

Report to	Planning Committee
Date	10 October 2024
By	Director of Planning (Interim)
Local Authority	Winchester City Council
Application Number	SDNP/23/02340/FUL
Applicant	Alfred Homes Ltd
Application	The erection of twenty two residential dwellings with associated pedestrian and vehicle access from Hazeley Road, landscaping and parking.
Address	Land north of Hazeley Road, Twyford, Hampshire

Recommendation:

- 1) **That authority be delegated to the Director of Planning to grant planning permission subject to the satisfactory completion of:**
 - i) **A S106 Legal Agreement, the final form of which is delegated to the Director of Planning to secure:**
 - **10 affordable dwellings;**
 - **Offsite credits for nitrate and phosphates mitigation;**
 - **Transfer of south west parcel of land to Twyford Parish Council;**
 - **Financial contribution of £47,000 towards pedestrian and highways improvements in Twyford;**
 - **The site access works, including works to contribute to the Hazeley Road Flood Mitigation Scheme.**
 - ii) **The conditions set out in paragraph 9.2 of the report and any amendments or other conditions required to address nitrate and/or phosphate off site credits, as necessary.**
 - 2) **That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 10 October 2024 Planning Committee meeting.**
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Executive Summary

The application site is allocated for housing (20 dwellings) in the Twyford Neighbourhood Development Plan (TNDP) (2022), which also includes an area of land to be dedicated to either extending the existing neighbouring car park, which is in high demand, or another community use such as additional open space.

There is also a Development Brief within the TNDP (policy DB1) which includes an indicative layout for the site. Work on this layout was undertaken by a landscape architect practice and an urban design consultancy, which were commissioned by Twyford Parish Council (TPC) (with SDNPA's involvement). Policy DB1 sets out a range of principles and requirements for the development to achieve and, overall, it is considered that these are met in the current proposals.

Part of the rationale for the allocation of this site is to address surface water flooding, which is experienced on Hazeley Road and further into the village. A Flood Mitigation Scheme for Hazeley Road has been devised by TPC and the application proposals encompass some improvements to the existing situation through new culverted accesses, of a capacity aligned with the Flood Mitigation Scheme.

The proposed layout and design of the dwellings have been amended during the application process in an attempt to address consultee advice, third party representations, as well as (in officers' views) closer accordance with policy DB1 and its layout.

The site has also been allocated for the purposes of delivering affordable housing and 10 affordable dwellings are proposed. Originally, these 10 dwellings meant 50% provision would be achieved. However, due to design changes, factoring in the viability of delivering these units and the scheme overall, 22 dwellings are now proposed. This has particularly involved viability issues because of difficulties in securing a Registered Provider for the affordable units. It is intended that Winchester City Council would purchase these units.

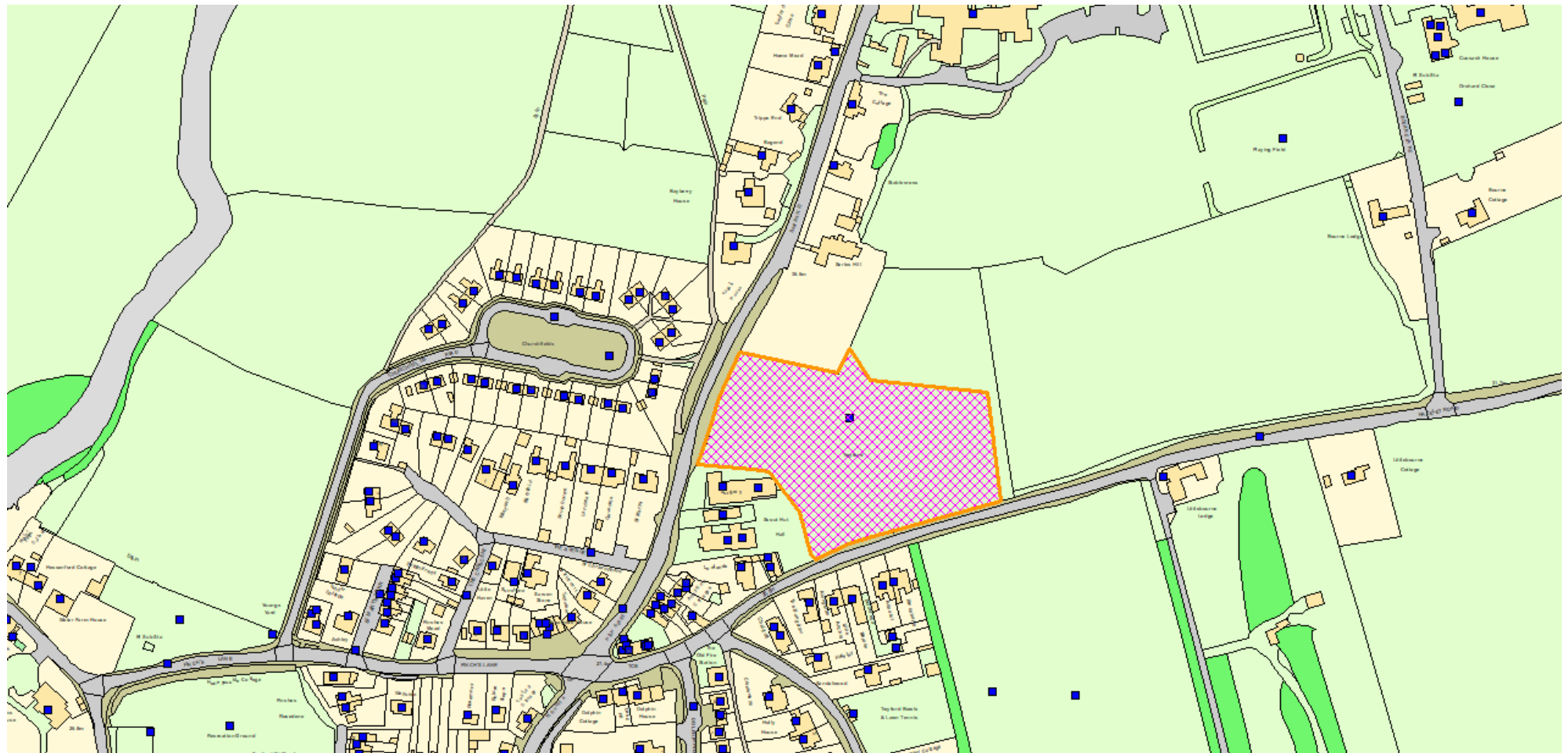
The two additional units above the site allocation are the result of subdividing two plots to achieve a better housing mix overall, whilst not affecting the deliverability of the affordable units. As a result, the 10 dwellings equate to 45% provision, however, this is acceptable to officers and TPC for the aforementioned reasons. Additionally, TPC are also supportive of 22 dwellings to support the delivery of the affordable units and housing mix.

It is considered that the proposals provide the most balanced approach in addressing DB1, affordable housing provision, housing mix, landscape and design considerations, surface water flooding, the conservation area, and biodiversity net gain.

Nitrate and phosphate mitigation remains an outstanding issue, being within the catchment area of the River Itchen and Solent. Mitigation would be addressed by securing off site credits via a S106 Legal Agreement and this matter is recommended to be delegated to the Director of Planning.

This application is before Members due to the scale and design of the proposals in a sensitive edge of village location and the planning considerations this raises.

Site Location Map



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1. Site Description

- 1.1 The application site is located on the eastern edge of Twyford, on the northern side of Hazeley Road. It is a 1.2 hectare field which has been in agricultural use. The land rises northwards from the road which, as a result, makes it readily visible in the approach into Twyford and when passing the site.
- 1.2 Immediately west of the site is a GP surgery, pharmacy, parish hall and business premises, along with a public tarmac parking area. The western site boundary here has a sparse hedgerow which consequently affords views across much of the site from the car park. The north west corner of the site, behind the GP surgery and pharmacy, is bordered by trees situated on an embankment which lines the adjacent road called the High Street. This area of the site is within the Twyford Conservation Area, with the majority of the site outside of this designation but within its setting.
- 1.3 The grounds of Twyford School are north of the site and there are mature hedgerows and trees which line the boundary between them, including trees that are subject to a Tree Preservation Order. There are some glimpses of school buildings through the trees, but it is otherwise a well vegetated site boundary.
- 1.4 The eastern site boundary is defined by a line of new tree planting and fencing, which separates the site from an adjacent field which has been used as sports pitches. There is a mature hedgerow along its southern boundary on Hazeley Road and on the opposite side of the road are dwellings.
- 1.5 Along part of the southern site boundary is a mix of underground pipework and an open drainage ditch which convey water along Hazeley Road and through to Finch's Lane, west of the site. Hazeley Road is susceptible to flooding and, as discussed further on, there is a Parish Council led flood alleviation scheme to be implemented.

2. Relevant planning history

- 2.1 There are no relevant planning applications.
- 2.2 SDNP/23/01044/PRE: erection of 20 residential dwellings with associated access, parking and landscaping. Pre-application enquiry withdrawn without advice issued, due to submission of this current planning application.
- 2.3 The site is subject to a specific policy and development brief (**Appendix 2**).

3. Proposal

- 3.1 The application proposes 22 new dwellings with the following mix and tenure:

Open market units (plots 1-12)

- 4x no.4 beds (detached)
- 4x no.3 beds (detached)
- 4x no.2 beds (semi-detached)

Affordable housing (plots 13-22)

- 3x no.3 beds (terraced)
- 7x no.2 beds (terraced, semi-detached, flats)

Affordable housing

- 3.2 The proposed 10 units (plots 13-22) equate to 45% of dwellings having an affordable tenure. They would be the smaller properties but still consist of no.2 and no.3 bedrooms. Six houses would be affordable rent and four flats would be shared ownership. It is intended that Winchester City Council would purchase these units.

Layout

- 3.3 The proposed layout has two accesses on Hazeley Road; with a principal internal road which would lead up to the Site's north-west corner to serve 18 dwellings, and a smaller secondary

access for four detached properties facing onto Hazeley Road. The internal road layout also includes a vehicular access for a field to the north, opposite plot 7, to provide continued access for the management of land.

- 3.4 Dwellings on plots 5-12 along the main internal road would face northwards onto it and be set back by varied distances and orientations which, in turn, would also create different sized front gardens. Most of them would face onto an area of open space laid out around protected trees to be retained. These detached and semi-detached dwellings would also have irregular spacing between them and driveways with garages.
- 3.5 Past these dwellings, plots 13-18 would consist of a row of terraced houses and a pair of semi-detached properties which would face south-east towards the aforementioned dwellings (plots 5-12) and the open space. They would predominantly have rows of parking spaces. In the north-west corner of the site would be a detached block of flats (plots 19-22) that would face southwards onto a turning head at the end of the internal road. The layout results in the smaller dwellings and flats being focussed in the north west corner.
- 3.6 The 4 detached properties on Hazeley Road (plots 1-4) would be set back from it, behind hedgerows, and have a shared driveway and access. The largest dwellings would be the four facing onto Hazeley Road and a further four detached dwellings would be on the eastern side of the site. Further into the site, the dwelling sizes transition from two pairs of semi-detached properties to a row of terraces and flats and it is these 10 properties (plots 13-22) which are proposed to have an affordable housing tenure.
- 3.7 Due to the layout and topography, there would be a retaining wall running east-west through the site, in between the rear gardens of the dwellings facing Hazeley Road and those fronting onto the internal road.

Parking

- 3.8 Driveways for detached and semi-detached dwellings would have a mix of tandem and side-by-side spaces in front of garages. Overall, the no.2 bed properties would have two spaces each and the no.3 and no.4 bed properties would have either two or three spaces each. The terraced dwellings would have two rows of shared parking spaces, whilst the flats would have tandem spaces. Each dwelling would have cycle storage provision. There would be some visitor parking along the internal access road.

Architecture

- 3.9 A traditional architecture is proposed. The dwellings would be 2 -2.5 storeys and exhibit a range of forms, scales, proportions and character. There would be a variety of hipped and gabled roofs, front and rear dormer windows, front porches, detailing around windows and eaves, and course detailing on rendered and brick walls. The properties on Hazeley Road would also have chimneys, whereas the majority of dwellings would not have this feature. The proposed flats would continue the traditional architecture of the dwellings and include upper floor balconies at the rear.
- 3.10 Overall, there would be a consistent palette of materials throughout which would reflect the traditional approach. This includes brick, tile and slate roofs, timber windows for all units (including the affordable units), brick elevations and brick chimneys.

Sustainability

- 3.11 All dwellings are proposed to achieve a 50% improvement upon the latest building regulations. This would be achieved through building fabric, including air tightness, plus the use of air source heat pumps and solar PV panels.

Biodiversity and hard/soft landscaping

- 3.12 A site wide landscape scheme is proposed. Existing boundary trees would be retained. New trees have been planted on the eastern site boundary, which could be further supplemented with further trees and/or hedgerow. New planting through the site is proposed, including alongside the retaining wall.

- 3.13 The application pre-dates the mandatory requirement of 10% biodiversity net gain. However, the scheme has been informed by ecology and landscape advice to deliver enhancements on site.

Drainage and flood risk

- 3.14 The foul drainage scheme would connect to the existing main sewer underneath Hazeley Road. Surface water drainage on site would be a network of pipes leading to underground attenuation crates. As part of the drainage strategy, the existing ditch along Hazeley Road would be improved and culverted to accommodate the two new accesses. The works here would also contribute to wider initiative by the Parish Council to improve drainage on Hazeley Road. The dwellings on plots 1-4 have also been sited to avoid the flood risk area on Hazeley Road.

4. Consultations

- 4.1 **Arboriculture:** No objection.
- 4.2 **Archaeology:** No objection, subject to conditions.
- 4.3 **Dark Night Skies:** No objection, subject to conditions.
- 4.4 **Design:** Objection, as follows:

Layout

- Units 1-12 overlarge for small plots, with minimal separation distances between them.
- North-west area (plots 13-22) very cramped with inadequate private space that is compounded by topography and shading; areas in front of them dominated by parking.
- Development in north west area not an enhancement; impact on conservation area.
- Block paving in north west corner (in front of plots 16-22) very suburbanising.
- Repeated use of garages (plots 1-12) very suburbanising and creates an uninterrupted block of built form, at odds with rural edge of village; more greener gaps between properties would be more characteristic.
- Drainage strategy - insufficient SUDS features and those proposed are tokenistic.
- Some no.3 bed houses have 3 car spaces each; with one less space more garden could be created.
- Units 4 and 5 do not properly address the street.

Building design

- Poor amount and quality of amenity space for flats (ground floor and upper balconies); balconies better placed on south and east elevations and be bigger.
- Block of flats has mediocre standard appearance; needs to preserve and enhance the conservation area.

Acceptable elements

- Traditional building design approach.
- Gabled roofs, window proportions, proposed materials (but plastic rainwater goods disappointing).
- Stepping down of terraced units (plots 13-16) works well.
- Sustainability elements (energy, water etc) to be conditioned.

- 4.5 **Drainage:** No objection, subject to conditions.
- 4.6 **Ecology:** No objection, subject to conditions.
- 4.7 **Environment Agency:** No objection.
- 4.8 **Highways Authority:** No objection, subject to conditions and S106 obligations as follows:

- £47,000 contribution towards pedestrian improvements in Twyford; funding of a Traffic Regulation Order, should parking restrictions be required on the new Hazeley Road pavement; and to secure the site access works.

4.9 **Historic Buildings Advisor:** Comments:

- Preferable to include traditional chimneys to 'break up' the roofs.
- Recommend full gable end to plot 14.
- Subject to materials, there is 'little to some' impact on the conservation area.
- No Historic Impact Statement provided, to refer the proposals to the applicant's understanding of the area and potential impacts.
- Amendments to road position, vistas and views on entrance, connecting to the landscape beyond welcomed.

4.10 **Housing Authority (Winchester City Council):** No objection.

4.11 **Landscape:** Comments:

- Layout broadly accords with TNDP – Principles of which are positive.
- 2 further units constrain amount of open space for amenity and environmental benefits.
- In north-west corner, boundary trees would shade plots 13-18, with pressure to prune.
- Houses large for their plots.
- Visually prominent houses will dominate over Hazeley Road; inadequate efforts to address this as tallest properties located at highest points and along countryside edge.
- Development would be stark and intrusive as a new settlement edge, when approaching the village; no design efforts to reduce this impact, including materials.
- Less trees in landscape strategy than TNDP; insufficient visual mitigation for the scheme.
- Retaining wall an opportunity to introduce locally characteristic materials that would improve with age; whereas proposed 'permacrib' finish more akin to roadside cuttings.
- Unsupportive of the extent of block paving in the conservation area and soft landscape proposals; need to feed into drainage scheme also.
- Suggest conditions on trees protection, hard/soft landscaping, lighting, drainage, boundary treatment, levels, soil management.

4.12 **Lead Local Flood Authority:** No objection, subject to conditions.

4.13 **National Health Service (Hampshire and Isle of Wight Trust):** Comments - request a financial contribution towards mitigating primary care demand upon the GP surgery from new residents.

4.14 **Natural England:** Habitats Regulations Assessment required.

4.15 **Southern Water:** No objection, subject to conditions.

4.16 **Sustainability advisor (RegenCo):** Comments – further information, via conditions, required to address Sustainable Construction policy and SPD on energy and water efficiency measures, green roof provision, electric vehicle charging, materials, waste and recycling.

4.17 **Twyford Parish Council:** Support.

- Application ties in several key policies of the TNDP for addressing inadequate infrastructure in village centre- improve car parking, traffic management, flooding.
- 20 dwellings make a marginal difference to highlighted existing issues but the development is a key site for opportunities for co-operative planning.
- Landowner and developer have been co-operative in TNDP process and application.

- PC acting as lead for the car park extension, traffic management and flood mitigation.
- Originally submitted scheme met TNDP layout; surprised by SDNPA changes and delays.
- Amended design is more complex with added costs.
- Proposals address key aspects of layout and form in DBI, retention of trees and creation of open space; integration with wide flood mitigation scheme; car park extension.
- Houses sizes in excess of size thresholds of NHI.

Latest amendments

- Housing mix improved through most recent changes.
- Additional 2 properties acceptable, on basis of viability relating to design changes, additional construction/engineering costs, and lack of interest from Registered Providers and resultant lower value for affordable housing.
- Increased numbers make best use of land and helps to address housing size and mix.
- Amendments do not impact upon Parish Council's broader objectives of resolving environmental issues in the village.
- Additional open market dwellings should not require additional affordable housing; balance must be found between reconciling policy and deliverability.

5. Representations

- 5.1 12 representations have been received. These comprise 7 objections, 1 support, and 4 neutral responses and raise the following:

Objections

Design/landscape

- Contrary to design and landscape policies in SDLP and TNDP.
- Visual impact of the development -LVIA submitted unsatisfactory and inaccurately assesses impacts of the development)
- Poor relationship between new Hazeley Road dwellings and existing properties opposite; would be higher, overly dominant and cause overlooking.
- Loss of trees and hedgerow, some of which could help to screen the development, and impacting upon rural aesthetic when entering Twyford.
- SDNPA needs to undertake an independent tree survey to determine tree loss.
- Georgian design not in keeping with the area
- Insufficient energy saving measures to address climate change.

Highways

- Additional traffic on already congested/dangerous roads- particularly Hazeley Road.
- Holistic approach to addressing congestion and risks in Twyford needed.
- Highways safety for school children.
- Unofficial car parking on Hazeley Road helps to control car speeds; will be lost by this development and make road more dangerous.
- Traffic management measures required on Hazeley Road, including lower speed limit.
- Impact of construction traffic.
- New pavements required to improve pedestrian routes into Twyford.

Drainage and flood risk

- Increased flood risk to Hazeley Road properties.

- Groundwater monitoring needed.
- More detail on drainage scheme and flooding impacts required.
- Loss of agricultural field to new development will exacerbate flooding issues.

Neutral

- Development would be a worthy addition to the village.
- Affordable dwellings tucked into north-west corner; pepper pot distribution better.
- Relocate at least one new Hazeley Road dwelling further into the site.
- Question how the architecture and materials reflect Twyford.

Highways

- Highway safety; increased traffic and poor pavement provision for walkers.
- Consider traffic restrictions on Hazeley Road.
- Construction needs to be considerate towards local residents; roads kept safe/clean.
- Construction traffic conflict with existing parking and access for GP surgery visitors.

Drainage and flood risk

- Surface drainage needs careful consideration to minimise flood risk, including water entering Hazeley Road drainage and Twyford more rapidly; risk of culverts silting up.
- Drainage and flood risk needs to be considered for Twyford as a whole.
- Concern about water abstraction to serve new housing and River Itchen water levels.
- Capacity on sewerage network and its robustness for climate change.

Sustainability

- 10% of dwellings to be Passivhaus not achieved.
- Green roofs not provided; more rainwater harvesting needed.
- Houses should be fitted with EV charging points and more heat pumps/ solar PV.
- Roof designs should be more gabled and orientated to maximise solar PV.
- Ecological enhancements (eg. bird/bat boxes) required.

Support

- Support the housing development of this size.
- Twyford needs affordable housing to encourage young people to remain in the village.
- Would prefer to see no.1 bed properties as affordable housing.

6. Planning Policy Context

6.1 The Development Plan comprises the South Downs Local Plan (SDLP) (2019) and the Twyford Neighbourhood Development Plan (TNDP) (2022). The most pertinent policies are listed below. A longer list of relevant policies can be found in Appendix I.

Most relevant policies of the adopted SDLP (2019)

- SD5: Design
- SD15: Conservation areas
- SD27: Mix of homes
- SD28: Affordable housing
- SD50: Sustainable drainage systems

6.2 Most relevant policies of the adopted TNDP (2022)

- NH1: Housing needs and mix
- HN2: Site allocation policy
- DB1: Development Brief for the application site
- DE1: Design
- IDC1: Infrastructure
- WE1: Floor Risk Management
- LHE3: Historic environment

6.3 Relevant supplementary planning documents (SPD) and other guidance

- Design Guide SPD (2022)
- Affordable Housing SPD (2020)
- Sustainable Construction SPD (2020)
- Parking for Residential and Non-Residential Development SPD (2021)
- Ecosystems Services TAN
- Habitats Regulations Assessment TAN
- Dark Night Skies TAN

6.4 Most relevant sections of the National Planning Policy Framework (NPPF) 2023

- Section 12: Achieving well designed and beautiful places.
- Section 15: Conserving and enhancing the natural environment.
- Section 16: Conserving and enhancing the historic environment.

6.5 Most relevant policies of the South Downs Management Plan (2020-2025)

- Policy 1 - Landscape
- Policy 9 - Heritage
- Policy 48 - Support towns and villages
- Policy 50 - Housing

7. Planning Assessment

- 7.1 Whilst the site is outside of the settlement policy boundary of Twyford, as defined in the TNDP, it is allocated for residential development for 20 dwellings (policy HN2). It is known as 'Site 26' and is one of two TNDP allocations. It is allocated because of its proximity to local services and facilities and for new development to contribute towards infrastructure improvements for addressing issues in Twyford; namely flooding, car parking pressures and open space. This context is important to understand within the assessment below.
- 7.2 The application site also addresses SDLP policy SD26 which allocates 20 dwellings for Twyford, in setting out the distribution of net housing provision across the National Park for the Local Plan period. It is, therefore, an important site that not only addresses the SDLP's development strategy but is also a means to help address the above local issues.
- 7.3 The south west area of land within the allocation site, which abuts the neighbouring parking area at the GP surgery and pharmacy is identified to become either a new car park extension or another undefined community use (eg, potentially new open space). It is understood that the Developer would utilise this space as a construction compound, if Permission is granted, before it's then transferred to Twyford Parish Council (TPC). This is included as a proposed S106 obligation. The latest proposed plans leave this as a 'blank' area

on the plans, rather than propose it for a particular use. Consequently, it would be up to TPC to determine how best to progress plans for it.

- 7.4 Associated with HN2 is a Development Brief for the site, outlined in DBI (**Appendix 2**). It sets out a range of requirements broadly covering:
- providing 50% affordable housing;
 - design, landscape and conservation area considerations;
 - surface water management, in connection with the aims to improve flooding on Hazeley Road;
 - house sizes and mix;
 - extension to the existing surgery car park/or other community use.
- 7.5 DBI includes an indicative site layout plan (**Appendix 2**) which envisages how the site should be developed. This was the result of TPC (jointly with SDNPA) having commissioned layouts to assess the Site’s capacity and design approach, taking into consideration DBI criteria.
- 7.6 The layout is linked with DBI (i) which requires a design to follow the principles of this layout, unless there are clear advantages of an alternative layout and otherwise accords with TNDP policy DEI. This latter policy, overarchingly, requires new development to (1) respond positively to the distinctive character of Twyford (as informed by the background documents like the Twyford Village Character Assessment); and (2) respect the character and appearance of the area.
- 7.7 The Applicant has engaged with the Parish Council and officers to achieve a scheme that responds to the main principles of this layout and DBI criteria, whilst also factoring in other material considerations such as house sizes, mix, build costs and, importantly, the delivery of the affordable housing in response to a lack of interest from Registered Providers. These matters are addressed further below.

Compliance with DBI

- 7.8 Significant weight should be given to DBI given it is specific to the site and the TNDP is a relatively recent Plan, which also postdates the SDLP. The commentary within the Development Brief acknowledges the sensitivities of the site and highlights the design work and evidence based studies undertaken during the TNDP adoption process to inform DBI and its layout. In these respects, the layout and Development Brief are underpinned by a good design rationale. SDNPA consultees provide some broadly supportive advice that the principles of the DBI layout have been adhered to, notwithstanding their other specific concerns raised. TPC are also supportive of the layout and overall compliance with DBI.
- 7.9 Table 1 below addresses which DBI criteria have been met. Ten out of the 12 criteria have been addressed but for the 2 remaining (a and b) the assessment below Table 1 considers these in the planning balance.

DBI criteria	Met?	Comments
a) A minimum of 50% affordable dwellings	No	45% proposed (see planning balance below- paragraph 7.10-13.
b) A mix of houses in accordance with policy HNI	Partially met	See planning balance below- paragraph 7.14-17.
c) Additional parking for ‘around 20 cars’ with further land for additional 20 spaces or other community use	Met	Overall sufficient parking is proposed. An area of the site has been set aside for additional parking/community use.

d) The area of the tree clump as open space	Met	This area is open space in the proposed layout.
e) The delivery of a comprehensive landscape scheme	Met	Further details to be conditioned but otherwise the landscape strategy advocated as a good degree of planting.
f) The retention of boundary trees	Met	Sufficient retention achieved in layout and landscape strategy.
g) Flood management measures as part of a wider scheme	Met	The site contributes to the flood alleviation strategy led by Parish Council.
h) Foul sewerage scheme which does not impact on that part of the system which malfunctions in periods of high surface water flows	Met	Foul drainage to connect to mains and no objection from Southern Water.
i) A design which relates positively to the surgery and parish hall, which follows the principles of the layout unless there are clear advantages of an alternative layout	Met	Appropriate design achieved.
j) The management of land excluded from development.	Met	A specific use has not been proposed for this area of the site; subject to Parish Council's proposals (car park or other community use).
k) Adherence to a Construction Environmental Management Plan (CEMP) to include avoidance water quality impacts on the River Itchen SAC	Met	Met on the basis that it is subject to a condition for a CEMP.
l) Appropriate foul and surface water drainage	Met	See comments on drainage considerations- para 7.32.

Table 1

Affordable housing (DBI(a) and SD28)

- 7.10 The 10 affordable units in the originally proposed 20 dwelling scheme met the required 50% provision. As a result of 2 additional open market dwellings the affordable provision has reduced to 45% (1 dwelling short). For this reason, there is policy conflict with DBI (a).
- 7.11 It is important to note that officers were previously concerned about the original housing mix and predominance of larger properties, discussed in the next section. Discussions with the Applicant have resulted in the subdivision of two properties. The Applicant set out that this approach is required to assist in the costs of delivering the affordable housing and difficulties in securing a RP, rising build costs, market conditions and as well as trying to address the design and housing mix considerations. Some viability information was also provided.
- 7.12 The TPC recognises the above issues and supports the 2 additional open market dwellings because it makes best use of the site, improves the housing mix, and helps the deliverability of the affordable units. Consequently, they do not object to achieving 45%.

7.13 Given these circumstances, officers consider that the justification is sufficient to support the lower 45% provision for those reasons and particularly to help secure the currently challenging delivery of affordable dwellings. Furthermore, policy SD28 does allow, exceptionally, for some flexibility where a robust case be made. Whilst the Developer’s commentary has not been fully viability tested, officers consider that sufficient justification has been given in this instance. Furthermore, it is the intention to secure 6 as affordable rent and 4 as shared ownership, which is considered to be a good mix to help address local need. On this basis, the recommendation proposes to secure these 10 units via a S106 Agreement.

Housing mix

7.14 DBI(a) requires compliance with policy HNI. This policy has two parts (1) new housing should accord with SD27; and (2) specific size limits for new housing. Regarding (1), the proposals do not strictly accord with the explicit housing mix requirements of SD27, as table 2 below shows. However, taking into account the considerations in the affordable housing section above (para 7.11) SD27 does allow some flexibility to the mix which in this instance is not unreasonable in the planning balance.

7.15 To address the TPC’s and officers’ concerns about larger and detached properties, plots 9 and 10 were subdivided into 4x no.2 bed dwellings. This improves the overall housing mix with 18 out of the 22 dwellings (81%) being 2 or 3 bed dwellings. This is positive given that the Housing Officer is supportive regarding addressing local housing need and TPC are also supportive of the housing mix. In these respects, and the policy’s degree of flexibility, it is considered that SD27 is substantially accorded with and, consequently, part (1) of HNI.

Sizes	SD27	Proposed
<u>Affordable</u>		
2 bed	35%	70%
3 bed	25%	30%
<u>Open market</u>		
2 bed	Min 40%	33%
3 bed	Min 40%	33%
4 bed	Up to 10%	33%

Table 2

7.16 Turning to the second part of HNI, its specified floorspace limitations range from 100sqm for 2 bed, 120sqm for a 3 bed and 150sqm for a 4 bed. In this instance, these thresholds are exceeded solely in regard to the open market units. For the aforementioned reasons of 2 additional dwellings, 45% affordable, a more flexible housing mix and overall design considerations (which are addressed further below) officers accept that these considerations outweigh the conflict with HNI(2) in the planning balance. TPC also recognises these issues and their view, on balance, is that this conflict is also outweighed for those reasons.

Summary on DBI

7.17 Whilst there is some conflict with the floorspace thresholds in HNI, overall, the proposals substantially accord with DBI and are considered to be acceptable. This is based on the above reasons about affordable housing and housing mix (criteria (a) and (b)) and the design related considerations for the other criteria which are addressed in the next section.

Overall design and landscape

- 7.18 Support for the scheme is based on an assessment of the design merits and whether these conserve and enhance the landscape, including the character of Twyford and its conservation area. In these respects, policies SD4, SD5, SD12 and SD15 are particularly relevant.
- 7.19 Firstly, the SDLP advocates a landscape-led approach to design in policies SD4, SD5 and the Design Guide SPD. The principles of this contextual approach have been given sufficient attention in DBI, including its indicative layout. As such, there is not significant conflict between what DBI seeks to achieve versus SD4 and SD5 objectives. This is reinforced by some of the consultee advice which outlines that following the principles of the TNDP layout is positive. In any event, DBI should be given greater weight as the more recently adopted policy and, therefore, the proposals have been closely judged against its layout.

Layout

- 7.20 The proposed layout follows many of the principles of the DBI layout, as below:
- A main access at the site's eastern extent on Hazeley Road.
 - The route of the internal road leading up to the north-west corner of the site.
 - Location and size of open space surrounding protected trees in northern part of the site.
 - Properties facing onto the internal road and open space.
 - A bank/bund/wall running east-west through the site.
 - A mix of on plot parking and rows of spaces.
 - 4 dwellings along the site frontage.
 - Safeguarding an area for either a car park extension at the GP surgery/pharmacy and other community use.
- 7.21 The DBI layout has more terraced and semi-detached properties compared to more detached dwellings in the proposed layout. That said, this is not a significant concern given the housing mix and the overall principles above being addressed. The proposed approach has also enabled the dwellings to address the road and neighbouring plots in a more individualistic way. This relates to differing set backs, building lines, front garden sizes, spacing between dwellings and positions of garages and driveways. This helps to create a more varied and less regimented street scene, whilst still creating a coherent scheme.
- 7.22 One particular concern with the layout has been that the smaller affordable dwellings and flats are 'tucked' more compactly into the north west corner with less amenity space, and it would make them more obvious as the affordable properties. With the sub-division of plots 9 and 10 into two pairs of semi-detached dwellings, there is now a suitable transition in property sizes within the layout from the larger dwellings on plots 1-8 on the eastern side of the site and graduating into the north-west corner. Furthermore, the affordable would use the same materials as the open market dwellings including timber windows which would help to avoid an impression of different tenures.
- 7.23 Dwellings facing onto the open space is positive because it provides an outlook for those properties, as well as natural surveillance of this space. Whilst this reflects the DBI layout, a consequence of this approach, along with accommodating the internal access road, is that plots 13-18 have rear gardens which are shorter and somewhat shaded by rear boundary trees. Consultees originally raised some concern here and, in response, the amended plans move these units slightly more forward as practicable as possible. However, this has not overcome their concern.
- 7.24 Whilst there may be some reduced amenity value as a result of shorter gardens and shading, overall, it is not a significant issue that affects the recommendation. A similar issue relates to the amenity space for the flats but, again, this is not so significant as to justify a refusal of the application overall.

- 7.25 Consultee advice also raises concern about plot sizes and the size of the open market dwellings. Reasonably sized rear gardens are, however, provided and the useability of these spaces has been maximised with raised patios and graded site levels. The plot and dwelling size ratios would not give rise an unduly cramped development within street scenes. Consultee advice raises concern about an overly suburban and continuously built up street scene due to limited spacing between properties and prevalence of garages. However, the layout does show a less regimented street scheme in regard to spacing between properties and garages are set back into plots to reduce their prominence.
- 7.26 Turning to the 4 dwellings facing Hazeley Road, these are sited sufficiently back from the road. This also helps to reduce their prominence in the street scene and be a good distance away from existing properties opposite. The garages in between these dwellings have also been set back to reduce the suburban character along the site frontage and visually create a more spacious character amongst these 4 dwellings.
- 7.27 The retaining wall through the site is an unfortunate but essential feature of the layout, given the site levels. A reasonably visually prominent embankment is suggested in the DBI layout which appears to occupy private garden space and areas of public realm. The retaining wall approach is arguably a more efficient use of space. Whilst planting its façade would soften its appearance, it would not entirely hide this level of engineering when seen from the existing neighbouring car parking or the area of the site safeguarded for extended parking or other community use. Overall, however, it would facilitate an acceptable layout of dwellings.
- 7.28 From the vantage points of the neighbouring car park and that area of Hazeley Road the dwellings above the retaining wall would be visible. Similarly, when approaching the village along Hazeley Road these properties are also likely to be reasonably prominent given that they would be 2.5 storeys (accommodating a lower ground floor leading out onto gardens). Consultee advice has raised a concern about their scale and prominence as well as needing to create a good new settlement edge. The proposals sufficiently reflect the DBI layout and coupled with an acceptable traditional architectural approach, the materials and new landscaping, a satisfactory character would be created.

Architecture

- 7.29 The traditional architecture reflects the rural character of the village. The dwellings would be well proportioned and have a coherent character and appearance with appropriate detailing that reflects Twyford. Some consultees raise concern about their scale and height, particularly on higher ground as well, however from the public realm the dwellings with lower ground floors would be seen as two storey properties rather than 2.5. Where dwellings do have rooms in the roof, the scale and positioning of dormers would not cause them to appear overly top heavy or excessively bulky.
- 7.30 All of these attributes combined, the dwellings would have an appropriate scale, character and appearance and, in conjunction with high quality materials, would create well-articulated elevations that would be in keeping with the village and be an attractive addition to the street scene.

Design summary

- 7.31 The latest layout has sufficiently addressed concerns and satisfactorily addresses the DBI layout. In conjunction with the traditional architecture that reflects Twyford, the development would be a positive addition to the site in terms of layout, scale, and appearance and would create an acceptable edge to the village and relationship with surrounding neighbouring properties. In these respects, the proposals would accord with DBI and DEI of the TNDP and SD4 and SD5 of the SDLP.

Sustainability

- 7.32 The following measures are proposed and supported. On this basis, SD48 and Sustainable Construction SPD overall is accorded with, notwithstanding the absence of green roofs.
- Energy Efficiency and green energy to achieve 50% improvement over Building Regulations across the scheme.

- EV charge points to be provided.
- Water target of 110 litres/p/day or less.
- Use of solar PV and air source heat pumps

Surface water drainage and flood risk

- 7.33 Hazeley Road and further into Twyford experiences flooding and part of the rationale for allocating this site is to improve surface water drainage on Hazeley Road. Due to the flood risk, the development also needs a robust surface water drainage scheme so as not to exacerbate the situation and attenuate its own surface water run-off.
- 7.34 The flood mitigation scheme for Hazeley Road, led by TPC, involves increasing capacity of the existing ditches and culverts. The development involves additional culverting below the proposed site accesses, which would be designed with sufficient capacity in line with the flood mitigation scheme design.
- 7.35 The four frontage dwellings have been sited outside of the area of flood risk. The rest of the dwellings would not be at risk of flooding due to being on higher ground. Run off from hard standing areas, including roofs, driveways, and roads would drain into pipework to convey the water to underground attenuation tanks below the land safeguarded for a car park extension/community use. The rate that water would then discharge into the ground would mimic a greenfield site. This proposed approach has not raised an objection from consultees and a condition concerning the detailed design is recommended.

The conservation area and listed buildings

- 7.36 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Area) Act 1990 relates to conservation areas. It requires “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
- 7.37 The Twyford Character Assessment (2016) which informed the design policy in the TNDP is more informative than the Twyford Conservation Area Character Appraisal (undated, c.1980s) in identifying the character of the village. It identifies varied character areas with a rich mix of materials, building forms, street patterns, and spaces.
- 7.38 The proposed development, due to its layout, scale, form, and appearance of the buildings, with an acceptable palette of materials, sufficiently responds to the local vernacular. The Historic Buildings officer has not objected, but queried whether further detailing, such as chimneys, could be introduced for those dwellings within the conservation area. These have not been included in the amended plans but their absence would not be of such significance as to alter the recommendation.
- 7.39 The proposals are not considered to impact upon the setting of nearby listed buildings given the scale, layout and design of the proposals and the relationship between the site and nearby listed buildings (eg, in terms of distance as well as inter visibility).
- 7.40 The proposals are not considered to lead to any less than substantial harm upon the significance of heritage assets, whereby any such harm would need to be balanced with any public benefits of the proposals. There is, therefore no conflict with policies SD13 and SD15.

Highways and parking

- 7.41 Satisfactory means of vehicular accesses have been achieved and the Highways Authority raises no objection, subject to conditions. They have requested a financial contribution in regard to improvements and management on Hazeley Road which is included in the Recommendation. Sufficient vehicular and cycle parking is achieved within the site. Along the frontage, a new pavement is included to improve pedestrian accessibility.

Ecology and biodiversity net gain

- 7.42 The county ecologist raises no objection to the proposed mitigation and enhancement measures regarding protected species and habitats, which are to be secured by conditions. They are also satisfied that sufficient biodiversity net gain is proposed. The proposed

landscape strategy would deliver some biodiversity net gain and its more detailed design can be secured via condition. In all of these respects, SD2 and SD9 are accorded with.

Impact on surrounding amenities

- 7.43 The third party representations have raised concerns about a variety of impacts and consultee advice on drainage, flood risk and highways matters for example has satisfied officers that those concerns have been addressed.
- 7.44 Given the siting of the proposed dwellings, distances from existing properties and potential new boundary planting, whilst there is a difference in levels the proposals would not cause any significant harmful overlooking, loss of privacy and outlook upon neighbouring dwellings due to their siting, scale, orientation and fenestration. The new dwellings on Hazeley Road would be a good distance from the existing dwellings opposite. An acceptable relationship with the adjacent GP surgery, pharmacy building would also be created.

The Conservation of Habitats Regulations (2017)

- 7.45 To fulfil the requirements under the Habitats Regulations (2017), officers are required to assess the likely significant effects of development on the European protected sites. It is determined that there is the potential for a likely significant effect upon the Solent Special Protection Area (SPA) by virtue of increased foul water from net new residential development within the affected catchment areas. Whilst it is an allocated site, the proposals aren't immune from these considerations
- 7.46 The proposals involve contributing to an off-site scheme through the purchase of credits. Officers consider this to be acceptable in principle. Whilst some technical information accompanies the application, Natural England have requested further information within an Appropriate Assessment. The recommendation before Members is to delegate this more technical matter to the Director of Planning to resolve, which is likely to involve securing offsetting measures and monitoring via the S106 legal agreement.

Other contributions

CIL

- 7.47 The development would be CIL liable. Separately, TPC have previously sought CIL funding to undertake the flood mitigation scheme in Hazeley Road. This has not, however, been successful, pending the outcome of this planning application regarding its contribution to this flood alleviation scheme.

Healthcare

- 7.48 The NHS Hampshire and Isle of Wight Trust have requested a financial contribution. However, this is not considered appropriate because contributions towards healthcare are already provided for in the Authority's CIL charging scheme. A funding request can be made via the Authority's annual bidding process which would be assessed on its merits. Consequently, officers are not seeking a direct developer contribution on this basis.

8. Conclusion

- 8.1 Overall, the scale and design of the revised proposals are acceptable having taken into account consultee responses, representations, and the landscape character and appearance of the area. The proposals would also preserve and enhance the character and appearance of the conservation area for the reasons outlined. The surrounding amenities of neighbouring dwellings are also protected.
- 8.2 The NPPF outlines overarching economic, social and environmental objectives to sustainable development. In these respects, the scheme would deliver new housing with a focus on smaller properties and residents would support services and facilities. There would also be environmental benefits such as a new settlement edge with a characterful scheme.
- 8.3 The proposals substantially comply with both relevant individual policies and the Development Plan as a whole, the NPPF, National Park Purposes and Duty, and relevant legislation. There are no material considerations of sufficient weight which would justify refusing permission.

8.4 The application is, therefore, recommended for approval subject to resolving nitrate and phosphorus neutrality, the completion of a S106 agreement, to be delegated to the Director of Planning, and the recommended planning conditions below.

9. Reason for Recommendation and Conditions

9.1 The recommendation is:

- 1) That authority be delegated to the Director of Planning to **grant** planning permission subject to the satisfactory completion of:
 - i) A S106 legal agreement, the final form of which is delegated to the Director of Planning to secure:
 - 10 affordable dwellings;
 - Offsite credits for nitrate and phosphates mitigation;
 - Transfer of south west parcel of land to Twyford Parish Council;
 - Financial contribution of £47,000 towards pedestrian and highways improvements in Twyford;
 - The site access works, including works to contribute to the Hazeley Road Flood Mitigation Scheme.
 - ii) The conditions set out in paragraph 9.2 of the report and any amendments or other conditions required to address nitrate and/or phosphate off site credits, as necessary.
- 2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the Legal Agreement is not completed, or insufficient progress made, within six months of the 10 October 2024 Planning Committee meeting.

9.2 And the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

Materials

3. No development shall commence until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used on the building hereby approved has been submitted to and approved in writing by the Local Planning Authority. These details shall include, but not be limited to, the materials for walls, roofs, windows (including glazing, head, cill and window reveal details), doors, eaves, porches, and rainwater goods. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development.

Levels

4. Notwithstanding the details provided, no development shall commence until details of site levels and longitudinal and latitudinal sections detailing the topographical information through the site have been submitted to and approved in writing by the Local Planning Authority. These shall show how the development is proposed to be set

into the topography of the site, in comparison to existing levels. The development shall thereafter be implemented in full accordance with the agreed details.

Reason: To ensure a satisfactory development which responds to the characteristics of the site.

Trees

5. The development shall be undertaken in full accordance with the Arboricultural Impact Appraisal and Method Statement (prepared by Technical Arboriculture, ref: AIA/AMS-KC/AH/TWYFORD/001- rev A, dated May 2024) and Tree Protection Plan TPP-KC/AH/TWYFORD/001-B).

Reason: To safeguard existing trees to be retained and for good arboricultural practice.

Ecology

6. The development shall proceed in full accordance with the measures detailed in Section 5.0 “Requirements and Recommendations” of the submitted Ecological Assessment (prepared by Peach Ecology, dated August 2024).

Reason: To deliver suitable ecological mitigation and enhancements on site.

7. A Landscape and Ecological Enhancement and Management Plan, detailing the species and seed mixes and management prescriptions for the retained, enhanced and newly created habitats, shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be carried out in accordance with the approved details.

Reason: To deliver suitable ecological enhancements on site.

Landscaping

8. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include (but not be limited to):
 - a. Written specifications (including cultivation and other operations associated with plant and grass establishment);
 - b. Planting methods, tree pits & guying methods;
 - c. Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - d. Retained areas of trees and hedgerows;
 - e. Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces, including their appearance, dimensions and siting;
 - f. Details of the siting, specifications and management of the Sustainable Urban Drainage systems;
 - g. A landscape schedule for a minimum period of 10 years including details of the arrangements for its implementation;
 - h. A timetable for implementation of the soft and hard landscaping works.
 - i. A landscape plan with services shown;
 - j. Delivery of the measures outlined in the Biodiversity Net Gain Assessment.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first ten years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

Sustainable Construction

9. Prior to the commencement of development hereby permitted, detailed information in a Design Stage Sustainable Construction Report in the form of:
- a) Design stage SAP 10 assessment for each dwelling.
 - b) Design stage plan and specification for the electric vehicle charging points.
 - c) Design stage BRE water calculator.
 - d) Product specification for EV, air source heat pump and solar PV, waste facilities, rainwater harvesting and materials; and
 - e) Grown in Britain or FSC Certificates for timber.

Demonstrating that the development will:

- a) Reduce predicted CO2 emissions by at least 12% due to energy efficiency measures and onsite renewable energy, compared with the maximum allowed by Part L1A 2021;
- b) Provide EV charge points in a suitable location for all the dwellings and flats, with a minimum power rating output of 7kW and a universal socket;
- c) Have a predicted mains water consumption of no more than 110 litres per person per day;
- d) Have separate internal bin collection for recyclables matching local waste collection service; and
- e) Have a private compost bin.

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in full accordance with these agreed details.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

Drainage

10. Notwithstanding the details provided, no development shall commence until a detailed sustainable surface water drainage scheme, including a Management Plan detailing its future management and maintenance, and its contribution to the Hazeley Road Flood Mitigation Scheme, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be undertaken and maintained in full accordance with the approved details.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

11. No development shall commence until a detailed drainage scheme for the means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include drainage calculations and a Management and Maintenance Plan. The development shall be carried out in full accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

Archaeology

12. No development shall commence until an archaeological Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority. The development shall, thereafter, be undertaken in full accordance with the agreed details.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon this heritage.

Construction Management Plan

13. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CEMP shall be fully implemented and adhered to throughout the entire construction period. The CEMP shall provide details as appropriate, including:
- a. The anticipated number, frequency and types of vehicles used during construction and routing of vehicles;
 - b. How deliveries would be managed in terms of vehicles entering and leaving the site and timings;
 - c. The method of access and routing of vehicles during construction;
 - d. The parking of vehicles by site operatives and visitors;
 - e. The loading and unloading areas of plant, materials and waste;
 - f. Measures to control surface water run off;
 - g. Construction timings to avoid disturbance of protected species;
 - h. Dust suppression, mitigation and avoidance measures;
 - i. Noise reduction measures;
 - j. Details of site monitoring and logging of results;
 - k. Hours of operation during construction;
 - l. The storage of plant and materials used in the construction of the development;
 - m. The erection and maintenance of security hoarding;
 - n. The provision of wheel washing facilities;
 - o. A scheme for recycling/disposing of waste resulting from construction works.
 - p. Construction lighting and its operation.
 - q. A programme of and phasing of demolition (if any);
 - r. The arrangements for deliveries associated with all construction works;
 - s. Methods and phasing of construction works;
 - t. Access and egress for plant and machinery;
 - u. Location of temporary site buildings, compounds, construction material, and plant storage areas.

Demolition and construction work shall only take place in full accordance with the approved method statement.

Reason: In the interests of highway safety, the amenities of the area and managing the environmental considerations during the construction phase.

Dark night skies

14. No development shall commence above slab level until an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the type and location of all external lighting to be installed throughout the site. All external lighting on the dwellings shall be restricted to down lighters that do not exceed 1000 lumens, which shall be designed and shielded to minimise upwards light spillage. The measures shall thereafter be implemented in full accordance with the approved details.

Reason: To conserve dark night skies.

Highways and access

15. Prior to the development being brought into use, the vehicular accesses and car parking spaces shall have been completed in full accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site parking is provided.

16. The development shall be undertaken in full accordance with sections 6 and 7 of the Travel Plan Statement (prepared by i-Transport, ref: BD/BH/ITB12258-003 R, dated June 2023).

Reason: To encourage sustainable modes of travel and less reliance on the private car.

Permitted Development Rights

17. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes E and F and Part 2 of Schedule 2, class A; inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interests of the character and appearance of the area and amenity.

Contamination

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: The above condition ensures that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources at the development site.

Mike Hughes

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Appendices: Appendix 1- Legislation and policies

Appendix 2 – Extract from the Twyford Neighbourhood Development Plan 2022.

SDNPA Consultees: Legal Services, Development Manager

Background Documents: [SDNP/23/02340/FUL | The erection of twenty two residential dwellings with associated pedestrian and vehicle access from Hazeley Road, landscaping and parking. | Land North of Hazeley Road Twyford Hampshire \(southdowns.gov.uk\)](#)

[South Downs Local Plan \(2014-33\)](#)

[South Downs National Park Partnership Management Plan](#)

[SDNPA Supplementary Planning Documents and Technical Advice Notes](#)

[Twyford Neighbourhood Plan - South Downs National Park Authority](#)

