **Policy HN1 - Local housing needs and housing mix.**

1. The mix of homes shall be as specified in SDLP SD 27
2. New housing for one, two, three or four bedroom houses will be permitted with maximum floor areas of 80 sq. metres; 100 sq. metres, 120 sq. metres and 150 sq. metres, other than in accordance with HN6, respectively unless permitted by other policies. (Areas are gross internal i.e. excluding external walls)



### 3. The Policies - HN Housing (continued)

142

#### **Policy HN2 (HN2 & 3 amalgamated)- Housing provision and allocation of land.**

##### *Purpose of the Policy*

The SDNPA have carried out a number of studies to inform decisions about what number of houses should be delivered in different parts of the National Park. The assessment of evidence, including the capacity of the landscape and the availability of services and facilities within towns and villages, led to housing requirements for a number of villages within the National Park. The policy for housing provision for Twyford is set by SDLP Policy SD 26, including the allocation of additional land for 20 dwellings and by infilling and redevelopment in the plan period.

Twyford Parish Council has accepted this total as reasonable and so an allocation is to be made. This figure does not meet all the needs identified in the Housing Needs Survey. However, these needs can be met in several other ways, as described above, both in the village and in the surrounding settlements outside the National Park in which full provision is made.

In addition to the allocation of 20 dwellings, housing will also be provided within the settlement boundary and in the countryside subject to other policies of this plan. Where proposals result in an increase in the number of dwellings, for example, if Stacey's garage develops as housing, this would be counted as windfall, and would be in addition to the allocation.

Site selection: The allocation of additional land has to be outside the settlement boundary as there is no undeveloped land within the settlement boundary and no suitable brown field sites outside it. A comprehensive survey of all the sites around the village was carried out and local people were asked to say which they considered the best locations for housing. Sites were assessed and ranked using the SDNPA's own site assessment criteria with the addition of two others; firstly proximity to village facilities and secondly potential to provide a minimum of 11 dwellings to ensure on-site delivery of the maximum level of affordable dwellings.

The land adjacent to the Parish Hall and Surgery has been selected because of its closeness to village facilities and its potential to deliver further benefits, in particular, increased parking for the village centre and open space. It is also large enough to apply the affordable housing criteria for on-site provision. The development of this site provides the opportunity to incorporate flood mitigation on site and to support off site works required for the benefit of the whole Parish.

The dwellings would be small (in accordance with housing Policy HN1) and so at a high density. The site is constrained by a clump of trees on the higher ground, which should remain as a feature and foil to new building. Flooding also affects the lower ground as identified in policy WE1 Flood Risk Management.

The boundaries of the site have been set following detailed design advice commissioned by Twyford Parish Council and further analysis of landscape impact.

The site selection process is fully described in the Evidence base.

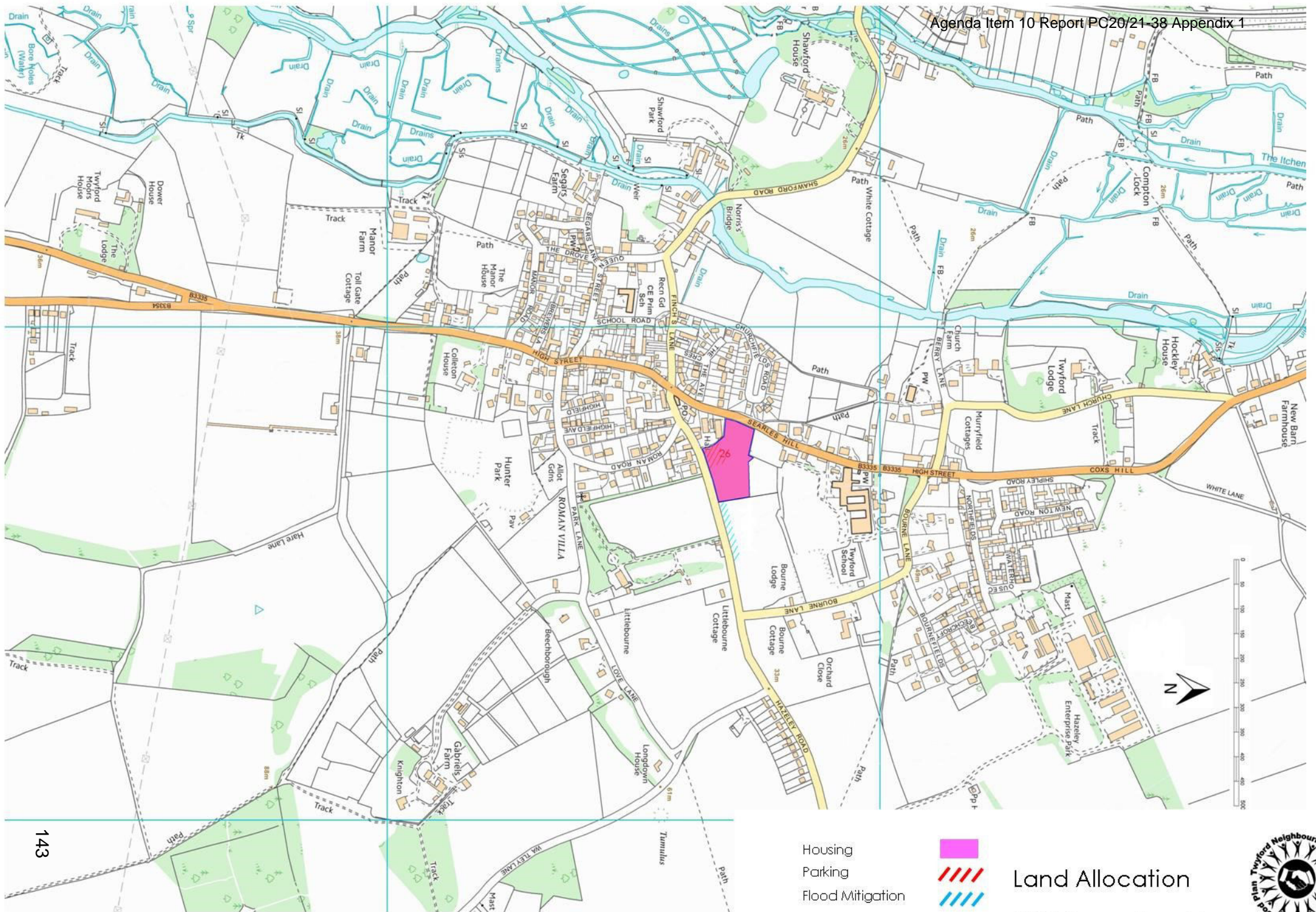
##### *Relationship to the SDLP*

The methods for allocation of land follow long established planning practice and the guidance of the SDLP, particularly SDLP SD 26. The detailed policy for site 26, DB1, explains how the landscape and flooding issues have been addressed and how they are to be resolved.

#### **Policy HN2 – Housing provision and allocation of land**

Land is allocated for 20 houses on Site 26 adjacent to the Parish Hall as shown on Map 3. Policy DB1 sets out the requirements for its development.





Housing  
 Parking  
 Flood Mitigation



Land Allocation

Map 3

Page 15



### 3. The Policies - HN Housing (continued)

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#### **Policy HN3 (4 previously) - Affordable provision on allocated and windfall sites**

##### *Purpose of the Policy*

As explained in Policy HN1 "Local Housing Needs and Mix", the provision of affordable housing is essential in order to meet local housing needs.

Providing affordable housing is a principal objective of the TNP, with the strong preference for social rented housing provided to eligible households at a reduced cost or rent. Provision is to be through Housing Associations and other social providers.

Affordable housing policy is a well-established feature of Local Plans including the SDLP. A target of at least 50% affordable housing is set by SD 28 for new sites of 11 dwellings or more with a sliding scale for smaller sites. The SDLP policy is applied to new housing sites in Twyford Parish.

The occupation of affordable housing will be limited to people with strong local connections to Twyford Parish. The eligibility criteria are those agreed for the most recent scheme at Hewlett Close (Ref WCC 10/00589/FUL sec 106 Agreement 159609 Sch 4 pp 43-45). Priority is to be given to those born and educated in the Parish and those who have been resident in the Parish for a long time and have close relatives in the Parish.

Where the application of this policy makes the development of a site non-viable, the requirements of HN1 will be varied in preference to those of SDLP SD 28 para 7.65.

##### *Relationship to the SDLP and existing policies*

Policies for affordable housing provision on new housing sites are established by national planning policy and incorporated into the SDLP SD 28. The TNP follows SDLP SD 28 and applies specific locally devised criteria for occupants.

#### **Policy HN3 - Affordable provision on allocated and windfall sites**

Provision for affordable housing will be made in accordance with SDLP SD 28 subject to eligibility criteria as agreed for Hewlett Close.



### 3. The Policies - HN Housing (continued)

#### Policy HN4 (5 previously) - Rural Exception sites

##### *Purpose of the Policy*

As explained in Policy HN1 "Local Housing Needs and Mix", the provision of affordable housing for those with a strong local connection to Twyford Parish is essential in order to meet local housing needs. This is a principal objective of the TNP. There is a strong preference locally for social rented housing to be provided to eligible households at a reduced rent, through housing associations and other social providers.

While some affordable housing can be supplied through the allocation of land, the number of dwellings this would provide is below current evidence of the Housing Needs Survey. Furthermore the conditions which have created the need for social rented accommodation are likely to continue into the future. Twyford's allocation for 20 houses is for the whole of the 14 year period of the TNP, so further affordable housing cannot be provided by additional allocations. The planning policy which addresses this is for exception sites. This allows for land outside the settlement boundary but contiguous to it, to be granted consent, provided it is for 100% affordable housing for local people and secured for that purpose in perpetuity.

The SDLP allows for a proportion of higher value housing on exception sites in certain circumstances requiring detailed justification. As Twyford is a village with high house prices and there is continuing demand for affordable houses, one or more exception sites are likely to be needed over the period of the TNP. It is also likely that landowners will need some additional incentive to bring land forward.

##### *Relationship to the SDLP and existing policies*

Policies for affordable housing provision by housing developers are established by national planning policy. Recent government changes have introduced some uncertainties. The Twyford Neighbourhood Plan takes its lead from the SDLP.

#### Policy HN4 - Rural exception sites

1. Proposals for rural exception sites will be permitted with SDLP SD29.
2. The eligibility for occupation will be as set out in HN4 - 1.



### 3. The Policies - HN Housing (continued)

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#### Policy HN5 (previously 6) - Housing within the settlement boundary

##### *Purpose of the Policy*

Housing development within the settlement boundary takes place continually, through a large number of individual initiatives, as owners modernise, adapt and extend their houses and properties to suit their needs. Such development takes many forms and is often outside planning control. Other developments require planning consent, such as larger extensions, or the creation of separate plots or change of use or redevelopment, sometimes with a larger building or with several houses. All these have cumulative effects and have the potential to alter the character of the village.

Extensions enlarge houses, makes them more expensive and so less affordable for people on lower incomes. The SDLP imposes a limit of 30% on extensions by SD 31 and on redevelopment outside the Settlement Boundary by SD 30. TNP imposes the same limit on all individual dwellings. Subdivision of plots and infill is possible in a number of sites within the village. This can lead to loss of trees and of gardens, which can increase the impact on the immediate locality and wider countryside, especially if the new building is larger and taller, or in a prominent position.

Furthermore, infill, redevelopment and extensions within the village are often the cause of the greatest upset between neighbours. So rules need to be clear and applied evenly. In all cases applicants will be expected to consult the neighbours and seek agreement.

The policy context for the Twyford Neighbourhood Plan is set by policy SB1 which allows for further development and by HN1 which addresses Twyford's housing needs and by design policies. The policy does not impose density limits, high or low, except in areas of predominantly detached housing and those with infrastructure limitations. The TNP leaves the choice of proposal to the individual to justify. This is for two reasons; firstly the introduction of higher density, especially if the houses are smaller, has social advantages for the village; secondly because the fabric of the

village, as shown in the Village Character Assessment is so varied, no single design rule appears to be justified. The requirement is therefore for quality in design and materials, following careful appraisal and the preservation of key features, such as walls, trees and roadside vegetation.

For the few larger plots in excess of 0.1 ha, with capacity for more than one additional dwelling, there will be an impact on the character of the area plus additional traffic on the substandard lanes and roads of the village. This has to be reconciled with the continuing demand for additional housing often from owners and others seeking to downsize. There may be opportunities for accommodation for the elderly with less impact than general market housing. These sites should prepare design briefs to establish the appropriate solution.

That part of the Conservation Area inside the settlement boundary is defined for its historic, architectural and environmental character, including the many gardens of village and grander houses. All development within this area must both preserve and enhance, but subdivision of plots is usually accompanied by changes which harm character. The Twyford Conservation Area was established in the 1970s. It is the subject of a policy of its own as LHE4.

##### *Relationship to the SDLP and existing policies*

This policy relates to many of the SDLP policies, for instance on landscape, protection of key features, standards and new development. These include SD 5 Design; SD 15 Development in Conservation Areas; SD 25 Development Strategy; SD 27 Mix of homes including for the elderly and SD 30 (extensions). The policy note, Twyford Conservation Area 1976, published by WCC is still valid; new developments should have regard to it.

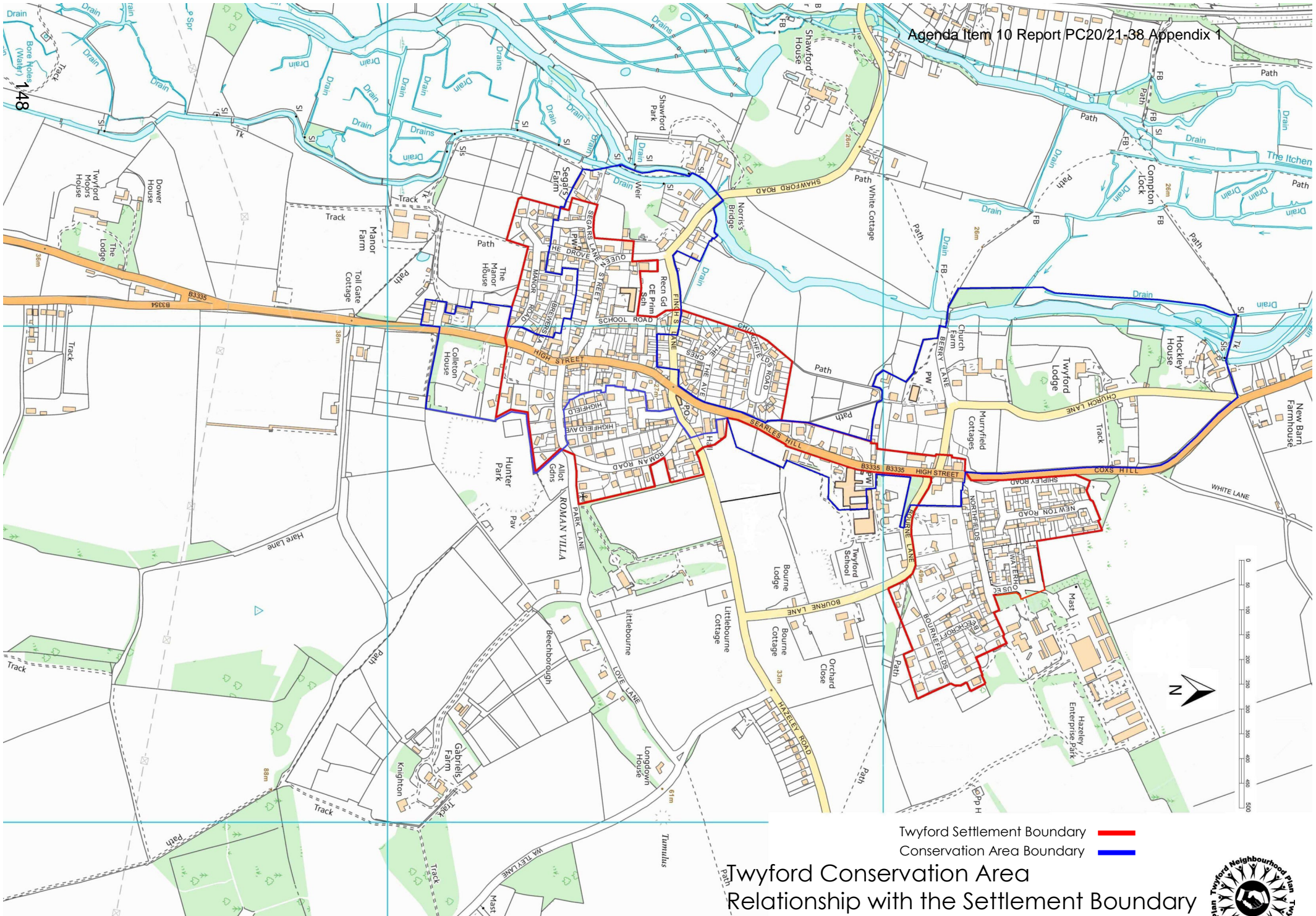


### 3. The Policies - HN Housing (continued)

#### Policy HN5 (6) Housing within the settlement boundary.

1. Within the settlement boundary, (shown on Map 2), the following housing development will be permitted:-
  - a) Extensions.
  - b) Changes of use of buildings (other than those which are subject to BE1 and CP1).
  - c) Subdivision of single dwellings.
  - d) One for one replacement
  - e) Single plot infill on plots less than 0.1 ha.
  
2. Development is subject to the following restrictions:
  - a) for categories 1 a, 1 b and 1 d, the increase in floor space is limited to 30% and accords with SD 31.
  - b) for category e, new detached houses should not exceed 150 m<sup>2</sup>
  - c) within the Conservation Area there is to be no loss of garden land or walls.
  
3. On sites in excess of 0.1 ha, or where more than one new dwelling is proposed, housing development will be permitted subject to SD 27, and a detailed layout plan to set the appropriate numbers of dwellings and housing mix in accordance with HN1. Preference will be given to schemes making provision for those with special needs and the elderly; where a scheme is wholly for special needs or the elderly, the provisions of SD 28 (affordable housing provision) will not apply.





### 3. The Policies - HN Housing (continued)

#### Policy HN6 (previously 7) - Housing outside the Settlement Boundary

##### *Purpose of the policy*

New housing is permitted outside the settlement boundary in a number of cases where certain conditions are satisfied. Most of the exceptions to normal policy are set out in detail in the SDLP. The following additions are justified by local circumstances:

1. Annexes for dependent relatives
2. Hostel accommodation for racing stables
3. The subdivision of larger houses.

Housing Policies HN3, HN5 and HN8 are three such cases. This policy sets out the conditions for other categories.

Granny annexes are a frequent means for older relatives to prolong their independence and for families to provide care for relatives. In view of the difficulties of many local people in affording their own home and the general shortage of housing, this same policy is extended to dependent relatives of the householder. The risk is that they can be used to create a separate dwelling which is contrary to established countryside policy. Consent for the annex to their property will be controlled by conditions to prevent subsequent subdivision and sale away from the main house. Temporary accommodation may also be permitted.

In racing stables, of which there is one in the Parish, the horses are exercised by stable lads and lasses daily from early in the morning for many hours, and to do so they need accommodation on site although this is of hostel type rather than permanent residential. It is a special category and is to be tied to the operation.

The subdivision of large houses may lead to a number of harmful consequences, in particular, where the property is isolated, the dependence of a greater number of people on private cars and the fragmentation of the property and its management, to the detriment of its

appearance. It is a less sustainable outcome than continued single family use. Proposals will have to demonstrate need and how such issues are to be overcome and, in addition, how subdivision would be to the benefit of the special qualities of the SDNP and to the community of Twyford Parish.

In all cases, the design, landscape and heritage policies of the TNP and SDLP will be applied. Where there is an increase in the number of dwellings provision of social, affordable housing will be sought in accordance with HN4.

##### *Relationship to the SDLP*

SDLP permits new development outside the settlement boundary in the following policies, namely:

SD 30: Replacement dwellings

SD 31: Extensions to existing dwellings and provision of annexes and outbuildings

SD 32: New Agricultural and Forestry workers dwellings.

These policies limit replacement dwellings and extensions to a 30% increase in size (SD 30 & SD 31). Policy SD 30 also allows for two houses to replace one, provided the new dwellings are small and the extra floor space is no more than 30%. In the TNP applies the 30% increase for both extensions and redevelopments to all dwellings, and does not limit the application to small dwellings and those not causing landscape harm. The aim is to maintain the stock of medium sized houses as well as of small ones and to limit the progressive enlargement of larger houses on grounds of affordability as well as possible landscape harm both individual and cumulative.



### 3. The Policies - HN Housing (continued)

150

#### Policy HN6 (previously 7) – Housing outside the Settlement Boundary

1. Residential development outside the Settlement Boundary will be permitted in the following cases subject to the demonstration of need in each case:
  - a) For extensions and replacement dwellings, policies SD 30 and SD 31 will apply with the 30% limitation in each and every case.
  - b) Annexes for close family members  
The extension is not to exceed 60 sq. m.  
Temporary accommodation may also be permitted.
  - c) At racing stables, hostel accommodation tied to the operation.
  - d) Subdivision of large houses will be permitted where :
    - i) marketing has demonstrated lack of demand for use as a single house
    - ii) the proposal is to the benefit of the special qualities of the SDNP.
    - iii) The existing landscape structure can be retained and enhanced and subsequent management will be for the property as a whole.

#### Policy HN7 (previously 8) Orchard Close

##### *Purpose of the Policy*

Orchard Close has been a residential home: it has provided assisted living accommodation for older people for over 60 years. Originally established by Catherine Cusack in her own home, it is owned by Abbeyfield Winchester Society Ltd, a non profit organisation and charity. It is and has been the only such facility in the village. Orchard Close is shown on Map 5.

The Abbeyfield Winchester Society Ltd. has however now closed Orchard Close. However the rise in the number of elderly is a factor both locally and nationally and is identified as an issue for local and neighbourhood plans. The South Downs Local Plan support for increased provision within the National Park is set out in SDLP paragraphs 7.45 and 7.46 and Fig. 7.4.

Twyford's older population is currently above the national and district average and predicted to remain so. Consequently there may be an alternative operator who is prepared to meet the demand for additional facilities for the elderly which Orchard Close has provided up to now.

Orchard Close is located outside the settlement boundary and it's further expansion requires a specific policy. The site is relatively large and has capacity for further buildings. The usual planning criteria would apply, with additional consideration being given to the ability of Bourne Lane to provide satisfactory access in terms of its width, footways, street lighting, use and conservation value.

#### Alternative Use

If the site is acquired for alternative use, the policy is set out by SD 25.2 which is very general terms and applies to all development in the National Park, outside the settlement boundary. Orchard Close however has a number of individual characteristics which should inform of the landscape-led design of proposals for new development and which justify a more focused policy. These are:

- The Edwardian gardens as described by Hampshire Gardens Trust.
- The trees both surrounding and within the site.
- Bourne Lane is a historic sunken lane.
- Bourne Lane has no footway or lighting and is substandard width.
- Bourne Lane is heavily used.
- The existing community focussed use for the elderly.
- The continuing need for elderly provision including downsizing within Twyford.

Applying these to an alternative use for the site there should in the first place be no new vehicular access to Bourne Lane to accord with MA5 and SD 21.2. There should be no increase in traffic generation above that already associated with the care home; this allows for a small amount of residential development.

(PTO)



### 3. The Policies - HN Housing (continued)

There are several dwellings close to Orchard Close, so the change to residential use is acceptable. However, because of its current use for the elderly and the need for new provision for the elderly shown for instance in the Twyford Housing Needs survey, the continued use of the site for provision for the elderly is to be preferred to general housing, subject to demand.

Residential use or other uses may take place by conversion of one or both of the existing buildings. If redevelopment is proposed, new building should be limited to the footprint of the existing buildings, or to the immediate surrounds. The aim of this is to minimise the impact on the historic garden which was designed around a building near the top of the garden. Proposals both protect the integrity of the garden and its features and secure its continued management are to be addressed in all proposals and to be preferred.

The requirements for affordable housing will be in accordance with HN4 and SD 28.

The improvements to pedestrian access would be an advantage but is likely to require third party land.

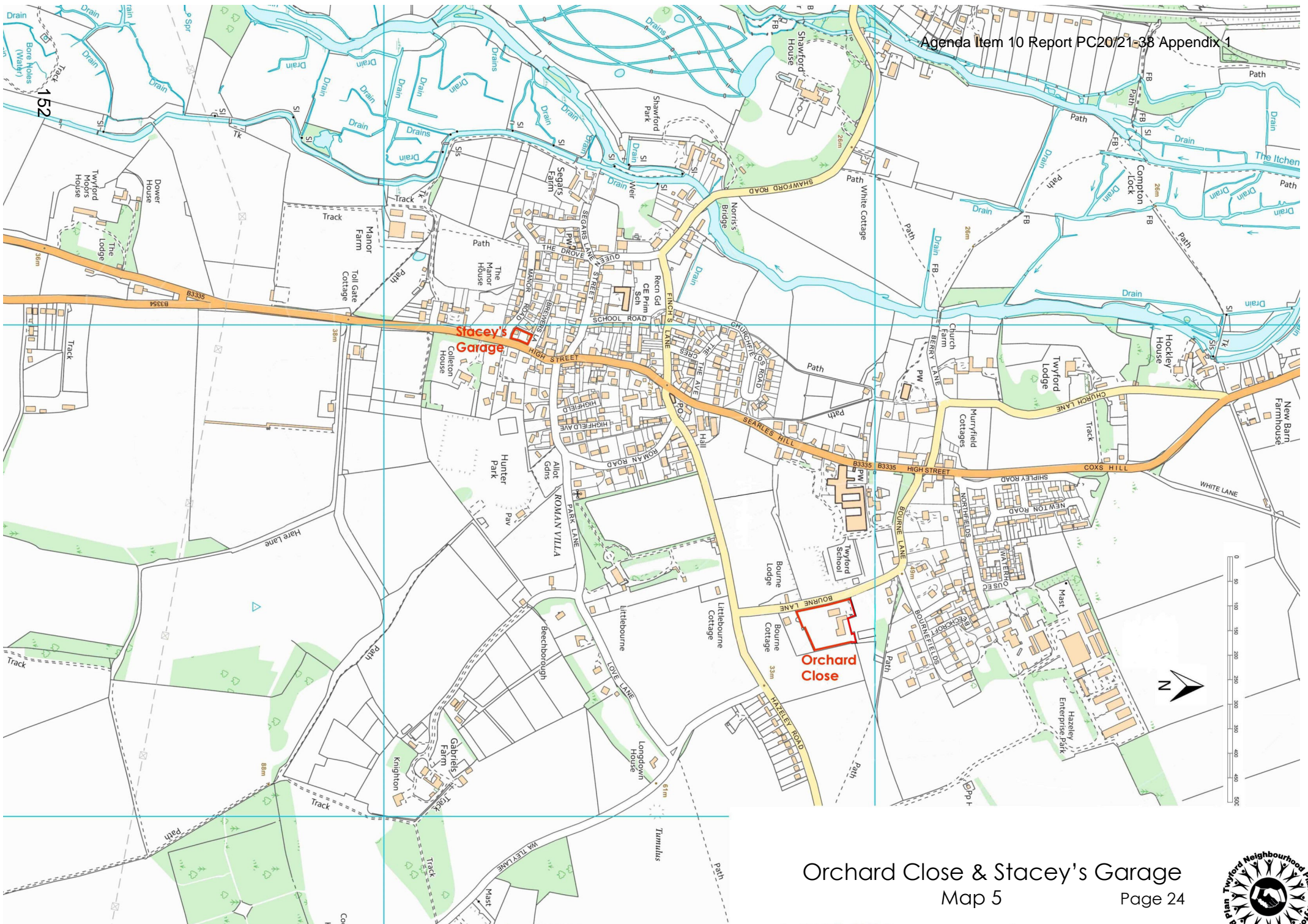
The location outside the settlement boundary, associated with the constraints of access and the sensitivity of the historic garden and its trees all indicate a small scale scheme, determined in part by viability to secure the design objectives and the reuse of the site.

#### Policy - HN7 (8) Orchard Close

1. The expansion of Orchard Close to provide additional facilities for the elderly will be permitted provided:
  - a) It forms part of Orchard Close.
  - b) It is justified by local need.
  - c) Landscape, access and design constraints are properly addressed.
  - d) Provision is made for medical care.
2. The change of use or redevelopment of Orchard Close to residential will be permitted provided
  - a) A landscape led design brief is first prepared retaining the existing landscape garden with its trees.
  - b) Any new buildings to be within or close to the footprint of the existing buildings.
  - c) There is no increase in traffic generation.
  - d) No new vehicular access point is formed.
  - e) The Edwardian house may be retained or replaced as a private house.
  - f) New dwellings to be for the elderly
  - g) Affordable housing to accord with HN4/ SD 28.

Note: Hampshire Garden Trust research on this garden is at HGT/ Orchard Close.





Orchard Close & Stacey's Garage  
Map 5



### 3. The Policies - BE Business and Employment

#### Policy BE 1 Employment and business provision

##### *Purpose of the Policy*

Twyford Parish has over one hundred businesses and employers and consequently offers a significant range of employment and business provision both in the village and outside. The biggest concentration of firms is to be found at Hazeley Enterprise Park/Northfields Farm. The number of firms fluctuates; it was 27 in 2017 and in spring 2020 was 18. The largest employer, with over one hundred employees is Twyford Preparatory School. The village primary school (Twyford St. Mary's), Twyford Surgery, Abbeyfields Care Home, the smaller businesses, shops, pubs and farms offer a wide range of full and part-time employment. Many in the Parish work from home, usually as self-employed. Many of the larger houses employ domestic cleaners and gardeners. The elderly may also have carers.

There is no dominant business or business type. While many of the companies have no need to be located in the Parish, they consider Twyford a good base for their operations.

There is little match between the jobs available in the Parish and its working population. The 2011 Census registers only 170 residents (out of 758 employed) who both live and work in the village of which many will be working from home. Most of the jobs in the village are filled by those residing outside the Parish. The 78% of Twyford residents working outside the Parish have a huge range of employment choices within easy reach, in the urban centres of Winchester and South Hampshire, many commute to London. This pattern of working has been confirmed by a survey of local firms and employers carried out in 2016 by TNP.

There is an outstanding consent for a 131 bed care home and commercial buildings to replace the Feed Mill at Northfields Farm and a further consent granted in 2017 for the redevelopment of existing land and buildings at Northfields. These could add about three hundred jobs to the Parish and provide for the expansion of existing firms and for new ones. Consequently, no further business land will be allocated in the period of this Plan.

One of the key TNP objectives, in-line with its National Park status and higher level policies, is to focus on social and economic needs of the local community. In Twyford there is no need for further employment and its encouragement would simply draw more people in from outside. Few of the firms in the Parish have their primary function in meeting local needs, though some are used by local people. For their expansion there are many opportunities in the adjoining urban areas, and in Twyford itself as the outstanding consents provide local opportunities.

In summary, while the expansion and redevelopment of businesses and employers serving the needs of the Twyford Community land-based enterprises (e.g. farms, golf course etc.) and the special categories of business identified in the SDLP, are supported (subject to other requirements of the Plan), the expansion or intensification of other commercial premises, whether of sites or buildings, is resisted.

As detailed in the Infrastructure policies, Twyford Parish has significant deficiencies in its infrastructure so that some commercial premises are relying on roads of inadequate width with no footways or lighting. In all cases further development should be accompanied by measures to remedy existing deficiencies in infrastructure, provided this will not cause harm to the landscape, and by structural landscaping.

Historic Rural roads are identified by SDLP SD 21.2 as of special importance in the landscape of the National Park. Many of Twyford's roads are historic and several serve as routes for business traffic. The policy to be applied is set out in MA6.

Because of their size and importance in the Parish and their countryside location, Twyford Preparatory School and Northfields Farm/Hazeley Enterprise Park are subject to more detailed policies, but in both cases the principles set out in this policy are applied. Visitor facilities are also dealt with in a separate policy.



### 3. The Policies - BE Business and Employment (continued)

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#### *Relationship to the SDLP*

Policy SD 35 allocates no additional employment land to Twyford and safeguards existing employment sites. Existing land and buildings in use for economic purposes are to be retained and will be subject to SD 35.

Employment and business are encouraged by SDLP SD 34 in limited circumstances subject to their fostering “the economic and social well being of local communities”. However, the evidence base for Twyford Parish shows firstly that the community is more than fully provided for in employment; that few of the businesses in the Parish provide services for the community and that recent outstanding consents provide the opportunity for expansion and modernization of existing firms, as well as new ones.

Policies BE1, BE2 and BE3 apply the aims and objectives of the SDLP and of SD 34 and SD 35 in particular to the particular circumstances of Twyford Parish. In all cases, there should be no additional impact on historic rural roads.

#### **Policy BE1 – Employment and business provision**

1. Within the settlement boundary, development, including change of use and redevelopment for economic purposes will be permitted, in accordance with SD 35.
2. Outside the settlement boundary including BE2, new development, redevelopment and expansion, whether of site area or buildings will be permitted in accordance with SD 34, and the uses specified in SD 34 (a—d and g only). In other cases re-development will be permitted on a ‘like for like’ basis. Changes of use for commercial purposes will be permitted provided that no additional heavy traffic is generated.



### 3. The Policies - BE Business and Employment (continued)

#### Policy BE 2 - Northfields Farm and Hazeley Enterprise Park

##### *Purpose of the Policy*

The site is a large complex; the site area (shown on Map 6) is approximately 5.5 ha. It is in single ownership and over the last 15 years has been turned from an agri-industrial egg farm with offices, sheds and a feed mill to a mixed use commercial complex. Some of the chicken houses (sheds) have been redeveloped as modern office and industrial units, while others, and the former farm offices have been converted and are now tenanted by various businesses; there is also a transport yard. The site was home to about 27 firms in 2016 but this is now 18 (in 2020) with a wide spread of types of business. The feed mill remains. Its operations have had various harmful environmental effects over many years and continue to do so.

Although Northfields/Hazeley Enterprise Park is not identified as a strategic area by SDLP, it is of more than local significance to Twyford in providing land and premises for a wide range of businesses and employment. It is dominant within the TNP in the provision of business space. Few of the jobs are filled by Twyford or South Downs area residents.

The mill and other land within this site have the benefit of several planning permissions; two have yet to be constructed or brought into use. One is for redevelopment of the mill for further commercial space and a 131 bed space care home, with employment predicted to grow by about 300 people. This cannot be implemented until the mill has been removed with 2026 as its end date. A second more recent consent permits the development of additional land and buildings with redevelopment of commercial buildings; the area overlaps the care home consent. The consent is not tied to the demolition of the mill. It will generate a significant number of extra jobs.

Consents have been granted on a piecemeal basis for different parts of the site and have failed to secure overall control of hours of working, traffic, cycle or pedestrian movement or landscaping.

The site with its many buildings is on high ground to the north east of the village and is visible over a wide area from many vantage points. When the mill is demolished it is planned to be replaced by the care home, which will be prominent in the landscape. Proposals to reduce the impact of the care home on the landscape and on the village would be encouraged.

Principle access to the site is from Hazeley Road with a secondary one through the housing at Northfields. A routing agreement directs heavy lorries away from the village through the National Park via the Hazeley Road onto the Morestead Road by narrow C class roads. This is a substantial diversion from the shortest route to the trunk road system and is intended to avoid the village centre. There is also a s 106 agreement with the Highway Authority. The site includes adjoining undeveloped land which has been put forward for housing by the landowner, and lies between existing housing and commercial land in the same ownership. Policy MA4 supports the proposal for a new access directly into HEP off the B3335.

##### *Relationship to the SDLP*

The site is outside the Settlement Boundary. SDLP Policy SD 35 requires that premises in commercial use should be retained for that purpose. BE1 defines the circumstances in which expansion and new development is to be permitted; applying the principles of SD 34 to the local considerations by excluding the expansion of most sites and buildings as the outstanding consents on this site amply fulfil the objectives of this policy.

If the criteria of SD 34 are all applied to the Estate as a whole, it enables each of the many businesses and buildings to expand on an individual basis. TNP both limits the categories of commercial activity permissible and requires the preparation of a master plan. (continued overleaf)

### 3. The Policies - BE Business and Employment (continued)

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#### *Relationship to the SDLP (cont)*

The preparation of a master plan for this major site would provide the context for further applications and be the means of addressing the issues identified in this policy. It applies similar objectives to the SDLP Development Strategy (SD 25.3), and is the only means of securing overall control of key aspects of the sites. The master plan should include land outside the defined boundary but in the same ownership to show landscaping, access to Northfields and Hazeley Road, and proposed land uses.

The provision of a new route to the north west providing a direct connection to B3335 while avoiding the centre of the village is allowed for by Policy MA4; it is supported within the Plan by SDLP SD 1 and SD 19.

The owner has commenced the Care Home development to comply with the conditions but the mill remains active. Pre-submission applications have been submitted for alternative use as a retirement village extending onto existing commercial land. This policy continues to allocate the land as commercial in accordance with SD 35. The following considerations support this as the appropriate use if the care home consent is not implemented.

1. The site is a part of an existing, thriving commercial area subject to SD 35.
2. The continued use of this area as commercial land would fulfil the objectives of SDLP and comply with SD 34.
3. Alternative non commercial uses have multiple drawbacks.

#### **Policy BE2.1- Northfields Farm and Hazeley Enterprise Park**

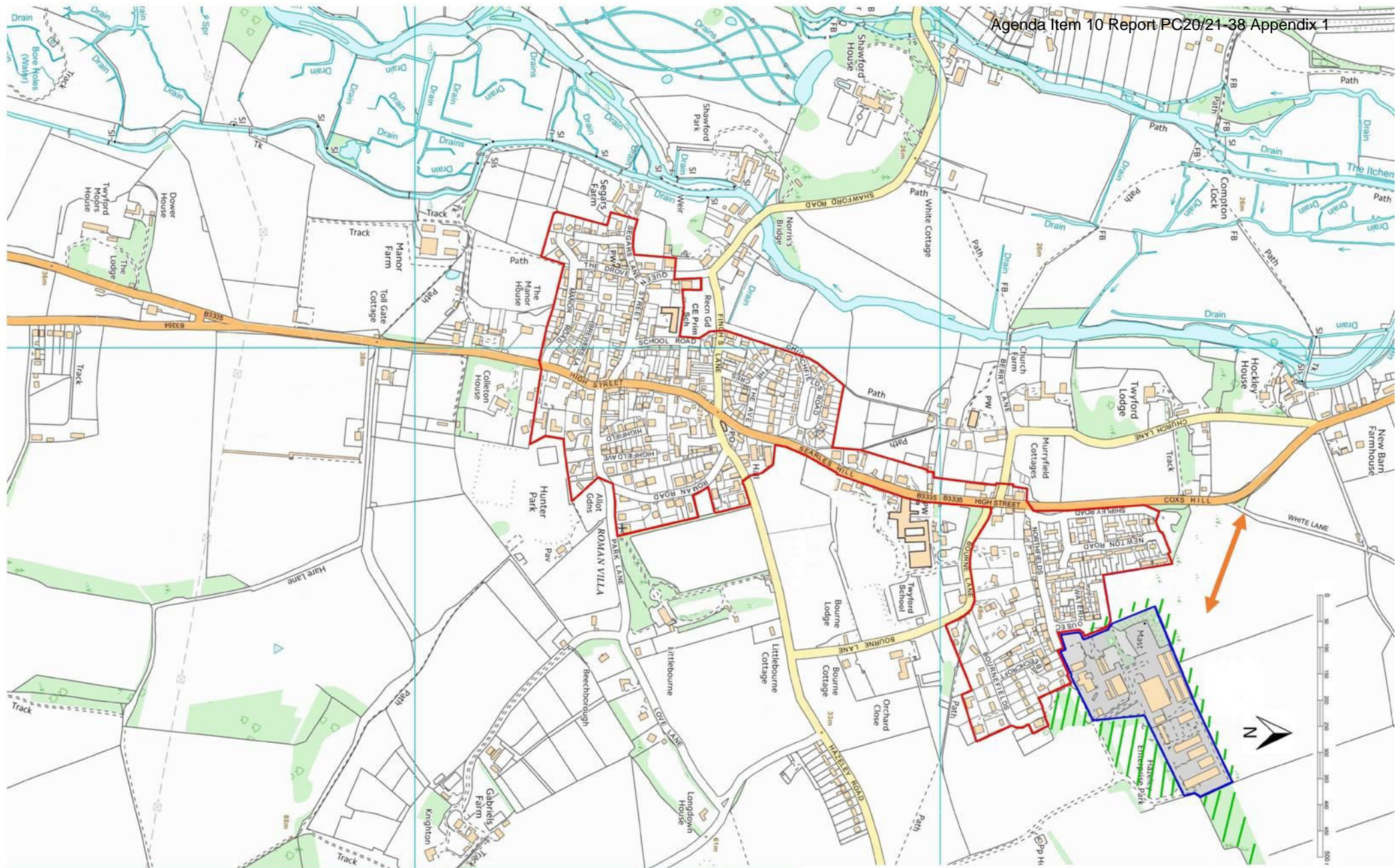
The site as shown on Map 6 is designated as a local employment site, subject to SDLP SD 35.4.

Consents for expansion or redevelopment or change of use will be granted, within the currently developed area as shown on Map 6, in accordance with Policy BE1 and subject to prior agreement of the following:

- a) The removal of the feed mill
- b) The preparation of a master plan to cover the following matters for the site outlined on Map 6 including:
  - i) Hours of working
  - ii) Traffic and its routing to minimize the impact on the village and the SDNP
  - iii) Landscaping to minimize the impact on the wider landscape including areas of planting identified on Map 6, and satisfying all landscaping requirements.
  - iv) Pedestrian and cycle routes.

Any redevelopment should relate well to the existing village and its facilities. Development should be in accordance with the agreed master plan. Land outside the designated area in the same ownership should be included within the landscaping and access proposals.





- Landscaping
- Special Policy Area
- Possible New Road Policy MA4
- Twyford Settlement Boundary

**Northfields/Hazeley Enterprise Park  
Policy Area**



### 3. The Policies - BE Business and Employment (cont)

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#### Policy BE 3 - Twyford Preparatory School

##### *Purpose of the Policy*

Twyford Preparatory School (shown on Map 7) is a long established Institution with a national reputation and is clearly flourishing. It occupies a large and prominent site in the heart of the village. The school site is of landscape importance with many fine trees, contains several listed buildings and important archaeology. Twyford Preparatory School has been in existence for over 200 years on the same site, and is of historic interest as an institution. It has over 400 pupils and is the largest employer in the village.

The school was originally based on a property fronting the historic High Street and this part is within the Conservation Area. However it now occupies the majority of the block bordered by Bourne Lane, Hazeley Road and the High Street, most of which is open playing fields and is part of the countryside. The school has now (August 2020) purchased the playing field to the north of Hazeley Road.

The school has grown in size significantly over the last 10 to 15 years and changed in character from a boarding school to a day school, with flexi-boarding for older pupils. Originally for boys only it is now for both sexes, while extending the age range to include younger children. The larger numbers also need more play space which has been provided on leased land. The original school buildings have been added to in order to provide both classroom space and better facilities.

Currently about 12% of pupils are from Twyford itself and about half of the pupils live within 15 minutes drive time. The rise in numbers has resulted in a significant growth in twice daily traffic which impacts in particular on Bourne Lane and its use by other traffic and pedestrians. Most staff also live outside the Parish.

Although Twyford is not the primary source of either staff or pupils, Twyford School forms an integral part of the village by supporting village facilities, employment and of education. Over the period of the TNP, there are likely to be a series of proposals requiring planning consent. The policy proposed considers the school as a whole and allows for a wide range of possible

developments provided it is for school purposes. The types of development envisaged, besides playing fields and educational and ancillary buildings, could include a small number of tied staff flats. Any increase in pupil numbers should show that there will be no additional traffic, foul sewerage or other environmental or infrastructure impacts. There should be continuing efforts during the life of the TNP to reduce the impact of traffic. All of these issues are to be addressed in a master plan which has been under consideration by the school for some years.

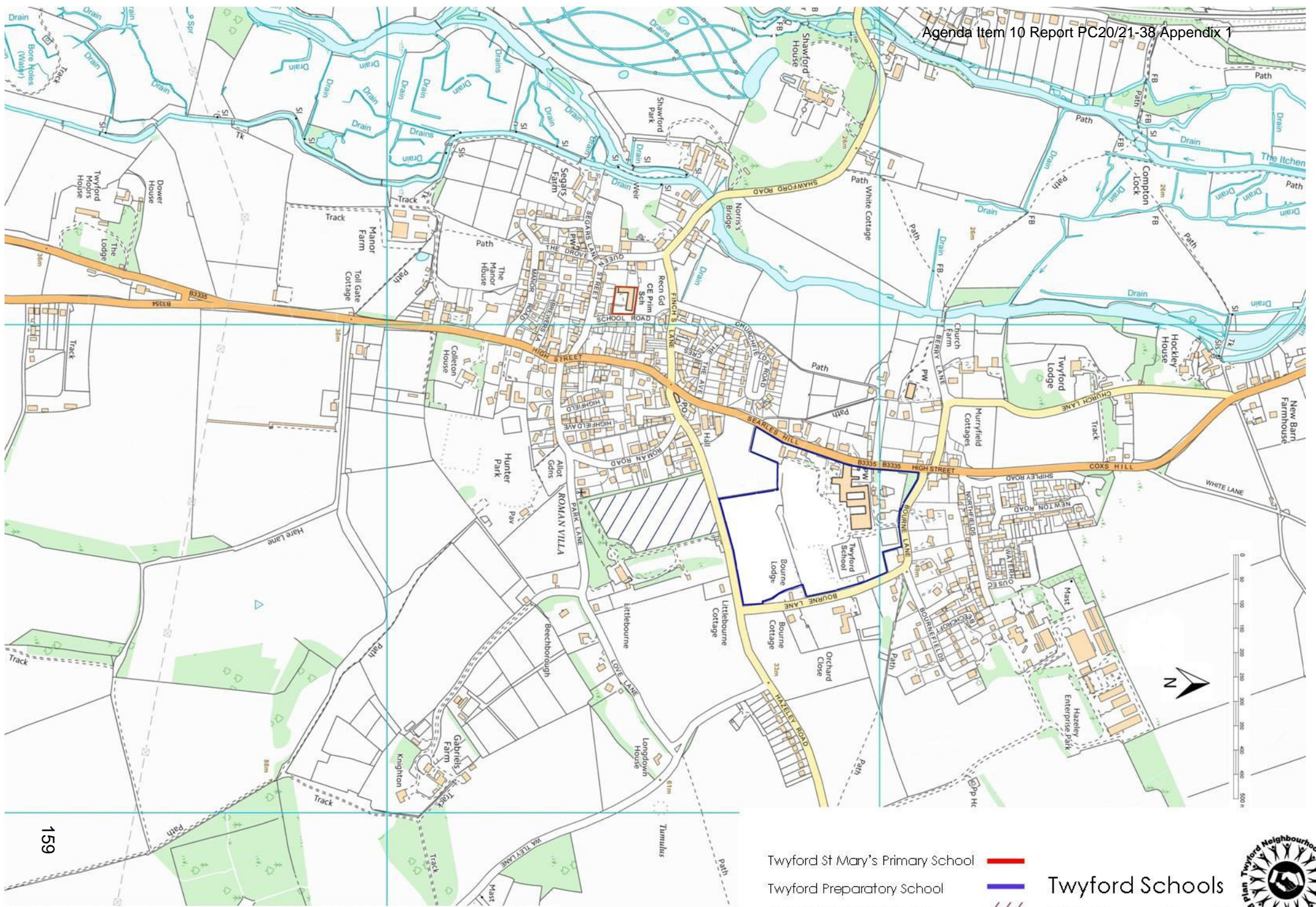
##### *Relationship to the SDLP*

National Park policy SD 43 (new and existing community facilities) supports the retention and development of schools subject to constraints including sustainable transport and limiting impacts on the surrounding environment and communities. Development has to be landscape led.

#### **Policy BE3 - Twyford Preparatory School**

1. Further development of the school will be supported subject to the prior preparation of a master plan to incorporate:
  - a) Proposals for access and movement which reduces both the use of the car and the current impact of pupil related traffic on the village and local roads
  - b) A landscape and design strategy
  - c) A strategy for the historic fabric and archaeology
  - d) A strategy for the location of additional buildings.
2. Development will be permitted provided it conforms to this plan.
3. On account of the openness of the lower land (now playing fields) consents for new buildings are likely to be limited to the upper parts of the site in close proximity to existing buildings.





- Twyford St Mary's Primary School █
- Twyford Preparatory School ▭
- Prep School Playing Fields ▨



### 3. The Policies - ST Sustainable Tourism

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Twyford Parish's landscape and rich cultural heritage attract many visitors, including residents and those from further afield. Leisure and tourism are important to the local economy.

Attractions include both natural and man made features such as the Itchen Navigation, Berry Meadow and the Meads, which are visited for dog walking, swimming, fishing and enjoyment of the countryside, and Twyford Waterworks Trust, a working industrial heritage site and environmental attraction managed by volunteers, and of course St. Mary's church. The extensive footpath network connects to long distance routes in all directions. Other attractions include the picturesque village with its historic buildings; private fishing, golf, stables, local food producers and retailers, two popular pubs and diverse community events.

Some attractions and their facilities are private or commercial, such as the pubs, café, B&B, and golf course; volunteers or public bodies such as the Parish Council maintain others. The two pubs and Twyford Waterworks have dedicated car parking but provision does not meet current needs in all cases. Twyford Waterworks also requires improved pedestrian, public transport and cycle access.

Access to Twyford village is available to visitors and tourists generally by a wide range of transport methods, including walking access from the railway station at Shawford. Just outside the National Park there are facilities such as a wide range of visitor accommodation in Winchester, and Park and Ride car parks that enable walkers and cyclists to access the SDNP/Twyford footpath network.

#### Policy ST1 - Visitor and tourism facilities

##### *Purpose of the policy*

Visitor pressure in Twyford is likely to increase as the population in the surrounding area grows, and as a result of raised awareness of the National Park and of Twyford's rich heritage. In line with National Park purposes,

opportunities for public understanding and enjoyment of the special qualities of the Park should be promoted. However, any developments must not damage the special qualities of the Park, and should contribute to its protection and enhancement, adding value to the local community. Nor should there be cumulative harm as a result of visitor pressure. Local people place a high value on protecting the quality of the local environment.

This policy provides for the improvement of facilities for existing attractions, with provisions for development both inside the settlement boundary and the surrounding countryside. The further development of Twyford Waterworks is assisted by this policy. It helps to improve the quality of the historic environment by protecting and enhancing existing special qualities and develops sustainable access and engagement opportunities for residents and visitors to the National Park.

Visitor accommodation is permitted within the Settlement Boundary and by conversion of agricultural buildings. It may include holiday homes, but not second homes and it is important that planning conditions ensure that approved holiday accommodation is not used as a person's sole or main place of residence. The purpose of this element of the policy is to help to maintain Twyford as a sustainable village community with a vibrant tourism economy, respecting its position within the protected landscape of the National Park.

##### *Definitions:*

*In planning terms, a 'holiday home' is usually defined as one used for short term lettings, not used as sole or main residence, or used for business purposes, education. A 'holiday' is an extended period of recreation, away from a person's home.*

*A 'second home' is a home not used as sole or main residence, but owned by someone for exclusive personal, family or friends' use.*



### 3. The Policies - ST Sustainable Tourism (continued)

*Relationship to the SDLP*

These policies are in line both with SDLP SD 23 and give effect to the purpose of the National Park to increase awareness and enjoyment of its special qualities. Because of the multiple pressures which the Parish of Twyford has to balance, new visitor attractions are only encouraged where they relate to the specific National Park qualities for which Twyford itself is well known, rather than ones which are general to the Park as a whole; or could be better located elsewhere.

Provision is made for visitor accommodation only within the Settlement Boundary or by conversion of farm buildings under SD 41.

**Policy ST1: Visitor Attractions and Tourism Facilities**

1. The enhancement of existing visitor attractions will be permitted in accordance with Policy 23.  
Twyford Waterworks is designated as a Visitor Attraction.
2. New visitor attractions will be permitted in accordance with SD 23 provided:
  - a. The proposal is justified by Twyford's particular assets.
  - b. There is a need for the development in that location.
3. Visitor accommodation will be permitted only within the settlement boundary.

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### 3. The Policies - ST Sustainable Tourism (continued)

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#### Policy ST2 - Visiting and enjoying Twyford

##### *Purpose of the policy*

Supporting the statutory purposes of the National Park, the TNP aims to promote opportunities for the understanding and enjoyment of the special qualities of the Parish for those who live and work in, or visit the Parish. This includes building a 'sense of place'; to promote and protect what makes Twyford Parish special.

Recreational use of the countryside is high locally, but awareness of the special heritage, landscape and wildlife in the parish, and the need to protect and enhance this, appears relatively low. Appropriate National Park Authority (SDNPA) signage and/or local interpretation within the parish, following best practice to avoid visual intrusion or signage 'clutter' would provide some orientation for residents or visitors to highlight local cultural or natural sites of interest, or to encourage responsible use of the countryside. A nature trail and related interpretation at Twyford Waterworks, (a charging attraction), provides some formal information and interpretation about the local environment and wildlife.

Negative visitor impacts on Twyford Parish countryside currently include parking pressures, path maintenance, unauthorised events, vandalism, litter, fly tipping and dog fouling. Some popular but ecologically sensitive river sites are at risk of damage. Influencing visitor behaviour and providing a more informed experience in the National Park is important in order to ensure that residents and visitors enjoy the landscape responsibly.

Developing opportunities for heritage and wildlife learning and engagement is best undertaken in partnership with village organisations and landowners, including the Church, local schools, neighbouring parish councils, Twyford Waterworks Trust and with relevant specialist agencies working locally, including Natural England, the Hampshire and Isle of Wight Wildlife Trust and the SDNPA.

##### *Relationship to the SDLP*

The South Downs National Park Partnership Management Plan 2020—2025 includes a series of objectives which include "Outstanding Experiences" for those visiting the National Park. It will be for Twyford Parish Council and all local landowners and organisations to work with the SDNPA on such matters as:

- Appropriate and sensitively sited signage, orientation and visitor information (at visitor information points and online) is to be provided for key sites of interest in the Parish, linked to key transport and access routes and compliant with other TNP policies.
- Sustainable visitor behaviour is to be promoted to users of paths and trails using appropriate resources, signage and interpretation at key sites.



### 3. The Policies - CP Community Provision - Open Space

**Policy CP1 - Provision & Protection of Open Space, Sports & Recreation facilities and burial grounds.**

*Purpose of the policy*

Twyford is a village with a strong and lively community highly valued by its residents. Generally it is well provided with social, cultural and sports facilities and open space, which are well used. However, there is a need to resist their loss, improve and update them and, in one or two cases, to find opportunities for further provision.

For public open space the village has its own park with sports facilities, a further playing field, three equipped play areas for young children, and allotments, all run by either the Parish Council or trustees; all function also as amenities. There are three reasonably well distributed play areas in the Parish, two of which, at Hunter Park and Ballard Close, are equipped to LAP and LEAP standard respectively. Northfields play area is also now equipped to LEAP standard and with improved access arrangements serves the whole of the Northfields area of the village. Twyford's open spaces are in excess of current standards.

Other organisations that benefit the village to a degree include Twyford Waterworks Trust, Twyford Preparatory School, Hockley Golf Club and surrounding stables.

Easy access to the countryside from all parts of the village by the extensive footpath network which now includes permissive paths, is a major benefit to all. The Parish Council owns farmland close to the village which is heavily used for enjoyment of the countryside by villagers and others. The area round the Locks is used informally for swimming, picnicking and fishing.

There is a need for further provision of facilities for young people and easier access for the elderly. Additional car parking space is required for this purpose at the village centre to accommodate high usage of the Parish Hall at the Surgery and the many other facilities accessed by car.

Sports, play provision and open space provision is up to standard, but is concentrated in the southern part of Twyford village.

The housing allocation (HN2 and DB1) and any other new development should make provision for open space provision on site.

Parish Council records show that there is currently a waiting list of 10 for a village allotment and the average waiting time is currently 4 years.

*Relationship to the SDLP*

Planning policies have long put the provision and protection of open space as a central element of local plans. The SDLP implements this with Policy SD 46. This policy applies the SDLP policy to the local circumstances of Twyford.

**Policy CP1—Community and sports facilities and open spaces**

Twyford's community, sports facilities and open spaces are identified in Table 1 and Map 8, and will be subject to SDLP SD 46.



### 3. The Policies - CP Community Provision (continued)

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#### Policy CP2 - New and Existing Community Facilities

As with open space provision community facilities are a vital component of village life. Planning policies have long protected them from loss to alternative uses, unless there is sound justification. This is continued by SDLP policy SD 43. This policy applies SD 43 to the local circumstances of Twyford Parish.

There are several facilities which are central to village life; Twyford Parish Hall, Twyford Stores (the shop, post office and Bean Below Café), Twyford Surgery and Pharmacy, Twyford St Mary's Primary School, St Mary's Church, and the Methodist Chapel, The Bugle and Phoenix Inn, Twyford Social Club, and Twyford Tennis and Bowls Clubs.

The Cecil Hut was for many years in community use but has been unused since its purchase by Twyford Surgery.

Other organisations that benefit the village to a degree include Twyford Waterworks Trust, Twyford Preparatory School, Hockley Golf Club and surrounding stables. The above facilities also shown on Table CP2 will be subject to Policy SD 43.

New powers under the Localism Act 2011 also give communities the right to identify a building or land that they believe to be of importance to their community's social well-being, with the right to bid for it if put up for sale.

Twyford Parish Council will separately decide whether Twyford Post Office and Stores, the Bugle, the Phoenix, Twyford Social Club, The Cecil Hut and Twyford Lawn Tennis and Bowls Club should in addition be identified as Community Assets as defined in the Localism Act 2011 and be subject to those procedures.

#### Policy CP2 - New and Existing Community Facilities

Twyford's Community Facilities are as set out in Table 2 and Map 8, and will be subject to the policies of SDLP SD 43.



### 3. The Policies - CP Community Provision (continued)

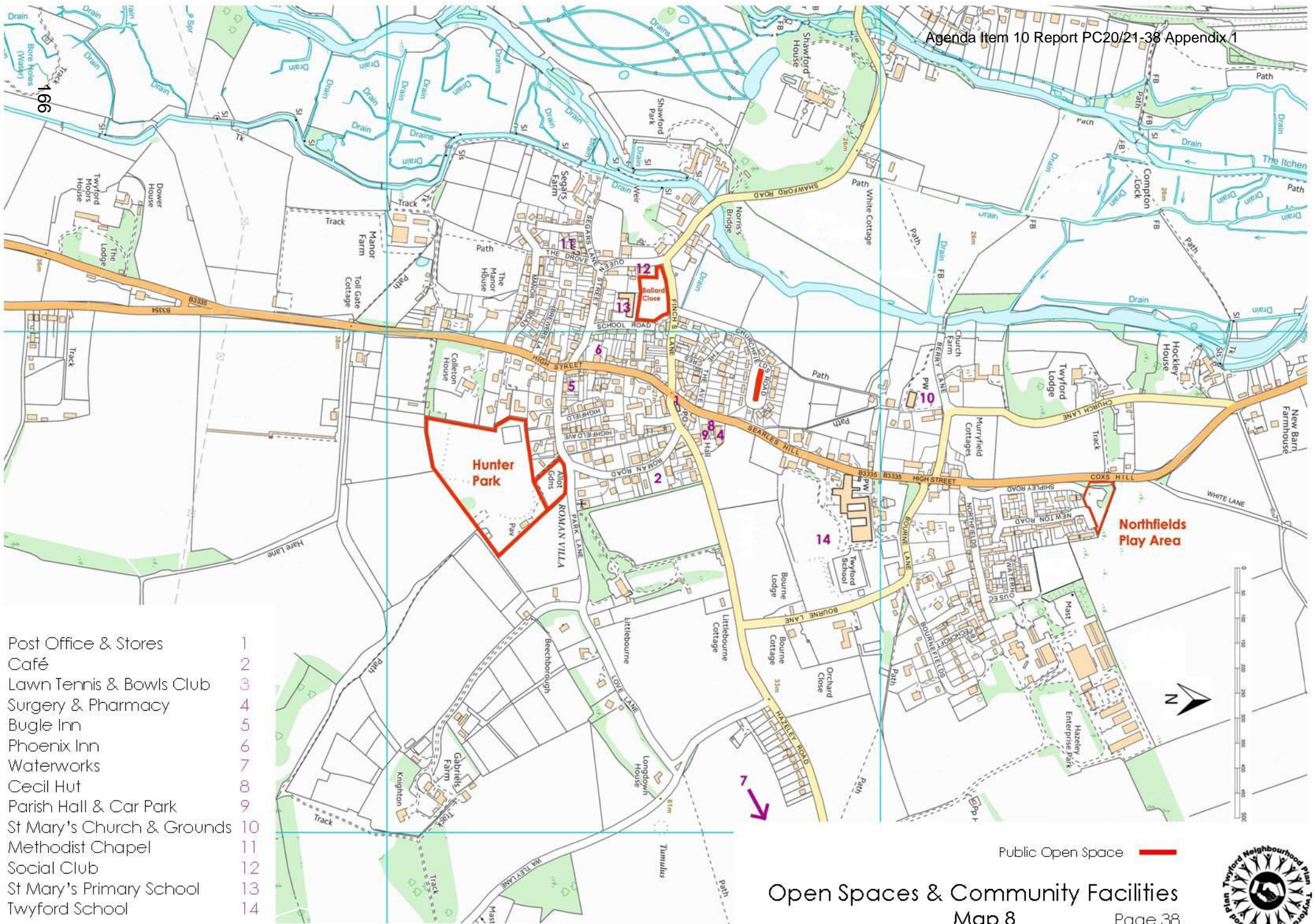
**Table 1 – Open Spaces in Public or Charitable Ownership or subject to formal agreement**

<b>Name</b>	<b>Ownership</b>
Hunter Park	Twyford Parish Council
Ballard Close	National Playing Fields Association (managed by trustees)
Northfields Play Area	Twyford Parish Council
Hewlett Close Open Space	Humphrey Family (under Planning Condition) Winchester City Council
Churchfields Green Play Area	Twyford Parish Council
Allotments	
Churchyard	St. Mary's/Diocese of Winchester
Pumphrett Bank	Private Individual

**Table 2: Community Facilities**

Twyford Post Office
Twyford Stores
Bean Below
Twyford Lawn Tennis & Bowls Club
Twyford Surgery and Pharmacy
The Bugle Inn
The Phoenix Inn
Twyford Waterworks (as run by Twyford Waterworks Trust)
Cecil Hut
<b>Public Halls and Meeting Places</b>
Parish Hall and Car Park
St Mary's Church and Graveyard
Methodist Chapel
Twyford Social Club
<b>Schools</b>
Twyford St Mary's Primary School
Twyford Preparatory School





- 1 Post Office & Stores
- 2 Café
- 3 Lawn Tennis & Bowls Club
- 4 Surgery & Pharmacy
- 5 Bugle Inn
- 6 Phoenix Inn
- 7 Waterworks
- 8 Cecil Hut
- 9 Parish Hall & Car Park
- 10 St Mary's Church & Grounds
- 11 Methodist Chapel
- 12 Social Club
- 13 St Mary's Primary School
- 14 Twyford School

Public Open Space —

## Open Spaces & Community Facilities

### Map 8



#### Policy CP3 - Twyford St Mary's Primary School

##### *Purpose of the policy*

The village primary school (shown on Map 7) has been at the heart of the local community since its foundation in about 1850 and its value today cannot be overstated; consequently the school's needs are seen as a priority. There are currently approximately 160 pupils enrolled of which about 80% come from the Parish.

The school still occupies its original site and buildings which were designed for about half the current number. They are listed and are within the Twyford Conservation area. With the expansion in numbers, additional classrooms have been added.

There are currently seven year groups ranging from Reception (4+) to Year 6 (10+) located in four permanent classrooms and a temporary classroom. Outside space is severely limited although this is partly offset by Ballard Close which is an open space for the use of children under 14 years old. The school feels lack of space constrains the range of educational opportunities it would like to provide for the children. The school's principle access is via School Road, an unadopted and unmade up road with on-street parking, that serves many dwellings. Limited parking in the vicinity of the school leads to daily occurrences of traffic congestion and concerns about safety have been expressed.

##### *Relationship to the SDLP*

SD 43 provides the framework for the further improvement of Community Facilities which include Twyford St. Mary's Primary School. The inclusion of a special policy for the school makes clear the paramount importance of the Primary school as a key community asset.

Development which is for the maintenance and improvement of the School including measures to improve the access to the School, will be supported.

#### Policy CP3—Twyford St Mary's Primary School

1. Development which is for the maintenance and improvement of the School's facilities for Twyford children will be supported.
2. Measures to improve the access to the school will be approved.

### 3. The Policies - LHE Landscape, Heritage & Ecology

168 Twyford Parish is included within the South Downs National Park because of the quality of its landscape, ecology and its rich cultural heritage. The Neighbourhood Plan vision and objectives reflect those of the South Downs National Park. Protection and enhancement of Twyford's special village character and landscape is a primary objective of this Plan. Twyford Parish's topography and historic landscape exhibit the key features of the South Downs – extensive farmed chalk hills with long horizons and small intimate valleys with the village low down and close to the river.

As part of the Neighbourhood Plan development, the Parish Council commissioned a full study of the parish landscape from Terra Firma Consultants. Their Parish Landscape Assessment Part 1: Landscape Character Assessment December 2015 builds on earlier studies by Winchester City Council, Hampshire County Council and by land use consultants for the National Park Authority. It is available on the Twyford Neighbourhood Plan website.

The policies below reflect issues raised during community consultation in 2015 and 2016. Key points emerging from this include:

1. Strong support for protection and enhancement of local landscape, heritage, ecology and environment.
2. Perception that these rural qualities are what makes Twyford Parish 'special'.
3. Concern to retain the rural setting and character of the village
4. Support for environmental management measures to protect wildlife, and to ensure clean air, water and tranquillity.
5. Support for recreational use of green space but with a need for better management of the impacts of these activities.

The policies are consistent with the vision and objectives of the TNP, as set out in Section 2, and with the SDLP.

#### Policy LHE1 - Protected gaps

##### *Purpose of the policy*

It is a key objective of the TNP to maintain the rural character of the village. Retaining the open and undeveloped countryside between Twyford and adjoining settlements is an important way of keeping the sense of place

and character of the village, and in preventing erosion of the countryside and landscape of the National Park and its relationship to the village.

Although historically developed in two parts, the village has one centre and functions as a single community. The built-up area of the village is relatively well defined except for three outlying groups of housing along Hazeley Road, at Hockley and at Twyford Moors, which are separated from the village by open countryside. Twyford and its individual parts are described in the Landscape Character Assessment (2015 Terra Firma).

Twyford's Neighbourhood Plan aims to retain the green and open character of the parish and its 'green buffer zone'. This is consistent with existing planning policies which state that the form, location and scale of development must support the objectives of the National Park. Policy SD25 of the South Downs Local Plan sets out a development strategy that is concerned to maintain the character of settlements and the character of the countryside. This policy provides for specific protection of gaps between Twyford and the neighbouring settlements of Shawford and Colden Common.

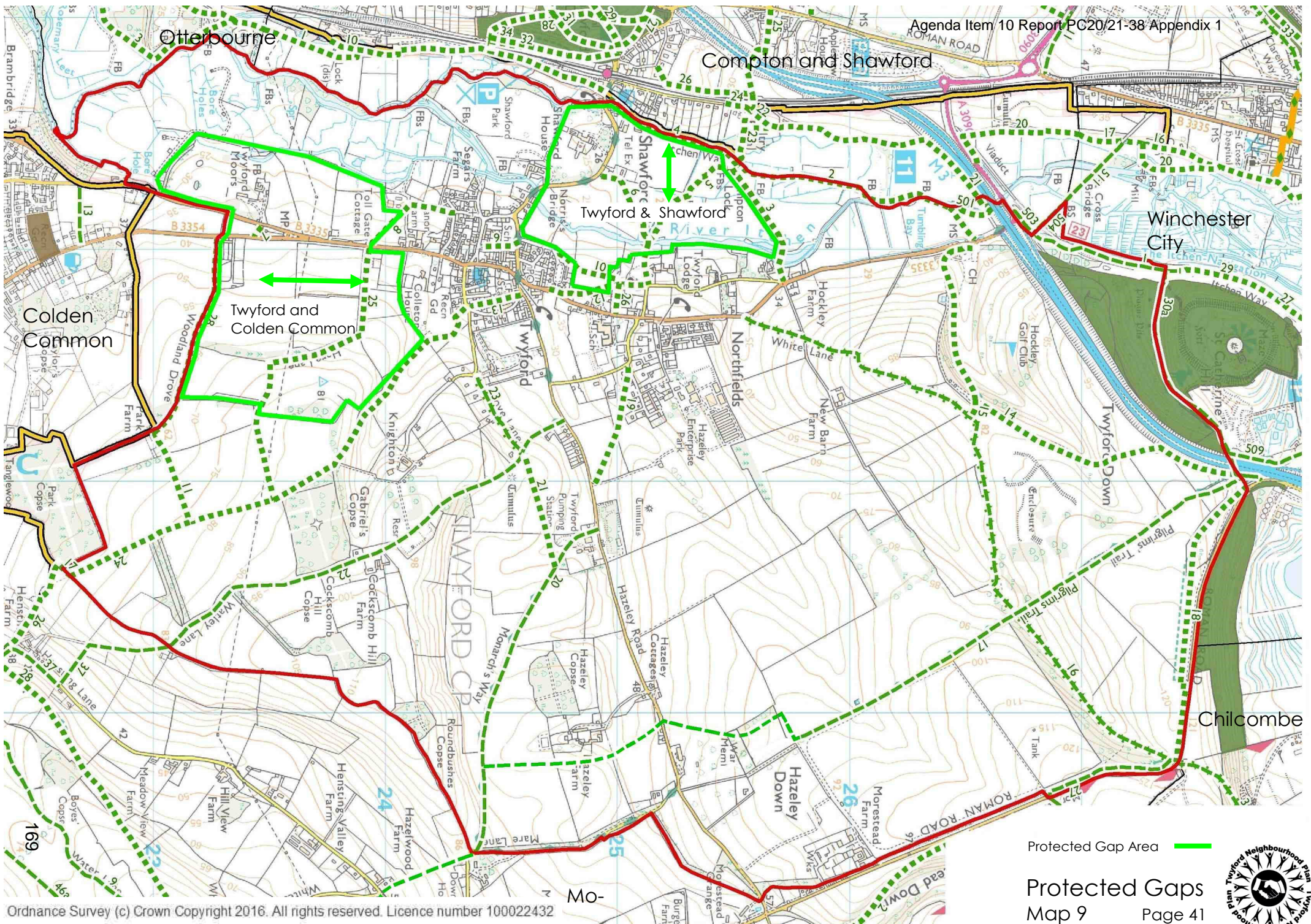
##### *Relationship to the SDLP*

This policy is based on SDLP SD 4.3

#### Policy LHE1 - Protected Gaps

1. The open and under-developed nature of the following gaps (shown on Map 9) will be protected to prevent coalescence, retain the identity of the Twyford settlement and protect the character of the landscape between:
  - a) Twyford and Colden Common.
  - b) Twyford and Shawford
2. Development will only be allowed within the gaps if it does not reduce the physical separation of the settlements or compromise the integrity of the gap, individually or cumulatively with other existing or proposed developments.





Protected Gap Area —

Protected Gaps  
Map 9 Page 41



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

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#### Policy LHE2 - Landscape Features and Views

##### *Purpose of the policy*

Twyford is a gateway village at the western end of the South Downs National Park, making a significant contribution to the vision and objectives of the National Park. Terra Firma's Twyford Parish Landscape Assessment Part 1: Landscape Character Assessment (December 2015) provides a transparent, consistent and robust approach to landscape considerations. It sub-divides the landscape immediately adjoining the settlement boundary of Twyford village into seven landscape areas, which are assessed for their key characteristics, sensitivities and management considerations.

The impact of development can be limited by confining it to Twyford's settlement boundary, although the internal landscape and character of the village has also to be considered as contributing to the natural beauty of the National Park. Outside the settlement boundary the impact of development is strongly related to the contours of the landscape and visibility from viewpoints. This policy aims to protect the Parish's important local landscape and its special features. The views and designed landscapes listed in Table 3 have been informed by the consultation in 2016 and survey.

##### *Relationship to the SDLP*

Landscape protection and enhancement is a central policy of the South Downs Local Plan. Policy SD4 on Landscape Character and Policy SD6 on Safeguarding Views are adopted for Twyford. The allocation of land adjoining the Parish Hall has taken full account of these principles.

#### Policy LHE2 - Landscape Features and views

Development proposals which take full account of Twyford's landscape and the important parish views, and land mark features identified in Table 3 and designed landscapes identified in Table 3 will be permitted in accordance with South Downs Policies SD4 (1), (2), (3) and (5), and SD 6.



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

**Table 3 - Important Parish Features and Views**

<p><i>Visual landmarks and features</i></p> <ul style="list-style-type: none"> <li>• The river Itchen and adjoining water meadows.</li> <li>• St Mary's Church and its spire and church yard.</li> <li>• Numerous listed buildings along the village edge and at its entrances.</li> <li>• Twyford Waterworks Scheduled Monument.</li> <li>• Elevated and sculpted downland within and adjacent to the parish particularly Twyford Down and St Catherine's Hill.</li> <li>• The high ground at Northfields and Hazeley Enterprise Park</li> <li>• The setting of the village in its landscape.</li> </ul> <p><i>Key views of the Parish</i></p> <ul style="list-style-type: none"> <li>• To listed buildings from the B3335 at the entrance to the village from the south.</li> <li>• Of St Mary's Church and listed houses on Berry Lane and Church Lane where the landscape provides a distinctive setting.</li> <li>• To listed buildings along Shawford Road where the landscape provides a distinctive setting.</li> <li>• Of the river Itchen and water meadows from footpath,10 running southwards from St Mary's Church.</li> <li>• Of and across the water meadows from Shawford Road.</li> </ul>	<ul style="list-style-type: none"> <li>• From Hunter Park to Gabriel's Copse footpath 24, across fields to Knighton and Gabriels Farm.</li> <li>• Across Churchfields meadow from Churchfields/Finches Lane</li> </ul> <p><i>Key Views from wider landscape</i></p> <ul style="list-style-type: none"> <li>• St Mary's Church and the northern edge of the village from Shawford Down.</li> <li>• Long distance views of the landscape from Hazeley Road.</li> <li>• Views of the village from the numerous public rights of way surrounding the village including Itchen Way and Monarch Way</li> </ul> <p><i>Designed landscapes including major gardens:</i></p> <ul style="list-style-type: none"> <li>• Twyford House</li> <li>• Twyford Moors House</li> <li>• Twyford Lodge</li> <li>• Hockley House</li> <li>• The Elms</li> <li>• Orchard Close</li> </ul>
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### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE3 - The historic environment

##### *Purpose of the policy*

Twyford has a particularly rich heritage; it shows signs of continuous occupation from the Neolithic and Bronze Age (2000 BC).

Designated (protected) heritage assets in the Parish (see Map 10) include: Seven Scheduled Ancient Monuments, from a Bronze Age barrow to the 20th century Twyford Pumping Station, over 70 listed buildings dating from the 14th century to the 19th century. There is an extensive Conservation Area (see Maps 4 & 10).

There are in addition many unlisted assets which include buildings structures and features in the parish. Some are protected by inclusion in Twyford's Conservation Area but others are not. Twyford's historic environment includes landscape features exhibiting the influence off many ages of settlement and land use. These include the fords of Twyford, ancient tracks (some still in use as foot ways), Roman roads, ancient woodland, downland, a manorial Grange, water meadows and so on. While the whole parish contains features of interest, the water meadows of the Itchen Valley (17th century), Twyford Park ( 12th century) and Hazely camp (1916- 17) are examples of historic landscape which are not protected in other ways; areas containing historic assets not otherwise protected are shown on Map 10 as Areas 3—6.

Areas of archaeological potential, an aspect of the historic environment can be easily overlooked. Recent discoveries include 6th to 8th century cemetery in Twyford Preparatory School and bronze and iron age remains south of the Waterworks. Currently unidentified sites are unlikely to be identified in future and the National Planning Policy Framework is clear that consideration of archaeological implications should be included in development land allocations, with archaeological investigations occurring well in advance of development. The following areas are identified as most likely to reveal significant evidence of earlier settlement, and are further explained in the Evidence Base, Historic Rural Settlements in 2004. This included a detailed review of Twyford. This has been further reviewed and updated. The areas identified are shown on Map 10 as Nos 1—5.

1. South Twyford
2. North Twyford
3. Fields north and south of Hazeley Road
4. Water meadows
5. Hockley Golf Course and Twyford Down.
6. South East Twyford

Twyford's built and archaeological heritage is important to people who live, work in and visit the community and there is a wish to protect it further. Conserving the historic environment contributes to the character of the Parish, improves the quality of the built environment and protects its special qualities. This policy ensures that the character and integrity of important local heritage assets will be protected, addressing the connections between people and places and ensuring the integration of any new development into the historic environment.

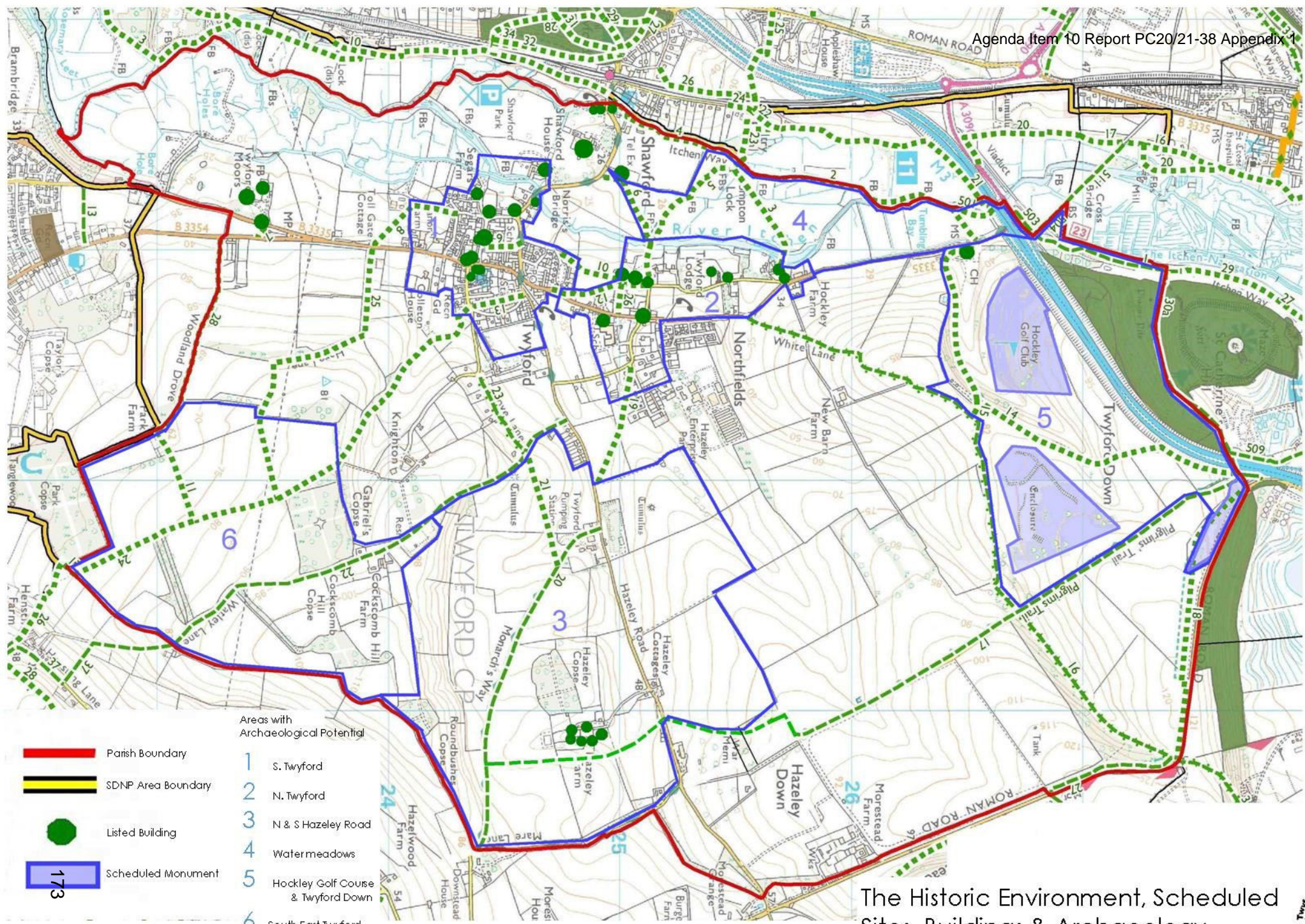
##### *Relationship to SDLP*

The South Downs Local Plan following National Guidance, sets in Policy SD12 a broad approach to protecting the historic environment within the context of the National Park, including Historic Assets, with more detailed policies for listed buildings in SD13, and SD14, for archaeology in SD16. The Conservation Area is addressed in a separate policy.

#### Policy LHE3 - The historic environment

1. Areas 1—5 as shown on Map 10 are identified as having particular archaeological potential; development proposals are subject to SD 12 and SD 16.
2. Areas 3—6 as shown on Map 10 contain significant heritage assets; development proposals are subject to SD 12 and will be required to prepare a Heritage statement.
3. Twyford's historic buildings are to be preserved and enhanced for their individual and collective contribution to the natural beauty of the SDNP. They are subject to SD 13.





-  Parish Boundary
  -  SDNP Area Boundary
  -  Listed Building
  -  Scheduled Monument 173
- 
- 1 S. Twyford
  - 2 N. Twyford
  - 3 N & S Hazelley Road
  - 4 Watermeadows
  - 5 Hockley Golf Course & Twyford Down
  - 6 South East Twyford

## The Historic Environment, Scheduled Sites, Buildings & Archaeology



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

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#### LHE 4 Twyford Conservation Area

There is an extensive conservation area (see Maps 4 and 10) which incorporates the older parts of the village, both North and South, and the three village fords. Twyford's Conservation area was designated in about 1980 by Winchester City Council with an appraisal of its historical architectural and landscape assets and their significance. It includes a large number of listed buildings. Since then the significance of the Conservation Area has been increased by its inclusion within the National Park, and by a range of studies on the history of Twyford, its archaeology and individual buildings. The City Council also adopted a series of policies which remain in force. These are all in line with current national policy and so can be endorsed and restated in this plan.

The conservation area is in need of further work in these respects :-

- it includes some land which does not appear to have merit
- it excludes areas of the village which do have merit, in particular the surroundings
- no detailed study has been done to guide development
- there is no programme of enhancement
- Heritage England have placed it on the "Heritage at Risk" Register

SDNPA have now completed a comprehensive appraisal of the village with the intention of reviewing the current designated area and extending it. This document is now in draft and will form part of the evidence base for the TNP.

#### *Relationship to the SDLP and other policies*

The WCC Conservation Area designation and policies of 1980 will apply and will be subject to SDLP policy 15.

SDNPA are currently revising Twyford's Conservation Area until that process is complete.

#### **Policy LHE4 Twyford Conservation Area**

1. Twyford's Conservation Area will be protected in accordance with Winchester City Council's 1980 designation and policies; development will be subject to SDLP SD 15.
2. TPC will work with SDNP to produce more detailed advice and guide new development and to work out a programme of enhancement.



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE5 - Green Infrastructure

##### *Purpose of the policy*

The character of Twyford owes much to its close relationship to the surrounding countryside and to green areas with the village, protected by general landscape policies of the TNP and the SDLP. There are numerous green wildlife corridors and green areas, mostly on private land with no permissive access, such as other fields within the water meadows and fields located between the north and south parts of the village that are also important to the village landscape character.

Of particular importance is the flood plain of the Itchen Valley within Twyford Parish. The river is a special area of conservation; with its valley land, it is subject to multiple designations and is the focus of a number of public studies and measures to safeguard its value and the species which use it. These cover landscape, urban fringe, ecology, historic landscape, water environment, and flood risk.

The valley is a corridor which connects the Itchen Estuary with the interior, in a continuous undeveloped strip hemmed in in part by development and crossed by roads and railways. It is therefore of wider importance beyond the Plan area and needs to be integrated into a wider strategy.

The valley through Twyford Parish is a key part of the whole occupying most of the valley width for 4 km. It is managed for conservation for most of this length and links to land north and east which is similarly managed e.g. St. Catherine's Hill, Twyford Down and Hockley Golf Course.

This information is collated by Hampshire Biodiversity in their Ecological Network Mapping for Twyford. This map identifies both statutory and non-statutory designations and network opportunities. However no formal study has been carried out by SDNPA to identify other key areas of green infrastructure. Until this has been done all open land will need to be considered for its green infrastructure impact and potential in development proposals.

##### *Relationship to the SDLP and other policies*

This policy links SD 45 Green Infrastructure and to the following SDLP policies:

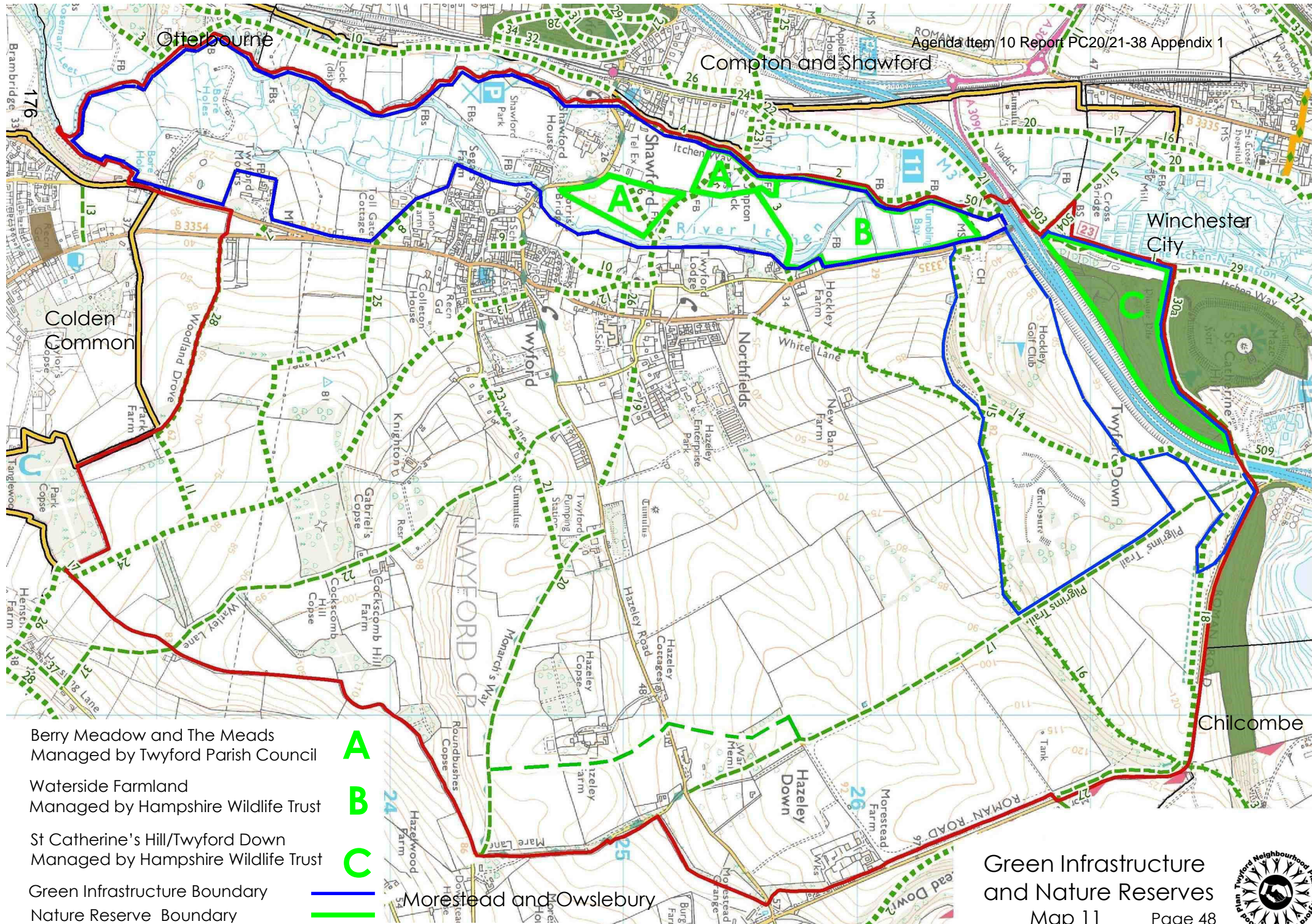
- SD 2 Eco System
- SD 4 Landscape Character
- SD 9 Biodiversity and Geodiversity
- SD10 International Sites
- SD12 Historic Environment
- SD17 Water Environment
- SD47 Local Green Spaces
- SD49 Flood Risk

The policy will support SDNPA, WCC and other agencies in their initiatives on Biodiversity, the Itchen Valley and the environs of Winchester.

#### Policy LHE5- Green Infrastructure

1. The Itchen Valley together with Twyford Down and Hockley Golf Course are designated as Green Infrastructure of wider importance as shown on Map 11 and will be subject to SD 45.
2. All development on open land is to be considered for its impact on and potential contribution to Green Infrastructure and will be subject to SD 46.





- A** Berry Meadow and The Meads  
Managed by Twyford Parish Council
- B** Waterside Farmland  
Managed by Hampshire Wildlife Trust
- C** St Catherine's Hill/Twyford Down  
Managed by Hampshire Wildlife Trust
- Blue Line** Green Infrastructure Boundary
- Green Line** Nature Reserve Boundary



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE6- Local Biodiversity, Trees and Woodlands

*Purpose of the policy*

##### **Biodiversity**

Twyford Parish's ecology is of national and international importance. The River Itchen including its multiple channels are designated as a Special Area of Conservation. These are two Sites of Special Scientific Interest (SSSIs) and numerous Sites of Interest for Nature Conservation (SINCs) (see Map 12). The Parish is also home to a number of priority habitats as defined in the Biodiversity Action Plan for Hampshire.

The River Itchen is a chalk stream of exceptional quality, home to rare insect and plant communities. Its protection is secured by designation of both its watercourses as SAC and adjacent flood plain as SSSI. Twyford Parish also has several areas of biologically rich downland, some with designations. There are several small ancient woodlands, all of which are designated as Sites of Importance for Nature Conservation.

Trees, hedgerows, small fields, open spaces and large gardens in and around the village provide additional habitat networks and form buffers to human activity. They contribute to the special character of the Parish and need to be recorded and protected. Green infrastructure corridors, such as woodland or well maintained hedgerows, provide important wildlife habitats and cover for the movement of wildlife. These are protected by policy LHE5.

The Winchester Biodiversity Action Plan (BAP) identifies priority local sites and habitats, with action plans. It also highlights the contribution that local community based action, including improving existing habitats such as gardens, can make towards protecting and conserving the natural environment. Education and awareness raising is also important. National and local agencies involved in environmental management in the Parish include the Environment Agency, DEFRA, (working through Natural England) and the Hampshire and Isle of Wight Wildlife Trust, working with land-owners.

This policy seeks to assist the implementation of the local BAP and to ensure that developments complement or enhance biodiversity in the village. The policy also encourages members of the community to become involved in the care and maintenance of the Parish's natural environment.

The Parish Council owns land of high ecological value in the Itchen Valley and will seek to designate it as a local nature reserve extending to land owned by Hampshire & Isle of Wight Wildlife Trust. Designation as Local Nature Reserves provides additional protection for important ecology. Future management plans shall aim to address both public access and conservation needs.

##### **Trees and Woodlands**

Over the last 30 years or so the tree cover within and around the village appears to have reduced significantly. There have been multiple causes, Dutch Elm, Horse Chestnut Dieback, age, storm damage and the increasing concern of residents about light, root damage and possible danger. Ash Dieback now threatens a further major component of the local landscape. Coordinated action is required to replace what is being lost, and to ensure the enhancement and resilience of trees and woodlands for Twyford Parish's biodiversity and ecology and landscape benefit, both within the settlement boundary and in the countryside. SD 11 provides the appropriate policy to be applied to all planning proposals. In addition to the procedures set out in SD 11, the Parish Council will promote schemes of planting in the village. Opportunities for planting of new trees, woodland and hedgerows will be taken on public land and in conjunction with land owners.

(continued overleaf)



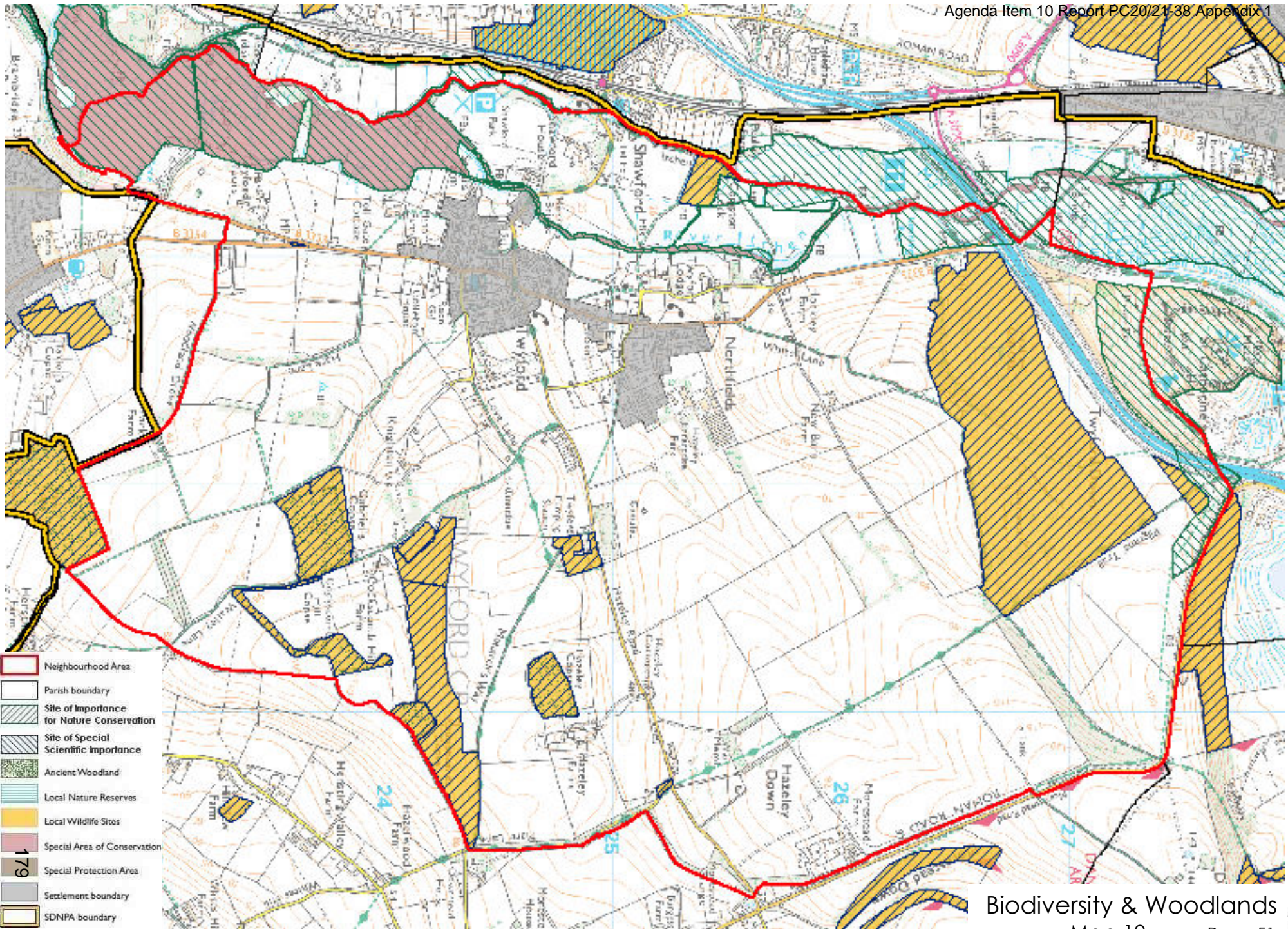
### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

*Relationship to the SDLP and other policies*

SD 9 and SD 11 cover these topics. The policies to be applied are those of SD 9, Biodiversity and Geodiversity. Trees, Woodland and Hedgerow are protected by SD 11 particularly within the settlement boundary and the Conservation Area.

#### **Policy LHE6 - Local biodiversity, trees and woodlands**

1. The designated sites identified in Map 10 together with the many un-designated sites and features together with the species which depend on them, are identified for their importance for biodiversity, locally, nationally and internationally. Development proposals are to take account of them, in accordance with SD 9, Biodiversity and Geodiversity.
2. A cross border policy will be prepared jointly with Winchester City Council and SDNPA to ensure the conservation and enhancement of the River Itchen SAC.
3. Trees, Woodland and Hedgerow within Twyford are to be protected particularly within the settlement boundary and the Conservation Area will be subject to SD 11.



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

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#### Policy LHE7 - Dark Night Skies

##### *Purpose of the policy*

A key characteristic of the South Downs National Park is its status, since 2016, as an International Dark Sky Reserve (IDSR). SDNPA will use its planning authority to protect the dark skies above the National Park, as well as the landscape on the ground. Artificial light pollutes the night sky, also threatening the survival of nocturnal wildlife such as moths and bats.

SD9 of the South Downs Local Plan includes specific lighting requirements for development. In addition, the National Planning Policy Framework (paragraphs 95 and 97) supports a low carbon future by reducing unnecessary energy use.

This policy aims to protect the dark skies above Twyford Parish and to reduce light pollution. It applies to any proposal which involves the installation of external lighting and where the design of developments may result in light spill from internal lighting. It will also apply to specific lighting schemes which require planning permission or listed building consent, including car parks and sports pitches. As such, no new developments in the Parish should feature street lighting unless it is required to mitigate a potential road safety hazard, with support given only to minimal lighting and designs suitable for a rural environment.

Most of the Parish lies in Dark Zone area E1, an area of Intrinsic Rural Darkness. The standards are set in SDLP/SD8, and include:

1. Taking note of ILP guidance,
2. Assessment of landscape impact.
3. Maximum Lux level (10 Lux suggested).
4. An evening curfew.

Part of the Parish sits in Transition Zone E1(b). In this part, an evening curfew will not apply.

##### *Relationship to the SDLP*

The Dark Night Sky status of Twyford Parish is set out in the SD interactive map. SDLP SD 8 will apply.



### 3. The Policies - WE Water Environment including flood risk

#### Policy WE1 - Flood Risk Management

##### *Purpose of the policy*

Twyford Parish's water environment is a key component of its natural beauty and role in the typical landscape of the South Downs. One consequence of this is periodic flooding.

In most years the existing infrastructure is adequate for the purpose but exceptional rainfall over a sustained period has caused flooding in the village. The worst affected area included the Parish Hall and its car park necessitating road closure and emergency procedures to be implemented. This took place in the winters of 2000/01 and 2013/14. This flooding is caused not by rivers as surface water run off but by the surcharging of the chalk aquifers. These have specific hydrological characteristics. Ground water levels rise and emerge as springs. The major springs are those above the Morestead Road and flowing as surface water along the line of Hazeley Road. Further springs emerge in the village itself, in the fields and properties fronting Hazeley Road and Finches Lane. For much of the 20th century a large ditch ran alongside Hazeley Road to the Post Office and village shop but in more recent years much of this was replaced by a piped system only capable of accommodating road drainage and not the flows associated with the Winterbourne.

Surcharging of foul sewers in the same area is aggravated by the topography and the design of the gravity system through these low lying areas. (See under Infrastructure IDC1 and WE2 Foul Sewerage including surcharging).

An emergency flood management plan has been put in place by the Parish Council in partnership with other authorities and was updated following the 2013/14 incident.

Studies carried out by the Environment Agency, Hampshire County and Winchester District Council led to the identification of Flood Zones. In 2001/2 HCC replaced the storm drains west of the B3335 with a 750 mm pipe which had sufficient capacity for the 2014 flood flows. Further studies by HCC (2017) indicate that Twyford's periodic flooding to the east of the B3335 can be mitigated;

Twyford Parish Council is currently investigating solutions and costs and will actively seek to carry out the necessary works in co-operation with HCC as Land Drainage Authority and the Environment Agency. The scheme should be in parallel with Site 26.

The periodic flooding of the water meadows of the River Itchen along its valley in the Parish is a normal part of its annual cycle and is of high ecological benefit and landscape value, but requires active management of water channels. The Parish Council will seek to maintain the water meadows to retain their capacity for flood mitigation. Moreover further development should not aggravate flooding problems and should contribute to mitigation in line with policy SD 49.

##### *Relationship to the SDLP and other existing policies*

SD 17 protects the water environment. Government policy clearly sets out that development on flood land is to be avoided in proportion to the risks created taking account of the type of flood and mitigation. SDLP Policy 49 covers these issues. The Itchen and Hazeley valleys are designated as a flood risk zone by the Environment Agency (see Map 13 for Category 3 Flood Zone).

#### **Policies WE1 Flood Risk Management of the water environment**

1. Twyford Parish Council, in partnership with Hampshire County Council As Highway & Land Drainage Authority will bring forward a flood mitigation scheme to the east of the B3335 as
  - a) Development will be approved provided it incorporates the requirements of this scheme
  - b) Development in the area affected by flood should only come into use when provision has been made for flood mitigation measures
  - c) Land identified in Map 3 is to be safeguarded for the flood mitigation scheme.



### 3. The Policies - WE Water Environment (continued)

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#### Policy WE2 - Foul Sewerage including surcharging

##### *Purpose of the policy*

When the Hazeley Winterbourne rose in 2000/01 and 2013/14 and flooded the village centre, flood water penetrated and overcharged the foul sewer in Hazeley Road. As a result of this, sewage backed up into houses in Army Row and St. Mary's Terrace and discharged into Hazeley Road and the Village Car Park rendering residents' toilets unusable for several weeks.

The flood drainage improvements proposed in Policy WE1 would reduce the likelihood of this problem occurring in the future and support for this should be sought from Southern Water. However the risk of flooding and infiltration of the foul sewer would not be removed and other measures to prevent ingress of water into the sewer should also be sought. Development applications demonstrating drainage plans will either utilise an existing mains drainage system at the nearest point of capacity or by a small package treatment plant. These will need to demonstrate that there is no hydrological connectivity from the proposed package treatment plant to the River Itchen. The plan should assess if there are existing watercourse, local drainage channels or a high water table in the area of the proposed treatment that will mean that the proposed treatment would not be effective and would result in there being a high risk that phosphorous transferred into the protected watercourses (the River Itchen SAC and SSSI). If emission of phosphorous from the new development could not be prevented, the scheme would not be supported until a suitable solution is identified.

A similar problem of water penetrating and causing backing up of sewage into adjoining houses occurs in Finches Lane and St. Mary's Terrace after particularly heavy storms. In times of flooding, the sewer system has been subject to hydraulic overload and rendered unusable in these and other locations. Surcharging also occurs in the Drove and Segars Lane.

In 2015 Ofwat called for improvements in the water companies response to sewer flooding and Southern Water initiated a 'Flood Reduction Project' to help achieve this in its area of operation, but Twyford has not yet been included in the initiative. As part of the initiative, Southern Water developed an 'Infiltration Reduction Plan' for St. Mary Bourne. A similar plan might be of benefit to Twyford.

The intention is that Southern Water and the relevant authorities will work together, with developers while appropriately:

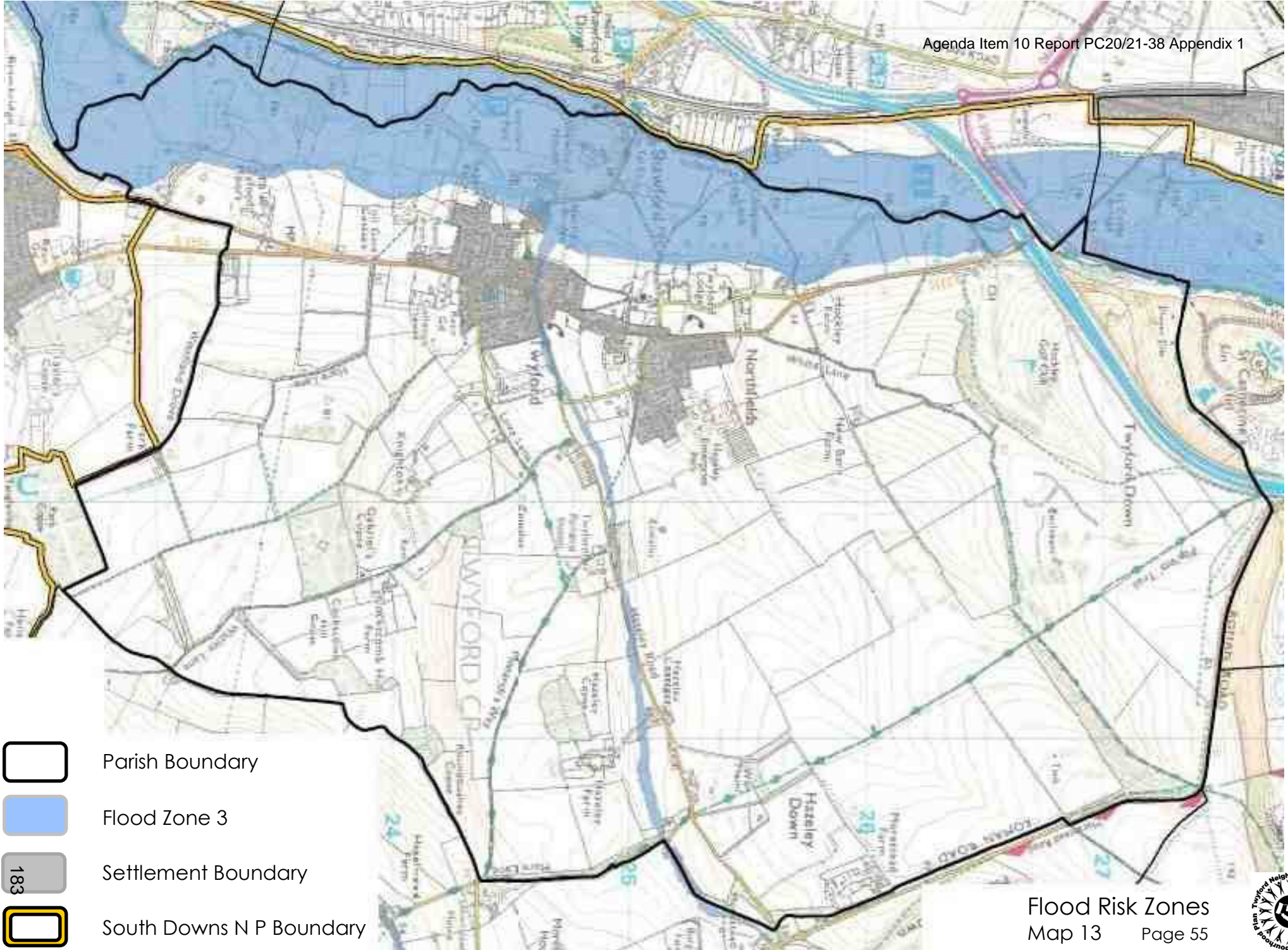
1. To ensure that the sewage problems of Twyford are fully recognized and the causes identified by Southern Water.
2. Seek for Twyford to be added to Southern Water's Flood Reduction Project.
3. To secure infiltration reduction measures in the foul sewers in the lower lying parts of the village which are affected.
4. Ensure that the current situation is not aggravated by further connections.


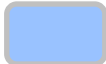
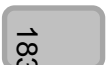

##### *Relationship to the SDLP and other policies*

This policy complements South Downs Policies SD 50 and 54.

#### **Policies WE2 Foul Sewerage including surcharging**

Applications are to provide a drainage plan to show that the drainage associated with the site will either utilise an existing foul sewer for mains drain only at the nearest point of capacity or will be dealt with by a small package treatment plant (or similar). Details of the proposed means of surface run off disposal to be in accordance with Part H3 of the Building Renovations Hierarchy as well as acceptable discharge points, rates and volumes to be agreed by the lead Local Flood Authority, in consultation with Southern Water.



-  Parish Boundary
-  Flood Zone 3
-  Settlement Boundary
-  South Downs N P Boundary



### 3. The Policies - MA Movement and Accessibility

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Twyford, because of its location in a valley, has road traffic funnelling through and it also forms a gateway to the South Downs National Park. This brings many problems to the village with high volumes of traffic, many of which are goods vehicles passing through the village.

The ability to move easily and conveniently within the village lies at the heart of maintaining a vibrant community within Twyford and the Neighbourhood Plan aims to enhance that ability. It is compromised by the B3335 / B3354 north – south road through the middle of the village which is also designated as a Conservation Area. The road is used by many large goods vehicles to gain access to the motorway. Control of the use of this road is beyond the scope of the Neighbourhood Plan and so it is essential to protect and enhance the way this road is used to ensure there are adequate facilities for pedestrians to cross safely and for the vulnerable road users like cyclists to travel safely.

The following policies are called 'Movement and Access' as those are the only traffic related matters the Neighbourhood Plan can influence. Most transport decisions are made by other authorities. Each policy addresses relevant matters raised during the public consultation exercise undertaken in February 2015 and August 2015 and modified in line with comments received during the public consultation in September – November 2016. The policies seek to satisfy the objectives set out in Section 2 of this Plan.

#### Policy MA1 – Rights of Way, Walking and Cycling

##### *Purpose of the Policy*

Twyford Parish has many public rights of way, but no purpose built cycling routes. Walking and cycling opportunities are generally reliant on some use of roads or pavements. In places there are some significant gaps in the footways (i.e. pavements) alongside roads. It does, however, have a number of important footpaths with the named routes of the Itchen Way, the Pilgrims Trail and the Monarch's Way all passing within the parish boundary, and others acting as feeder links such as the long distance South Downs Way that runs just outside the north-eastern boundary of the parish.

There is a need to maintain and improve this network in places to enhance connections across the village and particularly to the village centre and

the school and also to enhance opportunities for recreation and enjoyment of the countryside. New development should contribute to provision, either directly or through financial contributions.

The B3335/B3354 functions as a major traffic route into Winchester and could form the basis for a cycle route to and from the village and the communities to the South. The TPC is designing this with HCC and WCC help. Most of the land is within the highway but some widening may be required. This Policy addresses the need to protect and enhance facilities for pedestrians, cyclists and the less mobile members of the community.

##### *Relationship to the SDLP and other policies*

This policy complements Strategic Policy SD 20, 4, 5 and 6 of the South Downs Local Plan. The policies of Hampshire County Council as Highway Authority are also applied.

#### Policy MA1 – Rights of Way, walking and cycling

1. Rights of Way will be extended and enhanced to secure the objectives of SD 20, 4; 5; & 6.
2. TPC working with HCC and WCC will improve cycling facilities along the B3335/B3354 through the village from Hockley traffic lights to Colden Common. Land adjacent to this route will be safeguarded for this purpose.

**Terminology:-** A footway (commonly known as the pavement) is the area alongside a road on which pedestrians walk. A footpath is a completely separate Right-of-Way usually across fields or through woods exclusively for the use of pedestrians.



### 3. The Policies - MA Movement and Accessibility (continued)

#### Policy MA2 - Parking

##### *Purpose of the policy*

Twyford Parish is in a rural area and the use of a car is very important for most journeys. It has limited bus connections. Its access to a mainline rail station only gives options for travel along a single corridor. Thus, alongside locating development so as to minimise the need to travel by car, adequate car parking is nevertheless needed in all new development. Public car parking within the village, particularly around the centre (village hall, surgery, post office, village stores) is also essential. The existing Parish Hall car park and on-street spaces are over-capacity and additional provision is required in the centre. Parking provision for cyclists throughout Twyford is poor and opportunities need to be taken to redress this.

Good parking provision contributes to improving the quality of the built environment, promoting a village that functions as a single community and to improving the safety for those who walk and cycle. Various surveys have been undertaken of the Village Hall car-park. These included numerous observations of the total usage of the car-park at various times throughout the day and a continuous 11hr survey in April 2016 when the usage, turnover and duration of stay were determined. Full details of this survey are set out on the Neighbourhood Plan Web site but the main findings were:

1. Maximum occupancy was 46 vehicles\* despite there being only 35 marked spaces. This occurred mid-morning.
2. 2/3rds of all users stayed less than 30 minutes.
3. Extensive on-street parking occurs on Hazeley Road and Dolphin Hill.

(\* at a time when the area in front of the Village Hall (7 spaces) was cordoned off)

Based on the findings of these surveys and the likely demands created by the users of the surgery, the Parish Hall and Gilbert Rooms, possible diversion of some users to adjoining residential streets and repressed demand, it is considered that there is a need for at least 20 additional off-street spaces at the outset. To provide some flexibility the policy suggests the provision of land for up to 40 spaces.

The Parish Council has considered the possibility of additional parking in the vicinity of Park Lane, Queen Street, School Road and Hill Rise but sees no opportunity of delivering or implementing any such measure.

##### *Relationship to the SDLP and other policies*

This policy complements Strategic Policy SD 22 of the South Downs Local Plan. Current parking standards are set by HCC as Highway Authority and WCC as Parking Authority; SDNPA are now revising these and will set their own.

#### Policy MA2 - Parking Provision

Parking will be provided in accordance with SD 22 and the following:

1. Until SDNP parking standards are adopted, the standard WCC (for residential) and HCC (for all other land uses) will apply.
2. Development proposals that result in a loss of existing car parking spaces will only be permitted if it can be demonstrated that suitable alternative provision can be made in the vicinity.
3. Land to accommodate up to 40 additional car parking spaces is reserved on land adjoining the existing Parish Hall car park.



### 3. The Policies - MA Movement and Accessibility (continued)

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#### Policy MA3 - Minor Traffic Management Improvements

##### *Purpose of the policy*

In May 2016 HCC advised that, because of severe budgetary restrictions, the traffic management resources available to the Highway Authority will be prioritised towards road safety schemes only, with no money for minor traffic management matters, which, henceforth, would be implemented on the initiative of and with funding from, the local community. They will relax their current approach to delivery, and where a local community wishes to introduce measures they will design and implement such proposals, provided they are fully funded by the local community. Such measures may include improved or rationalised signing; vehicle activated speed limit repeaters, carriageway markings and lining alterations, bollards to prevent misuse of verges and footways, and informal crossing points for pedestrians.

Excessive speed and on-street parking reduce the amenity and safety within the village but are controlled by the Highway Authority and so remain as 'aspirational' policies (see policy MA5). Moreover Twyford, in its role as 'gateway' to the National Park, needs to protect its minor roads from unwanted parking by visitors.

Funding for these works will come from developer contributions (or village precept). With an adopted Neighbourhood Plan, some 25% of any developer contribution is put at the disposal of the Parish Council for spending on projects of its choosing.

##### *Relationship to the SDLP and other policies*

This policy sets out the aspirations of the Parish Council and complements the aims of the South Downs Local Plan.

#### **Policy MA3 – Minor traffic management improvements**

1. Minor roads in the Parish will be protected from excessive speed and unwanted parking by the introduction of minor traffic management measures, identified by the Parish Council and endorsed by the Highway Authority.
2. Pressure will continue to be put on the Highway Authority by the Parish Council, to introduce measures along the B3335 /B3354 to control its use by heavy goods vehicles.
3. Any new development in the village will be required to mitigate the impact of additional traffic and movement created by that development.



### 3. The Policies - MA Movement and Accessibility (continued)

#### Policy MA4 - Access to Northfields/Hazeley Enterprise Park

*Purpose of the policy*

Traffic to and from Northfields Farm /Hazeley Enterprise Park has to use Hazeley Road for access. There is an existing Traffic Regulation Order, (TRO) prohibiting large goods vehicles over 7.5 tonnes from using the western section of Hazeley Road between the Northfields access and the cross-roads in the middle of the village. This is not always complied with and large vehicles continue to make the tight turn across the front of the General Stores/ Post Office and use the narrow section of Hazeley Road that has numerous parked cars between the Post Office and Parish Hall car park. The owner of Northfields/Hazeley Enterprise Park has also erected signs advising all large goods vehicles to turn left out of the access and has installed a monitoring system.

The formation of a new direct link from the bottom of Whites Hill into Northfields Farm/Hazeley Enterprise Park would provide environmental benefits to the village and reinforce the existing weight restriction along the village end of Hazeley Road.

*Relationship to other Policies*

This policy complements the aims of the South Downs Local Plan in protecting the most sensitive parts of the SDNP.

**Policy MA4 - Access to Northfields Farm/Hazeley Enterprise Park**

The principle of a new highway access from B3335 Whites Hill into Northfields Farm/Hazeley Enterprise Park is supported (see Map 6).

#### Policy MA5 – Transport in the Parish

*Purpose of the policy*

Whilst most of the policies are relevant to land use, there are a number of policies which do not affect land use directly but are important aspirational policies that the Parish Council will pursue in order to try and realise the TNP's vision. The implementation of these is mainly in the control of others but are retained in this Plan and referred to as aspirational policies.

This includes the items identified by the Parish Council in their submission to Winchester City Council/Hampshire County Council in September 2011 for inclusion in their Local Plan Review /Transport Plan.

*Relationship to the SDLP and other policies*

Aspirational Policy require the action of others. However its aims are those of the South Downs Local Plan to protect the most sensitive parts of the SDNP. It also seeks to satisfy the objectives of the TNP.

#### Policy MA5 – Transport in the village

*Pedestrian movement*

1. The highway authority will be encouraged to create enhanced pedestrian provision along sections of public highway road that currently lack such facility, including:
  - a) Finches Lane towards Shawford railway station.
  - b) Hazeley Road east of Bourne Lane.
  - c) Bourne Lane between Hazeley Road and Bourne Fields
  - d) The provision of improved pedestrian crossing facilities across the B3335 near The Phoenix and Bugle Inns.
  - e) Enhanced pedestrian facilities on Park Lane, Queen Street.
  - f) Additional 'tactile' drop-kerb crossing points in existing footways.
  - g) 'Virtual' ( i.e. painted) footway across Norris Bridge or road narrowing allied with a vehicle priority TRO. (PTO)



### 3. The Policies - MA Movement and Accessibility (continued)

#### Policy MA5 – Transport in the village

##### *Pedestrian movement (continued)*

- h) Informal crossing points for pedestrians.
- i) Any new development should contribute to the extension of the pedestrian network by adding well signed walking and cycling routes in and around the village, separate from roads where possible.

##### *Cycle routes and cycle movements*

2. The Highway Authority will be encouraged to develop a cycle way from the north side of the village to connect with Viaduct Way at Hockley and to continue this through the village to Colden Common.
3. Consideration will be given to removing the existing TRO prohibiting cyclists from Church Path.

##### *General traffic management and vehicle speeds*

4. The following traffic management system will be supported:
  - a) Improved village gateways.
  - b) Additional or improved signing.
  - c) Vehicle-activated speed limit reminders.
  - d) Bollards to protect parking or turning on footways and white lining alterations.
  - e) Limited extension of the 2-hour parking restrictions near the General Stores/Post Office.
  - f) Introduce 40mph restriction between Hockley Link and the existing 40mph restriction at the northern end of the village .
  - g) Reduction of existing 50 mph to 40 mph between south side of village and north end of Colden Common.

##### *Public transport*

5. The provision of more frequent and late-night buses will be encouraged.

#### Policy MA6 - Historic Rural Roads

##### *Purpose of the policy*

Historic Rural Roads are a major feature of Twfyord's landscape and contribute to the diversity and natural beauty of the National Park. Many are sunken lanes and have significant hedgerows. Most are narrow and lack footpaths and despite inadequate width and alignment are still heavily used. SDLP classifies Historic Rural Roads as shown on the second edition of the OS (1891-1914). This shows Twfyord's road layout to be little changed.

##### *Relationship with SDLP*

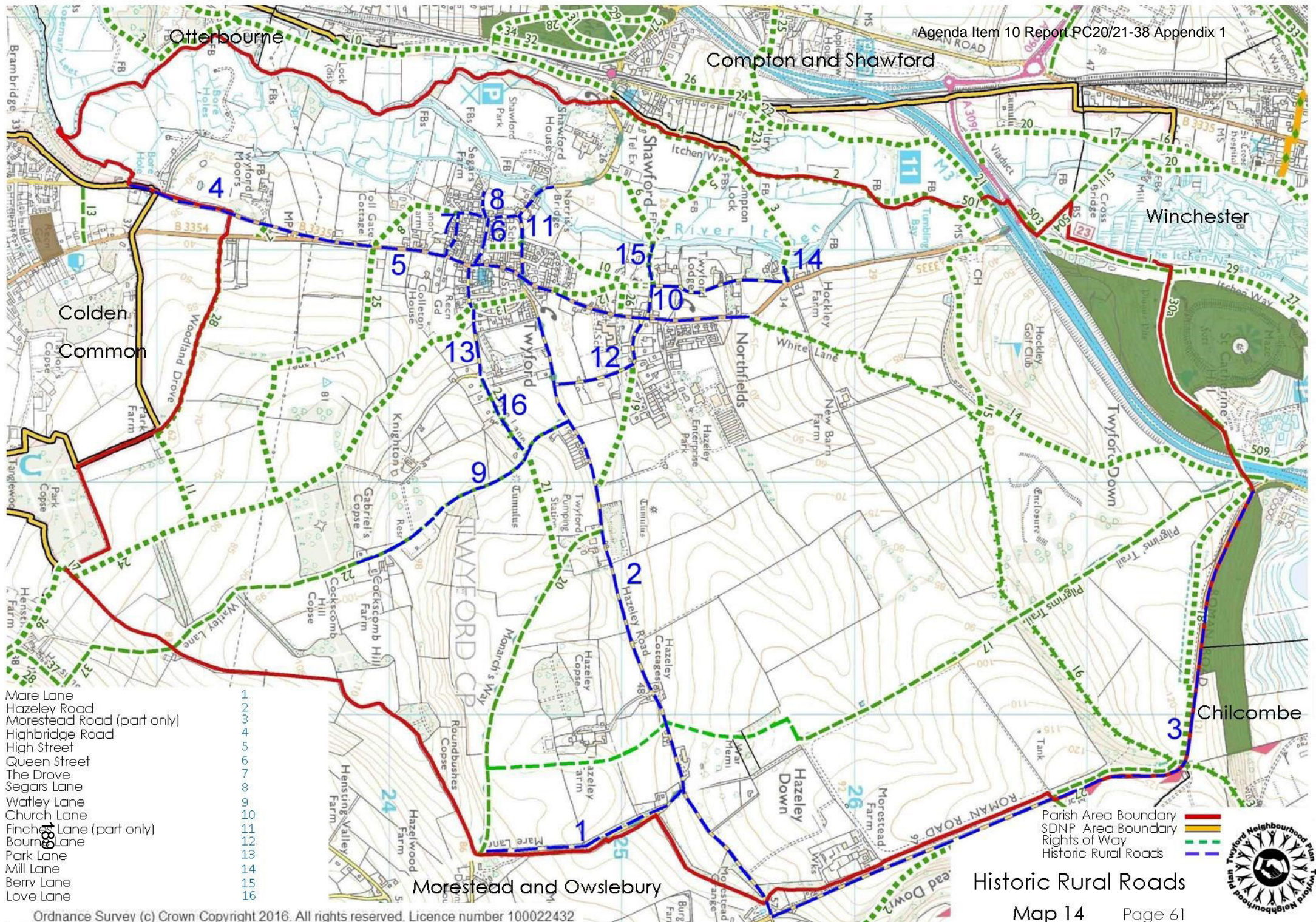
Policy SD 21.2 protects Historic Rural Roads and sets criteria for their identification.

#### Policy MA6 - Historic Rural Roads

The following historic rural roads in the Plan Area will be protected in accordance with policy SD 21.2:

Mare Lane  
 Hazeley Road  
 Morestead Road (part only)  
 Highbridge Road  
 High Street  
 Queen Street  
 The Drove  
 Segars Lane  
 Watley Lane  
 Church Lane  
 Finches Lane (part)  
 Bourne Lane  
 Park Lane  
 Mill Lane  
 Berry Lane  
 Love Lane





- 1 Mare Lane
- 2 Hazeley Road
- 3 Morestead Road (part only)
- 4 Highbridge Road
- 5 High Street
- 6 Queen Street
- 7 The Drove
- 8 Segars Lane
- 9 Watley Lane
- 10 Church Lane
- 11 Fincha Lane (part only)
- 12 Bourne Lane
- 13 Park Lane
- 14 Mill Lane
- 15 Berry Lane
- 16 Love Lane

- Parish Area Boundary
- SDNP Area Boundary
- Rights of Way
- Historic Rural Roads

Historic Rural Roads



### 3. The Policies - SS Sustainability

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#### Policy SS1 - Renewable Energy

##### *Purpose of the policy*

Climate change poses a global challenge for which we are all responsible. At a local level the impacts of climate change could have lasting impacts upon the environment and landscape. Central to the National Planning Policy Framework is the concept of sustainable development and central to this is the need to mitigate and adapt to climate change.

Micro-generation technologies are increasingly used to produce clean electricity and heat from renewable sources. The installation of these across the parish is supported in order to promote viable and sustainable forms of energy generation. Ensuring that proposals for, or that include, this type of development comply with the criteria as set out in this policy will ensure that they do not have a negative impact on Twyford Parish's special qualities.

Where appropriate, the energy gathering infrastructure and its installation should comply with the Micro-generation Certification Scheme or equivalent standard.

However the position of Twyford at the western extremity of the SDNP and its visibility from both inside and outside the SDNP, makes its landscape less able to absorb any significant renewable energy developments, such as wind turbines or free standing solar arrays without harm to the Natural beauty of this part of the National Park.

##### *Relationship to SDLP and other policies*

SDLP covers various types of renewable energy in SD 51; TNP excludes wind turbines and solar arrays for the reasons set out for the reasons above.

#### Policy SS1 Renewable Energy

Development proposals for renewable energy schemes other than free standing wind turbines and solar arrays will be supported in accordance with SDLP 51.

#### Policy SS2 - Sustainable and Adaptable Buildings

##### *Purpose of the policy*

Ensuring that all new development is both highly energy efficient and sustainable is considered important by the Twyford community. There are a number of codes and mechanisms for achieving this. This policy strongly encourages sustainable design and zero carbon developments. New developments should not exacerbate flooding risks and have a neutral impact on surface water.

All new development should incorporate sustainable design features to reduce the impact on the environment. This is to be achieved through SDLP Policy 48.



## The Policies - PO Pollution and Contaminated Land

### Policy PO1 - Pollution and Contaminated Land

*The purpose of the policy*

The main sources of pollution in Twyford are:

- the B3335 especially in the village (nitrous oxide, noise and vibrations).
- Northfields Farm Feed Mill (odour)
- M3 (Noise and emissions)
- Aircraft (Noise)
- Rubbish at Compton Lock.

The high levels of traffic using the B3335 emit Nitrous Oxide along the length of the village, exceeding recommended levels on occasions south of the Post Office. As the B3335 continues to become busier, pollution levels are set to increase. The Hazeley Farm Feed Mill gives rise to smell which is wind dependent and noise. Other pollution includes noise from aircraft and road vehicles using the M3.

Excessive nitrate infiltration to rivers is harming the Solent SPA and Itchen SAC. Increased discharges from, for instance, new housing, developers must therefore take measures to avoid any increase in nitrate emissions. TPC will seek to reduce existing levels of pollution and mitigate further rises.

Contaminated land is likely to occur only to a very limited extent in the Parish.

*Relationship to the SDLP — Policy 54 deals with Pollution.*

SDLP SD 54 provides the policy for dealing with pollution and for mitigation including the new concerns on nitrate emissions. SDLP SD 55 deals with Contaminated Land.

### Policy - PO1 Pollution and Contaminated Land

1. Development proposals potentially affected by pollution as set out above and/or any additional impacts from on new developments; will be required to assess and mitigate their effects and will be subject to SD 54.
2. Development proposals will be required to quantify additional nitrate emissions and mitigate their effects upon the Solent SPA.



### 3. The Policies - DE The Design of Development

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#### DE - The Design of Development

##### *Purpose of the policy*

In their layout and in the use of materials, Twyford's buildings have been influenced by the landscape and its resources. Future development, whether this is of a traditional or more modern design, will need to complement these connections. This can be achieved through a landscape-led and ecosystems services approach.

Design is a crucial aspect of this for all scales and types of development and proposals need to address the advice in this supporting text and the policy criteria.

It is vital that all new development meets the highest standards of sustainable development. This goes beyond the architecture and form of a development and includes the cultural connections between people and places and the landscape, as well as the social wellbeing of communities. They must be used in order to achieve exceptional design, fit for a national park.

The layout of Twyford is complex and design of its buildings and gardens is immensely varied. This is because of its long gestation, the varied function of its buildings, the wide spread of wealth of property owners and the relatively small scale of estate housing. Older buildings are predominantly of a local redbrick, with tiled roofs, with use of flints in many cases. Timber framed buildings are generally plastered and whitewashed. Later buildings use a wide variety of bricks and roofing materials, many with render. These can be seen in the Twyford Village Character Assessment (see TNP website).

The Twyford Neighbourhood Plan does not intend to prescribe detail, impose architectural styles or particular tastes or stifle innovation, originality or initiative. However it is vital that each proposal should consider the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Local distinctiveness should be identified in each case and form the starting point for proposals. Great weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Permission should not, however, be refused for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility within an existing townscape, if those concerns have been mitigated by good design.

Landscape guidance is provided by the Twyford Parish Landscape Assessment (Terra Firma 2016). Guidance on Local Distinctiveness and building in design is provided by the Twyford Village Character Assessment and the Conservation Area Appraisal of 1980 and the revised draft of 2020.

##### *Relationship to the SDLP*

Achieving high-quality design is a core principle of the National Planning Policy Framework, as outlined in paragraph 17. Paragraph 56 also places 'great importance' on the design of the built environment and that it should contribute positively to making places better for people.

A central feature of The South Downs Local Plan is to achieve high-quality and inclusive design for all development. Policies SD 4 and 5 provide a comprehensive design framework. The Conservation Area designation and appraisal of WCC and SDNPA's draft are also important.

#### **Policy DE1 - Design**

Development proposals are to take account of the distinctive village character and be informed by the Twyford Village Character Assessment, the Twyford Parish Landscape Assessment and the Conservation Area Appraisal, and to accord with SDNP policies SD 4 and SD 5.



### 3. The Policies - IDC Infrastructure

#### Policy IDC1 – Infrastructure

##### *Purpose of the policy*

Developers need to ensure that all services and utilities are provided for new development and in particular for the additional housing. Development should contribute to providing infrastructure and community facilities within the Parish; however it cannot be required to remedy existing deficiencies. The Community Infrastructure Levy (CIL) provides an opportunity for contributions to a wide variety of community and infrastructure needs.

Current deficiencies in Twyford Parish are as follows:

1. Surface water system east of the B3335 resulting in periodic flooding.
2. Surcharging of foul sewers in lower lying parts of Twyford in times of high rainfall and/or flooding.
3. Inadequate parking in the village centre and other parts of the village.
4. Lack of footways along the village roads
5. Lack of cycle ways.
6. Upgrading of the Parish Hall.
7. Traffic Management

Managing the drainage of new development of Site 26 (the land east of the Parish Hall car park) is inextricably linked to addressing existing problems of surface water affecting this site by the periodic flooding of the Bourne. (See also policy WE1 above).

Surcharging of the foul sewers appears to be in part related to the periodic rise in the water table but also to inadequacies in the system. The existing problems must be investigated; and new development must first demonstrate no additional effect on the system.

Parking in the village centre has been recognised as inadequate for many years. Additional provision is proposed by MA2. Access arrangements to new development should also be used to help manage traffic flows on roads from which development is accessed. Parking in many parts of the village is inadequate.

The priorities for infrastructure and service provision are flood prevention and foul drainage improvements, extending the Parish Hall car park, and traffic management measures. In addition, improvements to sports and play provision, green space, visitor management, ecological enhancement, heritage protection and interpretation (including the conversation and the engineered studies of the Itchen Valley), facilities for community activities, and walking and cycling networks are required.

The Parish Council will closely monitor infrastructure and community needs during the period of the TNP and will use developer contributions to meet those needs.

The deficiencies in adequate reasonable and necessary infrastructure in Twyford are set out in 1 - 7 above.

##### *Relationship to the SDLP*

SD policy 42 (Infrastructure) applies. This policy requires adequate reasonable and necessary infrastructure investment to be secured prior to development.

**Policy IDC1- Infrastructure**

1. Development proposals will be required to assess their impact on the current deficiencies listed as 1—7 above (as appropriate), and ensure that no additional harm is caused or can be mitigated. Where a scheme of mitigation is being taken forward by the Local Authorities, developers will be expected to co-operate in the implementation.
2. Provision of new and improved utilities and other infrastructure set out in 1 -7 above will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.

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### 3. The Policies - DB Development Briefs

#### Policy DB1- Land Adjacent to the Village Hall (Site 26)

Site 26 is the principle site for allocation of new houses in the Neighbourhood Plan, and is to provide 20 houses (see HN3) of which 8 are to be affordable (see HN3) and additional car parking (see MA2).

The reasons for the selection of this site are explained in HN3. The main reasons are that the field next to the Parish Hall is central to the village and close to all its facilities. In addition it is able to provide important infrastructure for some of Twyford's existing problems (car parking, flooding and open space).

##### 1. Landscape Impact

The Parish Council recognizes that this is a sensitive site; it has taken extensive advice on the landscape impact of development on the site, both from Terra Firma Landscape Architects and from Urban Design Planners, Spindriff on layout and design, and from photomontages of the Spindriff layout. As a result, the development area has been limited in its extent and also excludes the tree clump in the centre of the site; this is to be kept as a major feature of the village centre. Further planting will also be required along the line of Hazeley Road.

The design work has shown that development will be seen from key viewpoints. It is seen as part of the village, screened on 3 sides by development and by existing trees on the north and west boundaries. The design advice considered by the Parish Council and its evaluation, is set out in the evidence base.

##### 2. Access and the village centre

- a) Car Parking: The shortage of car parking for the multiple uses of the village centre has been recognised for a long time. Policy MA2 recognises this and MA2 (2) provides for an extension of the car park. This is on land which forms part of Site 26. The estimate is that a further 40 spaces are required, possibly in two phases.
- b) Access to Hazeley Road: A new access to Hazeley Road is shown at the eastern end of the site.
- c) Traffic Management in the village centre: This will be required to ensure the new car park is fully used as intended for short term parking; this is as proposed by MA5. It is likely that TPC will take the initiative on

##### 3. Flooding:

The periodic flooding of Twyford along the Hazeley valley is fully addressed by policy WE1 Flood Mitigation. The flood land affects a narrow strip along the bottom of the site and this will need to be integrated into the Flood Mitigation scheme of which it forms a key link. The solution to the wider flooding needs to have been agreed prior to the development of Site 26 as set out in WE1.

##### 4. Foul sewerage

The sewerage problems in the lower part of the village are identified in WE2. Before further houses are added to the existing foul system, this matter needs to be fully investigated to ensure the existing problems are not made worse.

##### 5. Dwelling sizes and mix

The houses to be permitted should be small and at higher density. Smaller dwellings will be more affordable for local people, and more suitable for the elderly. The mix is prescribed by SDLP in SD 27, Mix of Homes, maximum and minimum and the sizes by HN1.

In summary, the public benefits which Site 26 is capable of delivering are:

1. A comprehensive plan for the whole site
2. 10 social houses in the village centre
3. Up to 12 market houses in the village centre to accord with Policy HN1.
4. A car park for around 20 cars and space for a further 20 cars or community use in the future.
5. Measures to assist prevention of further flooding of the village centre from the Hazeley Bourne.
6. Safeguards on foul drainage.
7. Retention of clump of trees on top of site as open space.
8. Integration with the Parish Hall/surgery site.
9. Access from Hazeley Road.
10. Additional landscaping along Hazeley Road and the eastern boundary of the site.

The brief ensures that these benefits will be delivered.



### 3. The Policies - DB Development Briefs (continued)

As described in the introduction to HN3, Twyford Parish Council commissioned layouts to show both the capacity of the site and how the site might be developed, while incorporating the policies of the brief and the site specific community benefits. The brief is expected to incorporate these design principles unless there are clear advantages for an alternative.

Landscape Mitigation: The effects of the development on the landscape are mitigated by the retention of the tree clump on high ground in the centre of the site and by further planting to the east outside the development site.

Affordable housing is set at 50% by SDLP SD 28. The policy recognises that there may be circumstances in which this may be compromised by the viability of the scheme. This is possible for the site as the number of houses are low and the infrastructure requirement is high. This will be a matter for the developer to agree with the Planning Authority at the planning application stage.

Proposals for the management of the high rising land in the north east of the site which is excluded from this proposal, should be put forward.

#### Policy DB1 - Development Brief for Land adjacent to the Parish Hall

The land adjoining the Parish Hall Car Park, (as shown on Map 15), is allocated for the development of 20 houses, subject to the preparation of a development brief to incorporate:

- a) A minimum of 50% affordable dwellings.
- b) A mix of houses in accordance with policy HN1.
- c) Additional parking for around 20 cars, with further land for an additional 20 spaces, or other community use adjacent to the existing car park.
- d) The area of the tree clump as open space.

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- e) The preparation of a comprehensive landscape scheme incorporating land to the east in the same ownership.
- f) The retention of boundary trees.
- g) Flood management measures as part of a comprehensive scheme for the land between B3335 and Bourne Lane.
- h) Foul sewerage scheme which does not impact on that part of the system which malfunctions in periods of high surface water flows.
- i) Design is a) to relate positively to the Surgery and Parish Hall  
b) to follow the principles of the layout (shown on Map 15) unless there are clear advantages of an alternative layout.  
c) accord with DE1.
- j) Management of the land excluded from development.
- k) Adherence to a Construction Environmental Management Plan coupled with careful design and the utilisation of standard pollution guidance to ensure adverse water quality effects on the River Itchen SAC is avoided.
- l) A drainage plan must be provided to show that the drainage associated with the site will either utilise an existing foul sewer for foul drainage only at the nearest point of capacity or will be dealt with by a small package treatment plant (or similar). Details of the proposed means of surface water run-off disposal to be in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes to be agreed by the Lead Local Flood Authority, in consultation with Southern Water. If the decision is to use a small package treatment plant then the drainage plan will need to demonstrate that there is no hydrological connectivity from the proposed Package Treatment Plant to the River Itchen for example are there existing watercourse or local drainage channels or a high water table, in the area of the proposed package treatment plan that will mean that the proposed package treatment would not be effective and would result in there being a high risk that phosphorous transferred into the protected River Itchen SAC and SSSI.



### 3. The Policies - DB Development Briefs (continued)

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#### Policy DB2 - Site Redevelopment: Stacey's Garage

Stacey's garage has been a feature of the village for many years, serving petrol and with car repair facilities. As the road has become busier, with changing regulatory requirements and customer expectations, the small site and poor access has proved a major constraint. The sale of fuel and the repair of cars have ceased and the site is used for specialised motor sales. The appearance of the site is poor and is now out of keeping with the Conservation Area. This policy provides for its development in the event of the current use ceasing.

Other policies of TNP seek to retain business uses but in this case, this is likely to continue the current appearance and the use of the access to the B3335. The design would need to protect the new dwellings from traffic noise and pollution. Contamination from the past use may also need to be dealt with.

#### Policy DB2 - Site Redevelopment: Stacey's Garage

1. The redevelopment of Stacey's garage for other purposes including housing (shown on Map 5) will be permitted provided that:
2. Contamination from past use can be dealt with. Facilities for pedestrian movement along the High Street frontage are provided.





Site 26 Boundary required to accommodate 20 houses



The map demonstrates an indicative layout and design for the proposed development.

# Land for Housing - Site 26

Map 15 Page 69



## 4. Implementing & Monitoring the Plan

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The Plan can be put into practice in a number of ways.

All those considering some form of development in Twyford will need to take account of these policies and shape their proposals accordingly. People and businesses will look to the Plan to know the amount and location of development, particularly when buying houses or setting up businesses.

In addition to the CIL receipts, The Parish Council is setting up a capital fund and programme to ensure that the proposals of this Plan can be implemented. Where no other agency is prepared to take an initiative proposed in this Plan, the Parish Council will explore whether it has the powers and means to do so. In all cases, the Parish Council will seek to act in partnership with other Authorities and Agencies to seek grants and innovative ways of investment where it is needed.

Decisions on planning applications are made by the South Downs National Park Authority; Winchester City Council has an agency agreement with SDNP who retain the right to 'call-in' applications for its own considerations. Those decisions will have to be made in accordance with the policies of this Twyford Neighbourhood Plan.

Utilities and service providers will take account of housing and business allocations in the Plan in planning their own services.

Community facilities and services will be provided by the Parish Council and senior Authorities, financed in some cases by developer contributions, and particularly through the Community Infrastructure Levy. The levy is split according to a formula set by Government. The South Downs National Park Authority will be deciding on the allocation of its share of the receipts. The Parish Council decides how it will spend its share, based on a schedule of schemes agreed with the SDNPA.

Those involved with the management of open and green spaces, rights of way and areas of biodiversity, including the South Downs National Park Authority, Hampshire County Council, the Parish Council and Winchester City Council, will reflect the designations in their management policies and future provision.

The implementation of development sites will be down to landowners with Housing Authorities and Housing Associations involved in affordable housing projects.

Progress in implementing the TNP will be monitored by the South Downs National Park Authority as part of their monitoring of planning policies across the park. The results will be included in their Annual Monitoring Report. The Parish Council will also monitor the Plan, particularly the outcomes of the Plan for Twyford and how far the vision and objectives of the Plan are being achieved.



**Proposed SDNPA comments on the Twyford Submission Neighbourhood Plan**

Reference	Comment	SDNPA Recommendation
General comments	<p>The Parish Council and Neighbourhood Planning group should be commended on progressing the Twyford Neighbourhood Plan (TNP) to this stage. The preparation of the TNP has been complex due to the sensitive local environment and having to consider the sensitivity of internationally designated sites, and balancing this with the community’s aspirations for development to meet locally identified housing need.</p> <p>The SDNPA also recognise the hard work and effort which has gone into selecting a site for housing, identifying a site which offers a range of community benefits as well as much needed housing. The site will require careful consideration in its development and we welcome the Parish Council’s involvement in the Pre application process to date.</p>	
General Comments	<p>As previously stated in the SDNPA response to the Regulation 14 consultation there are a number of TNP policies which simply refer to a policy within the South Downs Local Plan (SDLP) and stipulate that the SDLP policy must be considered. As the SDLP will form part of the Development Plan, alongside the TNP, these references are not necessary. The SDNPA appreciate TPC have moved a large number of these policy references to the supporting text, but there are still policies which include signposting to a particular SDLP which isn’t necessary, such as policy HNI.</p>	<p>Remove references to SDLP policy from TNP policies. If necessary and appropriate SDLP policy reference could be included within the supporting text of each TNP policy.</p>
General Comments	<p>As currently drafted the TNP policies include reference to policy numbers of previous version of the TNP. This could cause confusion for the reader and it is suggested that reference to previous policy numbers is removed.</p>	<p>Remove older policy references in policy title, for example at HN2 the older policy references should be removed Policy HN2 (<del>HN2 &amp; 3 amalgamated</del>)</p>

<p>Section 1.3</p>	<p>The second sentence refers to the remaining 14 years of the plan period, however, the plan period remaining is currently 12 years.</p>	<p>It is a plan for the next <u>14</u> years to 2033</p>
<p>Section 1, Paragraph 1</p>	<p>Reference to a minimum of 20 dwellings should amended to read approximately as per SDLP policy SD26.</p>	<p>Another key decision for Twyford is the allocation of one or more sites for <del>a minimum of</del> <u>approximately 20</u> dwellings between 2019 and 2033</p>
<p>Policy SBI</p>	<p>The supporting text to policy SBI refers to a minimum of 20 dwellings, this should be amended to read approximately 20 dwellings as per Policy SD26</p> <p>As currently drafted Policy SBI, supported by Map 2 exclude two significant developed areas of the parish, namely Hazeley Enterprise Park and Twyford School. The Settlement Boundary Review states that the SDNPA has left decisions on the review of settlement boundaries to the Neighbourhood Planning Group, while suggesting our own review methodology as a model. By placing the two sites outside the settlement boundary they are defined as open countryside under Policy SD25: Development Strategy of the Local Plan. That would mean that any development proposals would need to meet at least one of the exceptional circumstances set out in criterion 2 and both parts of criterion 3 of the Policy. It is recommended that both sites apart from the school playing fields should be included in the settlement boundary so that the NDP is in broad conformity with Policy SD25 of the Local Plan.</p>	<p>The TNP is required to allocate land for <del>a minimum of</del> <u>approximately 20</u> dwellings</p> <p>Review the Settlement Policy Boundary to incorporate the Hazeley Enterprise Park and Twyford School. The Twyford School playing fields should not be included within the Settlement Policy Boundary</p>
<p>Policy SB2</p>	<p>The supporting text to this policy lists several SDLP policies to which this policy relates. However, many of these policies are not specific to development outside the settlement boundary, they are also concerned with development inside</p>	<p>Review the list of SDLP policies in the supporting text</p>

	<p>the settlement boundary, therefore this list should be revised or deleted.</p> <p>As currently drafted this policy does not make it clear that development outside the settlement boundary (in open countryside) will only be permitted in exceptional circumstances. This will ensure the reader understands that development outside the identified Settlement Boundary will only be permitted in exception circumstances, which include a range of policies set out in the TNP and SDLP.</p>	<p>I. Development outside the settlement boundary will <u>only</u> be permitted in <u>exceptional circumstances as per</u> <del>subject to</del> the following policies of the <del>TNP as set out in detail as follows:</del></p>
<p>Policy HN1</p>	<p>Part 3 of the policy requires maximum floor areas for new housing. It would be helpful if the supporting evidence provided more explanation of the rationale for this, other than New Forest Local Plan. There would also need to be evidence to support such a requirement in Twyford. The additional text does not provide sufficient justification for this approach</p>	<p>Provide additional evidence to justify the policy requirement for maximum floor areas for new housing</p>
<p>Policy HN4</p>	<p>Part 2 of the policy seeks to control the eligibility for occupation of the new affordable housing. However, as currently drafted it is not clear what these eligibility criteria are. The policy states that the eligibility for occupation is as set out in HN4-1, however, HN4 – is only a reference to SDLP policy SD29. Clarification is required as to whether TPC are setting occupation eligibility as per the requirements in the SDLP. If HN4 is only signposting to SD29 and also referring to the occupation conditions set out in SD29, this policy is not required as it offers no more detail than policy SD29 of the SDLP.</p>	<p><del>Policy HN4 – Rural exception sites</del></p> <p><del>1. Proposals for rural exception sites will be permitted with SDLP SD29.</del></p> <p><del>2. The eligibility for occupation will be as set out in HN4 – 1. [HN4 – 2]</del></p>
<p>Policy HN5</p>	<p>Part 2 of the policy places extra policy restrictions in relation to the previous policy clauses set out at HN5 -1. Many of these additional requirements would be required by policy in the TNP or policies in the SDLP, therefore many of the</p>	<p>I. Development is subject to the following restrictions:</p>

	<p>additional criteria are not necessary and should be deleted. Point a is already covered by policy SD31. Point b is already covered by policy HNI, therefore these policy requirements can be deleted. Part 2c) should be presented as a separate policy relating to development in conservation areas. This will need to be addressed in order for the plan to meet the basic condition of conformity with the local plan and national planning policy; where plans should set out a positive strategy for the conservation and enjoyment of the historic environment. An assessment of how the loss of garden and walls within the Conservation Area will impact on the heritage assets is required.</p>	<p>a) <del>for categories 1 a, 1 b and 1 d, the increase in floor space is limited to 30% and accords with SD 31.</del></p> <p>b) <del>for category e, new detached houses should not exceed 150 m2</del></p> <p>c) within the Conservation Area there is to be no loss of garden land or walls</p>
<p>Policy HN6</p>	<p>Part 1c of the policy appears to prioritise two particular types of institution. It is not clear why these particular institutions are referred to in the policy, it is recommended that this aspect of the policy is removed.</p>	<p>c) <del>At racing stables, hostel accommodation tied to the operation.</del></p>
<p>Policy HN7</p>	<p>The intention of is to be welcomed given the support for increased provision of elderly care as set out in the SDLP. However, there are a number of policy criteria which seem restrictive given the nature of the facility.</p> <p>Policy Criteria 1b states that the expansion of the facility must be justified by local need. It is likely that people from outside the parish may want to live in any expanded facility, and the wider need for elderly care provision needs to be taken into consideration.</p> <p>Part 2 of this policy, specifically Policy criteria 2a requires a landscape led design brief to be prepared. The SDNPA would require a landscape led approach to any expansion of the facility, but not necessarily a separate design brief.</p> <p>Policy clause 2c requires no increase in traffic generation as a result of redevelopment, given the potential range of</p>	<p>Consider deletion or amendment to policy HN7 1b.</p> <p>2. The change of use or redevelopment of Orchard Close to residential will be permitted provided</p> <p>a) <del>A landscape led design brief is first prepared</del> <u>Any redevelopment should seek to retaining</u> the existing landscape garden with its trees.</p> <p>b) Any new buildings to be within or close to the footprint of the existing buildings.</p> <p>c) <del>There is no increase in traffic generation.</del></p> <p>d) No new vehicular access point is formed.</p> <p>e) The Edwardian house may be retained or replaced as a private house.</p> <p>f) New dwellings to be for the elderly</p>

	<p>redevelopment opportunities this may significantly restrict possible redevelopment</p> <p>Part 2 policy clause g only serves to repeat policy requirements covered by other policies in the TNP and SDLP and can therefore be deleted</p>	<p><del>g) Affordable housing to accord with HN4/ SD 28.</del></p>
<p>Policy BE1</p>	<p>As currently drafted Policy BE 1 part 1 offers no further policy requirement than SDLP policy SD35. Therefore, this part of the policy is unnecessary as it only duplicates SDLP policy.</p> <p>Part 2 of the policy, applies SDLP policy to the specific local requirements, which is welcomed. However, the policy only allows for redevelopment on a like for like basis outside of the uses specified, this is considered too restrictive and should be deleted.</p>	<p><del>1. Within the settlement boundary, development, including change of use and redevelopment for economic purposes will be permitted, in accordance with SD 35.</del></p> <p>2. Outside the settlement boundary including BE2, new development, redevelopment and expansion, whether of site area or buildings will be permitted in accordance with SD 34, and the uses specified in SD34 (a—d and g only). <del>In other cases re-development will be permitted on a 'like for like' basis.</del> Changes of use for commercial purposes will be permitted provided that no additional heavy traffic is generated</p>
<p>Policy BE2</p>	<p>The SDNPA welcome the designation of the site as a local employment site as per paragraph 7.140 of the SDLP.</p> <p>Northfields Farm is identified as site WI in the Employment Land Review Update (2017) as both an existing and potential employment site with the following commentary:</p> <p>'Fully occupied mostly high quality business park for local businesses; adjacent to potential housing site in draft Twyford NDP; protected by draft general safeguarding policy in NDP; part of site permitted for new B uses.'</p> <p>As stated previously, the site should not be excluded from the settlement boundary as this will unduly restrict future development on the site.</p>	<p>Consideration should be given to redrafting the policy so that it does not seek to control an extant planning permission. The provision of a Master plan is only relevant where proposals for the development of the entire site are submitted.</p>

	<p>Criterion 2 of Policy BE1 is unduly restrictive as it only allows like for like replacement of buildings on the estate.</p> <p>The supporting text refers to a new route to the north west of the site but no details are provided on the viability or feasibility of this new route.</p> <p>The site allocation should not include the area which is currently subject to an extant planning permission as this would not conform to Planning Practice Guidance which states the NDPs should not seek to affect extant planning permission. The site identified on Map 6 should be amended accordingly.</p> <p>Policy BE2.1b requires the preparation of a Master plan covering a wide range of matters. This is considered to be appropriate, if the entire site is proposed for development, however, the requirement for a Master plan is not necessary if a development proposal is submitted for a part of the site.</p>	<p>Delete Criterion 2 of the policy</p> <p>Review supporting text specifically reference to a new route to the North West of the site, insufficient detail on this potential route. Provide further information or remove reference from supporting text</p>
<p>Policy LHE2</p>	<p>Supporting text for policy LHE2 refers to the adoption of SDLP policy SD4 and SD6 for Twyford, these policies will apply to Twyford as part of the development plan for the park so this reference is not necessary.</p> <p>The policy refers to SDLP policy SD4 and specific policy criteria. However, it omits policy clause 4 from part 2 of SDLP policy SD4. Policy clause 4 of SD4 is particularly important as it seeks to safeguard blue and green corridors.</p> <p>A number of the views set out in Table 3 relate to the Conservation Area and heritage assets within the parish. Reference within the policy is made to Policy SD4 of the</p>	<p>Delete reference to adoption of SDLP policies for Twyford</p> <p>If references to SDLP policies are to be included in the TNP policy (although this is not necessary) reference to the relevant aspects of the policy is important</p> <p>Further clarification of how policy SD4 is to be applied in Twyford, it should set out how SD4 2) is applicable to Twyford and how the Parish Council has demonstrated their</p>

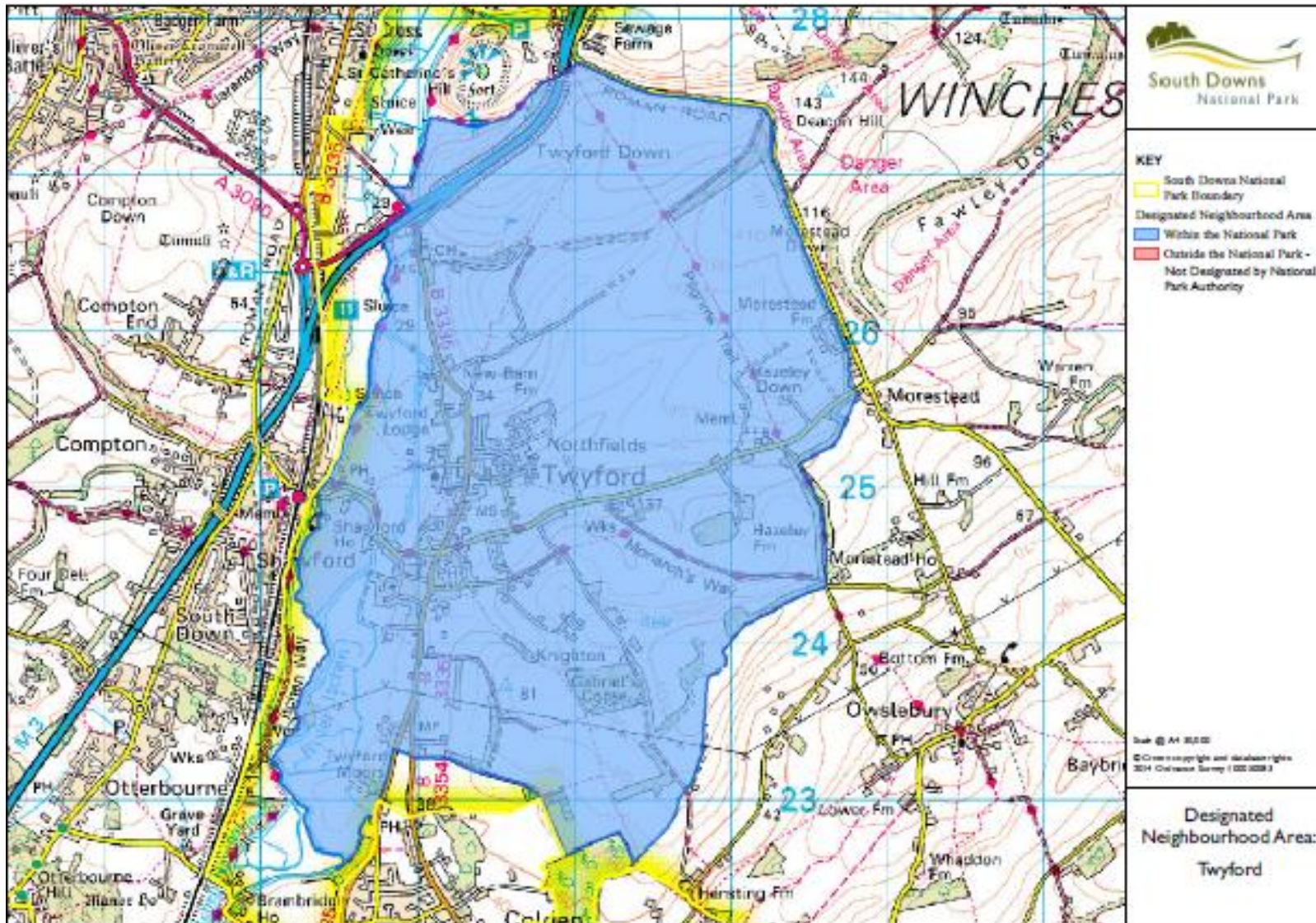
	<p>SDLP. However, to be in general conformity with the policies within the SDLP, it should set out how SD4 2) is applicable to Twyford and how the Parish Council has demonstrated their understanding of the design principles of the landscape or illustrated how the protected views set out in Table 3, where heritage assets are listed, have been identified.</p> <p>More information on how these views contribute to the significance of the heritage assets as well as allowing an appreciation of the wider historic environment should be provided within the supporting text or a signpost to a document submitted as an evidence paper.</p>	<p>understanding of the design principles of the landscape or illustrated how the protected views set out in Table 3, where heritage assets are listed, have been identified.</p>
<p>Policy LHE3</p>	<p>This policy lacks focus of the various heritage assets located within the parish and refers solely to SDLP policies. The policy remains generic with little detail and it is not clear the purpose of the policy itself. There is no particular reference to what the areas are within the supporting text and the policy refers to a map which does not clearly define the areas listed in the key. It is also not clear where the supporting evidence can be found and the key conclusions/recommendations of this evidence. Policy LHE3 suggests that only the areas on the map are covered by the policy rather than all the heritage assets and the historic environment within the parish. In order to be in compliance with national planning policy, it is recommended Policy LHE3 should set out a positive strategy for the conservation and enjoyment of the historic environment. National Planning Practice Guidance states 'neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale'.</p>	<p>Consider revision of policy wording to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale</p>

<p>Policy LHE4</p>	<p>In line with the National Planning Policy Framework (paragraph 185), plans should set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting.</p>	<p>In order to be in conformity with national planning policy, it is recommended that this policy is focussed on facilitating the conservation, enhancement and regeneration of the Conservation Area.</p>
<p>Policy LHE5</p>	<p>Supporting text to policy LHE5 refers to the relationship with a number of SDLP policies, the reference to policy SD2 Ecosystem services is incorrect</p> <p>Part 2 of policy LHE5 refers to ‘open land’, is this in reference to undeveloped land, rather than the character of the land being open? Clarification is required in the supporting text to define what the TNP considers to be open land.</p>	<p>SD 2 Ecosystem <u>Services</u></p> <p>Provide clarification of the term open land in the context of policy LHE5</p>
<p>Policy LHE6</p>	<p>Part 2 of this policy proposes a cross border policy to ensure the conservation and enhancement of the river Itchen SAC. As drafted this policy cannot be applied in the determination of planning applications and proposes the development of new policy, this is not appropriate for the development plan and should be deleted. The SDNPA is preparing a technical advice note on Habitat Regulation Assessment matters, which will take into consideration international sites such as the River Itchen, as well as the provisions set out in policy SD9 of the SDLP</p> <p>Part 3 of this policy refers to the need to protect tree’s hedges and woodland in Twyford, but specifically within the settlement boundary and conservation area. Is the reference to the settlement boundary and Conservation Area necessary, as currently worded the policy suggests that SDLP policy SD11 will only apply within the settlement boundary and Conservation Area</p>	<p>Delete policy criteria 2 of policy LHE6</p> <p>Consider rewording the policy to ensure the policy intention is clear</p>

Policy WE1	It appears that some wording has been omitted before the policy criteria start. A currently drafted the policy does not make sense	Consider whether policy wording has been omitted accidentally and reword policy
Policy MA1	Part 1 and 2 of this policy only refer to SDLP policies which already form part of the development plan, therefore repeating the policy is not necessary. The 2 <sup>nd</sup> part of the policy seeks to encourage the highways authority to deliver a local cycle path scheme, this would not be relevant in the determination of a planning application. Therefore it is recommended that this policy is deleted.	<ol style="list-style-type: none"> <li>1. <del>Rights of Way will be extended and enhanced to secure the objectives of SD 20, 4; 5; &amp; 6.</del></li> <li>2. <del>TPC working with HCC and WCC will improve cycling facilities along the B3335/B3354 through the village from Hockley traffic lights to Colden Common. Land adjacent to this route will be safeguarded for this purpose.</del></li> </ol>
Policy MA2	<p>The SDNPA's Parking Supplementary Planning Document will provide additional detail to supplement SDLP policy on this matter, therefore part 1 and 2 of the policy are not necessary and should be deleted.</p> <p>Part 3 of the policy is covered by requirements set out in Policy DB1 of the TNP therefore this aspect of the policy is also unnecessary and can be deleted.</p>	<p><del>Parking will be provided in accordance with SD 22 and the following:</del></p> <ol style="list-style-type: none"> <li>1. <del>Until SDNP parking standards are adopted, the standard WCC (for residential) and HCC (for all other land uses) will apply.</del></li> <li>2. <del>Development proposals that result in a loss of existing car parking spaces will only be permitted if it can be demonstrated that suitable alternative provision can be made in the vicinity.</del></li> <li>3. <del>Land to accommodate up to 40 additional car parking spaces is reserved on land adjoining the existing Parish Hall car park.</del></li> </ol>
Policy MA3	As this policy is not related to land use matters it is recommended that the policy is stated as a community aspiration, and clearly distinguishable from planning policies	Delete policy and if appropriate state this as a community aim or aspiration
Policy MA5	Policy MA5 concerns itself primarily with encouraging sustainable forms of transport and traffic management proposals. These are not appropriate for Neighbourhood Plan policy; they are matters for the highways authority to consider when reviewing the road network in the parish. It may be appropriate for these aspects to be stated as	Delete policy and if appropriate state this as a community aim or aspiration

	community aspirations or community aims, clearly identified as separate to land use policies of the TNP. This will allow the aspirations to be recorded within the TNP as a community aim, rather than deleted entirely as they are not appropriate as planning policy	
Policy SS1	As currently drafted policy SS1 does not allow for the provision of solar panels or wind turbines. This is considered too restrictive and would not allow for small scale solar array or small scale wind turbines as per SDLP policy SD51	Consider review and amendment to policy SS1 to align with the approach in SDLP policy SD51
Policy DB1	<p>The supporting text to Policy DB1 states that 8 of the new homes are to be affordable, this does not comply with policies of the SDLP or TNP, this should state that 10 homes will be affordable.</p> <p>Part of the boundary of the site is in close proximity to the Conservation Area. It is recommended that the policy includes a reference to the Conservation Area and its setting so that it sets out a positive strategy for the conservation and enjoyment of the historic environment and enables development that will make a positive contribution to the heritage asset and reflect and enhance local character and distinctiveness.</p>	<p>Site 26 is the principle site for allocation of new houses in the Neighbourhood Plan, and is to provide 20 houses (see HN3) of which 8 <u>10</u> are to be affordable (see HN3) and additional car parking (see MA2).</p> <p>Include a reference to the close proximity of the Conservation Area to ensure the development can make positive contribution to the setting of the Conservation Area.</p>

Designated Neighbourhood Area Map



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