

Report to	Planning Committee
Date	14 October 2021
By	Director of Planning
Title of Report	Twyford Neighbourhood Development Plan Decision Statement
Purpose of Report	To consider and agree the Examiner's recommended modifications to Twyford Neighbourhood Development Plan and publish these in the Authority's 'Decision Statement'

Recommendation: The Committee is recommended to

- 1) Agree the Decision Statement as set out at Appendix 2 of the report, which sets out the modifications that will be made to the Twyford Neighbourhood Development Plan in response to the Examiner's recommendations.**
- 2) Note the Examiner's Report at Appendix 3 and recommended modifications to make the Twyford Neighbourhood Development Plan meet the basic conditions.**

Executive Summary

- This report presents a Decision Statement setting out the modifications required to allow the Twyford Neighbourhood Development Plan (TNDP) to proceed to Community Referendum.
- The Examiner made several changes to the Plan including minor modifications to the housing policy HNI, but retained the key aspect of the policy to limit the maximum floor space on new residential development. He made minor modifications to the development brief for the housing allocation and praised the group for its detailed work in this area. The Examiner recommends that a number of TNDP policies are deleted as they add little value to national or local policies. He recommends that some policies be moved to a section on community aspirations, as they were not considered land use policies.
- The Examiner's report also includes a significant number of detailed modifications. Given the nature and complexity of these modifications the Decision Statement at Appendix 2 sets out the proposed modifications in detail to ensure the plan is modified accurately in line with the Examiner's recommendations.
- If the Decision Statement is approved the TNDP will be modified and subject to a Community Referendum in late 2021 or early 2022.

I. Introduction and Summary

- I.1 Twyford Parish Council (TPC) submitted the TNDP to the South Downs National Park Authority (SDNPA) for examination in December 2020. Following the Regulation 16 Submission consultation (January – March 2021), an Independent Examiner was appointed to examine the Plan. The Examiner considered representations and determined that no public hearing was required. The Examiner has now issued his final report and concludes that subject to a number of modifications, the TNDP can proceed to referendum. The SDNPA must issue a Decision Statement setting out how the TNDP will be modified in response to the Examiner's Report.

1.2 This is the final neighbourhood plan to pass examination for a settlement named and given a housing provision figure in policy SD26 of the South Downs Local Plan (SDLP). This is a considerable achievement for all the communities in the National Park, who have prepared neighbourhood plans with the support of the National Park Authority and it means that there will not be any policy gaps in the development plan of the National Park.

2. Background

2.1 Twyford Parish Council (TPC) are to be congratulated on progressing the TNDP to the final stage ahead of a community referendum. To reach this stage has required considerable commitment and hard work by local volunteers and members of the TPC over many years. The Examiner has also congratulated TPC and the NDP steering group on producing a Neighbourhood Plan that includes a range of policies, which encourage positive and sustainable development in the neighbourhood area with a clear focus on safeguarding local character.

2.2 The TNDP covers the plan period 2019 to 2033 and has been prepared for a designated neighbourhood area as shown in Appendix 1, which follows the Twyford Parish boundary.

2.3 The following stages in the preparation of the NDP have been completed. Links to all relevant Planning Committee reports are included below and more detailed information on each stage is also on the website at [Twyford Neighbourhood Plan - South Downs National Park Authority](#)

Stage	Detail
Designated a Neighbourhood Area	12 January 2015,
Pre-submission consultation on the plan (Reg 14)	The SDNPA response to the Pre Submission consultation was agreed by Planning Committee on February 13 2020.
Submitted to SDNPA and published for consultation (Reg 16)	The SDNPA response to the Submission consultation was agreed by Planning Committee on 11 March 2021.
Independent Examination	Undertaken by Mr Andrew Ashcroft in April – July 2021. Report issued 09 August 2021.

3. Recommended modifications to the Twyford NDP to meet the Basic Conditions

3.1 The Examiner was appointed to assess whether the TNDP meets certain legal requirements for NDPs, known as the 'Basic Conditions', these state NDPs should:

- i) Have regard to national policies and advice contained in guidance issued by the Secretary of State,
- ii) Contribute to the achievement of sustainable development,
- iii) Be in general conformity with the strategic policies contained in the development plan for the area,
- iv) Not breach, and otherwise be compatible with, EU obligations.

3.2 The Examiner has now issued his report and identified a significant number of modifications, which are necessary to ensure the TNDP meets the basic conditions. Officers have reviewed the Examiner's report in consultation with the TNDP steering group. The following key modifications are highlighted for Members:

- The Examiner proposes some minor modifications to policy HNI Housing Size and Mix. The policy seeks to address the related issues of housing size and affordability and to apply a more bespoke local approach than that set out in the SDLP. This was a key issue

for the local community and this policy will be one of the first Neighbourhood Plans to include a policy, which sets maximum floor areas for new homes.

- The Examiner proposes a series of minor modifications to the TNDP housing allocation policy DB1. He commends the Neighbourhood Plan group for the detailed allocation policy and providing assurance that the various mitigation measures to support the development are captured in a policy context.
- The Examiner has recommended the deletion of a number of TNDP policies as they add little value to national or local policies set out in the SDLP. This includes policies HN3 Affordable Housing, HN4 Rural Exception Sites, LHE4 Twyford Conservation Area and MA2 Parking.
- The Examiner has recommended moving a number of TNDP policies to a new section of the TNDP, which will include a series of community actions. As drafted, they were clearly not land use policies but proposals or community actions. This includes policies ST2 Visiting and Enjoying Twyford, LHE4 Twyford Conservation Area, MA1 Walking and Cycling and MA5 Transport in the Parish. The Examiner also recommends specific parts of policies LHE6 Local Biodiversity, Trees and Woodlands and MA3 Traffic Management Improvements are also moved to the community action section.
- The Examiner supports the TNDP intention to define the Hazeley Enterprise Park as a Local Employment Site. The Examiner makes significant modifications to Policy BE2 Northfields Farm and Hazeley Enterprise Park, but the policy retains the requirements for positive design, appreciation of the wider landscape setting and the provision of cycle and pedestrian access.
- The Examiner praises the Neighbourhood Plan group for their background work and evidence to underpin Policy LHE2, which identifies a number of important local gaps. This policy compliments the approach set out in Policy SD4 (3) of the South Downs Local Plan. The Examiner comments that the policy will safeguard the important gaps in the parish and allow the parish to retain its individual identity.

3.3 The Decision Statement (**Appendix 2**) sets out in detail how the TNDP will be modified to meet the Basic Conditions. Due to the significant number and complexity of some modifications officers have set out exactly how the TNDP should be modified to ensure there is no error in modifying the TNDP to meet the Basic Conditions. Further information and commentary on the Examiner's justification for modifications can be found on the Examiner's report (**Appendix 3**).

4. Decision Statement

4.1 The Regulation 14 and 16 stages of the neighbourhood plan making process offers those parties affected by the NDP the opportunity to make representations on the plan. That is not just the right to object but also to support proposals in the plan or make comments. This is followed by an examination and the issuing of a report (by an independent Examiner) containing a series of recommendations. The Neighbourhood Planning (General) Regulations 2012 state that a Local Planning Authority must then publish what actions will be taken in response to the recommendations of the Examiner. This is known as the 'Decision Statement'.

4.2 The Neighbourhood Plan Regulations impose no obligations for the examiner or the LPA to consult on the changes to the Plan, which they are minded to accept. Those that do not endorse the plan have the chance to vote to reject it at referendum.

4.3 However, if the Authority propose to make a decision, which differs from that, recommended by the examiner, it must notify relevant people and invite representations. Any representations must be submitted within six weeks of the local planning authority inviting representations. The Local Planning Authority may, if it considers it appropriate to do so, refer the issue to further independent examination. Once the period for representations is over, the Local Planning Authority must issue its final decision within five weeks. The submission version of the TNDP would then be revised and a Referendum would take place.

4.4 It is recommended that Members accept the Examiner’s modifications to the TNDP and approve the Decision Statement as attached at Appendix 2.

5. Planning Committee

5.1 The TNDP is being considered by Planning Committee as it forms part of the Development Plan for the parish of Twyford.

6. Next steps

6.1 Following the publication of the Decision Statement, the TNDP can proceed to referendum. If over 50% of those voting support the NDP, then the Plan can be ‘made’ (adopted) by the SDNPA and will form part of the statutory Development Plan for that part of the National Park located in the Parish of Twyford.

7. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	Yes – Agreement to Make the TNDP at a subsequent Planning Committee if a referendum is successful.
Does the proposal raise any Resource implications?	Once a NDP is made, a Town or Parish Council is entitled to 25% of Community Infrastructure Levy (CIL) collected from development within the neighbourhood area, as opposed to the capped 15% share where there is no NDP. The Parish Council can choose how it wishes to spend these funds on a wide range of things, which support the development of the area.
Has due regard been taken of the South Downs National Park Authority’s equality duty as contained within the Equality Act 2010?	Due regard has been taken of the SDNPA’s equality duty as contained within the Equalities Act 2010. Twyford Parish Council who have the responsibility for preparing the neighbourhood plan have also prepared a Consultation Statement demonstrating how they have consulted the local community and statutory consultees. The Examiner was satisfied that the consultation and publicity undertaken meets regulatory requirements.
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy: 1. Living within environmental limits 2. Ensuring a strong healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly	The qualifying body with responsibility for preparing the neighbourhood plan must demonstrate how its plan will contribute to the achievement of sustainable development. This is set out in the Basic Conditions Statement. The Examiner considered that it met the requirements if a number of modifications were made. Please note that the sustainability objectives used by qualifying bodies may not be the same as used by the SDNPA, but they will follow similar themes. Strategic Environmental Assessment (SEA) The TNDP has been subject to Habitats Regulations Assessment (HRA), which triggers the requirement for SEA. This looked at the implications of the range of

	<p>possible housing numbers, the scope for development a range of possible sites, including an appraisal of the key environmental constraints on each of the sites and evaluated the extent to which the plan as a whole would have positive and negative effects on the plan area. The SEA concludes, given the scale of the proposals within the NDP, the likely negative effects will not be significant.</p> <p>Habitats Regulations Assessment (HRA)</p> <p>The TNDP has been subject to a HRA due to the close proximity of the River Itchen SAC, Solent and Southampton Water SPA / Ramsar and the Solent Maritime SAC. The HRA concludes that the plan will not have any adverse effects on any protected European sites as adequate safeguards exist within the neighbourhood plan and the Local Plan. A number of policy modifications have been made to the TNDP as recommended through the HRA process.</p>
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8. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
The Examiner has recommended modifications to ensure the TNDP meets the Basic Conditions. If these modifications are not implemented the TNDP would be at risk of legal challenge on the basis it does not meet the legal requirements for NDPs.	Low	Medium	The Examiner's recommended modifications are agreed in full.

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Appendices 1. Twyford Neighbourhood Area

2. Examiner's Report

3. Decision Statement

SDNPA Consultees Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning

External Consultees None

Background Documents [Twyford Neighbourhood Development Plan: Submission Version](#)

[Twyford Neighbourhood Plan: Consultation Statement](#)

[Twyford Neighbourhood Plan Basic Conditions Statement](#)

Twyford Neighbourhood Area



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Twyford Neighbourhood Development Plan Decision Statement: October 2021

1. Introduction

- 1.1 Under the Town and Country Planning Act 1990 (as amended), the South Downs National Park Authority has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.2 This statement confirms that the modifications proposed by the examiner's report have been accepted, the draft Twyford Neighbourhood Development Plan has been altered as a result of it; and that this plan may now proceed to referendum.

2. Background

- 2.1 The Twyford Neighbourhood Development Plan relates to the area that was designated by the South Downs National Park Authority as a neighbourhood area on 12 January 2015. This area corresponds with the Twyford Parish boundary that lies within the South Downs National Park Local Planning Authority Area.
- 2.2 Following the submission of the Twyford Neighbourhood Development Plan to the National Park Authority, the plan was publicised and representations were invited. The publicity period ended on 25 March 2021.
- 2.3 Mr Andrew Ashcroft BA (Hons) M.A. DMS MRTPI was appointed by the South Downs National Park Authority with the consent of Twyford Parish Council, to undertake the examination of the Twyford Neighbourhood Development Plan and to prepare a report of the independent examination.
- 2.4 The examiner's report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision

- 3.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.
- 3.2 Having considered each of the recommendations made by the examiner's report, and the reasons for them, South Downs National Park Authority in consultation with Twyford Parish Council has decided to accept the modifications to the draft plan. Table 1 below outlines the alterations made to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations. The reasons set out have in some cases been paraphrased from the Examiners report for conciseness. This statement should be read alongside the [Examiner's Report](#).
- 3.3 If the Authority is satisfied that, subject to the modifications being made, the Neighbourhood Plan meets the legal requirements and basic conditions then it can proceed to referendum.

Recommended Modification to the TNDP	Justification	Decision
General		
Remove the Pre Submission policy number references in each of the policy headings.	Whilst the inclusion of the Pre Submission references provides an audit trail and reflects the development of the Plan the inclusion of such detail is unnecessary and could likely cause confusion.	Accept modifications.
To accommodate the modifications made to policies of the TNDP, it will be necessary to make consequential changes to the supporting text.	For completeness.	Accept modifications.
Policy SB1: The Settlement Boundary		
<p><u>Within the settlement boundary (as defined in Map 2), proposals for development and redevelopment will be supported where they meet the requirements of other policies in the development plan</u> Outside the settlement boundary, development proposals will only be supported where they comply with other policies in the development plan</p> <p>1 Within the settlement boundary (shown on Map 2), development and redevelopment will normally be permitted subject to other policies of the Development Plan.</p> <p>2 Within the area of the TNP but outside the settlement boundary, development will normally only be permitted as specified by other policies of the Development Plan.</p>	The policy is modified so that it has the clarity required by the NPPF. The amended policy also has a simpler format. Its approach remains unchanged.	Accept modifications.
<p>Paragraph 5, Page 10</p> <p>The TNP is required to allocate land for a minimum <u>approximately</u> 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.</p>	To ensure the policy aligns with the approach of SDLP policy	Accept modifications.
Policy SB2 – Development outside the settlement boundary		
<u>Development outside the defined settlement boundary will be strictly controlled</u> In exceptional circumstances development proposals will be supported outside the settlement boundaries where they comply with the relevant policies in the development	To ensure that the policy follows the approach in the SDLP and supplements its details with reference to specific policies in the neighbourhood plan	Agree modifications

<p>plan, respond to the context of the Dip Slope as defined in the SDLP, and, as appropriate:</p> <ul style="list-style-type: none"> • <u>the land concerned is allocated for development or safeguarded for the use proposed as part of the development plan in general and Policies HN2: Housing provision and allocation of land, HN4: Rural Exception Sites, HN6: Housing outside the Settlement Boundary, HN7: Orchard Close, BE1: Employment and Business provision BE2: Northfields Farm & Hazeley Enterprise Park BE3: Twyford Preparatory School, and ST1: Visitor and Tourism Facilities of this Plan in particular; or</u> • <u>there is an essential need for a countryside location; or</u> • <u>in the case of community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere; or</u> • <u>it is an appropriate reuse of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park</u> <p>1. Development outside the settlement boundary will be permitted subject to the following policies of the TNP as set out in detail as follows: –</p> <p>Housing: HN2: Housing provision and allocation of land</p> <p>HN4: Rural Exception Sites</p> <p>HN6: Housing outside the Settlement Boundary</p> <p>HN7: Orchard Close</p> <p>Business and Employment:</p> <p>BE1: Employment and Business provision</p> <p>BE2: Northfields Farm & Hazeley Enterprise Park</p> <p>BE3: Twyford Preparatory School</p> <p>Tourism:</p> <p>ST1: Visitor and Tourism Facilities</p>	<p>which affect parcels of land outside the defined settlement boundary.</p>	
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<p>Paragraph 3, Page 12</p> <p>Relationship to the SDLP</p> <p>Development outside the settlement boundary is controlled by a series of policies within the SDLP. The principle ones are as follows:</p> <p>SD 12 Historic Environment</p> <p>SD 14 Climate Change Mitigation and Adaptation of Historic Buildings</p> <p>SD 22 Parking Provision</p> <p>SD 25.2 Development Strategy</p> <p>SD 34 Sustaining the Local Economy</p> <p>SD 39 Agriculture and Forestry</p> <p>SD 40 Farm and Forestry Diversification</p> <p>SD 41 Conversion of redundant Agricultural or Forestry Buildings</p> <p>SD 42 Infrastructure</p> <p>SD 43 New and Existing Community Facilities</p> <p>SD 44 Telecommunications and Utilities Infrastructure</p> <p>SD 46 Provision and Protection of Open Space, Sport & Recreational Facilities and Burial grounds / Cemeteries</p> <p>SD 49 Flood Risk Management</p> <p>SD 51 Renewable Energy</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Agree to modifications</p>
<p>Policy HNI – Local Housing Needs and Housing Mix</p>		
<p>1. <u>Development proposals for new housing should comply with the provisions of Policy SD 27 of the South Downs Local Plan</u> The mix of homes shall be as specified in SDLP SD 27</p> <p>2. <u>Development proposals for one-, two-, three- or four-bedroom houses should not exceed a maximum floor area of 80 sq. metres; 100 sq. metres, 120 sq. metres and 150 sq. metres respectively except where larger replacement dwellings otherwise comply with the provisions of Policy HN6 a).</u> 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</p>	<p>Detailed modifications to the wording of the policy are necessary to bring the clarity required by the National Planning Policy Framework</p>	<p>Accept modifications</p>

<p>sq. metres and 150 sq. metres, other than in accordance with HN6, respectively unless permitted by other policies. (Areas are gross internal i.e. excluding external walls)</p>		
<p>Paragraph 9, Page 13 In this plan the limit is set at 20% in excess of the National Standard, rounded up in the case of 4 bed dwellings to 150 sq m. <u>Policy HNI addresses this important matter. The maximum areas are to be measured gross internally (that is excluding the external walls)</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy HN3 – Affordable provision on allocated and windfall sites</p>		
<p>Provision for affordable housing will be made in accordance with SDLP SD 28 subject to eligibility criteria as agreed for Hewlett Close.</p>	<p>To remove unnecessary duplication of SDLP policy</p>	
<p>Paragraph 4, Page 16 <u>'The Parish Council considers that the occupation of affordable housing in the parish should be limited to people with strong local connections to Twyford Parish. This approach was taken for the most recent scheme at Hewlett Close where priority was 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. This would take account of the approach set out in Policy SD28 of the South Downs Local Plan.</u>The occupation of affordable housing will be limited to people with strong local connections to Twyford Parish. The eligibility criteria are those agreed for the most recent scheme at Hewlett Close (Ref WCC 10/00589/FUL sec 106 Agreement 159609 Sch 4 pp 43-45). Priority is to be given to those born and educated in the Parish and those who have been resident in the Parish for a long time and have close relatives in the Parish.</p> <p>Paragraph 5, Page 16 Where the application of this policy makes the development of a site non-viable, the requirements of HNI will be varied in preference to those of SDLP SD 28 para 7.65.</p> <p>Paragraph 6, Page 16 Policies for affordable housing provision on new housing sites are established by national planning policy and incorporated into the SDLP SD 28. The TNP follows SDLP SD 28 and applies specific locally devised criteria for occupants.</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy HN4 – Rural exception sites</p>		
<p>1. Proposals for rural exception sites will be permitted with SDLP SD29. 2. The eligibility for occupation will be as set out in HN4 –1.</p>	<p>To remove unnecessary duplication of SDLP policy</p>	<p>Accept modifications</p>

<p>Supporting text, Page 17</p> <p>Purpose of the Policy</p> <p>As explained in Policy HNI “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.</p> <p>While some affordable housing can be supplied through the allocation of land, the number of dwellings this would provide is below current evidence of the Housing Needs Survey. Furthermore the conditions which have created the need for social rented accommodation are likely to continue into the future. Twyford’s allocation for 20 houses is for the whole of the 14 year period of the TNP, so further affordable housing cannot be provided by additional allocations. The planning policy which addresses this is for exception sites. This allows for land outside the settlement boundary but contiguous to it, to be granted consent, provided it is for 100% affordable housing for local people and secured for that purpose in perpetuity.</p> <p>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.</p> <p>Relationship to the SDLP and existing policies</p> <p>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.</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy HN5 – Housing within the Settlement Boundary</p>		
<p>I. Within the settlement boundary, (shown on Map 2), the following housing development will be <u>supported</u> permitted:-</p> <ul style="list-style-type: none"> a) Extensions. b) Changes of use of buildings (other than those which are subject to BEI and CPI). c) Subdivision of single dwellings. d) One for one replacement 	<p>To ensure that the policy follows the approach in the SDLP</p>	<p>Accept modifications</p>

<p>e) Single plot infill on plots less than 0.1 ha.</p> <p>2. <u>Development proposals within the Twyford Conservation Area should be designed to preserve or enhance its character or appearance. In particular, proposals should safeguard the relationship between buildings, their garden spaces and walls. Development is subject to the following restrictions:</u></p> <ul style="list-style-type: none"> a. for categories 1 a, 1 b and 1 d, the increase in floor space is limited to 30% and accords with SD 31. b. for category e, new detached houses should not exceed 150 m2 c. within the Conservation Area there is to be no loss of garden land or walls. <p>3. <u>On sites in excess of 0.1 ha, or where more than one new dwelling is proposed, housing development should comply with Policy SD 27 of the South Downs Local Plan, and deliver the numbers of dwellings and housing mix in accordance with Policy HNI of this Plan. Development proposals which make provision for those with special needs and the elderly will be particularly supported. On sites in excess of 0.1 ha, or where more than one new dwelling is proposed, housing development will be permitted subject to SD 27, and a detailed layout plan to set the appropriate numbers of dwellings and housing mix in accordance with HNI. Preference will be given to schemes making provision for those with special needs and the elderly; where a scheme is wholly for special needs or the elderly, the provisions of SD 28 (affordable housing provision) will not apply.</u></p>	<p>To provide clarity and remove unnecessary duplication of SDLP policy. New policy wording to in relation to the conservation area and walls and boundary features in particular to ensure, this important element of the character of the parish is addressed</p> <p>Refinement of the third part of the policy to ensure that it uses more specific language (rather than expressing a preference for certain types of development, as per planning practice guidance</p>	
<p>Paragraph 2, Page 18</p> <p>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. <u>Policy HN5 has been designed to be complementary to Local Plan policies. Development proposals should also take account of other policies in the neighbourhood plan, and policy HNI on housing mix in particular</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>

<p>Paragraph 3, Page 18</p> <p>Furthermore, infill, redevelopment and extensions within the village are often the cause of the greatest upset between neighbours. So rules need to be clear and applied evenly. In all cases applicants will be expected to consult the neighbours and seek agreement.</p> <p>Paragraph 6, Page 18</p> <p>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.. <u>The third part of Policy HN5 addresses this important matter. Where a scheme falls within Use Class C2 (Residential institutions) and is wholly for special needs or the elderly, the provisions of Policy SD 28 of the Local Plan will not apply</u></p> <p>Paragraph 7, Page 18</p> <p>The Twyford Conservation Area was established in the 1970s. It is the subject of a policy of its own as LHE4. <u>This matter is addressed in the second part of Policy HN5</u></p>		
<p>Policy HN6 – Housing outside the Settlement Boundary</p>		
<p>Residential development outside the Settlement Boundary will be <u>supported permitted</u> in the following cases subject to the demonstration of need in each case:</p> <ul style="list-style-type: none"> a) <u>Extensions and replacement dwellings. For such proposals Policies SD 30 and SD 31 of the South Downs Local Plan will apply with limitations of approximately a net increase of approximately 30% compared with the gross internal area of the existing dwelling being applied in each and every case. For extensions and replacement dwellings, policies SD 30 and SD 31 will apply with the 30% limitation in each and every case.</u> b) Annexes for close family members The extension is not to exceed 60 sq. m. Temporary accommodation may also be permitted. c) <u>hostel accommodation tied to the operation of racing stables</u> At racing stables, hostel accommodation tied to the operation. d) Subdivision of large houses will be permitted where : 	<p>To ensure that the policy follows the approach in the SDLP</p>	<p>Accept modifications</p>

<ul style="list-style-type: none"> i. marketing has demonstrated lack of demand for use as a single house ii. the proposal is to the benefit of the special qualities of the SDNP; <u>and</u> iii. iii) The existing landscape structure can be retained and enhanced and subsequent management will be for the property as a whole. 		
<p>Paragraph 3, Page 21</p> <p>Consent for the annex to their property will be controlled by conditions to prevent subsequent subdivision and sale away from the main house. Temporary accommodation may also be permitted. <u>Any such applications will be considered by the National Park Authority based on their individual details and accommodation requirements. As appropriate to their circumstances, planning conditions or legal agreements may be required to take account of the special circumstances presented by such proposals</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy HN7 – Orchard Close</p>		
<p><u>The change of use or redevelopment of Orchard Close to residential or other uses will be supported subject to the following criteria:</u></p> <ul style="list-style-type: none"> • <u>the design is landscape-led and retains the existing landscape garden with its trees;</u> • <u>any new buildings are within or adjacent to the footprint of the existing buildings;</u> • <u>the proposal does not result in an unacceptable increase in traffic generation; and</u> • <u>the proposal uses the existing vehicular access point</u> <p>1. The expansion of Orchard Close to provide additional facilities for the elderly will be permitted provided:</p> <ul style="list-style-type: none"> a) It forms part of Orchard Close. b) It is justified by local need. c) Landscape, access and design constraints are properly addressed. d) Provision is made for medical care. <p>2. The change of use or redevelopment of Orchard Close to residential will be permitted provided</p> <ul style="list-style-type: none"> a) A landscape led design brief is first prepared retaining the existing landscape garden with its trees. b) Any new buildings to be within or close to the footprint of the existing buildings. 	<p>The modifications incorporate wording, which will bring the clarity required by the NPPF. In particular the first criterion in the modified policy requires that changes of use or redevelopment proposals are landscape-led in terms of their outcome rather than requiring a more process-driven approach for the preparation of a design brief as included in the submitted policy</p>	<p>Accept modifications</p>

<p>c) There is no increase in traffic generation.</p> <p>d) No new vehicular access point is formed.</p> <p>e) The Edwardian house may be retained or replaced as a private house.</p> <p>f) New dwellings to be for the elderly</p> <p>g) Affordable housing to accord with HN4/ SD 28.</p> <p>Note: Hampshire Garden Trust research on this garden is at HGT/ Orchard Close.</p>		
<p>Paragraph 1-5, Page 23</p> <p>Purpose of the Policy</p> <p><u>Orchard Close was formerly a residential home providing assisted living accommodation for older people. The home has recently closed and the site has now been acquired by Twyford School for educational purposes. No detailed proposals for the future use of the home have yet been submitted.</u></p> <p><u>Orchard Close is located outside the settlement boundary. As such any further development requires exceptional circumstances to be shown, in accordance with Policy SD25.2 of the Local Plan. The site is relatively large and merits a special policy to guide changes which are imminent following its change of ownership. In particular Orchard Close however has a number of individual characteristics which should inform the landscape-led design of proposals for new development and which justify a more focused policy.</u></p> <p>These are:</p> <ul style="list-style-type: none"> • <u>the Edwardian gardens as described by Hampshire Gardens Trust;</u> • <u>the trees, both surrounding, and within the site;</u> • <u>Bourne Lane is a historic sunken lane;</u> • <u>Bourne Lane has no footway or lighting and is substandard width; and</u> • <u>Bourne Lane is heavily-used.</u> <p><u>The policy has been designed to address several important matters. The first is that the existing vehicular access to Bourne Lane should be retained and used to service any new development. There should be no unacceptable increase in traffic generation above that already associated with the care home; current standards show that this allows reasonable flexibility for alternative development while safeguarding the historic lane</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>

from increased traffic. There are several dwellings close to Orchard Close, so the impact on change to residential use is acceptable amenity is also to be considered.

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

Where necessary any new development should comply with the requirements for affordable housing as set out in Policy HN4 of this Plan and Strategic Policy SD 28 of the South Downs Local Plan.

Improvements to pedestrian access to and from the site would be welcomed but is likely to require third party land.

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

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

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

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

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

Policy BE1 – Employment and Business Provision

<p><u>BE1 - Employment and business provision outside the Settlement Boundary</u></p> <p><u>Proposals for new business development, (including the expansion of existing premises or the redevelopment of sites or premises) outside the defined settlement boundary will be supported where they are in accordance with the contents of Policy SD 34 of the South Downs Local Plan, and the uses specified in Policy SD 34 (a—d and g only) in particular.</u></p> <p><u>Changes of use for commercial purposes will be supported where any additional heavy traffic generated can be accommodated within the capacity of the local highways network'</u></p> <p>Policy BE1— Employment and business provision</p> <p>1. Within the settlement boundary, development, including change of use and redevelopment for economic purposes will be permitted, in accordance with SD 35.</p> <p>2. Outside the settlement boundary including BE2, new development, redevelopment and expansion, whether of site area or buildings will be permitted in accordance with SD 34, and the uses specified in SD 34 (a— d and g only). In other cases re-development will be permitted on a 'like for like' basis. Changes of use for commercial purposes will be permitted provided that no additional heavy traffic is generated.</p>	<p>As submitted, the policy comments about both proposals for employment and business uses within and outside the defined settlement boundary. It is recommend that the element relating to proposals within the settlement boundary is deleted. It adds no local value beyond the contents of policies in the SDLP</p> <p>The second part of the policy with regard to proposals for employment and business uses outside the defined settlement boundary adds value to Policies SD34 and 35 of the SDLP. Modifications are recommended to the policy wording about heavy traffic movements so that it relates to the capacity of the highways network rather than to 'additional' traffic being generated. Any such approach would be difficult to monitor, would vary over time and would take no account of the acceptability or otherwise of such traffic levels</p>	<p>Accept modifications</p>
<p>Paragraph 1, Page 25</p> <p>Policy BE 1 Employment and business provision <u>BE1 - Employment and business provision outside the Settlement Boundary</u></p> <p>Purpose of the Policy</p> <p><u>This policy relates to proposals for business and employment proposals outside the defined settlement boundary. Proposals inside the boundary are already addressed in Policy SD35 of the South Downs Local Plan</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>

<p>Paragraph 2, Page 25</p> <p>There is no dominant business or business type. <u>The evidence base for Twyford Parish shows that the community has extensive opportunities for employment, few of the businesses in the Parish provide direct services for the community and that existing planning permissions provide the opportunity for expansion and modernisation of existing commercial premises. While many of the companies have no need to be located in the Parish, they consider Twyford a good base for their operations.</u></p> <p>Paragraph 3, Page 25</p> <p>There is little match between the jobs available in the Parish and its working population. <u>Policies BE1 and BE2 apply to the Northfields Farm and Hazeley Enterprise Park which is the largest employment site in the parish</u></p>		
<p>Policy BE2 - Northfields Farm and Hazeley Enterprise Park</p>		
<p><u>The Northfields Farm and Hazeley Enterprise Park as shown on Map 6 is designated as a local employment site.</u></p> <p><u>Proposals for the extension/adaptation of existing business premises or for the development of new employment uses within the site will be supported subject to the following criteria:</u></p> <ul style="list-style-type: none"> • <u>they are positively-designed to take account of their location in the wider landscape;</u> • <u>they can be satisfactorily accommodated in the local highways network;</u> • <u>they minimise impacts on the wider landscape and, where practicable, includes areas of planting identified on Map 6; and</u> • <u>as appropriate to their scale and nature development proposals provide pedestrian and cycle access to the existing network</u> <p>The site as shown on Map 6 is designated as a local employment site, subject to SDLP SD 35.4. Consents for expansion or redevelopment or change of use will be granted, within the currently developed area as shown on Map 6, in accordance with Policy BE1 and subject to prior agreement of the following:</p> <p>a) The removal of the feed mill</p> <p>b) The preparation of a master plan to cover the following matters for the site outlined on Map 6 including:</p> <p>i) Hours of working</p>	<p>As currently drafted, the policy is overly-restrictive and onerous. In particular, the requirement for a master plan approach is disproportionate to the needs of most planning applications. In addition, the removal of the feed mill is already a requirement of an extant planning permission. It is not the role of a neighbourhood plan to seek to affect an extant planning permission. The modified policy continues to address many of the matters included in the submitted policy which featured as components of its proposed master plan-led approach. This will ensure that the policy is both criteria-based and able to provide a locally-distinctive policy approach to this important site.</p>	<p>Accept modifications</p>

<p>ii) Traffic and its routing to minimize the impact on the village and the SDNP iii) Landscaping to minimize the impact on the wider landscape including areas of planting identified on Map 6, and satisfying all landscaping requirements. iv) Pedestrian and cycle routes.</p> <p>Any redevelopment should relate well to the existing village and its facilities. Development should be in accordance with the agreed master plan. Land outside the designated area in the same ownership should be included within the landscaping and access proposals.</p>		
<p>Paragraph 4, Page 27</p> <p>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.</p> <p>Paragraph 6 Page 27</p> <p><u>Principal Principle</u> access to the site is from Hazeley Road with a secondary one through the housing at Northfields</p> <p>Paragraph 1-5, Page 27-28</p> <p>Relationship to the SDLP</p> <p><u>The site is outside the Settlement Boundary. Policy SD 35 of the Local Plan requires that premises in commercial use should be retained for that purpose. A variety of planning permissions exist on the site and provide a context for development in the Plan period. Policy BE2 of this Plan provide a local context within future proposals for employment development can be determined. It takes account of the location in the wider landscape and the potential impact of any further proposals on the capacity of the highways network.</u></p> <p><u>The provision of a new route to the north west providing a direct connection to B3335 while avoiding the centre of the village is addressed in Policy MA4</u></p> <p><u>The Care Home development is associated with the eventual demolition of the feed mill (by way of a planning obligation)</u></p> <p>The site is outside the Settlement Boundary. SDLP Policy SD 35 requires that premises in commercial use should be retained for that purpose. BE1 defines the circumstances in which expansion and new development is to be permitted; applying the principles of SD 34 to the local considerations by excluding the expansion of most sites and buildings as</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>

<p>the outstanding consents on this site amply fulfil the objectives of this policy. If the criteria of SD 34 are all applied to the Estate as a whole, it enables each of the many businesses and buildings to expand on an individual basis. TNP both limits the categories of commercial activity permissible and requires the preparation of a master plan.</p> <p>The preparation of a master plan for this major site would provide the context for further applications and be the means of addressing the issues identified in this policy. It applies similar objectives to the SDLP Development Strategy (SD 25.3), and is the only means of securing overall control of key aspects of the sites. The master plan should include land outside the defined boundary but in the same ownership to show landscaping, access to Northfields and Hazeley Road, and proposed land uses. The provision of a new route to the north west providing a direct connection to B3335 while avoiding the centre of the village is allowed for by Policy MA4; it is supported within the Plan by SDLP SD 1 and SD 19. The owner has commenced the Care Home development to comply with the conditions but the mill remains active. Pre-submission applications have been submitted for alternative use as a retirement village extending onto existing commercial land. This policy continues to allocate the land as commercial in accordance with SD 35. The following considerations support this as the appropriate use if the care home consent is not implemented.</p> <ol style="list-style-type: none"> 1. The site is a part of an existing, thriving commercial area subject to SD 35. 2. The continued use of this area as commercial land would fulfil the objectives of SDLP and comply with SD 34. 3. Alternative non-commercial uses have multiple drawbacks. 		
<p>BE3 - Twyford Preparatory School</p>		
<p><u>Development proposals related to the educational needs of the School within the area shown on Map 7 will be supported subject to the following criteria:</u></p> <ul style="list-style-type: none"> • <u>they incorporate measures for access and movement which manage both the use of the car and the impact of pupil related traffic on the village and local roads;</u> • <u>they take a sensitive approach to the landscape setting of the School;</u> • <u>they are sensitively designed to respect the landscape setting of the School and the integrity and character of the buildings in the wider School site;</u> • <u>they respect the historic fabric and archaeology of the building concerned and the wider School complex; and</u> 	<p>Modifications are require to the policy so that provides the clarity required by the NPPF. The modified policy retains the matters identified for inclusion in a master plan as key parts of a criteria based approach.</p>	<p>Accept modifications</p>

<ul style="list-style-type: none"> • <u>any additional buildings are sensitively-located both within the wider landscape and in relation to other buildings both within the School site and/or on adjacent parcels of land.</u> <p><u>Any new buildings should be located on the upper part of the site in close proximity to existing buildings</u></p> <p>1. Further development of the school will be supported subject to the prior preparation of a master plan to incorporate:</p> <ul style="list-style-type: none"> 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. <p>2. Development will be permitted provided it conforms to this plan.</p> <p>3. On account of the openness of the lower land (now playing fields) consents for new buildings are likely to be limited to the upper parts of the site in close proximity to existing buildings.</p>		
<p>Paragraph 5, Page 30</p> <p>There should be continuing efforts during the life of the TNP to reduce the impact of traffic. All of these issues are to be addressed in a master plan which has been under consideration by the school for some years.</p> <p><u>The School has undertaken some earlier work on the preparation of a master plan to provide clarity for the medium and longer term. This work has not progressed as circumstances have changed in general, and with the purchase of Orchard House in particular. In this context Policy BE3 sets out a criteria-based approach for the determination of any planning applications which may come forward. Where it is proportionate to do so an indicative parameter master plan should be submitted with planning applications to show how the School intends to develop the site in the medium and longer term and the way in which the current proposal fits within that framework. The second part of the policy sets out general approach to the location of any new buildings. It takes account of the openness of the lower land (now playing fields)</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modification</p>

Policy ST1 - Visitor and tourism facilities

<p>1. The enhancement of existing visitor attractions will be <u>supported</u> permitted in accordance with Policy 23. Twyford Waterworks is designated as a Visitor Attraction.</p> <p>2. New visitor attractions will be permitted in accordance with SD 23 provided:</p> <p>a) The proposal is justified by Twyford’s particular assets.</p> <p>b) There is a need for the development in that location.</p> <p>3. <u>Visitor accommodation will only be supported within the settlement boundary unless the circumstances as set out in Strategic Policy SD23 Part 1 g) apply to the site or the building concerned</u> Visitor accommodation will be permitted only within the settlement boundary.</p>	<p>To ensure that the policy follows the approach in the SDLP</p> <p>To ensure general conformity with Policy SD23 of the SDLP. It is recommend that part 3 of the policy is expanded to take account of the circumstances supported in Part 1 g of Policy SD23 of the SDLP</p>	<p>Accept modifications</p>
<p>Paragraph 2, Page 33</p> <p><u>Provision is made for visitor accommodation only within the Settlement Boundary (unless the provisions of Policy SD23 of the Local Plan apply or by conversion of farm buildings on the basis of Policy SD 41 of the Local Plan</u></p> <p>Provision is made for visitor accommodation only within the Settlement Boundary or by conversion of farm buildings under SD 41</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy ST2 - Visiting and enjoying Twyford</p>		
<p>Policy ST2-- Visiting and enjoying Twyford</p>	<p>The policy was removed by the Parish Council following comments during the pre-submission consultation. The supporting text remains to set out the parish council’s ambition to encourage sustainable recreation, leisure and tourism in the parish. To ensure clarity the policy title has been modified so it is clear this is not a land use policy of the TNDP</p>	
<p>Paragraph 4, Page 34</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>

<p>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. <u>The Community Actions section of this Plan sets out the Parish Council’s intention to work with the relevant public and private organisations to deliver key elements of the South Downs National Park Partnership Management Plan with regard to recreation and sustainable tourism</u></p>		
<p>Policy CPI – Open Spaces</p>		
<p><u>The Plan identifies Twyford’s community, sports facilities and open spaces in Table 1 and Map 8. Development proposals affecting the identified facilities will be assessed against the provisions of Strategic Policy SD 46 of the South Downs Local Plan</u></p> <p>Twyford’s community, sports facilities and open spaces are identified in Table 1 and Map 8, and will be subject to SDLP SD 46</p>	<p>Minor modifications to the policy to provide the clarity required by the NPPF</p>	<p>Accept modifications</p>
<p>Policy CP2 - New and Existing Community Facilities</p>		
<p><u>CP2 – New and Existing Community Facilities</u></p> <p><u>The Plan identifies Twyford’s community facilities in Table 2 and Map 8. Development proposals affecting the identified facilities will be assessed against the provisions of Strategic Policy SD 43 of the South Downs Local Plan</u></p> <p>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</p>	<p>Minor modifications to the policy to provide the clarity required by the NPPF</p>	<p>Accept modifications</p>
<p>Policy CP3 – St Mary’s Primary School</p>		
<p><u>Insofar as planning permission is required development proposals for the maintenance and improvement of the St Mary’s Primary School’s facilities, including its access arrangements, will be supported</u></p> <p>1. Development which is for the maintenance and improvement of the School’s facilities for Twyford children will be supported.</p> <p>2. Measures to improve the access to the school will be approved</p>	<p>Minor modifications to combined two separate policy elements into a single policy. Modifications are also required to acknowledge that not all improvement works to the School will need planning permission</p>	<p>Accept modifications</p>
<p>Policy LHE1 - Protected gaps</p>		

<p>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:</p> <p>a) Twyford and Colden Common.</p> <p>b) Twyford and Shawford</p> <p>2. Development will only be <u>supported</u> 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.</p>	<p>A detailed modification to ensure the policy meets the basic conditions</p>	<p>Accept modifications</p>
<p>Policy LHE2 - Landscape and views</p>		
<p><u>As appropriate to their scale, nature and location development proposals should take account of Twyford’s landscape and the important parish views, landmark features, and designated landscapes identified in Table 3</u></p> <p>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</p>	<p>Modifications to the policy are required to provide the clarity required by the NPPF, and to ensure the policy is applied in a proportionate way.</p>	<p>Accept modifications</p>
<p>Policy LHE3 - The historic environment, buildings and archaeology</p>		
<p><u>Development proposals should take account of the following heritage assets in the neighbourhood area and respond positively to their importance:</u></p> <ul style="list-style-type: none"> • <u>Areas 1—5 as shown on Map 10 identified as having particular archaeological potential; and</u> • <u>Areas 3—6 as shown on Map 10 containing significant heritage assets</u> <p>1. Areas 1—5 as shown on Map 10 are identified as having particular archaeological potential; development proposals are subject to SD 12 and SD 16.</p> <p>2. Areas 3—6 as shown on Map 10 contain significant heritage assets; development proposals are subject to SD 12 and will be required to prepare a Heritage statement.</p> <p>3. Twyford’s historic buildings are to be preserved and enhanced for their individual and collective contribution to the natural beauty of the SDNP. They are subject to SD 13.</p>	<p>The policy is modified so it requires that development proposals take account of the features shown on Map 10</p>	<p>Accept modifications</p>
<p>Paragraph 6, Page 44</p>	<p>Supporting text is reconfigured so that it describes the way in which the policy</p>	<p>Accept modifications</p>

<p>The South Downs Local Plan following National Guidance, sets in Policy SD12 a broad approach to protecting the historic environment within the context of the National Park, including Historic Assets, with more detailed policies for listed buildings in SD13, and SD14, for archaeology in SD16. The Conservation Area is addressed in a separate policy. <u>Policy LHE3 adds value to the South Downs Local Plan Policies SD13/14/16 by identifying a specific series of heritage features of which development proposals should take account</u></p>	<p>will add value to the purpose of SDLP policies</p>	
<p>Policy LHE 4 – Twyford Conservation Area</p>		
<p>Policy LHE 4 – Twyford Conservation Area</p> <p>1. Twyford’s Conservation Area will be protected in accordance with Winchester City Council’s 1980 designation and policies; development will be subject to SDLP SD 15.</p> <p>2. TPC will work with SDNP to produce more detailed advice and guide new development and to work out a programme of enhancement.</p>	<p>The first part adds no distinctive value to the policy approach already captured in the SDLP. In addition, there is no evidence that the character and appearance of the conservation area is not being protected by existing policies. The second part is a clear expression of TPC’s ambition to work with SDNPA to produce more detailed advice for the conservation area rather than a policy in its own right. Move part 2 of policy LHE4 to Community Actions section of the TNDP</p>	<p>Accept modifications</p>
<p>Paragraph 3, Page 46</p> <p>The WCC Conservation Area designation and policies of 1980 will apply and will be subject to SDLP policy 15. SDNPA are currently revising Twyford’s Conservation Area until that process is complete. <u>Strategic Policy SD15 of the South Downs Local Plan provides a robust policy context against which proposals in the conservation area will be assessed. The Community Actions section of this Plan sets out the Parish Council’s intention to work with the SDNPA to produce more detail guidance for new development in the Conservation Area and to inform any required enhancements</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy LHE 5 – Green Infrastructure</p>		
<p><u>1. The Itchen Valley, Twyford Down and Hockley Golf Course (as shown on Map 11) are designated as Green Infrastructure. Any development proposals within these areas will be determined on the basis of the provisions of Policy SD45 of the South Downs Local Plan. The Itchen Valley together with Twyford Down and Hockley Golf Course are</u></p>	<p>Detailed modifications are required to the first part of the policy to meet the basic conditions.</p>	<p>Accept modifications</p>

<p>designated as Green Infrastructure of wider importance as shown on Map 11 and will be subject to SD 45.</p> <p>2. All development on open land is to be considered for its impact on and potential contribution to Green Infrastructure and will be subject to SD 46.</p>	<p>The second part of the policy should be deleted as it is not directly underpinned with evidence and adds little if any value to existing policies in the development plan</p>	
<p>Paragraph 5, Page 47</p> <p>This information is collated by Hampshire Biodiversity in their Ecological Network Mapping for Twyford. This map identifies both statutory and non-statutory designations and network opportunities. However no formal study has been carried out by SDNPA to identify other key areas of green infrastructure. Until this has been done all open land will need to be considered for its green infrastructure impact and potential in development proposals.</p> <p>Paragraph 7, Page 47</p> <p>The policy will support SDNPA, WCC and other agencies in their initiatives on Biodiversity, the Itchen Valley and the environs of Winchester.</p> <p><u>Policy LHE5 adds value to South Downs Local Plan Policy SD46 by identifying a specific series of green infrastructure of which development proposals should take account.</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modification</p>
<p>Policy LHE6 - Local biodiversity, trees and woodlands</p>		
<p>1. <u>Development proposals should conserve and enhance the biodiversity and ecological importance of the sites shown on Map 12 and otherwise comply with the requirements of Strategic Policy SD 9 Biodiversity and Geodiversity of the South Downs Local Plan.</u> The designated sites identified in Map 10 together with the many undesignated sites and features together with the species which depend on them, are identified for their importance for biodiversity, locally, nationally and internationally. Development proposals are to take account of them, in accordance with SD 9, Biodiversity and Geodiversity.</p> <p>2. A cross border policy will be prepared jointly with Winchester City Council and SDNPA to ensure the conservation and enhancement of the River Itchen SAC.</p> <p>3. Trees, Woodland and Hedgerow within Twyford are to be protected particularly within the settlement boundary and the Conservation Area will be subject to SD 11.</p>	<p>Detailed modifications are required to part 1 of the policy to bring the clarity required by the NPPF</p> <p>Part 2 of the policy is not a land use policy, as drafted it is an action for the relevant authorities, therefore it should be moved to the community actions section of the TNDP</p>	<p>Accept modifications</p>

	Part 3 of the policy adds no further value to the current policy of the SDLP. As drafted part 3 of the policy could be considered as a community action, therefore it is recommended that this part of the policy is also included in the community action section of the TNDP	
Paragraph 6, Page 49 Future management plans shall aim to address both public access and conservation needs. <u>This matter is set out in the Community Actions section of the Plan</u>	Update to supporting text to reflect modifications made to the TNDP policy	
Policy LHE 7 – Dark Night Skies		
Policy LHE7 – Dark Night Skies	Whilst it is appropriate for the TNDP to address this matter, it does not include a policy despite the heading of the section. It is recommended that the title of the section is modified accordingly	Accept modifications
Paragraph 2, Page 52 SD89 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.	Minor amendment to supporting text to correct policy reference	Accept modifications
Policy WEI – Flood Risk Management		
<u>Proposed developments should demonstrate how they can be accommodated within the water environment of the neighbourhood area and that they will not contribute directly or indirectly to surface water runoff or flooding.</u> <u>Development proposals for the implementation of flood defence works to the east of the B3355 off Hazeley Road will be supported where they respect the nature of their immediate environment and the amenity of residential properties in the immediate locality.</u> <u>Development proposals which would directly or indirectly conflict with the land safeguarded for flood mitigation works on Map 3 will not be supported</u>	As drafted the policy has a complicated format. Modifications are recommended so that it takes on a simpler format. In doing so it provides a more general context to ensure that development does not cause flooding issue, safeguards the land identified for the emerging flood mitigation works and directly relates those works to the proposed housing allocation off Hazeley Road	Accept modification

<p>1. Twyford Parish Council, in partnership with Hampshire County Council As Highway & Land Drainage Authority will bring forward a flood mitigation scheme to the east of the B3335 as</p> <ul style="list-style-type: none"> a. Development will be approved provided it incorporates the requirements of this scheme b. Development in the area affected by flood should only come into use when provision has been made for flood mitigation measures c) Land identified in Map 3 is to be safeguarded for the flood mitigation scheme. 		
<p>Paragraph 5, Page 54</p> <p>The intention is that Southern Water and the relevant authorities will work together, with developers while appropriately:</p> <ol style="list-style-type: none"> 1. To ensure that the sewage problems of Twyford are fully recognised and the causes identified by Southern Water. 2. Seek for Twyford to be added to Southern Water’s Flood Reduction Project. 3. To secure infiltration reduction measures in the foul sewers in the lower lying parts of the village which are affected. 4. Ensure that the current situation is not aggravated by further connections. <p><i>Policy WE1 addresses these various matters in the round. It provides a more general context to ensure that development does not cause flooding issues, safeguards the land identified for the emerging flood mitigation works and directly relate those works to the proposed housing allocation off Hazeley Road. Policy DB1 of the Plan comments about the relationship between the housing development and the implementation of the flood management works</i></p>	<p>Additional Paragraph to provide clarification to the intention of the policy</p>	<p>Accept modifications</p>
<p>Policy WE2 - Foul Sewerage including surcharging</p>		
<p><u>Development proposals should be designed to ensure that additional foul sewage does not have an unacceptable impact on residential amenity or the natural environment. The designs of such proposals should take into account their cumulative impact with other developments and any potential mitigation measures including the surcharging of the existing system.</u></p>	<p>The policy is replaced with an alternative version which sets out TPC’s ambitions on this matter in a clearer format which can be applied consistently by the decision maker</p>	<p>Accept modifications</p>

<p>Applications are to provide a drainage plan to show that the drainage associated with the site will either utilise an existing foul sewer for mains drain only at the nearest point of capacity or will be dealt with by a small package treatment plant (or similar). Details of the proposed means of surface run off disposal to be in accordance with Part H3 of the Building Renovations Hierarchy as well as acceptable discharge points, rates and volumes to be agreed by the lead Local Flood Authority, in consultation with Southern Water.</p>		
<p>Policy MA1 – Rights of Way, walking and cycling</p>		
<p>1. Rights of Way will be extended and enhanced to secure the objectives of SD 20, 4; 5; & 6.</p> <p>2. TPC working with HCC and WCC will improve cycling facilities along the B3335/B3354 through the village from Hockley traffic lights to Colden Common. Land adjacent to this route will be safeguarded for this purpose.</p>	<p>As drafted this is not a land use policy but an action or project to be progressed by the relevant authorities. It is recommended that it is moved to the community action section of the TNDP.</p>	<p>Accept modifications</p>
<p>Policy MA1— Rights of Way, Walking and Cycling</p>	<p>It is recommended that the title of the section is modified to clarify that the parish councils aspirations on this matter are delivered as a community action not a land use policy</p>	<p>Accept modifications</p>
<p>Paragraph 1, Page 56</p> <p><u>The development of the Plan has identified a series of access improvements in relation to rights of way and cycle routes, which would be on benefit to local people. In this context a series of access improvements are included in the community actions sections of the Plan.</u></p> <p>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.</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Paragraph 7, Page 56</p> <p>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.</p> <p><u>The community actions relating to this matter seek to deliver several of the key objectives of the South Downs Local Plan</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>

Policy MA2 - Parking		
<p>Parking will be provided in accordance with SD 22 and the following:</p> <ol style="list-style-type: none"> 1. Until SDNP parking standards are adopted, the standard WCC (for residential) and HCC (for all other land uses) will apply. 2. Development proposals that result in a loss of existing car parking spaces will only be permitted if it can be demonstrated that suitable alternative provision can be made in the vicinity. 3. Land to accommodate up to 40 additional car parking spaces is reserved on land adjoining the existing Parish Hall car park. 	<p>It is recommended that the policy be deleted. Since the Plan was submitted, SDNPA has adopted its own Supplementary Planning Guidance on this matter. Also, parking arrangements for the proposed housing allocation in the Plan are satisfactorily addressed elsewhere in the Plan</p>	<p>Accept modifications</p>
<p>Delete all supporting text on Page 57</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
Policy MA3 - Minor traffic management improvements		
<ol style="list-style-type: none"> 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. As appropriate to their scale, nature and location development proposals should incorporate any required measures to mitigate the impact of additional traffic and movement created by the development concerned Any new development in the village will be required to mitigate the impact of additional traffic and movement created by that development. 	<p>As drafted part 1 and part 2 of the policy do not relate to the use of land but an action or project to be progressed by the relevant authorities. It is recommended that it is moved to the community action section of the TNDP.</p> <p>Modifications to part 3 of the policy to ensure that the policy acknowledges that some forms of development could be incorporated into the network without further mitigation. Modifications also made to ensure the policy is applied in a proportionate way.</p>	<p>Accept modifications</p>
<p>Paragraph 1, Page 58</p> <p>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. <i>This matter is set out in the Community Actions section of the Plan</i></p> <p>Paragraph 2, Page 58</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>

<p><u>Excessive speed and on-street parking reduce the amenity and safety within the village and are controlled by the Highway Authority. Moreover Twyford, in its role as 'gateway' to the National Park, needs to protect its minor roads from unwanted parking by visitors. In this context a series of traffic management measures are included in the community actions section of the Plan.</u> 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</p>		
<p>Policy MA4 - Northfields/Hazeley Enterprise Park</p>		
<p><u>Proposals for a new highway access from B3335 Whites Hill into Northfields Farm/Hazeley Enterprise Park (as shown diagrammatically on Map 6) will be supported where they respond positively to the landscape setting of the neighbourhood area</u></p> <p>The principle of a new highway access from B3335 Whites Hill into Northfields Farm/Hazeley Enterprise Park is supported (see Map 6).</p>	<p>Policy modified to ensure the decision maker can apply it consistently and to bring the clarity required by the NPPF</p>	<p>Accept modifications</p>
<p>Paragraph 3, Page 59</p> <p>This policy complements the aims of the South Downs Local Plan in protecting the most sensitive parts of the SDNP.</p> <p><u>Policy MA4 sets the context for the delivery of this important element of infrastructure. Any such proposal should be carefully designed and aligned to address any potential impacts on the quality of the local landscape</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy MA5 – Transport in the Parish</p>		
<p>Policy MA5 – Transport in the Parish</p> <p>Pedestrian movement</p> <p>1. The highway authority will be encouraged to create enhanced pedestrian provision along sections of public highway road that currently lack such facility, including:</p> <p>a) Finches Lane towards Shawford railway station.</p> <p>b) Hazeley Road east of Bourne Lane.</p> <p>c) Bourne Lane between Hazeley Road and Bourne Fields</p>	<p>Delete the Policy reference from the title so that is clear this is not a policy.</p> <p>Policy MA5 is drafted a proposal or action for the relevant authorities to deliver. It is recommended that it be moved to the community action section of the TNDP.</p>	<p>Accept modifications</p>

- 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.~~
- 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.~~
 - e) ~~Introduce 40mph restriction between Hockley Link and the existing 40mph restriction at the northern end of the village.~~
 - f) ~~Reduction of existing 50 mph to 40 mph between south side of village and north end of Colden Common.~~

Public transport

<p>5. The provision of more frequent and late night buses will be encouraged.</p> <p>Paragraph 1, Page 59 Purpose of the policy</p> <p>The development of the Plan has identified a series of transport improvements, which would be of benefit to local people. They address pedestrian and cycle movements, general traffic management issues and public transport initiatives. In this context a series of traffic management measures are included in the community actions section of the Plan. 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.</p> <p>Paragraph 3, Page 59</p> <p>The community actions relating to this matter seek to deliver several of the key objectives of the South Downs Local Plan</p> <p>Aspirational Policy require the action of others. However, its aims are those of the South Downs Local Plan to protect the most sensitive parts of the SDNP. It also seeks to satisfy the objectives of the TNP</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy MA6 – Historic Rural Roads</p>		
<p>The Plan identifies the following historic rural roads which will be safeguarded in accordance with policy SD 21.2:</p> <p>The following historic rural roads in the Plan Area will be protected in accordance with policy SD 21.2:</p> <p>Mare Lane Hazeley Road Morestead Road (part only) Highbridge Road High Street Queen Street The Drove</p>	<p>Policy wording to be added into a policy box as per other TNDP policies so it is clear that this is a policy.</p> <p>Minor modification to policy wording to provide the clarity required by the NPPF</p>	<p>Accept modifications</p>

<p>Segars Lane Watley Lane Church Lane Finches Lane (part) Bourne Lane Park Lane Mill Lane Berry Lane Love Lane</p>		
<p>Policy SSI - Micro generation and renewable energy</p>		
<p>Development proposals for renewable energy schemes other than free standing wind turbines and solar arrays will be supported in accordance with SDLP 51</p>	<p>The policy as drafted is not in general conformity with Policy SD54 of the SDLP, nor does it offer sufficient evidence to propose an alternative approach</p>	<p>Accept modifications</p>
<p>Paragraph 1 – 5, Page 62 Delete all supporting text for Policy SSI Microgeneration and renewable energy</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy SS2 – Sustainable and Adaptable Buildings</p>		
<p>Policy SS2— Sustainable and Adaptable Buildings</p>	<p>Whilst it is appropriate for the Plan to address this matter the TNDP does not include a policy despite the heading of the section. It is recommended that the title of the section is modified accordingly</p>	<p>Accept modifications</p>
<p>Policy PO1 - Pollution and Contaminated land</p>		
<p><u>Development proposals should demonstrate that their levels of air, noise, vibration, light, water, odour or other pollutants do not have an unacceptable impact on people and the natural environment now or in the foreseeable future, taking into account cumulative impacts and any mitigation. In particular development proposals should demonstrate that they do not contribute to existing pollution levels in the neighbourhood area.</u></p>	<p>Modifications to the policy so that it more closely relates to the character and appearance of the neighbourhood area</p>	<p>Accept modifications</p>

<p><u>Where necessary development proposals should quantify any additional nitrate emissions and mitigate their potential effects on the Solent SPA.</u></p> <p>1. Development proposals potentially affected by pollution as set out above and/or any additional impacts from on new developments; will be required to assess and mitigate their effects and will be subject to SD 54.</p> <p>2. Development proposals will be required to quantify additional nitrate emissions and mitigate their effects upon the Solent SPA.</p>		
<p>Policy DEI - Design</p>		
<p><u>Development proposals should respond positively to the distinctive character of Twyford and, as appropriate to their scale, nature and location, be informed by the Twyford Village Character Assessment, the Twyford Parish Landscape Assessment and the Conservation Area Appraisal.</u></p> <p><u>Development proposals which do not respect the character and appearance of the neighbourhood area will not be supported.</u></p> <p>Development proposals are to take account of the distinctive village character and be informed by the Twyford Village Character Assessment, the Twyford Parish Landscape Assessment and the Conservation Area Appraisal, and to accord with SDNP policies SD 4 and SD 5.</p>	<p>The policy is modified so that it has the clarity required by the NPPF and takes account of the scale and the nature of the development proposal. The modifications also sets out the implications of development proposals not taking the approach as specified in the policy</p>	<p>Accept modifications</p>
<p>Paragraph 10, Page 64</p> <p>A central feature of The South Downs Local Plan is to achieve high-quality and inclusive design for all development. Policies SD 4 and 5 provide a comprehensive design framework. The Conservation Area designation and appraisal of WCC and SDNPA's draft are also important. <u>Policy DEI brings a local dimension to this important strategic approach</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy IDCI – Infrastructure</p>		
<p><u>1. As appropriate to their scale and nature development proposals should assess their impact on the current infrastructure deficiencies listed as 1—7 above, and ensure that no unacceptable harm is caused to the matters which are relevant to the proposal or that any harm can be mitigated in an appropriate fashion.</u></p> <p><u>Proposals for the provision of new and improved utilities and other infrastructure to address the matters set out in 1-7 above will be supported.</u></p>	<p>Detailed modifications are recommended to the policy so that it has the clarity required by the NPPF</p>	<p>Accept modifications</p>

<p><u>Where a scheme of mitigation of any infrastructure deficiency is being taken forward by a public body and/or a statutory agency, development proposals should be designed to take account of and be complementary to the implementation of those works.</u> Development proposals will be required to assess their impact on the current deficiencies listed as 1-7 above (as appropriate), and ensure that no additional harm is caused or can be mitigated. Where a scheme of mitigation is being taken forward by the Local Authorities, developers will be expected to co-operate in the implementation.</p> <p>2. Provision of new and improved utilities and other infrastructure set out in 1-7 above will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.</p>		
<p>Paragraph 8, Page 65</p> <p><u>Policy IDCI provides a context within which these issues can be managed. It addresses the need for development proposals to take account of the identified deficiencies in infrastructure, offers support to the delivery of infrastructure improvement works and sets out a requirement for other development proposals to be complementary to such works.</u> The deficiencies in adequate reasonable and necessary infrastructure in Twyford are set out in 1-7 above</p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Policy DBI – Land allocation by the Village Hall</p>		
<p>The land adjoining the Parish Hall Car Park, (as shown on Map 15), is allocated for the development of 20 houses, subject to the preparation of a development brief to incorporate:</p> <ul style="list-style-type: none"> a) A minimum of 50% affordable dwellings. b) A mix of houses in accordance with policy HNI. 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 delivery 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. 	<p>The policy as drafted is overly complicated. Modifications are recommended to remedy this matter and to bring the clarity required by the NPPF</p>	<p>Accept modifications</p>

<p>h) Foul sewerage scheme which does not impact on that part of the system which malfunctions in periods of high surface water flows.</p> <p>i) <u>A design which responds positively to the surgery and the parish hall, which follows the principles of the layout (shown on Map 15) unless there are clear advantages of an alternative layout and otherwise accords with the provisions of Policy DE1 of the Plan'</u></p> <p>Design is</p> <ul style="list-style-type: none"> i. to relate positively to the Surgery and Parish Hall ii. to follow the principles of the layout (shown on Map 15) unless there are clear advantages of an alternative layout. iii. accord with DE1. <p>j) <u>The Management of the land excluded from development.</u></p> <p>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.</p> <p>l) A drainage plan must be provided to show that the drainage associated with the site will either utilise an existing foul sewer for foul drainage only at the nearest point of capacity or will be dealt with by a small package treatment plant (or similar). Details of the proposed means of surface water run-off disposal to be in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes to be agreed by the Lead Local Flood Authority, in consultation with Southern Water. If the decision is to use a small package treatment plant then the drainage plan will need to demonstrate that there is no hydrological connectivity from the proposed Package Treatment Plant to the River Itchen for example are there existing watercourse or local drainage channels or a high water table, in the area of the proposed package treatment plan that will mean that the proposed package treatment would not be effective and would result in there being a high risk that phosphorous transferred into the protected River Itchen SAC and SSSI.</p>		
<p>Paragraph 1, Page 66</p> <p><u>Site 26 is the principal site for allocation of new houses in the Plan. It will provide 20 houses (see Policy HN2) of which 10 are to be affordable (see Policy HN3). The scheme will also deliver additional car parking (see Policy MA2). Site 26 is the principle site for</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>

<p>allocation of new houses in the Neighbourhood Plan, and is to provide 20 houses (see HN3) of which 8 are to be affordable (see HN3) and additional car parking (see MA2). The reasons for the selection of this site are explained in HN3.</p> <p>Paragraph 3, Page 66</p> <p>1. Landscape Impact</p> <p>The Parish Council recognizes that this is a sensitive site; it has taken extensive advice on the landscape impact of development on the site, both from Terra Firma Landscape Architects and from Urban Design Planners, 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. The design work has shown that development will be seen from key viewpoints. It is seen as part of the village, screened on 3 sides by development and by existing trees on the north and west boundaries. The design advice considered by the Parish Council and its evaluation, is set out in the evidence base.</p> <p>2. <u>Conservation Area:</u></p> <p><u>The north western corner of the site is within the Twyford Conservation Area The principal feature of conservation importance is the clump of eleven mature beech and Scot’s pine which is on high land and widely visible, three of which are within the conservation area. The trees are to be retained as part of the whole clump both as a feature of importance and to preserve views into the Conservation Area and across the new development. The tree clump is now subject to a TPO clump and its future management is to be secured by its incorporation as public open space within the wider proposal (and eventually to be dedicated to the Parish Council). A Heritage Statement will be required for the development of the site in accordance with South Downs Local Plan policies SD12 and SD15</u></p>		
<p>Policy DB2 Housing allocation at Stacey’s Garage</p>		
<p><u>Proposals for the redevelopment of Stacey’s Garage (as shown on Map 5) for other purposes including housing will be supported subject to the following criteria:</u></p>	<p>The policy is reconfigured so that it properly captures the two criteria included in the second part of the policy. Modifications are also required</p>	<p>Accept modifications</p>

<ul style="list-style-type: none"> • <u>their design responds positively to the character and the appearance of the village in general and its immediate locality in particular;</u> • <u>their design conserves or enhances the character and appearance of the Twyford Conservation Area;</u> • <u>any contamination issues are identified and positively addressed;</u> • <u>appropriate vehicular access is provided; and</u> • <u>safe and convenient facilities for pedestrian movement along the High Street frontage are provided</u> <p>1. The redevelopment of Stacey’s garage for other purposes including housing (shown on Map 5) will be permitted provided that:</p> <p>2. Contamination from past use can be dealt with. Facilities for pedestrian movement along the High Street frontage are provided.</p>	<p>to ensure that the criteria are expanded so that they address the need to secure high-quality design in the Conservation Area</p>	
<p>Paragraph 1, Page 68</p> <p>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. <u>Policy DB2 provides a positive context for the potential redevelopment of the site. It identifies an important set of criteria which include a requirement to conserve or enhance the character of the conservation area</u></p>	<p>Update to supporting text to reflect modifications made to the TNDP policy</p>	<p>Accept modifications</p>
<p>Section 4. Implementing and Monitoring the Plan</p>		
<p><u>The Parish Council will monitor the effectiveness of its delivery of the Community Actions set out in Section 5 of this report.</u></p> <p><u>In addition, the Parish Council will monitor the delivery of the allocated site (as set out in Policies HN2 and DB1 of this Plan). Where necessary it will liaise with the South Downs National Park Authority, the landowner and statutory agencies to understand any delays in the determination of planning applications and subsequent construction. In the event that progress is not made the Parish Council will assess the need or otherwise for the Plan to be reviewed to ensure the strategic housing required for the parish as set out in the Local Plan is delivered in a timely fashion within the Plan period</u></p>	<p>Paragraphs to be added to the end of Section 4 to provide clarification on how the Parish Council would monitor the effectiveness of the series of community actions which have arisen as part of the examination process.</p> <p>The second paragraph comments about the importance of monitoring the delivery of the allocated site and, if necessary, to review the Plan in the event that it does not come forward.</p>	<p>Accept modifications</p>

<p>Section 5. Community Actions (new section of the TNDP)</p>		
<p><u>The bulk of the Plan has included land use Policies. They will form part of the development plan in the event that the Plan is ‘made’ after a public referendum.</u></p> <p><u>This Section comments about a series of community actions. They are issues where the residents of the parish have expressed a strong view about the issue concerned during the plan making process but which are not land use-based matters. In some cases, they overlap with or complement land use policies in the Plan.</u></p> <p><u>Community actions will not form part of the development plan in the event that the Plan is made. However, they may form the basis of actions, which the Parish Council will pursue within the Plan period either in its own right or with other agencies.</u></p> <p>ST2, LHE4, LHE6.2, LHE6.3, MA1, MA3.1, MA3.2, MA5</p>	<p>A number of recommendations throughout the Examiner’s report require certain policies to be moved to a Community Actions section of the plan. The supporting text to the Community Action section is offered to distinguish between policies and community actions within the TNDP</p> <p>Policies to be removed from the main body of the TNDP and included in Section 5. Community Actions</p>	<p>Accept modifications</p>

Appendix 3. Twyford Neighbourhood Plan Examiner's report

The Examiner's report is available on the SDNPA webpages and can be found [here](#)