



Twyford Neighbourhood Plan
Pre-Submission Draft November 2019



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Making the Plan and supporting information:
See the Neighbourhood Plan website twyfordneighbourhoodplan.com



1. Introduction

1.1 Twyford –western gateway to the South Downs National Park

Twyford is a village 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 External Pressures on Twyford

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 gate-

way to the National Park. Through traffic affects the three main roads of the village.

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 new part of the statutory planning system which for the first time gives powers to parish councils to create their own planning policies. Current 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 communities like Twyford, it is up to the Parish Council to start the process of preparing a plan, involving local people as much as possible.

Twyford's new role as a settlement within a National Park comes at a time when 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.

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 longstanding connections to the village, and are part of the community. There is strong support for additional housing for those unable to afford either purchase or private renting.

A 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 Parish 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.



1. Introduction (continued)

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 volunteer Technical Committee was set up to organise the work. These local volunteers are bringing 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 is being 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 and continues to be sought on potential housing sites. These detailed proposals are being widely circulated, advertised and discussed in the Pre-submission draft of the TNP formal consultation. Details of previous consultations undertaken to-date are shown on the Neighbourhood Plan website.

1.7 The strategy for locating development

One of the central issues for the TNP is deciding on one or more sites for 20 new houses in addition to infilling. There are a number of major constraints that limit opportunities.

The Parish is within a National Park where it is essential to avoid harm to the landscape. It also lies within a river valley where development is additionally constrained by the high quality ecology of the river and water meadows, the historic value of the meadows and by periodic flooding. Elsewhere new development is constrained by existing land uses such as playing fields, employment and accessibility, as well as landscape and the ecology.

To achieve sustainable development, sites need to be well located in relation to facilities, services and the village centre. The need for good access is also a factor. Some residents have suggested that the 20 dwellings should be broken up into smaller groups, although this has a number of disadvantages, particularly a key objective of securing the maximum affordable housing onsite as part of that development. Thus, the strategy for allocating land for housing has been to avoid areas subject to the constraints mentioned above and to seek one or more sites reasonably close to the village centre which are able to deliver affordable housing.

1.8 Fitting in with other plans

Twyford is within the area of Winchester City Council, which, until 2011, was the local planning authority. The Winchester and District Local Plan provided the planning policies covering Twyford, through the 2006 Review.

Since April 2011, the South Downs National Park Authority (SDNPA) has been the planning authority responsible for Twyford and in June 2014 a Joint Core Strategy (JCS), for Winchester was approved by both authorities.

The SDNPA has now prepared its own South Downs Local Plan (SDLP), for the whole of the National Park. This has replaced the Joint Core Strategy and the saved policies of earlier plans.

The TNP now follows the SDLP, which differs significantly in language and some policy respects from the JCS. In a few instances where local circumstances differ from the SDNP as a whole, the TNP has put forward its own approach. This has been the subject of discussion with the SDNPA. In all cases, the TNP has sought to be in general conformity with the SDLP.

When adopted the SDLP and the TNP, will together form the development plan for Twyford Parish.



Introduction (continued)

1.9 Status of this Draft of the Twyford Neighbourhood Plan

This draft of the Twyford Neighbourhood Plan has been agreed by Twyford Parish Council following consultation with the community to gauge public opinion and to seek views on how the TNP should be further developed and refined. The responses have all been analysed and a number of significant changes made to the TNP. The draft has been substantially changed to bring it into conformity with the South Downs Local Plan as adopted on 2nd July 2019. The amended draft has been subject to Strategic Environmental Assessment which has resulted in some further changes.

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 to meet local needs, promoting employment 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 Parish, improving road safety, minimising car usage and meeting parking needs, especially through new developments and by improvements to walking and cycling routes.

2. Vision and Objectives

5. To improve the quality of the built environment by protecting and enhancing existing special qualities, and through high quality design and layout in new developments.
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.
7. To ensure that all Parish developments meet local needs, are community led and are environmentally sustainable.
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.



2. Vision and Objectives (continued)

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.
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 appropriate provision of housing to address local needs and 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 also rely on a range of technical studies undertaken to inform policy decisions.

Most importantly, policies attempt to reflect the views of the Twyford Parish community. Formal consultations with service providers takes place at both the pre-submission and submission stages and may result in some additional changes.

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 land. For instance, the policies of the TNP can identify key designations, both in the built environment and in the countryside and secure their protection. In some cases, these designations can form the basis for enhanced management. For instance, conservation areas and sensitive environmental habitats.

The Plan can identify inadequacies in infrastructure and in some cases these can be remedied, 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

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 types of uses and building 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.

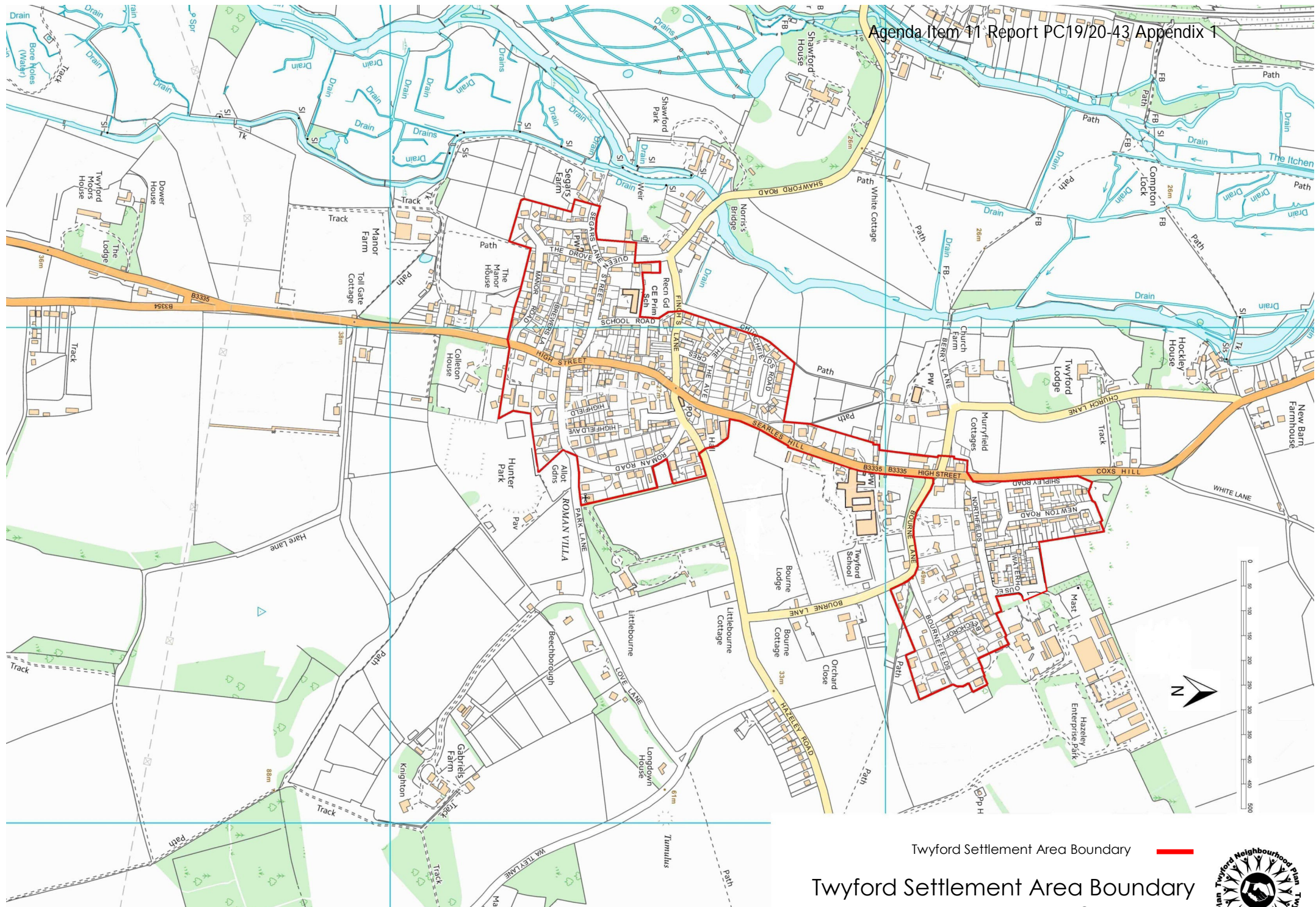
Relationship to existing policies

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 not normally be permitted except as specified by other policies of this Plan.





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

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 the development of 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 SDLP policies

Development outside the settlement boundary is controlled by a series of policies within the SDLP 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:
 - HN3 - Allocation of land for housing and parking
 - HN5 - Exception Sites
 - HN7 - 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.

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: HN3: Housing Allocation
 - HN5: Affordable Housing Exception Sites
 - HN7: Other housing
 - HN8: Orchard Close (Retirement)
 - Business and Employment:
 - BE1: Employment and Business provision
 - BE2: Northfields Farm & Hazeley Enterprise Park
 - BE3: Twyford Preparatory School
 - Tourism: ST1: Sustainable Tourism
2. For other types of development outside the settlement boundary, the policies of the SDLP will apply.



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 other policies

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.

Policy HN1 - Local housing, housing mix and size.

1. The mix of homes shall be as specified in SDLP SD 27
2. The minimum dimensions of new housing shall accord with nationally described space standards.
3. 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 140 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)

Policy HN2 - Housing provision

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. Twyford is required to identify land for an additional 20 dwellings 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.

Relationship to existing policies

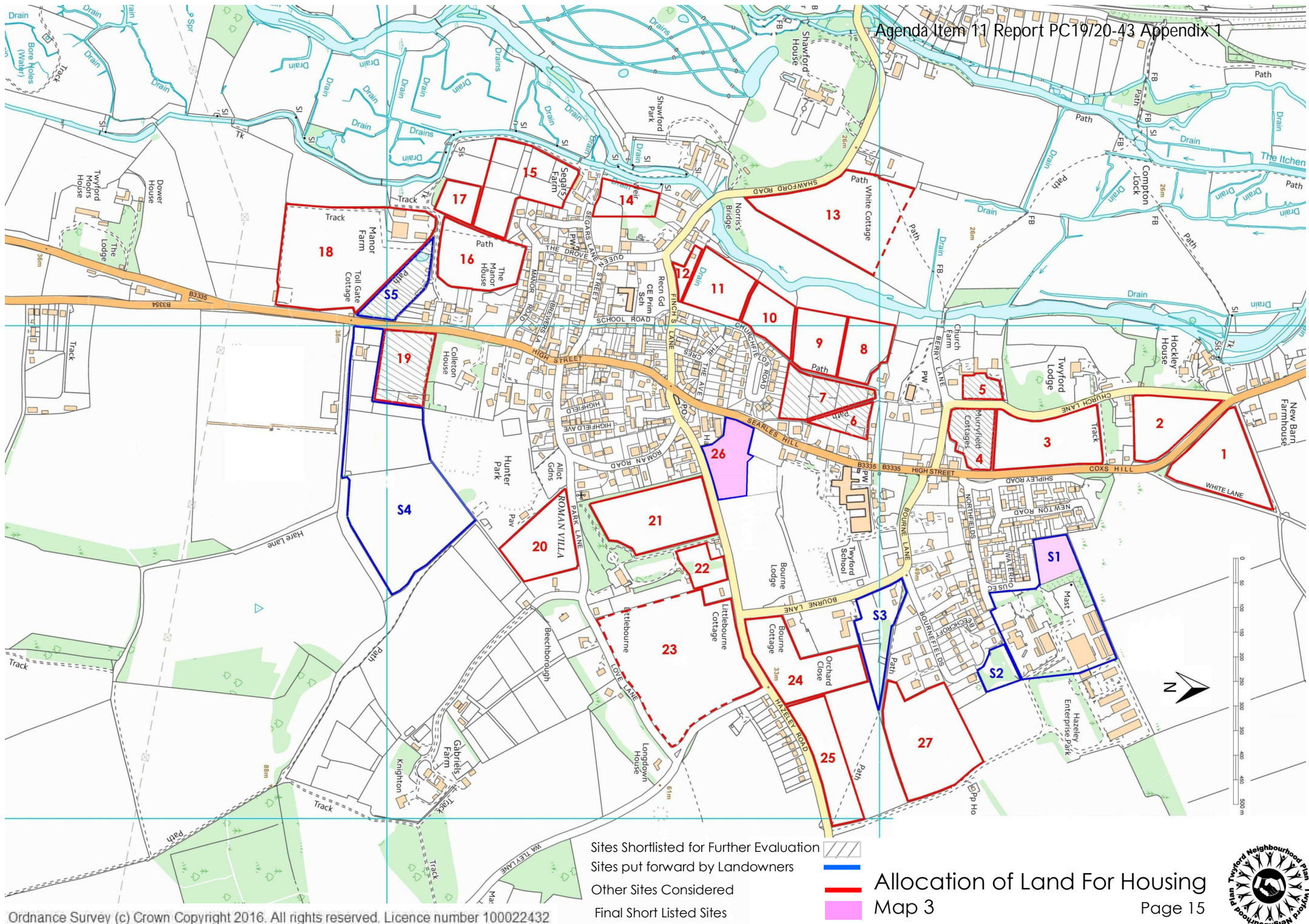
The following policies make provision for additional housing focussed on the needs of Twyford itself.

The policy for housing provision for Twyford is set by SDLP Policy SD 26.

Policy HN2 – Housing provision

Provision will be made for additional housing by the allocation of additional land for 20 dwellings and by infilling and redevelopment within the settlement boundary and by other policies of this Plan.





3. The Policies - HN Housing (continued)

Policy HN3 - Land for housing: site selection

Purpose of the Policy

Land has to be allocated to provide for a minimum of 20 houses. The allocation 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 (See map 3). 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 40% affordable dwellings.

A short list was prepared which was then tested by independent landscape consultants who recommended two of the sites for further evaluation, Site S1 located at Northfields and Site 26, the field adjacent to the Parish Hall. The consultants noted that Site 26 was constrained by its prominence in the landscape and recommended that the area for building should be limited to the western half.

Both of these sites were identified as possible development sites by Parish residents in our consultations.

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 detailed policy for site 26, DB1, explains how the landscape and flooding issues have been addressed and how they are to be resolved.

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

Policy DB1 sets out the detailed requirements for the development of site 26 for 20 dwellings.

Relationship to existing policies

The methods for allocation of land follow long established planning practice and the guidance of the SDLP.

Policy HN3 – Land for housing: site selection

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



3. The Policies - HN Housing (continued)

Policy HN4 - 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 the South Downs Development Plan. A target of at least 50% affordable housing is set by SD 28 and is adopted for new housing sites in Twyford Parish.

In all cases, the occupation of affordable housing will be limited to those with strong local connections.

Relationship to 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 takes its lead from the SDLP.

Policy HN4 - Affordable provision on allocated and windfall sites

1. Provision for affordable housing will be made at 50% in accordance with SDLP SD 28.
2. 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. 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.



3. The Policies - HN Housing (continued)

Policy HN5 - 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 20 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 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 HN5 - Rural exception sites

1. Proposals for new residential development of 100% affordable housing will be permitted outside the settlement boundary in accordance with SDLP SD29.
2. The occupation of affordable homes will be as set out in HN4 (2).



3. The Policies - HN Housing (continued)

Policy HN6 - 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 35. TNP adds to this by imposing the same limit on the redevelopment of single plots developed within the settlement boundary. 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. The onus in all cases is for the applicant to consult his 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. The policy note, Twyford Conservation Area 1976, published by WCC is still valid; new developments should have regard to it.

Relationship to 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); also Twyford Conservation Area WCC 1976.



3. The Policies - HN Housing (continued)

Policy HN6 Housing - New proposals within the settlement boundary.

1. Within the settlement boundary, (shown on Map 2), the following new housing will be permitted:-
 - a) Extensions (as provided for in SDLP policy SD31).
 - 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 (as provided for in SDLP policy SD30)
 - e) Redevelopment of dwelling plots less than 0.1 ha
 - f) Single plot infill on plots less than 0.1 ha
 - g) Development on plots in excess of 0.1 ha.
2. Development is subject to the following restrictions:
 - a) For categories e, f & g sites, no dwelling to exceed 170 msq GIA.
 - b) Category e is intended to allow for the redevelopment of single house plots with two or more smaller dwellings; to secure this objective, the 30% limit of SDLP policy SD30 is not applied.
 - c) In areas where detached houses are predominant, only single plot infill will be permitted.
 - d) flood risk to comply with WE1. 1 and 2.
3. Within the Twyford Conservation Area (shown on Map 4), and subject to SD 15 (Conservation Areas), new dwellings will be permitted by change of use or conversion or new build or redevelopment; the loss of garden land will be resisted.

Further explanations

On category g sites with the capacity for any more than a single extra site dwelling, a detailed layout plan will be required to set the appropriate numbers of dwellings and housing mix. Preference will be given to schemes making provision for those with special needs and the elderly in accordance with SDLP policy SD 27.3 (see also TNP policy HN1). Where a scheme is wholly for special needs or the elderly, the provisions of SD 28 (affordable housing provision) will not apply. Schemes should also take account of SD 27.1b, mix of homes.

For all categories proposals should:

- i) enhance their surrounds
- ii) provide within the curtilage satisfactory amenity space, landscaping, boundary treatments, external storage, off road parking
- iii) replace any trees removed immediately prior to development
- iv) make provision for upgrading of roads and/or pavements or other infrastructure, prior to development, where these are substandard provided they can be improved without harm. In the cases of roads, SD 21 Historic Rural Roads will apply.

Within the settlement boundary, infilling and redevelopment will be subject to HN1.

In addition to 1, 2 and 3 above, all proposals should respect the character of their immediate surroundings and enhance the area by satisfying the criteria of DE1.

In all cases, applicants should discuss and if possible agree their proposals with their neighbours before submission.



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3. The Policies - HN Housing (continued)

Policy HN7 - Housing in the countryside

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. For resident staff for institutions
2. For annexes for dependent relatives
3. Hostel accommodation for racing stables
4. The subdivision of larger houses.

The main institutions are Twyford Preparatory School and Orchard Close. Provision for resident staff may be needed but will need to be justified in each case. 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. Applicants will therefore be required to tie any consent for the granny annex to their property by legal agreements 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 desirable 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. Provision of social, affordable housing will be sought in accordance with HN4.

Relationship to SDLP policies

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%.



3. The Policies - HN Housing (continued)

Policy HN7 – Housing in the countryside

1. Planning consent for new dwellings in the countryside will be permitted in the following cases subject to the demonstration of need in each case:
 - a) Accommodation for resident staff of existing institutions in the countryside: the use will be tied to the institution; minimum provision only will be permitted.
 - b) Annexes for close family members (relatives) provided a legal agreement is entered into to tie any consent to the existing property and to prevent subsequent subdivision and sale away from the main house. 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 and that the proposal is to the benefit of the special qualities of the SDNP and to the community of Twyford.
 - ii) subsequent management will be for the property as a whole.
 - iii) No new boundaries are created.
2. Other housing development will also be permitted as set out in SDLP policies SD 30, 31 and 32.

Policy HN 8 Orchard Close

Purpose of the Policy

Orchard Close is a well established 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 now owned and run by Abbeyfield Winchester Society Ltd, a non profit organisation and charity. It is the only such facility in the village. Orchard Close is shown on Map 5.

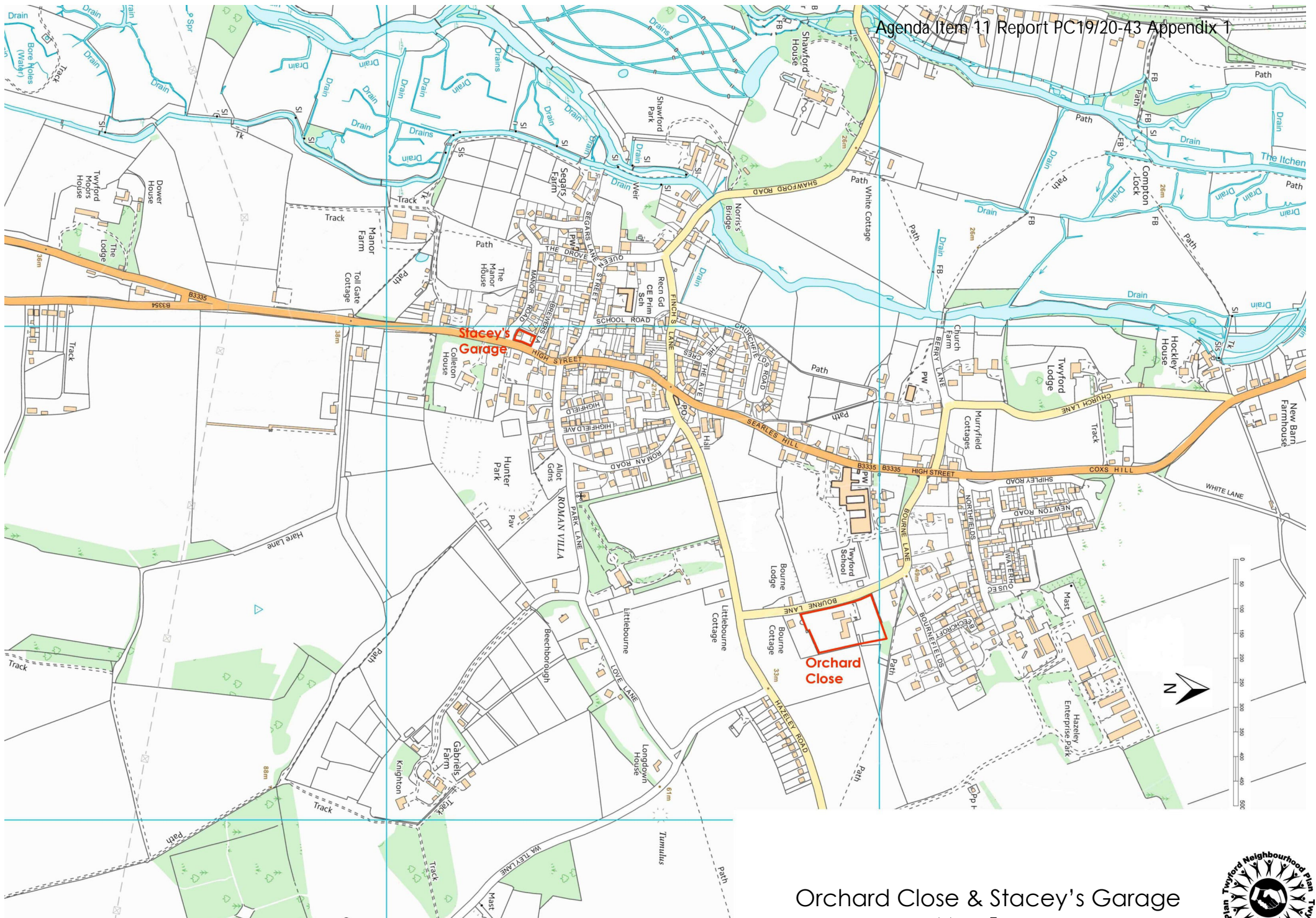
The Abbeyfield Winchester Society Ltd. has no current plans to expand Orchard Close. However the rise in the number of elderly is a factor both locally and nationally and is identified as an issue for local and neighbourhood plans. The South Downs Local Plan support for increased provision within the 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 further demand for additional facilities for the elderly which Orchard Close appears well suited to provide.

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.

Policy - HN8 Orchard Close

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) It does not impact unduly on existing medical services.



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 (27) is to be found at Hazeley Enterprise Park/Northfields Farm. 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 and land-based enterprises (e.g. farms, golf course etc.) 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 commercial premises are relying on unmade roads, and/or 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.

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)

Relationship to the South Downs Local Plan

Policy SD 35 allocates no additional employment land to Twyford and safeguards existing employment sites.

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.

Policy BE1 – Employment and business provision

1. Existing land and buildings in use for economic purposes are to be retained and will be subject to SD 35.2, other than DB2.
2. Within the settlement boundary, development, including change of use and redevelopment for economic purposes will be permitted.
3. Outside the settlement boundary excluding 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). 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.
4. In all cases, there should be no additional impact on historic rural roads.



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 is in the process of being turned from an agri-industrial egg farm with offices, sheds and a feed mill to commercial uses. 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 is home to about 27 firms, 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 in providing land and premises for a wide range of businesses and employment. 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.

The mill and other land within this site have the benefit of several planning permissions; two have yet to be implemented. One is for redevelopment of the mill for further commercial space and a 131 bed space care home, with employment predicted to grow by over 200 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 is significant in National Park terms both for employment and for commercial use. 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 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. Routing agreements through a Green Travel Plan, direct 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.

Relationship to current policies

The site is in the countryside. SDLP Policy SD 35 requires that premises in commercial use should be retained for that purpose. BE 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 their objectives of this policy.

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.



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

Policy BE2.1- Northfields Farm and Hazeley Enterprise Park Redevelopment or Change of Use

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 in accordance with Policy BE1 and subject to prior agreement of the following:-

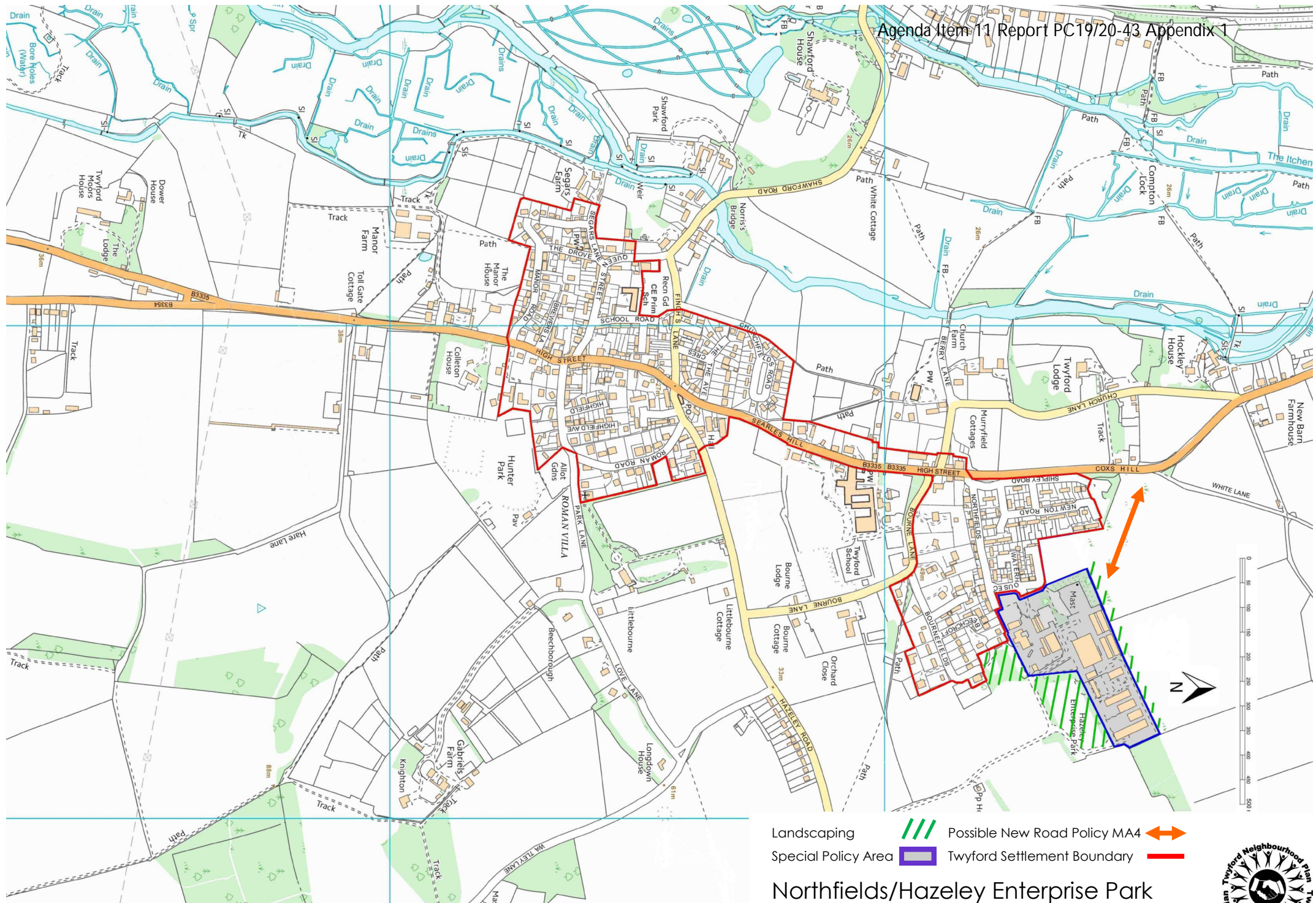
- a) The removal of the feed mill
- b) The preparation of a master plan to cover the following matters for the whole of site outlined on Map 6 including:
 - i) Hours of working
 - ii) Traffic and its routing to minimize the impact on the village and the SDNP
 - iii) Landscaping to minimize the impact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

Policy BE2.2- Northfields Farm and Hazeley Enterprise Park Care Home Consent

As it appears unlikely that the 131 bed care home will now be built and the owners are known to be considering alternatives, the following additional criteria should be met for any new proposal:

- a) Should be in accordance with SD 35: employment land, or
- b) For any changes of use justified in accordance with SD 35 should:
 - i) Benefit the community as a whole
 - ii) Provision should be related to the needs and scale of the village
 - iii) Relate well to existing village facilities
 - iv) Have safe means of pedestrian access to facilities
 - v) Not impact on existing medical services
 - vi) Satisfy all the normal landscape and other development requirements
 - vii) Be justified by local need.





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

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 and is of historic interest as an institution. It has over 400 pupils and is the largest employer in the village. It is currently preparing a master plan. Over the period of the TNP, there are likely to be a series of proposals requiring planning consent.

The only part of this site within the settlement boundary is the main body of the school buildings with the remainder being in the countryside. The same part is also within the Conservation Area.

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.

Whilst about half of the pupils live within 15 minutes drive time, few pupils are from Twyford. The rise in numbers has resulted in a significant growth in commuter traffic which impacts on the local lanes and the free and safe movement round the village; this is an ongoing source of concern. Most staff also live outside the Parish so the inter dependence with the TNP area is not strong either in pupils or staff.

All of this points to limiting any further growth in pupil numbers unless this can be done with no harmful impacts. There should be continuing efforts during the life of the TNP to reduce the impact of traffic, together with a

strong landscape and design framework. The types of development envisaged, besides playing fields and educational and ancillary buildings, could include a small number of tied staff flats.

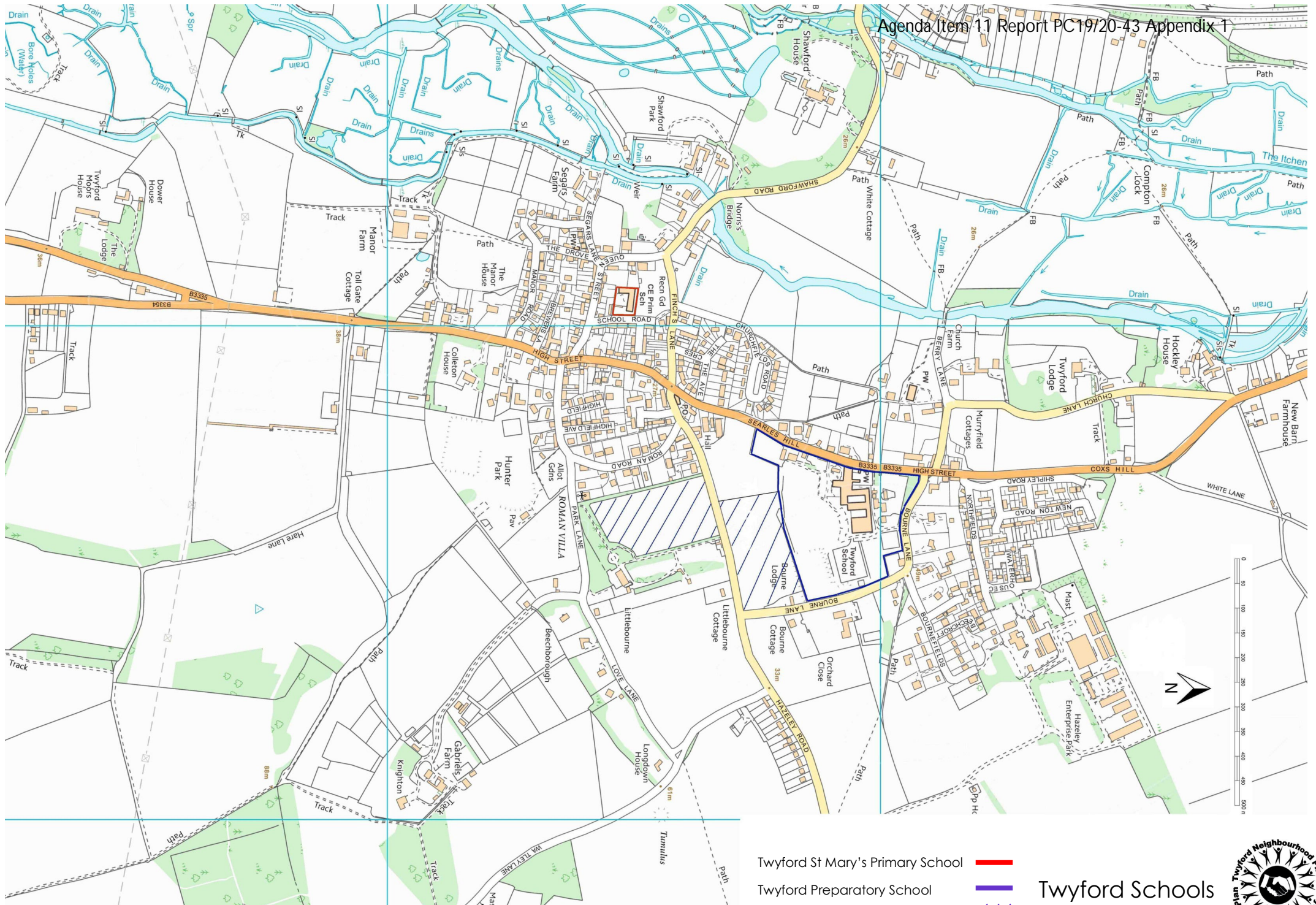
Relationship to existing policies

Existing policies support the retention and development of schools subject to the preparation of a master plan to identify site opportunities and constraints. Master plans are also required to promote sustainable development, and maximise sustainable transport opportunities, whilst limiting impacts on the surrounding environment and communities.

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 not be permitted which would:-
 - a) Result in an increase in pupil numbers unless it can be shown that there will be no additional traffic, foul sewerage or other environmental or infrastructure impacts.
 - b) Cause harm to the wider landscape or to the relationship of the landscape to the village.
3. Consents for new buildings will be limited to the upper parts of the site.





Twyford St Mary's Primary School

Twyford Preparatory School

Prep School Playing Fields



Twyford Schools
Map 7

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3. The Policies - ST Sustainable Tourism

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. 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, a village festival, 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. 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 with conditions in the policy. This can 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.

Relationship to existing policies

These policies are in line both with existing ones and those of SDLP SD 23 and give effect to the purpose of the National Park to increase awareness and enjoyment of its special qualities.



3. The Policies - ST Sustainable Tourism (continued)

Policy ST1: Visitor Attractions and Tourism Facilities

1. Visitor attractions and tourism facilities will be permitted provided they are:
 - a) Directed to the understanding and enjoyment of the special qualities of the National Park.
 - b) Can demonstrate that they will:
 - i) Not harm the attraction itself
 - ii) Contribute to the protection and enhancement of the National Park's special qualities
 - iii) Benefit the local community.
 - c) Assessed for their cumulative effect on the Parish and its infrastructure.

2. Outside the settlement boundary visitor facilities requiring new construction or change of use will only be permitted provided they can demonstrate:
 - a) A need for development in that location.
 - b) They will benefit an existing attraction within the Parish and that they will contribute to its preservation.
 - c) They minimize the need for travel by private car and encourage access or subsequent travel by sustainable means, including public transport, walking, cycling and horse riding.

3. In addition to the above, new visitor accommodation will only be permitted where:
 - a) The accommodation is for holiday purposes only.
 - b) The accommodation shall not be occupied as a person's sole or main place of residence or used by any single person
 - c) The operator maintains a register of the occupants main place of residence which is available for inspection.
 - d) Any loss of visitor accommodation or visitor attractions are subject to SD 23.3 and Appendix 3.



3. The Policies - ST Sustainable Tourism (continued)

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.

Policy ST2 - Visiting and enjoying Twyford

1. 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.
2. 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.

Any 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 existing policies

Planning policies have long put the provision of open space as a central element of local plans. The SDLP implements this with Policy SD 46. Policies for protecting existing open space and assets are set by current plans, as are standards for open space for new development. This policy applies the SDLP policy to the local circumstances of Twyford.

Policy CP1 - Community and sports facilities and open spaces

The policy to be applied is that of SDLP SD 46.

Twyford's open spaces are identified in Table 1 and Map 8.



3. The Policies - CP Community Provision (continued)

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

Name	Ownership
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 Developments (under Planning Condition)
Churchfields Green Play Area	Winchester City Council
Allotments	Twyford Parish Council
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

Cecil Hut

Public Halls and Meeting Places

Parish Hall and Car Park

St Mary's Church and Graveyard

Methodist Chapel

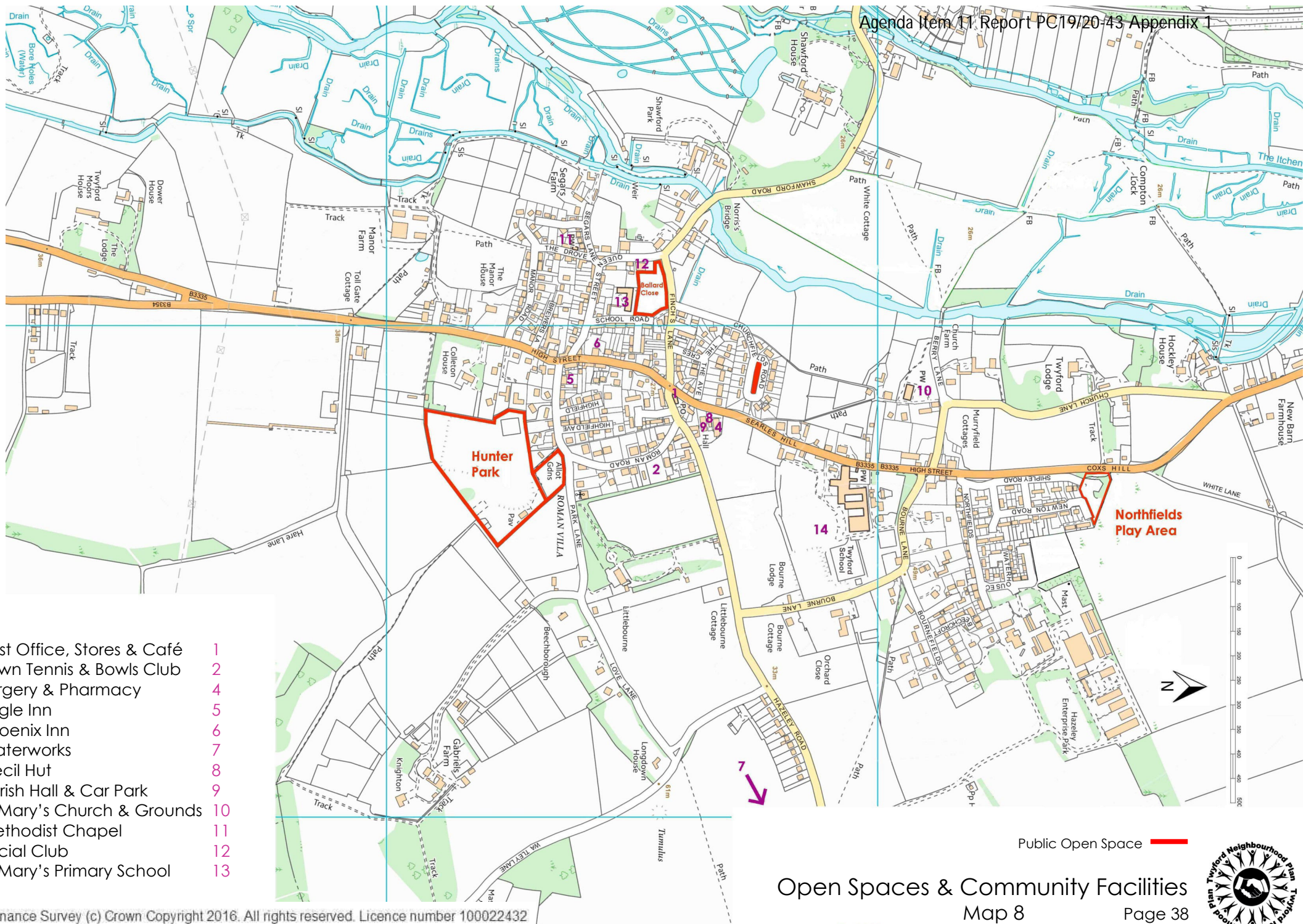
Twyford Social Club

Schools

Twyford St Mary's Primary School

Twyford Preparatory School





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

Public Open Space —



3. The Policies - CP Community Provision (continued)

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 six 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 existing policies

The basis for this policy is SD 43.

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 supported.



3. The Policies - LHE Landscape, Heritage & Ecology

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.

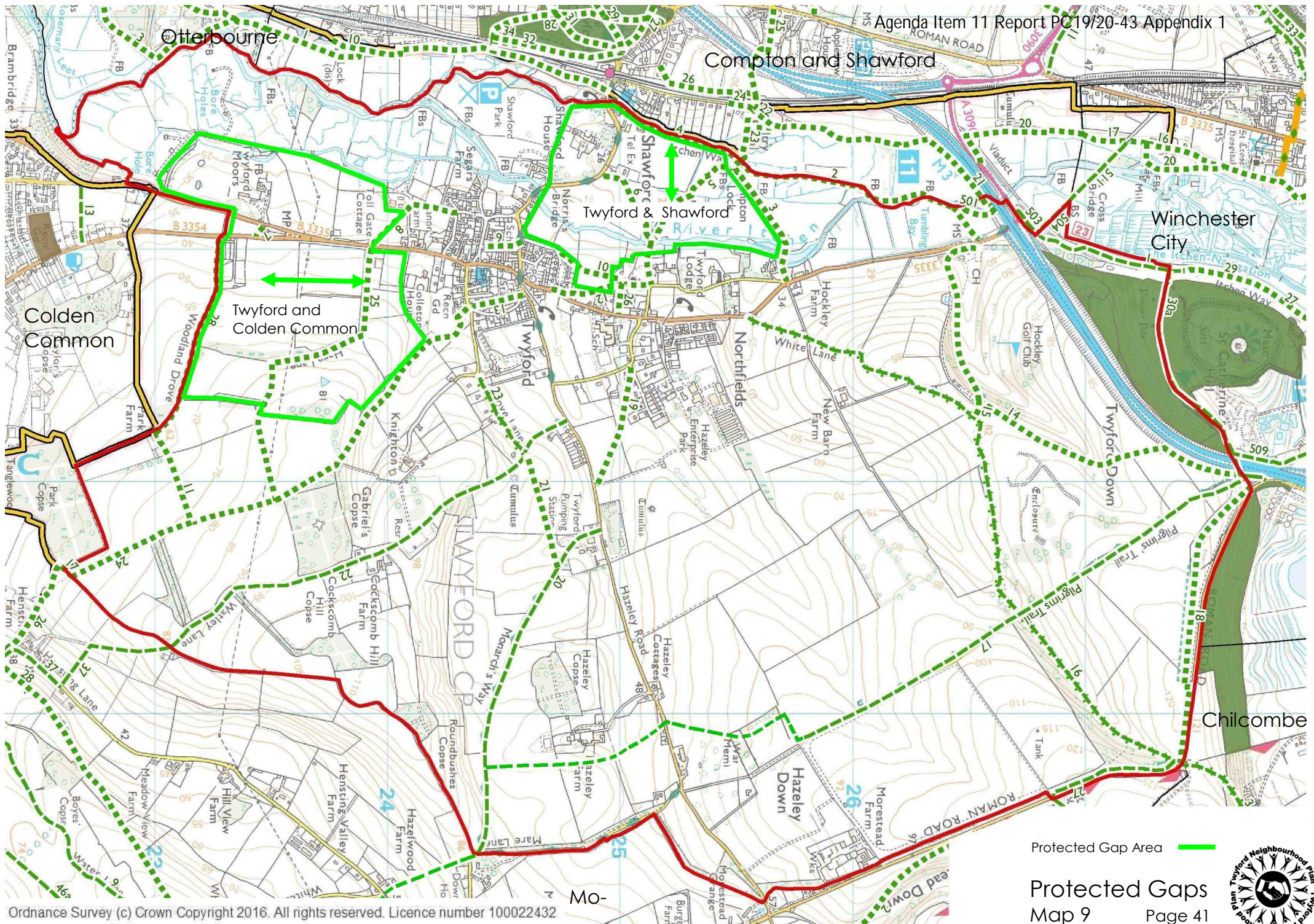
Relationship to other policies:

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.





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

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 other policies

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

Visual landmarks and features

- The river Itchen and adjoining water meadows.
- St Mary's Church and its spire.
- Numerous listed buildings along the village edge and at its entrances.
- Twyford Waterworks Scheduled Monument.
- Elevated and sculpted downland within and adjacent to the parish particularly Twyford Down and St Catherine's Hill.
- The high ground at Northfields and Hazeley Enterprise Park where the feed mill is particularly prominent.
- The setting of the village in its landscape.

Key views of the Parish

- To listed buildings from the B3335 at the entrance to the village from the south.
- Of St Mary's Church and listed houses on Berry Lane and Church Lane where the landscape provides a distinctive setting.
- To listed buildings along Shawford Road where the landscape provides a distinctive setting.
- Of the river Itchen and water meadows from footpath,10 running southwards from St Mary's Church.

- Of and across the water meadows from Shawford Road.
- From Hunter Park to Gabriel's Copse footpath 24, across fields to Knighton and Gabriels Farm.

Key Views from wider landscape

- St Mary's Church and the northern edge of the village from Shawford Down.
- Long distance views of the landscape from Hazeley Road.
- Views of the village from the numerous public rights of way surrounding the village including Itchen Way and Monarch Way

Designed landscapes including major gardens:

- Twyford House
- Twyford Moors House
- Twyford Lodge, Hockley House
- The Elms



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

Policy LHE3 - The historic environment, buildings, conservation areas and archaeology

Purpose of the policy

Twyford has a particularly rich built and archaeological heritage and shows signs of continuous occupation from as far back as the 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. Recent discoveries include 6th to 8th century cemetery in Twyford Preparatory School and bronze and iron age remains south of the Waterworks.

There is an extensive Conservation Area (see Maps 4 & 10) that incorporates the older parts of the village, both north and south and the surrounds of the three river fords. Further detail can be found in the Terra Firma Twyford Parish Landscape Assessment Part 1: Landscape Character Assessment (December 2015), available on the Twyford Neighbourhood Plan web site.

Areas of archaeological potential, an aspect of the historic environment can be easily overlooked. 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:

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

Map 10 indicates areas of archaeological potential in the village.

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.

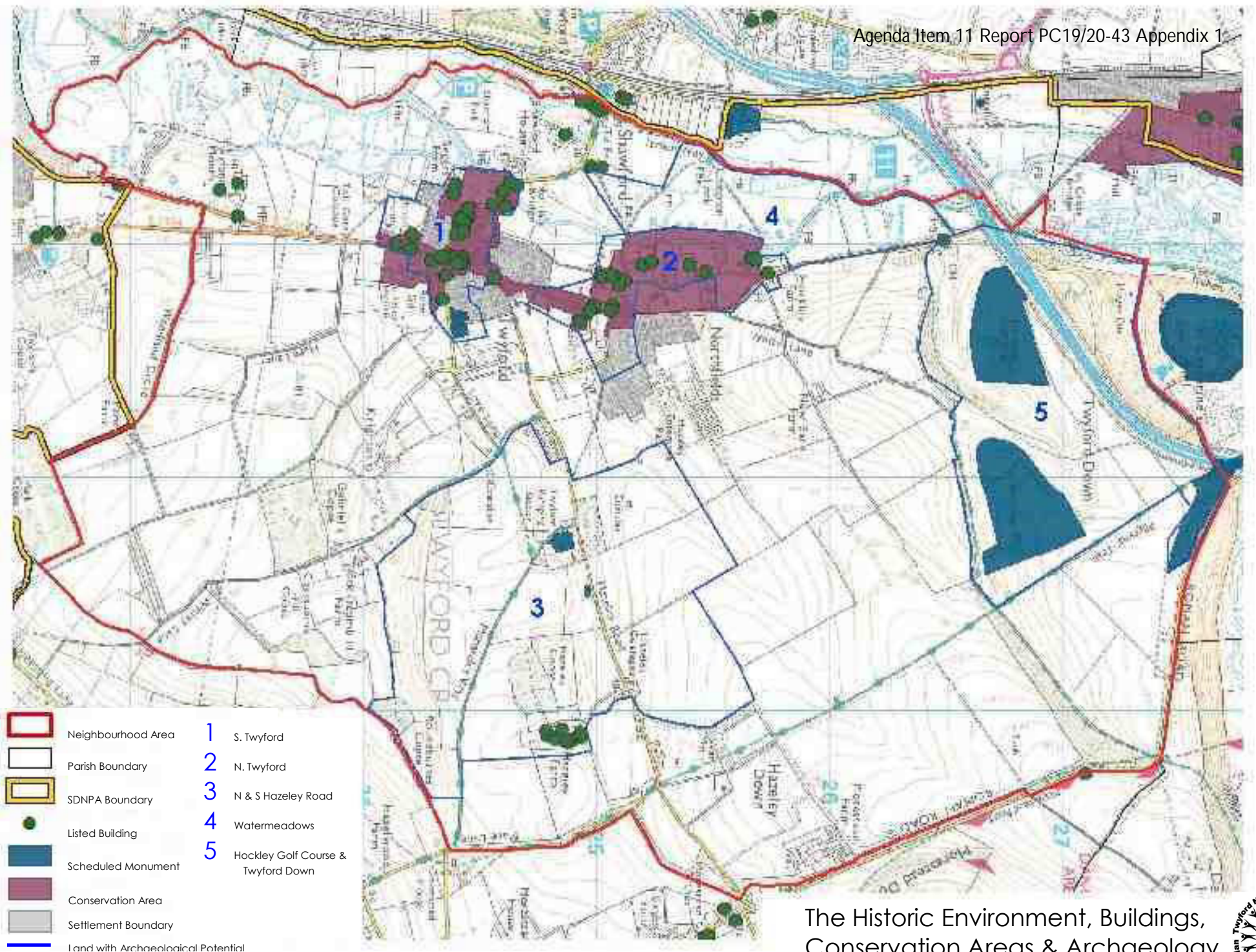
Conservation Areas and listed buildings have statutory protection and local plan policies also provide protection. The South Downs Local Plan sets in Policy SD12 a broad approach to protecting the historic environment within the context of the National Park, with more detailed policies for listed buildings in SD13, adaptable buildings in SD14, conservation areas in SD15 and for archaeology in SD16.

Policy LHE3 - The historic environment, buildings, conservation areas and archaeology

The areas of archaeological potential are shown on Map 10.
The Conservation Area is shown on Maps 4 & 10.

The policies for these areas will be as for SDLP policies SD 12, 13, 14, 15 and 16.





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The Historic Environment, Buildings,
Conservation Areas & Archaeology

Map 10

Page 45



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

Policy LHE4 - 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. Green Infrastructure will be protected in line with policy SD 45 Green Infrastructure.

Of particular importance is the flood plain of the Itchen Valley within Twyford Parish. The river and the valley land are subject to multiple designations and are the focus of a number of public studies and measures to safeguard their 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.

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 to north and east which is similarly managed e.g. St. Catherine's Hill and Twyford Down and Hockley Golf Course. The identification of other green infrastructure features will require further study but should be considered as a specific topic in applications for planning consent.

Relationship to existing policies

This policy links to the following SDLP policies:

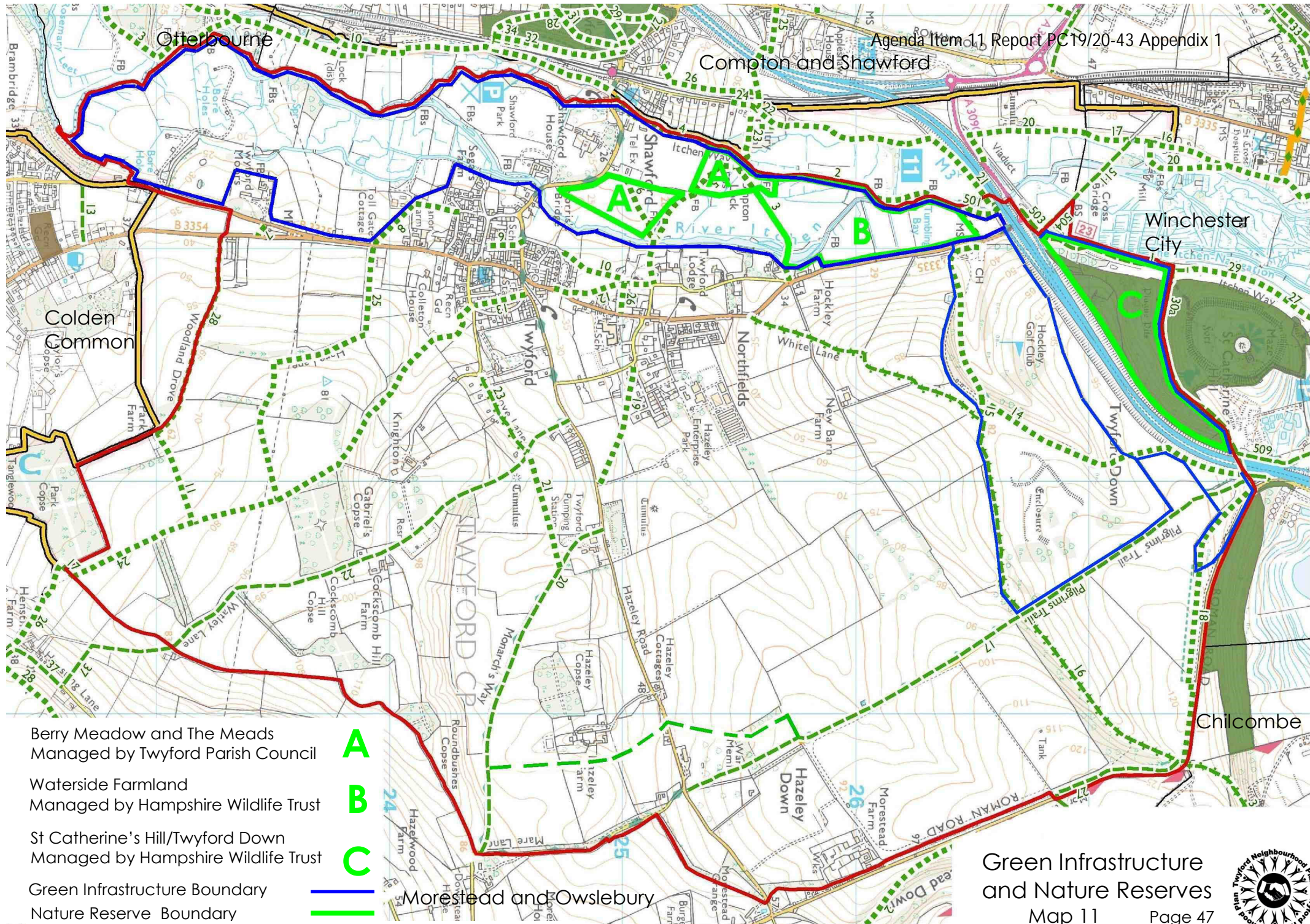
- SD 2 Eco System
- SD 4 Landscape Character
- SD 9 Biodiversity and Geodiversity
- SD10 International Sites
- SD12 Historic Environment
- SD17 Water Environment
- SD45 Green Infrastructure
- SD47 Local Green Spaces
- SD49 Flood Risk

In addition, the policy will support SDNPA and WCC in their initiatives on the Winchester urban fringe.

Policy LHE4 - Green Infrastructure

1. Green Infrastructure will be protected and enhanced in accordance with SD 45.
2. The Itchen Valley together with Twyford Down and Hockley Golf Course are designated as green Infrastructure of wider importance as shown on Map 11.





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

Policy LHE5 - Local Biodiversity, Trees and Woodlands

Purpose of the policy

Twyford Parish's ecology is of national and international importance. It has 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. Because of this, the watercourses and much of the water meadows are subject to European and national designations. Twyford Parish also has several areas of biologically rich downland, some with designations and there are also 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.

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 landowners.

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.

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.

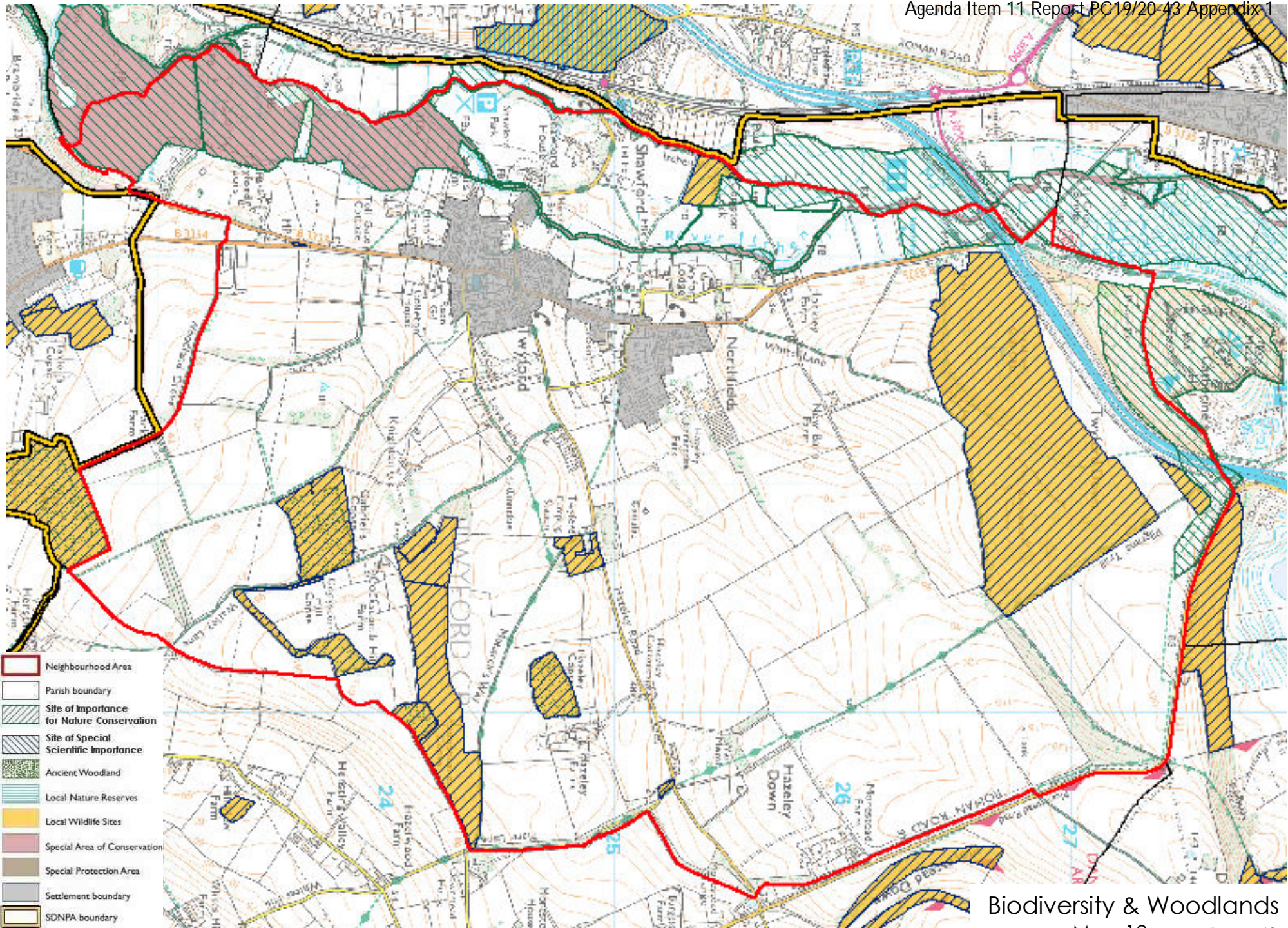
Relationship to other Policies

SD 9, SD 10 and SD 11 cover these topics.

Policy LHE5 - Local biodiversity, trees and woodlands

1. The policies to be applied are those of SD 9, Biodiversity and Geodiversity, and SD 10 International Sites.
2. Trees, Woodland and Hedgerow are protected by SD 11 particularly within the settlement boundary and the Conservation Area.
3. The Parish Council will work with other agencies to improve local biodiversity, encouraging voluntary community participation in the care and maintenance of Twyford Parish's natural environment.





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

Policy LHE6 - 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.

Policy LHE6 - Dark night skies

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. Flooding occurs along the line of the Hazeley Bourne in years when the ground water levels become exceptionally high. This took place in the winters of 2000/01 and 2013/14. This flooding is primarily caused by springs issuing from the surcharged aquifers of the chalk 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 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 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. Development will be controlled in accordance with SD 17 & SD 49. New development within Flood Zone 3 will not be supported.
2. The Parish Council is seeking to bring forward a flood mitigation scheme for the area to the east of the B3335 to reduce the impact and extent of flooding in the village centre through flood protection, mitigation and adaption measures necessary and appropriate to the specific requirements of the village centre and other land east of the B3335.
3. Storm Water Drainage: Risk management development must comply with SD 49.
4. Contributions to drainage improvements: Development should contribute to mitigation of existing sewage and storm drainage problems where it is being connected into existing systems.



3. The Policies - WE Water Environment (continued)

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 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 and a similar plan might be of benefit to Twyford.

The purpose of this policy is therefore to:

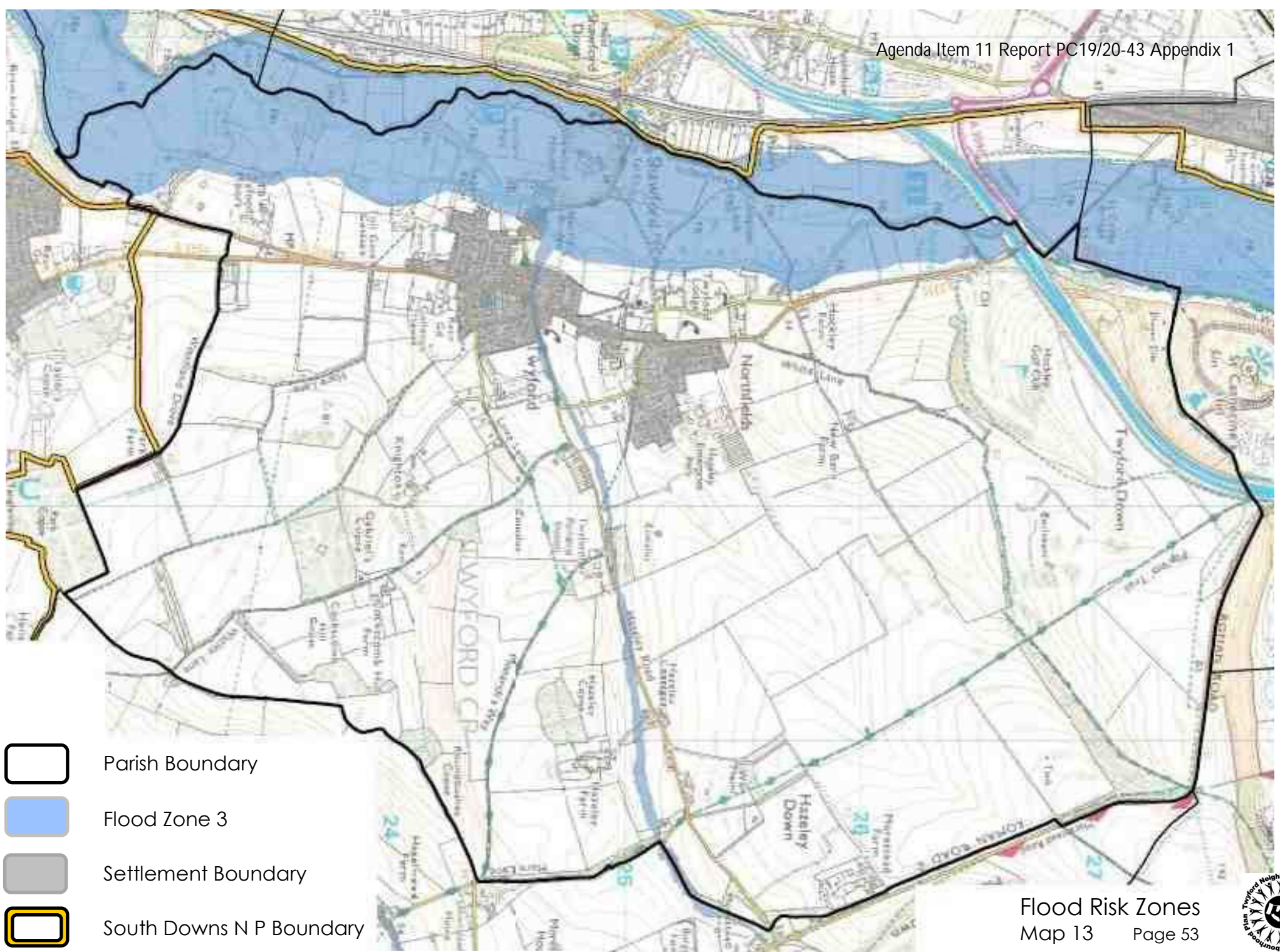
1. Formally register the history of sewage flood problems of Twyford with Southern Water and seek for Twyford to be added to its Flood Reduction Project.
2. Seek active support from Southern Water for the flood prevention measures outlined in WE1 and request it to consider other infiltration reduction measures in the foul sewers in the lower lying parts of the village which are affected.

Relationship to existing Policies

This policy complements Policy WE1 and South Downs Policies SD 50 and 54.

Policies WE2 Foul Sewerage including surcharging

1. Development will be controlled in accordance with SD 50 & SD 54.
2. The Parish Council to seek for Twyford to be added to the Southern Water Flood Reduction Project.
3. The Parish Council to seek active support from Southern Water for flood prevention measures outlined in WE1 and consideration of other possible measures to prevent water infiltration to sewers in the lower lying parts of the village.
4. Applications will need to provide a drainage plan to show that the drainage associated with the site will either utilise an existing mains drainage system at the nearest point of capacity or will be dealt with by a small package treatment plant (or similar).



3. The Policies - MA Movement and Accessibility

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 plan promotes a village that functions as a single community, including through improved walking and cycling access. It also promotes good walking and cycling access between development and retail, community and sports provision. This Policy addresses the need to protect and enhance facilities for pedestrians, cyclists and the less mobile members of the community.

Relationship to 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 for instance for parking standards.

Policy MA1 – Rights of Way, walking and cycling

1. Rights of Way will be protected in accordance with SD 20, 4, 5 & 6.
2. Residential development proposals will be permitted in accordance with SD 20.
3. The Highway Authority will be urged to complete a cycle route through the village from Hockley traffic lights through to Colden Common.

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 other Policies

This policy complements Strategic Policy SD 22 of the South Downs Local Plan. It also seeks to satisfy the objectives of the TNP. Standards are set by HCC as Highway Authority and WCC as Parking Authority.

Policy MA2 - Parking Provision

Parking will be provided in accordance with SD 22 and the respective standards of HCC as Highway Authority and WCC as Parking Authority.

1. 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.
2. 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)

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 other Policies

This policy complements the aims of the South Downs Local Plan. It also seeks to satisfy the objectives of the TNP.

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 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

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

- 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

Policy SD 21 protects Historic Rural Roads and sets criteria for their identification.

The following historic rural roads in the Plan Area will be protected in accordance with policy SD 21:

Mare Lane
 Hazeley Road
 Morestead Road
 Highbridge Road
 High Street
 Queen Street
 The Drove
 Segars Lane
 Watley Lane
 Church Street
 Finches Lane (part)
 Bourne Lane.



3. The Policies - SS Sustainability

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.

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 without harm.

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 and zero carbon developments, in order that new developments should not exacerbate flooding risks and that they have a neutral impact on surface water.

This policy is included in SDLP as SD 48 which is applied.

Policy SS2 Sustainable and Adaptable Buildings

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

Policy SS1 Renewable Energy

Proposals that include the installation of renewable energy generation equipment will be supported where it accords with SDLP 51 and:

- a) The siting, scale and design of the energy generating infrastructure will not compromise the amenity of the nearby community.
- b) It will not significantly detract from the rural, visual and historic character of the surrounding area.
- c) Where appropriate, the energy gathering infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard.



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 and Hazeley Farm Feed Mill. The former is identified as Nitrous Oxide from vehicle emissions 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 Mill gives rise to smell and is wind dependent. Other pollution includes noise from aircraft and road vehicles using the B3335 and the M3.

Contaminated land is likely to occur only in limited parts of the village.

Relationship to other Policies:

Policies SD 54 and SD 55 apply.

Policy - PO1 Pollution and Contaminated Land

Development proposals will be subject to SD 54 and SD 55. TPC will seek to reduce existing levels of pollution and mitigate further rises.



3. The Policies - DE The Design of Development

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 Village Character Assessment.

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.

Relationship to current policies

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.

The South Downs National Park, through the South Downs Local Plan, make this a central feature to achieve high-quality and inclusive design for all development.

Policy DE1 - Design

Development proposals will only be permitted where they:

- a) Comply with SDNP policies SD 4 and SD 5 and other relevant policies, in particular, Policy LHE2 (Landscape and Views).
- b) Are of high-quality designs which, where relevant, clearly demonstrate that they have been informed by appropriate site based investigations and take account of the Twyford village character assessment which can be viewed on the TNP website.

3. The Policies - IDC Infrastructure & Developer Contributions

Policy IDC1 – Infrastructure and developer contributions

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, particularly where there are 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.
3. Inadequate parking in the village centre.
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.

Other needs include the upgrading and improvement of sports facilities, green space and community facilities.

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.

Relationship to other policies

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

Policy IDC1- Infrastructure and Developer Contributions

1. Development will only be permitted in accordance with SD 42 (2 and 3).
2. The deficiencies in adequate reasonable and necessary infrastructure in Twyford are set out in 1 - 7 above.



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 HN4) 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 has taken extensive advice on the landscape impact of development on the site, both from Terra Firma Landscape Architects and from Urban Design Planners, Spindrift on layout and design, and from photomontages of the Spindrift 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.

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 this in partnership with HCC and WCC.

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 subject to the flood mitigation procedures. The great majority of the site is not affected by flooding. The site is also key to the solution of the flooding to the east of the B3335, as it can accommodate new storm water capacity for the benefit of the village as a whole. The solution to the wider flooding needs to have been agreed prior to the development of Site 26 as set out in WE1.

Two further points were made in the consultation. Firstly the houses to be permitted should be small and at higher density. The motive here was that this would reduce amount of land required and also the impact of new building on the landscape. Smaller dwellings will be more affordable for local people, and more suitable for the elderly. Secondly, the importance of sewerage issues. The existing problems in the lower part of the village are identified in WE1. 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.

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.

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 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 14,), 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.
- 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 14) 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 mains drainage system at the nearest point of capacity or will be dealt with by a small package treatment plant (or similar). 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)

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

The redevelopment of Stacey's garage for other purposes including housing (shown on Map 5) will be permitted provided that:

Contamination from past use can be dealt with.





Site 26 Boundary required to accommodate 20 houses

Land for Housing - Site 26
Map 14

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4. Implementing & Monitoring the Plan

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.

