

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.)

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 HN1.

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 HN1.
- c) Additional parking for around 20 cars, with further land for an additional 20 spaces, or other community use adjacent to the existing car park.
- d) The area of the tree clump as open space.
- e) The 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.

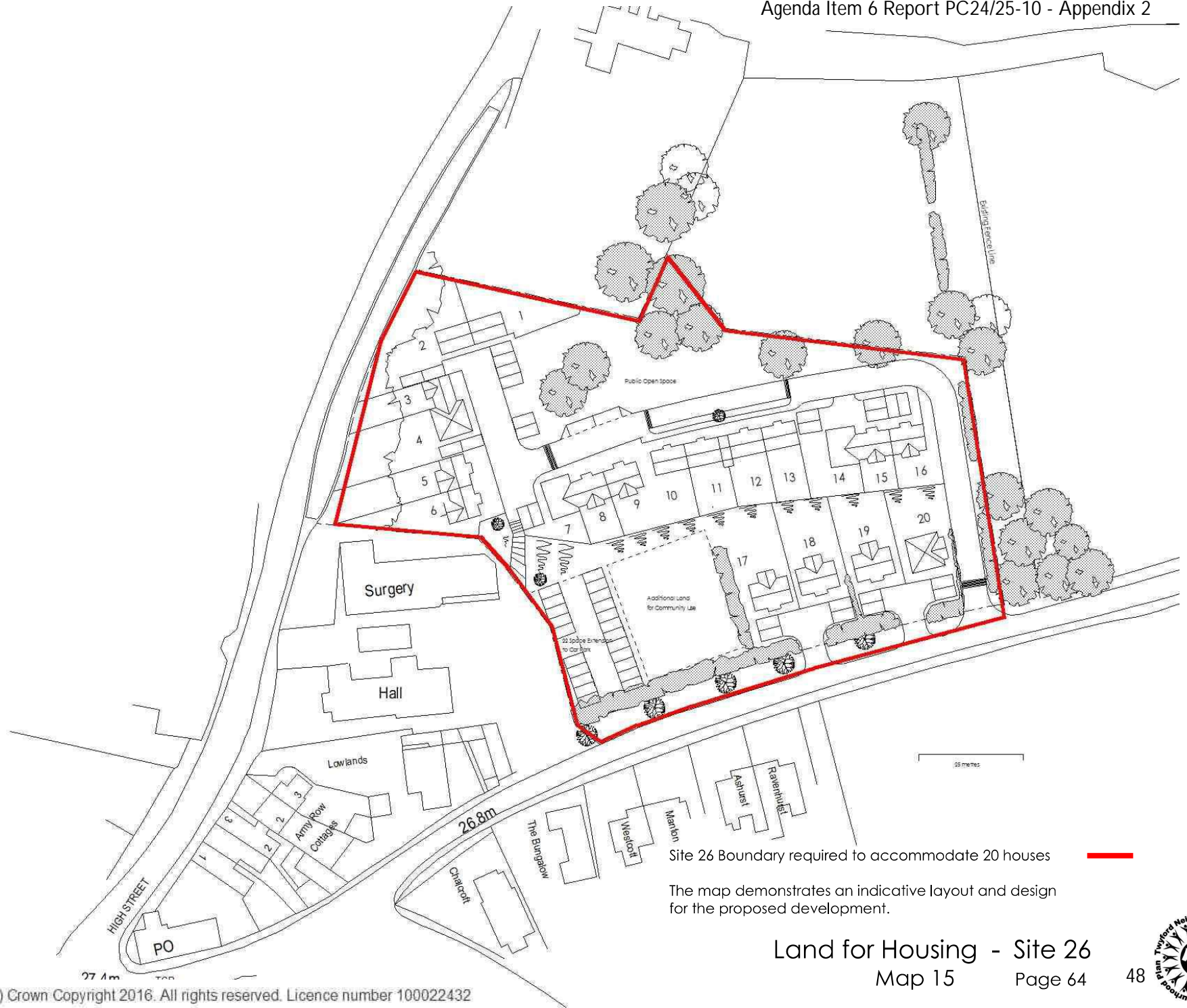
Other policies of TNP seek to retain business uses but in this case, this would perpetuate the current appearance and the use of the access to the B3335. The design would need to protect the new dwellings from traffic noise and pollution. Contamination from the past use may also need to be dealt with.

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.

