



Twyford Neighbourhood Plan  
Plan Period 2019 - 2033  
Made Neighbourhood Plan 10th February 2022



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**TNP Policies**



**Community Actions**

Making the Plan and supporting information:  
See the Neighbourhood Plan page on the Twyford Parish Council website.



# 1. Introduction

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

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

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

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

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

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

## 1.2 Twyford — a connected parish

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

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

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

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

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

A Neighbourhood Plan is prepared by the local community. It is a plan for the next 11 years to 2033. It is a part of the statutory planning system which gives powers to parish councils to create their own planning policies. Local plans prepared by district and city councils and now the South Downs National Park, have not had the resources to look at the needs of communities in such detail. As one of the primary duties in all National Parks is the fostering of the social and economic life of its local communities, a Neighbourhood Plan is an ideal tool for this purpose. In Twyford the Parish Council is the local democratic body which has undertaken the task of preparing a plan, involving local people as much as possible.

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



## 1. Introduction (continued)

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

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

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

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

### 1.4 The area of the Plan

The Twyford Neighbourhood Plan (TNP) covers the whole area of the Parish. Refer to Map 1 for details. The Plan period is 2019 to 2033.

### 1.5 How has the plan been prepared?

Following the decision by the Parish Council to prepare a Neighbourhood Plan, a Technical Committee was set up to organise the work. These local volunteers have brought considerable knowledge of the Parish and key skills to the task. Consultants have been used to carry out a number of studies. For details of how the work has been undertaken see the Neighbourhood Plan page on the Twyford Parish Council website.

The South Downs National Park has advised throughout and has organised and funded professional help and advice. SDNPA has also arranged and funded the Public Examination.

### 1.6 Engaging with the community

At every stage the Parish Council and the Technical Committee have sought to involve the Twyford community in decision making. Public comment was sought on potential housing sites. Proposals have been widely circulated, advertised and discussed. The Pre-submission draft of the plan was published for formal consultation in January 2020 and again in January 2021 as the Submission Plan. Details of all consultations undertaken are shown on the Neighbourhood Plan website. These consultations resulted in modifications to many individual policies and proposals.

### 1.7 The strategy for locating development

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

### 1.8 Fitting in with other plans

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

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

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

Not all policies of the SDLP have equal weight. Some are strategic and some are for development management. It is the former to which the TNP has to be in general conformity while it has more discretion about local variations to the latter. In general because the objectives of Twyford as a community and South Downs Authority are so close, the alignment of TNP with the SDLP poses



## Introduction (continued)

no major issues. The two plans will together comprise the Development Plan for Twyford. The aim of the TNP is to present a coherent and readable statement of the planning policies which affect Twyford, without repeating those which are fully dealt with in the SDLP. The relationship between the policies of the respective plans is clearly stated.

To the south, north and west of Twyford the Planning Authority is the City Council. Winchester City Council embarked on a review of its own Local Plan in 2018. It is hoped that the policies of the new local plan will harmonise with those of the TNP as they have with the existing Local Plan.

### 1.9 Strategic Assessment

Prior to the publication of the TNP in its pre-submission form, it was subject to both Strategic Environment Assessment (SEA) and Habitats Regulations Assessment (HRA) under the respective regulations. The Assessments were carried out by independent experts appointed by the SDNPA. They tested the plan against reasonable alternatives and also by consultation with the appropriate statutory authorities. Both studies endorsed the policies and proposals of the TNP with only minor modifications. TPC accepted the SEA's and HRA's recommendations and has made the recommended changes,

### 1.10 Consultation, Examination and Referendum

Following the consultation on the Draft Plan in January 2020 and its amendment, it was published again in January 2021. This plan with further representations were submitted to the SDNP who appointed an Independent Examiner to report on the soundness of the plan and its conformity to Government Policy. The Examiner's report of August 2021 is on the website. He found the plan to be sound subject to a number of amendments, which both the SDNPA and the Parish Council have accepted. The amended Plan was approved by the Parish residents on January 13th 2022 (33% turn out, 83% approval) and subsequently made by SDNPA on 10th February 2022.

### 1.11 Status of the Twyford Neighbourhood Plan

The TNP, together with the SDLP, forms the Development Plan for Twyford Parish. It will be used in the determination of planning applications.

## 2. Vision and Objectives

### 2. Vision and Objectives

#### 2.1 Our vision for Twyford Parish

By 2033 Twyford Parish will be a more vibrant, attractive and safe place to live, work and visit. It will have retained and enhanced its special village character and landscape, within the South Downs National Park, through sustainable, community led development.

#### 2.2 Objectives of the Plan

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



## 2. Vision and Objectives (continued)

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

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

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

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

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

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

### 2.4 Landscape definition

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

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

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

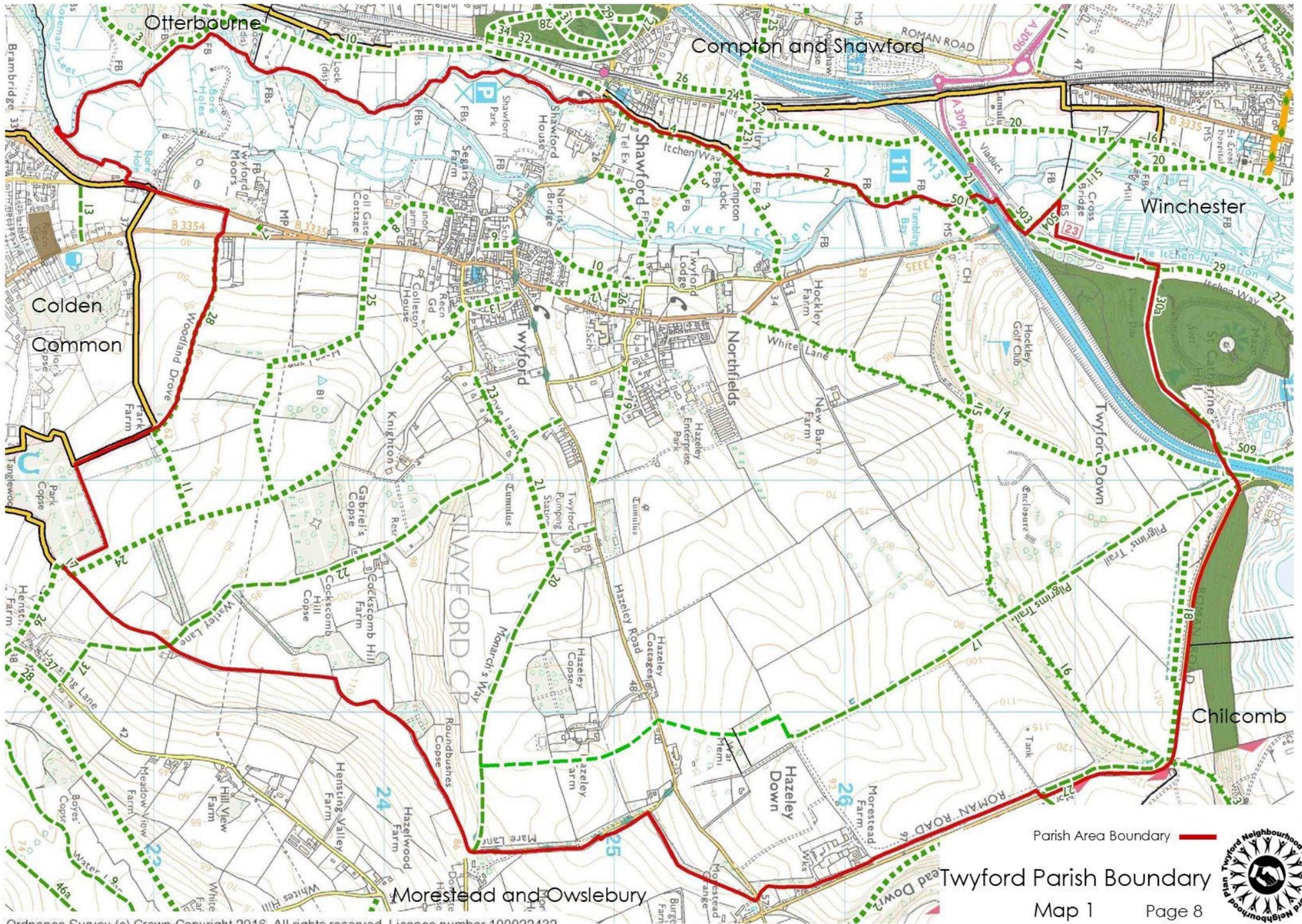
### 2.5 Plan outcomes

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

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

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





## 2. Vision and Objectives (continued)

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

### 2.6 Plan Format

The policies of this document are divided into two separate categories:

- Developed Plan policies in Section 3
- Community Actions in Section 5

The policies in Section 3 have full status as part of the Development Plan for the SDLP as a whole. They will be used in the determination of planning applications. The Community Actions in Section 5 set out a range of matters which Twyford as a Parish and as a Community wish to achieve. Some of these are the statutory responsibilities of other bodies. Unlike the section 3 policies, they are not land based policies. These are included because of their importance to the local community.

## 3. The Policies

### 3. The Policies

This section sets out the policies of the Twyford Neighbourhood Plan, which form part of the Development Plan for this area of the SDLP. Most importantly, policies attempt to reflect the views of the Twyford Parish Community where views have been obtained through a series of consultations. Formal consultations with service providers has taken place at pre-submission stage and has resulted in changes. These policies also rely on a range of technical studies undertaken to inform policy decisions.

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

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

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

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



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

#### Policy SB1 - The settlement boundary policy

##### *Purpose of the policy*

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

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

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

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

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

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

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

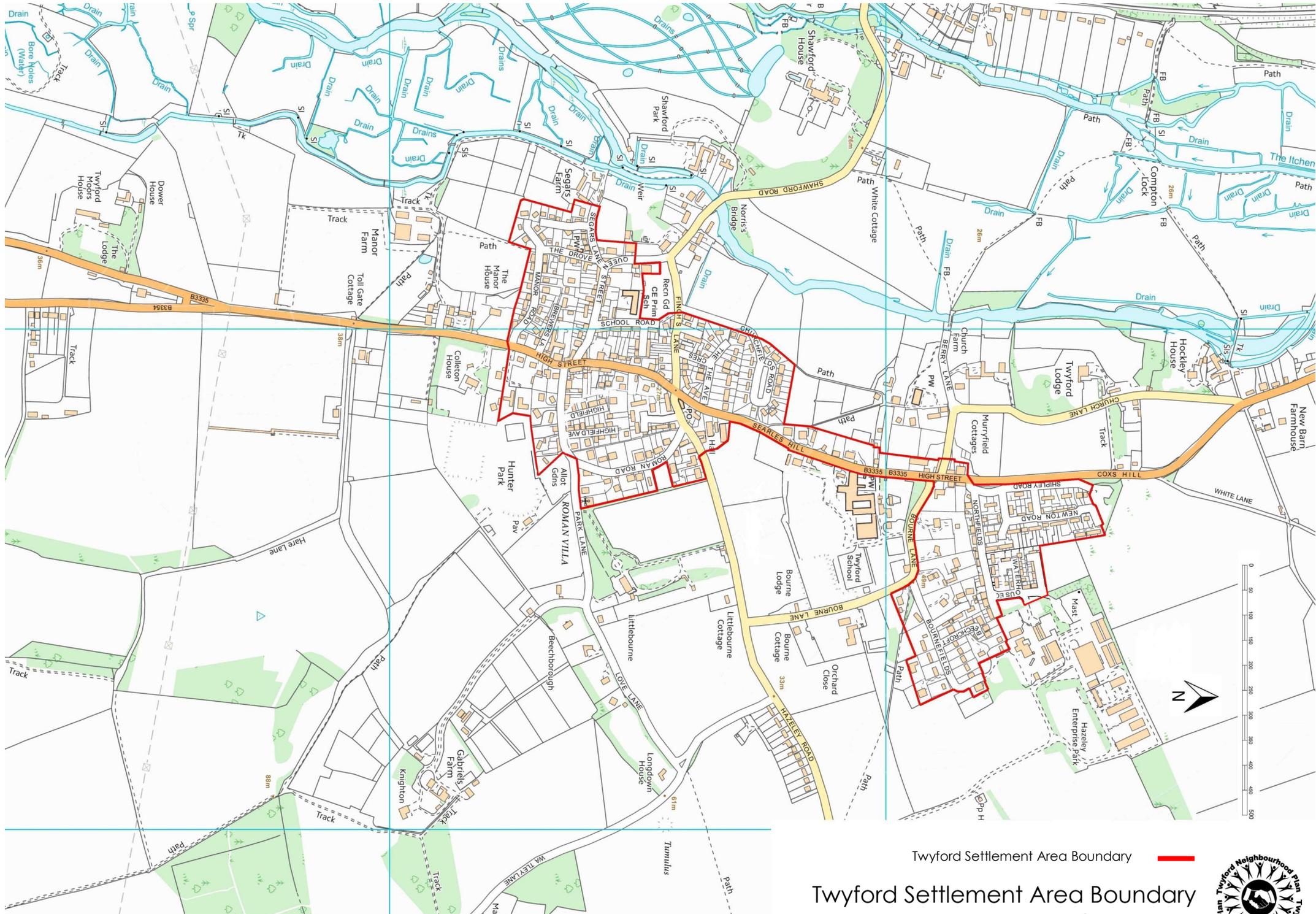
##### *Relationship to the SDLP*

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

#### Policy SB1 - The settlement boundary policy

- 1 Within the settlement boundary (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.
- 2 Outside the settlement boundary, development proposals will only be supported where they comply with other policies in the development plan.





Twyford Settlement Area Boundary —

# Twyford Settlement Area Boundary

## Map 2



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

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

##### *Purpose of the Policy*

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

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

##### *Relationship to the SDLP*

Development outside the settlement boundary is controlled by a series of policies within the SDLP.

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

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

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

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

Development outside the settlement boundary will be strictly controlled. In exceptional circumstances development proposals will be supported outside the settlement boundaries where they comply with the relevant policies in the development plan, respond to the context of the Dip Slope as defined in the SDLP, and, as appropriate:

- a) 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: Housing outside the Settlement Boundary, HN5: Orchard Close, BE1: Employment and Business provision outside the Settlement Boundary, BE2: Northfields Farm & Hazeley Enterprise Park BE3: Twyford Preparatory School, and ST1: Visitor and Tourism Facilities of this Plan in particular; or
- b) There is an essential need for a countryside location; or
- c) In the case of community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere; or
- d) It is an appropriate re-use of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park.



### 3. The Policies - HN Housing

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

##### *Purpose of the Policy*

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

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

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

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

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

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

The duty of the National Park, after the safeguarding of its special qualities and promoting enjoyment and understanding, is to foster the economic and social well-being of its local communities. Existing plans recognise that there is also a strong need for a mix of housing to meet local needs and for affordable housing for local people, particularly social rented accommodation. Policy HN1 addresses this important matter. The maximum areas are to be measured gross internally (that is excluding the external walls).

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

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

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

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

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

1. Development proposals for new housing should comply with the provisions of Policy SD 27 of the South Downs Local Plan.
2. 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 HN4 a).



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

#### Policy HN2 - Housing provision and allocation of land.

##### *Purpose of the Policy*

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

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

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

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

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

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

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

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

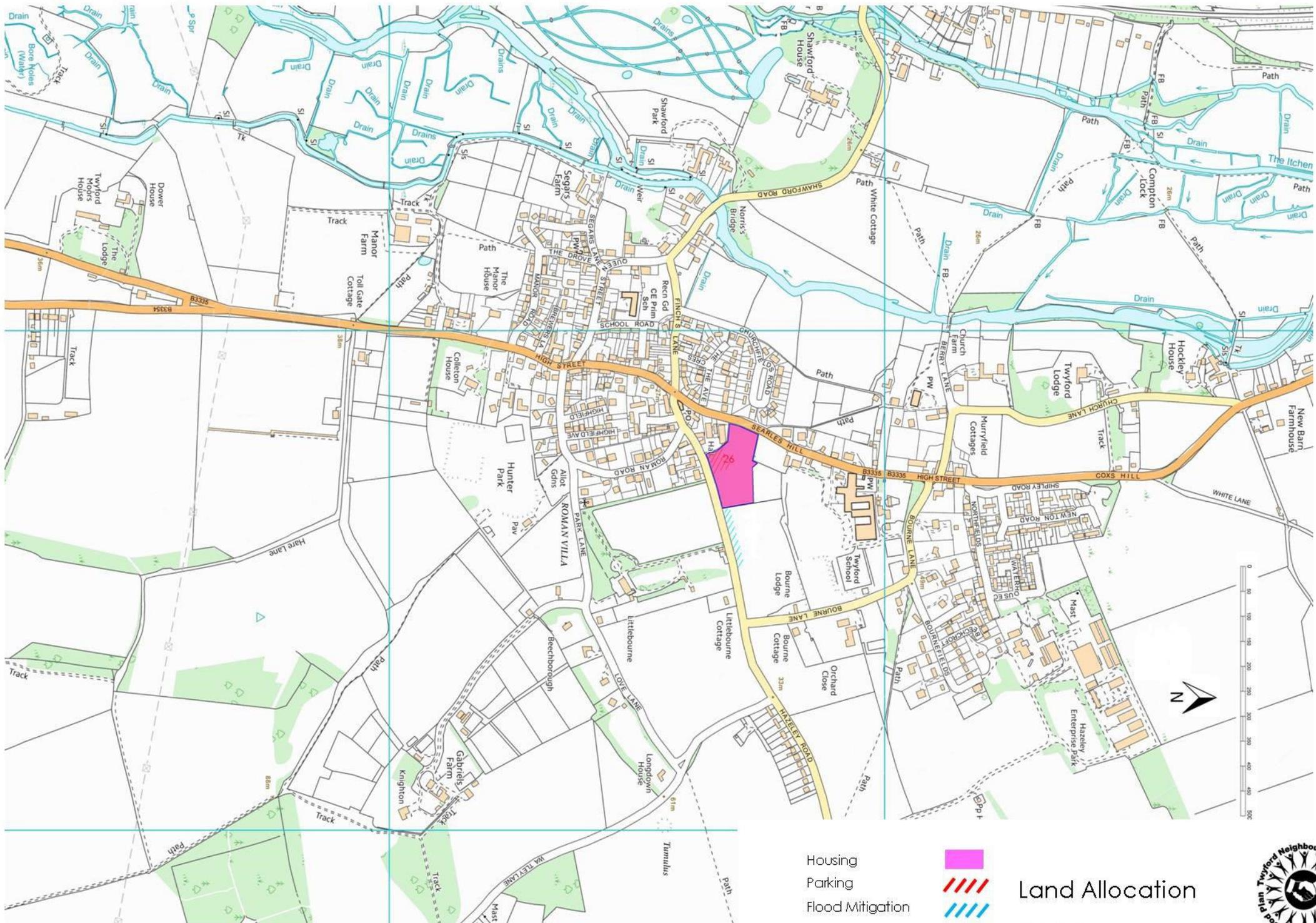
##### *Relationship to the SDLP*

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

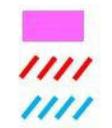
#### Policy HN2 – Housing provision and allocation of land

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





Housing  
 Parking  
 Flood Mitigation



Land Allocation



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

#### Affordable provision on allocated and windfall sites

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

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

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

The 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'.

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

Policies for affordable housing provision on new housing sites are established by national planning policy and incorporated into the SDLP SD 28.

#### Policy HN3 - Housing within the settlement boundary

##### *Purpose of the Policy*

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

Extensions enlarge houses, makes them more expensive and so less affordable for people on lower incomes. The SDLP imposes a limit of 30% on extensions by SD 31 and on redevelopment outside the Settlement Boundary by SD 30. TNP imposes the same limits. Subdivision of plots and infill is possible in a number of sites within the village. This can lead to loss of trees and of gardens, which can increase the impact on the immediate locality and wider countryside, especially if the new building is larger and taller, or in a prominent position. Policy HN3 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 HN1 on housing mix in particular.

The policy context for the Twyford Neighbourhood Plan is set by policy SB1 which allows for further development and by HN1 which addresses Twyford's housing needs and by design policies. The policy does not impose density limits, high or low. The TNP leaves the choice of proposal to the individual to justify. This is for two reasons; firstly the introduction of higher density, especially if the houses are smaller, has social advantages for the village; secondly because the fabric of the village, as shown in the Village Character Assessment is so varied, no single design rule appears to be justified. The requirement is therefore for quality in design and materials, following careful appraisal and the preservation of key features, such as walls, trees and roadside vegetation.



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

For the few larger plots in excess of 0.1 ha, with capacity for more than one additional dwelling, there will be an impact on the character of the area plus additional traffic on the substandard lanes and roads of the village. This has to be reconciled with the continuing demand for additional housing often from owners and others seeking to downsize. There may be opportunities for accommodation for the elderly with less impact than general market housing. These sites should prepare design briefs to establish the appropriate solution. The third part of Policy HN3 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.

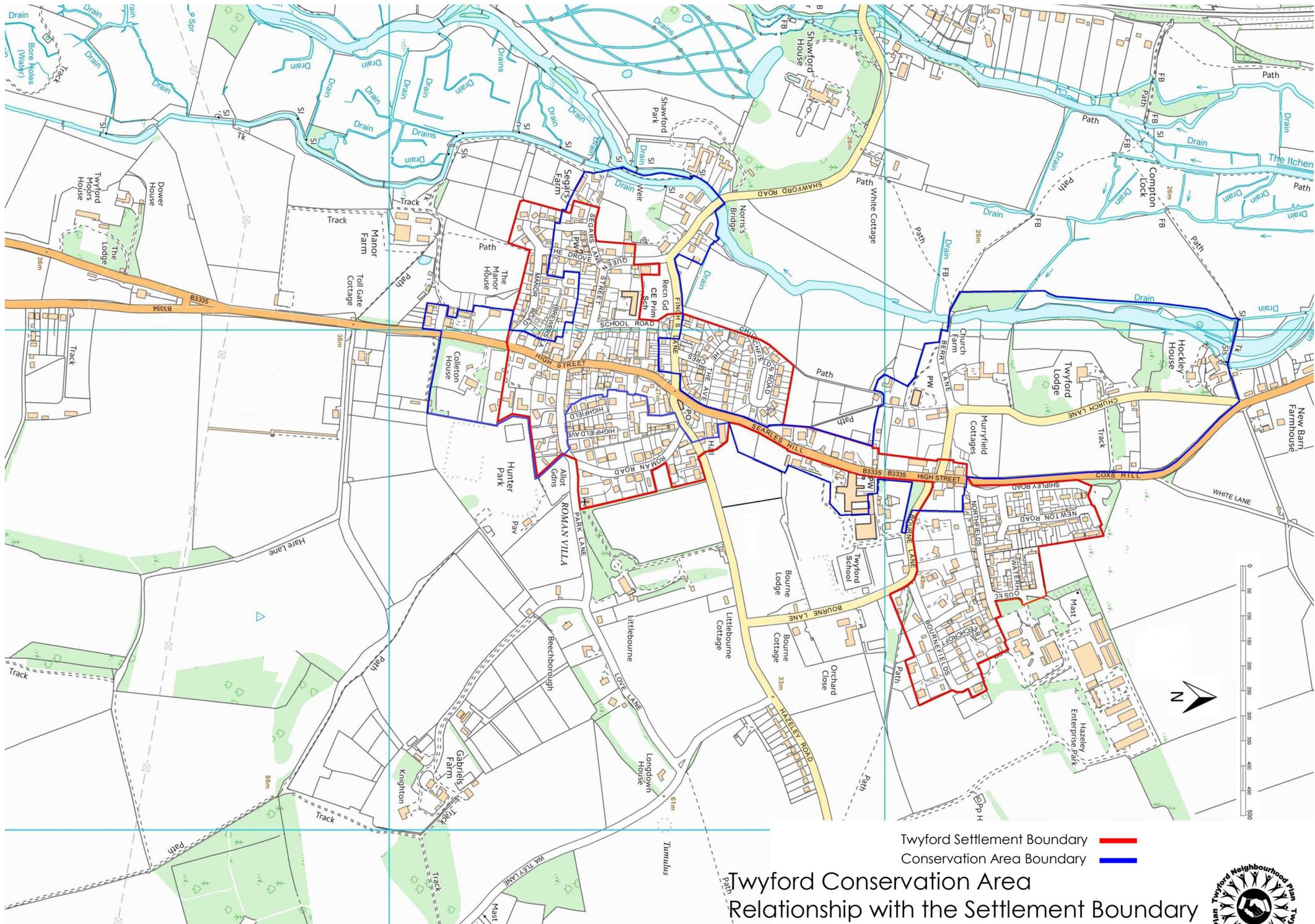
That part of the Conservation Area inside the settlement boundary is defined for its historic, architectural and environmental character, including the many gardens of village and grander houses. All development within this area must both preserve and enhance, but subdivision of plots is usually accompanied by changes which harm character. The Twyford Conservation Area was established in the 1970s and is a freestanding policy under separate legislation. This matter is addressed in the second part of Policy HN3, by the supporting text in Policy HN3 and by CA/LHE1 as a Community Action.

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

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

#### **Policy HN3 Housing within the settlement boundary.**

1. Within the settlement boundary, (shown on Map 2), the following housing development will be supported -
  - a) Extensions.
  - b) Changes of use of buildings (other than those which are subject to BE1 and CP1).
  - c) Subdivision of single dwellings.
  - d) One for one replacement
  - e) Single plot infill on plots less than 0.1 ha.
2. Development 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.
3. On sites in excess of 0.1 ha, or where more than one new dwelling is proposed, housing development should comply with SD 27 of the South Downs Local Plan, and deliver the numbers of dwellings and housing mix in accordance with Policy HN1 of this Plan. Development Proposals which make provision for those with special needs and the elderly will be particularly supported.



Twyford Settlement Boundary —  
 Conservation Area Boundary —

## Twyford Conservation Area Relationship with the Settlement Boundary



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

#### Policy HN4 - Housing outside the Settlement Boundary

##### *Purpose of the policy*

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

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

Housing Policies HN2, Housing outside the Settlement Boundary, Exceptional Policy SDLP 29 and Orchard Close are three such cases. This policy sets out the conditions for other categories.

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

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

The subdivision of large houses may lead to a number of harmful consequences, in particular, where the property is isolated, the dependence of a greater number of people on private cars and the fragmentation of the property and its management, to the detriment of its appearance. It is a less sustainable outcome than continued single family use. Proposals will have to demonstrate need and how such issues are to be overcome and, in addition, how subdivision would be to the benefit of the special qualities of the SDNP and to the community of Twyford Parish.

In all cases, the design, landscape and heritage policies of the TNP and SDLP will be applied. Where there is an increase in the number of dwellings provision of social, affordable housing will be sought in accordance with HN1.

##### *Relationship to the SDLP*

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

- SD 30: Replacement dwellings
- SD 31: Extensions to existing dwellings and provision of annexes and outbuildings
- SD 32: New Agricultural and Forestry workers dwellings.

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



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

#### Policy HN4 – Housing outside the Settlement Boundary

Residential development outside the Settlement Boundary will be supported in the following cases subject to the demonstration of need in each case:

- a) Extensions and replacement dwellings. For such proposals Policies SD 30 and SD 31 of the South Downs Local Plan will apply with limitations of a net increase of approximately 30% compared with the gross internal area of the existing dwelling being applied in each and every case.
- b) Annexes for close family members  
The extension is not to exceed 60 sq. m.  
Temporary accommodation may also be permitted.
- c) Hostel accommodation tied to the operation of racing stables.
- d) Subdivision of large houses where :
  - i) marketing has demonstrated lack of demand for use as a single house
  - ii) the proposal is to the benefit of the special qualities of the SDNP and
  - iii) The existing landscape structure can be retained and enhanced and subsequent management will be for the property as a whole.

#### Policy HN5 Orchard Close

##### *Purpose of the Policy*

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 site have yet been submitted.

Orchard Close is located outside the settlement boundary. As such any further development requires exceptional circumstances to be shown, in accordance with Policy SD 25.2 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. These are:

- a) The Edwardian gardens as described by Hampshire Gardens Trust.
- b) The trees both surrounding and within the site.
- c) Bourne Lane is a historic sunken lane.
- d) Bourne Lane has no footway or lighting and is substandard width.  
and
- e) Bourne Lane is heavily used.

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 land 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.

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

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 of 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 HN1 of this Plan and Strategic Policy SD 28 of the South Downs Local Plan.

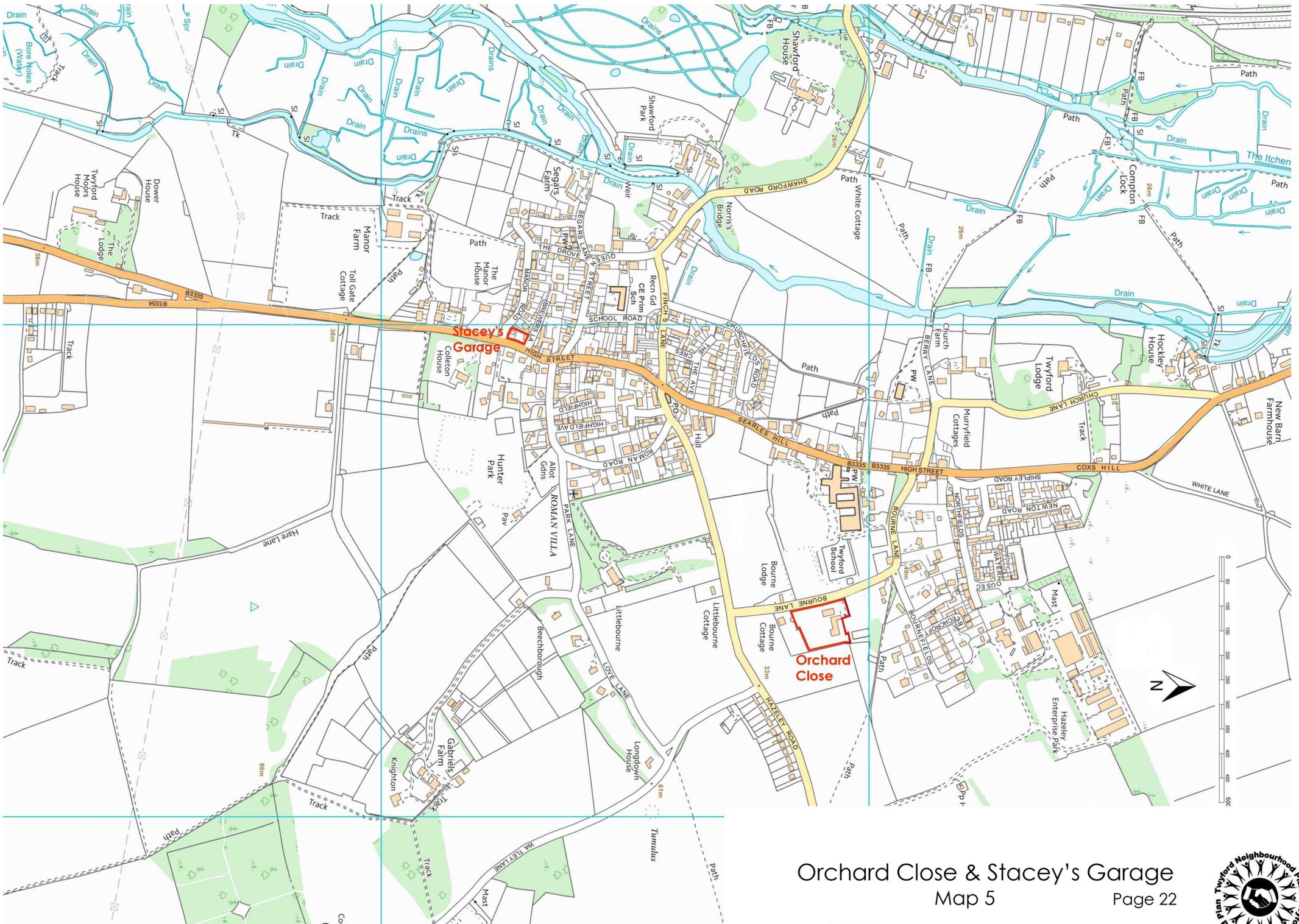
Improvements to pedestrian access to and from the site would be welcomed but is likely to require third party land.

#### Policy - HN5 Orchard Close

The change of use or redevelopment of Orchard Close to residential or other uses will be supported subject to the following criteria:

- a) The design is landscape-led and retains the existing landscape garden with its trees;
- b) Any new buildings are within or adjacent to the footprint of the existing buildings;
- c) The proposal does not result in an unacceptable increase in traffic generation; and
- d) The proposal uses the existing vehicular access point.





Orchard Close & Stacey's Garage  
Map 5



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

#### Policy BE1 Employment and business provision outside the Settlement Boundary

##### *Purpose of the Policy*

This policy relates to proposals for business and employment proposals outside the defined settlement boundary. Proposals inside the boundary are already addressed in Policy SD 35 of the South Downs Local Plan. Twyford Parish has over one hundred businesses and employers and consequently offers a significant range of employment and business provision both in the village and outside. The biggest concentration of firms is to be found at Hazeley Enterprise Park/Northfields Farm. The number of firms fluctuates; it was 27 in 2017 and in spring 2020 was 18. The largest employer in the village with over one hundred employees, is Twyford Preparatory School. The village primary school (Twyford St. Mary's), Twyford Surgery, the smaller businesses, shops, pubs and farms offer a wide range of full and part-time employment. Many in the Parish work from home, usually as self-employed. Many of the larger houses employ domestic cleaners and gardeners. The elderly may also have carers.

There is no dominant business or business type. The evidence base for Twyford Parish shows that the community has extensive opportunities for employment, that 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.

There is little match between the jobs available in the Parish and its working population. Policies BE1 and BE2 apply to the Northfields Farm and Hazeley Enterprise Park which is the largest employment site in the Parish. The 2011 Census registers only 170 residents (out of 758 employed) who both live and work in the village of which many will be working from home. Most of the jobs in the village are filled by those residing outside the Parish. The 78% of Twyford residents working outside the Parish have a huge range of employment choices within easy reach, in the urban centres of Winchester and South Hampshire, many commute to London. This pattern of working has been confirmed by a survey of local firms and employers carried out in 2016 by TNP.

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

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

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

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

Historic Rural roads are identified by SDLP SD 21.2 as of special importance in the landscape of the National Park. Many of Twyford's roads are historic and several serve as routes for business traffic. The policy to be applied is set out in MA3.



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

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

#### *Relationship to the SDLP*

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

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

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

#### **Policy BE1 – Employment and business provision outside the Settlement Boundary.**

1. Proposals for new business development, (including the expansion of existing premises or their 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.
2. 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.



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

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

##### *Purpose of the Policy*

The site is a large complex; the site area (shown on Map 6) is approximately 5.5 ha. It is in single ownership and over the last 15 years has been turned from an agri-industrial egg farm with offices, sheds and a feed mill to a mixed use commercial complex. Some of the chicken houses (sheds) have been redeveloped as modern office and industrial units, while others, and the former farm offices have been converted and are now tenanted by various businesses; there is also a transport yard. The site was home to about 27 firms in 2017 and in 2020 was 18 with a wide spread of types of business. The feed mill remains. Its operations have had various harmful environmental effects over many years and continue to do so.

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

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

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

The principal access to the site is from Hazeley Road with a secondary one through the housing at Northfields. A routing agreement directs heavy lorries away from the village through the National Park via the Hazeley Road onto the Morestead Road by narrow C class roads. This is a substantial diversion from the shortest route to the trunk road system and is intended to avoid the village centre. There is also a S 106 Agreement with the Highway Authority. The site includes adjoining undeveloped land which has been put forward for housing by the landowner, and lies between existing housing and commercial land in the same ownership. Policy MA2 supports the proposal for a new access directly into HEP off the B3335.

##### *Relationship to the SDLP*

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.

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 MA2.

The Care Home development is associated with the eventual demolition of the feed mill (by way of a planning obligation).



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

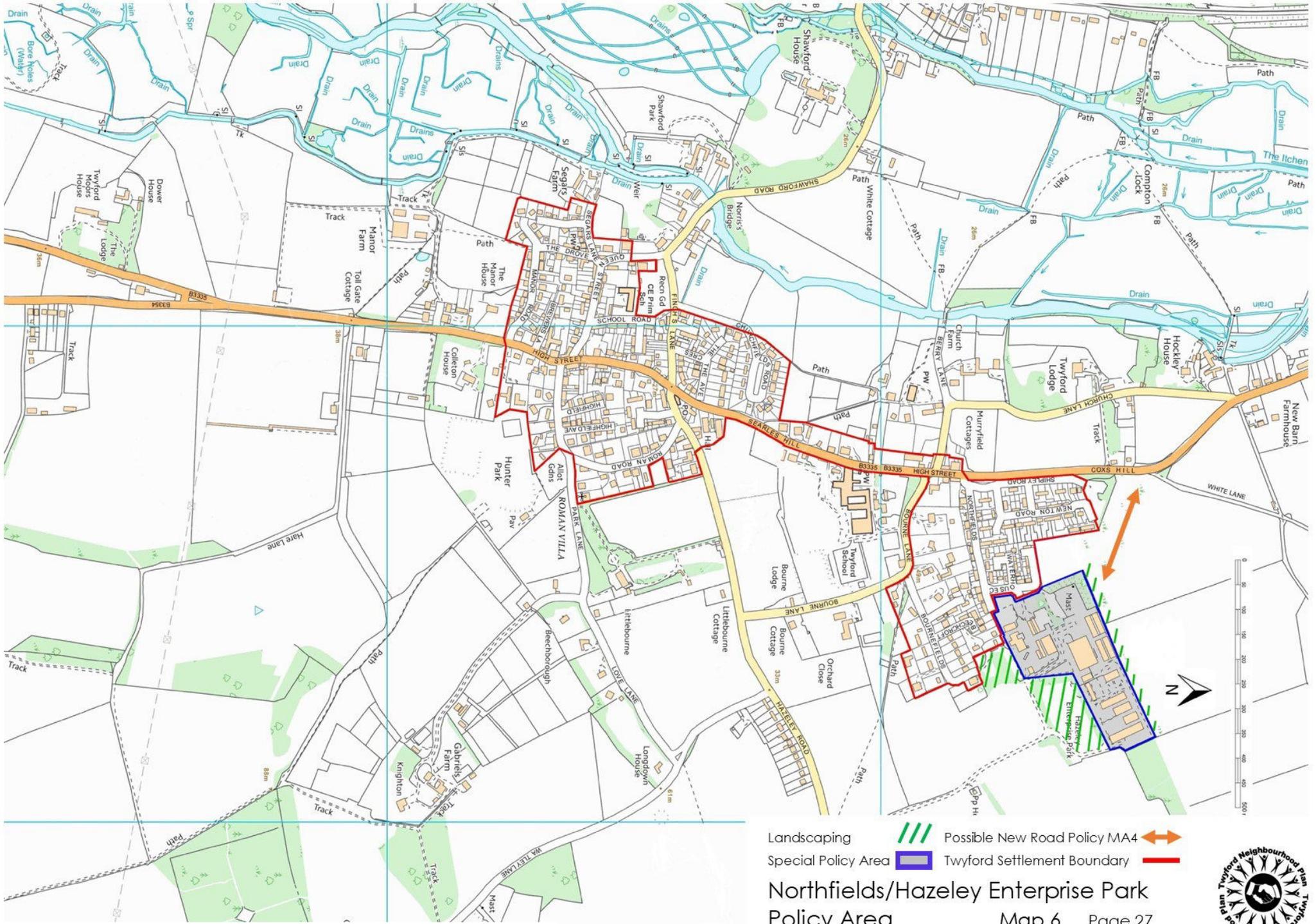
#### Policy BE2 - Northfields Farm and Hazeley Enterprise Park

The Northfields Farm and Hazeley Enterprise Park as shown on Map 6 is designated as a local employment site.

Proposals for the extension/adaption of existing business premises or for the development of new employment uses within the site will be supported subject to the following criteria:

- a) They are positively-designed to take account of their location in the wider landscape;
- b) They can be satisfactorily accommodated in the local highways network;
- c) They minimise impacts on the wider landscape and, where practicable, includes areas of planting identified on Map 6; and
- d) As appropriate to their scale and nature development proposals, provide pedestrian and cycle access to the existing network.





Landscaping  Possible New Road Policy MA4   
 Special Policy Area  Twyford Settlement Boundary   
**Northfields/Hazeley Enterprise Park**  
**Policy Area** Map 6 Page 27



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

#### Policy BE3 - Twyford Preparatory School

##### *Purpose of the Policy*

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

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

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

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

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

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

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 Close 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).

##### *Relationship to the SDLP*

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

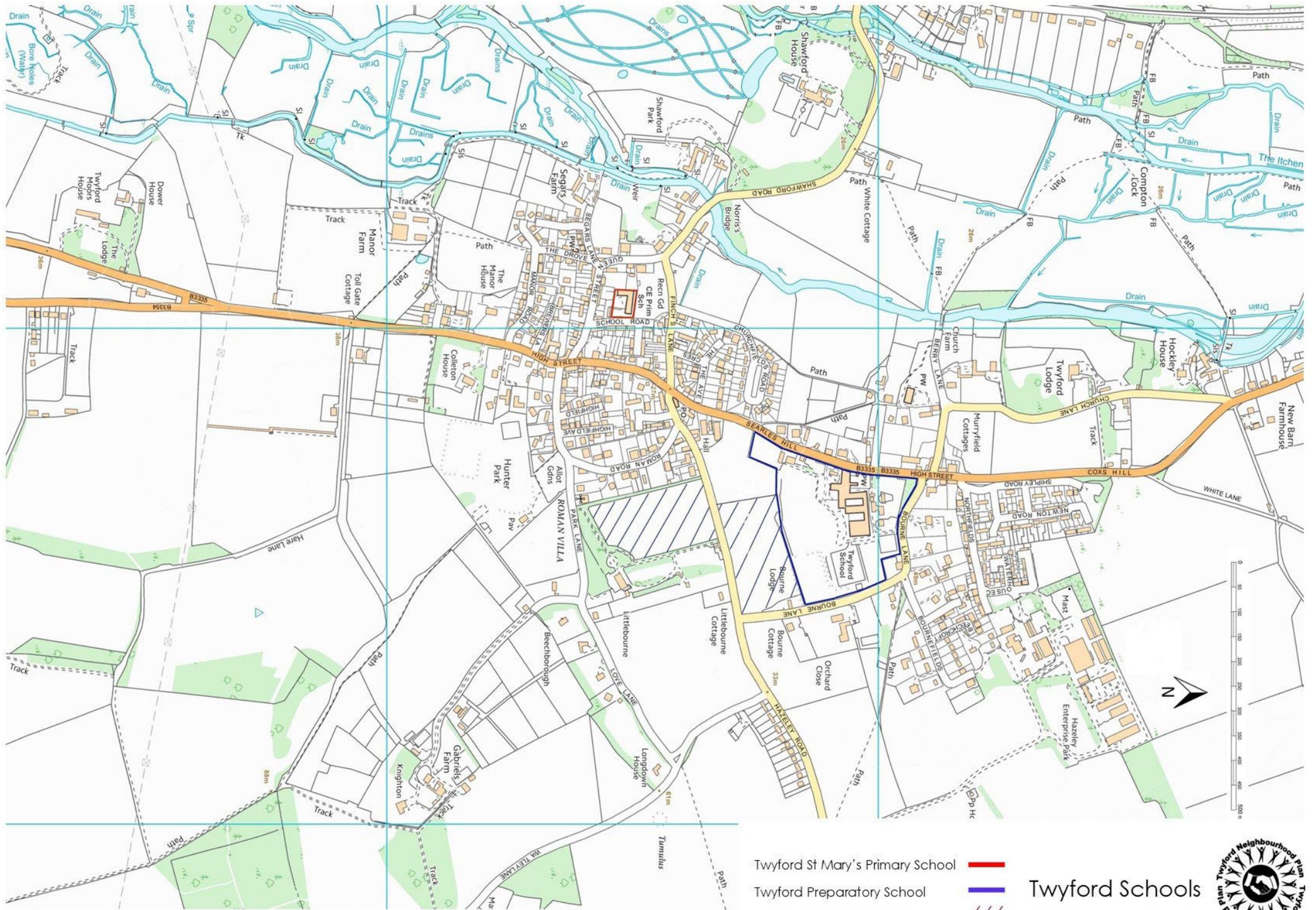


### 3. The Policies - BE Business and Employment (cont)

#### Policy BE3 - Twyford Preparatory School

1. 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:
  - a) 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;
  - b) They take a sensitive approach to the landscape setting of the School;
  - c) 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;
  - d) They respect the historic fabric and archaeology of the building concerned and the wider School complex; and
  - e) 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.
2. Any new buildings should be located on the upper part of the site in close proximity to existing buildings.





Twyford St Mary's Primary School



Twyford Preparatory School



Prep School Playing Fields



Twyford Schools

Map 7

Page 30



### 3. The Policies - ST Sustainable Tourism

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

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

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

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

#### **Policy ST1 - Visitor and tourism facilities**

##### *Purpose of the policy*

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

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

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

Provision is made for visitor accommodation only within the Settlement Boundary (unless the provisions of Policy SD 23 of the Local Plan apply) or by conversion of farm buildings on the basis of Policy SD 41 of the Local Plan.

##### *Relationship to the SDLP*

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



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

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

1. The enhancement of existing visitor attractions will be supported in accordance with Policy SD 23. Twyford Waterworks is designated as a Visitor Attraction.
2. New visitor attractions will be supported in accordance with SD 23 provided:
  - a. The proposal is justified by Twyford's particular assets.
  - b. There is a need for the development in that location.
3. Visitor accommodation will only be supported within the settlement boundary unless the circumstances as set out in Strategic Policy SD 23 Part 1 g) apply to the site or the building concerned.

#### Visiting and enjoying Twyford

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

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

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

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

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.

#### *Relationship to the SDLP*

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

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



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

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

##### *Purpose of the policy*

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

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

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

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

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

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

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

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

##### *Relationship to the SDLP*

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

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

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.



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

#### Policy CP2 - Existing Community Facilities

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

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

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

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

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

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

#### Policy CP2 - Existing Community Facilities

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.



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

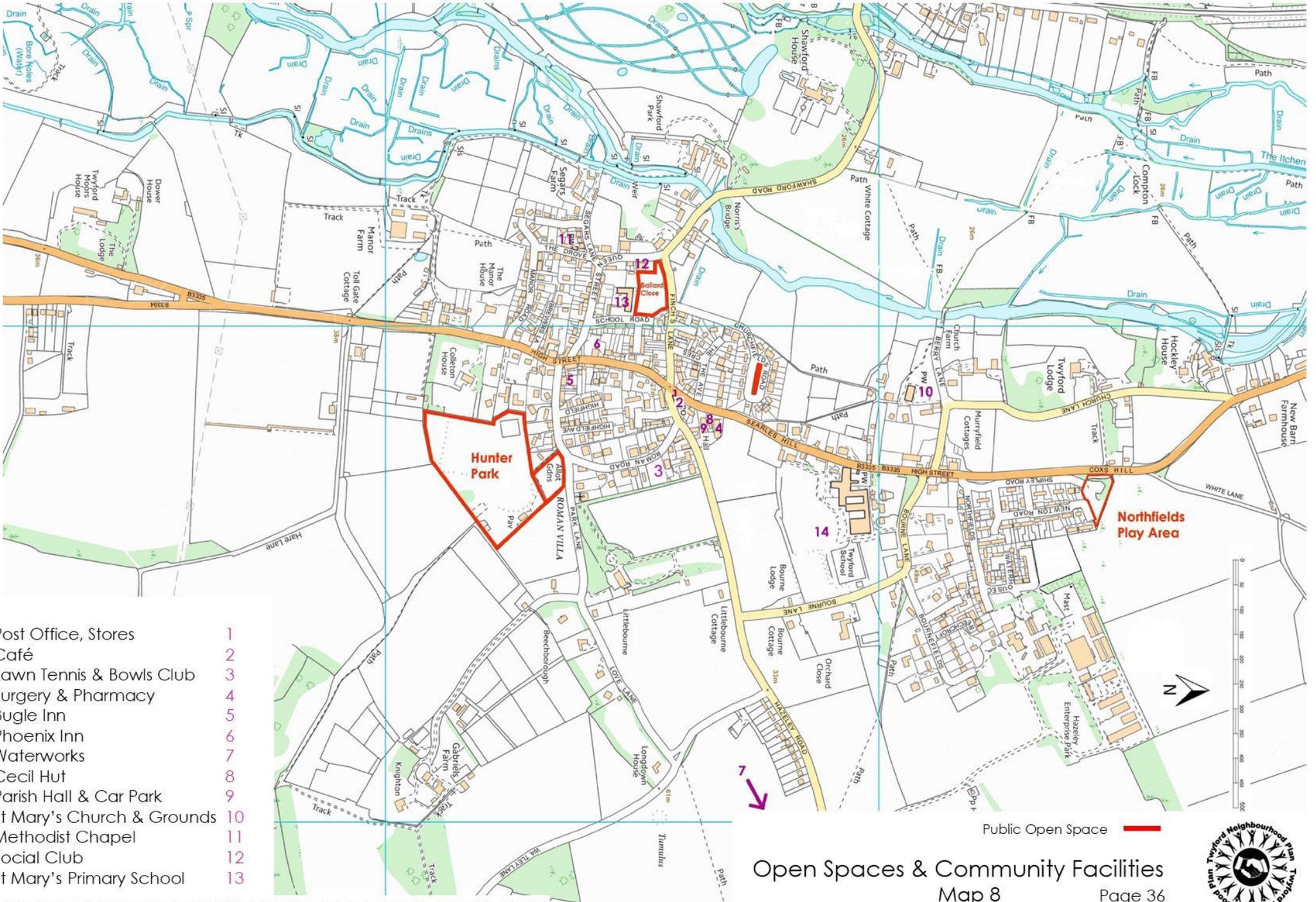
**Table 1 – Open Spaces in Public or Charitable Ownership or subject to formal agreement**

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

**Table 2: Community Facilities**

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





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

Public Open Space █

## Open Spaces & Community Facilities

### Map 8



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

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

##### *Purpose of the policy*

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

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

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

##### *Relationship to the SDLP*

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

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

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

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.

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

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

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

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

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

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

#### Policy LHE1 - Protected gaps

##### *Purpose of the policy*

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

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

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

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

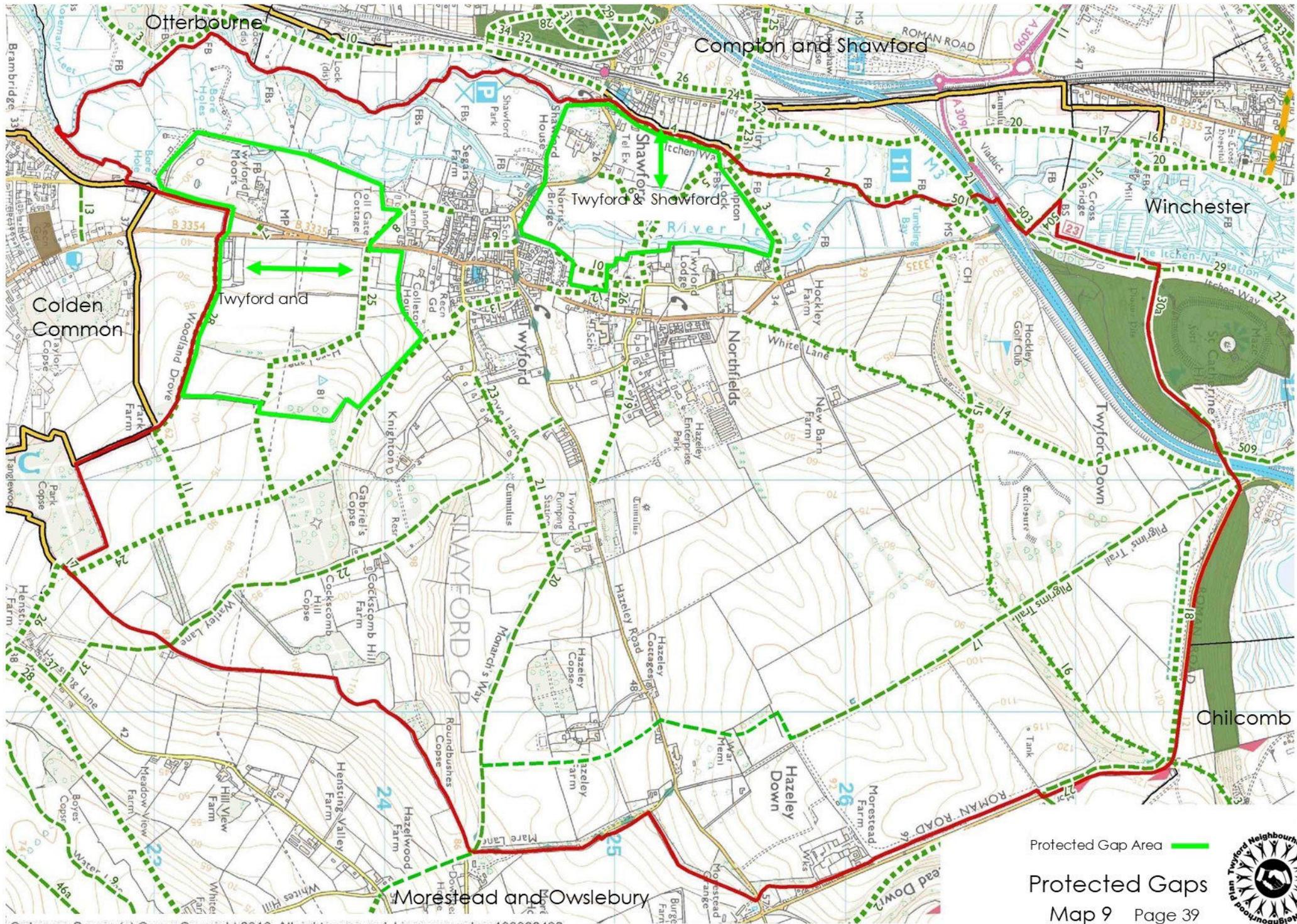
##### *Relationship to the SDLP*

This policy is based on SDLP SD 4.3

#### Policy LHE1 - Protected Gaps

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





Protected Gap Area ———  
 Protected Gaps  
 Map 9 Page 39



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

#### Policy LHE2 - Landscape Features and Views

##### *Purpose of the policy*

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

The impact of development can be limited by confining it to Twyford's settlement boundary, although the internal landscape and character of the village has also to be considered as contributing to the natural beauty of the National Park. Outside the settlement boundary the impact of development is strongly related to the contours of the landscape and visibility from viewpoints. This policy aims to protect the Parish's important local landscape and its special features. The views and designed landscapes listed in Table 3 have been informed by the consultation in 2016 and survey. Policy LHE2 adds value to the two SDLP policies by identifying a specific series of landscape features in the Parish. Development proposals should take account of these features as appropriate to their scale, nature and location.

##### *Relationship to the SDLP*

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

#### Policy LHE2 - Landscape Features and views

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.



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

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

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

#### Policy LHE3 - The historic environment , buildings and archaeology

##### *Purpose of the policy*

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

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

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

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

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

Twyford's built and archaeological heritage is important to people who live, work in and visit the community and there is a wish to protect it further. Conserving the historic environment contributes to the character of the Parish, improves the quality of the built environment and protects its special qualities. This policy ensures that the character and integrity of important local heritage assets will be protected, addressing the connections between people and places and ensuring the integration of any new development into the historic environment. Policy LHE3 adds value to the South Downs Local Plan Policies SD 13/14/16 by identifying a specific series of heritage features of which development proposals should take account.

##### *Relationship to SDLP*

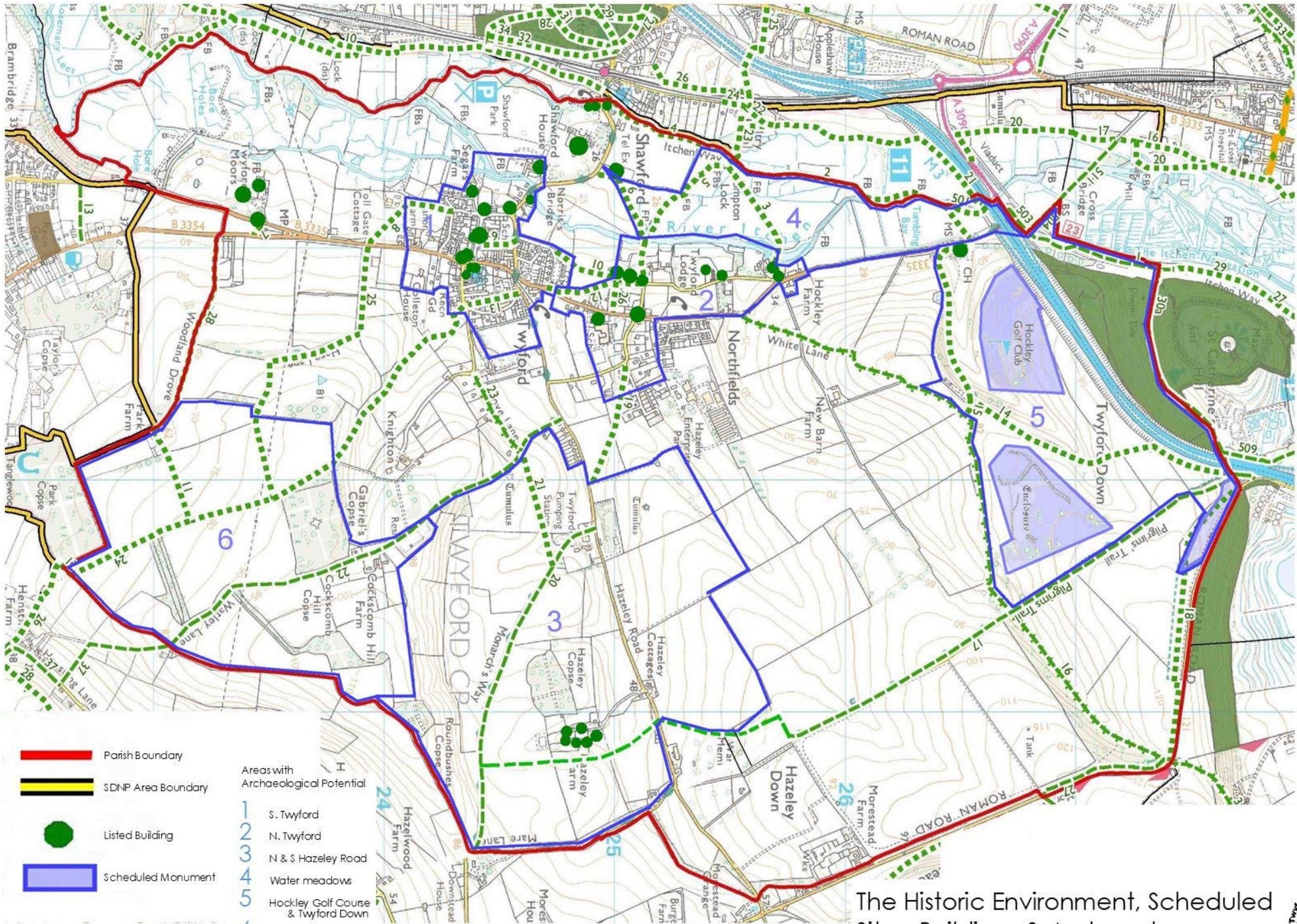
The South Downs Local Plan following National Guidance, sets in Policy SD12 a broad approach to protecting the historic environment within the context of the National Park, including Historic Assets, with more detailed policies for listed buildings in SD13, and SD14, for archaeology in SD16. The Conservation Area is addressed in a separate policy SD 15.

#### Policy LHE3 - The historic environment, buildings and archaeology

Development proposals should take account of the following heritage assets in the neighbourhood area and respond positively to their importance:

- a) Areas 1—5 as shown on Map 10 identified as having particular archaeological potential; and
- b) Areas 3—6 as shown on Map 10 containing significant heritage assets.





- Parish Boundary
- SDNP Area Boundary
- Listed Building
- Scheduled Monument

- Areas with Archaeological Potential
- 1 S. Twyford
  - 2 N. Twyford
  - 3 N & S Hazelwood Road
  - 4 Water meadows
  - 5 Hockley Golf Course & Twyford Down
  - 6 South East Twyford

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



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

#### Twyford Conservation Area

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

The Conservation Area is in need of further work in these respects :-

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

SDNPA have now completed a comprehensive appraisal of the village with the intention of reviewing the current designated area and extending it. This document is now in draft and will form part of the evidence base for the TNP. Strategic Policy SD 15 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.



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

#### Policy LHE4 - Green Infrastructure

##### *Purpose of the policy*

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

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

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

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

Policy LHE4 adds value to South Downs Local Plan Policy SD 46 by identifying a specific series of green infrastructure of which development proposals should take account.

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

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

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

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

#### Policy LHE4- Green Infrastructure

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 SD 45 of the South Downs Local Plan.



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

#### Policy LHE5- Local Biodiversity, Trees and Woodlands

##### *Purpose of the policy*

##### Biodiversity

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

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

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

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

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

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

##### Trees and Woodlands

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



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

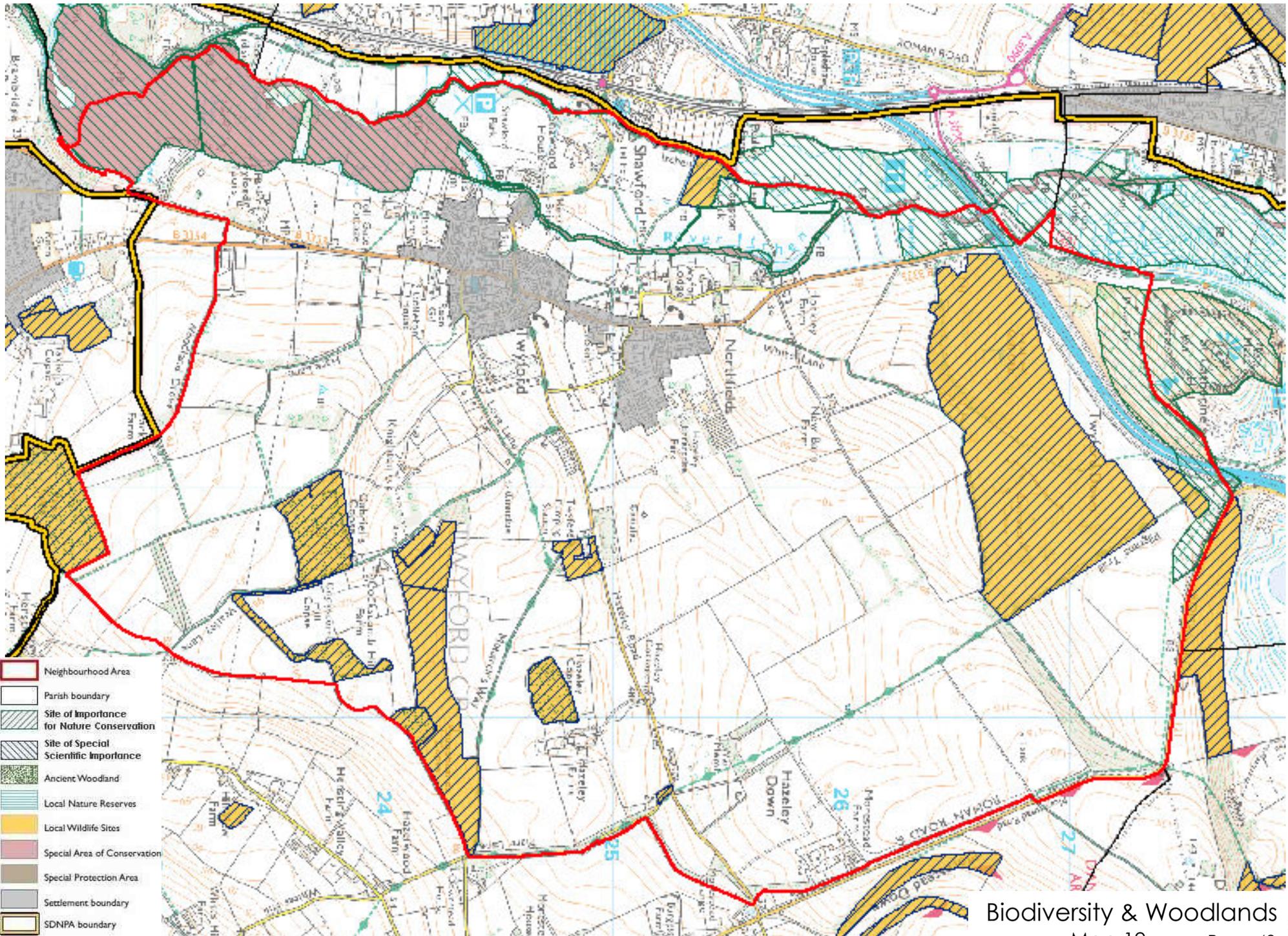
*Relationship to the SDLP and other policies*

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

#### **Policy LHE5 - Local biodiversity, trees and woodlands**

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.





-  Neighbourhood Area
-  Parish boundary
-  Site of Importance for Nature Conservation
-  Site of Special Scientific Importance
-  Ancient Woodland
-  Local Nature Reserves
-  Local Wildlife Sites
-  Special Area of Conservation
-  Special Protection Area
-  Settlement boundary
-  SDNPA boundary



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

#### Dark Night Skies

A key characteristic of the South Downs National Park is its status, since 2016, as an International Dark Sky Reserve (IDSR). SDNPA will use its planning authority to protect the dark skies above the National Park, as well as the landscape on the ground. Artificial light pollutes the night sky, also threatening the survival of nocturnal wildlife such as moths and bats. SD 8 of the South Downs Local Plan includes specific lighting requirements for development.

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

Most of the Parish lies in Dark Zone area E1, an area of Intrinsic Rural Darkness. The standards are set in SDLP SD 8, and include:

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

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

#### *Relationship to the SDLP*

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



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

#### Policy WE1 - Flood Risk Management

##### *Purpose of the policy*

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

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

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

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

Studies carried out by the Environment Agency, Hampshire County and Winchester District Council led to the identification of Flood Zones. In 2001/2 HCC replaced the storm drains west of the B3335 with a 750 mm pipe which had sufficient capacity for the 2014 flood flows. Further studies by HCC (2017) indicate that Twyford's periodic flooding to the east of the B3335 can be mitigated. Consulting Engineers appointed by Twyford Parish Council have designed and costed a solution Twyford Parish Council will actively seek to carry out the necessary works in co-operation with HCC as Land Drainage Authority and the Environment Agency. The scheme should be in parallel with Site 26.

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

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.

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

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

#### Policy WE1— Flood Risk Management

1. 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.
2. 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.
3. Development proposals which would directly or indirectly conflict with the land safeguarded for flood mitigation works on Map 3 will not be supported.



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

#### Policy WE2 - Foul Sewerage including surcharging

##### *Purpose of the policy*

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

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

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

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

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

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

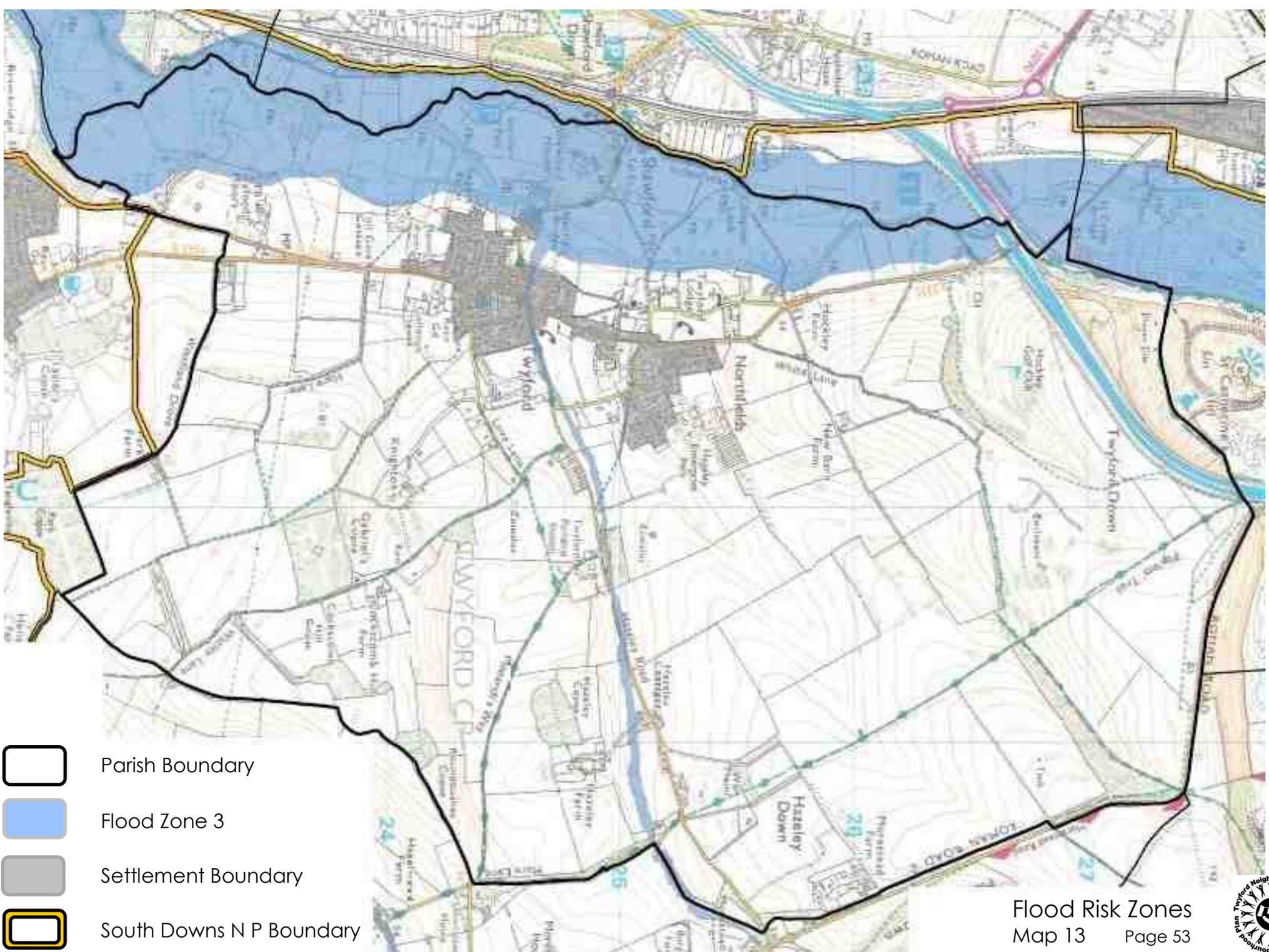
Policy WE2 addresses this important matter. Planning applications should be accompanied by a drainage plan to show that the drainage associated with the site will either utilise an existing foul sewer for mains drain only at the nearest point of capacity or will be dealt with by a small package treatment plan (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.

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

This policy complements South Downs Policies SD 50 and 54.

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

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.



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



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

The development of the Plan has identified a series of access improvements in relation to rights of way and cycle routes which would be of benefit to local people. In this context a series of access improvements are included in the community actions section of the Plan.

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

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

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

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.

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

The community actions relating to this matter seek to deliver several of the key objections of the South Downs Local Plan.

#### Rights of Way, Walking and Cycling

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

There is a need to maintain and improve this network in places to enhance connections across the village and particularly to the village centre and the school and also to enhance opportunities for recreation and enjoyment of the countryside. New development should contribute to provision, either directly or through financial contributions.

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

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

The community actions relating to this matter seek to deliver several of the key objectives of the South Downs Local Plan.

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



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

#### Policy MA1 - Minor Traffic Management Improvements

##### *Purpose of the policy*

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

Excessive speed and on-street parking reduce the amenity and safety within the village 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. (Section 5).

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

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

Policy MA1 seeks to supplement the approach in national policy and within the wider development plan.

#### Policy MA1 – Minor traffic management improvements

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.

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

#### Policy MA2 - Access to Northfields/Hazeley Enterprise Park

##### *Purpose of the policy*

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

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

Policy MA2 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.

##### *Relationship to other Policies*

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

#### Policy MA2 - Access to Northfields Farm/Hazeley Enterprise Park

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.

#### Policy MA3- Historic Rural Roads

##### *Purpose of the policy*

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

##### *Relationship with SDLP*

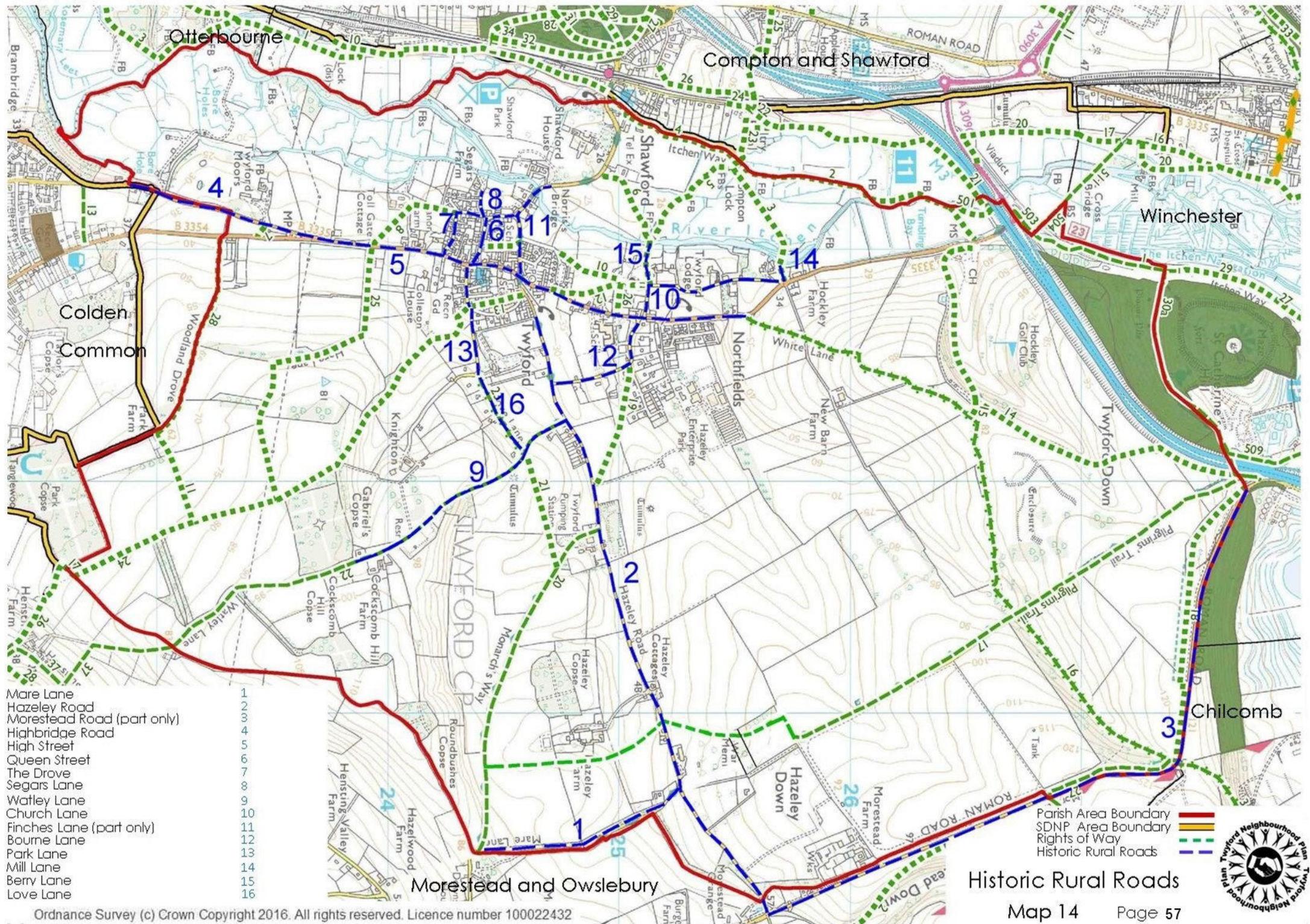
Policy SD 21.2 protects Historic Rural Roads and sets criteria for their identification.

#### Policy MA3 - Historic Rural Roads

The Plan identifies the following historic rural roads which will be safeguarded in accordance with policy SD 21.2:

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





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

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



### Historic Rural Roads

## The Policies - PO Pollution and Contaminated Land

### Sustainable and Adaptable Buildings

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

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

### Policy PO1 - Pollution and Contaminated Land

*The purpose of the policy*

The main sources of pollution in Twyford are:

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

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

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

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

*Relationship to the SDLP*

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

### Policy - PO1 Pollution and Contaminated Land

1. Development proposals 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.
2. Where necessary development proposals should quantify any additional nitrate emissions and mitigate their potential effects on the Solent SPA.



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

#### DE1 - The Design of Development

##### *Purpose of the policy*

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

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

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

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

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

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

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

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

##### *Relationship to the SDLP*

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

A central feature of The South Downs Local Plan is to achieve high-quality and inclusive design for all development. Policies SD 4 and 5 provide a comprehensive design framework. The Conservation Area designation and appraisal of WCC and SDNPA's draft are also important. Policy DE1 brings a local dimension to this important strategic approach.

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

1. 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.
2. Development proposals which do not respect the character and appearance of the neighbourhood area will not be supported.



### 3. The Policies - IDC Infrastructure

#### Policy IDC1 – Infrastructure

##### *Purpose of the policy*

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

Current deficiencies in Twyford Parish are as follows:

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

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

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

Parking in the village centre has been recognised as inadequate for many years. Additional provision is proposed by DB1. Access arrangements to new development should also be used to help manage traffic flows on roads from which development is accessed. Parking in many parts of the village is inadequate.

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

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

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

Policy IDC1 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.

##### *Relationship to the SDLP*

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

#### Policy IDC1- Infrastructure

1. 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.
2. Proposals for the provision of new and improved utilities and other infrastructure to address the matters set out 1—7 above will be supported.
3. 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.



### 3. The Policies - DB Development Briefs

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

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 HN1). The scheme will also deliver additional car parking.

The reasons for the selection of this site are explained in HN2. The main reasons are that the field next to the Parish Hall is central to the village and close to all its facilities. It is also able to provide important infrastructure for some of Twyford's existing problems (car parking, flooding and open space).

##### 1. Landscape Impact

The Parish Council recognizes that this is a sensitive site; it has taken extensive advice on the landscape impact of development on the site, both from Terra Firma Landscape Architects and from Urban Design Planners, 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.

##### 2. Conservation Area:

The north west 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 SD 12 and SD 15.

##### 3. Access and the village centre

- a) Car Parking: The shortage of car parking for the multiple uses of the village centre has been recognised for a long time. This policy recognises this and provides for an extension of the car park. This is on land which forms part of Site 26. The estimate is that up to 40 spaces are required, possibly in two phases.
- b) Access to Hazeley Road: A new access to Hazeley Road is shown at the eastern end of the site.
- c) Traffic Management in the village centre: This will be required to ensure the new car park is fully used as intended for short term parking; this is as proposed by MA1. It is likely that TPC will take the initiative on this in partnership with HCC and WCC.

##### 4. Flooding:

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

##### 5. Foul sewerage

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

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

#### 6. Dwelling sizes and mix

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

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

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

The brief ensures that these benefits will be delivered.

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

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

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

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

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

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

- a) A minimum of 50% affordable dwellings.
- b) A mix of houses in accordance with policy 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 of a comprehensive landscape scheme incorporating land to the east in the same ownership.
- f) The retention of boundary trees.
- g) Flood management measures as part of a comprehensive scheme for the land between B3335 and Bourne Lane.
- h) Foul sewerage scheme which does not impact on that part of the system which malfunctions in periods of high surface water flows. (cont.)

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

#### Policy DB1 - Development Brief for Land adjacent to the Parish Hall (cont.)

- i) A design which relates positively to the Surgery and 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.
- j) The management of the land excluded from development.
- k) Adherence to a Construction Environmental Management Plan coupled with careful design and the utilisation of standard pollution guidance to ensure adverse water quality effects on the River Itchen SAC is avoided.
- l) A drainage plan 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.

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

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

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

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

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:

- a) Their design responds positively to the character and the appearance of the village in general and its immediate locality in particular;
- b) Their design conserves or enhances the character and appearance of the Twyford Conservation Area;
- c) Any contamination issues are identified and positively addressed;
- d) Appropriate vehicular access is provided; and
- e) Safe and convenient facilities for pedestrian movement along the High Street frontage are provided.





Site 26 Boundary required to accommodate 20 houses

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

Land for Housing - Site 26  
 Map 15 Page 64



## 4. Implementing & Monitoring the Plan

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

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

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

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

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

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

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

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

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

The Parish Council will monitor the effectiveness of its delivery of the Community Actions set out in Section 5 of this report.

In addition, the Parish Council will monitor 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.



## 5. Community Actions

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.

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.

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.

### Implementation and Delivery of Community Actions

Section 4 explains the Parish Council's intentions for ensuring the delivery of the schemes for ensuring the delivery of the schemes and actions it identifies below.

#### CA/ST Sustainable Tourism — Visiting and enjoying Twyford

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

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

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

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

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.

#### *Relationship to the SDLP*

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

**CA/ST1** Appropriate and sensitively sited signage, orientation and visitor information (at visitor information points and online) is to be provided for key sites of interest in the Parish, linked to key transport and access routes and compliant with other TNP policies.

**CA/ST2** Sustainable visitor behaviour is to be promoted to users of paths and trails using resources, signage and interpretation at key sites.



## 5. Community Actions (continued)

### CA/LHE Landscape, Heritage and Ecology

As the introduction to the LHE policies in Section 3 explains at length, the TNP's landscape policies (incorporating both ecology and historic assets) are of the highest importance to the local community as well as enjoying the highest level of protection in national and (in the case of ecology) international designations.

While the formal protection is given by Policies LHE 1-5, supporting the South Downs Local Plan, the Parish Council wishes to provide a framework for positive action. TPC demonstrates its own wholehearted support by a series of Community Actions as detailed below.

#### Twyford Conservation Area: Joint working on guidance with SDNPA

The background to this Community Action is explained in the supporting text to The Historic Environment and Conservation Area in Section 3, LHE3

**CA/LHE1** TPC will work with SDNPA to produce more detailed advice and guide new development and to work out a programme of enhancement.

#### Joint working on cross border policy for River Itchen SAC

The background to this Community Action is explained in the supporting text in Section 3, Local Biodiversity LHE6.

**CA/LHE2** 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.

### Protection for Trees, Woodland and Hedgerows

The background to this Community Action is explained in the supporting text to Local Biodiversity in Section 3, LHE6.

**CA/LHE3** 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.

### CA/MA Movement and Accessibility

The supporting text in the Movement and Accessibility Section of the Policies, (MA Section 3), provides background information on these issues within the Parish. The three MA policies which set out and address the issues, are: Minor Traffic Improvements (MA1), Access to Northfields/Hazeley Enterprise Park (MA2) and protection of Historic Rural Roads (MA3). In addition, Policy IDC1 - Infrastructure states that parking in the village centre is inadequate and Policy DB1- The Brief for Development for Land adjacent to the Parish Hall, addresses this by allocating space sufficient for an additional 40 cars adjacent to the existing Parish Hall car park. The Parish Council is to undertake delivery.

Background information on the need for this additional village parking is provided on the Transport page of the TNP website.

The development of the Plan has identified a series of access improvements in relation to rights of way and cycle routes which would be of benefit to local people. In this context a series of access improvements are included in the community actions sections of the Plan.

#### Extension and Enhancement of Rights of Way

The background to this Community Action is explained in the supporting text to Movement and Access in Section 3, under 'Rights of Way, walking and cycling'.

**CA/MA1** Rights of Way will be extended and enhanced to secure the objectives of SD 20, 4; 5; & 6.



## 5. Community Actions (continued)

### Cycleway along B3335 from Hockley Traffic Lights to the Parish boundary with Colden Common

The background to this Community Action is explained in the supporting text to Movement and Access in Section 3 under 'Rights of Way, walking and cycling'.

**CA/MA2** 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.

### Minor roads to be protected by management of parking and speed limits

The background to this Community Action is explained in the supporting text to Movement and Access in Section 3 under 'MA3 Minor Traffic management improvements'.

**CA/MA3** 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.

### Controlling HGV use of the B3335/B3354

The background to this Community Action is set out in Section 3 in the introduction of the Movement and Access policies and also under 'Minor Traffic Management'.

**CA/MA4** 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.

### Pedestrian movement

The background to this is set out in the supporting text to Movement and Access in Section 3.

**CA/MA5** The highway authority will be encouraged to create enhanced pedestrian provision along sections of public highway that currently lack such facility, including:

- a) Finches Lane towards Shawford railway station.
- b) Hazeley Road east of Bourne Lane.
- c) Bourne Lane between Hazeley Road and Bourne Fields
- d) The provision of improved pedestrian crossing facilities across the B3335 near The Phoenix and Bugle Inns.
- e) Enhanced pedestrian facilities on Park Lane and 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.