

Annex & Appendices

POS 1 Sport's grounds / formal recreation areas

POS1.1 Sport's grounds are areas that are used for formal recreational activities, which require pitches or specialised areas to be laid out (for example, football pitches, tennis courts or bowling greens). They may serve large areas and should be accessible to the population within their catchment. They should be laid out to a high standard that also enables the efficient management of the site and provides flexibility to respond to changes in recreational patterns. Associated facilities (for example, changing rooms or pavilions) should also be provided to a high standard. Formal recreational areas should be grouped into substantial complexes and not scattered over a number of small sites.

POS.2. Parkland

POS2.1 Parkland is space for informal recreation, such as walking, dog walking and other forms of quiet recreation, normally in an attractive, landscape setting. Parkland usually serves a wide area and the provision of footpath / cycle links to parkland sites is important. Parking may also be required for car-borne visitors. Parkland areas may include other play areas to make them attractive to a wider range of users.

POS.3. Informal recreation areas

POS3.1 Informal recreation areas are primarily for older children, particularly teenagers. They should be at least 0.2 hectares in size and preferably larger, so they can be used for a variety of games. Sites should be suitably located, large enough and appropriately designed to minimise disturbance to local residents. They should include play equipment to meet the needs of a range of ages such as goal posts, rebound walls, hard surfaces for basketball, and skateboard ramps. They should be accessible on foot and cycle to the residential areas they are intended to serve.

POS 4 Children's play spaces

POS.4.1 Children's play spaces are primarily for young children and should be located close to clusters of houses. They should be incorporated into other forms of open space, such as informal recreation areas and served by footpaths and cycleways, wherever possible. Within each play space, safe and imaginative play equipment should be provided with safe surfacing.

PS.1 PARKING STANDARDS

- PS.1.1 The standards below are replications of the Hampshire Parking Strategy and Standards (2002) adopted by Hampshire County Council as Supplementary Planning Guidance in February 2002 to support Policy T2 of the Hampshire County Structure Plan 1996 – 2011.
- PS.1.2 Figure 7.3 identifies the locations where there is potential to reduce the amount of parking is required.

PS.2 Residential Development

- PS.2.1 Residential parking is different in nature to non-residential parking, being a trip origin for home-based trips. However, the Council will monitor planning permissions and review the residential parking standards with a view to achieving an average residential provision of no more than 1.5 space per dwelling in accordance with para. 62 of PPG3: Housing.

Residential	Car Parking Standard ¹⁴⁶		Cycle Standard (minimum)	
	Maximum parking limit	Parking in accessible locations (50% maximum permitted standard)	Long stay	Short stay
General Residential				
1 bedroom unit	1.0 space per unit	0.5 space per unit	1 space per unit	1 loop/hoop per unit
2 – 3 bedroom units	2.0 spaces per unit	1 space per unit	2 spaces per unit	1 loop/hoop per unit
4 + bedroom units	3.0 spaces per unit	1.5 spaces per unit	2 spaces per unit	1 loop/hoop per unit
Older Persons' Housing				
Active Elderly with Warden Control	1.0 space per unit	0.5 space per unit	1 space per unit	1 loop/hoop per 2 units
Nursing and Rest Homes	1 space per 4 residents and 1 space per 1 staff	1 space per 8 units and 0.5 space per 1 staff	1 space per 6 staff	1 loop/hoop per 2 units

- PS2.2 Where a garage is provided, each garage will be designated as one car space plus one cycle space. Standard garage size should allow for sufficient space for a car and cycle (recommend at least 6m x 3m internal dimensions). It is acknowledged that garages are not always used for the storage of cars. On street parking in association with residential development should generally be discouraged through good design. However, parking lay-bys may be designed into the road layout in accordance with current local design guidance.

¹⁴⁶ Generally, except for residential land uses, disabled popular car parking spaces should be 5% of the total allocation

PS2.3 The residential standards take into account visitors parking. Where part-spaces result from a development proposal, these should be rounded up to the nearest whole number. Where warden or staff spaces are identified these apply to full time equivalent staff.

PS.3. Commercial development

PS3.1 For all major commercial development a Transport Assessment and company or site Travel Plan will be required. Proposed standards will take account of commercial development in predominantly residential areas – where demonstrable harm to local residents occurs the provision of on street parking controls will be considered.

PS3.2 The Freight Transport Association will be approached for advice on commercial vehicle standards, which will be considered alongside the standards in force for commercial vehicles in neighbouring authority areas.

Commercial Development	Car Parking Standard ¹⁶¹		Cycle Standard (minimum)	
	Maximum parking limit	Parking in highly accessible locations (30% maximum permitted standard)	Long stay ¹⁴⁷	Short stay
B1 (a) Office	1 space per 30 sqm ¹⁴⁸	1 space per 100 sqm	1 stand per 150 sqm GEA	1 stand per 500 sqm GEA
B1 (b) (c) high tech/ light industry	1 space per 45 sqm	1 space per 167 sqm	1 stand per 250 sqm GEA	1 stand per 500 sqm GEA
B2 general industry	1 space per 45 sqm	1 space per 167 sqm	1 stand per 350 sqm GEA	1 stand per 500 sqm GEA
B8 warehouse	1 space per 90 sqm	1 space per 303 sqm	1 stand per 500 sqm GEA	1 stand per 1000 sqm GEA

PS4 Retail development

PS4.1 A Company or site travel plan will be required for stores over 500sqm, Gross Floor Area (GFA) with the Gross External Area (GEA) including uncovered areas subject to the discretion of the Local Planning Authority in conjunction with the Highway Authority.

	Car Parking Standard ¹⁶¹	Cycle Standard (minimum)
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¹⁴⁷ Long stay cycle parking to be at least the greater of the spaces per GEA (Gross External Area) identified or 1 space per 8 staff

¹⁴⁸ Subject to a condition or legal agreement restricting consent to the specified use

Retail Development	Car Parking Standard ¹⁶¹		Cycle Standard (minimum)	
	Maximum parking limit	Parking in highly accessible locations (75% of maximum permitted standard)	Long stay	Short stay
General Retail				
Non-food retail and general retail (covered area)	1 space per 20 sqm covered areas	1.5 spaces per 40 sqm	Greater of 1 space per 6 staff or 1 per 300 sqm GEA	1 stand/200 sqm GEA
Non-food retail and general retail (uncovered retail area)	1 space per 30 sqm uncovered areas	1.5 spaces per 60 sqm	Greater of 1 space per 6 staff or 1 per 300 sqm GEA	1 stand/200 sqm GEA
Food Retail				
Food Retail	1 space per 14 sqm covered areas	1.5 spaces per 28 sqm	Greater of 1 space per 6 staff or 1 per 300 sqm GEA	1 stand/200 sqm GEA

PS4.2 Petrol Stations with a shop will be considered under the appropriate retail category but with petrol pump spaces counting as one space each.

PS.5. Education Establishment

Education Establishments	Car Parking Standard ¹⁶¹		Cycle Standard (minimum)	
	Maximum parking limit	Parking in accessible locations (50% of maximum permitted standard)	Long stay	Short stay
Schools	1.5 space per classroom	1.5 spaces per 2 classrooms	149	149
16+ Colleges and Further Education Colleges	1 space per 2 full time staff	149	149	149
Day nurseries/playgroup (private) and crèches	1.5 space per 2 full time staff	1.5 spaces per 4 full time staff	1 stand per 6 full time staff	At least 2 stands per establishment

PS5.1 The parking allocation caters for staff, visitors and parents. There will be a

¹⁴⁹ All new educational establishments or major expansions of more than 50sqm will require a Transport Assessment and School or College Travel Plan to determine provision and facilities. The Plan and Transport Assessment is required to identify and justify any allocation to staff, students or community users

requirement for a bus/coach loading area, provided either on- or off-site, for primary age education and above, unless otherwise justified. Accessibility of the catchment area will be taken into account for schools.

PS.6. Health Establishments

Health Establishments	Car Parking Standards ¹⁶¹		Cycle Standard (minimum)	
	Maximum parking limit	Parking in accessible locations (50% of maximum permitted standard)	Long stay	Short stay
Private Hospital, Community & General Hospital ¹⁵⁰				
Health Centre	5 spaces per consulting room	2.5 spaces per consulting room or 5 spaces per 2 consulting rooms	1 space per 2 consulting rooms, or	1 stand per consulting room
Doctors, Dentist or Veterinary Surgery	3 spaces per consulting room	1.5 spaces per consulting room	1 space per 6 staff ¹⁵¹	1 stand per consulting room

PS.7. Care establishments – public and private

Care Establishment	Car Parking Standards ¹⁶¹		Cycle Standard (minimum)	
	Maximum parking standard	Parking in accessible locations (50% of maximum permitted standard)	Long stay	Short stay
Day Centres for Older People, Adults with learning/physical	1 space per 2 staff, visitor: 1 space per 2 clients ^{152 153}	Staff: 3 spaces per 10 staff Visitor: 1 space per 4 clients ^{152 153}	1 space per 6 staff (min 1 space)	At least 2 stands per establishment

¹⁵⁰ All new health establishments or major expansions of more than 2500sqm will require a Transport Assessment and extension of over 500sqm will require a site travel plan. The maximum car parking limit for staff and visitors will be based on these

¹⁵¹ Whichever is the greater of these standards

¹⁵² Staff applies to full time equivalent member of staff

¹⁵³ Plus space for dropping off people

disabilities				
Homes for Children	1 space per residential staff, 0.5 spaces per non-res staff visitor: 0.25 spaces per client ¹⁵⁴	Res staff: 1 space per 2 res staff Non-res staff: 1 space per 7 non-res staff Visitor: 1 space per 8 clients ¹⁵⁴	1 space per 6 staff (min 1 space)	At least 2 stands per establishment
Family Centre	1 space per 2 staff visitor: 1 space per non-res staff ¹⁵²	Staff: 3 spaces per 10 staff Visitor: 1 space per 4 client ¹⁵²	1 space per 6 staff (min 1 space)	At least 2 stands per establishment
Residential Unit for adults with learning or physical disabilities	1 space per residential staff, 0.5 space per non-res staff. Visitor: 0.25 space per client ¹⁵⁴	Res staff: 1 space per 2 staff Non-res staff: 1 space per 7 non-res staff Visitor: 1 space per client ¹⁵⁴	1 space per 6 staff	1 loop/hoop per 2 bedrooms
Nursing and Rest Homes	See residential standards			
Day Nurseries / playgroup (private)	See educational standards			
Hostels for the Homeless	No standard set	No standard set	1 space per 6 staff	1 loop/hoop per 2 bedrooms

PS7.1 The figures are based on the maximum number of children for which group is licensed or the client capacity of the centre (and are rounded to the nearest whole number where appropriate).

PS.8 leisure facilities and places of public assembly

Leisure Facilities & Places of Public Assembly	Car Parking Standard ¹⁶¹		Cycle Standard (minimum)	
	Maximum parking limit	Parking in highly accessible locations (50% of maximum permitted standard)	Long stay	Short stay
Hotels/Motels/ Guest Houses/ Boarding Houses	1 space per bedroom ¹⁵⁵	1 space per 2 bedrooms	1 space per 6 staff or 1 space per 40sqm GEA ¹⁵⁶	1 stand per 10 bedrooms
Eating and Drinking	1 space per 5 sqm dining	1 space per 7.5 sqm	1 space per 6 staff or 1 space	1 stand per 20 sqm GEA

¹⁵⁴ Applies to non-residential staff on duty at the busiest time

¹⁵⁵ Other facilities e.g. eating/drinking and entertainment, treated separately where they are available to non-residents

¹⁵⁶ Whichever is the greater provision of these standards

Annex 2 – Parking Standards

Establishments	area/bar area/ dance floor ¹⁵⁷		per 40 sqm GEA ¹⁵⁶	
Cinemas, Theatres, Conference Facilities	1 space per 5 fixed seats	1 space per 7.5 seats	1 space per 6 staff or 1 space per 40 sqm ¹⁵⁶	1 stand per 20 sqm
Bowling Centres/Greens	3 spaces per lane	1.5 spaces per lane	1 space per 6 staff or 1 space per 40sqm ¹⁵⁶	1 stand per 20 sqm
Sports Hall	1 space per 5 fixed seats & 1 space per 30 sqm playing area	1 space per 7.5 seats/1 space per 45 sqm	1 space per 6 staff or 1 space per equivalent badminton court ¹⁵⁶	1 stand per equivalent badminton court ¹⁵⁸
Swimming Pools, Health Clubs/ Gymnasium	1 space per 5 fixed seats & 1 space per 10sqm open hall/pool area	1 space per 7.5 seats and 1 space per 15 sqm	1 space per 6 staff or 1 space per 40 sqm ¹⁵⁶	1 stand per 20 sqm
Tennis Courts	3 spaces per court	1.5 spaces per court	1 space per 6 staff or 1 space per 5 courts/pitches ¹⁵⁶	1 stand per pitch or court
Squash Court	2 spaces per court	1 space per court	1 space per 6 staff or 1 space per 5 court/pitches ¹⁵⁶	1 stand per pitch or court
Playing Field	12 spaces per ha pitch area	6 spaces per ha pitch area	1 space per 6 staff or 1 space per 5 ha pitch area ¹⁵⁶	1 stand per ha pitch area
Golf Courses	4 spaces per hole ¹⁵⁹	2 space per hole	¹⁶⁰	¹⁶⁰
Golf Driving Ranges	1.5 spaces per tee/bay	1.5 spaces per 2 tee/bay	¹⁶⁰	¹⁶⁰
Marinas	1.5 spaces per berth	0.75 space per berth	¹⁶⁰	¹⁶⁰
Places of Worship/ Church Halls	1 space per 5 fixed seats & 1 space per 10sqm open hall	1 space per 7.5 seats / 1 space per 15 sqm of open hall	1 space per 6 staff or 1 space per 40 sqm ¹⁵⁶	1 stand per 20 sqm
Stadia	¹⁶⁰		1 space per 6 staff or 1 space per 40 sqm ¹⁵⁶	1 stand per 20 sqm

¹⁵⁷ Where these serve HCVs e.g. Transport Cafes, some provision will be required for HCV parking.

¹⁵⁸ Badminton court defined as 6.1m x 13.4m

¹⁵⁹ Other facilities e.g. club house treated separately

¹⁶⁰ No standards are set for this category. Each application will be considered individually as part of a transport Assessment

PS8.1 All new leisure establishments or major expansions will require a Transport Assessment and a Company or Site Travel Plan to determine provision and facilities. Motorway service areas will be included as eating and drinking establishments with additional consideration for associated facilities; parking for HCV's & PCV's will be required.

PS9 Miscellaneous commercial developments

Car Sales & Garage Forecourts	Car Parking Standard ¹⁶¹		Cycle Standard (minimum)	
	Maximum parking limit	Parking in accessible locations	Long stay	Short stay
Workshop – staff	1 space per 45 sqm GEA	1 space per 167 sqm GEA	1 space per 8 staff or 1 space per 250 sqm GEA ¹⁶²	1 stand/500sqm GEA
Workshop – customers	3 spaces per service bay	3 spaces per service bay		
Car Sales – staff	1 space per full time staff ¹⁶³	1 per 3 full time staff	1 space per 8 staff or 1 space per 250 sqm GEA ¹⁶²	1 stand/500sqm GEA
Car Sales – customers	1 space per 10 cars on display ¹⁶⁴	1 space per 15 cars		

PS10 Summary of thresholds for transport assessments and site travel plans

Land Use	Thresholds above which transport assessment are required	Thresholds above which a company or site travel plan are required
Residential	50 units	see paragraph PS8.1
Commercial: B1 and B2	2500 sqm	All major development
Commercial: B8	5000 sqm	see paragraph PS10.1
Retail	1000 sqm	Over 500sqm including uncovered areas
Education	2500 sqm	see paragraph PS10.1
Health establishment	2500 sqm	Over 500sqm
Care establishment	500 sqm or 5 bedroom	see paragraph PS10.1
Leisure: general	1000 sqm	see paragraph PS10.1
Leisure: stadia, ice rinks	All (1500 seats)	see paragraph PS10.1
Miscellaneous commercial	500 sqm	see paragraph PS10.1

¹⁶¹ Generally, except for residential land uses, disabled popular car parking spaces should be 5% of the total allocation

¹⁶² Whichever is the greater of these standards

¹⁶³ Full time equivalent staff

¹⁶⁴ Applies to number of cars on sale in the open

Transport Assessment – a comprehensive analysis and assessment of the likely traffic impact of a proposed development on the local highway network.

Site Travel Plan (formerly Green Travel Plan) – a long term management strategy for a site, group of sites or organisation which contains a package of measures to offer a choice of travel modes and in particular reduce the need to travel (particularly by single occupant car users) and promote more environmentally friendly modes of transport.

- PS10.1** Where appropriate the Council can require a transport assessment or company/site travel plan below the thresholds specified, for example where there are potential cumulative effects.

PP.1 Legislation

PP1.1 The primary legislation governing the planning process is contained in three Acts of Parliament.

- **The Town and Country Planning Act 1990;**
- **The Planning (Listed Buildings and Conservation Areas) Act 1990; and**
- **The Planning (Hazardous Substances) Act 1990.**

PP1.2 Each of these Acts has been amended by the **Planning and Compensation Act 1991** and the Planning and Compulsory Purchase Act 2004.

PP.2 National & Regional Guidance

PP2.1 The Office of the Deputy Prime Minister (ODPM) produces statements of planning policy, in the form of:

- Circulars,
- Planning Policy Guidance Notes (PPGs), and more recently
- Planning Policy Statements (PPSs).

PP2.2 These documents must be taken into account when planning decisions are made. Copies can be obtained directly from the ODPM or accessed on their web-site.

PP2.3 The Planning and Compulsory Purchase Act 2004 makes Regional Spatial Strategies part of the Development Plan and Statutory Instrument 2004 No. 2206 establishes that Regional Planning Guidance for the South East (RPG 9, March 2001) is the Regional Spatial Strategy for the South East region. In due course this will be superseded by the South East Plan¹⁶⁵, a draft of which has already been produced.

PP.3. Structure & Local Plans

PP3.1 In Test Valley the Structure and Local Plans that make up the Development Plan are:

- **The Hampshire County Structure Plan 1996 – 2011 (Review)** adopted in 2000 by Hampshire County Council, Portsmouth City Council and Southampton City Council. This Plan sets out strategic policies for the whole of Hampshire;
- **The Test Valley Borough Local Plan** adopted in 2006 by Test Valley Borough Council. This plan applies the broad brush policies of the Structure Plan to the Borough;
- **The Hampshire, Portsmouth & Southampton Minerals and Waste Local Plan** adopted in 1998 by Hampshire County Council, Portsmouth City Council and Southampton City Council. This Plan sets out policies for minerals and waste development for the whole of Hampshire.

¹⁶⁵ A Clear Vision For The South East: The South East Plan Core Document – Draft for Public Consultation January 2005, South East England Regional Assembly,

PP4 Transport Plans

PP4.1 The current local transport plan for the Borough is:

- The Hampshire Local Transport Plan (2001-2006).

PP4.2 Hampshire is divided into a number of transport strategy areas. The strategy for each area has a number of objectives and local headline targets, as explained in Appendix 12.

PP5 Supplementary Planning Guidance

PP5.1 The Local Plan is supported by more detailed supplementary planning guidance for specific sites and issues. This guidance is non-statutory, but is an important material consideration in development control decisions. Examples include

- Cycle Strategy and Network (July 2003).

Village Design Statements

PP5.2 Village Design Statements are prepared by local communities with guidance from the Council, if appropriate. Where adopted as Supplementary Planning Guidance or Supplementary Planning Documents the Council will take account of their content when making planning decisions.

- Abbots Ann (April 2000)
- Goodworth Clatford (April 2000)
- The Pentons (Penton Grafton and Penton Mewsey) (April 2000)
- Michelmersh and Timsbury (July 2001)
- Upper Clatford and Anna Valley (February 2002)
- Braishfield (April 2002)
- Vernhams Dean (January 2003)
- Chilbolton (January 2003)
- Stockbridge (April 2003)
- Ampfield (April 2003)
- Longparish (April 2003)
- The Wallops (Over Wallop and Nether Wallop) (February 2004)
- Monxton (May 2004)
- Broughton (July 2004)
- Thruxton (February 2006)
- Chilworth (February 2006)

Development & Design Briefs

- a Sagesse Draft Planning Brief (July 1997)
- Redland Tile Works / Hunts Farm Brief (May 1998)
- Alma Road Planning Brief (December 1998)
- Romsey Brewery Planning Brief (December 1988)
- Romsey Brewery Design Principles (September 1999)
- Bordens / AEP Site Planning Brief (March 2002)
- DMC Dean Hill, West Dean – Planning Position Statement (June 2005)

PP6 Background Documents

PP6.1 A number of background documents have been produced which have informed the preparation of the Local Plan including:

- Test Valley Borough Landscape Assessment (August 1996);
- 2000 / 2005 Economic Development Strategy (July 2000);
- Desk Study & Ecological Advice for Andover Major Development Area (December 2001);
- Desk Study & Ecological Advice for Southern Test Valley (February 2002); and
- Hydro-Ecological Appraisal of Emer Bog, North Baddesley (March 2002).

GA.1 INTRODUCTION

GA1.1 Policies SET 04 and SET 05 in Chapter 3 relate to strategic and local gaps respectively.

GA.2 Local Gaps around Andover

Andover – Anna Valley / Upper Clatford Local Gap

GA2.1 Anna Valley and Upper Clatford are connected linear settlements built along the lower lying land in the valley floor of the Pillhill Brook and River Anton. They are relatively well-enclosed and screened by the valley slopes to the north and the steep slope of Bury Hill Fort to the south.

GA2.2 The A303(T) and its associated earth mounding provide a strong physical and visual edge to the urban area of Andover. There are views across attractive countryside to the south of the road to the wooded slopes of Bury Hill, and glimpsed views of the settlement of Upper Clatford through the trees, both on the hillside and in the valley bottom. The new housing at Bawksbury Camp is also visible from the south. Open fields flank the main access roads from Andover to the settlement so that there is a clear impression of leaving the built-up area of Andover prior to entering the village. It is important that this gap is retained to stop the town sprawling southwards and engulfing the outlying villages.

GA2.3 The southern extent of committed and existing development in Andover forms the northern boundary to the gap. Landscaping is proposed along the boundaries of the residential development at Bawksbury Camp and West of Floral Way to soften the impact on the edge of the gap. The western boundary is along the access road to the A303(T), which has a substantial hedgerow along its western edge.

GA2.4 The major part of the settlement of Anna Valley and Upper Clatford is located on the south side of the Pillhill Brook. The stream provides a logical southern boundary to the gap around the newer housing on the north of the road then the boundary moves down south to the road itself protecting the setting of the brook. This continues up to the point where it is crossed by Bawksbury Hill.

GA2.5 Further to the east from where Bawksbury Hill crosses Pillhill Brook, the valley broadens out to join the River Anton and the line of the gap continues eastward following the boundary of the village properties to the dismantled railway. Beyond this the valley of the River Anton has an attractive rural character with good tree cover restricting long views to the south so the line of the gap follows the field boundaries to the east running up the hillside to join the slip road from Winchester Road on to the A303(T). This woodland is at a high point in the landscape and forms a prominent feature and visual stop to the gap.

Andover – Enham Alamein / Smannell Local Gap

GA2.6 A fairly narrow tract of land in agricultural use separates Enham Alamein from Andover. Residential development at Icknield Way and south of Enham Lane has emphasised the sensitivity of the area in landscape terms. The proposed extension of Andover to the east of Icknield Way re-affirms the merits of a gap between the town and the villages.

GA2.7 The Newbury Road connecting the two built-up areas follows the course of a dry

valley with the sides rising steeply. To the north of Hungerford Lane the valley is visually contained by the mixed woodland of Bilgrove Copse and the small copse to the south of the White House in Enham Alamein. The gap boundary is along the edge of these trees and along the field boundary joining the two. On the east side of Newbury Road the edge of Enham Alamein is clearly defined by a substantial hedgerow of mature trees, which largely screens the village from the gap.

- GA2.8 The southern boundary of the gap east of the A343 Newbury Road is defined by the existing development to the west of Ickniel Way and the northern boundary of the proposed residential development ref Policy AND 01. It follows Dark Lane and then the edge of the development to Smannell Road. Finkley road provides a firm boundary at the south east extremity of the gap. The eastern boundary follows a field boundary which moves north away from Finkley Road and joining Smannell road south of the village of Smannell.

Andover – Weyhill / The Pentons Local Gap

- GA2.9 The landscape between Andover and Weyhill, including the Pentons, is typical of the North Andover Plain, with gently undulating grass and arable farmland with clumps of trees and hawthorn hedges forming the enclosures and defining the road and footpath network. The fields are generally large and open in character, sweeping across large tracts of landscape with few natural features. Between the Pentons and Andover the predominant feature is a dry valley, which rises to a ridge, running east west between Penton Mewsey and Charlton. At its widest, the gap is approximately 2km across. However, the existing development between Weyhill and Andover along the A342 and Foxcotte Lane is such that the feeling of separation is much reduced, particularly between Andover and Penton Corner where the gap is less than 200 metres wide.
- GA2.10 The western edge of the gap is defined by Red Post Lane, which adjoins the eastern edge of Weyhill and gives a firm line to the gap. Land west of the road is a wider area of open countryside, which does not lie directly between the two built-up areas and therefore has been excluded.
- GA2.11 The eastern boundary of the gap is defined by the edge of phase one of the proposed business park. Should additional land be required for employment the gap notation would be removed south of the A303(T).
- GA2.12 North of the A303(T) those buildings and urban land uses adjoining Portway are included as part of the built-up area of Andover with the fields to the west being part of the gap to Penton Corner and the built-up area of Weyhill beyond. The northern boundary of the gap is defined by the shoulder of high ground between Foxcotte Lane and Penton Mewsey. At Penton Grafton/Penton Mewsey the boundary follows the edge of the built-up area and continues northwards to include Penton Park, thereby retaining the openness between the village and the built-up area of Andover at Charlton.

Andover – Abbots Ann Local Gap

- GA2.13 The landscape character of the gap is typical of the Thrupton and Danebury Chalk Downland landscape character area. The character of the broader area of the Andover Plateau is dominated by large-scale arable farming, resulting often in a very open exposed landscape with a particularly weak hedgerow structure,

isolated woodlands and shelterbelts.

- GA2.14 North of the village of Abbots Ann the valley rises to the railway lines and has a subtly different landscape character derived from the field pattern dating from the Parliamentary Enclosure Acts. At Little Park, these hedgerow patterns are overlain by a patchwork of smaller fields and rows of trees dating from the 1930s settlement by the smallholdings of the Land Settlement Association. Closer to Abbots Ann the landscape character changes to the more pastoral river valley landscape of the Pillhill Brook valley: a relatively narrow and shallow valley with stands of poplar, willow and alder.
- GA.2.15 The northern boundary of the gap is defined by the Andover to Ludgershall railway line and the built-up area of Andover south of Monxton Road. The A343 Salisbury Road is the eastern boundary as far as the Pillhill Brook which defines the southern extent of the gap. Red Post Lane defines the western boundary.

GA.3 Strategic Gaps in Southern Test Valley

North Baddesley – Valley Park Strategic Gap

- GA3.1 The strategic gap between North Baddesley and Valley Park lies within the ‘North Baddesley and Chilworth Wooded Mosaic’ landscape character area. It is characterised by open agricultural land to the north with a large area of woodland (Great Covert) and associated rough grazing to the south. Roads provide easily identifiable strong edges to the gap with Castle Lane, Nutburn Road and Flexford Road forming the southern, western and northern edges, respectively. Much of the gap can be viewed from these routes and its rural character gives the feeling of passing through an area of open countryside between the two settlements.
- GA3.2 The eastern boundary of the gap runs along the built up edge of Valley Park. Valley Park was developed on the western edge of Chandler’s Ford during the 1980s and 1990s and the western edge of the settlement is now much closer to the village of North Baddesley. It is therefore very important to retain the remaining undeveloped land in order to maintain the physical and visual separation of settlements.
- GA3.3 The development at Valley Park is visually contained in the landscape by blocks of woodland. Great Covert, Tregould’s Copse and Sky’s Wood all help to screen the new development in views from the west and particularly from Castle Lane and Flexford Road. In the south-western corner of the gap, the mature trees on and around the recreation ground at North Baddesley reduce the visibility of the edge of the settlement in views from the east.

Southampton – Eastleigh Strategic Gap

- GA3.4 This gap lies within three districts. Eastleigh Borough and Southampton City will define the northern and south eastern boundaries within their districts. The definition on the Proposals and Inset Maps therefore stops at the Borough boundary.
- GA3.5 The gap is important in retaining an open area between the large built-up area of Southampton and the built-up areas of Eastleigh/Chandler’s Ford/Valley Park which otherwise could lose their individual identities. The importance of the gap is underlined by its visibility from the M27, Castle Lane, Templars Way, Knightwood

Road, Bournemouth Road, Chestnut Avenue and Stoneham Lane.

- GA3.6 The southern boundary to the gap is well defined along most of its length by the densely wooded crest of the ridge on which Chilworth is situated which continues eastwards in the Hardmoor Copse/Bassett Green Road area. The lower slopes to the east of the M3 are in predominantly woodland and open recreation uses and to the west of the M3 in agricultural use (Velmore Farm). These slopes provide an important setting for the prominent wooded ridges, which are visible from many viewpoints to the north, and read as one integral landscape. The northern boundary is defined by the new landscaping adjoining Castle Lane, which will screen the new housing from views from the south.
- GA3.7 A strategy to protect and enhance the Eastleigh – Southampton strategic gap, centred on the North Stoneham Park area, was approved in 1995 jointly by the Borough Councils' of Eastleigh and Test Valley and the County Council.

Southampton – Totton Strategic Gap

- GA3.8 This gap seeks to protect the remaining open land between Totton (in New Forest District) and Redbridge (in Southampton City) and Nursling.
- GA3.9 The area within the gap extends to cover the flat flood plain of the lower reaches of the River Test. The many channels of the river at this point and the associated reed beds are an important area for wildlife and form part of the Lower Test Nature Reserve. The higher river terraces to the east and west are where most of the development has taken place and there are views into and across the gap from these areas.
- GA3.10 The railway line forms an appropriate eastern boundary to the gap as it lies at the boundary of the flat land of the valley and the river terrace on which is located existing and proposed warehousing development. The landscaping implemented on association with development at Nursling Estate has been included in recognition of the screening function it will perform when mature. The northern boundary follows the M27 to the Borough boundary. The western and southern edge of the gap within the Local Plan area follows the administrative boundary with New Forest District and Southampton City. The boundaries of the gap outside Test Valley will be defined in the Local Plans of the other two authorities.

GA.4 Local Gaps in Southern Test Valley

Ampfield – Chandler's Ford / Valley Park Local Gap

- GA4.1 The topography of the countryside north of the present Valley Park development presents quite distinct landscape features, which should be taken into account in defining the Ampfield-Chandler's Ford gap. To the north there is the wooded crest on which the Knapp area of Ampfield is situated, along which the A3090 runs; to the south the ridge along which runs the Flexford Road; to the east the edge of the built up areas adjacent to Trodds Copse and Hook Road; and to the west the ridge running south from Knapp (in the vicinity of the existing Ampfield Golf Course) and the woodland blocks of High Trees and Purser's Great Copse. These features present a clear definition of the gap, the area within which forms a single attractive landscape unit in a mixture of arable and woodland uses which is virtually undisturbed by any sight of development. This landscape unit is visible from the public viewpoints of the A3090 looking south, from Flexford Road looking north

and from Hook Road looking west. From each of these viewpoints the picture is one of an attractive rural scene with open slopes in the distance rising up to woodland on the ridges. It is important it is retained in its entirety.

North Baddesley – Chilworth Local Gap

- GA4.2 This area is one of largely undulating open land rising in a southern and easterly direction from North Baddesley to Chilworth, from 40 metres AOD to 70 metres AOD fringed on all sides by woodland. The mature woodland occupying the Chilworth Ridge and the tree areas immediately adjoining North Baddesley on its southern and eastern boundaries effectively screen the built-up areas from the open countryside between the two settlements.
- GA4.3 The northern boundary of the gap follows the hedge along the south side of Castle Lane and includes a number of properties and Misselbrook Copse and Wren's Copse. To the west of the A27 the boundary follows the rear boundary of the school and existing residential development and includes Roundabouts Copse. These treed areas are important features in the landscape as they combine to screen existing development contributing to the strong rural character of the gap.
- GA4.4 To the west the edge of Calveslease Copse and Home Copse is considered an appropriate boundary to the gap. Although there are longer views to areas beyond the gap these woods provide containment for the area of similar landscape character to the east.
- GA4.5 There are extensive views from the A27 Botley Road over North Baddesley to the north and west. Within the gap there are views beyond an existing hedgerow to Austin's Copse and The Rough with only glimpsed views to a distant horizon. The Rough forms a prominent woodland and defines the visual boundary of the gap in this area. To the east there are views to the extensive woods of Home Copse and Calveslease Copse which are situated on the edge of the escarpment with longer views towards the roof tops, light standards and woods around the M27 service area at Rownhams.
- GA4.6 The eastern boundary follows the tree and hedgerow along Misselbrook Lane and the rear boundaries of existing development of Chilworth Old Village and includes Buxey Wood.

Nursling - Southampton Local Gap

- GA4.7 An open gap remains between the western and northern edge of Southampton in the south with the Romsey Road forming the northeastern limit. The land is in a mixture of market gardening, grazing, recreational and woodland uses. Visually the open land and woodland provides, from many viewpoints, a clear demarcation between the urban edge of Southampton and the housing development in the Nursling part of Nursling and Rownhams Parish of Test Valley. The gap is at its narrowest between the freestanding group of houses at Hillyfields and Brownhill Way. At this point also the David Lloyd Centre building (within Southampton City) has introduced a prominent feature, the impact of which should be partly mitigated once agreed landscaping has matured.
- GA4.8 The northern section to the west of Redbridge Lane, contains the woodland area of Home Covert and the fields to its south. Home Covert is an ancient semi-natural woodland and is visually important, particularly when seen from the M27, M271,

and Brownhill Way. Its contribution to the gap is enhanced by the open nature of the adjoining fields. This area, coupled with the public open space area within Southampton City forms a substantial undeveloped and open area.

- GA4.9 The area proposed as the gap to the south of Hillyfields has not the same landscape quality as that to the north. However, it is important as a visual break between Southampton and Nursling, especially considering the possible development of the safeguarded employment site at Adanac Park at some stage (see Proposal STV 03). When viewed both from the M271/Brownhill Way interchange and Romsey Road/Lordshill Way roundabout, it forms a visible separation between the developed areas of Nursling and Southampton
- GA4.10 Land at Adanac Park (see Proposal STV 03), just to the north west of the gap, is safeguarded for employment use and could be developed at some time during the Plan period. The southern edge of this site adjoins the northern edge of the gap and is particularly sensitive in landscape terms. The form and siting of any buildings, open areas, landscaping and access (from Brownhill Way) should be designed to complement the soft northern edge to the gap that currently exists.

Romsey – North Baddesley Local Gap

- GA4.11 The settlements of Romsey and North Baddesley are separated by a relatively narrow area of open farmland whose character is one of large fields with strong field boundaries. The land is relatively flat gently rising to Scragg Hill at North Baddesley.
- GA4.12 To the south of the A27 the gap at its narrowest is only 450 metres wide between the village and Abbey Park Industrial Estate. The boundary of the gap follows the existing residential development in North Baddesley, the edge of the woodland, which forms a strong visual barrier and links to the southern side of the industrial estate.
- GA4.13 North of the A27 the eastern boundary is also drawn along the edge of the woodland at Scragg Hill and then follows a track extending directly northwards to Green Lane and along Green Lane to Romsey. On the western side the line follows closely the edge of the existing built-up development west of Halterworth Lane.

IMPORTANCE	SITE DESIGNATION	EXPLANATION
INTERNATIONAL (more than one designation may apply to each site)	RAMSAR SITES Ramsar Convention 1971 amended 1982	Sites identified as being of international importance as wetlands, particularly for their populations of migratory or wintering waterfowl.
	SPECIAL PROTECTION AREAS (SPAs) EC Birds Directive 1979	Habitats of international importance for birds, designated to ensure the survival and reproduction of rare breeding and migratory species. Together with SACs they will form a network of internationally important sites known as “Natura 2000” throughout the European Union.
	SPECIAL AREAS OF CONSERVATION (SACs) EC Habitats Directive 1992	Sites of international importance as natural habitats, designated to conserve habitats and species which are rare or threatened within the European Union. Sites hosting habitats or species which are particularly threatened have “priority” status. These sites will also form part of the “Natura 2000” network (see box above).
NATIONAL	NATIONAL NATURE RESERVES (NNRs) S.19 of the 1949 National Parks & Access to the Countryside Act, or S.35 of the 1981 Wildlife & Countryside Act	Sites of key national, or international, biological or geological importance, which are managed primarily for nature conservation. NNRs are owned or leased by English Nature, or bodies approved by them, or are managed in accordance with Nature Reserve Agreements with landowners or occupiers.
	SITES OF SPECIAL SCIENTIFIC INTEREST (SSSIs) S.28 of the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000	SSSIs are nationally important sites of biological or geological value and are notified by English Nature in accordance with published guidelines. All Ramsar Sites, SPAs, SACs and NNRs are also designated as SSSIs.
COUNTY	SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINCs) Non-statutory wildlife sites	SINCs are wildlife sites, which are important in a county context. In Hampshire they are identified by the County Council in accordance with criteria agreed with English Nature and the Hampshire Wildlife Trust. Some SINCs may include habitats of comparable quality to SSSIs.
OTHERS	LOCAL NATURE RESERVES (LNRs) S.21 of the 1949 National Parks & Access to the Countryside Act, and NON-STATUTORY NATURE RESERVES	LNRs are sites of at least local importance for nature conservation, which are declared and usually managed by local authorities. Several non-statutory nature reserves have been established in Test Valley, largely by the Hampshire Wildlife Trust. Many of these are on SSSIs and therefore are more than locally important.

TYPES OF PROTECTED SPECIES & EXAMPLES	PROTECTED BY	BRIEF OUTLINE OF PROTECTION AFFORDED
<p>EUROPEAN PROTECTED SPECIES such as: All species of bat Southern Damselfly Great Crested Newt</p>	<p>The Habitats Directive 1992. In the UK the requirements of the Directive are implemented through the Habitats Regulations 1994</p>	<p>It is normally an offence deliberately to kill, injure, take or disturb animals listed in Annex IV of the Habitats Directive. Their resting and breeding habitats are also protected against disturbance, damage, deterioration or destruction. It is also an offence to pick, collect, cut, uproot or otherwise destroy listed plant species.</p>
<p>NATIONALLY PROTECTED SPECIES (including all European Protected Species, as above, plus others) such as: Water Vole Grass Snake, Slow-worm and Common Lizard¹⁶⁶</p>	<p>The Wildlife & Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000</p>	<p>All species of bird are protected against intentional killing or injury and their nests are also protected when in use. It is normally an offence to kill, injure, take, possess or sell any animal listed in Schedule 5 and to disturb its place of shelter and protection or to destroy that place. Unless authorised, it is an offence to uproot any wild plant. It is normally an offence to pick, uproot, sell or destroy any plant listed in Schedule 8.</p>
<p>SPECIES PROTECTED BY THEIR OWN LEGISLATION such as: Badgers</p>	<p>The Protection of Badgers Act 1992</p>	<p>It is normally an offence to wilfully kill, injure or take, or attempt to kill injure or take a badger. It is also an offence to sell, possess or cruelly ill-treat a badger or to interfere with a badger sett.</p>

¹⁶⁶ Protected from killing, injuring and sale only.

SM1 Introduction

SM1.1 Ancient Monuments are scheduled by the Secretary of State for Culture, Media and Sport under the Ancient Monuments and Archaeological Areas Act 1979. Sites that are currently scheduled in Test Valley are listed below. Further sites of archaeological value are included on the County Sites and Monuments Record (SMR) kept by Hampshire County Council.

SM1.2 Only a small number of archaeological sites are protected as Scheduled Ancient Monuments under the Act. Not all nationally important monuments are scheduled; the schedule is continually being expanded to include newly discovered or reassessed sites under the monument protection and enhancement programmes of English Heritage.

SM.2 List of Scheduled Ancient Monuments¹⁶⁷

PARISH ¹⁶⁸	MON NO. ¹⁶⁹	TITLE	GRID REF.
Ampfield	34132	Park Pale to the	N, W and SW
		of Hursley Park	SU 4248 2614
			SU 4181 2629
			SU 4178 2594
			SU 4089 2517
Amport	26734	3 bowl barrows 250m W of Andover	SU 4170 2401
		Lodge, Cholderton Park	SU 4215 2403
			SU 2436 4237
	26735	3 round barrows 100m NW of	SU 2453 4239
		Andover Lodge, Cholderton Park	
	26736	3 ditched bowl barrows S of	SU 2458 4227
		Andover Lodge, Cholderton Park	

¹⁶⁷ This list is subject to change arising from new monuments being scheduled or existing monuments being amended or descheduled.

¹⁶⁸ Detailed maps and site descriptions are held by the Borough Council and English Heritage.

¹⁶⁹ Scheduled Ancient Monuments are being reviewed under the Monuments Protection Programme. Those that have yet to be reviewed retain their County numbers (4 digits or less). Monuments that have been scheduled or rescheduled under the review programme have a unique national five digit number.

Appendix 5 – Scheduled Ancient Monuments

	26738	Bowl barrow 130m WSW of Andover Lodge, Cholderton Park	SU 2448 4226
	26740	Bowl barrow 340m WSW of Andover Lodge, Cholderton Park	SU 2426 4224
	26743	2 bowl barrows 200m S of Laundry Bungalows	SU 2351 4185
	26744	Bowl barrow 260m SSW of Laundry Bungalows	SU 2340 4184
Andover	105	Balksbury Camp	SU 352 445
	521	Foxcott deserted medieval village	SU 343 474
Ashley	26741	Ashley Wood Camp	SU 395 301
	34130	Hilltop enclosure 190m NW of Farley Mount	SU 4013 2910
	34134	Group of rounds barrows at Withering Corner	SU 3953 2915
	34135	Bowl barrow on Ashley Down Plantation, 1000m SW of Forest of Bere Farm	SU 3942 2916
	34136	Bowl barrow on Ashley Down Plantation, 1010m SW of Forest of Bere Farm	SU 3936 2920
	26727	Gains Castle	SU 3845 3086

Appendix 5 – Scheduled Ancient Monuments

Barton Stacey	198	3 barrows SW of Newton Down Farm	SU 418 389
	12094	Long barrow 400m W of Moody's Down Farm	SU 4258 3877
	12110	Long barrow 400m SE of Moody's Down Farm	SU 4335 3867
	26792	The Andykes, Bransbury	SU 426 426
Bossington	231	Deserted village (site of)	SU 335 309
	422	Beach Barrow	SU 320 311
Braishfield	522	Roman villa N of Fernhill Farm	SU 384 265
Broughton	12116	Long barrow and 2 bowl barrows 400m N of Chattis Hill House	SU 3295 3578
	26779	Bowl barrow 90m W of Hill Lodge, Broughton Hill	SU 3068 3169
	26780	Bowl barrow 20m SW of Hill Lodge, Broughton Hill	SU 3068 3169
	26781	2 bowl barrows 90m S of Hill Lodge, Broughton Hill	SU 3074 3163
Buckholt	26809	Roman Road immediately SE of Buckholt Farm	SU 2789 3209 – SU 2867 3189
Bullington	56	Tidbury Ring	SU 463 429
Chilbolton	12115	Long Barrow 300m SE of Middlebarn Farm	SU 4176 3828

Appendix 5 – Scheduled Ancient Monuments

	26793	Cropmark enclosures 500m SE of Ivy Farm	SU 392 385
	518	Brockley Warren barrows	SU 414 365
Chilworth	79	The Ring earthwork	SU 414 170
	235	Castle Hill	SU 406 169
East Tytherley	50	Holbury Wood Camp	SU 286 274
	449	Site of Manor House	SU 292 289
Facombe	583	Netherton medieval settlement earthworks	SU 3068 3169
Fyfield	297	Roman buildings on Lambourne's Hill	SU 295 504
Grateley	26745	Bowl barrow 780m NNE of Hampshire Gap	SU 2443 4074
	26746	Barrow cemetery 730m N of Hampshire Gap	SU 2409 4078
Hurstbourne	21901	Iron Age enclosure and associated earthworks, Blagden Copse	SU 3641 5265
Tarrant	21904	Banjo enclosure and associated field system, Blagden Copse	SU 3628 5232
King's Somborne	290	John of Gaunt's Palace	SU 360 308
	524	John of Gaunt's Deer Park Pale	SU 351 322 – SU 354 316 SU 344 318 –

			SU 344 317
			SU 344 317 –
			SU 344 313
			SU 349 304 –
			SU 351 303
			SU 355 304 –
			SU 356 305
			SU 351 303
			SU 353 304
			SU 354 304
	530	Enclosure S of Marsh Court	SU 357 332
	532	Andover-Redbridge canal, Chalk Hill Lock, Horsebridge	SU 347 307
	12135	Bowl barrow in Parnholt Wood	SU 3766 2870
Leckford	52	Woolbury Ring, Stockbridge	SU 382 353
Longparish	106	Old Pound Copse earthwork	SU 396 446
Longstock	77	The Moat	SU 362 373
	12109	Long barrow 125m NW of Waters Down Farm	SU 3348 3811
	26748	Bowl barrow 400m S of Waters Down Farm	SU 3356 3767
	26749	Bowl barrow 700m SE of Waters	SU 3409 3755

Appendix 5 – Scheduled Ancient Monuments

		Down Farm	
	33851	Field system on Hazel Down 850m	SU 3653 3910
		N of Hazeldown Farm	
Melchet Park and Plaitford	12060	Moated site 100m S of Manor Farm	SU 2746 2028
Michelmersh	567	Manor Farm (uninhabited area)	SU 352 264
Nether Wallop	53	Danebury Hill camp	SU 324 377
	540	Iron Age hill fort in Ashley's Copse	SU 261 349
	12081	Long barrow 450m SW of Down Farm	SU 3191 3828
	12100	Long barrow 350m SW of Down Farm	SU 3202 3834
	12102	Long barrow 50m NE of Down Farm	SU 3235 3871
	26764	Bowl barrow 795m WSW of Franklin's Well	SU 2479 3681
North Baddesley	373	Section of Roman road 230m long SW of Titlark Farm	SU 425 196 – SU 426 199
Nursling and Rownhams	48	Toot Hill camp	SU 381 186
Over Wallop	455	Flint mines near Martin's Clump	SU 251 388
	535	Hydraulic pillbox on Middle Wallop	SU 299 387

Appendix 5 – Scheduled Ancient Monuments

		Aerodrome	
	12086	Long barrow and adjoining bowl barrow 250m S of Martin's Clump	SU 2505 3845
	12101	Long barrow 500m W of Croft Farm	SU 2662 3834
	12119	Bowl barrow 125m NE of South View Farm	SU 2668 4060
	12136	Bowl barrow 250m S of Martin's Clump	SU 2497 3852
	12137	Linear boundary earthwork and adjacent bowl barrow in Martin's Clump	SU 2498 3975 – SU 2474 3847
	26763	Bowl barrow 500m SW of Juniper Down Farm	SU 2511 3932
	26787	Flint mines, linear boundary and two bowl barrows at Martin's Clump	SU 2498 3974 – SU 2474 3848
Penton Grafton	496	Roman villa 460m SW of Clanville House	SU 314 489
	12098	Long barrow 350m SE of Nutbane	SU 3312 4949
Quarley	58	Quarley Hill camp	SU 263 423
	26742	Bowl barrow in Windy Dido 250m W of Horseshoe Meadow Farm	SU 2486 4287
	26739	Bowl barrow 200m SW of Andover	SU 2443 4220

Appendix 5 – Scheduled Ancient Monuments

		Lodge	
Romsey Extra	12058	Moated site and 2 fishponds 300m W of Moorcourt	SU 3420 1709
Sherfield English	47	Dunwood camp	SU 315 231
Shipton Bellinger	10202	Devil's Ditch: boundary earthwork	SU 2094 4853 –
			SU 2170 4725
			SU 2174 4649
			SU 2174 4607
			SU 2167 4554 –
Smannell	201	Roman house 810m E of Finkley Farm	SU 398 484
	26791	Devils Ditch within Pepper Hill Firs	SU 4010 4822-
Stockbridge	26728	Bowl barrow 100m NE of Green Place, Cottage, Stockbridge Down	SU 4006 4773
			SU 3726 3575
	26729	2 bowl barrows 200m NE of Green Place Cottage, Stockbridge Down	SU 3741 3471
	26730	Bowl barrow 100m NNW of The Plantation, Stockbridge Down	SU 3777 3473
	26731	3 bowl barrows 160m N of The Plantation, Stockbridge Down	SU 3780 3479
	26732	Bowl barrow 270m SSW of	SU 3797 3492

Appendix 5 – Scheduled Ancient Monuments

		Woolbury Hillfort, Stockbridge Down	
	26737	Bowl barrow 400m NE of Green Place, Stockbridge Down	SU 3753 3484
	26747	Bowl barrow 400m SW of Woolbury Hillfort, Stockbridge Down	SU 3767 3497
Tangley	104	Berisbury camp near Hampshire Gate	SU 326 541
Thrupton	265	Site of Fortified Manor	SU 289 457
Upper Clatford	57	Bury Hill camp	SU 346 436
West Tytherley	178	West Dean Roman villa	SU 2578 2710
	26794	Section of Roman Road by Upper and Lower Noad's Copse	SU 2616 3253 – SU 2667 3240

CA.1. Introduction

- CA1.1 Conservation areas are designated by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation areas are statutorily defined in this act as “*areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance*”.
- CA1.2 Conservation areas in the Borough are listed below and the detailed boundaries are shown on the Proposals Map. In conservation areas local planning authorities have additional controls over the demolition of unlisted buildings and certain minor developments as well as control over work to trees. For more detailed advice contact the Council’s Design and Conservation Section at Romsey.
- CA1.3 The Council is reviewing existing conservation areas and, where appropriate, will consider the designation of new ones. Conservation Area Character Appraisals will be prepared as part of this programme which will provide supplementary planning guidance. The review will take some time to complete.

CA.2 List of Conservation Areas

CONSERVATION AREA MAP	WHEN DESIGNATED	SHOWN ON
Abbotts Ann	1981 (amended 2005)	7
Ampfield	1989	8
Amport, Monxton and East Cholderton	1980 (amended 2005)	9, 18 & 36
Andover	1969 (extended 1984)	2
Appleshaw	1985	11
Barton Stacey	1984	13
Braishfield	1981	14
Broughton	1972 (extended 1987)	15
Chilbolton	1984	16
Chilworth Old Village	1989	6
Fyfield	1985	21
Goodworth Clatford	1987	22
Grateley	1991	23
Houghton and Bossington	1990	26 & 27
Hurstbourne Tarrant and Ibthorpe	1976	28
Kimpton	1985	29
King’s Somborne	1971 (extended 1987)	30
Leckford	1989	31
Longparish	1983	33
Longstock	1989	34

Michelmersh	1987	35
Mottisfont	1987	37
Nether Wallop	1981	47
Over Wallop	1981	48
Quarley	1991	40
Romsey	1970 (extended 1983)	4
Stockbridge	1971 (extended 1992)	42
The Pentons	1982	39
Thrupton	1985	21
Upper Clatford	1987	10
Upton	1983	45
Vernham Dean	1983	46
West Dean ¹⁷⁰	1990	49
West Tytherley	1991	50
Wherwell	1970 (amended 2004)	55

CA.3 Reviews of the following conservation areas have already been undertaken:

- Abbots Ann;
- Amport, Monxton and East Cholderton; and
- Wherwell.

The remaining conservation areas will be reviewed in approximately the order set out below. Given the number of conservation areas, it is likely that the review will extend beyond the end of the Plan period (i.e. beyond 2011):

1	Romsey	16	Barton Stacey
2	Andover	17	Mottisfont
3	King's Somborne	18	Chilworth Old Village
4	Stockbridge	19	Thrupton
5	The Wallops	20	Houghton/ Bossington
6	Broughton	21	Fyfield
7	The Pentons	22	West Tytherley
8	Longparish	23	Leckford
9	Ampfield	24	Longstock
10	The Clatfords	25	Grateley
11	Chilbolton	26	Quarley
12	Braishfield	27	Kimpton
13	Michelmersh	28	Appleshaw
14	Hurstbourne Tarrant/ Ibthorpe	29	Upton
15	Vernham Dean	30	West Dean

¹⁷⁰ Part of West Dean Conservation Area lies within Salisbury District

HP.1 Introduction

HP1.1 Historic parks and gardens are identified by English Heritage and are listed in a national register.¹⁷¹ The designation is non-statutory.

HP1.2 Sites are graded using the same symbols that are employed for statutorily listed buildings (i.e. Grades I, II*, and II) but these gradings are independent of the grading of any listed building which falls within their boundaries. The grading reflects the importance of the garden or park concerned, in comparison with other gardens or parks in England as a whole. The gradings are defined in Government advice:¹⁷²

- **Grade I** - sites of exceptional historic interest;
- **Grade II*** - sites of great historic interest; and
- **Grade II** - sites of special historic interest.

HP1.3 In some counties, a comprehensive register of recorded parks and gardens is kept. In Hampshire the register¹⁷³ lists nationally important sites (English Heritage Registered Parks and Gardens), locally important sites (Hampshire Historic Parks and Gardens) and also provides a record of those that no longer exist.

HP.2 List of Registered Historic Parks and Gardens

NAME AND GRADE	WHEN DESIGNATED	SHOWN ON MAP
Amport Park (Grade II)	1984	9
Awbridge Danes (Grade II)	1993	12 & Proposals Map
Broadlands (Grade II*)	1984	3 & 4
Embley Park (Grade II)	1984	Proposals Map
Houghton Lodge (Grade II*)	1984	26
Marsh Court (Grade II*)	1984	Proposals Map
Mottisfont Abbey (Grade II)	1984	37
Sir Harold Hillier Gardens & Arboretum (Grade II)	1997	3 & 14

¹⁷¹ The Register of Parks and Gardens of Special Historic Interest in England, English Heritage.

¹⁷² para. 6.38, PPG 15: Planning and the Historic Environment, 1994, DoE.

¹⁷³ Sites in Hampshire are identified in the Hampshire Register of Historic Parks and Gardens, 2000, Hampshire County Council.

SC 1 **Introduction**

SC1.1 Residential Areas of Special Character have been selected for the contribution they make to the quality of the urban fabric. Policy SET 02 seeks to protect these areas from inappropriate development (such as the demolition of existing buildings, higher density redevelopment of the plots and loss or damage to established, mature gardens).

SC1.2 Any or all of the following criteria have been used when selecting Residential Areas of Special Character:

- a recognisable pattern of development which is not repeated on the same scale elsewhere in the settlement;
- they occur within built-up areas of the Borough but outside Conservation Areas where other special controls apply;
- they are homogenous areas with a recognisable development pattern and cohesive architectural character or style;
- they consist mainly of low density developments of substantial houses generally set in mature landscaped settings;
- they currently enjoy a special character and high level of residential amenity which should not be harmed through unsympathetic redevelopment;
- they are located on a major approach to a built-up area.

SC2 The Avenue, part of Whynot Lane, Bishops Way, the Pines and Croye Close, Andover.

SC2.1 This is an extensive residential area consisting mainly of well-established large and medium sized houses set in mature gardens. Properties are generally set back from the road by wide grass verges and established trees.

The Avenue

SC2.2 The Avenue is a busy road with wide grass verges planted with pollarded trees. There is a mixture of house types. Houses on the west side vary from modern bungalows, semi-detached Arts and Crafts influenced designs to medium-sized detached houses. Properties on the east side are mainly larger 2-3 storey detached houses dating mainly from the Edwardian to pre-war periods with some later infilling. They are built of red brick, render, some with tile hanging and sham timber framing with larger gardens than those on the opposite side of the road.

SC2.3 There are a series of closes off the west side of The Avenue, created in part by subdivision of larger plots – for example nos. 11a-e The Avenue, Eversfield Close (a modern development of 4 large detached houses) and The Pines which includes 8 houses built in the 1970's. Others such as the private, unmade track leading to nos. 11a-e The Avenue have been there for longer. This subdivision of larger plots forming backland development is precisely what Policy SET 02 seeks to restrict in the future. This area has been included as it is an important route within Andover and includes several large houses of architectural interest, which

occupy large plots.

Whynot Lane

- SC2.4 This is an unadopted, un-metalled road, which leads to Junction Mills and back onto the railway line. It consists of 20 modest properties (on the east side) built mainly at the turn of the 20th Century of red brick and render with clay tile roofs.

Bishops Way

- SC2.5 This is an attractive tree lined road with grass verges, which developed in the late Victorian/early Edwardian period. Houses are mainly two-storey and are constructed of brick and/or render under clay tile roofs some include tile hanging and/or sham timber framing. The houses on the north side are small to medium sized and are set below the road level. Houses on the south side are more elevated, slightly larger and have generally bigger gardens than those on the north side.

Croye Close

- SC2.6 This is an established and cohesive area of individually designed houses built around a curving cul-de-sac, which is bordered by grass verges, mature trees and shrubs. The houses which were built in the early part of the 20th Century are traditionally designed and mainly two-storey in height and are built in a mixture of brick, render, clay hanging tiles, under clay tile roofing.

SC3 Winchester Road and Winchester Gardens, Andover

- SC3.1 This area comprises three blocks:

58-86 Winchester Road

- SC3.2 This consists of a group of 17 detached houses dating mainly from the 1930's but includes a few late 19th Century and later 20th Century houses. These medium-sized individually designed houses set in large curtilages with mature gardens form a cohesive group of properties. The houses are traditional in style and are constructed of a mixture of brick, hanging tiles and render with clay tile roofing. This group has been included as a Residential Area of Special Character for the visual contribution they make on this important route into Andover from the South and the low-density character marks a transition between the built-up area and the adjacent countryside.

4-52 and 9a-59 Winchester Road

- SC3.3 This consists of a mixture of large and medium-sized houses dating from the late Victorian to mid 20th Century periods which are set back from the road and include frontages with trees, hedges and shrub planting. Some frontages are open and others include walls and paved front gardens. The houses are individually designed and are mostly detached with mature gardens. Some houses on the east side are semi-detached and there are some less homogenous buildings such as Flowerdew Court – (an infill block of flats) and the Golf Club (which is modern and set back from the road) which have been included because of their location. Houses in this area are mainly traditional in style and are typically constructed of red brick. Some include render and sham timber framing with clay tile or slate

roofs. Some properties have been extended or altered but this area has been selected as a Residential Area of Special Character as it has an established and cohesive quality and is on a major corridor route into Andover.

Winchester Gardens

SC3.4 This is a cul-de-sac consisting mainly of mid 20th Century detached houses, which are individually designed. The area is characterised by substantial houses set in generous plots behind dense laurel and beech hedging. The street is lined with trees, the gardens are mature with properties on the south side backing onto the golf course. The houses are mainly traditional in design and are constructed of brick and render with clay roofs. There are some examples of modern infilling on the southern side of the cul-de-sac

SC.4 Winchester Hill, Romsey

SC4.1A This area includes 14 properties on the west side of Winchester Hill (from Mile End to Newlands) and is characterised by large, well established residential properties set in generous plots with mature gardens. Several trees are protected by Tree Preservation Orders. It consists of 12 houses and 2 bungalows of varying ages and sizes dating mainly from the early 20th Century (with some examples from the late 19th and 20th Centuries). The buildings are mainly traditional in form and are constructed of good quality materials. Some plots were sold off for redevelopment in the past (e.g. on land currently occupied by Windfield Drive) but the area still retains a cohesive character. Winchester Hill is an important route into Romsey with many of the properties in this section obscured from view behind dense, high laurel, holly and privet hedges. Its special character is in contrast with the higher density housing further north.

SC.5 Nos. 4-20, Southampton Road, Romsey

SC5.1 This group includes 9 imposing detached houses on the east side of Southampton Road. They consist mainly of two-storey individually designed houses using traditional materials (such as red brick or clay tile roofing) and two include sham timber framing. This attractive group of houses constructed in the early part of the 20th Century has been identified as a Residential Area of Special Control as it is on an important corridor route into Romsey and the houses occupy larger plots than the adjacent late 19th Century terraced houses.

SC.6 Chilworth

SC6.1 Chilworth is referred to in Pevsner & Lloyd's 'The Buildings of England: Hampshire and the Isle of Wight' as "*Southampton's richest fringe, with large houses, Surrey-like in birchy gardens, giving way to rhododendron-planted woodlands and then open country.*" Chilworth developed mainly in the early half of the 20th Century and is the largest and most established of the Residential Areas of Special Character. Historically, policies to protect the area have received strong support from Government appointed Inspectors at appeal.

SC6.2 The area is characterised by substantial houses set in generous plots with an abundance of mature trees and shrubs which provide an attractive setting for the low density housing. Chilworth was originally heathland and the acid soils support heather, rhododendron, pine and birch trees which are such a feature of the development. Many of the trees are covered by Tree Preservation Orders.

Several streets include grass verges and mature trees, which also contribute to the quality and setting of the area. Boundaries vary but houses are mainly enclosed by mature hedgerows, some high wooden fencing and in some cases by low brick and stone walling.

- SC6.3 Houses are individually designed but are mainly traditional in form generally two storeys high, some with detached garaging, and are constructed of a variety of good quality materials including clay roof tiles, hand made bricks and in some cases sham timber-framing. Windows include original metal or timber casements with individually set leaded lights to simpler modern replacements. There are examples of later infill properties, which although not necessarily the same style as the older properties, still manage to maintain the character and setting of the area due to similar sized curtilages and mature trees and shrubs.

UC.1 USE CLASSES ORDER & PERMITTED CHANGE OF USE

UC1.1 This summary of the Use Classes Order¹⁷⁴ is provided for ease of reference. It gives details of the different use classes referred to in the Plan and provides an indication of the changes of use that can take place without planning permission. Readers are advised to seek advice from the Council before undertaking any change of use which may require planning permission

Use Class	Use	Change Permitted
A1 Shops	Shops, Retail Warehouses, Post Offices	No permitted change
A2 Financial & Professional	Banks, Building Societies, Professional & Financial Services	Permitted change to A1
A3 Restaurant & Cafes	Use for the sale of food for consumption on the premises	Permitted change to A1 or A2
A4 Drinking Establishment	Use as a public house, wine bar or other drinking establishment	Permitted change to A1 or A2
A5 Hot Food Takeaway	Use for the sale of hot food for consumption off the premises	Permitted change to A1 or A2

Use Class	Use	Change Permitted
B1 Business	c) Offices other than A2 b) Research & Development c) Other industrial processes appropriate in residential area	Change to B8 (no more than 235m of floorspace permitted)
B2 General Industrial	General industry, not within B1	Change to B1 or B8 (B8 no more than 235m of floorspace permitted)
B8 Storage & Distribution	Storage or Distribution Centre	Change to B1 (no more than 235m of floorspace permitted)
Sui Generis	Work registrable under Alkali etc Works Regulation Act 1906	No permitted change

Use Class	Use	Change Permitted
C1 Hotels	Hotels, boarding and guest houses	No permitted change
C2 Residential Institutions	Residential accommodation for provision of care, hospitals, nursing homes and residential schools	No permitted change
C3 Dwelling House	Dwellings, communal housing of elderly and handicapped	No permitted change
Sui Generis	Hostel	No permitted change

Use Class	Use	Change Permitted
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¹⁷⁴ Use Classes Order 2005 (as amended).

D1 Non Residential Institutions	Clinics, health centres, crèches, museums, libraries, non residential schools, public worship or religious instruction	No permitted change
D2 Assembly & Leisure	Cinemas, Swimming pools, casinos	No permitted change
Sui Generis	Theatres, fun fairs	No permitted change

GL. GLOSSARY OF TERMS

Accessibility

The ability of people to move round an area and to reach places and facilities using different modes of transport.

Affordable Housing

Housing that is available for people whose income level means that they are unable to access housing locally on the open market.

Agricultural Workers Dwelling

Accommodation essential (due to the demands of the farming or forestry work concerned, as opposed to the personal preferences or circumstances of any individuals involved) to enable farm or forestry workers to live at or in the immediate vicinity of their place of work. In some circumstances the relaxation of strict controls on new development in the countryside may be justified to allow an agricultural workers dwelling.

Area of Outstanding Natural Beauty (AONB)

A designation made, under Section 82 of the Countryside and Rights of Way Act 2000 with the primary aim of conserving and enhancing the natural beauty of the landscape.

Biodiversity

The variety of plant and animal species in a defined area.

Brownfield Site

see Previously Developed Land.

Circular (Government Circular)

Statement of Government policy, often supplying guidance or background information on legislative or procedural matters, which may prove to be a material consideration in the determination of a planning application if relevant to the decision.

Conservation Area

Areas designated by the local planning authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

Countryside

Land outside the defined settlement boundaries and development frontages as shown on the Proposals and Inset Maps.

Curtilage

The area attached to a property as part of its enclosure.

Development

The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any buildings or other land. This includes demolition, extension, alterations and change of use.

Development Brief

A document, which outlines detailed planning requirements of the developer for a particular site.

Dwelling

Any type of independent living accommodation (house, bungalow, flat, maisonette etc) however provided (new build, conversion, sub-division or change of use), but excluding institutions.

Farm Diversification

Alternative business enterprises to augment farm incomes and help sustain rural employment

Frontage Infill

Residential development and redevelopment fronting designated areas with existing development surroundings as shown on the Proposals and Inset Maps.

Greenfield

Land on which no previous development has taken place, land and buildings in use for agriculture or forestry and land that was previously developed, but where the remains have blended into the landscape over time.

Groundwater

Water held in water-bearing rocks, pores and fissures underground. Groundwater not only sustains the flow of water in rivers but is also an essential source of water for public consumption and agricultural use.

Gypsy

Persons of nomadic habitat of life, whatever their race or origin, as defined by Section 24 of the Caravan Sites and Control of Development Act 1960.

Hazardous Installation

Hazardous installations are sites where certain industrial and other human activities use substances defined under the Planning (Hazardous Substances) Regulations that are considered to be a risk to human health, either due to their toxicity, or their reactive nature which can lead to explosions, fire, or other potentially dangerous chemical reaction.

Infrastructure

The system of communications and utility services (water, sewage disposal, land drainage, telecommunication, gas and electricity) which serves developments.

Landscape

The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way the components combine.

Legibility

The degree to which people can easily understand and find their way around places. Legibility is influenced by factors such as road layout and the location of landmark buildings.

Listed Building

A building officially listed by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest, under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Live Work Units

A building providing accommodation for living and working in the same building.

Major Development Area (MDA)

An area identified in the Hampshire County Structure Plan 1996 - 2011 (Review) (Policy H3) for large scale, mixed-use development.

Mineral Planning Guidance Notes (MPGs)

Guidance that sets out the Government's principles and policy objectives for minerals related developments.

Natural Surveillance

The surveillance and supervision of an area by members of the general public.

Nursing Home

Accommodation generally for less active and frail elderly people within a communal establishment which provides a high degree of support including nursing care.

Overlooking

Overlooking is where people can look into the garden or open area of a neighbouring property from within their own home or building.

Overshadowing

Overshadowing occurs when a structure blocks sunlight from neighbouring properties. It can affect the amount of daylight let into neighbouring properties when the shadow cast falls across windows or glazed doors.

Park and Ride

An arrangement whereby a private car is parked in a non-central location and the occupants continue their journey by another mode of transport (usually bus or rail), mainly in order to reduce road congestion.

Permeability

The degree to which an area has a variety of pleasant, convenient and safe routes through it.

Planning Agreement

An agreement made between a developer and a local planning authority consisting of a planning obligation usually made under Section 106 of the Town and Country Planning Act 1990.

Planning Condition

A condition imposed on a planning permission to enable a proposal to proceed where it would otherwise be necessary to refuse permission. Conditions must be necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

Planning For Real

Participation technique (pioneered by the Neighbourhood Initiatives Foundation) that involves residents and others with an interest coming together to help them determine their priorities for the future.

Planning Policy Guidance Notes (PPGs)

Guidance which set out the Government's policies on different aspects of planning, and which should be taken into account in the preparation of development plans and in determining planning applications.

Planning Policy Statements (PPSs)

Guidance which set out the Government's policies on different aspects of planning, and which should be taken into account in the preparation of development plans and in determining planning applications. PPSs are gradually replacing PPG's.

Previously Developed Land

A site which has previously been developed (Brownfield) as defined by Annex C of PPG 3 Housing (2000).

Ramsar Site (RS)

Sites listed under the Convention on Wetlands of International Importance (1971 amended 1982) which are particularly important for their populations of migratory or wintering waterfowl.

Regional Planning Guidance (RPG)

Issued by the Regional Government Offices to guide development in the region and setting a framework for Structure Plan and Local Plan reviews. In the south east, RPG 9 is issued by the Government Office for the South East.

Residential Care Home

Accommodation generally for less active and frail elderly people within a communal establishment which provides a degree of support, but excluding nursing care.

Scheduled Ancient Monument (SAM)

Nationally important archaeological sites scheduled by the Secretary of State for Culture, Media and Sport under the Ancient Monuments and Archaeological Areas Act 1979.

Sequential Approach

A systematic approach to deciding which sites are the most appropriate for development and the sequence in which development should take place.

Sheltered Accommodation

Self-contained residential accommodation generally for the elderly, which provides a degree of support through specialised facilities such as a warden on site.

Sites of Importance for Nature Conservation (SINCs)

Sites which are of particular value for wildlife in a county context and identified according to criteria agreed between Hampshire County Council, English Nature and Hampshire Wildlife Trust.

Sites of Special Scientific Interest (SSSI)

Designated by English Nature under Section 28 of the Wildlife and Countryside Act 1981. They may be designated either for their biological or geological interest and collectively form a nationally important network of sites.

Site Travel Plan (formerly Green Travel Plan)

a long term management strategy for a site, group of sites or organisation which contains a package of measures to offer a choice of travel modes and in particular reduce the need to travel (particularly by single occupant car users) and promote more environmentally friendly modes of transport.

Special Area of Conservation (SACs)

Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) (1992) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity in Europe as a whole.

Special Protection Areas (SPAs)

Sites designated under the EC Council's Directive on the Conservation of Wild Birds (The Birds Directive) (1979) for their internationally important populations of rare breeding or migratory birds.

Structure Plan

Part of the development plan that is prepared jointly by Hampshire County Council and Southampton and Portsmouth City Councils and contains strategic planning policies.

Supplementary Planning Guidance (SPG)

Documents adopted by a local planning authority, providing additional guidance or detail on specific proposals in the Development Plan. SPG should be formally adopted by a local planning authority following public consultation.

Sustainability

Improving the quality of human life whilst living within the carrying capacity of supporting ecosystems.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Tree Preservation Order (TPO)

An order made by a local planning authority under Section 198 of the Town and Country Planning Act 1990, to protect a tree or groups of trees that are considered to be of value, and whose removal would be of detriment to the environment and amenity of an area.

Urban Renaissance

Process of development and redevelopment in urban areas to attract investment and activity, foster revitalisation and improve the mix of uses.

Viability

In the context businesses/services, viability relates to whether that business/service is economically feasible or practicable to run. In the context of a settlement or town centre, viability refers to the ability to attract continuing investment, both to maintain the fabric of the area and to allow for improvement and adaptation to changing needs.

Village Design Statement (VDS)

An advisory document usually produced by a village community, suggesting how development should be carried out so that it is in harmony with the character of the village and its setting. A village design statement can be adopted as supplementary planning guidance.

Vitality

In the context of a settlement of town centre, vitality refers to the liveliness of the area, reflected in the amount of activity at different times and in different parts.

Windfall Sites

Sites within settlement boundaries that unexpectedly become available for development.

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