

# Test Valley Borough Council Consultation for Local Plan 2040 Regulation 18 Stage 2

## COMMENTS FORM

Test Valley Borough Council has published its Local Plan 2040 Regulation 18 Stage 2 document for public consultation. This consultation document sets out a vision for Test Valley up to 2040, objectives for achieving this vision, our development needs alongside allocations for residential and employment development and theme-based policies.

The consultation period runs from Tuesday 6<sup>th</sup> February to noon on Tuesday 2<sup>nd</sup> April 2024. Please respond before the close of the consultation period so that your comments may be taken into account.

You can respond to our consultation by filling out the form below. This form has two parts:

Part A: Your Details

Part B: Your Comments (please fill in a separate sheet for each comment you wish to make)

Further information can be found on our website at:

[www.testvalley.gov.uk/localplan2040](http://www.testvalley.gov.uk/localplan2040)

Once the form has been completed, please send to [planningpolicy@testvalley.gov.uk](mailto:planningpolicy@testvalley.gov.uk) below by **noon on Tuesday 2<sup>nd</sup> April 2024**.

Following receipt of your comments from, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communication.

If you are unable to send via email, please send a postal copy to our address below.

### Contacting us

Planning Policy and Economic Development Service  
Test Valley Borough Council  
Beech Hurst  
Weyhill Road  
Andover  
SP10 3AJ

Tel: 01264 368000

Website: [www.testvalley.gov.uk/localplan2040](http://www.testvalley.gov.uk/localplan2040)

Email: [planningpolicy@testvalley.gov.uk](mailto:planningpolicy@testvalley.gov.uk)

## Part A: Your Details

Please fill in all boxes marked with an \*

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mrs	First Name*	Hollie
Surname*	Sturgess		
Organisation* (If responding on behalf of an organisation)	Master Land and Planning Ltd responding on behalf of Bargate Homes Limited and Vivid Housing Limited		

Please provide your email address below:

Email Address*	
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Alternatively, if you don't have an email address please provide your postal address.

Address*			
	Postcode		

If you are an agent or responding on behalf of another party, please give the name/ company/ organisation you are representing:

Bargate Homes Limited and Vivid Housing Limited
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### Personal Details and General Data Protection Regulation

Please note that representations cannot be treated as confidential. If you are responding as an individual, rather than as an organisation, we will not publish your contact details (email/ postal address and telephone number) or signatures online, however the original representations will be available for public viewing at our offices by prior appointment.

All representations and related documents will be held by the Council until the Local Plan 2040 is adopted and the Judicial Review period has closed and will then be securely destroyed.

The Council respects your privacy and is committed to protecting your personal data. Further details on the General Data Protection Regulation and Privacy Notices are

available on our website here:  
<http://www.testvalley.gov.uk/aboutyourcouncil/accesstoinformation/gdpr>

## Part B: Your Comments

Please use the boxes below to state your comments. This includes one box for general comments and another for specific comments related to an area of the Local Plan.

Insert any general comments you may have that do not relate to a specific paragraph number or policy in the general comments box below.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

If you are commenting on a document supporting the draft Local Plan (such as a topic paper, or the Sustainability Appraisal), please indicate so.

General
<p><b><i>Please refer to accompanying letter.</i></b></p>

For specific comments, please make it clear which paragraph, policy or matter your comments relate to where possible. Please use the box below.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

Paragraph Ref	Specific Comments
	<i>Please refer to accompanying letter.</i>

### What happens next?

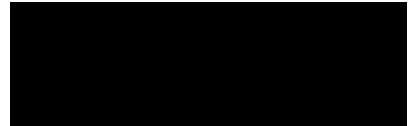
All valid responses received within the consultation period will be acknowledged and you will be given a reference number. Please quote this reference number when contacting the Council about the Local Plan 2040. If you have an agent acting on your behalf, correspondence will be sent directly to your agent.

All responses received will be taken into account as part of the preparation of the Local Plan 2040.

Planning Policy and Economic Development  
Test Valley Borough Council  
Beech Hurst, Weyhill Road  
Andover SP10 3AJ

By email to [planningpolicy@testvalley.gov.uk](mailto:planningpolicy@testvalley.gov.uk)

25<sup>th</sup> March 2024  
Our reference: MLP-TVreg18



Dear Sir / Madam

**Test Valley Draft Local Plan 2040 Regulation 18 Consultation February to April 2024**

Master Land & Planning Ltd is instructed by Bargate Homes Limited and Vivid Housing Limited, who welcome the opportunity to comment on the Regulation 18 Stage 2 consultation of the Test Valley Draft Local Plan 2040.

Our client's interest relates to SHELAA Site Reference 64 and 115. The focus of these representations relates to your proposed housing requirement and spatial strategy, specifically how these are proposed to be defined and implemented for the rural parts of the Borough. The policies in the NPPF (published on 19 December 2023) will apply for the purpose of examining plans, where those plans reach regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage after 19 March 2024. References to the NPPF are therefore to the latest December 2023 version.

Please find enclosed:

- Completed consultation form;
- Representations below with cross-references to the appropriate paragraphs, policies, topic papers and supporting evidence; and
- Associated evidence.
  - Sustainability Appraisal of Land at Barrow Hill, Goodworth Clatford (SHELAA ref 64)
  - Goodworth Clatford Vision Document by Mosaic
  - Goodworth Clatford Preliminary Landscape Visual Assessment by SLR Consulting
  - Goodworth Clatford Initial Access Appraisal by Paul Basham Associates
  - Goodworth Clatford Preliminary Ecological Assessment by Pro Vision.
  - Sustainability Appraisal of Land west and east of Braishfield Road, Braishfield (SHELAA ref 115)
  - Braishfield Vision Document by Mosaic

We look forward to being kept informed of your Draft Local Plan

Yours faithfully



Hollie Sturgess BA(Hons) MSc MRTPI Senior Planner

cc: Clients



<b><i>Title of document:</i></b>	Draft Reg.18 Local Plan Housing Topic Paper SHMA Employment Needs Further Analysis Study (FAS) Interim SA Report
<b><i>Paragraph Reference:</i></b>	Policy SS3 Housing Requirement Paragraphs 3.50 to 3.79

NPPF 60 sets out that *"To support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community."*

NPPF 61 confirms that *"To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be exceptional circumstances, including relating to the particular demographic characteristics of an area which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for."*

NPPF 63 states *"Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes."*

NPPF 67 states that *"Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it*

*includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment."*

### **Setting the housing requirement**

Policy SS3 sets out that the plan 2020 to 2040 will make provision for a minimum of 11,000 new homes, equating to 550 homes per annum. It states this quantum of housing has been determined by use of the national guidance based upon the Government's Standard Method. Paragraphs 3.50 to 3.55 and the Housing Topic Paper provide further context to explain the calculation.

The revised NPPF and the December 2023 Ministerial Statement reconfirm the standard method for assessing Local Housing Needs (LHN). It states that this ensures that plan-making is informed by an unconstrained assessment of the number of homes needed, in a way that addresses projected household growth and affordability pressures, alongside an efficient process for establishing housing requirement figures in local plans. This is the starting point for determining housing needs.

The PPG at Paragraph: 010 Reference ID: 2a-010-20201216 confirms that the government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates. The PPG continues to set out that this will need to be assessed prior to, and separate from, considering how much of the overall need can be accommodated (and then translated into a housing requirement figure for the strategic policies in the plan). Circumstances where this may be appropriate include but are not limited to situations where increases in housing need are likely to exceed past trends because of growth strategies, strategic infrastructure improvements or unmet needs. Other factors may also exist.

The Housing Topic Paper assists in paragraphs 3.1 onwards in assessing whether exceptional circumstances exist to justify an alternative approach. The conclusions in paragraph 3.18 are agreed, that the Council should not reduce the requirement as it is *"not affected by strategic constraints that would affect the ability to meet LHN (derived from the standard method). Furthermore, in view of the available housing supply options it is not considered reasonable to explore a growth scenario below LHN leading to unmet need."*

While reducing the housing requirement below the LHN is rightly discounted, our client presents the following reasons why the Council should consider increasing the housing requirement above the LHN.

### Growth strategies

The SHMA (2022) and the Employment Needs FAS (2023) are underpinned by the 2011 Census. Both acknowledge that neither assessment is able to take account of potential changes to the commuting ratio since 2011. Both recommend reconsideration of the assessments and conclusions on publication of the relevant 2021 Census data.

Paragraph 13.9 of the FAS references the factual position that the Borough exhibits high totals of gross in-commuting and out-commuting flows, due to relatively low residence-based containment for jobs and workers within the borough. While the FAS recommends that housing provision in accordance with the LHN would support additional jobs within growing sectors, the preservation of housing supply at a level that does not consider economic factors continues to proliferate the past trends of commuting rather than self-containment.

The FAS summarises that the Experian forecast has been identified as the most appropriate source for more detailed analysis because it provides greater detail by sub-categories particularly for Manufacturing and Professional Services which is likely to be beneficial for assessing future prospects. This is counter to paragraph 7.47 that explains the Experian forecast estimates local jobs by linking local and regional jobs growth by sector and then constraining demand for jobs by sector to demand for jobs for the same sector at the regional level. The FAS concludes that *"This top-down approach has the potential to constrain forecast local growth in a district based on the forecast growth in that sector at a regional scale."*

Paragraphs 7.44 to 7.80 of the FAS sets out emerging Local Industrial Strategies in the Solent, and EM3 LEPs supports the following Growth Sectors in Test Valley. Of particular interest is paragraphs 7.70 and 7.71 that explain that Andover is an exception to recent trends as it *"is identified as having the strongest jobs growth (21.9%) amongst all main centres within the LEP area and strong population growth over the same period."* This related to the period 2011 to 2015 where 2,597 dwellings were delivered in northern Test Valley, an average of 519 per annum. The proposed annual housing requirement for Northern Test Valley under Policy SS3 is 313 dwellings; a fraction of the quantum previously achieved and benefitted economic growth.

Linked to the above is how the Northern Test Valley geography has consistently delivered higher levels of growth since 2011, indicating that market signals, economic growth and the availability of land enables certainty on delivery. Between 2011 and 2023 a total of 6,402 dwellings at 534 dwellings per annum has been completed, far exceeding the emerging housing requirement

under Policy SS3. While it is recognised that the SHMA proposes a change to the geography of the Northern Test Valley area, this continues to contain Andover and the new growth point at Ludgershall, indicating past trends can continue. In the event that land availability, suitability and achievability is becoming constrained at Andover to reach or exceed past levels of completions, there are a range of sustainable settlements that offer suitable land and deliverable opportunities for a greater proportion of growth above that currently planned-for. This includes a range of small and medium-sized sites at the villages to meet local needs, as discussed later in these representations.

#### Strategic infrastructure improvements

It is accepted that there are currently no borough-wide strategic infrastructure improvements. However, the Infrastructure Delivery Plan (2024) summarises the significant number of infrastructure requirements which development will be expected to contribute towards, including components that are strategic in nature. The precise funding gaps are not yet known at this stage and may themselves indicate that an uplift in the housing requirement is required as these improvements are likely to drive an increase in the homes needed locally.

#### Affordable housing needs

The PPG at Paragraph: 024 Reference ID: 2a-024-20190220 states that the total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.

The latest SHMA was published in January 2022 and provides an update to that published in 2014, including recommendations to change the geographical split of the north and south HMAs. This report will inform the new Test Valley Local Plan 2040.

The SHMA 2022 identifies that at the time of publication, there were a total of 3,167 households in the Borough with a housing need. The highest needs being in the Andover and Romsey housing market areas (HMAs), however 17% of need is identified in the Northern TV Rural HMA, and 9% in the Southern TV Rural HMA.

The SHMA concludes the net affordable housing need for social and affordable rented accommodation to be 437 dwellings per annum between the period 2020 to 2040, which is substantially higher than the 2013 study – a net need of 292 affordable units per annum to 2031. Paragraph 5.61 confirms this difference is largely driven by a lower level of relet supply, however there is also a higher level of gross need.

It is recognised in the study that there is a need for both social and affordable rented housing and the report recommends at paragraph 5.82 that the Council does not apply a rigid policy for the split between these tenures. The 2022 SHMA also identifies at figure 5.23 an additional net need for affordable home ownership of 215 dwellings per annum. It is found at paragraph 6.31 that for affordable home ownership there is a need for a greater number of 2-bedroom homes (along with some 3-bedroom accommodation) and for social/affordable rented housing, the need is particularly for 1- and 2-bedroom homes.

Overall, the SHMA shows there is a substantial need for additional affordable housing and recommends at paragraph 5.61 that the Council should seek to provide such accommodation where opportunities arise (emphasis added).

Table 1 below illustrates the gross affordable housing delivery in Test Valley as reported by the 2022-2023 Annual Monitoring Report (AMR) since the publication of the 2013 SHMA, compared to the targets set out in the adopted Local Plan and published SHMA.

*Table 1 – Affordable housing delivery in Test Valley according to AMR against Local Plan, 2013 SMHA and 2022 SMHA requirements*

Year	AH Delivery according to AMR	Local Plan Target	Difference based on LP	Difference as % of LP need	2013 SHMA Need	2022 SHMA need	Difference based on SHMA	Difference as % of SHMA need
2014/15	300	200	100	50%	292		8	2%
2015/16	247	200	47	24%	292		-45	-15%
2016/17	266	200	66	33%	292		-26	-9%
2017/18	217	200	17	9%	292		-75	-26%
2018/19	250	200	50	25%	292		-42	-14%
2019/20	273	200	73	37%	292		-19	-7%
2020/21	296	200	96	48%		437	-141	-32%
2021/22	408	200	208	104%		437	-29	-7%
2022/23	140	200	-60	-30%		437	-297	-68%
Totals	2397	1800	597	33%	1752	1311	-666	-22%
					3063			

The table above shows that when compared against the Local Plan target of 200 dwellings per annum, Test Valley has over-delivered on affordable housing (measured gross) by 33% since 2014.

The Government's DLUHC also provide reporting on affordable housing delivery, recording the gross annual supply of affordable homes, which include new builds and acquisitions from the private sector but does not take into account losses, such as demolitions or sales. Table 2 below shows that the annual delivery figures stated by DLUHC vary considerably from those

stated in the AMR. This is likely to be the result of different reporting and recording procedures, nonetheless it is still important to analyse the results.

*Table 2 – Affordable housing delivery in Test Valley according to DLUHC Live Table 1008C<sup>1</sup> against Local Plan, 2013 SHMA and 2022 SHMA requirements*

Year	AH Delivery according to DLUHC	Local Plan Target	Difference based on LP	Difference as % of LP need	2013 SHMA Need	2022 SHMA need	Difference based on SHMA	Difference as % of SHMA need
2014/15	322	200	122	61%	292		30	10%
2015/16	165	200	-35	-18%	292		-127	-43%
2016/17	118	200	-82	-41%	292		-174	-60%
2017/18	211	200	11	6%	292		-81	-28%
2018/19	192	200	-8	-4%	292		-100	-34%
2019/20	305	200	105	53%	292		13	4%
2020/21	195	200	-5	-3%		437	-242	-55%
2021/22	269	200	69	35%		437	-168	-38%
2022/23	114	200	-86	-43%		437	-323	-74%
Totals	1777	1800	91	5%	1752	1311	-1172	-38%
					3063			

Table 2 highlights that according to the DLUHC there has been a lower delivery rate of affordable dwellings than suggested by the AMR, resulting in only a 5% surplus when compared against the Local Plan targets.

However, importantly, the 2022 SHMA sets out an objectively assessed need for 437 affordable dwellings per annum between 2020 and 2040. Prior to this, a need of 292 was set out in the 2013 SHMA between 2013 and 2031. In analysing Test Valleys (gross) affordable housing delivery against these (net) needs, Table 1 shows there has been a considerable accumulated shortfall of 22% (666 homes) against need provision defined in the 2013 and 2022 SHMAs. There was only one year in which the completions minimally exceeded the SHMA level of need. When looking at the delivery as stated by the DLUHC, this increases to a significant 38% (1172 homes) shortfall.

It was recognised by the Local Plan Examiner in their Inspectors Report at paragraph 39 that the Council was unable to meet the full affordable objectively assessed need for affordable housing, however '*an increased target would lead to the plan becoming potentially undeliverable and unsound*'. The Local Plan was therefore predicated to be sound on the basis of 35% of total housing provision being provided as affordable housing, as confirmed by paragraphs 37-39 of

<sup>1</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

the 2016 Inspectors Report. Table 3 below shows the past affordable housing delivery as a percentage of the total housing delivery.

*Table 3 – Affordable housing delivery in Test Valley as a percentage of total housing delivery as reported in the AMR.*

Year	Total (net) housing delivery according to AMR	AH delivery (gross) according to AMR	AH delivery as % of total delivery
2014/15	880	300	34.09%
2015/16	1004	247	24.60%
2016/17	891	266	29.85%
2017/18	793	217	27.36%
2018/19	809	250	30.90%
2019/20	948	273	28.80%
2020/21	879	296	33.67%
2021/22	854	408	47.78%
2022/23	396	140	35.35%
Totals	7454	2397	32.15%

Since the adoption of the Local Plan, the target percentage of 35% per annum has only been met twice. It is also important to note that the Council's reported figures are for gross affordable housing figures, which do not take into account any stock that has been transferred through Right to Buy in the urban areas of the Borough of Andover and Romsey. It is therefore expected that the net figures of affordable homes would be lower than those reported, thereby increasing the delivery shortfall further, well below the 35% target of total new homes delivered.

As is shown in Tables 1-3, there is a high degree of fluctuation in the delivery of affordable housing year on year. The supply of affordable housing is greatly affected by a number of local and national market factors, such as the granting of planning permission, availability of land, and availability of public funding. This makes the future delivery of affordable housing very uncertain.

The evidence above demonstrates a worsening need for affordable housing across Test Valley. The most recently assessed need is for at least 437 dwellings per year between 2020 and 2040, a figure which is significantly higher than the previously assessed need and one which has not been achieved in any year since 2014.

There is an accrued shortfall when analysing the delivery against the SHMA targets of some 22%, which equates to approximately 74 dwellings per year. Given the recent increase of affordable need in the 2022 SHMA, this shortfall will only get greater, and there is therefore a clear requirement for Test Valley to take a more permissive approach through plan-making to deliver more affordable homes. A key way in which affordable needs can be met, at scale, is

through an uplift in the housing requirement and widening the choice of allocations, particularly in the rural areas.

It is noted that paragraph 3.15 of the Housing Topic Paper discounts an adjustment for affordable housing needs, however it only assesses this on the basis of increasing to address absolute affordable housing need. While it is noted that an overall housing requirement of 1,220 dwellings per annum is unlikely to be feasible, the evidence underpinning the consultation does not conduct a sensitivity analysis to establish the appropriate balance above 550 dwellings per annum that may be feasible; in doing so would contribute towards meeting the affordable housing needs.

### Unmet needs

The LPA will need to take into account any requests to accommodate unmet housing needs. It is noted that Havant Borough Council has made a formal request, and the December 2023 PfSH Spatial Position Statement demonstrates a shortfall across the wider geography and in six of the local authorities. No allowance is currently provided within the Policy SS3 housing requirement to contribute towards meeting these unmet needs.

Paragraphs 3.59 to 3.64 do not consider Wiltshire Council. It is important to note that their emerging Local Plan identifies overlap between the Andover HMA and the proposed Salisbury (best-fit) HMA. Within the Salisbury HMA the Wiltshire Local Plan is unable to meet the housing needs of that area (see paragraphs 4.117 to 4.121), with 9,410 dwellings identified against an assessed need of 11,016 dwellings. The shortfall is currently proposed to be met at a 'New Community' referenced under Policy 21 to be defined under a review of the Wiltshire Local Plan. We are aware that there are unresolved objections regarding Policy 21. Moreover, that alternative approaches to deliver this unmet need of 1,606 have been suggested to Wiltshire Council, which include meeting this unmet need in Test Valley Borough Council; for instance, through the contribution of proposed allocations at Policy NA7 and NA8. The causality of any unmet needs for Wiltshire being met in the Borough will require a replacement quantum of development allocated to meet the minimum needs identified in the SHMA, and the upward adjustments previously described.

### **Housing Market Areas**

Paragraph 4.10 of the Housing Topic Paper outlines that the housing requirement figure of 550 homes per year and its split 57:43 between the NTV and STV HMAs has been assessed within the Sustainability Appraisal (SA). Having reviewed the SA, there is no assessment of differing proportions of growth between the HMAs and therefore the approach has not been justified. Instead, the SA at 5.40 references that "this split has been established on the basis of the

population of each HMA" (see figure 4.1 of the SHMA). While population is an indicator, it projects existing proportions of population and does not reflect adjustments for circumstances defined in PPG at Paragraph: 010 Reference ID: 2a-010-20201216 and Paragraph: 024 Reference ID: 2a-024-20190220.

It is disagreed that the HMAs would be used as distinct areas for the purpose of calculating and apportioning the five-year housing land supply (HLS) in Test Valley, this does not accord with the NPPF that requires supply and delivery to be managed, for NPPF purposes, at the LPA-wide level.

### **Recommendations:**

- **The Policy SS3 housing requirement should be greater than the minimum set by reference to the LHN using the standard method. The housing requirement is not positively prepared and justified taking into account the need to significantly boost the supply of housing and the PPG at 2a-010-20201216 and 2a-024-20190220.**
- **An additional buffer should be applied to the Borough-wide housing requirement to take into account the likelihood that more than one other local authority will identify unmet needs and request these be met within the Test Valley Local Plan.**
- **An uplift to the housing requirement for the Borough is justified to take into account the high levels of in-commuting and the past successful role of economic growth being hand-in-hand with significant growth in population.**
- **An uplift to the housing requirement for the Borough is also justified to give proper consideration towards how boosting the supply of housing above the LHN can contribute towards the demonstrable unmet local needs (in all parts of the Borough) for affordable housing. The evidence-base has not tested various scenarios except the absolute need, and this is not a justified way to explain why the plan has been prepared positively.**
- **An uplift in the rural areas is moreover required to address the matters raised in the representations below to Policies SS4 and SS5 thereby increasing the housing requirements for the designated neighbourhood areas.**
- **Any HMA defined in the Local Plan must be for indicative purposes only and does not guide housing land supply and delivery, which must be managed for NPPF purposes at the LPA-level, not by reference to the HMAs.**

<b><i>Title of document:</i></b>	Draft Reg.18 Local Plan
<b><i>Paragraph Reference:</i></b>	Policy SS4 'Rural Housing Requirement' Paragraphs 3.71 to 3.79

Policy SS4 sets out a rural housing requirement for the Borough at a minimum of 542 homes in the plan-period 2020 to 2040, equating to 27.1 dwellings per annum. The housing requirement is then subdivided into the North (260 homes) and South Test Valley (282 homes).

These figures are not evidenced within the Housing Topic Paper, other than they derived from the level of existing housing supply and the total to be met through Policy SS5. This equates to only an additional 110 dwellings in the plan period to 2040 above 'existing housing supply'. The Policy SS4 figures have not been derived in accordance with the NPPF and PPG, including how this will contribute towards maintaining or enhancing the vitality of the rural communities.

This overall housing requirement of 27.1 dwellings per annum is set at a lower figure than the Adopted Local Plan 2011 to 2029, whereby Policy COM1 identifies a minimum of 36 dwellings per annum for the rural parts of Northern Test Valley – the Southern Test Valley had no separate rural figure. Quite why the overall housing requirement for the rural areas is being reduced and further suppressed from an extremely low baseline under COM1 is unjustified – particularly given the aforementioned representations on housing needs that remain growing and unmet.

The representations below to Policy SS5 outline substantial concern regarding the process that the Council has followed to define the apportionment of growth and the spatial strategy for the rural areas, including the setting of (some) arbitrary housing requirements for designated neighbourhood areas.

#### **Recommendations:**

- **The Policy SS4 rural housing is not positively prepared and justified. The housing requirement is arbitrarily defined and is not informed by evidence of needs and opportunities within the period 2020 to 2040. The constrained level of growth within the rural areas, as a whole and within each proposed HMA, do not respond to the vision and objectives of the plan. The requirements do not accord with the NPPF and the PPG.**

<b><i>Title of document:</i></b>	Draft Reg.18 Local Plan Housing Topic Paper
<b><i>Paragraph Reference:</i></b>	Policy SS5 Paragraphs 3.80 to 3.91 Housing Topic Paper Appendix 3 and 4

Policy SS5 'Neighbourhood Development Plan Housing Requirements', which defines housing requirements, for designated neighbourhood areas, is supported in principle. However, the policy as worded does not align with paragraph 66 of the NPPF which requires strategic policies to set a minimum housing requirement for all designated neighbourhood areas and be determined by the need for housing in the plan period, 2020 to 2040.

It is not clear, why Policy SS5, and the methodology set out in Appendix 3 of the Housing Topic Paper identifies housing requirements for 'active' designated areas only. The policy should be amended to include, as a minimum, the housing requirements for all designated neighbourhood areas in the Borough (22 areas as of Feb 2024). Paragraph 3.91 of the LP recognises that there are a '*few active designated areas where no housing requirement is proposed reflecting the outcomes of the assessment and the scale and constraints that exist at these areas.*' However, these outcomes were not derived from strategic policy reflecting the needs to 2040. Where housing requirements are zero, this should be stated within the strategic policy text. Where this is not done, the PPG at reference 41-009-20190509 confirms the housing figure will need to be tested at the neighbourhood plan examination.

Policy SS4 sets out the minimum rural housing requirement for NTV and STV, which represents only 5% of the Borough-wide housing requirement and are expected to be delivered through community planning tools. Currently only approximately 40% of the Parishes in the Borough have commenced the neighbourhood planning process (through designation of neighbourhood area) and only 20% are active according to Policy SS5 and the Housing Topic Paper. Policy SS5 must therefore be more proactive in encouraging the uptake of neighbourhood planning by setting out housing requirements for all rural area settlements for the plan-period. LP paragraph 3.79 confirms that '*Delivery of the rural housing requirement will be monitored.... if the rural housing requirement is not being met, we will review other options to bring forward housing in the rural area. This could include the next Local Plan allocating sites in the rural area.*' Given the process of preparing a neighbourhood plan which allocates housing takes between 2 and 3 years from inception to being formally Made, the Local Plan should consider timescales for which new, or modified, neighbourhood plans should be made to ensure housing needs are met, or exceeded, before the Council will take action through a review of the Local Plan. It is important that this is set out in the Plan as a mechanism to incentivise communities to prepare and update neighbourhood plans and ensure there is clear security that the rural housing

requirement in SS4 can be included as a robust source within the Council's housing supply moving forward. By doing so this will ensure that a framework exists to meet local housing needs in accordance with the NPPF.

We support the identification of the housing requirements being a 'minimum' figure, which is consistent with the NPPF and reflective of the role that neighbourhood planning can contribute towards housing growth throughout the Borough. Paragraph 3.83 sets out that Neighbourhood Plans can promote more development that set out in the Local Plan, however encouragement should be given within the policy text to neighbourhood areas exceeding the requirement, where there are opportunities to do so, in line with the Government's objective of significantly boosting the supply of homes (NPPF, paragraph 60). Equally, there may be sound planning reasons why a community cannot meet their housing requirement figure, which will be best understood, tested and evaluated as part of the neighbourhood planning process.

The Plan should also recognise that there may be new or additional evidence that comes forward during the course of the plan period (greater or reduced) which would lead to an alternative housing number being required for a neighbourhood area and the Plan should make a reasonable allowance for this.

### **Housing Topic Paper Appendix 3: Neighbourhood Plan Housing Methodology**

The Council are correct to propose a policy defining a housing requirement figure for neighbourhood areas. However, to accord with NPPF 67 each requirement must reflect the overall strategy for the pattern and scale of development and any relevant allocation – as explained in the PPG at ID: 41-101-20190509 which states:

*"While there is no set method for doing this, the general policy-making process already undertaken by local authorities can continue to be used to direct development requirements and balance needs and protections by taking into consideration relevant policies such as the spatial strategy, evidence such as the Housing and economic land availability assessment, and the characteristics of the neighbourhood area, including its population and role in providing services. In setting requirements for housing in designated neighbourhood areas, plan-making authorities should consider the areas or assets of particular importance (as set out in paragraph 11, footnote 6), which may restrict the scale, type or distribution of development in a neighbourhood plan area."*

The starting point for any assessment of housing need must be unconstrained and take into account the characteristics of the neighbourhood area. The objectives of NPPF 83 to enable policies to maintain or enhance the vitality of rural communities would otherwise not be achieved.

Our commentary on the draft methodology is below.

Table 4: Neighbourhood Plan Housing Requirement Methodology	
Local Plan Context	
Local Plan Strategy Assessment of how the Neighbourhood Plan area relates to the overall Local Plan strategy.	This is an incorrect starting point. A pro-rata approach based on population and pre-determined settlement hierarchies serve only to perpetuate existing trends and constrain growth. The assessment must first be unconstrained and follow the approach in PPG at ID: 41-101-20190509.
Position in Settlement Hierarchy A proportionate scale of housing commensurate with the position of the settlement in the hierarchy. Housing requirement may be zero for some settlements in the open countryside	
Population of Neighbourhood Area Population of Neighbourhood Area (latest ONS figures) will help to inform (not dictate) scale of housing provision.	
Local Need and Aspirations	
Local Housing Needs Local housing needs identified through a local housing needs assessment (undertaken by a qualifying body) identifying quantum of local housing need and needs of specific groups.	It is agreed that local housing need is a key consideration, and adjustments must be taken into account for unmet needs. It is disagreed that this must only be identified through a local housing needs assessment as there are other sources of information which establishes affordable housing need, such as the Councils Household Register which includes evidence for all parishes with those households expressing a local connection. Affordable housing needs are best met locally, to maintain close family connections and community networks, thereby also maintaining the vitality of rural communities.  Adjustments should also be made for other indicators of the vitality of a rural community as outlined below. <ul style="list-style-type: none"><li>• Readdressing negative demographic trends, where 15 of the 59 civil parishes are projected by Hampshire County Council 2022-based SAPF to have a declining or nil growth in population by 2029. Many others are projected to receive negligible levels of growth.</li></ul>
Other Issues and Local Information Review of any relevant local aspirations, local issues or other factors that influence housing provision.	

	<ul style="list-style-type: none"> <li>• Quantum of development likely to be needed to maintain local services and facilities: <ul style="list-style-type: none"> <li>◦ Higher proportions of older residents will typically reduce (1) disposable household spending; and (2) the economically active persons thereby impacting local employers from being able to recruit locally. The 2022-based SAPF forecasts indicate a 19% growth in persons 65+ by 2029, affecting all but six civil parishes.</li> <li>◦ The 2022-based SAPF forecasts a decline or no change of primary aged pupils in 11 civil parishes. A further 13 civil parishes have very minimal growth. These declines are further reflected in the Hampshire School Places Plan 2024-2028 that indicate a 9.4% surplus of places in the rural areas, which highlights the challenges to maintain education provision, particularly in rural areas. This has recently been demonstrated by the planned closure of Ampfield CoE Primary School from August 2024 with the County Council citing <i>"A reduction in the birth rate nationally over recent years together with a lack of housing developments within the Ampfield catchment area has led to falling school rolls."</i></li> </ul> </li> </ul> <p>The evidence underpinning all of the above must be at the designated neighbourhood area level, which is typically the civil parish, not settlement focused.</p>
<p><i>Constraints</i></p>	

<p><b><i>Review of Neighbourhood Area Constraints</i></b>  <i>Review of constraints affecting the Neighbourhood Plan Area and impact on the scale of housing provision. Constraints include consideration of ecology, flood risk, landscape, heritage, other designations and assets/ infrastructure.</i></p>	<p>It is agreed that local constraints should be used to adjust the housing requirement, which could both result in a reduction where a neighbourhood area is facing significant constraint or in the ability to deliver more growth where an area is unconstrained.</p>
<p><b><i>Infrastructure Capacity</i></b>  <i>Assessment of local infrastructure capacity and if this presents a constraint or absolute constraint on the scale of housing that can be delivered in the Neighbourhood Area e.g. water infrastructure capacity.</i></p>	<p>An assessment of infrastructure capacity must consider the opportunities for development to enhance or improve conditions in line with paragraph 83 of the NPPF. i.e. new development may allow for upgrades to water infrastructure, broadband connection, highways, or to support services in the rural area through greater use of a shop/ school etc.</p>
<p><b><i>Completions</i></b></p>	
<p><b><i>Housing Commitments and Completions within the Parish (2020-2022)</i></b>  <i>Take account of scale of housing commitments and completions in the Neighbourhood Area since the start of the plan period.</i></p>	<p>Past high levels may indicate fewer constraints, a greater availability of land, market signals, greater affordability challenges that are being responded to and other factors meaning this should not be subject to a 'credit'. Equally, shortfalls may have arisen due to constraints or environmental factors highlighting growth is not deliverable or developable and should not necessarily be carried forward.</p>
<p><b><i>Conclusions</i></b></p>	
<p><b><i>Draft Housing Requirement Range</i></b>  <i>Based on overall assessment a housing range is identified as a requirement.</i></p>	<p>It is unclear in the methodology what the extent of this 'range' is. The assessments set out in Appendix 4 do not show how a range has been considered and what the narrative is for arriving at a specific figure.</p>

As highlighted previously, Policy SS5 must identify housing requirements for all designated neighbourhood areas in the Borough. The paragraphs below set out an unconstrained approach to first understanding the level of housing growth required to a designated neighbourhood area, using the examples of Goodworth Clatford Designated Neighbourhood Area and the Braishfield Designated Neighbourhood Area, both defined as Goodworth Clatford Civil Parish and Braishfield Civil Parish respectively.

## Goodworth Clatford Civil Parish

### *How many affordable homes are required?*

Table 5 below summarises the latest evidence of affordable housing needs with a total of 12 households seeking affordable social rented housing and shared ownership housing at Goodworth Clatford. These do not reflect total housing need but provide a snapshot of demand.

*Table 5 – Affordable housing need in Goodworth Clatford*

	Social Rented (1)	Intermediate Forms (2)	TOTAL
1-bed	7	0	7
2-bed	0	2	2
3-bed	2	1	3
4-bed	0	0	0
TOTAL	9	3	12

(11) Households as of 11<sup>th</sup> March 2024. (2) As of 31<sup>st</sup> March 2023

The 2021 census data reports that 8.8% of housing in Goodworth Clatford is socially rented. This is significantly lower than the average of 14.3% across the whole of the Borough. The Parish of Goodworth Clatford is identified as a designated rural area where Right to Buy is restricted. A lack of affordable housing locally means that households must move away from their local area and connections to meet their needs.

In terms of future supply, there are no current applications that provide for affordable housing in the neighbourhood area. There remains an unmet need for at least 9 affordable rental homes and 3 intermediate tenures. There are no other known affordable schemes or exception sites in the locality. The settlement boundary is tightly drawn and no sources of supply triggering an affordable housing contribution exist.

A minimum of 30 dwellings are required locally in order to deliver the demonstrable unmet affordable housing need for a total of 12 dwellings, based on a 40% policy-compliant level of affordable housing. This rises to approximately a **minimum of 40 new homes** to meet the requirement of 9 rented dwellings, if the proportion of affordable housing is secured at the proposed tenure split under paragraph 5.363 of the Draft Local Plan – inclusive of First Homes at the minimum 25% of total affordable units. This level of affordable housing would only be achieved through qualifying sites, which are not feasible within the settlement boundary. The table below sets out the affordable housing provision provided by developments of varying sizes.

*Table 6 – Affordable housing provision of varying development sizes based on tenure split proposed under paragraph 5.363 of the DLP.*

	First Homes (25% of affordable)	Rented (60% of affordable)	Intermediate (15% of affordable)	Market dwellings
20 dwellings	2	5	1	12
30 dwellings	3	7	2	18
40 dwellings	4	10	2	24
50 dwellings	5	12	3	30
60 dwellings	6	14	4	36
70 dwellings	7	17	4	42

These affordable housing needs figures do not consider concealed and newly arising needs over the plan period and should, therefore, should be treated as a minimum.

***How many family homes are required to maintain or enhance the primary school?***

The Clatford Church of England Primary School is a protected rural school and an important part of the local community. Reasons for closing a maintained school include inter alia where there are surplus places elsewhere in the local area that can accommodate displaced pupils, and there is no predicted demand for the school in the medium to long term.

The Clatford Primary School has a capacity of 210 pupils and a Year R PAN of 30. As of the November 2023 census, there were a total of 204 pupils on the roll. The next closest rural primary school is the Abbots Ann Church of England Primary School with a capacity of 112 and a total of 107 pupils on the roll.

The catchment of the Clatford Primary school covers most of the residential area of Goodworth Clatford and Upper Clatford Civil Parishes (see Image 1 below). However, areas of these parishes do fall within the catchment of Abbots Ann Primary School. Farleigh School, an Independent Catholic school is also located within Upper Clatford Parish, and therefore it cannot be assumed that all children within the Clatfords attend Clatford Primary School.

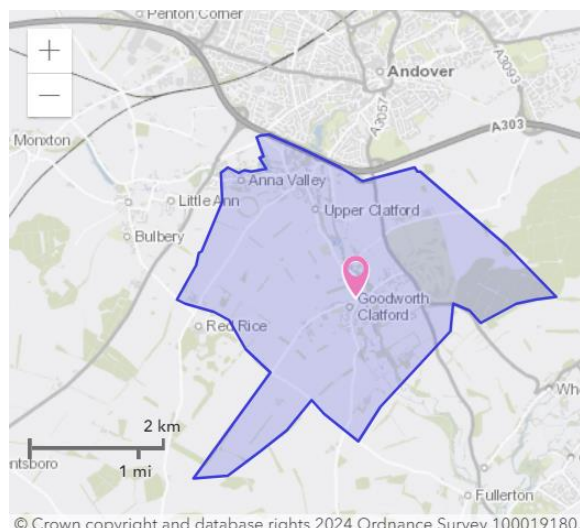


Image 1: School Catchment Area for the Clatford CofE Primary School. Source :

<https://www.hants.gov.uk/educationandlearning/findaschool/schooldetails?dfesno=3396>

School admissions data for Clatford Primary is not available via Hampshire County Council, therefore it has not been possible to determine the number of out-of-catchment children currently attending the school. This evidence has been requested from the school and will be provided to the LPA in due course.

The Hampshire SAPF 2022-based projections do however forecast a decline in the number of primary-aged children living within the Clatford Civil Parishes from 224 to 202 in 2029. This is set against the context of the overall population remaining steady (increase of 2 between 2022 and 2029) and a growth in the number of dwellings by 8. The declining population of 4–11-year-olds is also forecast in many of the surrounding rural Parishes, including Abbotts Ann and Wherwell.

There are two sources of pupil yield within the designated neighbourhood area that could contribute towards a higher number of 4–11-year-olds living locally.

The recycling of existing under-occupied housing stock can open up accommodation to young families. The 2021 Census reveals 21.6% of households in the Goodworth Clatford Parish have 1 spare bedroom and 69.2% have 2+ spare bedrooms. While there will be some opportunities to recycle this stock, the SAPF projections show the demographic is ageing and living longer in under-occupied homes (increase in over 65's by 7% to 2029). A Rightmove search also shows that the average sold price for a property in Goodworth Clatford over the 12 months to March 2024 was over £560,000 based on six sales, a price which is unlikely to be affordable to young families.

The creation of new 2, 3 and 4-bedroom homes across a variety of tenures will make a measurable contribution towards boosting young families into an area. Hampshire County Council estimates that new development generates a long-term demand for 0.30 pupils per dwelling towards primary age groups 4-11. This yield is over a long-term period and within the initial years of occupation of homes by young families the primary yield is greater, with the DfE estimating it rises from 0.27 at year zero, to 0.39 at year six following completion, before declining to 0.31 at year 13.

A development of 40 dwellings would therefore generate a primary aged pupil yield of approximately 12 – 16 children, which would significantly contribute towards the rural schools in this area. Thereby helping to maintain the vitality of the rural community within the plan period to 2040. A higher number of dwellings may be required locally depending on the reliance of the school on out-of-catchment pupils.

## Braishfield Civil Parish

### *How many affordable homes are required?*

Table 7 below summarises the latest evidence of affordable housing needs in Braishfield, with a total of 11 households seeking affordable social rented housing. No data is available on the requirement for Shared Ownership. These do not reflect total housing need but provide a snapshot of demand.

*Table 7 – Affordable housing need in Braishfield*

	Social Rented (1)
1-bed	7
2-bed	2
3-bed	2
4-bed	0
TOTAL	11

(11) Households as of 11<sup>th</sup> March 2024.

The 2021 census data reports that only 5.2% of housing in Braishfield is socially rented, significantly lower than the Borough average of 14.3%. As with Goodworth Clatford, the Parish of Braishfield is identified as a designated rural area where Right to Buy is restricted.

In terms of future supply, there are no current applications that provide for affordable housing in the neighbourhood area. There remains an unmet need for at least 11 affordable rental homes. There are no other known affordable schemes or exception sites in the locality.

Using the affordable housing tenure split proposed under paragraph 5.363 of the Draft Local Plan, a **minimum of 45 new homes** are required locally in order to deliver the demonstrable unmet affordable housing need for a minimum of 11 rented dwellings.

### *How many family homes are required to maintain or enhance the primary school?*

As above, the Braishfield Primary School is also a protected rural school at the centre of the local community. It has a capacity of 105 pupils and a Year R PAN of 14. As of the November 2023 census there were 102 pupils on roll, representing 3 available places. The most recent Ofsted rating was 'Good' in March 2023. The next closest rural primary school is the Ampfield Church of England Primary School with a capacity of 84 and only 26 pupils on the roll as of September 2023, only 2 of which are from within the catchment. However, due to the low intake and ability to accommodate pupils in other nearby schools, Hampshire County Council made the decision in early 2024 to consult on the closure of the Ampfield primary school with effect from 31<sup>st</sup> August 2024.<sup>2</sup>

The Hampshire SAPF 2022-based projections forecast 37 primary aged persons living in the Braishfield Primary School catchment, in this case the catchment has been defined as the civil parish of Braishfield, as of 2023. While the catchment extends beyond the Parish boundary to the south-western side, there appears no substantial residential development in this area and as such no uplift has been incorporated, see image 2 below. Therefore, approximately 71 pupils on the roll are therefore from out-of-catchment.

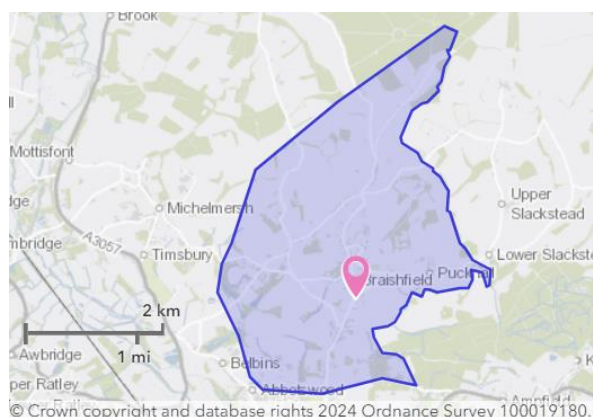


Image 2: School Catchment Area for Braishfield Primary School. Source

<https://www.hants.gov.uk/educationandlearning/findaschool/schooldetails?dfesno=2023>

In order to further understand how many pupils at the school are from out-of-catchment, the Hampshire County Council admissions data for the period 2017-2023 has been studied at Table 8. This reveals a continued high number of out-of-catchment Year R offers between 56% and 93% of intake. The 2023 admissions data stated that the maximum distance in miles of the last child offered was over 1 mile and in 2022, it was 6.3 miles, by far the highest in Hampshire for that year.

<sup>2</sup> Hampshire County Council Decision Report 'The Future of Ampfield Church of England Primary School' 19<sup>th</sup> January 2024.

*Table 8 – Braishfield Primary School admissions data – Hampshire County Council*

Year	Offers	Out-of-Catchment	Total %	Offers Refused
2023	16	12	75%	2
2022	14	13	93%	5
2021	16	11	69%	6
2020	8	6	75%	-
2019	14	10	71%	8
2018	16	9	56%	-
2017	14	10	71%	-
TOTAL	98	71	72%	21

The school is heavily reliant on pupil intake from out-of-catchment, which has increased since 2021 as a percentage of intake. It is also noteworthy that there have been a significant number of offers refused since 2019.

A stable intake of pupils from within a catchment area is important for any school to be its community's 'first choice'. Establishments that are below capacity may not be capable of sustaining the quality of the school's educational provision and its financial stability, resulting in closure, as has been the case for the nearby Ampfield Primary School.

Looking to the future, the Hampshire SAPF 2022-based projections in Table 9 forecast a reduction in primary school-aged (4-11) persons in the school catchment area (Braishfield CP) from 38 to 31 persons between 2022-2029. Within this period the primary-aged pupil numbers fluctuate. The overall decrease is despite the SAPF forecasting an increase in the parish's population from 676 to 706, as well as a growth of 14 dwellings in that period from 317 to 331.

*Table 9 - Hampshire SAPF 2022-based forecasts for Braishfield Parish*

Year	2022	2023	2024	2025	2026	2027	2028	2029
Dwelling forecasts	317	320	323	325	327	329	330	331
4-11 Year Olds forecasts	38	37	37	34	34	32	33	31
School capacity	105	105	105	105	105	105	105	105
Surplus places	67	68	68	71	71	73	72	74
Capacity	36%	35%	35%	32%	32%	30%	31%	30%

The number of 4–11-year-old pupils in catchment as of 2029 is forecast to be 74 below capacity (70%), equating to more than four-year groups. It is also possible that not all 4–11-year-olds living in the catchment attend the Braishfield Primary School, therefore, the figures in Table 9 are a best case. It is estimated that the SAPF growth projections would not be capable of maintaining the school at its current number of places, and this is dependent on out-of-catchment pupils.

It is also recognised that there may be some children within Braishfield who attend an out-of-catchment school. As of 2023, it is estimated that there may be up to 6 in catchment 4–11-year-olds attending other schools, equating to around 16% of the primary-aged population. Table 10 forecasts this 16% to other years of the SAPF projections, again indicating the heavy reliance on out-of-catchment pupils at admission stage in 2029 and beyond.

*Table 10 – Estimate of percentage of 4–11-year-olds in Burghclere attending the primary school*

Year	2022	2023	2024	2025	2026	2027	2028	2029
4-11 Year Olds SAPF	38	37	37	34	34	32	33	31
84% attend Braishfield Primary	32	31	31	29	29	27	28	26
School capacity	105	105	105	105	105	105	105	105
Surplus places	73	74	74	76	76	78	77	79
Capacity	30%	30%	30%	27%	27%	26%	26%	25%

Using Tables 9 and 10 it is concluded that the school will have between 70 and 75% surplus places in 2029 when considering the in-catchment children only, equating to 74 to 79 spaces.

The 2021 Census reveals 23.9% of households in the Parish have 1 spare bedroom and 62.3% have 2+ spare bedrooms. A total of 26.5% of all households contain 1 or 2 persons, and 73.5% are single family households. Like in Goodworth Clatford, the SAPF projections show an ageing demographic and therefore opportunities to recycle this stock will become more limited. Moreover, according to Rightmove, in Braishfield itself the average sold price for a property in the 12 months to March 2024 was £503,312 based on eight sales, which is unaffordable to young families.

Based on Hampshire County Council estimates that new development generates a long-term demand for 0.30 pupils (and 0.39 at year six) per dwelling towards primary age groups 4-11, table 11 below sets out the expected pupil yield from development of varying sizes.

*Table 11 - Contribution of new homes to primary school capacity (including 16% discount to reflect continuation of some local pupils attending other schools)*

Number of new homes	Pupil Yield of 0.3	Minus 16%	Pupil Yield of 0.39	Minus 16%
10	3	84	4	3
20	6	5	8	7
30	9	8	12	10
40	12	10	16	13
50	15	13	20	16
75	23	19	29	25
100	30	25	39	33
150	45	38	59	49
200	60	50	78	66
250	75	63	98	82

Table 11 uses the 0.3 and 0.39 yields to estimate that **between 200 and 250 new homes** are required to contribute towards filling the 74 - 79 surplus places at Braishfield Primary School.

It is evident that much higher levels of housing growth are required locally to maintain or enhance the school by (1) removing the reliance on out-of-catchment pupils, and / or (2) boosting the number of pupils on the Roll without reliance on out-of-catchment pupils.

### *Conclusions on the unconstrained housing requirement for the designated neighbourhood areas*

#### *Goodworth Clatford*

- The unconstrained housing requirement for the Goodworth Clatford Designated Neighbourhood Area is likely to be a minimum of 40 new homes to meet the local affordable housing needs.
- An additional 40 new homes through sites triggering an affordable housing contribution would make a substantial contribution towards meeting housing needs with up to 16 affordable homes, including meeting the need for at least 9 rented dwellings.
- An additional 40 new homes are also estimated to generate approximately 12 – 16 primary school aged children, significantly contributing to the declining forecasted population and supporting the valued rural primary schools.
- The minimum of 40 new homes may rise following receipt of the admissions data from the Clatford CoE Primary School and assessment of the reliance of the establishment on out-of-catchment pupils.

#### *Braishfield*

- The unconstrained housing requirement for the Braishfield Designated Neighbourhood Area is likely to be between a minimum of 40 and 250 new homes to meet the demonstrable need for additional housing to increase the primary aged pupils living within the Braishfield Primary School catchment by reference to the surplus places at Tables 9 and 10.
- It is recognised that 250 new homes would be highly disproportionate to addressing existing local affordable needs, however this would enable the primary school to operate at or near capacity and reduce any reliance on out-of-catchment pupils.
- A reduced figure of around 75 new homes through a mix of infill and sites triggering affordable housing contribution could deliver up to 30 affordable homes (enabling needs of neighbouring parishes to be met) and boosting supply in a sustainable rural area offering very wide access to education and other services. This quantum of development is also likely to result in a 4-11 pupil yield of between 19 and 29 persons.

These pupil yields would substantially increase the primary aged pupils living within catchment, also making a significant contribution towards reducing any reliance on out-of-catchment children.

### *How can this unconstrained housing requirement be met?*

The SHELAA identifies a range of available land at Goodworth Clatford that could come forward to meet the aforementioned needs. A total of eight sites are defined (23, 64, 120, 122, 262, 364, 432 and 436) with an estimated yield of 920 dwellings. Nine sites are identified in the SHELAA at Braishfield (46, 91, 115, 119, 164, 301, 302, 352 and 362) with an estimated yield of 777.

There are no land availability reasons at Goodworth Clatford or Braishfield to conclude that the unconstrained housing requirements cannot be met.

It is our client's position that SHELAA Site Reference 64 (land at Barrow Hill) and 115 (Land west and east of Braishfield Road) are available, suitable and deliverable location for new housing at each respective settlement. These homes can be delivered within the first 5 years of the plan.

### *Conclusions*

The housing requirement for the designated neighbourhood areas must start with an unconstrained assessment of need alongside any adjustments to reflect the characteristics. The examples of Goodworth Clatford and Braishfield illustrates how the failure to set a housing requirement in Policy SS5 for the plan-period is flawed, as it is not proactive in ensuring the rural housing requirement is delivered within the Plan period. There are significant unmet local needs that can only be met through new development and the council should be incentivising communities to deliver this. Other demographic or facility factors may relate to other designated neighbourhood areas. It is the role of the Local Plan to understand what these are and then to set an aspirational but achievable framework to ensure these are addressed over the plan period. To achieve this, the Local Plan must set housing requirements that are properly evidenced to ensure the vitality of rural communities are maintained or enhanced.

### **Recommendations:**

- **Housing requirements in SS5 must be established for the plan-period and be given for, at least, all designated neighbourhood areas.**
- **Housing requirements in SS5 must be evidence-based as required by PPG at ID: 41-101-20190509. The Council's approach to limit the housing requirement by reference to the spatial strategy is a fundamentally incorrect starting point. True evaluation of the unconstrained housing need and adjustments will result in higher minimum housing requirements for a variety of designated neighbourhood areas**

**within the spatial strategy. These reflect what level of development is needed to maintain or enhance the vitality of the rural communities.**

- **The MLP evidenced-based approach to first defining the unconstrained housing requirement at Goodworth Clatford indicates that it should be set at a minimum of 40 dwellings for the plan-period based on an adjustment for affordable housing need, subject to further review of education adjustments on receipt of further evidence. In terms of Braishfield, the benefits of supporting the primary school are a demonstrable factor in an upward adjustment to local housing delivery between 75 and 250 new homes.**

<b><i>Title of document:</i></b>	SHELAA Sustainability Appraisal of the Test Valley Local Plan 2040 Interim SA Report (Regulation 18 Stage 2) - Appendix IV Housing Site Appraisals Housing Site Selection Technical Note
<b><i>Paragraph Reference:</i></b>	Site 64 Land at Barrow Hill, Goodworth Clatford

Our client's interest relates to SHELAA Site References 64 'Land at Barrow Hill, Goodworth Clatford'. The site represents an available, suitable and deliverable location for new homes in accordance with NPPF 69 and Annex 2 which should be released for housing development in response to the important matters previously identified in these representations.

The SHELAA is part of the supporting evidence-base underpinning the Local Plan Update. The NPPF 31 requires *"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."*

SHELAA 64, amongst other sites, were excluded from the Site Selection Process at 'Stage 4: Assessment of Consistency with Strategic Factors' with a reasoning of 'In the Rural Area or in Open Countryside'.

It is our client's position that had the Council positively prepared a justified approach to Policies SS4 and SS5 that were effective and consistent with national policy, then no strategic factor would exist to exclude SHELAA 64. Our client submits that there is a need for sustainable development at Goodworth Clatford as defined by the unconstrained approach previously explained in these representations. Addressing the additionality above the minimum housing requirement to Goodworth Clatford, and other settlements, would also assist to contribute towards the other upward adjustments explained in the representations to Policy SS3. We have conducted a shadow assessment of SHELAA Site 64 according to the methodology set out in Interim SA Report (Regulation 18 Stage 2) - Appendix IV. Our client's position is that the site performs positively against the majority of objectives as identified by the SA. The site is closely related to the existing built form of the village to the north, east and west, and is in direct access to the available services and facilities within Goodworth Clatford, which include a primary school, recreation ground and play area, village shop, public house, place of worship and village hall. The site is also well located for access to strategic employment sites and the town centre of Andover. The site is located directly off Barrow Hill where there are suitable access opportunities, as well as direct connections to the existing footways. There are only limited landscape impacts on this greenfield site, minimised due to the location of the site between the

existing settlement, which means the northern and eastern parts of the site relate well to the village form. A copy of the assessment is enclosed.

The following comments are made concerning SHELAA Site 64:

- The site could deliver up to 40 new homes, providing much needed new, quality, family homes, including provision of affordable housing to meet local unmet needs, in a community where people wish to live, in a suitable and sustainable location close to existing community facilities and services. The development of this site will support demand for and use of local services and facilities, and increased spending will help to protect, maintain and enhance the services available and accessible within the village and surrounding area.
- The site provides opportunities to provide ecological and green infrastructure enhancements, particularly through the provision of an area of accessible natural greenspace to the south of the site which would be secured in perpetuity for use by the new and existing community.
- The site is not located within an area at risk from flooding from any sources, including groundwater flooding.
- Biodiversity of the site will be protected, diversified and improved through new hedgerow and tree planting and delivery of new garden spaces and formal and informal green spaces. Overall, the proposal will achieve a net gain in biodiversity.
- The scheme is of a scale that could come forward relatively quickly. There are no technical constraints that would prevent the development of the site, as confirmed by the following reports which are enclosed:
  - Vision Document by Mosaic
  - Preliminary Landscape Visual Assessment by SLR Consulting
  - Initial Access Appraisal by Paul Basham Associates
  - Preliminary Ecological Assessment by Pro Vision.

<b><i>Title of document:</i></b>	SHELAA Sustainability Appraisal of the Test Valley Local Plan 2040 Interim SA Report (Regulation 18 Stage 2) - Appendix IV Housing Site Appraisals Housing Site Selection Technical Note
<b><i>Paragraph Reference:</i></b>	Site 115 Land west and east of Braishfield Road, Braishfield

Our client's interest relates to SHELAA Site Reference 115 'Land west and east of Braishfield Road, Braishfield'. The site represents an available, suitable, and deliverable location for new homes in accordance with NPPF 69 and Annex 2 which should be released for housing development in response to the important matters previously identified in these representations.

The SHELAA is part of the supporting evidence-base underpinning the Local Plan Update. The NPPF 31 requires *"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."*

As above, SHELAA 115 was also excluded from the Site Selection Process at 'Stage 4: Assessment of Consistency with Strategic Factors' with a reasoning of 'In the Rural Area or in Open Countryside'.

It is our client's position that had the Council positively prepared a justified approach to Policies SS4 and SS5 that were effective and consistent with national policy, then no strategic factor would exist to exclude SHELAA 64. Our client submits that there is a need for sustainable development at Braishfield as defined by the unconstrained approach previously explained in these representations. Addressing the additionality above the minimum housing requirement to Braishfield and other settlements, would also assist to contribute towards the other upward adjustments explained in the representations to Policy SS3.

The shadow assessment of the Sustainability Appraisal has also been undertaken for site 115 based on the methodology set out in Interim SA Report (Regulation 18 Stage 2) - Appendix IV. A copy of the assessment is enclosed. Our client's position is that the site performs positively against the majority of objectives as identified by the SA. The site is centrally located in Braishfield and closely related to the existing built form to the immediate north. It is in direct access to the available services and facilities within Braishfield, which include a Primary School, Recreation Ground, Cricket ground, Village Hall, Place of Worship, Village shop and Public House. Romsey is also easily accessible by active transport or public transport. The site is located off Braishfield Road where access constraints are unlikely. It is recognised this is a

Greenfield site where there is potential for some landscape impacts, however these are minimised due to the location of the site adjacent to the existing settlement. The site is adjacent to the Conservation Area however a sensitively designed scheme could ensure no harm results to the heritage asset.

The following comments are made concerning SHELAA Site 115:

- The site could deliver up to 54 new homes, providing much needed new, quality, family homes, including provision of affordable housing to meet local unmet needs, in a community where people wish to live, in a suitable and sustainable location close to existing community facilities and services. An illustrative masterplan is shown in the Vision Statement enclosed. The development of this site will support demand for and use of local services and facilities, and increased spending will help to protect, maintain and enhance the services available and accessible within the village and surrounding area.
- The site provides opportunities to provide ecological and green infrastructure enhancements, particularly through the provision of an area of accessible natural greenspace which would be secured in perpetuity for use by the new and existing community, as well as retention of much of the existing green infrastructure.
- The site is not located within an area at risk from flooding from any sources, including groundwater flooding. The development provides opportunities to incorporate SUDs that will mitigate against impacts from climate change as well as create habitats for wildlife.
- Biodiversity of the site will be protected, diversified, and improved through new hedgerow and tree planting and delivery of new garden spaces and formal and informal green spaces. Overall, the proposal will achieve a net gain in biodiversity.
- The scheme is of a scale that could come forward relatively quickly. There are no technical constraints that would prevent the development of the site.

Project Name:	Land South of Barrow Hill, Goodworth Clatford
Document Reference:	029.BHG/AA/2
Document Name:	Initial Access Appraisal
Prepared By:	Mark Smith (November 2022)
Checked By:	Jessica Miller (November 2022)
Approved By:	Mark Smith (November 2022)

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## 1. INTRODUCTION

- 1.1 This Initial Access Appraisal (AA) has been prepared by Paul Basham Associates on behalf of Bargate Homes to assess the potential access opportunities and constraints for a residential development on land to the south of Barrow Hill in Goodworth Clatford. The site location is shown in Figure 1, and it is understood the development could be in the region of 40 homes.

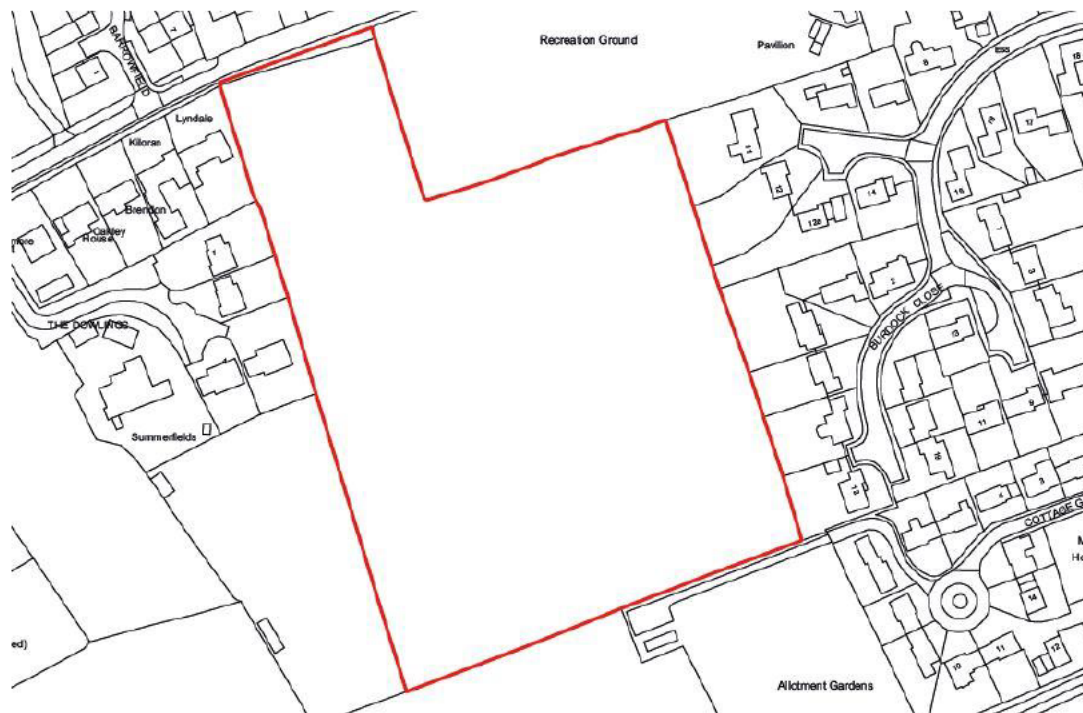


Figure 1: Site Location

- 1.2 The site is located to the southwest of Goodworth Clatford and understood to adjoin the public highway at Barrow Hill to the north. The existing use appears to be farmland, with a

modest vehicle crossover access located at the northeast corner of the site as highlighted in Image 1.



**Image 1:** Site Frontage onto Barrow Hill

1.3 This Initial Access Appraisal has been completed as a high-level desk-based exercise.

## **2. SITE LOCATION AND ACCESSIBILITY**

2.1 The site is located on the southwestern edge of Goodworth Clatford, located between residential areas to the east (St Annes Close/Burdock Close) and modest residential development to the west, the recreation ground to the northeast, Barrow Hill to the north and allotments to the south. As such the site would be enclosed by these features and appear a natural extension to the settlement, as can be seen in Figure 1.

### **Local PROW Network**

2.2 There are no public rights of way in the immediate vicinity of the site as highlighted in Figure 2.

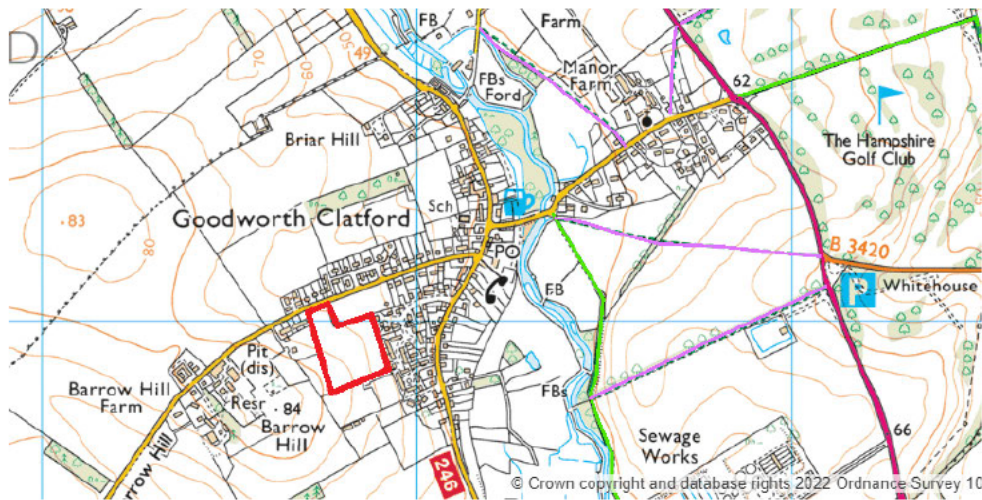


Figure 2: Local PRoW Routes

### Site Accessibility

- 2.3 The site is situated within 1km of all the amenities and facilities within Goodworth Clatford, including Clatford CoE Primary School, Post office/village shop, village hall and Pub (circa 500m east at the junction of Barrow Hill with Longstock Road), as well as the recreation ground and allotments on the site boundary. Goodworth Clatford is however a modestly sized settlement and does not have all the facilities that one might need on a day-to-day basis.
- 2.4 Bus stops located on Longstock Road are served by Stagecoach Route 15, which links Stockbridge and Andover. This is an infrequent service however at 3 buses per day.

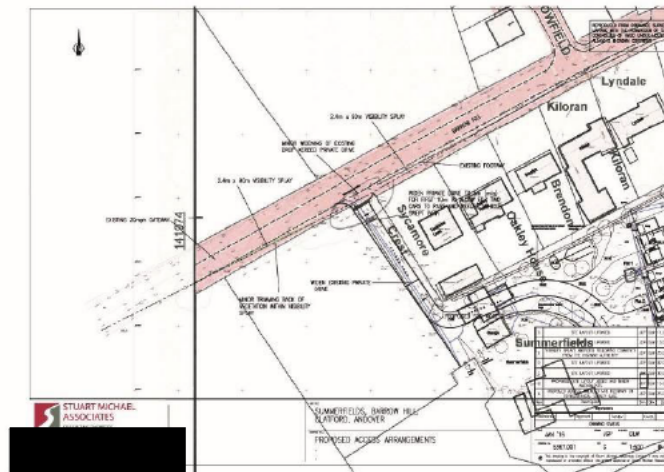
## 3. SITE ACCESS

- 3.1 As a general principle, we would expect an access of 5.5m width (with potential to narrow down to 4.8m within the site) and 9m radii (may vary slightly depending on exact alignment of the internal road) to assist the HCC 11.2m long refuse vehicle movements. It is in this context that we have reviewed the access options available.
- 3.2 Barrow Hill is a relatively rural unlit 30mph speed limit road, measuring circa 5m in width and so able to accommodate two-way traffic. There are footways on the development side of carriageway, albeit narrow in places, which does provide a continuous link between Longstock Road (and associated facilities) and beyond the site to the west. Conditions are demonstrated indicatively in Image 2.



**Image 2:** Typical Conditions on Barrow Hill

- 3.3 The site frontage along Barrow Hill measures circa 55m and it is recommended the access be located centrally within the site frontage to maximise visibility opportunities in each direction. Visibility splays consummate to a 30mph road equate to 2.4m x 43m and these appear achievable based on a sketch design on the PDF topographical survey (**Appendix A**). Hampshire County Council (HCC) highways would however request a speed survey to ensure visibility is achievable in line with 85<sup>th</sup> percentile speeds (see Section 4). We have assumed for the purposes of this assessment that the highway boundary is the back edge of the footway across the recreation ground frontage and the footway/verge across the frontage of the adjacent property (Lynedale) to the west based on an extract of highway mapping seen for another local application (see **Image 3**). We would recommend this is checked for accuracy by obtaining HCC records direct.



**Image 3:** Highway Boundary (based on application 17/01011/FULLN)

- 3.4 There may be merit in providing a pedestrian link through the site, connecting the allotments to the south with the recreation ground to the north and generally improving permeability at the western side of the village.
- 3.5 The majority of development traffic would be likely to travel to/from the east and therefore through the junction of Barrow Hill and Longcross Road. Visibility may be compromised at this junction by third party land (particularly to the north), albeit there may be restriction on the property to erect a taller boundary wall than the low wall currently in place (as shown in Image 3).



**Image 3:** Restricted visibility at the Barrow Hill / Longstock Road junction

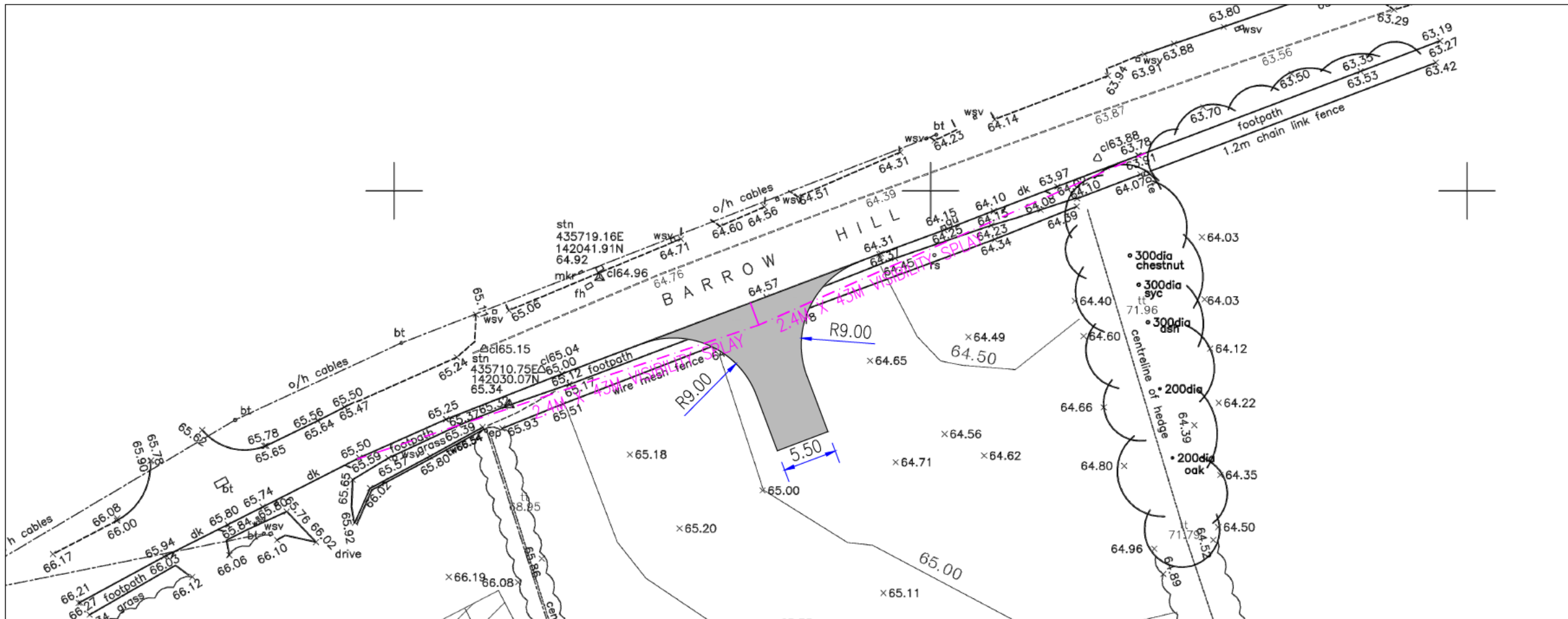
#### 4. LOCAL CONSENTS

- 4.1 In preparing this note, we have considered the transport elements of local applications to the site, the most relevant recent application being for the development of 4 houses adjacent to the western boundary of the site – ‘Summerfields’ application 17/01011/FULLN – which has been built out with the access road known as ‘The Dowlings’.
- 4.2 That application was required to provide a visibility splay of 2.4m x 90m based on Test Valley Borough Council (TVBC) highways comments, demonstrated on the access plan prepared by Stuart Michael Associates.
- 4.3 It was however noted that recorded 85<sup>th</sup> percentile speeds were recorded in 2014 at 32.4mph eastbound and 34.5mph westbound. This site access is located circa 130m west of the potential access to the Bargate Homes site. Traffic volumes were also low at 436 two-way movements on average per day on Barrow Hill.
- 4.4 With the development of HCC’s TG3 visibility splay guidance since the time that application was considered, should a new speed survey record similar 85<sup>th</sup> percentile speeds, this would require visibility splays of 2.4m x 53m to the left (eastbound) and 58m to the right (westbound), which appears achievable (Appendix A).

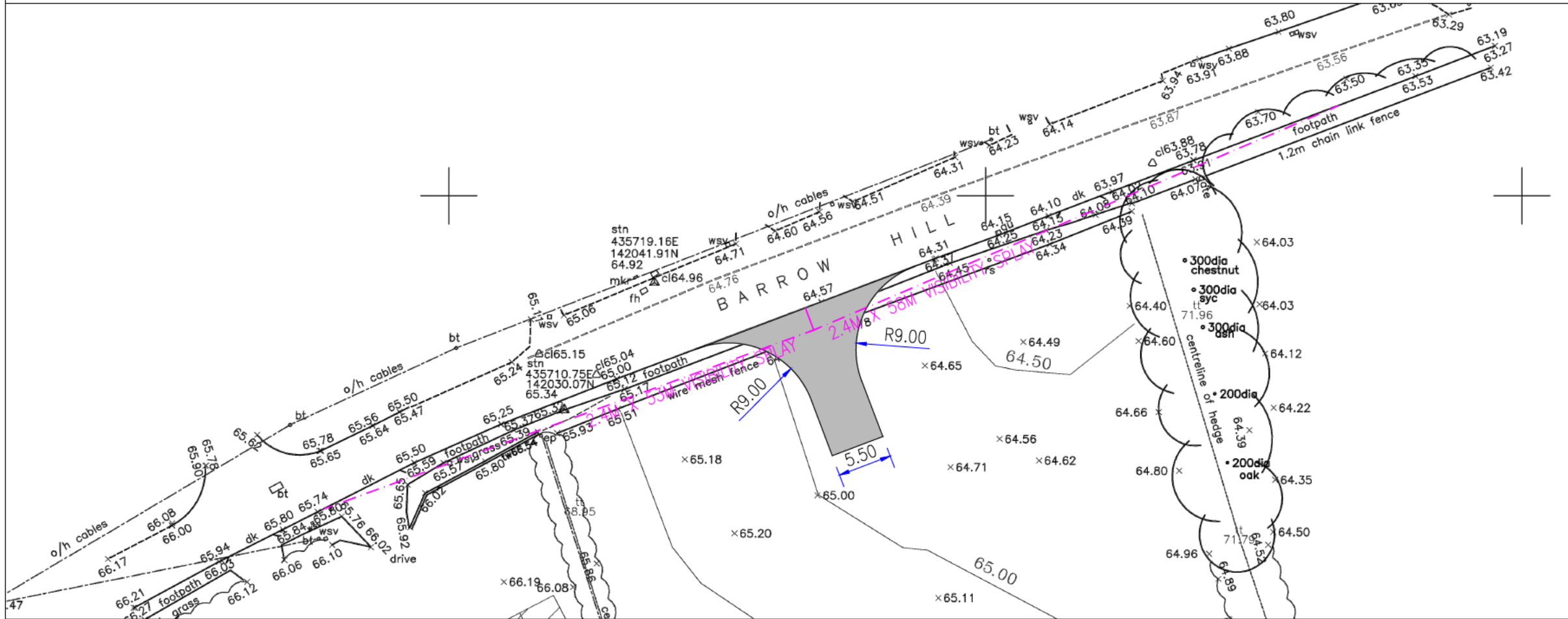
#### 5. SUMMARY

- 5.1 Based on the above initial assessment, we believe there is a good likelihood of being able to achieve the required access to support a development of circa 40 dwellings on this site.

## Appendix A



2.4M X 43M VISIBILITY SPAY ASSESSMENT



2.4M X 53M/58M VISIBILITY SPAY ASSESSMENT

## GENERAL NOTES

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6. THIS DRAWING HAS BEEN PREPARED THROUGH OVERLAY OF A PDF VERSION OF A HISTORIC TOPOGRAPHICAL SURVEY. WE STRONGLY RECOMMEND A CAD VERSION OF THE TOPOGRAPHICAL SURVEY IS OBTAINED TO CONFIRM ACCURACY.



Rev	Description	Date	By	Chkd
-	-	-	-	-

Project Name BARROW HILL GOODWORTH CLATFORD	Title ACCESS VISIBILITY SPAY ASSESSMENTS	Client BARGATE HOMES	Checked By MS	Checked Date 01.12.22	Scale 1:250	(AT A3 SIZE)		
Project Phase PRELIMINARY			Drawn By LM	Drawn Date 01.12.22	Client Drawing No. -	PBA Drawing No. 029.BHC.002	Revision -	



# **Land at Barrow Hill, Goodworth Clatford**

## **Preliminary Ecological Appraisal**

Prepared on behalf of Bargate Homes Ltd

April 2023

## Land at Barrow Hill, Goodworth Clatford

Ecology 8121

Version 02

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## Appendices

Appendix A:	Site Location
Appendix B:	Indicative Proposals
Appendix C:	Phase I Habitat Survey Map
Appendix D:	Relevant Legislation

## 1.0 Executive Summary

- 1.1 The Client is proposing a residential development on the site at Barrow Hill, Goodworth Clatford. Pro Vision Ecology were commissioned in November 2022 to provide the ecological assessment of the habitats on this section of the site for the planning application.
- 1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of sites habitats and suitability to support protected species within the application site.
- 1.3 The development site is within catchment of the Solent SPA and due to the scheme resulting in an increase in residential dwellings there is the potential for impacts due to wastewater. A nutrient budget should therefore be calculated to confirm if the development avoids harm to the protected designations or needs to provide mitigation to ensure that there is no adverse effect. Further details are provided in **Section 5.0**.
- 1.4 The majority of the site comprises arable land with grassland margins, during the initial survey the site was left fallow however has since been brought back into rotation. A narrow strip of tall ruderal is present in the west of the site. The eastern and southern boundaries comprise hedgerows with some sections including trees. The southwest boundary comprises a treeline and the northwest boundary comprises newly planted hedgerows and leylandii. The northern boundary has no hedgerow however a dry ditch runs parallel to it with more herb species present than the central grassland area.
- 1.5 The hedgerow with trees along the western boundary has trees present that may be used by roosting bats, should proposed plans include the retention of these trees then no further actions will be required. If plans include impacts to these trees then further survey may be required and are detailed in **Section 5.0**.
- 1.6 The arable field margins, hedgerows and boundary trees are likely to be used by foraging and commuting bats. A sensitive lighting scheme to minimise the impact on foraging and commuting bats will be required. Details for further surveys and mitigation measures are provided in **Section 5.0**.
- 1.7 The hedgerows and boundary trees provide some foraging and nesting opportunities for common bird species. Any vegetation clearance required must be scheduled to avoid peak bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works. Further details are provided in **Section 5.0**.
- 1.8 The site provides habitat such as the hedgerows and tussocky arable field margins which are potentially suitable for reptiles and amphibians. Further surveys will be needed to confirm the presence/absence of reptiles on the suitable habitats on site and inform a suitable mitigation strategy, if needed. Further details are provided in **Section 5.0**.
- 1.9 The development will provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Details regarding this are provided in **Section 5.0**.

## 2.0 Introduction

### Project Background

- 2.1 Pro Vision Ecology were commissioned in November 2022 to undertake a Preliminary Ecological Appraisal (PEA) of the land at Barrow Hill, Goodworth Clatford. For the site location refer to **Appendix A**. This report will contribute to a forthcoming planning application to be submitted by the Client to Test Valley Borough Council.
- 2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and provides information for further survey requirements and potential mitigation on the site.

### Brief

- 2.3 To carry out a PEA of the land within the site boundaries, to inform the Client of any further survey work required and of the ecological implications of their proposals.

### Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
  - The Wildlife and Countryside Act 1981 (as amended)
  - The Natural Environment and Rural Communities (NERC) Act 2006
  - The Protection of Badgers Act (1992)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Government's response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2021).
- 2.7 The site is located within Test Valley Borough Council. The Test Valley Borough Revised Local Plan (2011 – 2029), adopted January 2016 includes the policy E5 relating to biodiversity.

*Policy E5:*

*Biodiversity Development in the Borough that will conserve, and where possible restore and / or enhance, biodiversity will be permitted.*

*Development that is likely to result in a significant effect, either alone or in combination, on an international or European nature conservation designation, or a site proposed for such designation, will need to satisfy the requirements of the Habitat Regulations.*

*Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological conservation interests, either directly or indirectly, will not be permitted unless:*

- a) the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest;*
- b) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and*
- c) measures can be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development.*

*The habitats and species of importance to biodiversity and sites of geological interest considered in relation to points a) to c) comprise:*

- Sites of Special Scientific Interest (SSSIs);*
- legally protected species;*
- Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs);*
- priority habitats and species listed in the national and local Biodiversity Action Plans;*
- habitats and species of principal importance for the conservation of biodiversity in England;*
- trees, woodlands, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees, and hedgerows; and*
- features of the landscape that function as ‘stepping stones’ or form part of a wider network of sites by virtue of their coherent ecological structure or function or are of importance for the migration, dispersal and genetic exchange of wild species.*

*The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.*

## 3.0 Methodologies

### Desk Study

- 3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). A data-gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites and protected species (Table 1).

**Table 1:** Summary of information sources used for the Desk Study.

Organisation / Source	Information Sought
Hampshire Biodiversity Information Centre (HBIC)	Records of the presence of key protected and notable species and non-statutory wildlife sites within two kilometres of the site.
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site.  Records of EPSM licences and class licence returns within two kilometres.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

### Ecological Assessment

#### *Habitats*

- 3.2 A site visit was undertaken on 29<sup>th</sup> November 2022 by ecologist David Casson in cloudy weather conditions, still and dry with an ambient temperature of 6°C. A further survey was conducted on 12<sup>th</sup> April 2023 in cloudy weather conditions with wind and rain and an ambient temperature of 8°C. The surveys employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.
- 3.4 The conditions of the habitats on the site were assessed in line with the condition sheets supplied alongside Defra Metric 4.0.

#### *Limitations*

- 3.5 The initial survey was undertaken in November, outside the optimum time to conduct botanical work, some species are likely to have been missed however a further visit in April allowed for an appropriate classification of the habitats.

### *Protected species*

- 3.6 The PEA included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly. Indicative survey methods for protected species are outlined below.

### *Badgers (Meles meles)*

- 3.7 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes
- Active or disused setts;
  - Diggings;
  - Latrines / dung pits;
  - Foraging ('snuffle holes');
  - Footprints; and
  - Badger hairs.

### *Bats*

- 3.8 The majority of bat species roost within trees. Therefore, an assessment of trees recorded on site was undertaken identifying any Potential Roost Features (PRFs). The assessment was undertaken from the ground looking for features which may support bats such as cavities, crevices, and peeling bark. The assessment was based on BCT guidelines (Collins, 2016) shown below in Table 2.

**Table 2:** Potential of trees to support bat roosts

Suitability	Criteria
Negligible	Negligible features on the tree
Low	A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Medium	A tree with one or more potential roost features that may be used by bats due to their size, shelter, protection, condition and habitats present. But unlikely to support a roost of high conservation value.
High	A tree with one or more potential roost sites that are suitable for use by a large number of bats.

- 3.9 Bats use features in the landscape to navigate and also habitats may provide key foraging areas. Foraging and commuting habitat was assessed based on based on BCT guidelines (Collins, 2016) shown in Table 3 below.

**Table 3:** Assessment of foraging/commuting habitat

Suitability	Criteria
Negligible	Negligible features on site likely to be used by bats
Low	Suitable but isolated habitat that could be used by small numbers of bats.
Medium	Habitat that is well connected to the wider landscape and could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous high-quality habitat that is well connected to the wider landscape and may be used by significant numbers of bats including annex II species.

#### *Birds*

- 3.10 Any habitat features, for example, scrub and trees, which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

#### *Great Crested Newts (Triturus cristatus)*

- 3.11 Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts was assessed.

#### *Hazel dormouse (Muscardinus avellanarius)*

- 3.12 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The Dormouse Conservation Handbook (Bright *et al*, 2006). Any small mammal feeding signs were checked and assessed, including:
- Examination of hazel nuts; and
  - Evidence of nest building.

#### *Invasive species*

- 3.13 During the survey any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted.

#### *Invertebrates*

- 3.14 An assessment was undertaken to assess the potential of the habitats recorded on site to support diverse communities of invertebrates, or any Biodiversity Action Plan (BAP) species. The assessment was based on the presence of a number of habitat features which may support important invertebrate communities such as:
- An abundance of deadwood;
  - Presence of diverse plant communities;

- Presence of varied woodland structure and sunny woodland edge;
- Presence of ponds or watercourses; and
- Presence of free draining soil exposures.

#### *Reptiles*

- 3.15 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

## 4.0 Results and Analysis

### Designated sites

#### *Statutory Designated Sites*

- 4.1 The data search returned no records of international designated sites within five kilometres of the development site and no national statutory designated sites within two kilometres.

#### *Nitrate Neutrality*

- 4.2 The site falls within the catchment of the Special Protection Areas (SPA) and Special Areas of Conservation (SAC) within and around the Solent. In this area it has been identified that any increases in overnight accommodation may result in impacts through increased nitrates. This is discussed further in **Section 5.0**.

#### *Non-Statutory Designated Sites*

- 4.3 The data search returned records of six non-statutory designated sites designated as Sites of Importance for Nature Conservation (SINCs) and candidate SINCs (cSINC) within two kilometres of the site:
- **Water Meadow South of Goodworth Clatford SINC:** The site comprises approximately 10.07 hectares of agriculturally unimproved grasslands with floodplain grazing marshes. It is located 0.3 kilometres east of the development site.
  - **River Anton SINC:** A river comprising approximately 25.97 hectares in area and is located 0.5 kilometres east of the development site running north to south. The river has confirmed records of populations of European water vole (*Arvicola amphibious*), Eurasian otter (*Lutra lutra*) and white-clawed crayfish (*Austropotamobius pallipes*).
  - **Church Meadows South cSINC:** The site comprises approximately 3.98 hectares of semi-improved grassland which retain a significant element of unimproved grassland with areas of open freshwater supporting good floristic assemblages, purple moor-grass and rush pasture and the notable protected species slender spike-rush (*Eleocharis uniglumis*), stream water-crowfoot (*Ranunculus penicillatus* subsp. *pseudofluitans*) and brown trout (*Salmo trutta* subsp. *fario*). It is located 1.1 kilometres north of the development site.
  - **Church Meadow SINC:** The site comprises approximately 3.96 hectares of agriculturally unimproved grassland with flood plain grazing marshes. The site is located 1.5 kilometres north of the development site.
  - **Mackrel's Down SINC:** The site comprises approximately 0.72 hectares of priority habitat grassland with the notable species woolly thistle (*Cirsium eriophorum*). The site is located 1.5 kilometres east of the development site.
  - **Harewood forest SW (including Upping Copse):** The site comprises approximately 262.82 hectares of ancient semi-natural woodland with other woodland where there is a significant element of ancient semi-natural woodland surviving or supporting some characteristics of ancient woodland. The site is located 1.6 kilometres east of the development site.

- 4.4 Due to the distances to the non-statutory designated sites, there will be no impacts associated with the application site on any of the above-mentioned areas.

## Ecological Assessment

### Introduction

- 4.5 The results of the PEA are presented below. A Phase I habitat survey map is provided in **Appendix C**. The map illustrates the location and extent of the sites surveyed, along with additional notable features.

### Habitats

#### Surrounding Habitat

- 4.6 The site is located on Barrow Hill in the west of Goodworth Clatford, located approximately two kilometres south of Andover. A recreation ground is located adjacent to the northeastern boundary of the site. The surrounding areas to the north, south and west are predominantly agricultural fields and arable land. The River Anton is located 0.5 kilometres east of the site, terrestrial habitat along the river include grassland and woodland areas.

#### Arable Land

- 4.7 The site predominantly comprises arable land that was fallow during the walkover survey (**Figure 1**). Grassland species had colonised the site, but the land has since been cultivated and is now back in rotation, this was confirmed during an update site visit on 12<sup>th</sup> April 2023 (**Figure 2**).



**Figures 1 and 2:** Site on initial survey and on update visit, respectively.

#### Arable Field Margins

- 4.8 The cultivated field has a field margin between approximately one and three metres wide and comprises tussocky arable field margins around the boundaries of the site (**Figure 3**). The grassland margins comprise dominant annual meadow grass (*Poa annua*), cock's foot (*Dactylus glomerata*) and false oat-grass (*Arrhenatherum elatius*), abundant hogweed (*Heracleum*

*sphondylium*) and ragwort (*Jacobaea vulgaris*) with common nettle (*Urtica dioica*), clover (*Trifolium* spp.), creeping buttercup (*Ranunculus repens*), dandelion (*Taraxacum* spp.), dwarf thistle (*Cirsium acaule*), fools parsley (*Aethusa cynapium*), hedge bedstraw (*Galium mollugo*), teasel (*Dipsacus fullonum*) and timothy (*Phleum pratense*) present.



**Figure 3:** Arable field margin along hedgerows.

- 4.9 A strip of grassland runs along the northwest boundary, parallel to a Leyland cypress (*Cupressus x leylandii*) hedge and along a dry ditch parallel to the northern boundary (**Figure 4**). Species composition is similar to the main grassland with less dominant grassland species present and tall ruderal vegetation has begun to encroach on this habitat. Hogweed and common nettle, fool's parsley is also more abundant here.



**Figure 4:** Dry ditch with grassland vegetation along northern boundary.

#### *Tall ruderal*

- 4.10 An area of tall ruderal vegetation is present along the western boundary of the site (**Figures 5 and 6**). This area is encroaching into the field from the hedge with trees on the western boundary and extends north along the newly planted hedgerow. Species recorded include abundant cock's foot,

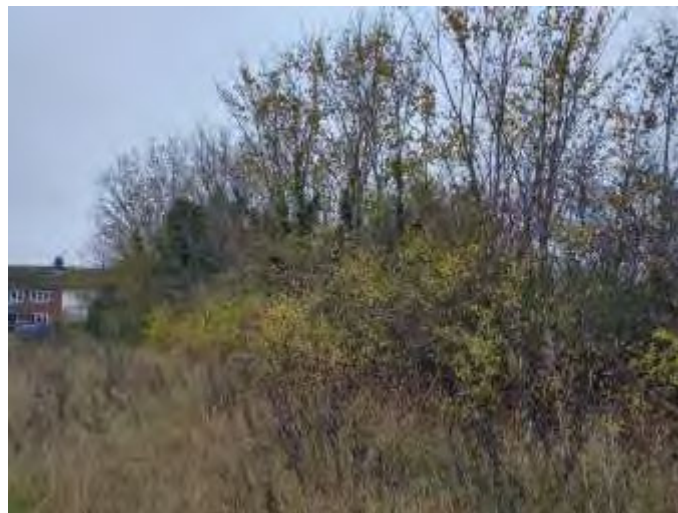
common nettle and hogweed with thistle, teasel, honeysuckle (*Lonicera* spp.) and blackthorn (*Prunus spinosa*) saplings present.



**Figures 5 and 6:** Area of tall ruderal along west boundary.

#### *Hedgerows*

- 4.11 Hedgerows of varying quality, shape, size and species composition are present along the eastern, north-eastern, southern and western boundaries of the site.
- 4.12 Hedgerow 1 is located on the eastern boundary of the site adjacent to the recreation ground (**Figure 7**). This hedgerow comprises a mix of hedgerow species approximately 3 metres high and semi-mature trees which are approximately 6 metres tall. The hedgerow species comprise dominant blackthorn with bramble (*Rubus fruticosus*), dogrose (*Rosa canida*), hawthorn (*Crataegus monogyna*) and ivy (*Hedera helix*). The trees in the hedgerow are wild cherry (*Prunus avium*).



**Figure 7:** Hedgerow 1.

- 4.13 Hedgerow 2 runs along the eastern and northern boundaries adjacent to the recreation ground (**Figures 8 and 9**). This hedgerow is approximately 3 metres high and is dominated again by

blackthorn. Species present in this hedgerow are similar to those of hedgerow 1 however young sycamore (*Acer pseudoplatanus*) and willow (*Salix* spp.) are also present here.



**Figures 8 and 9:** Hedgerow 2 along east and north boundaries respectively.

- 4.14 Hedgerow 3 runs along the southern boundary of the site (**Figure 10**). This hedgerow is approximately 3 metres high and is dominated by blackthorn with abundant ivy coverage, bramble, cherry, dogrose, hawthorn, a young ash (*Fraxinus excelsior*), and a small area of box (*Buxus* sp.) hedge.



**Figure 10:** Hedgerow 3.

- 4.15 Hedgerow 4 is located in the southwest corner of the site along the west boundary (**Figure 11**). This hedgerow is defunct with large gaps at its base. The hedgerow mostly comprises large hawthorn with bramble, cherry, dogrose and ivy present. A semi-mature ash is present in the hedgerow.



**Figure 11:** Hedgerow 4.

- 4.16 Hedgerow 5 is a line of large mature trees with a hedgerow understorey (**Figure 12**). The trees comprise ash, field maple (*Acer campestre*), hawthorn, hazel (*Corylus avellana*) and conifers. Ivy has encroached onto the trunks of the majority of the trees. The trees on the northern end the hedgerow encroach slightly onto the field. The hedgerow comprises abundant blackthorn and bramble with dogrose and ivy present.



**Figure 12:** Hedgerow 5 with line of trees.

- 4.17 Hedgerow 6 is a newly planted hedgerow adjacent to newly developed private gardens (**Figure 13**). The hedgerow is approximately 1.5 metres high and is defunct at the base. Species present in the hedgerow include hazel, cherry and blackthorn with the introduced species buddleia (*Buddleja davidii*) and other ornamental tree saplings.



**Figure 13:** Hedgerow 6 to the left of image with adjacent tall ruderal in the site.

- 4.18 Other hedgerows along the boundaries of the site include non-native planting. A line of leylandii is present along the west boundary in the northwest corner of the site. The east side has 3 hedgerows of varying height which are adjacent to residential dwellings and private gardens, one of these is dominated by hawthorn, ivy and holly (*Ilex aquifolium*) and regularly managed to 1.5 metres high (**Figure 14**). The other hedgerows present include a regularly managed leylandii hedgerow 1.5 metres high and a less managed hedgerow comprising a mix of non-native species including leylandii and box, with some native species present including holly and honeysuckle.



**Figure 14:** Well managed hawthorn hedgerow.

- 4.19 Hedgerows 1 to 6 qualify as UK Biodiversity Action Plan (UKBAP) habitat and should be retained within the design of the development as much as possible. They are good quality habitat for a range of species. Details specific to each species potentially impacted by the developed are provided in the relevant sections. Mitigation measures and enhancement recommendations are provided in **Section 5.0**.

#### *Other habitats and features*

- 4.20 A dry ditch is present along the northern boundary of the site. This was dry at the time of survey but may fill after rainfall.
- 4.21 A stack of deadwood is present in the tall ruderal along the eastern boundary. This is discussed further in the reptile section of the report.

#### **Protected and/or notable species**

##### *Badgers*

- 4.22 The HBIC data search returned one record for badger within two kilometres of the site dated 2017.
- 4.23 The grassland and hedgerows provide suitable foraging opportunities for badgers and it is connected to further suitable habitat for badgers off site. However, during the survey no evidence of badgers was recorded on the site.
- 4.24 As no setts or no evidence of badger were recorded on site, badgers are considered absent and no further action is required.

##### *Bats*

- 4.25 The HBIC data search returned 56 records within two kilometres of the site for the following bat species:
- Unidentified bat (*Chiroptera*)
  - Serotine (*Eptesicus serotinus*)
  - Unidentified Myotis bat (*Myotis* spp.)
  - Daubenton's (*Myotis daubentonii*)
  - Noctule (*Nyctalus noctula*)
  - Pipistrelle bat (*Pipistrellus* spp.)
  - Common pipistrelle (*Pipistrellus pipistrellus*)
  - Soprano pipistrelle (*Pipistrellus pygmaeus*)
  - Long-eared bat (*Plecotus* sp.)
  - Brown long-eared bat (*Plecotus auritus*)
- 4.26 The DEFRA run website, MAGIC, was searched for a list of granted European Protected Species Licence's (EPSL's). There were five EPSL's granted in respect of bats within two kilometres of the site for common pipistrelle, soprano pipistrelle, brown long-eared bats, serotine and Natterer's. One of these licences, located 0.4 kilometres northeast of the site, included the destruction of a maternity roost for soprano pipistrelle. The other four licences included the destruction of a resting place.
- 4.27 The grassland provides suitable foraging opportunities for bats as it is suitable habitat for invertebrates, such as moth species which bats forage on. The hedgerows and boundary trees

provide foraging and commuting habitat for bats which are connected to further suitable habitat. The site is likely used by the local bat population and recommendations have been provided in **Section 5.0** to maintain and enhanced the site for bats.

#### *Bats- Trees*

- 4.28 The trees along hedgerow 5 were difficult to assess for their potential for roosting bats due to the dense ivy covering. Where possible, these trees should be retained in the proposed development. Should plans impact these trees, a further assessment of these trees will be required, details regarding this are provided in **Section 5.0**.

#### *Birds*

- 4.29 HBIC provided records for the following red list bird species of conservation concern that may be present on the site: black redstart (*Phoenicurus ochruros*), corn bunting (*Emberiza calandra*), cuckoo (*Cuculus canorus*), fieldfare (*Turdus pilaris*), grasshopper warbler (*Locustella naevia*), grey partridge (*Perdix perdix*), grey wagtail (*Motacilla cinerea*), hawfinch (*Coccothraustes coccothraustes*), house sparrow (*Passer domesticus*), lapwing (*Vanellus vanellus*), lesser redpoll (*Acanthis cabaret*), linnet (*Linaria cannabina*), marsh tit (*Poecile palustris*), mistle thrush (*Turdus viscivorus*), song thrush (*Turdus philomelos*), skylark (*Alauda arvensis*), spotted flycatcher (*Muscicapa striata*), starling (*Sturnus vulgaris*), turtle dove (*Streptopelia turtur*), whinchat (*Saxicola rubetra*), woodcock (*Scolopax rusticola*), wood warbler (*Phylloscopus sibilatrix*), yellowhammer (*Emberiza citrinella*) and yellow wagtail (*Motacilla flava*). In addition to these records for the following Schedule 1 and/or Annex I species which may breed near site were returned: barn owl (*Tyto alba*), brambling (*Fringilla montifringilla*), Cetti's warbler (*Cettia cetti*), crossbill (*Loxia curvirostra*), firecrest (*Regulus ignicapilla*), hobby (*Falco Subbuteo*), kingfisher (*Alcedo atthis*), merlin (*Falco columbarius*), peregrine (*Falco peregrinus*), red kite (*Milvus milvus*) and redwing (*Turdus iliacus*).
- 4.30 No bird nests were recorded during the site walkover. The hedgerows and boundary trees provide suitable nesting habitat. Mitigation measures and enhancements are provided in **Section 5.0**.

#### *Great crested newts*

- 4.31 The HBIC data search returned no records of great crested newt within two kilometres of the site. The DEFRA run website, MAGIC, was searched for a list of granted EPSL's for this species. No records of granted EPSL's for great crested newt within two kilometres of the site were returned.
- 4.32 The grassland, hedgerows and tall ruderal could provide suitable terrestrial habitat; however, no evidence of amphibian presence was recorded during the survey.
- 4.33 One waterbody is present within 500 metres of the site boundary, located approximately 350 metres east of the site, however, this is separated from the site by the residential dwellings of Goodworth Clatford.
- 4.34 Due to the lack of suitable breeding ponds on the site and the lack of connectivity to potential suitable breeding ponds within the surrounding area, it is considered great crested newts are absent from the site and no further action is required.

#### *Hazel dormouse*

- 4.35 The HBIC data search returned no records for hazel dormouse within two kilometres of the site. The DFRA run website, MAGIC, was searched for a list of granted EPSL's. There were no records of a granted EPSL's for this species within two kilometres of the site.
- 4.36 The hedgerows and boundary trees may provide suitable habitat for dormice and provide potential foraging opportunities. Whilst no records of dormouse have been recorded within two kilometres of the site, there is a known population recorded further to the northeast. However, the indicative plans retain the hedgerows along the south and west boundaries where dormice are more likely to be present. Therefore, no impacts to suitable dormouse habitat are anticipated and no further action is necessary. Should the proposals result in impacts to these hedgerows then further surveys may be required.

#### *Invertebrates*

- 4.37 The HBIC data search provided no records of notable protected invertebrate species within two kilometres of the site.
- 4.38 The habitats on site are unlikely to support rare and important populations but provide the opportunity for enhancements.

#### *Other mammals*

- 4.39 The HBIC data search returned eleven records of European hedgehog (*Erinaceus europaeus*). Hedgehogs are listed as species of principal importance and the final development design should incorporate enhancement measures for these species. This is discussed further in **Section 5.0**.

#### *Reptiles*

- 4.40 The HBIC data search returned one record grass snake (*Natrix Helvetica*) within two kilometres of the site.
- 4.41 The grassland on site, hedgerow boundaries and pile of deadwood provide habitat suitable for reptiles. Indicative proposals include the removal of grassland; therefore, mitigation and further surveys will be necessary and are provided in **Section 5.0**.

## 5.0 Impacts and Mitigation

### Essential Further Survey Work

#### *Bats*

- 5.1 The trees present in hedgerow 5 were difficult to assess for their potential for roosting bats due to the dense covering of ivy present. The trees on the northern end of the hedgerow, that encroach onto the field, will need to be assessed further should the proposed plans impact these trees. Further surveys will include a ground level inspection of any impacted trees which may lead to more detailed surveys such as emergence or tree climbing work.
- 5.2 The on-site grassland, hedgerows and boundary trees provide low quality foraging and commuting habitat and it is anticipated use of the site will be limited to a low number of local bat species. To inform the impact of the proposed scheme and subsequent mitigation a series of activity surveys covering the areas within the zone of influence of the proposals will be required. In accordance with current best practice guidance (Collins, 2016) where a site is assessed as holding low suitability one survey will be required per season between April and October. These surveys will comprise the deployment of static detectors in suitable habitat for a minimum of five nights per deployment to record bat activity across these areas of the site. If bats are found to be foraging on site, then suitable open spaces will need to be retained on site or suitable landscaping measures put in place to mitigate for the potential loss of the foraging habitat.
- 5.3 Should surveys record a large number of *Myotis* species or Annex II species the survey effort will be increased and further specialist surveys using advanced survey techniques may be required.

#### *Reptiles*

- 5.4 The grassland margins along the site boundaries provide suitable habitat for reptiles therefore further targeted surveys are required to confirm presence or absence of reptiles in areas of suitable habitat within the site boundary. This will involve an initial visit to the site to lay out artificial refugia (squares of roofing felt and/or corrugated tin), followed by 7 further visits under suitable weather conditions during the active season to ensure that if present any populations of reptiles are recorded.
- 5.5 These surveys should be undertaken between April and June or September. Following completion of these surveys, areas identified of particular importance to reptiles should be retained where possible within the development design. Where this is not possible a suitable mitigation strategy will be required.

### Impacts and Required Mitigation for the Proposed Development

#### *Nutrient neutrality*

- 5.6 The development site is within the catchment of the international designated sites within the Solent and due to the scheme resulting in an increase in residential dwellings there is the potential for impacts due to increased wastewater.

- 5.7 Natural England have advised councils within the catchment that increased nutrients are impacting Special Protection Areas and Special Areas of Conservation within and around the River Solent. This is due to high levels of nitrogen and phosphorus entering the environment and causing eutrophication.
- 5.8 The current recommended approach is that all new developments must achieve nutrient neutrality. A nitrate budget will need to be calculated and if the development is not neutral a suitable mitigation strategy will need to be provided. Mitigation measures can include direct methods through upgrading sewage works or indirect by taking land out of high nitrate uses.

#### *Bats*

- 5.9 It is anticipated the hedgerows and boundary trees will be used by foraging and commuting bats. The surveys required will determine the extent of use of the site by bats. The indicative proposals include the retention of the hedgerows and boundary trees on site, with no dwellings proposed in near the south and southwest boundaries.
- 5.10 The development will result in increased lighting and therefore, a sensitive lighting scheme will be required which will adhere to the following guidelines:
- not exceed 1-3 lux on boundary features and lighting will be hooded or cowed to avoid light spill on these features (ILP, 2018).
  - Any necessary lighting within the development will utilise security timers where possible and be LED lighting of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
  - Only lighting with an upward light ratio of 0% will be used.
- 5.11 The site can provide additional enhancement measures through the provision and management of native hedgerows. These measures are discussed further in relation to enhancements on the site.

#### *Birds*

- 5.12 The hedgerows, boundary trees and grassland provide suitable habitat for nesting birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy the nest of any wild bird while that nest is in use. Any vegetation clearance works required must be scheduled to avoid peak bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works.
- 5.13 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented, and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.

#### *Reptiles*

- 5.14 Should reptiles be identified as present on site then mitigation will be required to ensure they are not harmed during the construction phase. This will include either habitat manipulation to encourage reptiles to move out of proposed works area; or a full translocation exercise with the use of drift fencing. The approach will depend on the population of reptiles potentially present, and the area of habitat removal required.
- 5.15 If reptiles are recorded on site an area of suitable habitat will need to be retained for reptile use and to act as a receptor site, this will likely be in the south of the site where a portion of the grassland will need to be retained and managed to a longer sward. If slow worms are recorded on site then scrub will need to be incorporated into this area and maintained at a 1:4 ratio.

## Enhancement Measures for the Proposed Development

### *Biodiversity Enhancement*

- 5.16 In accordance with the Natural Planning Policy Framework (NPPF, 2021) whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.17 The Environment Act 2021 sets out a statutory requirement to provide a 10% increase in biodiversity net gain for development falling under the town and country planning regime. This is anticipated to be a mandatory requirement in November 2023.
- 5.18 The current BNG baseline is provided below with a trading summary to give an indication of what measures need to be considered within any future masterplan (Table 4).

**Table 4:** Defra Metric 4.0 Baseline table for habitats.

Habitat	Area (ha)	Distinctiveness	Suggested action to address loss
Cropland	2.57	Low	Same distinctiveness or better habitat required
Arable field margins, tussocky	0.24	Medium	Same broad habitat or a higher distinctiveness habitat required
Tall ruderal vegetation	0.086	Low	Same distinctiveness or better habitat required
Hedgerow	Length (km)	Distinctiveness	Suggested action to address loss
Native hedgerow with trees	0.11	Medium	Like for like or better
Native hedgerow	0.35	Low	Same distinctiveness or better
Ornamental hedgerow	0.13	Low	Same distinctiveness or better

- 5.19 Habitats with a higher distinctiveness should be retained as far as possible within any future site masterplan. The measures below are suggested to address any loss of the habitats indicated above:

- Retain as much of the grassland as possible within the site design and enhance the retained grassland areas with a wildflower seed mix.
- Planting of native hedgerows through the development and providing green corridors through the site. The current hedgerows should be retained as far as possible, and any loss will require compensation to ensure the final development provides net gain in hedgerow units.
- A wildlife pond can be created in the southeast area of the site. This will exploit natural drainage conditions while enhancing the site for invertebrates and amphibians, including great crested newts. As well as providing water for reptiles and mammals, the pond will enhance foraging opportunities for birds and bats. This will contribute to habitat net gains on the site.

5.20 The biodiversity metric only takes into account the provision of habitats. To provide additional biodiversity enhancements and secure net gains the following measures can be included within the final development design:

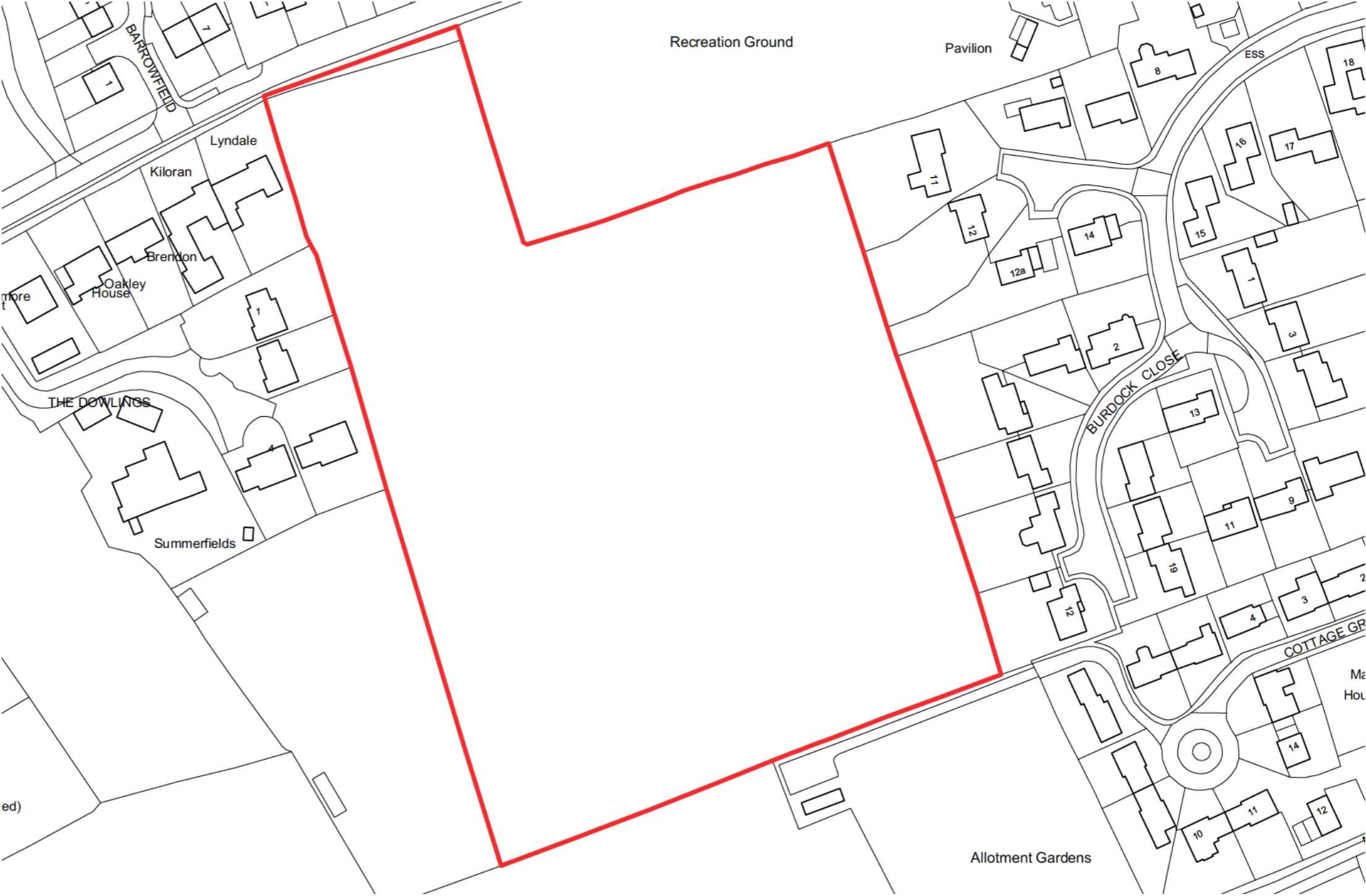
- Bat and bird boxes should be included within the development, with integral boxes preferred. These should target species such as house sparrow (*Passer domesticus*) and swift (*Apus apus*).
- A hibernaculum should be included in an area of retained grassland, this will provide suitable shelter for small mammals, reptiles and invertebrate species.
- Hedgehog friendly fencing should be incorporated within the design of the development to ensure hedgehogs can still move through the development. This can be achieved with the inclusion of gravel boards on the fencing or maintain a gap at the bottom of fences. The inclusion of wildflower areas will also provide additional foraging opportunities for hedgehogs.

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## Appendices

## **Appendix A:** Site Location



## **Appendix B:** Indicative Proposals



#### Key

- 01 Proposed vehicular access point
- 02 Bungalows along key view from Barrow Hill
- 03 Swales
- 04 Sustainable Drainage System (SuDs)
- 05 Continuation of a tree lined avenue
- 06 Retained and enhanced hedgerow planting
- 07 Edible landscapes / Orchard
- 08 Meadow planting
- 09 Proposed development backing onto existing residential
- 10 Footpath
- 11 Potential pedestrian connection
- 12 Potential Sub Station location



0 metres 50  
(1:1,000)

CLIENT:  
Bargate

PROJECT:  
Land at Goodworth Clatford

DRAWING:  
Illustrative Layout

PROJECT NUMBER:  
1367

DRAWING NUMBER: SK  
CHECKED BY: LA

REVISION: V4  
STATUS: Final

DATE: 04/04/23  
SCALE: 1:1,000

## **Appendix C:** Habitat Survey Map



## Legend

- Red Line Boundary
- Non-native/Ornamental Hedgerow
- Native Hedgerow
- Native Hedgerow with Trees
- Arable Field Margins - Tussocky
- Cereal Crops
- Ruderal/Ephemeral



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CLIENT:  
Bargate Homes Ltd

PROJECT:  
Land at Barrow Hill

DRAWING:  
Baseline Habitat Survey

DATE:  
20/04/23

SCALE 1:1500  
SIZE: A4  
JOB NO: 8121  
DWG NO: V1  
REV:

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## **Appendix D: Relevant Legislation**

### **The Conservation of Habitats and Species 2017**

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

### **Wildlife and Countryside Act 1981**

The Wildlife and Countryside Act 1981 is the principal piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

### **The Natural Environment and Rural Communities Act 2006**

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40) of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

### **The Protection of Badgers Act 1992**

The Protection of Badgers Act 1992 consolidates previous legislation (including the Badgers Acts 1973 and 1991 Badgers (Further Protection) Act 1991). It makes it a serious offence to:

- kill, injure or take a badger;
- attempt to kill, injure or take a badger; or
- to damage or interfere with a sett.

The 1992 Act defines a badger sett as "any structure or place which displays signs indicating current use by a badger".

# GOODWORTH, BARROW HILL

**Preliminary Landscape and Visual Appraisal for a  
Potential Residential Development**  
Prepared for: Bargate Homes Limited

SLR Ref: 403.064778.00001  
Version No: 1  
March 2023



## BASIS OF REPORT

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## APPENDIX

- 1: Criteria and Definitions Used in Assessing Landscape and Visual Effects
- 2: Illustrative Layout

## DRAWINGS

- G-1: Landscape Designation Plan
- G-2A: County Landscape Character Plan
- G-2B: District Landscape Character Plan
- G-3: Viewpoint Plan
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## 1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Bargate Homes Limited (the Client) to undertake a preliminary Landscape and Visual Appraisal (LVA) for a Pre-Application Enquiry in advance of an Outline application for up to 40 new homes and open space on land at Barrow Hill, Goodworth Clatford, Test Valley, Hampshire to ensure that landscape and visual matters have been considered in the development of the site.

This builds on a Preliminary Landscape Review prepared by SLR in June 2022 which considered:

- The landscape capacity of the site to accept development;
- Provided an overview of the potential landscape and visual effects of residential development on the site;
- Provided advice on potential mitigation measures; and
- Considered a pre-app response (May 2021) provided by Test Valley District Council for a proposal for 46 homes.

Landscape, as defined in the European Landscape Convention, is *“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

The findings of this assessment have been based upon an illustrative layout prepared by Mosaic (drawing ref: 1367-SK-V4). In addition to the Preliminary Landscape Review, SLR commented on the design as it evolved and helped to shape the layout and other design parameters within the Vision Document.

The main objectives of this report are to identify potential landscape and visual effects, and to advise on the overall design of the development and any mitigation measures.

### 1.1 Methodology

This assessment has been carried out by experienced Chartered Landscape Architects in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment), and also Landscape Institute Technical Guidance Note 02/21 *“Assessing Landscape Value Outside National Designations”*. A full method statement is included at Appendix A. Judgements have been discussed and agreed with other experienced Landscape Architects in accordance with best practice.

The assessment is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as a thorough site assessments carried out in March 2023.

It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects. However, notwithstanding this, it is possible that good design of the proposed building and landscaping could still create successful places with attractive scenic qualities. It is therefore important to consider placemaking and design alongside the conclusions of the LVA.

### 1.2 Study Area

The study area is defined on Drawing G-1. This was defined initially by desk top analysis of plans and aerial photographs and was then further refined by site assessment.

This does not imply that all this area is likely to experience landscape and visual effects as a result of the proposed development, but instead shows the wider context for the site that has been considered when identifying the potential for landscape and visual effects.

## 2.0 PLANNING CONTEXT

### 2.1 National Policy: the National Planning Policy Framework (NPPF)

Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *“without delay”* and that *“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date”* permission should be granted for development *“unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.”*

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 8).

Paragraph 100 relates to rights of way and access, stating that these should be *“protected and enhanced”*. It is noted that better facilities should be provided for users of rights of way, for example by *“adding links to existing rights of way including National Trails”*.

Paragraph 126 also states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”*.

Paragraph 130 states that developments should (at point b) be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* and at (c), be *“sympathetic to local character and history, including the surrounding built environment and landscape setting”*, whilst also at (d) *“establish or maintain a strong sense of place”*.

Paragraph 130 of the NPPF indicates that decisions should ensure that developments *“...are sympathetic to local character and history, including the surrounding built environment and landscape setting.”*

Paragraph 131 states that *“Trees make an important contribution to the character and quality of urban environments”* and notes that *“Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible”*.

Paragraph 174 (a) of the NPPF states that the planning system, *“should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes”* and (b) by *“recognising the intrinsic character and beauty of the countryside”*. Paragraph 171 states that the planning system should *“distinguish between the hierarchy of international, national and locally designated sites”*.

Paragraph 175 states that plans should *“distinguish between the hierarchy of international, national and locally designated sites”*, and paragraph 176 states that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty”* and notes that *“development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”*.

### 2.2 Designations

The site is not within any national designations for valued landscapes, such as AONBs or National Parks. The North Wessex Downs AONB is located approximately 6.9km to the north-east of the site.

Other landscape-related designations, including those from Test Valley Borough Council Adopted Local Plan (TVBALP) and the Goodworth Clatford Neighbourhood Development Plan (GCNDP), near to the site are summarised below and illustrated on Figure G-1:

- The Goodworth Clatford Conservation Area (and associated Listed Buildings) is located approximately 90m east of the site;

- The Upper Clatford Conservation Area (and associated Listed Buildings) is located approximately 1km to the north of the site;
- There are several Grade II Listed buildings outside conservation areas and within 2km of the site, the closest are Thistledown Cottage approximately 740m to the north-east, Westover Farmhouse approximately 1.1km to the south-east and the Barn and Attached Shelter Sheds and Yard Wall approximately 1.1km to the south-west;
- The Church of St Peter (Grade I listed building) is also located approximately 900m east of the site;
- The closest scheduled monument, Bury Hill camp, is located approximately 1.7km to the north-west;
- Harewood Forest South (Ancient Woodland) is located approximately 1.7km east of the site;
- National Cycle Route 246 extends north-south approximately 150m east of the site, along Longstock Road;
- There are no public rights of way within the site. Several PRoWs are located to the east of Goodworth Clatford, these connect the settlement with the wider countryside to the east. The closest of these are footpath 096/3/1 and bridleway 096/1/2 which are approximately 570m to the east of the site. There are also various PRoWs within Upper Clatford and Abbots Ann. The closest of these are footpath 236/5/1 & 2 which are located upon the higher ground at Bury Hill, approximately 1.7km to the north-west. Finally, there are various long-distance footpaths and byways to the south and west of the site. These connect various settlements and main roads. The closest is byway 236/14/1 which is located approximately 2.2km to the west of the site;
- A permissive Footpath (GCNDP Policy NE5) extends to the west of the site, approximately 120m distant at its closest point;
- There are seven local green spaces (GCNDP Policy NE1) within the parish boundary, the closest to the site are LGS 3 (Queen Elizabeth II Recreation Ground) adjacent to the northern boundary of the site and LGS 1 & 2 (Conservation Field and Allotments) adjacent to the southern boundary of the site; and
- There are four sites of importance for nature conservation (SINC) located within the study area, the closest being approximately 370m east of the site around the River Anton (GCNDP Policy NE3, TVBCALP Policy E5).

## 2.3 The Development Plan

The Development Plan for Test Valley Borough Council (TVBC) comprises the Test Valley Borough Revised Local Plan (2016), 'Made' Neighbourhood Plans (of which the Goodworth Clatford Neighbourhood Plan 2019-2029 (2021) is relevant to this appraisal), and the Hampshire Minerals and Waste Plan (2013).

### 2.3.1 Test Valley Borough Revised Local Plan (2016)

Within the Local Plan the site is outside settlement boundary and not allocated for development. Relevant landscape-related spatial objectives and planning policies are summarised below:

**Policy E1: High Quality Development in the Borough** states that "Development will be permitted if it is of a high quality in terms of design and local distinctiveness". To meet this policy the "development:

- a) *should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;*
- b) *should not detract from the dominance of, or interrupt important views of, key landmark buildings or features;*
- c) *should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and*
- d) *makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses."*

**Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough** states that development should meet the following criteria to ensure the protection, conservation and enhancement of the landscape:

- a) *“it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located;*
- b) *it is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced;*
- c) *the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area;*
- d) *arrangements for the long term management and maintenance of any existing and proposed landscaping have been made; and*
- e) *it conserves the landscape and scenic beauty of the New Forest National Park or the North Wessex Downs Area of Outstanding Natural Beauty where applicable; and*
- f) *does not result in the loss of important local features such as trees, walls, hedges or water courses.”*

**Policy E5: Biodiversity** states that *“Development in the Borough that will conserve, and where possible restore and / or enhance, biodiversity will be permitted.”*

**Policy E6: Green Infrastructure** states that *“Development will be permitted provided that:*

- a) *it protects, conserves and where possible, enhances the Borough’s Green Infrastructure network;*
- b) *it avoids the loss, fragmentation, severance or a negative impact on the function of the Green Infrastructure network;*
- c) *mitigation is provided where there would be an adverse impact on the Green Infrastructure network; and*
- d) *where it is necessary for development to take place on identified areas of Green Infrastructure an appropriate replacement is provided.”*

### 2.3.2 Goodworth Clatford Neighbourhood Development Plan 2019-2029 (2019)

The Goodworth Clatford Neighbourhood Plan was ‘made’ (adopted) in January 2019. The Plan forms part of the Development Plan for the parish and will be used to guide planning decisions in the area. The policies of most relevance to this assessment are outlined below:

**Policy SP1: Sense of place** states that *“Development proposals will be supported which through their location, design, density and scale maintain a strong sense of place and retain the distinctive character of the Goodworth Clatford Neighbourhood Area.”*

**Policy SP3: Location and nature of development** states that development outside of the Goodworth Clatford settlement boundary *“will only be supported where:*

- 1. *it is specifically provided for by policy COM2 of the TVBLP; and*
- 2. *it does not have a detrimental effect on the character and setting of the countryside by virtue of its siting, design, size and prominence in the landscape; and*
- 3. *it does not blight important views of the landscape identified at Appendix D and A.2.”*

Appendix A.2 illustrates a series of Important Views (see extract below). Those relevant to the site have been included within this assessment (see Viewpoints 2, 4 and 7 below which correspond to 10, 8 and 2 on Figure G - 3).

Appendix D of the Neighbourhood plan include photographs from each of the identified views and an assessment table which describes why each view is considered important.

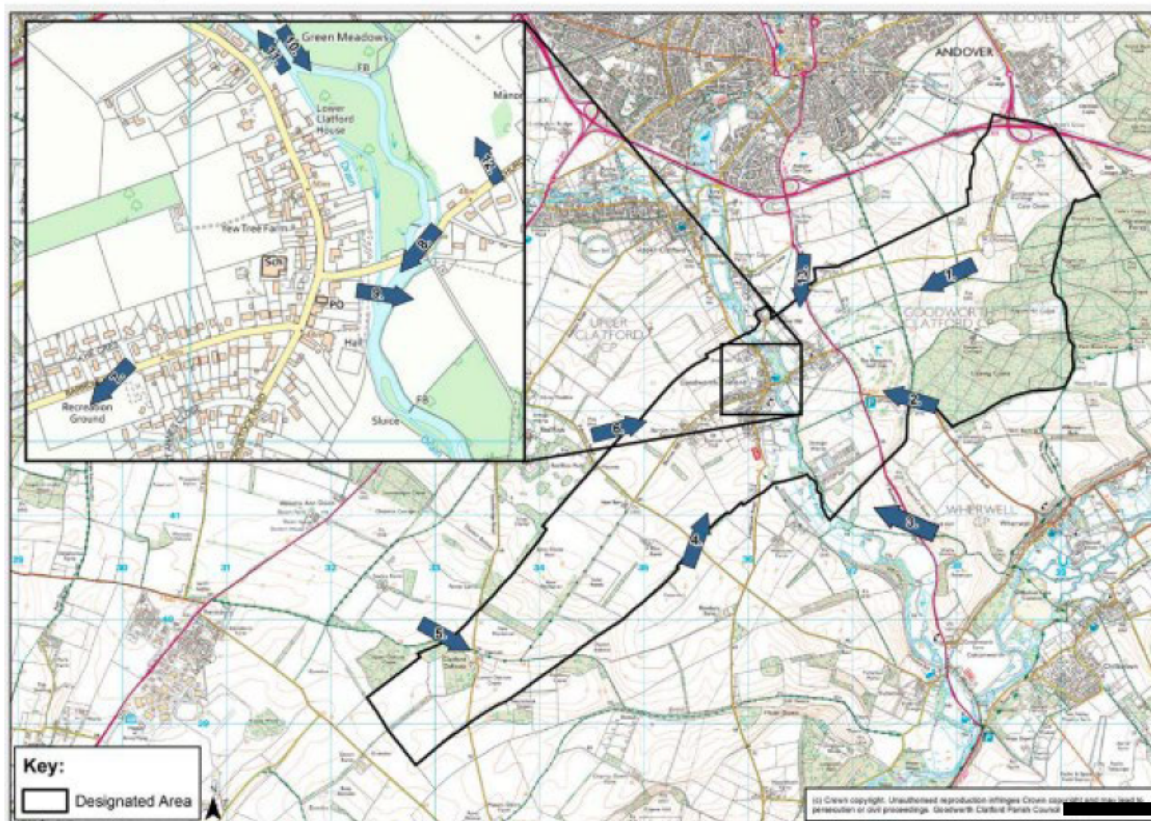
View 2 (close to our Viewpoint 10) is described as *“A memorable view available to golfer’s resident in the village and visitors to the Neighbourhood.... Historic nature of the view emphasised by the Parish Church in the centre, parkland trees in the foreground and the Bury Hill fortification in the middle distance”.*

View 4 (our Viewpoint 8) is described as follows, *“This view, with the built environment largely hidden in trees, demonstrates the largely agricultural nature of parish but rural aspect is marred by evidence of a solar farm and power cables on the horizon”.*

View 7 (our Viewpoint 2) is described as “A grassed recreation ground set behind a row of ornamental trees. The most-valued Local Green Space in the Neighbourhood in the Questionnaire”.

## Appendix A.2 Goodworth Clatford Neighbourhood Development Plan 2018-2029

### APPENDIX A.2. Views (SP3)



**Policy NE1: Local Green Spaces** lists the locally designated green spaces and states that “Development that would result in the loss of Local Green Spaces or which would adversely affect their accessibility, appearance, general quality or recreational and amenity value will not be supported unless:

- a) it is ancillary and of benefit to the recreational or other function of the Local Green Space concerned and does not have an undue impact on its character and openness; or
- b) it is for the provision of essential highway or other utilities infrastructure and it can be demonstrated that there is no alternative site available; or
- c) there are other very special circumstances such that development should be allowed.”

**Policy NE3: Biodiversity and nature conservation** states “development proposals should conserve or enhance biodiversity as appropriate by:

1. Protecting or enhancing wildlife habitats and species, including:
  - a) Legally protected species;
  - b) Sites of Importance to Nature Conservation (SINCs) as shown on the map at Appendix A.4;
  - c) Priority habitats and species listed in the national, Hampshire and Test Valley Biodiversity Action Plans;
  - d) Habitats and species of principal importance for the conservation of biodiversity in England, identified pursuant to the Natural Environment and Rural Communities Act 2006;
  - e) Trees, woodlands, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees, and hedgerows; and

- f) *Features of the landscape that function as ‘stepping stones’ or form part of a wider network of sites by virtue of their coherent ecological structure or function or are of importance to the migration, dispersal and genetic exchange of wild species; and*
2. *incorporating measures, such as green corridors, to sustain and improve biodiversity where practicable; and*
3. *conserving the environment for nocturnal species where practicable, through the avoidance of street lighting and mitigating the impact of domestic external lighting.”*

**Policy BE1: Design** states that development proposals “should:

1. *secure high-quality design; and*
2. *maintain and provide a good standard of amenity for all existing and future users or occupants of land and buildings; and*
3. *reflect the existing scale and character of development, curtilages and plan form in the locality, having regard to the prevailing densities and spacing between buildings; and*
4. *maintain a consistent street scene by having regard to scale, mass, height, layout, materials, architectural detailing, off-road parking, landscaping, boundary treatments and access to the development; and*
5. *comply with the design principles in the Goodworth Clatford Village Design Statement.”*

## 2.4 Strategies and Policy Documents

The Green Infrastructure Strategy (approved July 2014) for TVBC does not have Supplementary Planning Document status nor form part of the Local Development Framework, however, it does contain some information which is of relevance to the assessment and therefore has been set out below. The key aims of the document are to:

- *“enhance the biodiversity of the Borough;*
- *enhance the quality of the natural environment;*
- *maximise the opportunities for the public to enjoy the environment;*
- *support the Council’s response to a changing climate;*
- *support the wellbeing of the residents of the Borough; and*
- *support the economic prosperity of the Borough.”*

## 2.5 Planning History

In 2015 a proposal for up to 25 dwellings and erection of an office building was submitted, reference: 14/03004/OUTN, and subsequently withdrawn.

In the area, a scheme for 4 dwellings was submitted in 2017, reference 18/00227/VARN, and planning permission was granted for in 2018. These dwellings have since been erected.

In 2021 a pre-application for up to 46 homes was submitted. Test Valley Borough Council responded citing concerns regarding potential effects on character and appearance, summarised below:

- i. The site is an open agricultural field, and there are a number of public views over the site, including from Barrow Hill, the Recreation Ground and the allotments. Development here would therefore have a “*prominent impact*” upon the setting of these areas of POS.
- ii. The size and scale of proposed plots is much smaller than those found in the locality.
- iii. The proposed homes on Barrow Hill are set forward of the existing building line, and would therefore “*dominate the street scene*”.

- 
- iv. The proposals would *“fail to integrate, respect or complement the character of the area, and would have a detrimental impact on the immediate area and the landscape character of the area”*.

## 2.6 Summary of Planning Context

The site is not within any national landscape or landscape-related designation.

There is no public access to the site; the closest routes are National Cycle Route 246 and various rights of way located to the east of Goodworth Clatford. A permissive footpath is located on the higher ground to the north of the site.

There has been one previous outline application for housing on the site in 2015 which was withdrawn. An adjacent application to the west of the site for 4 dwellings was approved in 2018 and has since been built out.

## 3.0 Aspects of the Development Which Have the Potential to Cause Landscape and Visual Effects

### 3.1 Introduction

As has been noted in Section 1.0 of this report, Mosaic's illustrative layout and Vision Document have been informed by initial landscape and visual advice from SLR.

The following sections identify the main elements of the conceptual design which have the potential to result in landscape and visual effects.

### 3.2 Location

The site occupies 2.89 hectares (ha) and comprises an agricultural field which is primarily bound by well-established hedgerows and hedgerow trees.

The agricultural field is located off Barrow Hill and in the settlement of Goodworth Clatford; a large village that comprises a church, primary school, garage, village hall, village store and two public houses.

Existing built form is located to the north, east and west of the site. The Queen Elizabeth II Recreation Ground is located to the north of the site and the village allotments, and Conservation Area, are to the south and east. Further south, agricultural fields extend out of the village, gradually increasing in size. There is no public access within the site, and fields are enclosed by relatively intact, well-established, hedgerows and tree belts, which means that the potential for visual effects is more limited. Views across the recreational ground and towards the site are available to those travelling along Barrow Hill. This view is also defined within the Neighbourhood Plan as Important, reference View 7, where neighbourhood plan Appendix D states the following concerning the importance / value of the view *"A grassed recreation ground set behind a row of ornamental trees. The most-valued Local Green Space in the Neighbourhood in the Questionnaire."*

To the north of Goodworth Clatford is the town of Andover, and to the north, south and east is open land comprising of woodlands, agricultural fields, dispersed farmsteads and villages, and large-scale developments such as solar farms and golf courses.

### 3.3 Height and Density

Whilst precise details of height and density of development are not known at this outline stage, it is likely that the majority of this residential development would be two-storey, detached and semi-detached dwellings. The Vision Document also identifies the inclusion of low profile dwellings, including bungalows, where mitigation through reduction of building scale is desirable.

### 3.4 Loss of Landscape Elements

The development of the site for new homes and open space would require the loss of a single agricultural field. A short length of long grass, approximately 11m in length, would be lost along the northern boundary in order to incorporate the vehicular and pedestrian access. All existing trees and hedgerows could be retained and reinforced. New, native planting that is characteristic of the area could also be introduced into the open spaces and along the street scenes.

### 3.5 Lighting

The proposed development would require the introduction of street lighting which has potential to introduce new light emissions. The interactive *"England's Light Pollution and Dark Skies"* map, provided by the CPRE, demonstrates that Goodworth Clatford has little influence from existing light sources and so there is potential

### 3.6 Proposed Mitigation

The proposed mitigation includes:

- Retention of existing boundary trees and hedgerows where possible;
- Planting of new native hedgerows and hedgerow trees to reinforce the existing network and in accordance with the Test Valley Landscape Character Assessment;
- Distribution of open space to the north to allow for an offset from the recreation ground and the introduction of native trees, shrubs and species-rich grasslands and meadow, which are characteristic of the nearby area which would filter potential views over time;
- Distribution of open space in the south of the site to ensure the proposed built form responds to the existing settlement pattern. This would also prevent built form from being located upon the site's highest point, and allow for native planting to be located to the south of the built form to help mitigate views to the south;
- Constructing at a density of approximately 24 dwellings per hectare has regard to the character of the area in ensuring well-designed and attractive places;
- The fronts of proposed dwellings closest to Barrow Hill road align with the fronts of existing housing in response to comments received in the 2021 pre-application response for 46 new homes; and
- Native street trees would be incorporated to help break up the mass of the built form.

## 4.0 Landscape Baseline

### 4.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for landscape effects has been assessed.

### 4.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawings G-2A and G-2B illustrate the boundaries of landscape character areas, but further details of each are set out below.

#### 4.2.1 National Landscape Character

At a national scale, the site is located within Natural England's Natural Character Area (NCA) 130: "Hampshire Downs" (2014). The key characteristics of NCA 130, of relevance to the application site, include the following:

- *"The rolling, elevated, chalk arable downland has an open, exposed character that provides open skies and long-distance views;*
- *In contrast, within the sheltered valleys and to the east of the area, the network of hedgerows, interspersed by numerous areas of oak/ash or hazel woodland coppice and smaller meadow fields, gives a strong sense of enclosure;*
- *The rivers and streams of the Test and Itchen catchments are internationally significant, and distinctive chalk rivers, running in deep valleys, cut into the Chalk;*
- *There is widespread evidence of prehistoric settlement on the open downlands, including burial mounds with visually prominent ironage hill forts;*
- *The area's distinctive appearance derives from the use of chalk cob (in the west), weatherboarded timber frame and small, handmade local brick with flint in traditional rural buildings and walls surrounding farm courtyards, with thatch surviving in many places;*
- *The settlement pattern varies between the relatively dense strings of villages along the lower river valleys and the very low-density, nucleated settlements in the upper reaches of the rivers and on the Downs; and*
- *The ancient city of Winchester is located at the heart of this landscape and at the centre of the Itchen Valley, and the more modern, rapidly expanding towns of Basingstoke and Andover are on downland sites at the head of the Loddon and Test valleys."*

#### 4.2.2 County and District Landscape Character

##### Hampshire County Integrated Character Assessment (2012)

At a County scale the site is identified within the Hampshire County Integrated Character Assessment (2012) as part of landscape character area (LCA) "3b Test Valley" and within landscape character type (LCT) "Open Downs".

Key characteristics of LCA “3b Test Valley” of relevance to the proposed development include:

- *“Steep abrupt valley sides becoming gentler further south, long tributaries extending deep into the chalk hinterland;*
- *Generally meandering and braided river course boarded by luxuriant riverine vegetation, reedbeds, marshes and former water meadows;*
- *Unimproved grazed floodplain meadows, arable production on valley terraces, pasture and arable on valley sides;*
- *Valley sides have a range of different enclosure patterns and scales with fields define by hedgerow and hedgerow trees;*
- *Generally unspoilt, remote and tranquil except for urban influences and noise intrusion close to major towns and roads;*
- *Generally winding roads and lanes following the edge of the valley floor;*
- *Intact historic village morphology little altered by 20th C development and significant concentration of use of cob as a building material.*
- *Small settlements in main valley and tributaries and very lightly populated chalk surroundings; and*
- *Views limited to valley floor but good views across and along the valley from open parts of the valley sides.”*

The characteristics of the Open Downs LCT are less specific to the site location than the LCA. To avoid repetition this LCT has been excluded from the assessment.

#### **Test Valley Borough Landscape Character Assessment (TVBLCA) (2018)**

At the District scale the site is identified as being within TVBLCA (2018) as part of LCA 10c: *Thrupton and Danbury Chalk Downland*, within the *Open Chalklands* landscape character type.

Key characteristics of the “LCA 10c: *Thrupton and Danbury Chalk Downland*” of relevance to this assessment include:

- *“An elevated gently undulating area of very open chalk downland, dominated by arable farming; provides opportunities and experiences for long views with big expansive skies and wide views;*
- *Small hills including Danebury Hill, Bury Hill and Chattis Hill create interest on the skyline, as well as opportunities for viewing across the landscape as many have good public access;*
- *A few isolated woodlands and shelter belts which traverse the landform;*
- *Woodlands within adjacent LCAs create wooded horizons;*
- *Disused chalk pits often overgrown forming small woodland copses within the open arable landscape;*
- *Properties found in commanding positions on elevated ridges, characterised and framed by mature trees;*
- *Some areas of pasture and hedgerows on the periphery of older settlements reduce their visibility within the open landscape;*
- *Good network of public rights of way; and*
- *Several popular and attractive villages and focal points including Amport, Abbots Ann, Broughton, Bury Hill, Danebury Hill Fort, Goodworth Clatford, Upper Clatford, and the Wallops”*

The area is described as “a gently undulating raised plateau, only broken by the chalk river valleys”. Isolated hills, such as Bury Hill, provide features on the skyline. The area is described as being dominated by large scale arable farming, “resulting in a very exposed landscape with a particularly weak hedgerow structure”. The local character area is also described as a large scale landscape with a strong sense of tranquility and remoteness.

However, some detractive features are also noted, including weak hedgerow structure, urbanising influences, and the visibility of new barns. Goodworth Clatford is described as being of the Chalk River Valley Settlement Type.

The assessment also includes some landscape management guidelines. Those of relevance to this application are listed below:

- *Protect significant open vistas from visual intrusion;*
- *Restore lost and fragmented hedgerows on former hedgerow lines, ensure yews and oaks grow up to form hedgerow trees;*
- *Seek opportunities to mitigate impact from existing and future development through new hedgerow planting;*
- *Seek opportunities for new woodland planting to link existing wooded areas and integrate modern development into the landscape;*
- *Avoid deterioration in the urban fringe landscape arising from poor design and intrusive development;*
- *Development to respond to the local characteristics of the landscape; and*
- *Maintain the historic integrity of the existing settlement pattern”.*

The assessment also notes that the settlement pattern of Goodworth Clatford has *“an appreciable historic core and straddles the banks of the River Anton. It is focused upon an historic crossing point over the river with the majority of settlement development on the western bank. The church and historic core within Andover Chalk Downland is smaller and has only relatively limited 19th and 20th century development”.*

### 4.2.3 Local Landscape Character

#### Goodworth Clatford Village Design Statement

The Village Design Statement (VDS) for Goodworth Clatford was adopted as supplementary guidance on April 2000. The document describes Goodworth Clatford as a ‘Hidden Village’ due to the *“setting of the majority of the village along the valley floor, and the screening provided by mature trees, means that it is hardly visible from any direction until close by”.* The village guidelines are outlined below:

- *“Development should not impinge on open countryside surrounding the village;*
- *New buildings should be sited to maintain the hidden characteristic of the village;*
- *Space within developments should allow for the planting of large trees;*
- *The varied sizes and shapes already found within the village should be reflected in the designs of new houses;*
- *Roof lines and eaves should be kept as low as is reasonable;*
- *Construction should maximise the use of local material such as traditional brick, flint and thatch;*
- *The colours of the building materials, particularly bricks and tiles, should blend with the immediate environment;*
- *Modern prefabricated building components such as pvc windows should be in keeping with the existing buildings; and*
- *Lighting and noise should be kept to a minimum.”*

This document notes that the settlement is surrounded by *“an extensive area of open countryside”*, which creates a clear separation from other settlements, and this countryside also provides *“extensive views”*. The VDS

states that *“this separation from other communities, and the focus of the village around the river valley, encourages a sense of identity and community”*.

### 4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity);
- Aesthetic and perceptual aspects; and
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

#### 4.3.1 Individual Elements and Features

The site is formed by a single, small-scale, agricultural field. The majority of the site's boundaries comprise of well-established hedgerows and hedgerow trees. However, the short length that extends along Barrow Hill comprises a post and wire fence and rough grass, and a short section of the western boundary comprises a 6ft timber fence (associated with the recently constructed development to the west).

Immediately to the north, east and west of the site there are existing properties with one and two storey properties to the north; late 20<sup>th</sup> century development on St Anne's Close and Burdock's Close to the east and new two-storey properties to the west. Queen Elizabeth II Recreation Ground is also immediately to the north of the site, and the village's allotments (and area of Local Green Space) are located immediately to the south.

Extending to the south, east and west of Goodworth Clatford is open land comprising woodland, agricultural fields, dispersed villages and farmsteads and large-scale developments such as golf courses and solar farms extend. To the north is the town of Andover.

The landform to the west of Goodworth Clatford is gently undulating. However, to the east it drops to around 45m AOD, where the River Anton lie before steeply rising to 102m AOD at Upping Copse. The site itself gently rises to the south-west corner to a height of approximately 74m AOD. The lowest point of the site, along the eastern boundary, is at approximately 62m AOD.

#### 4.3.2 Aesthetic and perceptual aspects

Due to the combination of the field's small scale, network of well-established hedgerows and trees and presence of built form along 3 of 4 boundaries, there is a sense of enclosure within the site. However, from areas of higher ground within the site, longer views towards the elevated ground to the south and east can be obtained. Therefore, together the site is semi-enclosed.

The site is influenced by the existing dwellings to the north, east and west, and by Barrow Hill to the north. However, as the village is rural in nature, the site remains generally quiet. Views of overhead powerlines to the south can also be experienced from within the site. These suburban uses influence the site which is neither remote nor tranquil. Settlement form in the locality of the site is not entirely set within the valley floor; there are a number of historic and modern developments extending up the valley side and indeed beyond the elevation of the site.

#### 4.3.3 Overall Character

The site is located within LCA 10c *“Thrupton and Danbury Chalk Downland”* as described in the Test Valley Borough Landscape Character Assessment (2018). The site and its immediate context align with some of the LCA's key characteristics such as *“an elevated gently undulating area of very open chalk downland, dominated by arable farming”*, *“a few isolated woodlands and shelter belts which traverse the landform”* and *“some areas of pasture and hedgerows on the periphery of older settlements reduce their visibility within the open landscape”*.

However, the LCA doesn't reflect how agricultural land on the edge of the settlements may be influenced by noise, movement and lighting associated with the existing settlement. Therefore, the site and its context are a settlement edge sub-type of *"Thruxton and Danbury Chalk Downland"* that comprises settlement edge, agricultural land which is influenced by some suburban features and partially enclosed by the combination of the landscape's undulating landform and well-established vegetation. The area that has been assessed lies outside of the settlements and between Red Rice Road to the north, The Green and Longstock Road to the east and Fullerton Road to the west.

#### 4.3.4 The Changing Landscape

GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become. There are currently no planning applications within the site's context which would alter the balance or overall composition of the landscape character.

It is also assumed that in the absence of the proposed development the site would remain in agricultural use.

### 4.4 Landscape Receptors

The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- Gently sloping, agricultural field; and
- Network of well-established hedgerows and hedgerow trees.

As well as the following aesthetic and perceptual aspects:

- Semi-enclosed, small-scale field with some long-distance views;
- Generally still and quiet with some movement, noise and lighting from the existing settlement; and
- Simple agricultural field but with some influence from the existing settlement.

The overall character to be assessed would be settlement edge sub-type of *"Thruxton and Danbury Chalk Downland"*. This area comprises settlement edge, agricultural land which is influenced by some suburban features and partially enclosed by the combination of the landscape's undulating landform and well-established vegetation. The area that has been assessed lies outside of the settlements and between Red Rice Road to the north, The Green and Longstock Road to the east and Fullerton Road to the west.

### 4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

#### 4.5.1 Value of the Landscape

In determining the value of landscapes, it is helpful to start with landscape and landscape-related designations. In this context it is important to note that the site is not within any designations for valued landscapes, such as AONBs or National Parks.

GLVIA3 states that the value of undesignated sites should also be considered, and TGN 02/21, Table 1, (Landscape Institute, 2021) provides a helpful guide for assessing these sites.

- **Natural heritage.** The site is not designated for its natural heritage. Mainly arable, with some grass verges. Hedgerows in variable condition and sometimes breached or missing. **Low**
- **Cultural heritage.** There are no heritage designations within or adjacent to the site. **Low**.
- **Landscape condition.** The site is in medium condition, with an open arable field and some long views but also influence from housing particularly to the west, north and east. **Community**

- **Associations.** The site has no specific associations with art, literature, people or events, and it does not feature in tourist guides or maps. **Low.**
- **Distinctiveness.** The site possesses some elements of the Thruxton and Danbury Chalk Downland landscape character area, but is also influenced by the settlement edge. **Community.**
- **Recreational.** The site has no public access, but is visible from Barrow Hill and in filtered views from the Recreation Ground. **Community/Low.**
- **Perceptual (Scenic).** The site is an area of rural land use, but is generally of medium scenic quality, with influence from the existing settlement edge. The higher parts of the site are “*elevated*” and “*gently undulating*”, in line with LCA 10c which describes “*opportunities and experiences for long views with big expansive skies and wide views*”. **f Community.**
- **Perceptual (Wildness and Tranquility).** The site is very clearly on the settlement edge, with some clear views to existing houses. There is some traffic noise from nearby roads, but the area is relatively quiet. **Community**
- **Functional.** The site does not have intervisibility with a national landscape designation. It is not an identified or integral part of the local green infrastructure network, since it is in arable use with no public access. **Low.**

In summary the site has a **Community/Low** value overall using TGN 02/21 criteria. The site is not considered to be a “*valued landscape*” for the purposes of NPPF paragraph 174.

#### 4.5.2 Susceptibility of the Landscape

In relation to susceptibility, each of the landscape receptors has been assessed to determine its susceptibility to the proposed development.

- **Gently sloping, agricultural field** would have a **medium/ high susceptibility** to development. The agricultural fields have an inherently high susceptibility to residential development. However, with the existing built settlement influencing the site on 3 sides, susceptibility of the proposed development on the site is reduced.
- **Network of well-established hedgerows and hedgerow trees** would have a **low susceptibility** to the development. The layout has been designed to retain existing vegetation within the site and new, native planting is also proposed along the site boundaries, within the open spaces and along the street scenes.
- **Semi-enclosed, small-scale field with some long-distance views** would have a **medium susceptibility** to the proposed development. The site would be divided into areas of built form and public open space which would reduce the sense of scale. The introduction of built form would also increase the sense of enclosure. However, as the site is already partially enclosed and small in scale, the susceptibility is reduced.
- **Generally still and quiet with some movement, noise and lighting from the existing settlement** would have a **medium susceptibility** to the proposed development. The generally still and quiet site would be affected by the introduction of new residential development, people and cars. However, as the site is already influenced by existing residential development, susceptibility is reduced.
- **Simple agricultural field but with some influence from the existing settlement** would have a **medium susceptibility** to development. The proposed development would introduce various colours and textures into the site. However, as the colours and textures of existing dwellings already influence the site, susceptibility is reduced.
- **The settlement edge sub-type of “Thruxton and Danbury Chalk Downland”** would have a **medium susceptibility**. The site would be changing from an agricultural field to residential development, meaning that there would undoubtedly be changes in the landscape character. However, as this character area is already influenced by existing residential development the susceptibility is reduced.

### 4.5.3 Sensitivity of Landscape

The overall sensitivity of landscape receptors can be determined by combining their value with the susceptibility of each.

- **Gently sloping, agricultural field** would have a **medium sensitivity** due to its community/low value and medium/ high susceptibility.
- **Network of well-established hedgerows and hedgerow trees** would have a **low sensitivity** due to its community/low value and low susceptibility.
- **Semi-enclosed, small-scale field with some long-distance views** would have a **medium/ low sensitivity** due to its community/low value and medium susceptibility.
- **Generally still and quiet with some movement, noise and lighting from the existing settlement** would have a **medium/ low sensitivity** due to its community/low value and medium susceptibility.
- **Simple agricultural field but with some influence from the existing settlement** would have a **medium/ low sensitivity** due to its community/low value and medium susceptibility.
- **The settlement edge sub-type of “Thrupton and Danbury Chalk Downland”** would have a **medium/ low sensitivity** due to its community/low value and medium susceptibility.

## 4.6 Potential Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

### 4.6.1 Size and Scale of Change for Landscape Receptors

- **Gently sloping, agricultural field** would experience a **large scale of change**. The proposed development would introduce new built form into an agricultural field.
- **Network of well-established hedgerows and hedgerow trees** would experience a **small scale of change**. The majority of the existing vegetation could be retained and reinforced, and additional native planting that is characteristic of the area could be introduced throughout the site.
- **Semi-enclosed, small-scale field with some long-distance views** would experience a **medium/ large scale of change**. The proposed development would increase the overall sense of enclosure and change the sense of scale within the site. However, as the site is already partially enclosed and is small scale, the extent of the size and scale of change is more limited
- **Generally still and quiet with some movement, noise and lighting from the existing settlement** would experience a **medium scale of change**. The proposed development would notably increase the amount of movement, noise and lighting within the site. However, as the site is already influenced by the existing settlement which reduces the size and scale of change.
- **Simple agricultural field but with some influence from the existing settlement** would experience a **medium scale of change**. Diversity would be introduced into a landscape which is generally simple. But, as above the site is already influenced by the existing settlement which reduces the size and scale of change.
- **The settlement edge sub-type of “Thrupton and Danbury Chalk Downland”** would experience a **small scale of change**. The proposed development would result in residential development being introduced into agricultural fields. However, as residential development is characteristic of the local landscape sub-

type the proposed development would not introduce any new elements into the overall landscape and would not change the overall composition or balance of this landscape.

#### 4.6.2 Geographical Extent of Change for Landscape Receptors

The geographical extent of landscape change would be **small** since the changes would be localised and focused on the site itself. This is due to a combination of the level of enclosure provided by the existing settlement and the landscape already being influenced by existing residential development.

#### 4.6.3 Duration/Reversibility of Change for Landscape Receptors

The development would be **permanent**.

#### 4.6.4 Potential Magnitude of Change for Landscape Receptors

Having assessed the size and scale, geographical extent and duration of potential landscape effects it is then possible to determine the overall magnitude of landscape change which would be experienced by each of the landscape receptors.

- **Gently sloping, agricultural field** would be affected by a **medium magnitude of change** due to its large size and scale of change, small geographical extent and permanent duration.
- **Network of well-established hedgerows and hedgerow trees** would be affected by a **slight magnitude of change** due to its small size and scale of change, small geographical extent and permanent duration.
- **Semi-enclosed, small-scale field with some long-distance views** would be affected by a **medium magnitude of change** due to its medium/ large size and scale of change, small geographical extent and permanent duration.
- **Generally still and quiet with some movement, noise and lighting from the existing settlement** would be affected by a **medium/ slight magnitude of change** due to its medium size and scale of change, small geographical extent and permanent duration.
- **Simple agricultural field but with some influence from the existing settlement** would be affected by a **medium/ slight magnitude of change** due to its medium size and scale of change, small geographical extent and permanent duration.
- **The settlement edge sub-type of “Thruxton and Danbury Chalk Downland”** would be affected by a **slight magnitude of change** due to its small size and scale of change, small geographical extent and permanent duration.

### 4.7 Assessment of Landscape Effects

There would be a **moderate /major and negative level of landscape effect** on the gently sloping, agricultural field since the entire site would be affected, changing from an agricultural field to residential development. However, as the field is influenced by the existing settlement the level of landscape effect is reduced.

The semi-enclosed, small-scale field would experience a **moderate/ minor and negative level of landscape effect** as the proposed built form would result in an increase of the sense of enclosure and a reduction in the sense of scale.

The landscape effects on the network of well-established hedgerows and hedgerow trees would be **minor/ negligible and neutral** as the majority of the existing vegetation would be retained and reinforced, and new planting that is characteristic of the landscape would be introduced throughout the site.

The landscape effects on all other landscape receptors would be **minor and neutral** as the receptors are already influenced by the existing settlement and therefore no new elements would be introduced into the site or landscape.

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## 4.8 Summary of Landscape Effects

The landscape appraisal has been based upon a desk top assessment and a second site visit undertaken in March 2023. The site is classified as “*Thruxton and Danbury Chalk Downland*” within the Test Valley Borough Landscape Character Assessment (TVBLCA) (2018).

As previously mentioned, the site and its immediate context aligns with some of the LCA’s broad characteristics. However, the LCA doesn’t reflect how the site is influenced by the existing settlement of Goodworth Clatford. Therefore, the site and its context are a settlement edge sub-type of “*Thruxton and Danbury Chalk Downland*” which comprises settlement edge, agricultural land which is influenced by some suburban features and partially enclosed by the combination of the landscape’s undulating landform and well-established vegetation.

The appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised. Whilst there would be a **moderate/major** level of effect on the field itself, all other landscape effects would be moderate minor or below with effects on the established hedgerows and trees being neutral. Negative effects would be predominately limited to the site itself as the landscape is already influenced by existing settlement.

## 5.0 POTENTIAL VISUAL EFFECTS

### 5.1 Introduction

The following visual assessment is based upon a desk top review and a site-based assessment undertaken by an experienced chartered landscape architect in March 2023.

11 viewpoint locations have been identified within the LVA. The objective in selecting these locations has been to represent the range of views of the proposed development which would be available, and also to consider other sensitive locations in the vicinity of the application site where views of the development would not be possible. Views recognised within the Neighbourhood Plan that are either within the site's vicinity or focused in the direction of the site have also been included. In some instances viewpoint locations are close to locations recognised in the Neighbourhood Plan but have been adjusted to a location where views of the site were clearer.

The location of all viewpoints is illustrated on drawing G-3. For each of the viewpoints, photographs of the existing views have been included (see drawings G-4 to G-16).

In accordance with the recommendations of GLVIA3 the sensitivity of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect.

### 5.2 Overall Visibility

The potential visibility of the proposed development was determined by desktop assessment of topography, built form and vegetation using OS and aerial mapping data and checked by field survey.

Views of the proposed development would be experienced from the adjacent, residential dwellings and travellers along Barrow Hill. Users of the recreation ground, allotments (and area of Local Green Space) would also experience views of the proposed development above the existing hedgerows and trees.

From further afield, the proposed development would often be screened by the combination of the existing settlement, intervening well-established vegetation and the gently undulating landform. Where the proposed development is visible it would be seen in the context of the existing settlement.

Due to the undulating topography, there is potential for the proposed development to be viewed from some areas of higher ground.

Due to the distance from the site and the extent of intervening built form, infrastructure and intervening, well-established, vegetation, the proposed development would not be viewed from the North Wessex Downs AONB.

### 5.3 Potential Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- Residential receptors (Barrow Hill, The Crescent, St Annes Close, Burdock Close, Cottage Green and Summerfields);
- Visitors to the Recreational Ground, Allotments (and area of Local Green Space);
- Pedestrians and cyclists (permissive footpath to the north, footpath 236/5 at Bury Hill, Byway 096/17 to the east and pavements along Barrow Hill, The Crescent, St Annes Close, Burdock Close and Longstock Road); and
- Vehicle users on Barrow Hill, Longstock Road, Red Rice Road, Fullerton Road, St Annes Close and Burdock Close.

It is noted that the site survey confirmed that there would be no visibility of the proposed development from Goodworth Clatford Conservation Area due to hedgebanks and hedgerows.

## 5.4 Assessment of Sensitivity of Visual Receptors and the Magnitude of Change

The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

## 5.5 Assessment of Visual Effects

### 5.5.1 Residential Receptors

To the north of the site the views of residents vary dependent on their location along Barrow Hill. Residents immediately north of the site entrance would experience views of the proposed development in the short-term (viewpoint 1). Although, the proposed development would be seen in the context of existing dwellings, and as both the existing and proposed dwellings are set back from Barrow Hill, the proposed development would be experienced from approximately 30m away. Together this would result in a **moderate/major level of visual effect** at year 1 (medium sensitivity and large magnitude of change). However, this would reduce to moderate in the long-term as the proposed vegetation at the site entrance establishes and breaks up the mass of the built form.

For properties further east, either along Barrow Hill or The Crescent, the proposed development would be set back behind the recreation ground and filtered by the intervening vegetation (viewpoint 2). Due to the sensitivity of these visual receptors, the majority of the proposed built form has also been set back from the recreation ground. Therefore, the proposed development would be experienced from over 100m away. In the short-term this would result in **moderate visual effects** (high/ medium sensitivity and medium/ slight magnitude of change). However, as the proposed vegetation along the boundary and within the open space to the north of the built form establishes, views would become progressively filtered and the level of visual change would reduce.

To the east of the proposed development some residents along St Annes Close, Burdock Close and Cottage Green may experience visual effects from upper-storeys and rear gardens. The proposed development would be viewed beyond their rear gardens and as these gardens comprise of well-established vegetation views would be filtered. In addition, proposed rear gardens back onto the site's eastern boundary and therefore there would be a distance of at least 40m between the proposed and existing dwellings. In the short-term, these filtered views would result in **minor/ moderate visual effects** (medium sensitivity and medium/slight magnitude of change), however these effects would reduce over time as the existing and proposed planting to reinforce the existing boundary vegetation establishes. As these locations are not publicly accessible no representative views were taken.

To the west of the proposed development some residents along Barrow Hill and at Summerfields would experience visual effects. The proposed development would be viewed above the site's western boundary which either comprises a well-established hedgerow or 6ft timber fence. As proposed rear gardens also primarily back onto this western boundary, built form would be set back from the viewer. This would result in a **minor/ moderate** level of visual effect at year 1 (medium sensitivity and medium/ slight magnitude of change). As proposed vegetation along the site's western boundary establishes, views would become progressively filtered and the mass of built form would be broken up. As these locations are not publicly accessible no representative views were taken.

### 5.5.2 Visitors of the Recreational Ground and Village Allotments

In the short-term visitors to the recreational ground would experience views of the proposed development above the existing hedgerow (viewpoint 3). The proposed development has been consciously set back from this boundary to reduce potential visual effects. Visitors would experience **moderate visual effects** at year 1 (high/ medium sensitivity and medium/ slight magnitude of change). In the long-term visual effects would reduce as the proposed development would become progressively filtered by the proposed trees along the boundary and within the open space to the north and east of the built form.

Within the allotments (and area of Local Green Space) users would experience clear views of the proposed development above the existing hedgerow. As the proposed built form is set back from the southern boundary

by at least 40m, views would comprise of the upper storey and rooflines. In the long-term, these views would become progressively filtered by the proposed trees along the southern boundary and within the open space to the south of the built form. Overall, in the short-term user of the allotments (and area of Local Green Space) would experience **moderate visual effects** (high/ medium sensitivity and medium magnitude of change), and in the longer-term views would become progressively filtered as proposed trees within the open space and along the boundary establish.

### 5.5.3 Pedestrians and cyclists

When walking or cycling along Barrow Hill the proposed development would be partially screened by existing dwellings and intervening vegetation. When immediately north of the site entrance pedestrians and cyclists would experience a clear view of the proposed development frontage (viewpoint 1). When passing by the recreation ground (viewpoint 2) pedestrians and cyclists would experience filtered views through the row of ornamental trees within the recreation ground. It is important to note that this is also an 'important view' (View 7 on the map in Appendix A2 and as described in Appendix D) within the Neighbourhood Plan. Pedestrians and cyclists would experience **moderate visual effects** at most, at year 1, (medium to high/ medium sensitivity and medium to medium/ slight magnitude of change), and this would reduce over time as proposed vegetation establishes.

Pedestrians and cyclists walking along roads to the east of the site (St Annes Close and Burdock Close) may experience glimpsed views of rooflines within the proposed development between properties and where there are gaps in existing vegetation (see Viewpoints 4 and 5). This would result in **minor visual effects** at year 1 (medium sensitivity and slight magnitude of change) and would also reduce over time as boundary vegetation matures and helps to filter views of the proposed development.

Users of the permissive footpath to the north of the site (viewpoint 9) would experience views of roof lines within the proposed development. The proposed development would be seen at a distance of approximately 500m and in the context of the existing settlement. Over time, roof lines would be increasingly filtered by the proposed vegetation to the north of the proposed dwellings, which would break up the mass of the built form. Initially users would experience **moderate/ minor visual effects** (medium sensitivity and medium/ slight magnitude of change) and this would reduce further as the proposed vegetation establishes.

From the area of raised land to the east of Goodworth Clatford the proposed development would often be screened by the intervening vegetation (viewpoint 10). Occasional views may be available from the higher ground further east, however the proposed development would then be seen from a distance of over 2km, in the context of the existing settlement and often screened by intervening vegetation. Therefore, at most PRoW users would experience **minor visual effects** at year 1 (high/ medium sensitivity and slight/ negligible magnitude of change), and these effects would reduce over time as proposed vegetation establishes. It is also worth noting that a view, in close proximity to this location, is identified within the Neighbourhood Plan but is orientated towards the north-eastern part of the settlement and not away from the; the proposed development would have **no effect** on this recognized viewpoint.

From elevated land at Bury Hill the proposed development would be screened by vegetation associated with Bury Hill. From Red Rice Road (viewpoint 11) the proposed development would also be screened by a combination of intervening vegetation and the undulating landform. **No visual change** would be experienced.

When travelling along Longstock Road (and National Cycle Route 246) towards Goodworth Clapton, cyclists (no pavement) may experience intermittent views of the proposed development. For a large proportion of this route the proposed development would be screened by the well-established hedgerows and tree belts (viewpoint 6) resulting in no visual effects. However, at field gates or where the vegetation is of poor-quality (viewpoint 7) views of rooflines within the proposed development may be available above intervening hedgerows. The proposed development would be seen from at least 500m away and in the context of the existing settlement. Therefore, in the short-term cyclists would experience **moderate/ minor visual effects** (high sensitivity and a slight magnitude of change). These effects would also reduce over time as the proposed vegetation within the open space to the south of the built form establishes.

#### 5.5.4 Vehicle Users

In the short-term vehicle users travelling along Barrow Hill would experience a brief, clear view of the proposed development at the site entrance (viewpoint 1). Further to the east the proposed development would be set back behind the recreation ground and filtered by the trees within (Viewpoint 2). Elsewhere the proposed development would be screened by the existing dwellings along Barrow Hill. Initially vehicle users would at most experience **moderate/ minor visual effects** (medium/ low sensitivity and medium magnitude of change), but effects would reduce over time as the proposed vegetation at the site entrance establishes.

Vehicle users along St Annes Close and Burdock Close (viewpoints 4 and 5) may experience glimpsed views towards roof lines within the proposed development between properties and where there are gaps in existing vegetation. Vehicle users would experience a **minor** level of visual effect at year 1 (medium/ low sensitivity and a slight magnitude of change). The level of effect would reduce over time as the vegetation along the eastern boundary and within private gardens continues to mature and helps to filter views of the proposed development.

When travelling along Longstock Road (and National Cycle Route 246) towards Goodworth Clapton, vehicle users may experience intermittent views of the proposed development. For a large proportion of this route the proposed development would be screened by the well-established hedgerows and tree belts (viewpoint 6) resulting in no visual effects. However, at field gates or where the vegetation is of poor-quality (viewpoint 7) views of the proposed developments roofline may be available above intervening hedgerows. The proposed development would be seen from at least 500m away. In the short-term vehicle users would experience a **minor** level of visual effect (high/ medium sensitivity and a slight magnitude of change). This would reduce over time as the proposed vegetation within the proposed open space to the south of built form establishes.

Vehicle users along Fullerton Road (viewpoint 8) would experience no views of the proposed development as the combination of the undulating landform and well-established, intervening vegetation would screen all views. This is a view identified within the Neighbourhood Plan. The proposed development would have **no effect** on this view.

From Red Rice Road to the north (viewpoint 11), the proposed development would be screened by a combination of well-established, intervening vegetation and the undulating landform, resulting in **no visual change** for vehicle users.

### 5.6 Summary of Visual Effects

Due to existing built form enclosing the site along 3 of 4 sides, and the proposed development being carefully shaped to respect the existing settlement pattern, the undulating landform and sensitive receptors, visual effects of the proposed development would be minimised and highly localised.

Visual effects would be **moderate/major** for residential receptors directly across from the entrance along Barrow Hill and **moderate** for residents close to the recreational ground, pedestrians and cyclists passing the site entrance, for users of the recreational ground and for users of the allotments directly south. In all cases visual effects would reduce over time as proposed mitigation planting establishes and views of the proposed development become increasingly filtered. All other visual effects would be minor/moderate or less. The proposed development would also be viewed in the context of the existing settlement and therefore initial potential visual effects would be reduced.

From further afield potential views of the proposed development would be limited by a combination of the undulating landform and well-established, intervening, vegetation. Where views are available the proposed development would be viewed in the context of the existing settlement and visual effects would reduce over time as the proposed mitigation planting establishes and progressively filtered views.

## 6.0 Summary and Conclusions

SLR Consulting Ltd (SLR) was instructed by Bargate Homes Limited (the Client) to undertake a preliminary Landscape and Visual Appraisal (LVA) for an Outline application for up to 42 new homes on land at Goodworth Clatford, Test Valley, Hampshire to ensure that landscape and visual matters have been considered in the layout and design of the site. This builds on a Preliminary Landscape Review prepared by SLR in June 2022. The findings of this assessment have been based upon an illustrative layout prepared by Mosaic (drawing ref: 1367-SK-V4). In addition to the Preliminary Landscape Review, SLR commented on the design as it evolved and helped to shape the layout.

The assessment follows the latest UK guidance on landscape and visual appraisal and was carried out by experienced landscape architects. The assessment is based upon a desktop assessment and a site visit in clear weather conditions carried out in March 2023.

The site is not within any national designations for valued landscapes, such as AONBs or National Parks. The North Wessex Downs AONB is located approximately 6.9km to the north-east of the site. The site has been assessed as having a Community/Low value overall using TGN 02/21 criteria. The site is not considered to be a “valued landscape” for the purposes of NPPF paragraph 174.

The landscape appraisal has been based upon a desk top assessment and a site visit undertaken in March 2023. The site is classified as “*Thruxton and Danbury Chalk Downland*” within the Test Valley Borough Landscape Character Assessment (TVBLCA) (2018).

As previously mentioned, the site and its immediate context aligns with some of the LCA’s broad characteristics. However, the LCA doesn’t reflect how the site is influenced by the existing settlement of Goodworth Clatford. Therefore, the site and its context are a settlement edge sub-type of “*Thruxton and Danbury Chalk Downland*” which comprises settlement edge, agricultural land which is influenced by some suburban features and partially enclosed by the combination of the landscape’s undulating landform and well-established vegetation.

The appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised. Whilst there would be a **moderate/major** level of effect on the field itself, all other landscape effects would be moderate minor or below with effects on the established hedgerows and trees being neutral. Negative effects would be predominately limited to the site itself as the landscape is already influenced by existing settlement. It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects and this is not unusual.

Due to existing built form enclosing the site along 3 of 4 sides, and the proposed development being carefully shaped to respect the existing settlement pattern, the undulating landform and sensitive receptors, visual effects of the proposed development would be minimised and highly localised.

Visual effects would be **moderate/major** for residential receptors directly across from the entrance along Barrow Hill and **moderate** for residents close to the recreational ground, pedestrians and cyclists passing the site entrance, for users of the recreational ground and for users of the allotments directly south. In all cases visual effects would reduce over time as proposed mitigation planting establishes and views of the proposed development become increasingly filtered. All other visual effects would be minor/moderate or less. The proposed development would also be viewed in the context of the existing settlement and therefore initial potential visual effects would be reduced.

From further afield potential views of the proposed development would be limited by a combination of the undulating landform and well-established, intervening, vegetation. Where views are available the proposed development would be viewed in the context of the existing settlement and visual effects would reduce over time as the proposed mitigation planting establishes and progressively filtered views.

A more detailed LVA, in accordance with the guidance set out in GLVIA3, would be prepared as part of any application which would assess potential landscape and visual effects against a fixed layout.

## APPENDIX A

# Criteria and Definitions Used in Assessing Landscape and Visual Effects

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## Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *“landscape as an environmental resource in its own right and on people’s views and visual amenity”* (GLVIA3, paragraph 1.1). GLVIA3<sup>1</sup> (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

In LVIA's which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIA's, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

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<sup>1</sup> Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)

## Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

### Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

#### Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International
National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National

Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation but which are assessed as having value to local communities, perhaps on the basis of demonstrable physical attributes which elevate it above ordinary countryside.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes with no demonstrable physical attributes which elevate it above ordinary countryside.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 2/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

**Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes**

Factor	Definition (with Examples for Clarification)
<b>Natural Heritage</b>	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.

<b>Cultural Heritage</b>	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
<b>Landscape Condition</b>	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
<b>Associations</b>	Landscape which is connected with notable people, events and the arts.
<b>Distinctiveness</b>	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
<b>Recreational</b>	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
<b>Perceptual (Scenic)</b>	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
<b>Perceptual (Wildness and Tranquillity)</b>	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
<b>Functional</b>	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

### Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “*accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies*”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

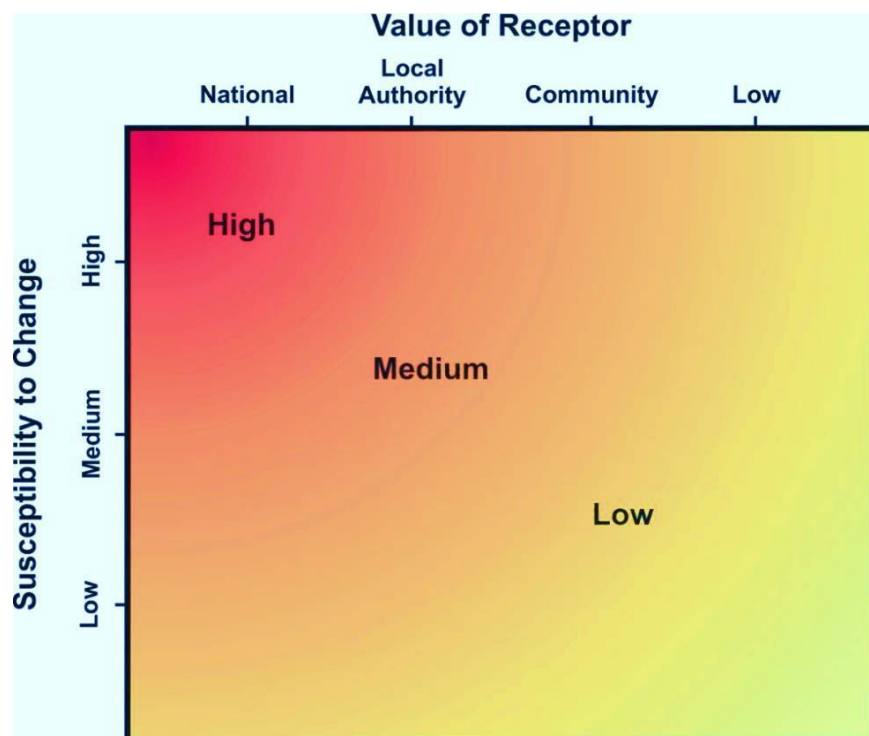
### Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

**Figure A1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**



**Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**

Sensitivity	Criteria
High	<p>The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.</p>
Medium	<p>The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development.</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development</p>
Low	<p>The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.</p>

### Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

#### Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

**Table A5: Magnitude of Landscape Change: Size/Scale of Change**

Category	Description
Large level of landscape change	<p>There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development:</p> <ul style="list-style-type: none"> <li>• becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or</li> <li>• would dominate important visual connections with other landscape types, where this is a key characteristic of the area.</li> </ul>
Medium level of landscape change	<p>There would be a medium level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> <li>• the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or</li> <li>• key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.</li> </ul>
Small level of landscape change	<p>There would be a small level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> <li>• there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.</li> </ul>
Negligible/no level of landscape change	<p>There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.</p>

### Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

**Table A6: Magnitude of Landscape Change: Geographical Extent**

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself.
Medium extent of landscape change	Landscape change extends beyond the site boundaries.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

### Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

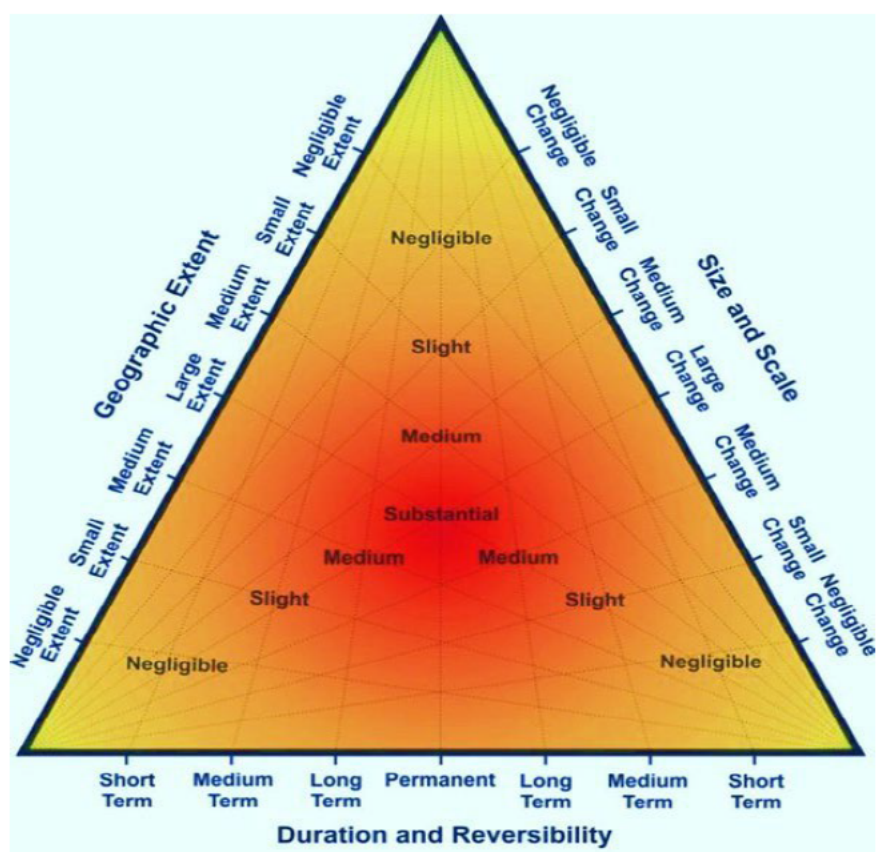
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

### Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

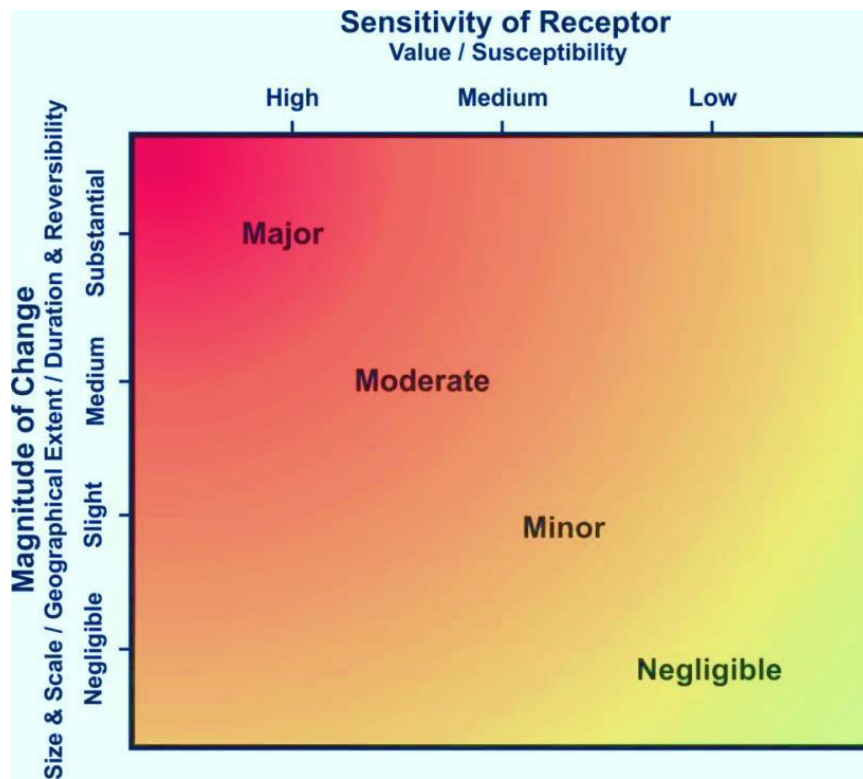
Figure A2: Determining the magnitude of landscape change



### Assessment of Landscape Effects

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Fig A3: Assessment of Landscape Effects



## Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

### Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

### Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.

Table A8: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	<p>Views from nationally (and in some cases internationally) known viewpoints, which:</p> <ul style="list-style-type: none"> <li>• have some form of planning designation; or</li> <li>• are associated with internationally or nationally designated landscapes or important heritage assets; or</li> <li>• are promoted in sources such as maps and tourist literature; or</li> <li>• are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or</li> <li>• have important cultural associations.</li> </ul> <p>Also may include views judged by assessors to be of high value.</p>
Medium	<p>Views from viewpoints of some importance at regional or local levels, which:</p> <ul style="list-style-type: none"> <li>• have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or</li> <li>• are promoted in local sources; or</li> <li>• are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or</li> <li>• have important local cultural associations.</li> </ul> <p>Also may include views judged by the assessors to be of medium value.</p>
Low	<p>Views from viewpoints which, although they may have value to local people:</p> <ul style="list-style-type: none"> <li>• have no formal planning status; or</li> <li>• are not associated with designated or otherwise high quality landscapes; or</li> <li>• are not linked with popular visitor attractions; or</li> <li>• have no known cultural associations.</li> </ul> <p>Also may include views judged by the assessors to be of low value.</p>

### Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 below. However, as noted in GLVIA3 *"this division is not black and white and in reality there will be a gradation in susceptibility to change"*. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

**Table A9: Visual Receptor Susceptibility to Change**

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

### Defining Sensitivity

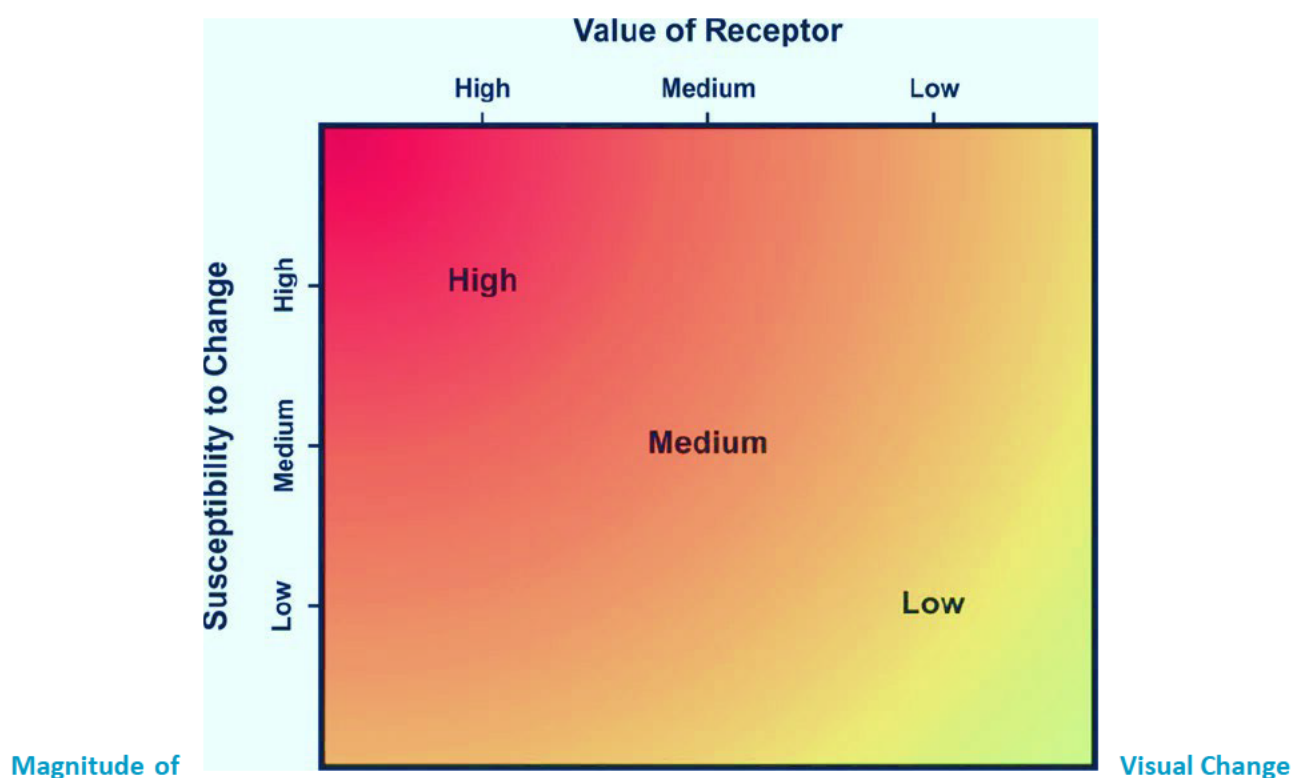
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure XX below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

**Table A10: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors**

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value.
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.

Sensitivity	Criteria
Low	<p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.</p>

**Figure A4 Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups**



The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

#### Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and

- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A11 below.

**Table A11: Magnitude of Visual Change: Size/Scale of Change**

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

#### Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

**Table A12: Magnitude of Visual Change: Geographical Extent of Change**

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

### Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

**Table A13: Magnitude of Visual Change: Duration and Reversibility**

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

### Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A5: Determining the magnitude of visual change

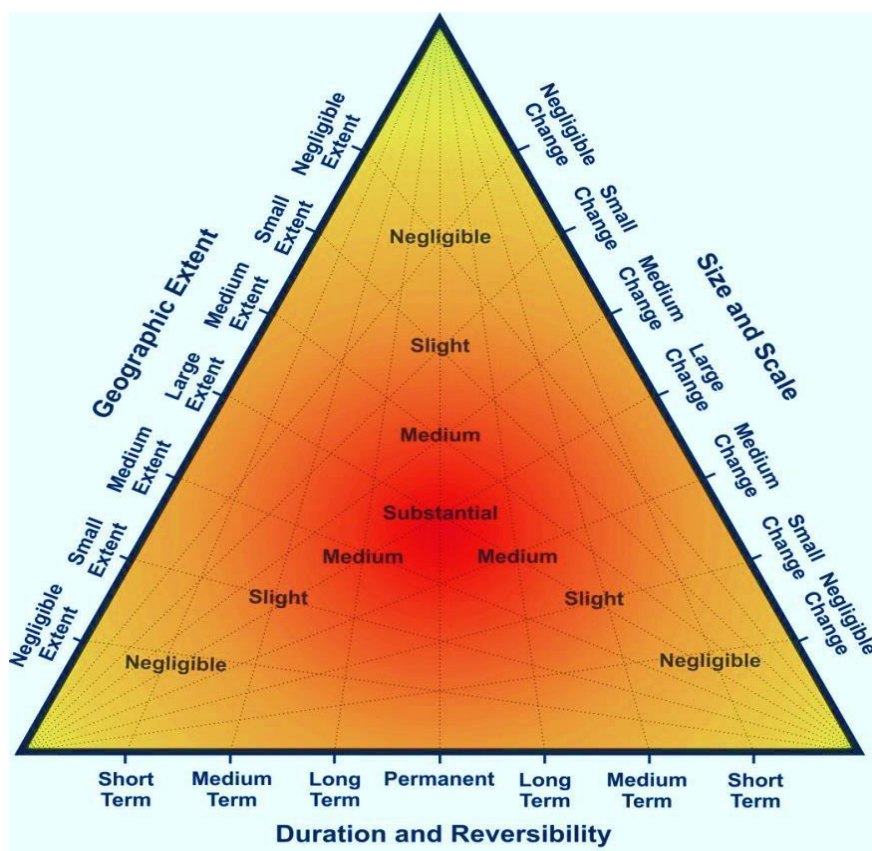
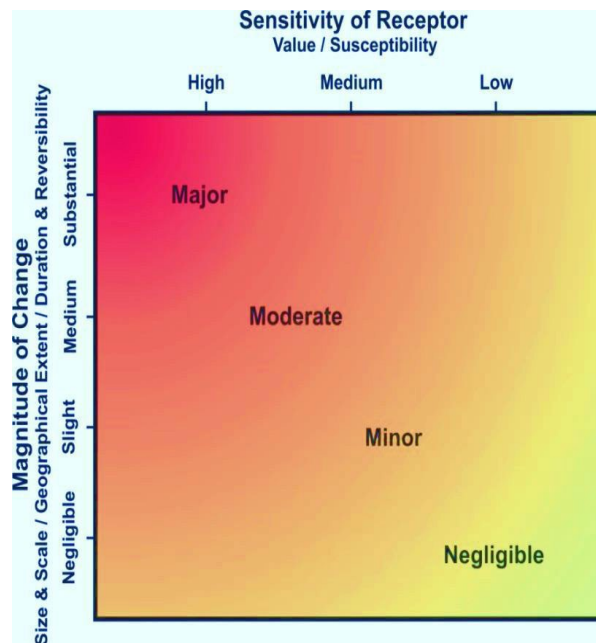


Table A15: Assessment of Magnitude of Visual Change

#### Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure A6: Assessment of Visual Effects



## APPENDIX B

### Illustrative Layout



- Key
- 01 Proposed vehicular access point
  - 02 Bungalows along key view from Barrow Hill
  - 03 Swales
  - 04 Sustainable Drainage System (SuDs)
  - 05 Continuation of a tree lined avenue
  - 06 Retained and enhanced hedgerow planting
  - 07 Edible landscapes / Orchard
  - 08 Meadow planting
  - 09 Proposed development backing onto existing residential
  - 10 Footpath
  - 11 Potential pedestrian connection
  - 12 Potential Sub Station location



CLIENT:  
Bargate

PROJECT:  
Land at Goodworth Clatford

DRAWING:  
Illustrative Layout

PROJECT NUMBER:  
1367

DRAWING NUMBER: SK  
CHECKED BY: LA

REVISION: V4  
STATUS: Final

DATE: 04/04/23  
SCALE: 1:1,000



## DRAWINGS





# Land south of Barrow Hill, Goodworth Clatford, Andover

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Vision Document  
April 2023

VIVID

  
BARGATE  
HOMES





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# Contents



# 01

## Introduction





### *Sustainable and Active Movement*

Street design will prioritise walking and cycling to promote healthy lifestyles and street trees. Proposed footpaths will link into the existing footpath network and provide further connections to the existing to the existing leisure facilities such as the recreation ground and allotments.

### *High Quality Design that reflects Goodworth Clatford's Character*

A new distinctive neighbourhood with high-quality and beautifully designed homes, that complement the character of Goodworth Clatford through the identification of Goodworth Clatford's unique characteristics to inform the design.

### *Protecting and Enhancing the Local Landscape Setting*

The site will naturally integrate with Goodworth Clatford and will retain key views to open countryside to support the vision of the NP.

### *New Construction Job Creation*

The site would contribute to local employment opportunities by creating construction jobs within Goodworth Clatford, supporting the economy of the area.

### *Affordable Housing*

The site will provide 40% affordable homes which will make a very significant contribution towards the existing shortage of affordable homes in the locality.



### *Enhanced Biodiversity and Green Infrastructure*

Existing green infrastructure is retained where possible and enhanced through additional landscaping to help create an attractive environment promoting biodiversity.

### *Healthy Communities*

The landscapes proposed will promote health and well-being including active landscapes, growing landscapes, formal and informal to help reconnect residents with nature.



## Bargate Homes

*Bargate Homes was established in 2006 to be a truly differentiated homebuilder in its product and guiding principles. To be better, not big. To focus on doing the right thing, in delighting customers; not prioritising margins and shareholder returns.*

To reject the malaise of mediocrity in new homes design and build standards and appalling levels of customer service. To recognise corporate responsibility; to have a purpose beyond profit. To demonstrate a duty of care in development, to enhance the beautiful local area we all choose to call home and give back to the communities in which we develop. To be the brand that cares in a marketplace that seemingly does not.

This vision is as true to the business now as it was then, resulting in our enviable reputation. Indeed, VIVID's acquisition of the business and decision for the business to continue to operate independently is a further endorsement of the appeal of our ethos.

Our family of employees choose to live where we build. And are proud to do so. They do so because it is one of the most beautiful parts of the country. Moreover, they demonstrate a passion to build truly aspirational homes and landmark developments. Combined, that translates to a self-imposed responsibility: to create homes and developments that enrich the place we all call home.

## Vivid Homes

*Our vision is "More homes, bright futures" and at the heart of this is helping customers improve their wellbeing and life chances.*

Vivid is one of the largest housing associations in the south operating across Hampshire, Surrey, Berkshire and West Sussex, with 31,000 homes and delivering services and support to 72,000 customers. Vivid has one of the strongest development programmes amongst housing associations in England, ranked 8th in Inside Housing's Top 50 Biggest Builders 2020 and with ambitious plans to deliver 17,000 homes by 2030. Vivid provides homes across a wide range of tenures to meet the different needs and circumstances of people in the region.

Alongside our business, VIVID Plus is a charitable arm established this year, bringing added support to customers and communities for the long-term.



*Examples of Bargate Homes developments*



## The Site

The site is located in the village of Goodworth Clatford, on the southern side of Barrow Hill. Goodworth Clatford is located directly south of Andover, just 3 miles from Andover Town centre and 6 miles north of Stockbridge. The Land south of Barrow Hill, Goodworth Clatford extends to 2.9 hectares of arable land, currently in active use for cereal cropping.

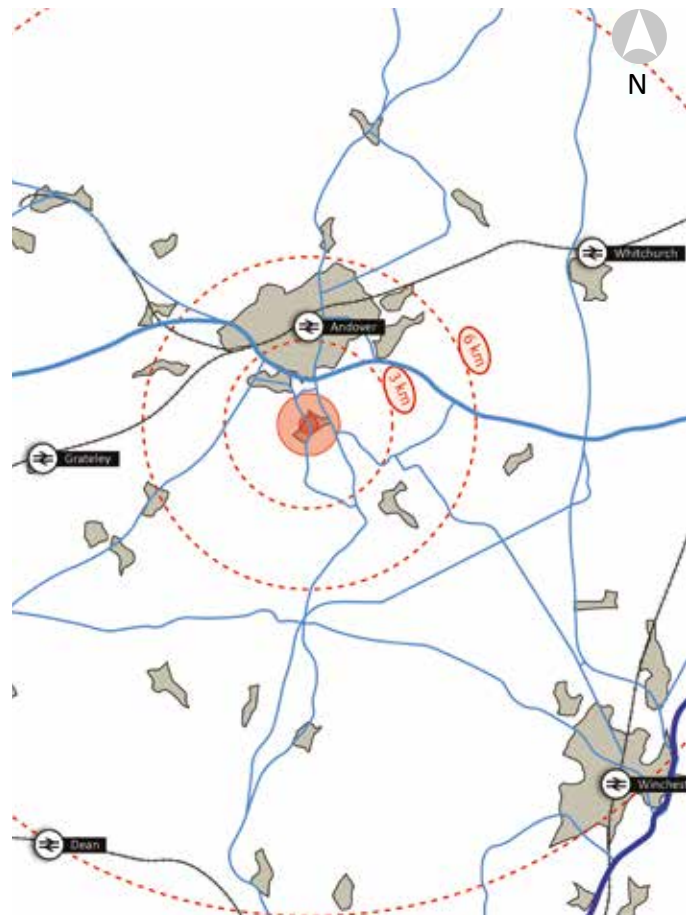
The site is a short walk to various village amenities and is surrounded to the north, east and west by existing residential development, as well as the village recreation ground and allotments.



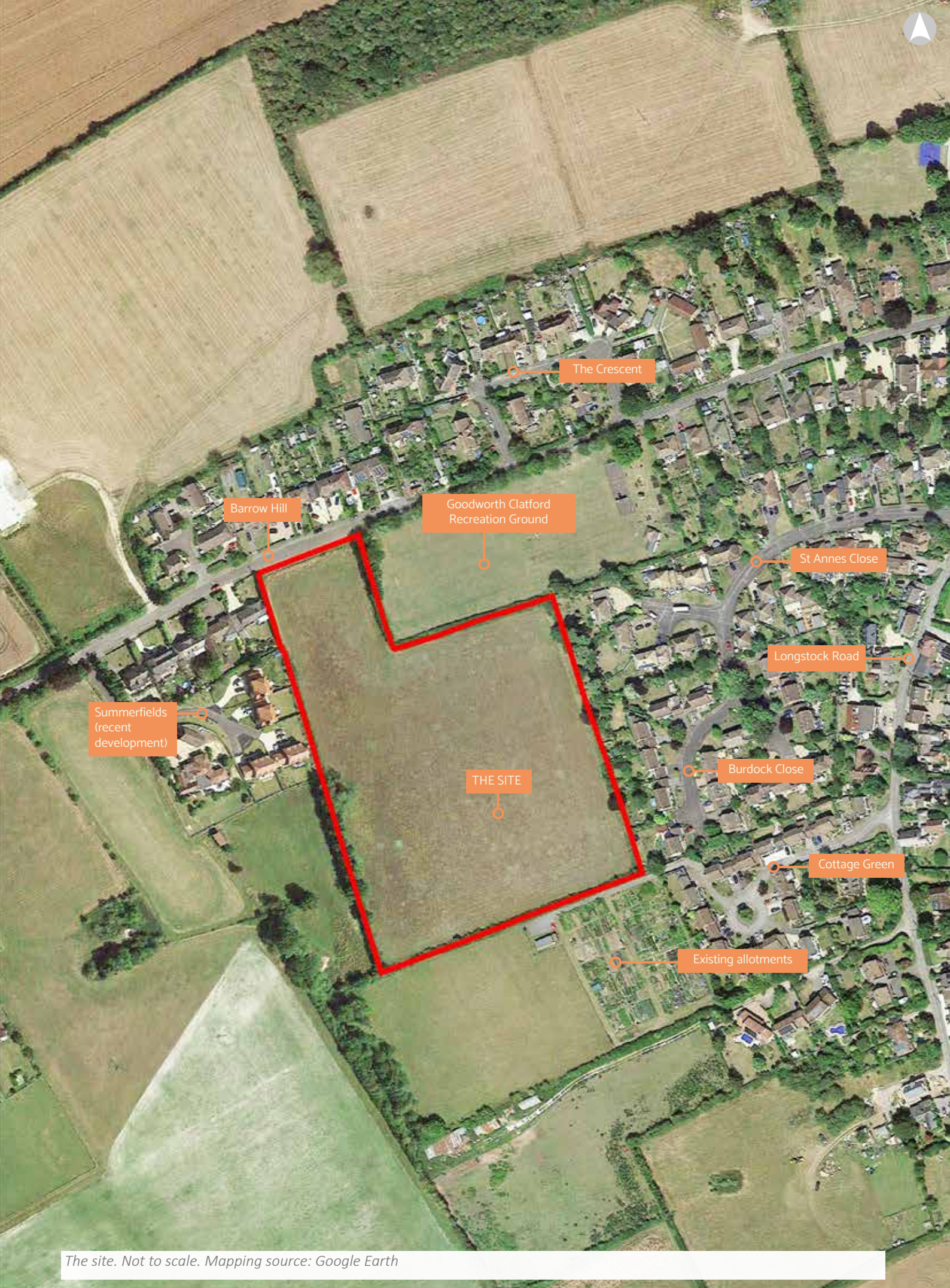
Site photos

### *Characteristics of the site*

- Boundaries are lined by existing vegetation including trees and/or hedgerow
- Logically located between existing residential built form to the east and west
- A wide site frontage onto Barrow Hill enabling a deliverable means of access
- Adjacent to village amenities including the Queen Elizabeth II Recreation Ground and allotments
- Gentle rise in levels across the site with land rising for 64.50m AOB at Barrow Hill frontage to around 72.3 AON on the south-western boundary
- Located within flood zone 1 and not at risk from surface water flooding
- No heritage asset, environmental or biodiversity designations on the site



Site location. Not to scale



The site. Not to scale. Mapping source: Google Earth



# National Design Guidance

*The following policies and guidance are relevant in shaping the information contained in this Vision Document.*

## National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and most recently on 20 July 2021.

The National Planning Policy Framework states developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

## Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) is an independent body that advises government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

The Commission recommends practical measures to help to ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities.

The Commission published its final report, 'Living with Beauty', on 30 January 2020. This report proposes a new development and planning framework that will:

- Ask for Beauty
- Refuse Ugliness
- Promote Stewardship

**The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.**

Those three aims must be embedded in the planning system and in the culture of development in such a way as to incentivise beauty and deter ugliness at every point where the choice arises.

In particular, the BBBBC promotes the following two principles that are particularly relevant to the placemaking principles of the **Land south of Barrow Hill, Goodworth Clatford**.

**Neighbourhoods:** Create places not just houses. Develop homes within mixed-use real places at 'gentle density' thereby creating streets, squares and blocks with clear backs and fronts.

**Nature:** Re-green our towns and cities. Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Create new community orchards. This is both right and aligned with the Government's aim to eradicate the UK's net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.

## The Government's Response to BBBBC

Beauty, design quality and placemaking are a strategic theme in revisions to the National Planning Policy.

Several other aspects of the National Planning Policy Framework have also been updated to reflect the Commission's recommendations.

Street trees are a core part of the vision for enhancing the quality of urban development, making our urban environments greener, healthier and more sustainable.

Regarding street trees specifically, revisions to the National Planning Policy Framework make clear that new streets should be tree lined unless there are very clear, justifiable and compelling reasons not to.

## National Design Guide

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The principles of the NDG have been embedded in the vision for the Land south of Barrow Hill, Goodworth Clatford.

## National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the government's priorities and provides a common overarching framework for design.



National Design Guide 10 characteristics above and National Model Design Code below





## Local Design Guidance

*The following policies and guidance are relevant in shaping the information contained in this Vision Document and our approach to design.*

### Test Valley Development Plan

The Local policies for this site are contained within the Test Valley Borough Revised Local Plan (LP). Of relevance to the design and vision of this site, Policy E1 'High Quality Development in the Borough' states development will be permitted if it is of a high quality in terms of design and local distinctiveness. Policy E2 'Protect, Conserve and Enhance the Landscape Character of the Borough' is clear that development which ensures the protection, conservation and enhancement of the landscape of the Borough will be permitted.

Test Valley are preparing a new Local Plan which identifies the Council's aspirations and strategies up to 2040. The Regulation 18 Draft Local Plan 2040 describes the broad overarching aims of the plan.

### Regulation 18 Stage 1 Draft Local Plan 2040

The Vision summarises the Council's aspirations for the Borough looking towards the end of the plan period, to 2040. It describes the broad overarching and ambitious aim of the plan.

Objectives that have influenced our vision and illustrative masterplan are climate change; our communities; built, historic and natural environment; ecology and biodiversity; health, wellbeing, culture, leisure and recreation; design, housing; and transport and movement.

### Goodworth Clatford Neighbourhood Plan and Village Design Statement

The Goodworth Clatford Neighbourhood Plan (NDP) was made in March 2019 and also forms part of the Development Plan for the area. Policy SP1 'Sense of Place' of the NDP requires that development proposals 'maintain a strong sense of place and retain the distinctive character of the village', and BE1 'Design' sets out some overarching principles for design.

These include providing a good standard amenity for occupants, reflecting the existing scale and plan form of the locality, maintaining a consistent street scene, and complying with the Goodworth Clatford Village Design Statement (VDS) that was adopted by Test Valley as Supplementary Planning Guidance in April 2000.



## Our Response to the objectives and policies of the Test Valley Development Plan, Goodworth Clatford NDP and the VDS:



### Climate change:

Test Valley Borough Council declared a climate emergency in September 2019. Land south of Barrow Hill, Goodworth Clatford has a approach to achieving carbon neutrality on the site.

Our approach to achieving carbon neutrality is:

- The biodiversity of the Site will be protected, diversified and improved through new planting and habitat creation. Overall the proposals are expected to achieve a net gain in biodiversity
- Integrate Sustainable Urban Drainage systems
- Design homes using a 'fabric first' approach where the materials and construction are designed to reduce energy demand as far as possible first
- Consideration of achieving energy conservation standards that exceed Building Regulations
- Design of new homes to reduce water demand through efficient appliances and fitting
- Integration of low carbon energy sources such as the potential incorporation of photovoltaic arrays and heat pumps
- Provide electric vehicle charging points for all new homes
- Encourage residents to utilise the easy access to alternative modes of transport (e.g. walking, cycling and public transport) from the Site to reduce reliance on the private car



### Location and nature of development

Our proposals are designed to accommodate key views and retain the character and setting of the countryside.

The location of new development is in accordance with the character of the countryside and landscape and is sympathetic to its edge of village location. It also retains the strategic gap between the village and Upper Clatford, Andover and other communities.



### Good design and quality housing

Land south of Barrow Hill, Goodworth Clatford strives to be a beautifully and imaginatively designed sustainable addition to Goodworth, that will help provide much needed homes and green infrastructure.

Land south of Barrow Hill, Goodworth Clatford will be a development that complements the distinctive character of Goodworth Clatford through the identification of its unique characteristics at detailed design stage. Our proposals will strive for best practice and be consistent with the existing street scene, scale, height, layout and architecture style to create a legacy of real note. We will retain the existing building line and and keep development from high points of the site.



### Encouraging active travel

We are promoting 'active travel' at Land south of Barrow Hill, Goodworth Clatford. Active travel is all about getting you moving from A to B in ways that don't use fossil fuels. It not only improves residents' health and wellbeing but helps reduce their carbon footprint while saving money.

The site is located at an inherently sustainable location, near the recreation ground, allotments, Clatford Church of England Primary School, village store and Royal Oak pub. The site has excellent access to nearby bus routes. A new pedestrian link could connect the allotments and recreation ground.



### Ecology and Biodiversity

We would protect and enhance the natural environment by embedding green infrastructure and biodiversity gains in designs and layouts, as informed by existing local provision.

Our proposals also create a network of green corridors and spaces to help mitigate the effect of climate change, link existing green infrastructure on-site and connect with surrounding green spaces.

The green corridors provide wildlife habitat creation, wildlife movement routes and space for sustainable drainage systems.



A stylized graphic of a tree with a few leaves, rendered in a light orange color, positioned behind the large number '02'.

# 02

**Analysis**



## A logical location for new development

The site is a sustainable location for new homes with excellent access to a range of facilities within Goodworth Clatford or via a short ride on public transport to Andover, all within 20-minutes of the site.

## Sustainably located

### Selecting a sustainable site

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs access to the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.



### Building for a Healthy Life

Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded to completed schemes, the site selection criteria have been applied to Land south of Barrow Hill, Goodworth Clatford to demonstrate the sustainability of the design proposals.

Building for a Healthy Life principles advise places should 'offer social, leisure and recreational opportunities a short walk or cycle from their homes' and that developments should 'provide community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs'.

### Facilities audit

The site abuts Barrow Hill that allows for direct access into Goodworth Clatford predominately to the east, then Longstock Road which connects the village with Upper Clatford and Andover to the north. The site demonstrates the potential to deliver a new access point and promote sustainable modes of movement, both within and around the local context.

There is a bus stop located within a 6 minute walk of the site, which include the service 15, providing access to Andover to the north and Stockbridge to the south. Additionally, Route 246 of the National Cycle Network is a 2 minute cycle east of the site.

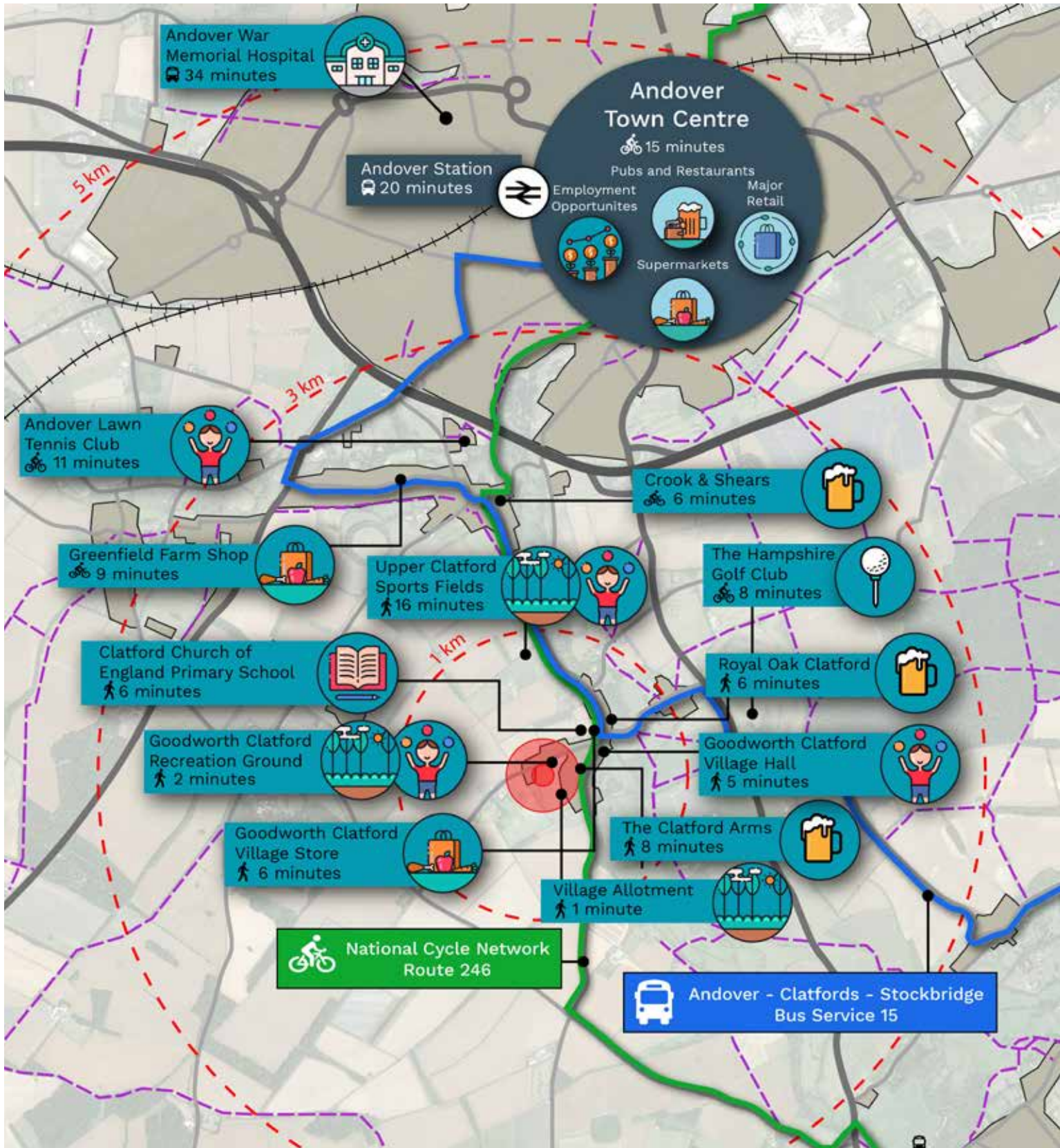
Nearby facilities include:

Local Facility	Distance	Walking time
Recreation Ground	100m	1 min
Allotments	100m	1 min
Village Hall and Tennis Court	450m	5 mins
Village store and post office	490m	5 mins
Goodworth Clatford C of E Primary School	540m	6 mins
The Royal Oak Pub	560m	6 mins
Royal Oak Bus stops	550m	6 mins
The Clatford Arms Pub	650m	8 mins
Petrol Station/ Garage	680m	8 mins
St Peters Church	1000m	13 mins

### 20-minute neighbourhoods



20-minute neighbourhoods are complete, compact and connected neighbourhoods where people can meet their everyday needs within a short walk, cycle or ride on public transport.



Local facilities plan



## Site Considerations

Our emerging technical and environmental work concludes there are some considerations, such as existing vegetation, neighbouring properties and access. Many of the perceived constraints are, in fact, opportunities

Our approach involves responding to these considerations in an informed and considered manner to help create a unique and distinctive addition to Goodworth Clatford.

The plan opposite summarises the emerging technical work. The following pages explore the work undertaken in greater detail.

Key:

-  Site Boundary (2.89HA)
-  Potential main access
-  View 7 from NP
-  Back and side of existing properties
-  Reptile receptor area
-  Existing vegetation to be retained where possible
-  Recreation ground
-  Allotments
-  National Forest Inventory
-  Existing building line
-  National cycle route 246
-  Grade II listed buildings
-  Conservation area
-  SINC
-  Risk of surface water flooding - 1 in 30
-  Risk of surface water flooding - 1 in 100
-  Risk of surface water flooding - 1 in 1000
-  Flood zone 2
-  Flood zone 3





Considerations plan. 1@2,500. Mapping source: Google Earth



# Technical summaries

## Ecology

Habitats with a higher distinctiveness should be retained as far as possible within any future site masterplan. The measures below are suggested to address any loss of the habitats indicated above:

- Retain as much of the grassland as possible within the site design and enhance the retained grassland areas with a wildflower seed mix.
- Planting of native hedgerows and providing green corridors. The current hedgerows should be retained as far as possible, and any loss will require compensation to ensure the final development provides net gain in hedgerow units.
- A wildlife pond can be created in the southeast area of the site. This will exploit natural drainage conditions while enhancing the site for invertebrates and amphibians, including great crested newts. As well as providing water for reptiles and mammals, the pond will enhance foraging opportunities for birds and bats. This will contribute to habitat net gains on the site.

The biodiversity metric only takes into account the provision of habitats. To provide additional biodiversity enhancements and secure net gains the following measures can be included within the final development design:

- Bat and bird boxes should be included within the development, with integral boxes preferred. These should target species such as house sparrow (*Passer domesticus*) and swift (*Apus apus*).
- A hibernaculum should be included in an area of retained grassland, this will provide suitable shelter for small mammals, reptiles and invertebrate species.
- Hedgehog friendly fencing should be incorporated within the design of the development to ensure hedgehogs can still move through the development. This can be achieved with the inclusion of gravel boards on the fencing or maintain a gap at the bottom of fences.
- The inclusion of wildflower areas will also provide additional foraging opportunities for hedgehogs.

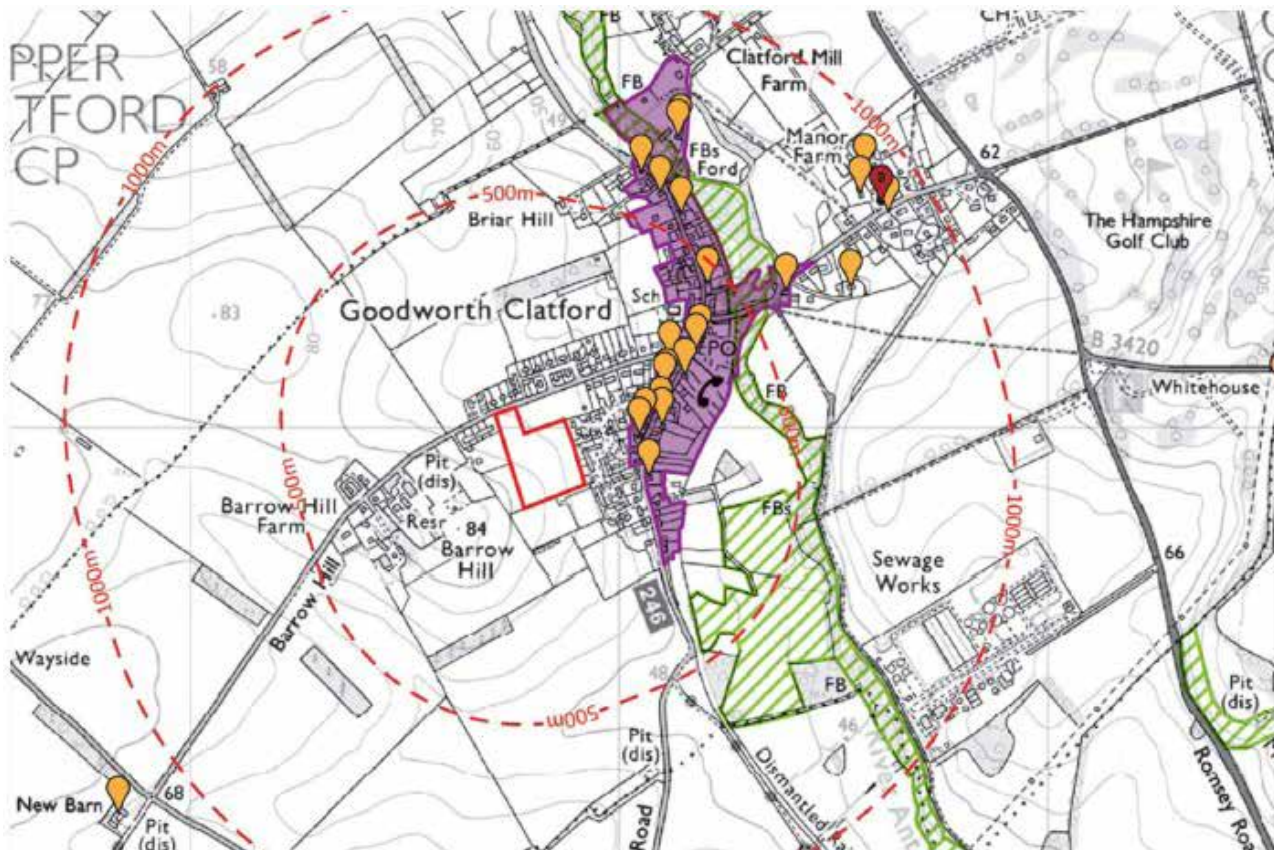
## Landscape

The site is currently outside of the settlement and is not allocated for development. A proposed residential development on the site was judged by Test Valley BC, in a pre-app response, to be unsuitable in relation to the potential effects on character and appearance.

The following design recommendations for the proposed residential masterplan flow from this preliminary appraisal, and could assist in enhancing the distinctiveness of the development, and also reducing landscape and visual effects:

- The following design recommendations for the proposed residential masterplan flow from this preliminary appraisal, and could assist in enhancing the distinctiveness of the development, and also reducing landscape and visual effects:

- Retain an open vista through the site to the south, in order to respect Important View 7. In note this formed part of the initial vision for the site, (see plate II) but it seems to have been dropped from the subsequent sketch design. I think retaining a greenway has significant benefits, not only from a visual perspective but also in allowing a green infrastructure link between Barrow Hill and Burdock Close (and potentially also Longstock Road and the allotments).
- Avoid development on the higher parts of the site to reduce the potential for effects on sensitive long views. Consideration should also be given to placing bungalows to the west of the access, as this is also an elevated part of the site.



WH Landscape design drawing



## Drainage

### Flood Risk:

The site is located entirely within Flood zone 1 with low probability of flooding. The governments flood risk mapping indicates that the site is not considered to be at risk of long-term flooding from surface water. It also appears that there is no risk of flooding from rivers and seas, or reservoirs.

### Bedrock Geology:

Based on the British Geological Society Geology (BGS) mapping, the majority of the site appears to be overlaying a stratum of Seaford Chalk Foundation, whilst the southwestern corner of the site is underlain by Newhaven Chalk foundation. Based on the permeable bedrock geology, the most feasible means of draining the site will likely be through on-site infiltration. It is therefore, recommended to undertake soakage testing in accordance with BRE365 to obtain the infiltration rates on site. It is also recommended to undertake winter ground water monitoring as soon as practicably possible (Typically between October to March) to study the ground water levels beneath the site and inform the drainage design accordingly.

Considering the chalky bedrock geology underneath the site, it is also recommended to undertake Chalk Density testing to inform the design offsets between dwellings and soakaways; these typically range between 5-10m for high and medium density chalk. The chalk density test will specifically be crucial in the eastern portion of the site (marked as segment 3 in the map below), as this area was recorded to have clay superficial deposits. This indicates that there is potential for solution features in this region where the clay's acidity reacts with the underlying chalk, which might lead to sinkholes and would therefore require a more conservative soakaway offset distance of 20m from any habitable building.



### Potential SuDS:

In light of the above information and based on the site's topography sloping gradually from west to east, we propose the following:

- A large infiltration basin to be installed in the lowest point of the site, located in south eastern corner. This would act as the ultimate discharge point for the site.
- Driveways can potentially self drain through permeable block paving, therefore increasing water quality and reducing the flows incoming into the main network
- A series of conveyance swales can potentially take runoff from the roads and nearby hardstanding areas

## Movement

The site is located on the southwestern edge of Goodworth Clatford, located between residential areas to the east (St Annes Close/Burdock Close) and modest residential development to the west, the recreation ground to the northeast, Barrow Hill to the north and allotments to the south. As such the site would be enclosed by these features and appear a natural extension to the settlement,

### Local PRow Network

There are no public rights of way in the immediate vicinity of the site as highlighted in the image below.



### Site Accessibility

The site is situated within 1km of all the amenities and facilities within Goodworth Clatford, including Clatford CoE Primary School, Post office/village shop, village hall and Pub (circa 500m east at the junction of Barrow Hill with Longstock Road), as well as the recreation ground and allotments on the site boundary. Goodworth Clatford is however a modestly sized settlement and does not have all the facilities that one might need on a day-to-day basis.

Bus stops located on Longstock Road are served by Stagecoach Route 15, which links Stockbridge and Andover. This is an infrequent service however at 3 buses per day.

### Site access

As a general principle, we would expect an access of 5.5m width (with potential to narrow down to 4.8m within the site) and 9m radii (may vary slightly depending on exact alignment of the internal road) to assist the HCC 11.2m long refuse vehicle movements. It is in this context that we have reviewed the access options available.

Barrow Hill is a relatively rural unlit 30mph speed limit road, measuring circa 5m in width and so able to accommodate two-way traffic. There are footways on the development side of carriageway, albeit narrow in places, which does provide a continuous link between Longstock Road (and associated facilities) and beyond the site to the west.

The site frontage along Barrow Hill measures circa 55m and it is recommended the access be located centrally within the site frontage to maximise visibility opportunities in each direction. Visibility splays consummate to a 30mph road equate to 2.4m x 43m and these appear achievable based on a sketch design on the PDF topographical survey. Hampshire County Council (HCC) highways would however request a speed survey to ensure visibility is achievable in line with 85th percentile speeds. We have assumed for the purposes of this assessment that the highway boundary is the back edge of the footway across the recreation ground frontage and the footway/verge across the frontage of the adjacent property (Lynedale) to the west based on an extract of highway mapping seen for another local application. We would recommend this is checked for accuracy by obtaining HCC records direct.

### Conclusion

Based on the above initial assessment, we believe there is a good likelihood of being able to achieve the required access to support development of 40 dwellings on this site.



A stylized graphic of a tree with a few leaves and a trail of falling leaves, all in a light orange color, set against a circular background of the same color.

03

**Vision**



## Vision

### Land south of Barrow Hill, Goodworth Clatford: The 20 minute neighbourhood

The vision for the site follows the principles of the 20-minute neighbourhood, a model for sustainable placemaking developed by the Town and Country Planning Association.

As demonstrated on pages 18-19, the Land south of Barrow Hill, Goodworth Clatford is situated at an inherently sustainable location with a range of facilities, employment and education opportunities accessible within a 20 minute walk, cycle or bus ride, meeting the characteristics of a 20-minute neighbourhood.

#### *What is a 20-minute neighbourhood?*

Societies around the world are facing a number of urgent, interconnected problems, including how to reduce carbon emissions, how to help people become more active to improve health and wellbeing, how to reduce loneliness and how to improve high streets and neighbourhoods that have declined.

The idea of the 20-minute neighbourhood (also known as 15-minute cities) has grown with interest around the world, especially since the COVID-19 pandemic put a spotlight on the importance of the liveability of where we live.

20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short walk or cycle. The idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities and tackling climate change.

Every community has its own context and aspirations for the future. Any plans to create a 20-minute neighbourhood should be based on what the local community wants. However, the following characteristics, or 'ingredients', are likely to be part of the mix:



- Diverse and affordable homes
- Well-connected paths, streets and spaces
- Schools at the heart of communities (already present within Goodworth Clatford)
- Good green spaces in the right places
- Local food production
- Keeping jobs and money local
- Community health and wellbeing landscapes and facilities
- A place for all ages

The 20-minute neighbourhood is also closely aligned with the Active Design principles developed by Sport England in partnership with Public Health England. Active Design is focused on enabling people to incorporate physical activity into their daily routine through a built environment designed and laid out to support healthier and more active lifestyles. Active Design is a key guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to be active and healthy.

Although national planning policy does not refer directly to 20-minute neighbourhoods, the National Design Guide (updated January 2021) and the draft National Model Design Code (issued in January 2021) contain useful guidance on topics such as masterplanning, street layout, connectivity, density and active travel, all of which can contribute to the creation of 20-minute neighbourhoods.

Based upon the principles of 20-minute neighbourhoods, the Land south of Barrow Hill, Goodworth Clatford is a sustainable location for new development and benefits from a wide range of nearby facilities in the village centre and wider area whilst also being able to deliver new publicly accessible green space.

## A Healthy and Attractive Place

There is an opportunity for the development to provide a positive contribution to the green infrastructure and public open space of Goodworth Clatford. The land is currently used for agricultural purposes and is inaccessible to the public. The site would provide new pedestrian routes between the recreation ground and allotments. It would encompass multi-functional open space, as well as biodiversity improvements, to allow both people and nature to live alongside each other.

The scheme will seek to promote active travel such as walking and cycling, especially to onward sustainable transport connections and existing public rights of way through the creation of safe, attractive and convenient routes. This approach serves to reduce reliance on the car, reduce carbon emissions, and help to promote the health and wellbeing for all.

Wildflower meadow grassland planted within open space and verges would provide new habitats for invertebrates, and thus foraging habitats for both bats and birds. This would improve the character of the landscape, contact with nature and general well-being. Existing hedgerows would be retained and enhanced

with gaps filled ensuring a greater diversity of species would occur, including with many more trees.

SuDS would be incorporated to treat and hold surface water prior to discharge. Features could include swales, rain gardens and infiltration basins/ponds. These would be placed within areas of open space and as part of green corridors to add diversity, and potentially depending on very localised conditions, water, within the landscape.

Opportunities for orchards could be provided in our proposals.

## The proposals create a range of edible landscapes that promote health and wellbeing

There is evidence associating the quality of the built and natural environments with the health and wellbeing of communities. Land south of Barrow Hill, Goodworth Clatford could provide a range of productive landscapes to promote health and wellbeing. Landscapes could include:

- Orchards
- Door-step growing spaces
- Meadow planting
- Wetland landscapes





## Development Principles

*The following pages set out a sequence of diagrams to show the key organising principles for the proposed development at the Land south of Barrow Hill, Goodworth Clatford.*

The principles outlined in the following illustrations have been developed in response to the contextual analysis, site considerations and the objectives of the the Test Valley Development Plan, Goodworth Clatford NP and the VDS:



### Site today

The site is approximately 2.89 ha in size and constitutes of one field parcel, with Barrow Hill and Goodworth Clatford Recreation Ground to the north and the allotments to the south. It lies west of Goodworth Clatford and is bound by the village to the north, east and west and is lined by vegetation along all boundaries.



### Sustainable drainage

The existing topography and proposed landscape corridors provide an opportunity to create a sustainable urban drainage system (SuDS) of swales and ponds to mitigate surface water.

They also provide the opportunity for ecological rich meadows to enhance biodiversity.



#### Development will stand off the highest point of the site

Thus allowing for visual containment of the site.



#### Break in the built form to respect Neighbourhood Plan View 7, looking south across Goodworth Clatford Recreation Ground

The site will feature a number of 1 storey bungalows to allow for views south.



#### Align new tree planting along existing at Barrow Hill

The proposals will continue the tree alignment along Barrow Hill. Planting will also help to screen views and create an attractive setting.



#### Multi-functional Green Space

The scheme provides green space and landscape corridors that provide opportunities for recreational activities, play and edible landscapes. Creating multi-functional green space will help to positively contribute to the context of the village setting and will contribute to biodiversity enhancements for the betterment of wildlife and habitats.



### Walkable neighbourhoods

Access to local facilities is fundamental to the concept of locating sustainable development. The site is nearby to facilities including Goodworth Clatford Church of England Primary School, two local pubs, Goodworth Clatford Recreation Ground and the allotments south of the site.



### Creation of a new pedestrian connection across the site into the allotments to the south and recreation ground in the north

This will improve pedestrian connectivity to the allotments through a new green link that connects the recreation ground and allotments.



### Privacy and amenity

Careful consideration has been given towards the privacy and amenity of nearby dwellings. Appropriate back to back distances will be implemented with clear boundary delineation. Facade treatment window positioning as well as vegetated methods of screening will help to ensure that privacy is maintained.



### Positive outward looking development

We have positively addressed the need to design out crime by overlooking public open space. Clear definition between public and private ensures that streets and spaces are well overlooked creating a positive relationship between fronts and backs of buildings. This is a core principle of 'Secured by Design'.



### Access and movement

Vehicular access will be from Barrow Hill. We propose a cycle and pedestrian links to increase the level of permeability both within and around the site. The design of vehicular routes embraces 'Manual for Streets' by supporting the design ethos that streets should be designed as social places as well as meeting their traffic function.



### Continuation of building line along Barrow Hill

The proposal will continue the building line along Barrow Hill, to help make the proposals seamlessly blend in with existing built form and frontage along Barrow Hill.



### A comprehensive strategy

The site presents itself as a logical extension to Goodworth Clatford. Our proposals will positively contribute to local affordable housing need and deliver publicly accessible open space and on-site biodiversity enhancements.



# Illustrative Layout

*Land south of Barrow Hill, Goodworth Clatford presents an opportunity to create a community based upon principles of the 20-minute neighbourhood. The development can deliver up to 40 new homes*

## Housing benefits of the site

The proposal will provide 40% affordable homes (16 dwellings being affordable on the basis of the maximum 40 dwellings being proposed) which will make a very significant contribution towards the existing shortage of affordable homes in the locality. As of 13th December 2022, there were 7 households in need of rental affordable housing in the Parish, with the following requirements:

Assessed bed need	Total
1 Bed	4
2 Bed	2
3 Bed	1
4+ Bed	0
Total	7

This development therefore has the potential to provide for up to 100% of that affordable rent need, helping many households in need and reducing the waiting lists. Additional affordable tenures for shared ownership and First Homes will also be delivered.

### Key

- 01 Proposed vehicular access point
- 02 Bungalows along key view from Barrow Hill
- 03 Swales
- 04 Sustainable Drainage System (SuDs)
- 05 Continuation of a tree lined avenue
- 06 Retained and enhanced hedgerow planting
- 07 Edible landscapes / Orchard
- 08 Meadow planting
- 09 Proposed development backing onto existing residential
- 10 Footpath
- 11 Potential pedestrian connection
- 12 Potential Sub Station location



The Crescent

Barrow Hill

Goodworth Clatford  
Recreation Ground

Sustainable Drainage

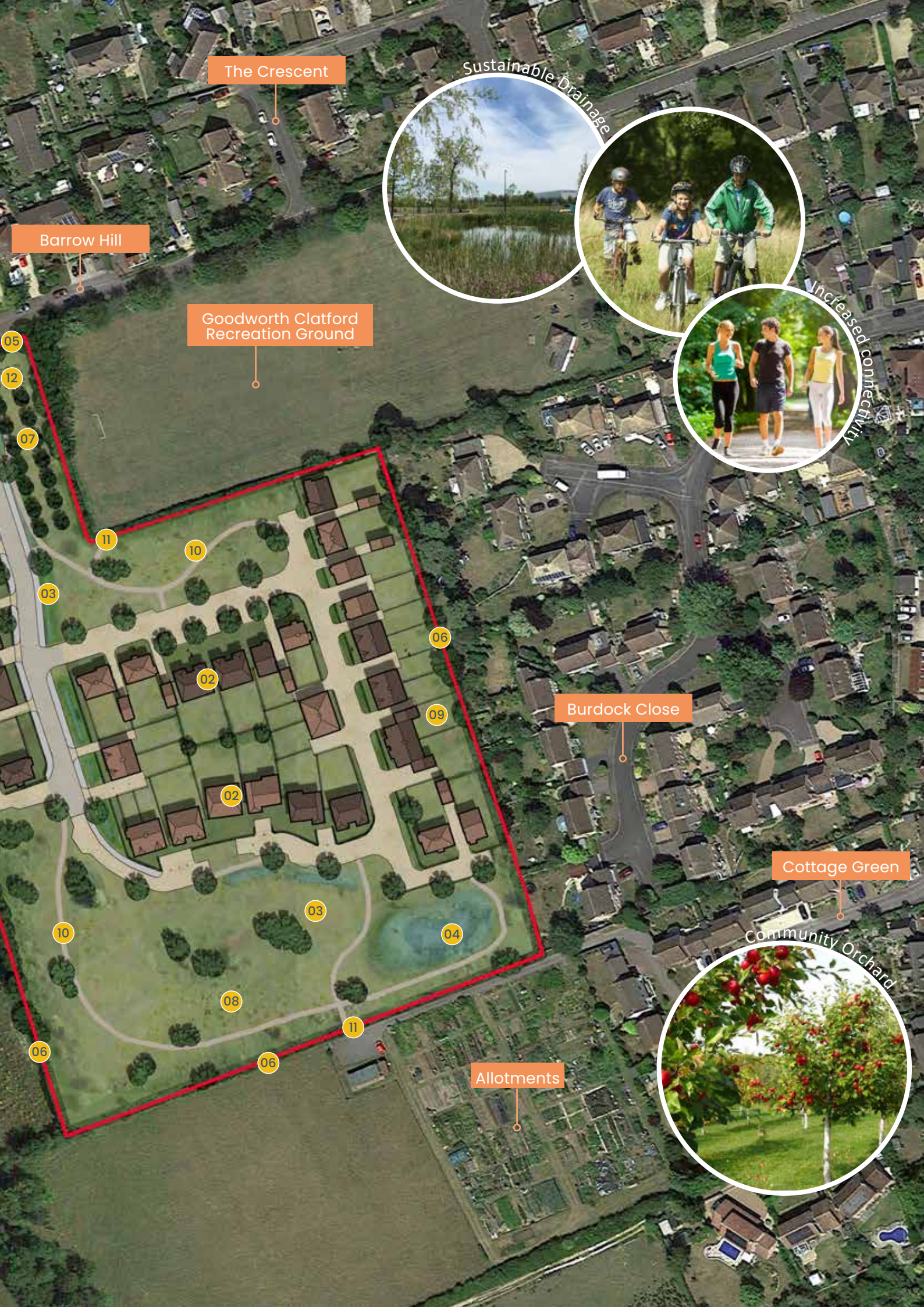
Increased connectivity

Burdock Close

Cottage Green

Community Orchard

Allotments





This artist's impression illustrates Land south of Barrow Hill, Goodworth Clatford is a place that is sustainably connected with its neighbours and surrounding countryside. Our proposals are of an appropriate scale thus enhancing local settlement character.

We have provided sensitive landscape and biodiversity-led design. This view from the south west demonstrates how our proposals respond to the local prevailing townscape and landscape character.





## Summary

*Overall, this document has demonstrated how the Land south of Barrow Hill, Goodworth Clatford is deliverable and is an inherently sustainable location for new development. This document has also set out our vision for how the site could be brought forward as a logical new neighbourhood for Goodworth Clatford.*



The masterplan responds directly to the sites character and context. The strategy for Land south of Barrow Hill, Goodworth Clatford responds directly to the objectives and policies identified within the Test Valley Development Plan, Goodworth Clatford NP and the VDS, by adhering to the principles of the 20-minute neighbourhood.



The site delivers 40% affordable homes which will make a very significant contribution towards the existing shortage of affordable homes in the locality.



The site naturally integrates with Goodworth Clatford and compliments the character of Goodworth Clatford with high-quality and beautifully designed homes.



The site is located centrally to Goodworth Clatford, which benefits from a good range of physical and social infrastructure such as education, retail, community facilities. Andover is also easily accessible by either active or public transport, and hosts a wide range of facilities. The site could also deliver new public open space to benefit all.



Green Infrastructure will be retained, with the site being of sufficient size to deliver biodiversity enhancements for the betterment of local wildlife and habitats.



VIVID



Site Appraisal: Land west of Braishfield Road

SA Objective	Criteria	Performance	Commentary
<b>Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs</b>	A) Is the site able to address a particular housing need?	<div><div></div><div>+</div></div> Promotion of the site includes provision to meet a particular identified housing need e.g. specialised housing for older persons (C2)/ accessible / self and custom build plots	Site is promoted for up to 54 homes which allows for provision to meet a range of needs.
	A) Is the site likely to increase future economic and employment opportunities?	<div><div></div><div>0</div></div> No employment uses proposed.	No employment uses proposed.
<b>Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the availability of a skilled workforce</b>	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	<div><div></div><div>+</div></div> A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus stop or train station providing a frequent2 service to a strategic employment site.	Site is within 5km from Belbin's Business Park.
	C) Is there connection to high quality broadband?	<div><div></div><div>++</div></div> High quality connectivity (of at least 24 mbps) is available in close proximity to the site	Superfast broadband connectivity is available in this location
	D) Is the site accessible to Andover or Romsey Town Centres?	<div><div></div><div>+</div></div> The site is within 400m of a bus service to town centres and/or within 1600m of a town centre, with an overall journey time, door to door of less than 1 hour.	Site is within 400m of a bus service to Romsey Town Centre.
	A) Is the site accessible to early years education provision?	<div><div></div><div>-</div></div> The site is within 1.6 km to 5km distance	Site is between 1.6km and 5km to the nearest early years provision
<b>Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks and the availability and utilisation of sustainable modes of travel</b>	B) Is the site accessible to a Primary School?	<div><div></div><div>++</div></div> The site is within 800m distance with direct access to footpaths and/or cycleways	Site is within 500m from Braishfield Primary School with direct access.
	C) Is the site accessible to a Secondary School?	<div><div></div><div>-</div></div> The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is within 5km of secondary schools in Romsey.
	D) Is the site accessible to a Convenience Store including at a Local/District/Town Centre?	<div><div></div><div>++</div></div> The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is within 800m of the Braishfield Pantry.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital)10?	<div><div></div><div>-</div></div> The site is within 1.6 to 5km distance	The site is within 5km of a GP surgery.
	[this does not include dentist provision]		
	F) Is the site accessible to a community facility6?	<div><div></div><div>++</div></div> The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is within 800m of the Village Hall and Recreation Ground.
	G) Can the site readily connect to cycleways and footpath networks?	<div><div></div><div>++</div></div> Direct access** to cycleways and/or footpath networks	Direct Access to the footpath network is possible from the site via footways and an unclassified road.
	H) Is the site accessible to a bus or rail service?	<div><div></div><div>+</div></div> Within 400m of an infrequent bus route or railway station to major destinations (or within 800m of a frequent bus service).	Within 400m of an infrequent bus service into Romsey.
	I) Is the site able to connect to the highway?	<div><div></div><div>+</div></div> No access constraints	Connection to Braishfield Road is possible.
	A) Is the site on previously developed land?	<div><div></div><div>-</div></div> The site is not previously developed land.	The site is not previously developed land.
<b>Objective 4: Encourage the efficient use of land and conserve soil resources.</b>	B) Will development result in the loss of best or most versatile agricultural land?	<div><div></div><div>?</div></div> The classification of the site is not known or it is not clear whether it is classified as grade 3a or 3b	
	C) Does the site fall within a mineral and waste consultation area?	<div><div></div><div>0</div></div> Site does not lie within a mineral consultation area.	
	D) Does the site include a former landfill site?	<div><div></div><div>0</div></div> Site does not include a former landfill.	
<b>Objective 5: Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.</b>	A) Is site within a groundwater source protection zone?	<div><div></div><div>+/-</div></div> The site partially falls within a source protection zone but not the majority of the site	Part of site falls within a zone 4 source protection zone.
<b>Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment</b>	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	<div><div></div><div>++</div></div> The site is entirely within Flood Zone 1; low or no risk from surface water flooding; and is likely to be of limited susceptibility to groundwater flooding	Site is in flood zone 1, with low risk of surface water flooding, and less than 25% risk of groundwater flooding.
<b>Objective 7: Maintain and, where possible, enhance air quality</b>	Would development of the site lead to concerns on air quality in light of national air quality objective levels?	<div><div></div><div>0</div></div> No change in air quality	The proposed development of c54 dwellings would generate additional traffic movements on the local road network. There are no air quality management areas in Test Valley Borough.
<b>Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character</b>	A) Would development affect landscape character and / or protected landscapes?	<div><div></div><div>+/-</div></div> Mixed impact across site some positive/negative impacts likely or mixed sensitivity	Site is a greenfield site, however development towards the north will have limited landscape impacts and there is opportunity for additional landscaping and green infrastructure to be introduced.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	<div><div></div><div>+</div></div> Site has potential to relate positively to the existing settlement and settlement edges.	The is potential for development to relate positively to the existing village and adjoining residential development to the north and east.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	<div><div></div><div>0</div></div> The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence	The site is outside of the settlement boundary but well located to existing built form of Braishfield that is present to the north and eastern boundaries. The site does not have an adverse impact on the distinction between settlements or coalescence.
<b>Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets</b>	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	<div><div></div><div>-</div></div> The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	The site is adjacent to the conservation area.
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	<div><div></div><div>?</div></div> Additional information needed to clarify the potential effects on archaeological assets.	
<b>Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity</b>	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	<div><div></div><div>0</div></div> No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.	No protected sites or habitats identified on site or in the vicinity or are likely to be impacted.
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	<div><div></div><div>+</div></div> Development has the potential to conserve habitats and species and would conserve the local ecological network.	There are no protected habitats within the site or adjacent. A phase 1 ecological survey would be required to determine species and habitats on site. Site size allows for mitigation and enhancement measures, as well as BNG to be delivered on site.
	C) Would development conserve and enhance quality local green infrastructure provision?	<div><div></div><div>+</div></div> Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	Site boundaries and hedgerows can be maintained and enhanced. Proposal includes area of accessible natural greenspace and retention of existing open land which provide enhancements to the green infrastructure network.
	D) Would development affect protected and unprotected trees?	<div><div></div><div>+/-</div></div> The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are no TPOs within the site or on the site boundary that would be affected by the development. There are unprotected trees on the site boundary. From initial assessment development of the site is not significantly constrained by trees.
<b>Objective 11: Support the delivery of climate change mitigation and adaptation measures</b>	A) Will the site contribute towards reducing our impact on the climate?	<div><div></div><div>+/-</div></div> Site performed positively in relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10.	Site will conserve and provide opportunities to enhance biodiversity. It is not at risk of flooding and provides opportunities to deliver climate change mitigations and adaption. Site is a greenfield site closely related to the village however there are limited facilities.
<b>Objective 12: Seek to maintain and improve the health and wellbeing of the population</b>	A) Is the site accessible to open space?	<div><div></div><div>+</div></div> There is a publicly accessible open space and / or equipped children's play space within 800m	Site is within 800m of the play park at the village hall.
	B) Is the site accessible to sport facilities?	<div><div></div><div>++</div></div> Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	Site is adjacent to the Braishfield football club recreation ground with pavilion
	C) Would development support the retention and / or enhancement of access and rights of way to the countryside?	<div><div></div><div>+</div></div> The development of the site has the potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.	The promotion of the site includes an area of natural accessible greenspace which would improve access to the countryside in an area that currently has no public access.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	<div><div></div><div>+</div></div> The site is not likely to be exposed to night time road, or railway noise, or industrial and commercial noise.	The site is not likely to be exposed to night time road, or railway noise, or industrial and commercial noise.
<b>Summary:</b> The site is closely related to the existing built form of the village to the immediate north and in direct access to the available services and facilities within Braishfield. Site is located off Braishfield Road where access constraints are unlikely. Site is a Greenfield site therefore there is potential for some landscape impacts which are minimised due to the location of the site adjacent to the existing settlement. The site is adjacent to the conservation Area and therefore heritage impacts need to be further explored.			



# Land West of Braishfield Road

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Vision Document  
August 2022



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Mosaic.



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Urban Design & Masterplanning

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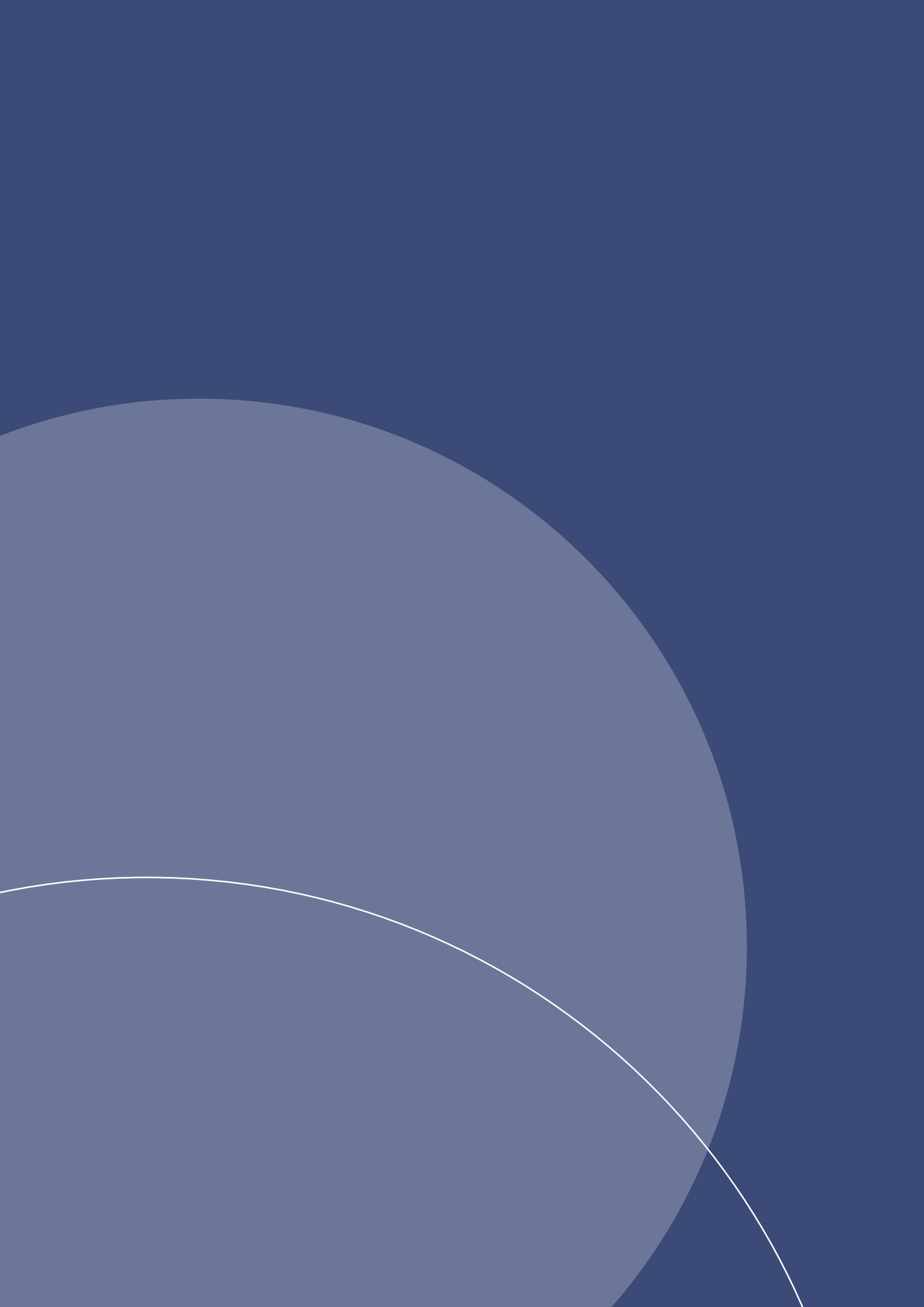
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# Contents



A stylized, light blue leaf graphic is positioned behind the large number '01'. The leaf has a central vein and several smaller veins branching out, giving it a natural, organic feel. It is partially obscured by the text.

# 01

## Introduction



*Mosaic has prepared this Vision Document on behalf of Bargate Homes, to support the Test Valley call for sites promotion of Land West of Braishfield Road ('the site') to deliver up to 54 much-needed new homes, multi-functional green space and sustainable urban drainage as part of the sustainable growth of Braishfield.*

This document sets out our emerging technical work, vision for the site and its potential development capacity in a highly sustainable location. Our vision for Land West of Braishfield Road will support the objectives of the Regulation 18 Stage 1 Draft Local Plan 2040 and the Braishfield Village Design Statement through the creation of a well-connected community based upon the principles of 20-minute neighbourhoods established by the Town and Country Planning Association.

### *Sustainable and Active Movement*

Street design will prioritise walking and cycling to promote healthy lifestyles and street trees. Proposed footpaths will link into the existing footpath network and provide further connections to the existing community.

### *High Quality Design*

A new distinctive neighbourhood with high-quality, innovative and beautifully designed homes, that compliment the character of Braishfield. Homes will have space for home working and are future-proofed for adaptability and flexible working arrangements.

### *Meeting Housing Need*

The site is deliverable and has no technical or viability constraints.

The site is capable of being delivered for new market and affordable homes to ensure the Council meets its future housing needs. Homes will be designed for a range of types and tenures.

### *New Construction*

#### *Job Creation*

The site would contribute to local employment opportunities by creating construction jobs within Braishfield, supporting the economy of the area.

## Summary of benefits

### *Integrated Community*

The site will naturally integrate with Braishfield and will deliver new publicly accessible open space for the new and existing community to enjoy.

### *Enhanced Green Infrastructure*

Existing green infrastructure is retained where possible and enhanced through additional landscaping to help create an attractive environment promoting biodiversity.

### *Healthy Communities*

The landscapes proposed will promote health and well-being including active landscapes, formal and informal children's play and growing landscapes to help reconnect residents with nature.



# Bargate Homes

*Bargate Homes was established in 2006 to be a truly differentiated homebuilder in its product and guiding principles. To be better, not big. To focus on doing the right thing, in delighting customers; not prioritising margins and shareholder returns.*

To reject the malaise of mediocrity in new homes design and build standards and appalling levels of customer service. To recognise corporate responsibility; to have a purpose beyond profit. To demonstrate a duty of care in development, to enhance the beautiful local area we all choose to call home and give back to the communities in which we develop. To be the brand that cares in a marketplace that seemingly does not.

This vision is as true to the business now as it was then, resulting in our enviable reputation. Indeed, VIVID's acquisition of the business and decision for the business to continue to operate independently is a further endorsement of the appeal of our ethos.

Our family of employees choose to live where we build. And are proud to do so. They do so because it is one of the most beautiful parts of the country. Moreover, they demonstrate a passion to build truly aspirational homes and landmark developments. Combined, that translates to a self-imposed responsibility: to create homes and developments that enrich the place we all call home.





# The Site

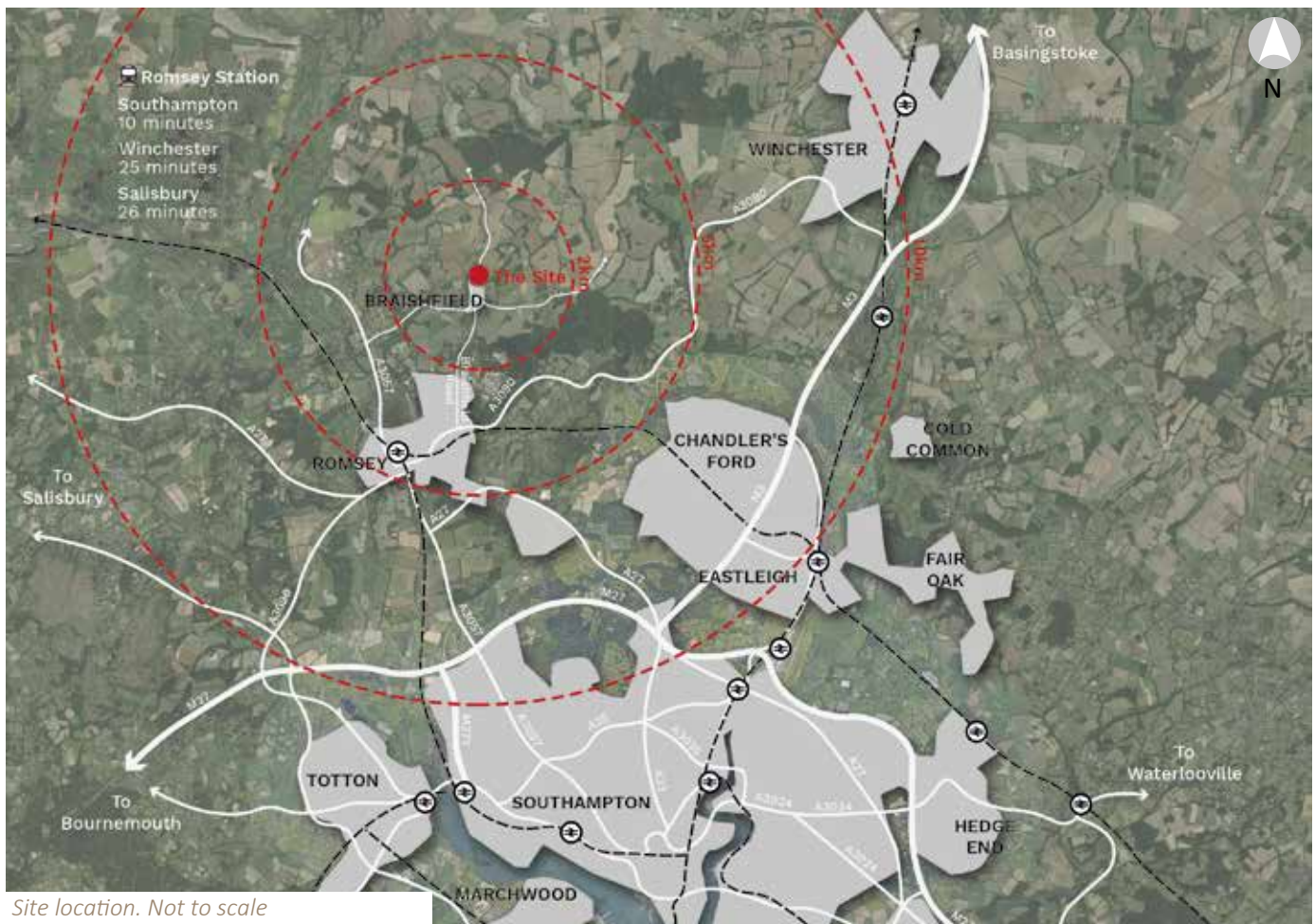
The site is located in Braishfield either side of Braishfield Road within a short walk of the village centre.

Braishfield is located directly north of Romsey, 12 miles north of Southampton, 13 miles west of Winchester and 18 miles east of Salisbury, which are all connected by an established public transport and road network.

Land west of Braishfield Road constitutes 9.31 hectares of agricultural land, currently inaccessible to the public. The site is sustainably located, within a short walk of the village centre and presents itself as a logical opportunity for development to support the growth of Braishfield.

## Characteristic of the site

- Boundaries are lined by existing vegetation including trees and/or hedgerow
- The northern boundary backs onto residential units along Hill View Road.
- The eastern boundary abuts Braishfield Road
- The southern boundary is defined by Kiln Lane
- Existing hedgerow with mature oaks defines the western boundary with open countryside beyond
- The site is currently an agricultural field with no internal field boundaries.
- Generally the topography is flat in nature with no significant changes.



Site location. Not to scale



The site. Not to scale. Mapping source: Google Earth



# National Design Guidance

*The following policies and guidance are relevant in shaping the information contained in this Vision Document.*

## National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and most recently on 20 July 2021.

The National Planning Policy Framework states developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

## Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) is an independent body that advises government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

The Commission recommends practical measures to help to ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities.

The Commission published its final report, 'Living with Beauty', on 30 January 2020. This report proposes a new development and planning framework that will:

- Ask for Beauty
- Refuse Ugliness
- Promote Stewardship

**The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.**

Those three aims must be embedded in the planning system and in the culture of development in such a way as to incentivise beauty and deter ugliness at every point where the choice arises.

In particular, the BBBBC promotes the following two principles that are particularly relevant to the placemaking principles of the **Land West of Braishfield Road**.

**Neighbourhoods:** Create places not just houses. Develop homes within mixed-use real places at 'gentle density' thereby creating streets, squares and blocks with clear backs and fronts.

**Nature:** Re-green our towns and cities. Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Create new community orchards. This is both right and aligned with the Government's aim to eradicate the UK's net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.

## The Government's Response to BBBBC

Beauty, design quality and placemaking are a strategic theme in revisions to the National Planning Policy.

Several other aspects of the National Planning Policy Framework have also been updated to reflect the Commission's recommendations.

Street trees are a core part of the vision for enhancing the quality of urban development, making our urban environments greener, healthier and more sustainable.

Regarding street trees specifically, revisions to the National Planning Policy Framework make clear that new streets should be tree lined unless there are very clear, justifiable and compelling reasons not to.

## National Design Guide

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The principles of the NDG have been embedded in the vision for the Land West of Braishfield Road.

## National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the government's priorities and provides a common overarching framework for design.



*National Design Guide 10 characteristics above and National Model Design Code below*





# Local Design Guidance

*The following policies and guidance are relevant in shaping the information contained in this Vision Document and our approach to design.*

## Regulation 18 Stage 1 Draft Local Plan 2040

The Vision summarises the Council's aspirations for the Borough looking towards the end of the plan period, to 2040. It describes the broad overarching and ambitious aim of the plan.

Objectives that have influenced our vision and illustrative masterplan:

**Climate Change:** Countering climate change through transition to a net zero carbon future, where new development and local environments are adaptable and resilient to the changing climate. Seek to reduce emissions from new development, facilitate more sustainable living, and manage the risks of flooding, whilst seeking to protect our water resources.

**Our Communities:** Secure enhancements to social, green, health, educational and other local infrastructure through new development in sustainable locations. Support the viability of the Borough's town and local village centres in meeting many of the daily needs of our communities and residents.

**Built, Historic and Natural Environment:** Conserve and enhance the built, historic and natural environment within Test Valley, including local character, identity, cultural heritage, the variety of local landscapes and the special landscape character of the Borough.

**Ecology and Biodiversity:** Conserve and enhance biodiversity, by taking opportunities to promote, and secure clear and measurable improvements to habitats and biodiversity. Enhance the connectivity, quantity and quality of ecological and green infrastructure networks, to help maintain and enhance the condition of protected nature conservation sites,

protected species and the resilience of biodiverse environments to the changing climate.

**Health, Wellbeing, Culture, Leisure and Recreation:**

Encourage active lifestyles and enhance health and wellbeing, by providing opportunities for recreational, cultural and community activities, through the provision of open spaces, access to the countryside, sports, leisure and other community facilities and services. Work with the Council's partners to secure access to healthcare for all, including the Borough's most vulnerable residents.

**Design:** Deliver safe, attractive, integrated and well-designed environments that take account of and respond positively to local context and character. Strengthen the sense of belonging and identity within Test Valley by supporting enhancements to the distinctive towns and villages of the Borough. Place-making will be integral to our design approach, helping to strengthen our connections between people and place.

**Housing:** Provide a range of homes that are fit for purpose and designed to meet the needs and aspirations of different groups within the community, including a range of affordable housing and homes that meet the needs of an ageing population.

**Transport and Movement:** Encourage active and sustainable modes of transport, that are accessible, safe and attractive to use, whilst also seeking to reduce the impact of travel in particular by private car.

## The Village Design Statement for The Parish Of Braishfield (VDS)

The VDS sets out what is special about Braishfield and its key characteristics. The document sets out a number of guidelines that should be considered when developing in the village, those relevant to Land West of Braishfield Road are set out below:

- G1. Development proposals should be informed by the TVBC Landscape Character Assessment.
- G2. All open spaces are very important to the setting and character of the village and need to be protected to preserve its historic character.
- G3. New development should be proportionate to its plot, neighbouring buildings and sit comfortably in the immediate street-scene.
- G5. Development proposals need to respect the hamlet layout of the village and its open spaces.
- G6. The use of traditional materials and methods, where appropriate should be encouraged.
- G7. New development should be supported by an appropriate landscaping scheme that reflects the character of the immediate area and the rural

nature of the village.

- G8. Any new development should minimise its impact on the wider environment by using sustainable, non-polluting materials and energy efficient design.
- G9. Any new building design needs to maintain local roof lines, take account of local architectural details and either incorporate them or blend in with them.
- G13. Boundary structures should be in sympathy with the building and its environment.
- G14. Native species hedges are preferable to fences, or to hedges of non-native species.
- G15. Where walls are necessary, they need to be of local materials and appropriate construction, in sympathy with the house and its surrounding.
- G16. Footpaths are vital and need to be well maintained.
- G21. Developments must not be allowed to overload and destroy the fragile lane network.

Land West of Braishfield Road will positively contribute to the relevant objectives to create a new sustainable and accessible neighbourhood, that promotes health and well-being, as well as preserve and enhance existing village character and biodiversity.

We will actively engage in the forthcoming neighbourhood planning process and the formulation of non-strategic policies, to help shape local decision making.





## Our Response to the objectives of the Draft Local Plan and the VDS:



### Climate Change:

Land West of Braishfield Road has a three-tiered approach to achieving carbon neutrality on the site.

Firstly, we have embedded social and economic benefits and site-wide strategies that embrace sustainable lifestyles such as good connectivity within the site and wider neighbourhood to support walking and cycling, greening the public realm, making the outdoor space an exciting and attractive place to be and by including local food growing into our proposals.

Secondly, we have designed site-wide environmental protection and enhancement solutions to mitigate the effects of climate change such as sustainable urban drainage systems, planting and habitat creation.

Thirdly, our approach to sustainable energy production, Mitigating and Adapting to Climate Change, is reflected in individual plots and homes through energy use and a 'fabric first' approach.



### Our Communities and Health, Wellbeing, Culture, Leisure and Recreation:

Land West of Braishfield Road delivers a high quality, sustainable and attractive place for people to live in close to facilities such as Braishfield Primary School and nearby shopping facilities at Romsey.

The site also presents an opportunity to provide allotments and a range of growing spaces to meet local need.

There is evidence associating the quality of the built and natural environments with the health and wellbeing of both individuals and wider populations. There is also evidence that the incorporation of health-promoting elements into developments can help to improve development values – including from consumer surveys indicating demand for improved access to local amenities such as public open spaces. The development of Land West of Braishfield Road will provide a range of high-quality designed landscapes to promote health and wellbeing. Landscapes could include formal and informal activity such as:

- Trim trails and outdoor exercise equipment
- Informal open space
- Door-step food production
- Sensory gardens
- Children's play areas
- Opportunities for social interaction



### Built, Historic and Natural Environment:

Land West of Braishfield Road strives to be a beautifully and imaginatively designed sustainable addition to Braishfield, that will help provide much needed homes and extensive green infrastructure.

Land West of Braishfield Road will be a development that complements the character of Braishfield through the identification of its unique characteristics at detailed design stage.



#### **Ecology and Biodiversity:**

We would protect and enhance the natural environment by embedding green infrastructure and biodiversity gains in designs and layouts, as informed by existing local provision and any identified deficiencies/opportunities. This includes the creation of informal open space and play and play for the benefit of all who live in Braishfield.

Our proposals also create a network of green corridors and spaces to help mitigate the effect of climate change, link existing green infrastructure on-site and connect with surrounding green spaces.

The green corridors provide wildlife habitat creation, wildlife movement routes and space for sustainable drainage systems.



#### **Housing**

We envisage a new neighbourhood for Braishfield that offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or to downsize.

Accessible and adaptable homes enable people to stay in their homes as their needs change. This approach encourages social cohesion by providing the opportunity for residents to stay in the local area and maintain all important friend and family networks throughout their lifetime.



#### **Transport and Movement:**

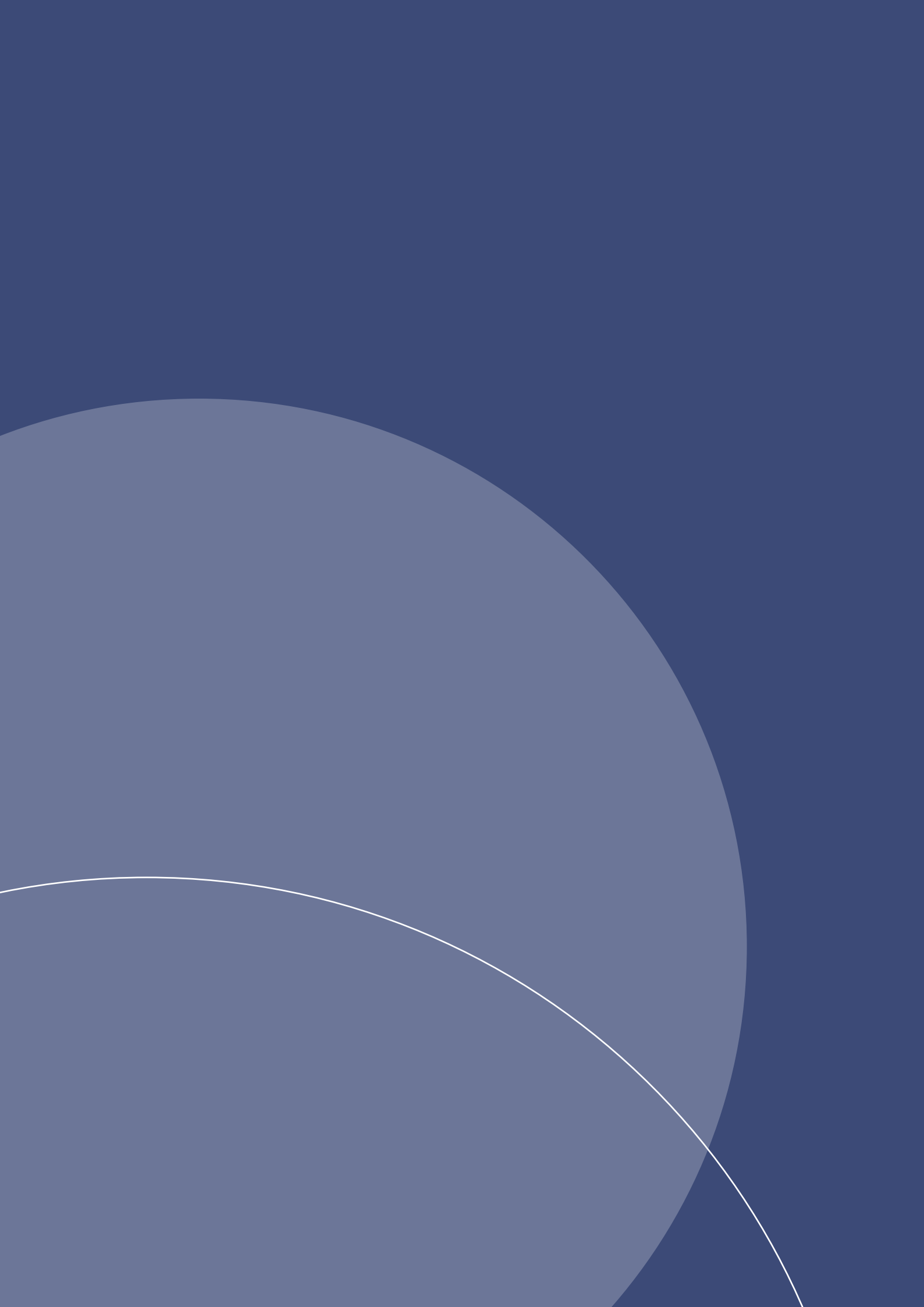
We are promoting 'active travel' at Land West of Braishfield Road. Active travel is all about getting you moving from A to B in ways that don't use fossil fuels. It not only improves residents' health and wellbeing but helps reduce their carbon footprint while saving money.

The site is located at an inherently sustainable location and has excellent access to nearby bus routes as well as being in walking distance of Braishfield Primary School.

#### **The Village Design statement**

The key objectives of the VDS are to enhance the character of the village, landscape setting whilst promoting a biodiverse and connected environment.

These objectives are in line with those of the Draft Local Plan and will be integrated in our proposals from the outset.



A stylized graphic of a globe, rendered in a light blue color, positioned behind the large number '02'. The globe features a dark blue silhouette of a world map, showing the continents. The number '02' is large, white, and sans-serif, with the '0' being slightly larger than the '2'.

# 02

Analysis



## Sustainably Located

*The site is sustainably located, with excellent connections and access to a wide range of facilities in Braishfield and Romsey, all within 20-minutes of the site.*

### *Building for a Healthy Life and the 20-minute neighbourhood*



Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement.

Whilst BHL is usually awarded to completed schemes, the site selection criteria have been applied to Land West of Braishfield Road to demonstrate the sustainability of the design proposals.

Building for a Healthy Life principles advise places should **'offer social, leisure and recreational opportunities a short walk or cycle from their homes'** and that developments should provide or be near to **'community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs'**.



20-minute neighbourhoods are complete, compact and connected neighbourhoods where people can meet their everyday needs within a short walk, cycle or ride on public transport

Braishfield hosts a range of facilities and services within a short walk of the site including a village hall, recreation ground, a primary school, a local pub and more. Further facilities can be found in Romsey to support daily needs including food stores, a doctors surgery, a hospital and major employment within a 20-minute cycle or bus ride from Braishfield.

### *Facilities within a 20 minute walk, cycle, or public transport ride*



Wheatsheaf Inn (1 minute)  
Braishfield Primary School (1 minute)  
Braishfield Social Club (2 minutes)  
Braishfield Recreation Ground (2 minutes)  
Braishfield Village Hall, Shop & Cafe (4 minutes)  
Braishfield URC Church (5 minutes)  
Braishfield Allotments (6 minutes)  
The Dog & Crook Public House (7 minutes)  
Sir Harold Hillier Garden Centre (16 minutes)  
Ganger Farm Sports and Play Area (20 minutes)



Lowen Dental Spa (16 minutes)  
Cooperative Supermarket (16 minutes)  
Romsey Day Nursery (16 minutes)  
Adore Cafe (17 minutes)  
Abbotswood community Centre (17 minutes)

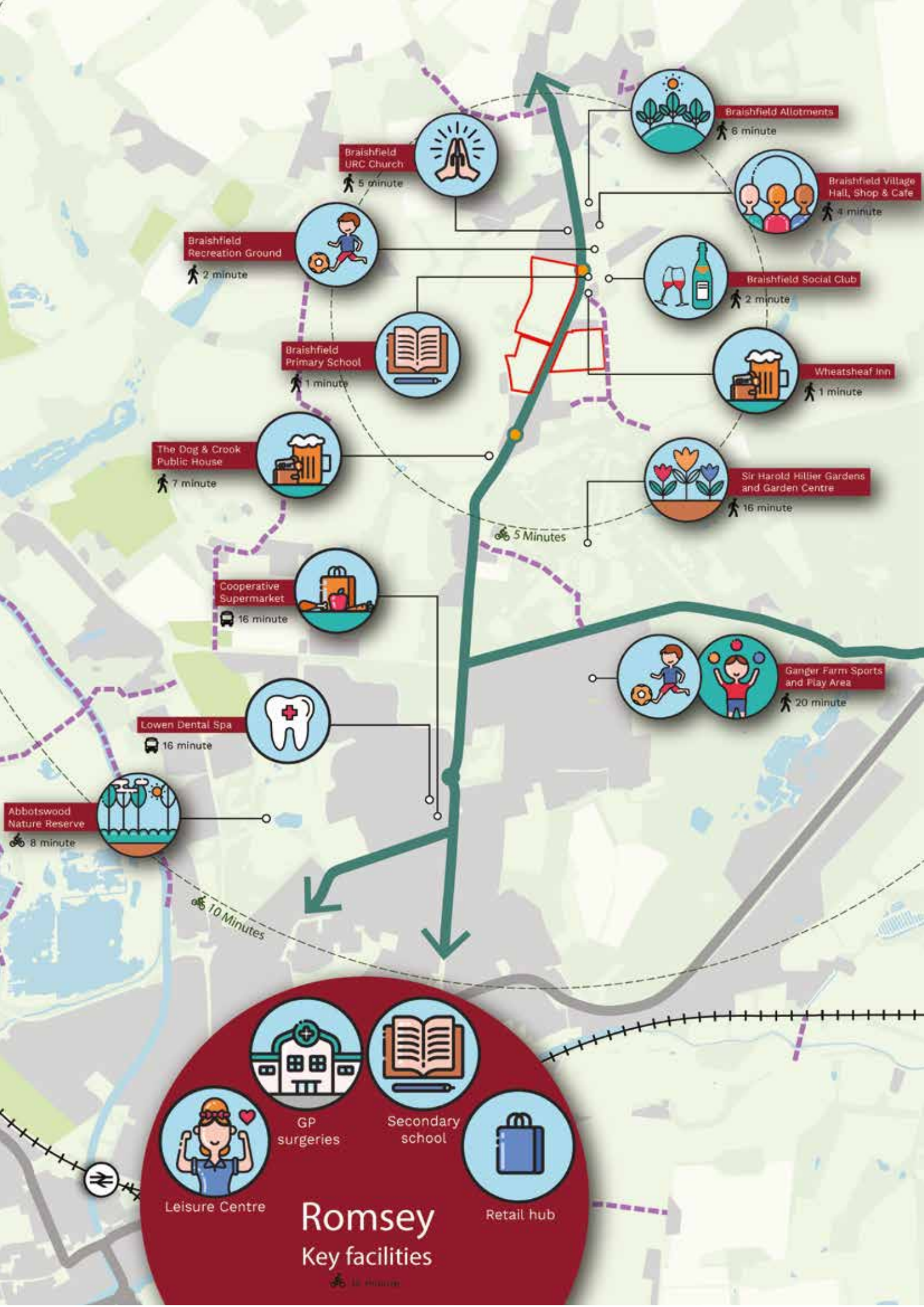


Romsey Town Centre including Leisure centre, GP surgery, hospital, Secondary school and retail (15 minutes)

### *Sustainable Movement*

The site abuts Braishfield Road that allows for direct access into Romsey to the south and Southampton beyond. The site demonstrates the potential to deliver a new access point and promote sustainable modes of movement, both within and around the local context.

Whilst no Public Rights of Way (PRoWS) cross the site they are within the local context. The design principles for the masterplan will encourage active movement within and around the site. There are bus stops located within a 5 minute walk of the site, which include services 635 and 35 Bluestar providing access to Romsey.



**Romsey**  
Key facilities

- Leisure Centre
- GP surgeries
- Secondary school
- Retail hub

10 Minutes



# Site Considerations

*Our emerging technical and environmental work concludes there are some considerations, such as existing vegetation and access many of the perceived constraints are, in fact, opportunities.*

## Masterplanning Considerations

- The site lies within Flood Zone 1; being an area of Low Probability of flooding and contains no surface water flooding.
- Existing trees and hedges will be retained where possible, and integrated within the masterplanning proposals. Where vegetation is lost, this will be compensated elsewhere on the site. Ecological enhancements will be implemented as part of the masterplanning proposals to positively contribute to the biodiversity within the local context.
- Careful consideration will be given to the open countryside to the west, ensuring development respects the distinctive characteristics of the site.
- Access to the site is likely to be taken from Braishfield Road.
- Adjacent dwellings will be backed onto ensuring privacy and amenity is maintained.
- Braishfield Conservation Area will be considered and respected as part of the proposals.















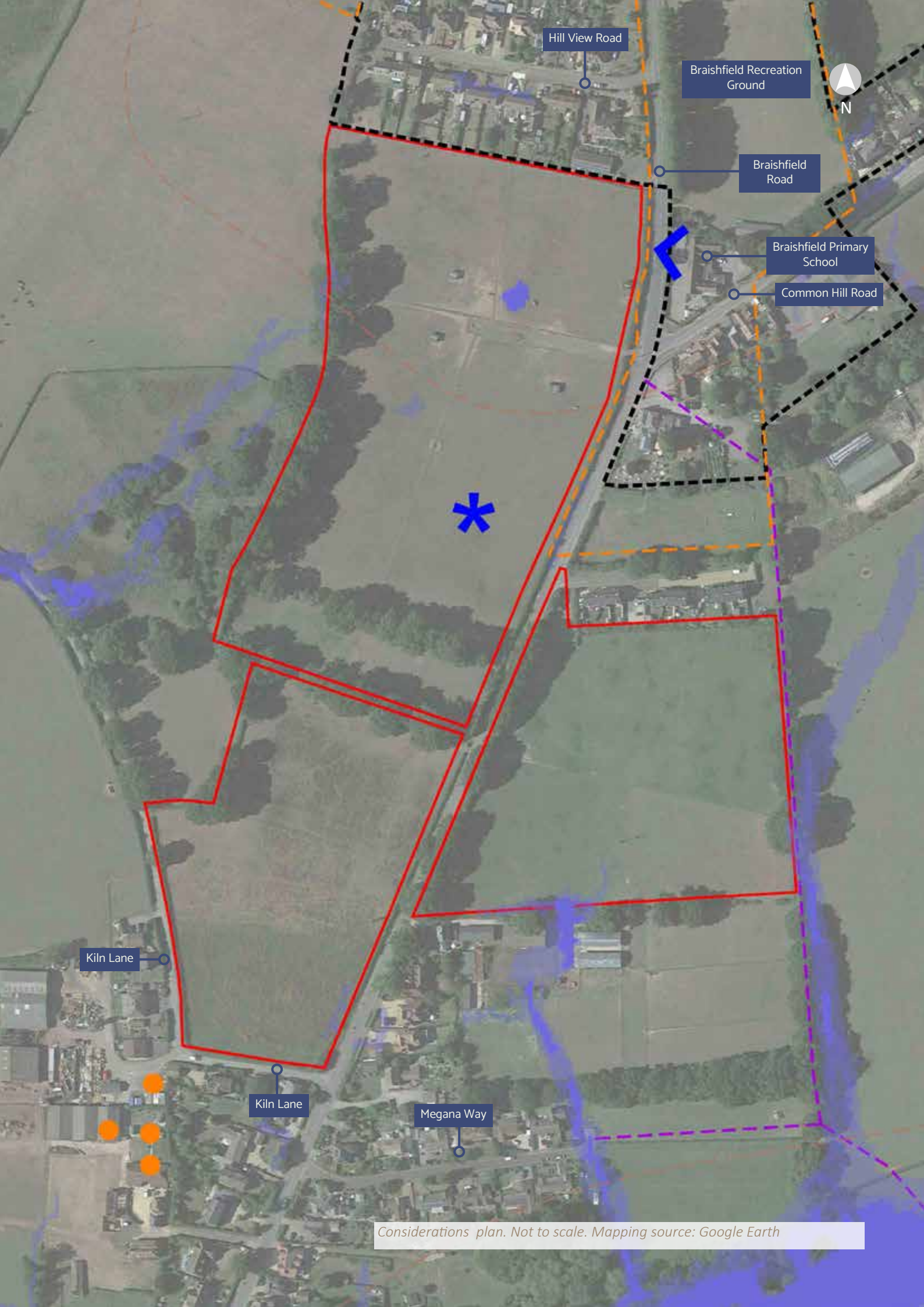
Existing mature trees along western boundary



Existing residential units along northern boundary

### Key:

-  Site Boundary
-  Braishfield settlement boundary
-  10m contours
-  Opportunity for primary vehicular access point
-  Existing public rights of way
-  Conservation Area
-  Listed buildings
-  Risk of surface water flooding - 1 in 30
-  Risk of surface water flooding - 1 in 100
-  Risk of surface water flooding - 1 in 1000
-  Potential attenuation feature location
-  Existing vegetation to be retained where possible



Hill View Road

Braishfield Recreation Ground



Braishfield Road

Braishfield Primary School

Common Hill Road

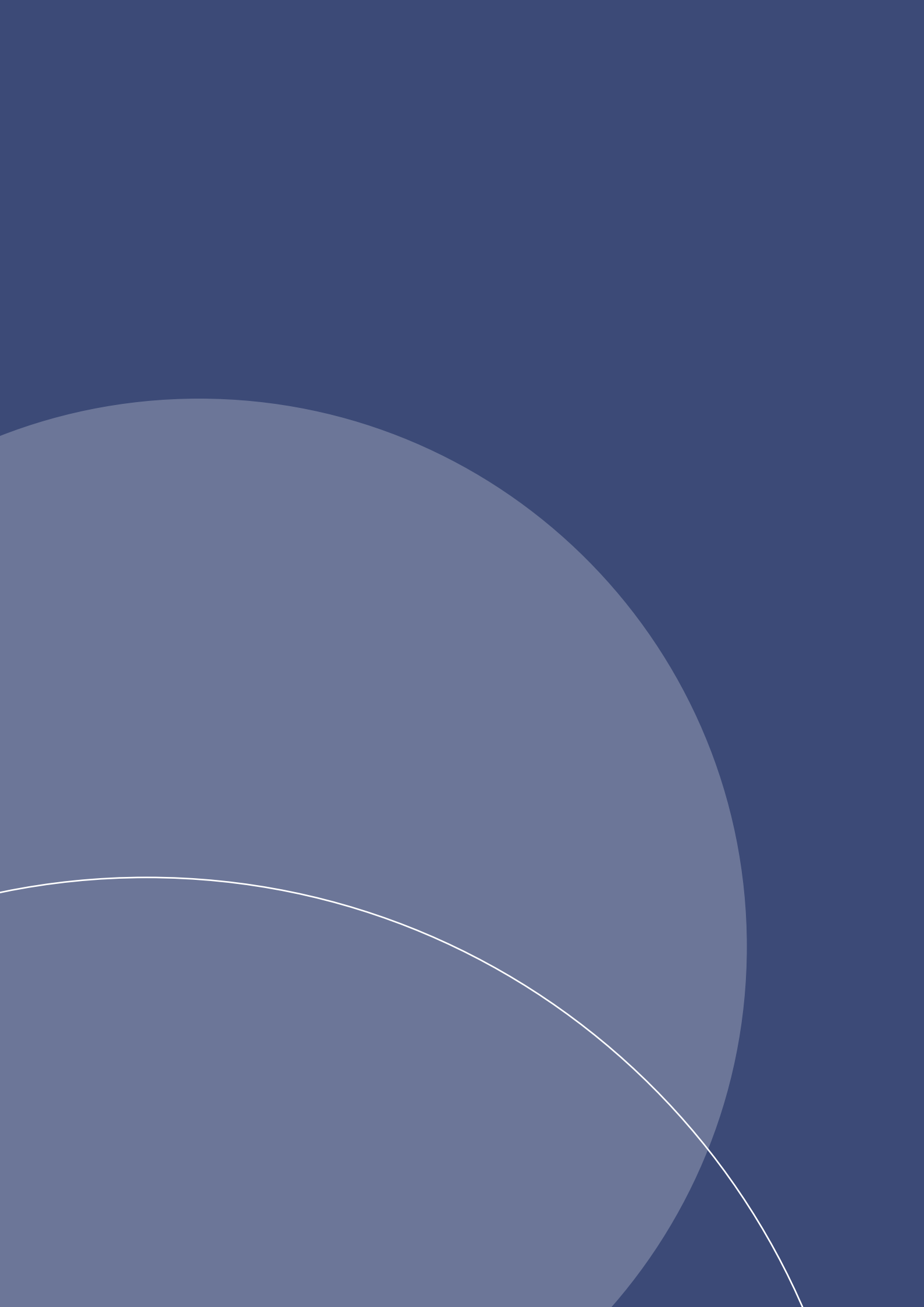


Kiln Lane

Kiln Lane

Megana Way

Considerations plan. Not to scale. Mapping source: Google Earth



A stylized globe with a leaf pattern, rendered in a light blue color, positioned behind the large white number 03.

# 03

Vision



# Vision

## Land West of Braishfield Road: The 20 minute neighbourhood

The vision for the site follows the principles of the 20-minute neighbourhood, a model for sustainable placemaking developed by the Town and Country Planning Association.

As demonstrated on pages 20-21, The Land West of Braishfield Road is situated at an inherently sustainable location with a range of facilities, employment and education opportunities accessible within a 20 minute walk, cycle or bus ride, meeting the characteristics of a 20-minute neighbourhood.

### *What is a 20-minute neighbourhood?*

Societies around the world are facing a number of urgent, interconnected problems, including how to reduce carbon emissions, how to help people become more active to improve health and wellbeing, how to reduce loneliness and how to improve high streets and neighbourhoods that have declined.

The idea of the 20-minute neighbourhood (also known as 15-minute cities) has grown with interest around the world, especially since the COVID-19 pandemic put a spotlight on the importance of the liveability of where we live.

20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short walk or cycle. The idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities and tackling climate change.

Every community has its own context and aspirations for the future. Any plans to create a 20-minute neighbourhood should be based on what the local community wants. However, the following characteristics, or 'ingredients', are likely to be part of the mix:



- Diverse and affordable homes
- Well-connected paths, streets and spaces
- Schools at the heart of communities (already present Within Braishfield)
- Good green spaces in the right places
- Local food production
- Keeping jobs and money local
- Community health and wellbeing landscapes and facilities
- A place for all ages

The 20-minute neighbourhood is also closely aligned with the Active Design principles developed by Sport England in partnership with Public Health England. Active Design is focused on enabling people to incorporate physical activity into their daily routine through a built environment designed and laid out to support healthier and more active lifestyles. Active Design is a key guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to be active and healthy.

Although national planning policy does not refer directly to 20-minute neighbourhoods, the National Design Guide (updated January 2021) and the draft National Model Design Code (issued in January 2021) contain useful guidance on topics such as masterplanning, street layout, connectivity, density and active travel, all of which can contribute to the creation of 20-minute neighbourhoods.

Based upon the principles of 20-minute neighbourhoods, the Land West of Braishfield Road is a sustainable location for new development and benefits from a wide range of nearby facilities in the town centre and wider area whilst also being able to deliver new publicly accessible green space.

## A Healthy and Attractive Place

There is an opportunity for the development to provide a positive contribution to the green infrastructure and public open space of Braishfield. The land is currently used for agricultural purposes and is inaccessible to the public. The site's allocation would open it up through the provision of strategic open space which would encompass play and multi-functional open space, as well as significant biodiversity improvements, to allow both people and nature to live alongside each other.

The scheme will seek to promote active travel such as walking and cycling, especially to onward sustainable transport connections and existing public rights of way through the creation of safe, attractive and convenient routes. This approach serves to reduce reliance on the car, reduce carbon emissions, and help to promote the health and wellbeing for all.

Wildflower meadow grassland planted within open space and verges would provide new habitats for invertebrates, and thus foraging habitats for both bats and birds. This would improve the character of the landscape, contact with nature and general well-being. Existing hedgerows would be retained and enhanced

with gaps filled ensuring a greater diversity of species would occur, including with many more trees.

SuDS would be incorporated to treat and hold surface water prior to discharge. Features could include swales, rain gardens and infiltration basins/ponds. These would be placed within areas of open space and as part of green corridors to add diversity, and potentially depending on very localised conditions, water, within the landscape.

Community gardens and orchards could provide opportunities for on-site food growing.

## The proposals create a range of edible and play landscapes that promote health and wellbeing

There is evidence associating the quality of the built and natural environments with the health and wellbeing of communities. Land West of Braishfield Road could provide a range of productive landscapes to promote health and wellbeing. Landscapes could include:

- Allotments
- Door-step growing spaces
- Meadow planting
- Children's play areas
- Wetland landscapes





## Development Principles



### Site today

The site is approximately 9.31ha in size and constitutes three parcels, with Braishfield Road separating the east and western parcels. It lies south of Braishfield and is bound by the village to the north, and is lined by vegetation along its other boundaries.



### Sustainable drainage

The existing topography and proposed landscape corridors provide an opportunity to create a sustainable urban drainage system (SuDS) of swales and ponds to mitigate surface water.

They also provide the opportunity for ecological rich meadows to enhance biodiversity as specified in the Parish of Braishfield VDS.



### Walkable neighbourhoods

Access to local facilities is fundamental to the concept of locating sustainable development. The site is nearby to facilities including a local pub, Braishfield Recreation Ground and Braishfield Primary School adjacent to the site.



### Positive outward looking development

We have positively addressed the need to design out crime by overlooking public open space. Clear definition between public and private ensures that streets and spaces are well overlooked creating a positive relationship between fronts and backs of buildings. This is a core principle of 'Secured by Design'.

The principles outlined in the following illustrations have been developed in response to the contextual analysis, site considerations and the objectives of the Draft Local Plan 2040 and the Braishfield Village Design Statement.



### Multi-functional Green Space

The scheme reflects the objectives of the Parish of Braishfield VDS by providing green space and landscape corridors that provide opportunities for recreational activities, play and edible landscapes. Creating multi-functional green space will help to positively contribute to the context of the adjacent woodland and will contribute to biodiversity enhancements for the betterment of wildlife and habitats.



### Access and movement

Vehicular access will be from Braishfield Road. We propose a cycle and pedestrian links to increase the level of permeability both within and around the site. The design of vehicular routes embraces 'Manual for Streets' by supporting the design ethos that streets should be designed as social places as well as meeting their traffic function.



### Privacy and amenity

Careful consideration has been given towards the privacy and amenity of nearby dwellings. Appropriate back to back distances will be implemented with clear boundary delineation. Facade treatment window positioning as well as vegetated methods of screening will help to ensure that privacy is maintained.



### A comprehensive strategy

The site presents itself as a logical extension to Braishfield. Our proposals will positively contribute to local housing need and deliver publicly accessible open space, play and on-site biodiversity enhancements.



# Illustrative Layout




*A new neighbourhood for Braishfield based upon the principles of the 20-minute neighbourhood.*

Our proposals promote the objectives and principles of the Braishfield Village Design Guide. We propose to promote a sensitive development that integrates well with Braishfield to ensure the prevailing local character is enhanced.

Land West of Braishfield Road presents an opportunity to create a community based upon sustainable and healthy lifestyles, whilst being suitably located near to the facilities and open spaces of Braishfield.

The site could provide around 54 new homes, positively contributing to local housing need.

Key:

-  Site Boundary
-  01 Primary vehicular access point
-  02 Sustainable Drainage Systems (SuDS)
-  03 Retained and enhanced vegetation
-  04 Primary access road
-  05 Potential pedestrian paths
-  06 Potential play area
-  07 Retained land
-  08 Meadow Planting
-  09 Proposed development backing onto existing residential
-  10 Swale street





Sustainable Drainage



Increased connectivity



Braishfield Primary School

Common Hill Road

Wheatsheaf Inn

Braishfield Road

Community Orchard





Key:

- 01 Primary vehicular access point
- 02 Sustainable Drainage Systems (SuDS)
- 03 Retained and enhanced vegetation
- 04 Primary access road
- 05 Potential pedestrian and cycle paths
- 06 Potential play area
- 07 Swale street



This artist's impression illustrates Land West of Braishfield Road is a place that is sustainably connected with its neighbours and surrounding countryside. Our proposals are of an appropriate scale thus enhancing local settlement character.

We have provided sensitive landscape and biodiversity-led design. This view from the south west demonstrates how our proposals respond to the local prevailing townscape and landscape character.



*Overall, this document has demonstrated how the Land West of Braishfield Road is deliverable and is an inherently sustainable location for new development. This document has also set out our vision for how the site could be brought forward as a logical new neighbourhood for Braishfield.*



The masterplan responds directly to the sites context. The strategy for Land West of Braishfield Road responds directly to the objectives identified within the Drafot Local Plan 2040 and Braishfield VDS, by adhering to the principles of the 20-minute neighbourhood.



The site will positively contribute to local housing need, delivering a range of housing types and tenure.



The site is located centrally to Braishfield, which benefits from a good range of physical and social infrastructure such as education, retail, community and medical facilities. Romsey is also easily accessible by either active or public transport, and hosts a range of facilities. The site could also deliver new public open space to benefit all.



Green Infrastructure will be retained, with the site being of sufficient size to deliver biodiversity enhancements for the betterment of local wildlife and habitats.



SuDS will be located within open space and will mitigate flooding as a result of any development as well as an allowance for climate change. SuDS will form part of the green infrastructure strategies creating new habitats for wildlife.



