

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 6th February to noon on Tuesday 2nd 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

Once the form has been completed, please send to planningpolicy@testvalley.gov.uk below by **noon on Tuesday 2nd 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

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Part A: Your Details

Please fill in all boxes marked with an *

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mr	First Name*	Adam
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Organisation* (If responding on behalf of an organisation)	Pigeon		

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:

Rownhams Promotions Ltd

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
Please find the Consultation Response attached titled; 'Response prepared by Pigeon for Rownhams Promotions Ltd in respect of their land interests at Fields Farm, Rownhams.'

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
	Please find the Consultation Response attached titled; 'Response prepared by Pigeon for Rownhams Promotions Ltd in respect of their land interests at Fields Farm, Rownhams.

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.



Test Valley Borough Council

Representations to the Draft Test Valley Local Plan 2040

Regulation 18 Stage 2

**Response prepared by Pigeon for Rownhams Promotions Ltd in respect of
their land interests at Fields Farm, Rownhams**

March 2024

Adam Conchie (Senior Planning Manager)



Contents

Introduction	3
Plan Period	5
Duty to Cooperate	5
Strategic Policies	6
Fields Farm	13
Summary and Conclusions	15
 Appendix A – Fields Farm Vision and Delivery Statement	 18
Appendix B – Review of the Fields Farm Assessment within the Sustainability Appraisal	60
Appendix C – Accurate reflection of Fields Farm Assessment within Sustainability Appraisal	69

Introduction

1. These representations have been prepared by Pigeon on behalf of Rownhams Promotions Ltd, in respect of their land interest at Fields Farm, Rownhams (the 'Site').
2. These representations are provided in response to the Test Valley Borough Council (the 'Council') consultation on the Local Plan 2040 Draft Regulation 18 Stage 2 (2024), and the following associated documents, evidence studies and topic papers;

Associated Documents

- Sustainability Appraisal (February 2024),
- Interim Sustainability Appraisal (February 2024),
- Appendix IV Housing Site Appraisals (February 2024).

Evidence Studies

- Housing Trajectory (January 2024),
- Monitoring Framework (January 2024),
- Local Gaps Study (December 2023),
- Strategic Housing and Land Availability Assessment (SHELAA) (January 2024),
- SHELAA – Appendix 4 – Southern Test Valley Housing and Mixed-use Sites (January 2024),
- Settlement Boundary Review (January 2024),
- Settlement Boundary Review Appendix 1 Settlement Boundary Assessment (January 2024).
- Test Valley Landscape Sensitivity Study (January 2024),
- Landscape Study Annex 1: Residential Site Assessments (January 2024).

Topic Paper

- Spatial Strategy Topic Paper (February 2024),
 - Housing Topic Paper (February 2024),
 - Duty to co-operate Topic Paper (February 2024),
 - Housing Site Selection Topic Paper (February 2024),
 - The Settlement Hierarchy Assessment Paper (February 2024).
3. Representations have previously been submitted on behalf of Rownhams Promotions Ltd to the SHELAA process in June 2021, and the Council's Regulation 18 Stage one Consultation Document dated 2022.
 4. Pigeon considers that given the historic undersupply of housing and growing affordability issues within the region. This plan provides an opportunity to help address unmet housing needs in a relatively unconstrained location, where there are substantive opportunities to accommodate development in a sustainable way. This is particularly evident in Southampton which has been identified as being a location for growth, in addition to the wider Partnership for South Hampshire (PfSH). Test Valley could help to deliver unmet housing needs in a location close to where the need arises.
 5. In 1997 the property price to earnings ratio in Test Valley was 4.9 (i.e. the average property price was 4.9 times the average salary). The ratio is now 10.91, up from 9.8 in 2020. The borough experiences significant challenges in respect of housing affordability, where owning a home is

out of reach of most of the borough's younger and less affluent population. This situation is likely to be exacerbated in the coming years without a clear plan or strategy.

6. The Council have calculated their local housing need, based on the Government's Standard Method to establish the minimum housing requirements which equates to 550 dwellings per annum. However, to fully address the Council's affordable housing needs, the level of growth required would need to be increased to 1,222 dwellings per annum. Whilst this does not necessarily translate into the housing requirement, it is a clear indicator that assessments of higher delivery are necessary.
7. Based on growing affordability issues and unmet housing need within the region, the evidence base should be extended to include the consideration of alternative levels of housing supply, providing increased levels of growth, particularly in respect of affordability and the wider spatial strategy of the sub region.
8. The Fields Farm Site is situated within an extremely sustainable location abutting the settlement of Nursling and Rownhams to the site's north and west boundaries. Notwithstanding our concerns about the Settlement Hierarchy, Nursling and Rownhams is identified as a Tier 2 settlement to the edge of Southampton. The Site has good accessibility to all key facilities and services, in addition to excellent public transport links to Romsey and Southampton.
9. The Sustainability Appraisal that supports the Council's site selection process has assessed the Fields Farm Site incorrectly, essentially scoring it lower and concluding that other sites are considered more suitable and subsequently identified for development instead. When the Fields Farm Site has been accurately compared to other site allocations (within the Southern Housing Market Area) the Fields Farm Site should be identified as a housing allocation, to meet the local housing needs. Inclusion of the Site would add to the variety of new sites coming forward, sharing the distribution of new homes across multiple sites, reducing the Council's reliance on large strategic sites to deliver most new homes. When a limited number of sites are identified any delays can have a significant impact on meeting housing delivery targets, increasing the likelihood of Test Valley's housing needs not being met. Therefore, we suggest that allocating additional sites of varying size, including the Fields Farm Site would help the Council achieve the aim of a sound and positively prepared Local Plan.
10. These representations should be read alongside the accompanying Vision and Delivery Statement (See Appendix A), which provides detailed information and assessment of the Fields Farm site. The statement demonstrates that a high-quality design and landscape led scheme can be delivered on this highly sustainable site adjacent to Nursling and Rownhams.
11. At present the Plan is not sound as the housing provision does not address the unmet housing needs within the region. To address this unmet need, more sites should be identified in sustainable locations and allocated for residential development within the Local Plan. The Fields Farm site should be allocated for residential development within the Plan due to its highly sustainable location directly adjacent to Nursling and Rownhams and the city of Southampton. The Vision and Delivery Statement demonstrates that an efficient residential scheme, would optimise the development potential of the site and provide a mix of much needed new housing for the Council.
12. We would be keen to discuss the Fields Farm Site in greater detail with the Council, to discuss its sustainability credentials and any constraints that the Council believe they have identified as to why the site has not been allocated for residential development. The Fields Farm site is

deliverable and should be allocated for residential development to help meet the Council's unmet need. At the very least it should replace a proposed residential site allocation within the Local Plan due to its unmatched sustainability credentials.

Plan Period

13. The emerging Local Plan proposes to cover the plan period between 2020 to 2040. The Local Plan 2040 timetable outlines the adoption of the emerging Local Plan in 2026 Q2. Paragraph 22 of the NPPF outlines that from adoption a Local Plan should look ahead for a minimum of 15 years. Therefore, the Council would need to extend the plan period by at least a year to ensure that when the Local Plan is adopted it is consistent with the requirements of the NPPF.
14. Given the plan will be adopted in 2026 and should look ahead for a minimum of 15 years, we question why it is necessary for the plan to start from 2020/21, 2021/22 and 2022/23. The first three years would have very little to do with the remaining plan period, as such it is unnecessary for the plan period to go this far back.
15. With regard to the development needs it is also the case that the standard method should be based on the period 2024 to 2034 with the affordability ratio relating to income and house prices in 2023. This outlines that the most appropriate start date for the plan period would be 2023/24.
16. It is considered that the current plan period is unsound as it is inconsistent with paragraph 22 of the NPPF and should be amended to cover the years 2023/24 to 2040/41.

Duty to Cooperate

17. To meet the requirements of the NPPF, the Council needs to ensure that effective engagement with neighbouring planning authorities in relation to housing needs is undertaken. The Council also needs to ensure that effective engagement with the other neighbouring authorities, that form the Partnership of South Hampshire (PfSH) is conducted. The PfSH identified in the latest position statement (December 2023) that there is a shortfall of 11,711 homes across South Hampshire with significant shortfalls in the New Forest Borough Council and Eastleigh Borough Council. Both of these Authorities border Test Valley. Shortfalls in both Authorities account for well over 8,000 homes between 2023 and 2036. Due to the constraints faced by both Authorities, particularly the New Forest with the National Park, neighbouring Authorities like Test Valley will need to identify additional sites to meet the overall housing needs in South Hampshire.
18. Havant Borough Council submitted representations at the Regulation 18 Stage 1 consultation which sought a formal commitment from Test Valley Borough Council to provide 2,000 additional homes to assist in delivering the required number of homes within the PfSH. Additionally, at the same consultation stage Southampton City Council recommended that Test Valley should test a higher amount of housing than the Local Housing Need through the Sustainability Appraisal. Within the Sustainability Appraisal a total of four growth strategies were proposed in total. Each growth scenario proposed relatively modest variations in total number of homes above Local Housing Need levels. The levels above the Local Housing Need requirements ranged between 8-10% in the Northern Test Valley Market Housing Area and 10-20% in the Southern Test Valley Market Housing Area, none of which tested variable site options directly adjacent to Southampton e.g. Nursling and Rownhams.

19. What is also notable from the evidence set out in Table 1 of the PfSH Position Statement is that the unmet needs of Southampton are set out as zero. The reason provided is that it would be inappropriate to allocate these unmet needs to other areas as they relate solely to the 35% urban uplift. Whilst it is recognised that the urban uplift should be delivered in the city or urban centre to which it applies, the Council should still consider whether it is possible for some of the uplift to be delivered in or around those areas that are adjacent or close to Southampton (e.g. Nursling and Rownhams which is located directly adjacent to the Southampton City Council boundary).

Strategic Policies

Spatial Strategy Policy 1 (SS1): Settlement Hierarchy

20. Policy SS1 identifies that settlements sit in a settlement hierarchy based on their sustainability, role and function. The more sustainable settlements are located in the higher tiers of the hierarchy as residents are able to access a greater range of services and facilities more easily without the need to travel as far by car, with the smaller, less sustainable settlements with fewer facilities located towards the bottom of the hierarchy.
21. The underlying principles of the Settlement Hierarchy are generally supported but it is our view that the inclusion of Nursling and Rownhams in Tier 2 is not a proper reflection of its sustainability given its proximity and range and frequency of travel links to Southampton and the services and amenities it provides at a city scale.
22. Pigeon consider that given the range of services and facilities within Nursling and Rownhams (and those within Southampton), Nursling and Rownhams should be more reasonably described as the same as the Tier 1 settlements of Andover and Romsey and most certainly, greater than the status of other Tier 2 settlements that are significantly less well served than Nursling and Rownhams. The Settlement Hierarchy Topic Paper acknowledges that due to the locations of Valley Park, North Baddesley and Nursling and Rownhams which are positioned on the edge of Chandler's Ford and Southampton they benefit from the wider range of services in these adjacent settlements. These settlements score highly in terms of their access to facilities and services.
23. In this context, it is our view that the Settlement Hierarchy should be revised, either to include Nursling and Rownhams as a Tier 1 settlement based on the criteria set out within the Settlement Hierarchy Topic Paper, or to include an additional tier of settlement that reflects the greater levels of sustainability and accessibility available at settlements such as Nursling and Rownhams that benefit from the services of adjacent major settlements (such as Southampton).

Spatial Strategy Policy 2 (SS2) Development in the Countryside

24. Policy SS2 seeks to permit development within the boundaries of the settlements identified in the settlement hierarchy in Tiers 1-3 and identified Policies Map or Neighbourhood Development Plan, when the principle of development and redevelopment will be permitted if it is appropriate to the other Local Plan and Neighbourhood Plan policies.

25. The underlying principles of the policy are generally supported. However, given the need to deliver new homes and jobs, it is considered that the principle of development should also be supported within Tier 4 settlements where the site is situated within the settlement boundary.

Spatial Strategy Policy 3 (SS3): Housing Requirement

26. Policy SS3 outlines that the housing requirement for the Borough is a minimum of 11,000 homes, to be delivered between 2020 to 2040 with an annual requirement of 550 homes. The policy states that the minimum housing requirement is split between the northern and southern Test Valley Housing Market Areas. The Northern Test Valley Housing Market Area is required to deliver 6,270 homes with an annual requirement of 313 homes. The Southern Test Valley Housing Market Area is required to deliver 4,730 homes with an annual requirement of 237 homes.
27. It is agreed that meeting the future housing needs appropriately is one of the greatest challenges for the Local Plan and the Plan needs to provide for the right number of homes, of the right type and in the right locations. There is also a need to ensure that as part of the overall provision, that the needs of different household groups are met, including affordable homes and for those with specialist needs.
28. It is also agreed that to calculate a local housing need, the Government's Standard Method **provides the starting point** and minimum amount for establishing a housing requirement.
29. It is considered that the Local Plan as currently drafted has not been as positively prepared as it does not comprehensively address the level of housing need that exists within the Borough. There are two main drivers for this conclusion:
- There are unmet housing needs within the wider area that should be considered, and additional provision made to meet through this plan; and
 - The plan does not appropriately respond to affordable housing needs.
30. It is considered that the housing provision should be revised upwards.
31. The reasons set out above demonstrate exceptional circumstances that justify the need to increase the housing requirement above what has been set out under the standard methodology. This should be the subject of testing in advance of the next stage of the Local Plan.
32. In respect of the wider housing need, the Council must ensure that they engage with neighbouring planning authorities effectively and take into account any of their unmet needs when considering the number of homes to be planned for. The revised PfSH Spatial Position Statement in December 2023 provides guiding principles to inform emerging Local Plans and assisting Local Planning Authorities on meeting their duty to co-operate, including the delivery of new homes in South Hampshire.
33. Whilst the Council outline that there is no clear evidence as to unmet needs, it is evident from the PfSH Spatial Position Statement that there are unmet needs across South Hampshire between 2023 and 3036. Whilst it could be expected that delivery may be increased in some Local Planning Authorities such as Test Valley and Eastleigh, areas such as Gosport, Havant, Portsmouth, and Southampton are constrained by their geography and borders that are drawn tight to the urban edge or in the case of the New Forest they are constrained by the National

Park. It is therefore essential that the Council start planning now to increase the supply of homes to address some of these needs in South Hampshire.

34. As outlined previously, Havant Borough Council submitted representations at the Regulation 18 stage 1 consultation which sought a formal commitment from the Council to provide 2,000 additional homes in Test Valley to assist in delivering the required number of homes within the PfSH. Southampton City Council (which has been identified for a 35% increase in housing requirement under government policy) also recommended that Test Valley should test a higher amount of housing over and above the minimum housing requirement through the Sustainability Appraisal.
35. Pigeon encourages the Council to increase the number of homes to be planned, to better meet the affordable housing needs of the Borough. The Housing Topic Paper outlines that to meet the affordable housing need in full, the housing requirement would need to be increased to 1,222 dwellings per annum. This would be a significant uplift and may not be justified. However, the Council recognise that the need for affordable housing would justify an increase in the housing requirement, even if it did not meet affordable housing needs in its entirety. At the very least it provides justification to increase the supply of homes and enhance the buffer between housing needs and supply. As such there is a substantial and ongoing shortfall of affordable housing and this will continue to be the case under the plan as proposed. There should be a specific response within the plan, by way of increased overall requirement to address the identified shortfall to ensure it is positively prepared.
36. Pigeon is broadly supportive of the continued identification of two Housing Market Areas (HMAs) and the shift in % distribution between them. As proposed, the split between the HMAs would be based on existing population levels (in each respective area). Given that this is essentially a reflection of historic patterns of growth, there is a need to apply a further consideration to Southampton, which is identified as a location for enhanced growth. This is a clear policy intent of Government and should be considered not just for Southampton City itself (as an administrative entity) but also to those areas that are directly related to it (such as parts of Southern Test Valley) and the duty to co-operate. This should be the subject of assessment, and in our view would support testing of a 45/55 and 50/50 level splits, or a specific additional contribution (by way of increase in housing provision in the overall requirement).

Spatial Strategy Policy 4 (SS4): Rural Housing Requirement

37. The Policy outlines that the rural housing requirement for the Borough over the lifetime of the plan is a minimum of 542 homes, and is split as follows:
 - Northern Test Valley Rural Housing Requirement: 260 homes
 - Southern Test Valley Rural Housing Requirement: 282 homes
38. We are supportive of directing the majority of new homes (95%) towards the most sustainable locations within the Borough (within Tier 1 and Tier 2 Settlements). However, the policy is unclear and lacks clarity.
39. It is considered that an increased buffer to the overall housing requirement should be provided to ensure that the minimum housing requirement in the Borough is met, in the event that the

provision of rural housing is not designated through the active Neighbourhood Development Plans (as set out within Emerging Policy SS5).

Policy 6 (SS6): Meeting the Housing Requirement

40. Table 3.3 within the supporting text identifies the total supply of housing as 12,415 over the period of the plan, which is 1,415 homes more than the 11,000 minimum housing requirements identified by the Council over the lifetime of the Plan. The level of buffer between the minimum housing needs and supply is encouraging although we question if there is a buffer within the Council's housing land supply as these are based on the Local Plan covering the period between 2020 – 2040. It is considered that the Council should be calculating the housing need requirements, based on the standard method between 2024 to 2034 with the affordability ratio relating to income and house prices in 2023, outlining the most appropriate start date for the plan period being 2023/24.
41. Set out within the Housing Trajectory (January 2024) the Council are only proposing four new residential site allocations, plus a commercial site allocation which features a small provision of residential accommodation, for delivery within the Southern Housing Market Area of the Local Plan. From 2026/27 onwards there is a significant fall in the delivery of homes from committed sites. The shortfall is expected to be met by two site allocations (Land South of Bypass, South Romsey and Land South of Ganger Farm, East Romsey) over years 2026/27 and 2027/28. From 2031/32 the Land at Velmore Farm, Valley Park allocation is expected to deliver almost 50% of all new homes within the Southern Housing Market Area.
42. Pigeon disagrees with this approach, as the Council should be identifying a variety of site allocations within the most sustainable settlements to ensure that the delivery of new homes, particularly from 2026/27 is not solely dependent on a small number of sites within the Borough. As the Local Plan is not expected to be adopted until 2026 Q2, it is considered unrealistic to expect 90 homes to be delivered on two new site allocations in 2026/27. As this assumes the sites will obtain planning permissions, discharge planning conditions and obligations and construct the new homes within an incredibly short period of time.
43. Pigeon considers that the Council should identify more sites in the most sustainable settlements to ensure the consistent delivery of homes in the short, medium, and longer term, preventing the Council from being overly reliant on a small number of strategic sites. Adopting an approach that included more site allocations would seek to de-risk housing delivery within Test Valley, even if one or two of the site allocations stalled with delivery.
44. Nursling and Rownhams is a Tier 2 (if not Tier 1) settlement, and it is adjacent to Southampton. Yet the existing adopted Local Plan (2011-2029) and the Emerging Local Plan do not identify any residential-led allocations within this settlement, which is considered unusual given its highly sustainable location. It is acknowledged that the Land at Upton Lane will support approximately 80 new homes as part of a much larger employment allocation. However, these homes have been identified to act as buffer to existing homes within the vicinity. To meet the housing requirement, it is considered that the additional residential sites should be distributed across all Tier 1 and Tier 2 settlements to accommodate sustainable growth across the Borough.

Spatial Strategy Policy 9 (SS9): Delivery, Monitoring and Contingency

45. It is welcomed that the Council will monitor delivery, and if the plan is not delivering appropriately, contingency measures will be undertaken. However, it is considered that the Council should be reviewing some of the suggested appropriate actions on a regular basis regardless of if the Local Plan is delivering or not.
46. We would encourage the Council to work with landowners and developers to bring sites forward on a regular basis, as well as working in partnership with Registered Providers (RP's) and the development industry, as well as liaising regularly with key infrastructure providers. The Council should ensure regular communication with stakeholders to ensure that any potential issues are identified at the earliest opportunity to ensure that the Local Plan is delivered rather than waiting for issues in delivery before undertaking contingency measures.

Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey

47. Policy SA4 identifies the site for approximately 340 dwellings to the South of Ganger Farm, Romsey. The policy outlines that an appropriate buffer should be provided to the south and south-eastern boundaries due to the SINC and ancient woodland, a sequential approach will be taken within the site to direct development to areas at lowest risk of flooding in relation to flood risk and appropriate mitigation will need to be taken in relation to the Mottisfont Bats Special Area of Conservation (SAC) in accordance with Policy BIO2.
48. The Ganger Farm site consists of two parcels separated by a woodland, in addition to the Ganger Wood Ancient Woodland and Site of Importance for Nature Conservation (SINC). The Fields Farm site also contains a SINC and is located directly adjacent to an ancient woodland. When the sustainability appraisals have been prepared it appears that inaccuracies have been recorded when assessing the Fields Farm site. For instance, Objective 8 B.) within the appraisal questions if the site relates well to the existing settlement and immediate context/surrounding area. The Ganger Farm site has been identified positively, where as the Fields Farm site has been identified with a mixed performance. It is argued that the Fields Farm site should have been identified positively as both the western and northern site boundaries abut existing residential development. Two tables appended to this response compares the Fields Farm Sustainability Appraisal Assessment, with those sites identified for residential development within the South Housing Market Area (see Appendices B & C).
49. The same trend repeats itself in relation to Objective 10 B.) and 10 C.) in relation to conserving habitats and species to achieve net gains for biodiversity as well as conserving and enhancing quality local green infrastructure provision. The Vision and Delivery Statement that supported the previous SHELAA and Reg 18 Stage 1 consultation submissions outlines that the enhancement and management of the on-site SINC would be delivered with any residential scheme on the site, in addition to a bio-diversity net gain of at least 10%. Likewise established trees, hedgerows and woodland would be retained and enhanced. The sustainability appraisal scored the Fields Farm site negatively to both questions. Whereas the Ganger Farm site has been identified as mixed performance and positive.
50. Consequently, the appraisal summary in relation to the Fields Farm site outlines that the TPO trees along the northern site boundary, and the buffers applied to the SINC habitat and ancient woodland significantly reduce the development potential of the Site. It concludes by outlining that there are less constrained sites available with better potential for residential development. Pigeon considers that the Sustainability Appraisal misrepresents the Fields Farm site given the

number of similar characteristics that it shares with Ganger Farm, yet these features and buffers have been scored higher and these are not perceived to constrain the development potential of the site.

51. Pigeon urge the Council to assess the Fields Farm sustainability appraisal more accurately to ensure that it is correctly assessed, when compared to other site allocations. Pigeon considers the Fields Farm site to be more sustainable than the Land South of Ganger Farm site. As a result, the evidence base to support the site allocations should be reviewed and the Fields Farm site should be identified for residential development within the Local Plan.

Southern Area Policy 5 (SA5): Land South of the Bypass, Romsey

52. Policy SA5 identifies the strategic housing allocation for approximately 110 dwellings to the south of Bypass Road, Romsey. The policy outlines that a submission of a Heritage Impact Assessment will be needed to demonstrate how the layout and design of the development will respond sensitively to the significance of the Grade II* Broadlands Estate Registered Park and Garden and the Romsey Conservation Area. Appropriate noise mitigation will also be required in relation to the impact of nearby roads, and appropriate mitigation will also be required in relation to the Mottisfont Bats Special Area of Conservation (SAC).
53. When the sustainability appraisals prepared for the Fields Farm and Land South of the Bypass, sites have been compared, the Fields Farm site has scored incorrectly in relation to a number of the ecological and bio-diversity matters. It is considered that if the Fields Farm site was assessed correctly it would be seen as a more suitable site for development, where the sustainability appraisal concludes that due to the TPO trees and buffers to the SINCR and ancient woodland there are less constrained sites with better potential for residential development.
54. Pigeon strongly disagrees that Site Allocation SA5 is considered to be a much more suitable site due to the number of constraints that the design will need to accommodate, which includes buffers to the western and southern boundaries towards heritage assets, noise mitigation matters and developing a drainage strategy that accommodates surface water flooding on approximately 25% of the site.
55. It is considered that the Sustainability Appraisal has inaccurately assessed the Fields Farm site. If Fields Farm had been assessed correctly, it would be considered a much more sustainable site for residential development than the Land South of the Bypass, Romsey site. As a result, the evidence base to support the site allocations should be reviewed and the Fields Farm site should be identified as a site allocation for residential development within the Local Plan, coincidentally Policy SA5 and the Fields Farm site accommodate a similar number of homes.

Southern Area Policy 6 (SA6): Land at Velmore Farm

56. Policy SA6 outlines that the strategic housing allocation of approximately 1070 dwellings and 1.5 hectares of employment land is proposed. The policy outlines that appropriate mitigation is required in relation to the River Itchen Special Area of Conservation (SAC) and submission of an archaeological assessment to inform conservation of archaeological remains of the former Roman road will also be required.

57. There are woodland areas of Hut Wood and The Rough Sites of Importance for Nature Conservation (SINC) to the south and west of the site. A significant area of publicly accessible green space is also required to the south-west corner of the site, with additional work required to refine the area.
58. In order to facilitate the site allocation, the local gap between Southampton and Eastleigh is proposed to be amended to reflect this proposed site. Additionally, an Archaeological Assessment will be required to assess the archaeological remains of the roman road. The National Grid also have overhead powerlines running across the site which will also have an impact on the layout of any future scheme.
59. The site contains a number of considerations that any scheme on the site will need to accommodate including archaeology, however this has not deterred the Council from allocating the site.
60. Compared to the scale of the Fields Farm site, the Land at Velmore Farm is a large strategic allocation which the Council are reliant on from 2031/32 onwards to deliver almost 50% of all new homes within the Southern Housing Market Area. As a result, it is considered that additional housing sites should be identified within the Local Plan to ensure that the housing needs are met in the event delivery on the site is slow or stalls due to the number of constraints the scheme will need to consider. The Fields Farm site can be allocated to ensure the delivery of new homes in the Borough. Past experiences demonstrate that the delivery of housing along the south coast is challenging; many sites have delivered housing completions slower than anticipated due to infrastructure delays including potable water supply, wastewater capacity, electricity connections and nutrient neutrality mitigation. Whilst all of these are overcome eventually, it is our view that the Local Plan should be more cautious and propose more sites to counter the likely delays across the Southern Housing Market Area.

Southern Area Policy 7 (SA7): Land at King Edward Park, Ampfield

61. Policy SA7 proposes approximately 44 units of extra care accommodation (C2 Use) on the eastern edge of Ampfield, subject to a buffer to the Trodds Copse Site of Special Scientific Interest (SSSI) and ancient woodland.
62. This site allocation features similar ecological features to the Fields Farm site, however the percentage of developable area is considered much less than the Fields Farm site due to the buffers that will need to be incorporated. However, in this instance the site is deemed appropriate and not dismissed due to the ecological buffers that should be incorporated.
63. It is considered that the ecological buffers and the TPO's referred to on the Fields Farm site, have been identified as a perceived constraint to development, regardless of how sustainable the site is and the landscape-led design approach that the concept plan adopts. However, the proximity of SINC's, SSSI's and ancient woodlands on or adjacent to the four residential site allocations, have not prevented the Council from identifying them for development.

Southern Area Policy 8 (SA8): Land at Upton Lane

64. Policy SA8 outlines that the strategic employment led allocation comprises approximately 8.5 ha of employment and limited residential development at Upton Triangle. Development will be

guided by a comprehensive site-wide masterplan. The policy permits a varied provision of employment uses including industrial process and open storage and distribution. Residential development will be located to establish a positive relationship to existing dwellings at Upton Lane and east of the Romsey Road. Pigeon supports the site allocation, as it will provide several jobs for residents living within the southern part of Test Valley.

65. The current Local Plan does not identify any site allocations for residential-led development within Nursling or Rownhams. Although the emerging Local Plan identifies this site for approximately 80 homes that forms part of a large commercial allocation. Nursling and Rownhams features several services, facilities and jobs and is directly adjacent to Southampton which is easily accessible by public transport. Therefore, it is considered that additional residential housing sites should be identified in Nursling and Rownhams to provide a variety of homes within this highly sustainable settlement. Our Vision Document demonstrates how new homes on Fields Farm would support the Local Plan's aspirations for 20-minute neighbourhoods.

Fields Farm, Rownhams

66. The Fields Farm site is within a highly sustainable location which has good accessibility to all key facilities and other services within Nursling and Rownhams, with good public transport links to Romsey and Southampton. Residential development abuts the western and northern boundaries of the Site. Nursling and Rownhams is identified as a Tier 2 settlement within the settlement hierarchy. Tier 2 settlements can accept strategic housing allocations.
67. The accompanying Vision and Delivery Statement for the Site, provides detailed assessment of the Site and a concept masterplan. The high-quality design and landscape-led scheme, delivers up to 120 new homes within a sustainable location. The key benefits of the scheme include;
- A high-quality landscape and design-led scheme that responds to its immediate and wider landscape setting, with blue and green infrastructure incorporated throughout. Extensive strategic landscaping will provide a positive addition to the local landscape.
 - Creation of a network of new green spaces, for the benefit of both new and existing residents, that will provide biodiverse new habitat as well as publicly accessible green space and an extensive buffer to the front of the site that maintains a semi-rural feel to Rownhams Lane.
 - The SINC will be enhanced and managed effectively as part of the wider site. Existing trees and mature vegetation will be retained within the site, together with creation of new areas of native planting and habitat to enhance biodiversity and deliver a net gain in excess of 10%.
 - Creation of up to 120 new homes to meet the needs of the local area, including homes for older People, affordable homes and custom-build / self-build plots; &
 - Pedestrian links through the site will provide additional walking routes for existing residents and providing improved connections to Lord's Woods.

68. The Housing Site Selection Topic Paper (February 2024) outlines the five site selection processes, with Stage 5 'Detailed Assessment' providing a through assessment of those sites left in the process. The Fields Farm site made it through to the final stage and a detailed assessment was undertaken.
69. A Sustainability Appraisal assessed the site to help inform the Council's site selection process. The Appraisal concluded that *'...the site is sustainably located, well connected to services and facilities in Nursling and Rownhams and further afield. Some limited surface water flooding where a sequential approach will be required. TPO trees on the northern site boundary reduce the developable area of the site. There is SINC habitat within the site and the site abuts Ancient Woodland on the eastern boundary which with buffers applied significantly reduce development potential. There are less constrained sites with better potential for residential development...'*
70. Pigeon considers that the Fields Farm site appraisal has been inaccurately assessed against the various objectives. The most notable being;
- Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs – The Site has been promoted to include a mix of housing types and tenures on the Site to meet the Borough's housing need. This includes homes for older people, affordable housing and custom-build / self-build homes. This objective should have been scored positively within the criteria.
 - Objective 8. B): Does the site relate well to the existing settlement and to the immediate context/surrounding area – The site abuts residential development to its western and northern boundaries and effectively 'rounds off' this part of Rownhams. The site is well related to the existing settlement and should have been scored positively for this objective.
 - Objective 9. B): Is development likely to conserve or enhance the significance of sites of archaeological interest? – The site may encounter archaeological remains on the site. However, prior to the commencement of development a full programme of archaeological investigation will be completed to assess and remove the risk of harm to potential assets. The Site is not expected to identify anything of national significant importance. Therefore, the site should have scored positively within the criteria.
 - Objective 10: Conserve and where possible, enhance biodiversity and habitat connectivity – This objective relates to four sub-questions relating to conserving and enhancing protected sites, conserving and enhancing habitats and species, preserving and enhancing quality local green space infrastructure and protection of trees. The accompanying Vision and Delivery Statement for the site identifies how the site could be delivered. The proposed landscape-led concept plan demonstrates to conserve and enhance bio-diversity on site, ensure buffers are provided to on-site and off-site trees and the ancient woodland. The SINC will be enhanced and managed to improve its biodiversity. It is acknowledged that a small number of trees may need to be removed to form the site entrance, but additional trees will be planted within the scheme. However, the site should have scored positively in meeting this objective.
 - Objective 11: Support the delivery of climate change mitigation and adaptation measures – The sustainability section within the Vision and Delivery Statement details the energy and sustainability matters that the scheme will deliver, ensuring new homes

are zero-carbon ready, in line with an electric only strategy and supporting measures to increase water efficiency and reduce consumption. This site should have scored positively in meeting this objective.

(Table 1 providing a full assessment of the appraisal can be found within Appendix B).

71. Pigeon considers that if the Sustainability Appraisal had been prepared accurately the Fields Farm Site would have scored more favourably than three of the four residential site allocations identified (Table 2 providing an accurate assessment can be found in appendix C) . As such we request that the evidence base is reassessed to ensure that it is an accurate reflection of the Site, and the conclusions and residential site selections are reassessed.
72. Planning Permission for up to 140 new homes was previously refused (15/00355/UTS) on the site, this refusal was subsequently dismissed at appeal (APP/C1760/W/15/3139021). At the appeal it was established through the Statement of Common Ground, that all technical issues had been resolved, save for landscape. The appeal decision noted that the site was not designated for its landscape value but highlighted that the appeal would bring about a complete change in landscape character through the introduction of roads and houses. This was considered to have an urbanising effect and change the context of the Site.
73. However, since the appeal was dismissed the site context has changed significantly due to the construction of the Broadleaf Park scheme that spans the entire length of the northern boundary of the Site. The introduction of strategic planting to the Fields Farm Site to break up any built form on the Site has established well and will provide a substantial feature and the quantum of development has been reduced (from 140 to up to 120 homes), to deliver a sensitivity designed scheme, that provides a greater provision of green and blue infrastructure throughout the development. As such it is considered that landscape concerns previously raised at the appeal have been removed.
74. Pigeon notes that Nursling and Rownhams is considered to be an extremely sustainable Tier 2 settlement, that is located directly adjacent to Southampton. Rather surprisingly no residential-led site allocations have been identified within Nursling and Rownhams within the current and this emerging Local Plan. The Sustainability Appraisal which has been used as a tool to assess sites for selection contains inaccuracies and the only technical reason to dismiss the appeal has been overcome due to the integration of established strategic landscaping and the change in site context following the delivery of the Broadleaf Park scheme to the north.
75. It is considered that the Fields Farm Site should have been allocated for residential development given the sustainable location and the high-quality design and landscape led scheme that can be delivered on the Site that respects the ecological features. Additionally, the Site context has changed due to the Broadleaf Park development to the north of the Site.

Summary and Conclusions

76. Pigeon do not consider that the Local Plan has been positively prepared as it does not comprehensively address the level of housing need that exists within the Borough. There are two main drivers for this conclusion:

- There are unmet housing needs within the wider area that should be considered, and additional provision made to meet this through this plan; and
 - The plan does not appropriately respond to affordable housing needs.
77. To ensure the Council meet the requirements of the NPPF, the Council has a duty to cooperate with neighbouring authorities in relation to housing needs. Additionally, the Council needs to engage with the other neighbouring authorities that collectively form the Partnership of South Hampshire (PfSH). Within the PfSH latest position statement it demonstrates there is a shortfall of 11,711 homes across South Hampshire with significant shortfalls in the New Forest Borough Council and Eastleigh Borough Council. Both Authorities border Test Valley, and current shortfalls in both Authorities account for well over 8,000 homes between 2023 and 2036. Due to the constraints faced by both Authorities, particularly the New Forest with the National Park, neighbouring Authorities like Test Valley should seek to identify additional sites to help meet the overall housing needs in South Hampshire.
78. Havant Borough Council submitted representations at Regulation 18 Stage 1 consultation, which sought a formal commitment from Test Valley to provide 2,000 additional homes to assist in delivering the required number of homes within the PfSH. Additionally, Southampton City Council recommended that Test Valley should test a higher amount of housing than the Local Housing Need through the Sustainability Appraisal. Although the Council tested four growth strategies, there was limited variation in the number of homes above Local Housing Need levels. Surprisingly, none of growth scenarios tested variable site options adjacent to Southampton e.g. Nursling and Rownhams.
79. What is also notable from the evidence set out in Table 1 of the PfSH Position Statement is that the unmet needs of Southampton are set out as zero. The reason provided is that it would be inappropriate to allocate these unmet needs to other areas as they relate solely to the 35% urban uplift. Whilst it is recognised that the urban uplift should be delivered in the city or urban centre to which it applies, Test Valley should still consider whether it is possible for some of the uplift to be delivered in or around those areas that are adjacent to Southampton (e.g. Nursling and Rownhams which is located directly adjacent to the Southampton City Council boundary).
80. The evidence base should be extended to include the consideration of alternative levels of housing supply and to the full and proper implications of providing such levels of growth, particularly in respect of affordability and the wider spatial strategy of the sub region. To fully address the Council's affordable housing needs, the level of growth required would need to be increased to 1,222 dwellings per annum. Whilst this does not necessarily translate directly into the housing requirement, it is a clear indicator that an assessment of higher delivery is necessary even if it did not meet affordable housing needs in its entirety.
81. At the very least it provides justification to increase the supply of homes and enhance the buffer between housing needs and supply. As such there is a substantial and ongoing shortfall of affordable housing and this will continue to be the case under the plan as proposed. There should be a specific response within the plan, by way of increased overall housing requirement to address the identified shortfall to ensure it is positively prepared.
82. Pigeon considers that if the Sustainability Appraisal had been prepared accurately, the Fields Farm site would have scored more favourably than three of the four residential site allocations

identified within the South Housing Market Area. As such we request that the evidence base is reassessed to ensure that it is considered an accurate reflection of the Fields Farm site, and the conclusions and residential site selections are subsequently reassessed. As a result, Pigeon considers that given the highly sustainable location of the Fields Farm site, it should be identified as a residential site allocation within the Regulation 19 Local Plan.

83. The Fields Farm Vision and Delivery Statement, provides as assessment of the Site with a concept plan that demonstrates that a high-quality design and landscape-led scheme would be delivered on the Site. The scheme would preserve and protect important ecological and biodiversity features, and to design the scheme around them. Networks of green spaces through the Site would provide green routes for pedestrian and biodiverse habitat.
84. Pigeon trust that the Council will find these comments useful. We would be keen to discuss the Fields Farm Site in greater detail to answer any questions you might have in relation to the Site and its deliverability.

Appendix A

Fields Farm Vision and Delivery Statement

Vision & Delivery Statement

Fields Farm, Rownhams

April 2024



Contents

Executive Summary

1. Introduction
2. Planning Context & History
3. Site Context
4. Sustainable Location
5. Technical Summary
6. Opportunities and Considerations
7. Our Vision
8. Concept Plan
9. Sustainability
10. Planning & Delivery Timetable
11. Summary & Conclusion

Executive Summary

The Vision and Delivery Statement ('the Statement') has been prepared by Pigeon in support of a high-quality landscape and design-led sustainable scheme on Land at Fields Farm, Rownhams ('the Site'). This Statement has been prepared in response to the Test Valley Regulation 18 Stage Two Consultation, which supports the Councils review of the Local Plan.

The Site is located within a highly sustainable location with the provision of safe walking and cycle routes into Nursling and Rownhams which provides a range of facilities and access to good transport links to Romsey and Southampton.

This Statement sets out our Vision for the Site, demonstrating that it is available and suitable for the delivery of a new high-quality design and landscape-led sustainable scheme.

The Scheme intends to meet the needs and aspirations of the local community by delivering much needed new homes within a high quality environment in a sustainable location.

The scheme would deliver the following key benefits:

LANDSCAPE LED MASTERPLAN

A high-quality landscape and design-led scheme that responds to its immediate and wider landscape setting, with blue and green infrastructure incorporated throughout. Extensive strategic landscaping will provide a positive addition to the local landscape and an extensive buffer at the front of the site to maintain the semi-rural feel of Rownhams Lane.

PUBLIC OPEN SPACE

Creation of a network of new green spaces, for the benefit of both new and existing residents, that will provide biodiverse new habitat as well as publicly accessible green space.

BIODIVERSITY

The onsite Site of Importance for Nature Conservation (SINC) will be enhanced and managed effectively as part of the wider Site. Existing trees and mature vegetation will be retained within the Site, together with creation of new areas of native planting and habitat to enhance biodiversity and deliver a net gain in excess of 10%.

VARIETY OF NEW HOMES

Creation of homes to meet the needs of the local area, including homes for older people and affordable homes.

SELF BUILD AND CUSTOM BUILD HOMES

Provision of plots to enable homes to be designed and built to meet the specific needs and requirements of future occupiers.

ACCESS AND EXPANSION OF WALKING ROUTES

The site is currently inaccessible to the public, pedestrian links through the site will provide additional walking routes for existing residents and providing improved connections to Lord's Woods.

SITE AVAILABILITY

The Site is in single ownership and is not encumbered by any legal constraints that would preclude or unduly inhibit its delivery for the uses proposed. Development of the Site is therefore achievable and deliverable and there are no viability issues. The Site is 'available' for development as defined by the NPPF.



Key:
— Site Boundary

Not to Scale

Project: Rownhams

Date: Mar '24

Site Location

1.0

Introduction

1.0 Introduction

This Vision and Delivery Statement (the 'Statement') has been prepared by Pigeon for Rownhams Promotions Ltd, who are promoting Land at Fields Farm, Rownhams (the 'Site') to deliver approximately 120 new homes. The scheme would deliver a variety of homes (including homes for older people, affordable homes and Self/Custom Build homes) together with areas of public open space, which will provide a high quality design and landscape-led scheme for the site.

The 8.43 ha site is located within a sustainable location with provision of safe walking and cycle routes to the range of facilities, and services within Nursling and Rownhams. The site lies on the route between Rownhams and Lord's Wood, with an opportunity to provide improved connections between these two along green links giving local residents improved access to the wood.

The site is within a well-placed location close to a number of bus stops which provide frequent services to Romsey and Southampton City Centre. The local area is an employment hub, with Adanac Park, Bargain Farm and the Nursling Estate all providing significant job opportunities, which sit alongside those in the wider Southampton area.

The Statement outlines the planning background, in particular the status of the adopted Test Valley Local Plan and the technical work that has been carried out to date to define the key considerations and opportunities that the scheme design responds to. The Statement demonstrates that the Site is technically unconstrained and able to deliver a range of new homes within a generous network of open spaces, all in accordance with current adopted Local Plan.

The Statement is set out in the following series of Chapters;

1. Introduction
2. Planning Context and History
3. Site Context
4. Sustainable Location
5. Technical Summary
6. Opportunities and Considerations
7. Our Vision
8. Concept Plan
9. Sustainability
10. Planning and Delivery Timetable
11. Summary and Conclusions

2.0

Planning Context & History

2.Planning Context & History

Test Valley Borough Council ('The Council') is in the process of undertaking a review of the Local Plan, which will cover the period to 2040. The new Local Plan will set the Strategic Policies that will guide development, including future housing and employment requirements, which will allocate sites to meet the Councils identified needs.

The Development Plan for the area consists of the Test Valley Borough Revised Local Plan (2016) and Hampshire Minerals and Waste Plan (2013).

Managing Growth

The Spatial Strategy outlined within the adopted Local Plan outlines that housing allocations will be located in sustainable locations and have access to a range of facilities and services. Schemes should seek to provide for future housing needs, types and tenure within the Borough.

The emerging Local Plan seeks to provide access to good quality homes that will meet a range of needs and aspirations, including affordable housing. Development will take place in sustainable locations and support the delivery of infrastructure.

Settlement Hierarchy

Adopted Policy COM2: Settlement Hierarchy, identifies Nursling and Rownhams as a Key Service Centre (Tier 2), which can accept strategic allocations.

Emerging Spatial Strategy Policy 1 (SS1): Settlement Hierarchy continues to identify Nursling and Rownhams as a Tier 2 settlement which can accommodate strategic allocations.

Housing Need

Adopted Policy COM1: Housing Provision 2011-2029 seeks to deliver a minimum of 10,584 homes. The Borough is split over two Housing Market Areas, 3,492 (194 homes per annum), will be delivered within Southern Test Valley (where the site is located).

Emerging Spatial Strategy Policy 3 (SS3): Housing Requirement identifies that the minimum housing requirement for the Borough is a minimum of 11,000 homes over the plan period (550 dph) . This equates to 313 homes in North Test Valley market area per annum and 237 homes in South Test Valley market area per annum. An increase of 43 homes per annum based on the current adopted Local Plan.

Affordable Homes

Adopted Policy COM7: Affordable Housing identifies that housing sites with a net gain of 15 or more dwellings should seek to deliver up to 40% of dwellings to be affordable. Emerging Policy HOU1: continues to support this approach.

Biodiversity

Adopted Policy E5: Biodiversity outlines that development should conserve, and where possible restore and/or enhance biodiversity where permitted. Habitats and species of importance to biodiversity include; Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs), trees, woodlands and ancient woodlands. Adopted Policy E6: Green Infrastructure seeks to ensure that schemes should protect, conserve and enhance the Borough's Green Infrastructure network.

Emerging Policy BIO1: Conservation and Enhancement of Biodiversity and Geological Interest outlines that all development shall ensure the conservation, enhancement and restoration of biodiversity and geology. Development that is likely to result in the loss, deterioration or harm to habitats or species of biodiversity or geological conservation interests, either directly or indirectly will not be permitted. Habitats and species of importance to biodiversity include; SINCs, irreplaceable ancient woodlands and trees, woodlands and hedgerows.

Emerging Policy BIO3: Biodiversity Net Gain outlines that developments need to be designed to deliver at least 10% measurable net gain of biodiversity habitat units.

Neighbourhood Plan

There is no Neighbourhood Plan that incorporates the site.

Planning History

The Site was promoted through the now adopted Local Plan and was also the subject of a refused outline planning application (LPA Ref:15/00355/ UTS) that was subsequently dismissed at appeal (PINS Ref:APP/C1760/W/15/3139021). The proposal consisted of an outline application for demolition of one dwelling and outbuilding and erection of up to 140 dwellings (Use Class C3) including access, associated landscaping, open space and management of the SINC. Details of the access were provided for determination with all other detailed matters reserved.

Through the Statement of Common Ground for the appeal, all technical issues were resolved, save for landscape issues which are addressed in detail below. All highways and transport issues were resolved and no objection to the access proposals were raised by the Highways Authority.

The appeal was dismissed on two grounds: conflict with the Development Plan and detrimental impact on the appearance and on the landscape character. In respect of the principle of development and conflict with the Development Plan. The objection was essentially of prematurity, which will no longer be the case should the site be allocated within the emerging Local Plan.

The appeal decision noted that the Site is not designated for its landscape value but highlights that the appeal scheme would bring about a complete change in the landscape character through the introduction of roads and houses in a predominantly open and undeveloped area. This is accepted, but this urbanising effect would be an inevitable consequence of development of the Site and could equally be applied to any greenfield site which is identified for development. The change in site context, which is described in more detail below, has also significantly altered how this should be assessed.

Turning to the visual impact, the Inspector determined that a) the scale of the new development would be apparent from views into the Site at the proposed point of access leading to a loss of the current open view towards the skyline of Lord's Wood; and b) that harm would arise due to visual impact of 2 storey development from the adjacent Bridleway. Notwithstanding the change in site context, Rownhams Promotions Limited have reviewed the site masterplan to reflect and respond to these considerations.

As a consequence, since the appeal was dismissed, the development to the north of the site has been built out, advanced landscaping that has been introduced and the concept masterplan has been amended, demonstrating that the landscape impacts will be substantially reduced, and a sensitively designed scheme with a reduction in homes (reduction of 20) can be delivered on the site.

It is also worth noting that within the Inspector's decision, the Inspector recognised the economic (including provision of market and affordable housing) and environmental benefits (associated with management of the Rownhams Meadow SINC) of the appeal scheme. Likewise, the Inspector also acknowledges the sustainable nature of the Site in terms of it being well located to local facilities and employment opportunities.

3.0

Site Context

3.0 Site Context

The 8.43ha Site comprises of land which fronts onto and has existing vehicular access to Rownhams Lane. The Site is within the ownership of The Barker Mill Estate (TBME) with the exception of two dwellings and a small section of access track (that provides access to White Lodge and Fields Cottage).

The Site is bounded to the west by Rownhams Lane and associated residential properties. To the north the site is bounded close to Rownhams Lane by two bungalows and an access track to the electricity substation beyond. A mix of trees and hedgerows follow the access track along the northern boundary of the site across towards the east and Lord's Wood.

Planning permission was granted in July 2015 Immediately to the north of the site, for a residential development for up to 320 new homes and a 60-unit extra care facility, the site is currently being constructed by Taylor Wimpey and is close to being completed. The development is collectively known as Broadleaf Park.

Dense woodland known as Lord's Wood (designated Ancient Woodland) forms the eastern boundary to the site and, although outside the proposed Site, is within the ownership of TBME. To the south, the Site is bounded by further trees and hedgerows and the boundary generally follows the line of the public bridleway which links Rownhams Lane to Lord's Wood and forms the administrative boundary between Southampton City Council and Test Valley Borough Council.

The Site is largely open. Fields Farmhouse is located at the central northern boundary of the Site, and two private properties are located toward the southern boundary of the Site (White Lodge and Fields Cottage). Telephone lines traverse part of the Site alongside the existing access track and toward Field Farmhouse. There is a high-pressure gas pipeline that passes through the Site from east to west.

The majority of the Site is flat but with a very gradual slope down from west to east. At the rear of the Site the fall is slightly steeper. Land at the southern edge of the Site slopes down toward the public right of way which links Rownhams Lane to Lord's Wood. The slope and woodland to the south form Rownhams Meadow Site of Importance for Nature Conservation (SINC). No development is proposed within these areas.

To the west of the Site there are residential properties located along Rownhams Lane. Beyond the Site to the south is the built edge of Lord's Hill which forms the urban edge of Southampton (within the Southampton City administrative area).

The Broadleaf Park Development to the north of the Site has significantly altered the character of the immediate locality, further consolidating the residential/suburban context of the Fields Farm Site. Development beyond the existing properties fronting Rownhams Lane will extend the built-up area boundary of Rownhams further east of its current location, so it is contiguous with the northern boundary of Broadleaf Park. Following completion of the development, the Fields Farm Site will effectively be bounded to the north and west by residential development.



View from the site looking north towards Broadleaf Park



Key:
— Site Boundary

Not to Scale

Project: Rownhams

Date: Mar '24

Site Context

4.0

Sustainable Location

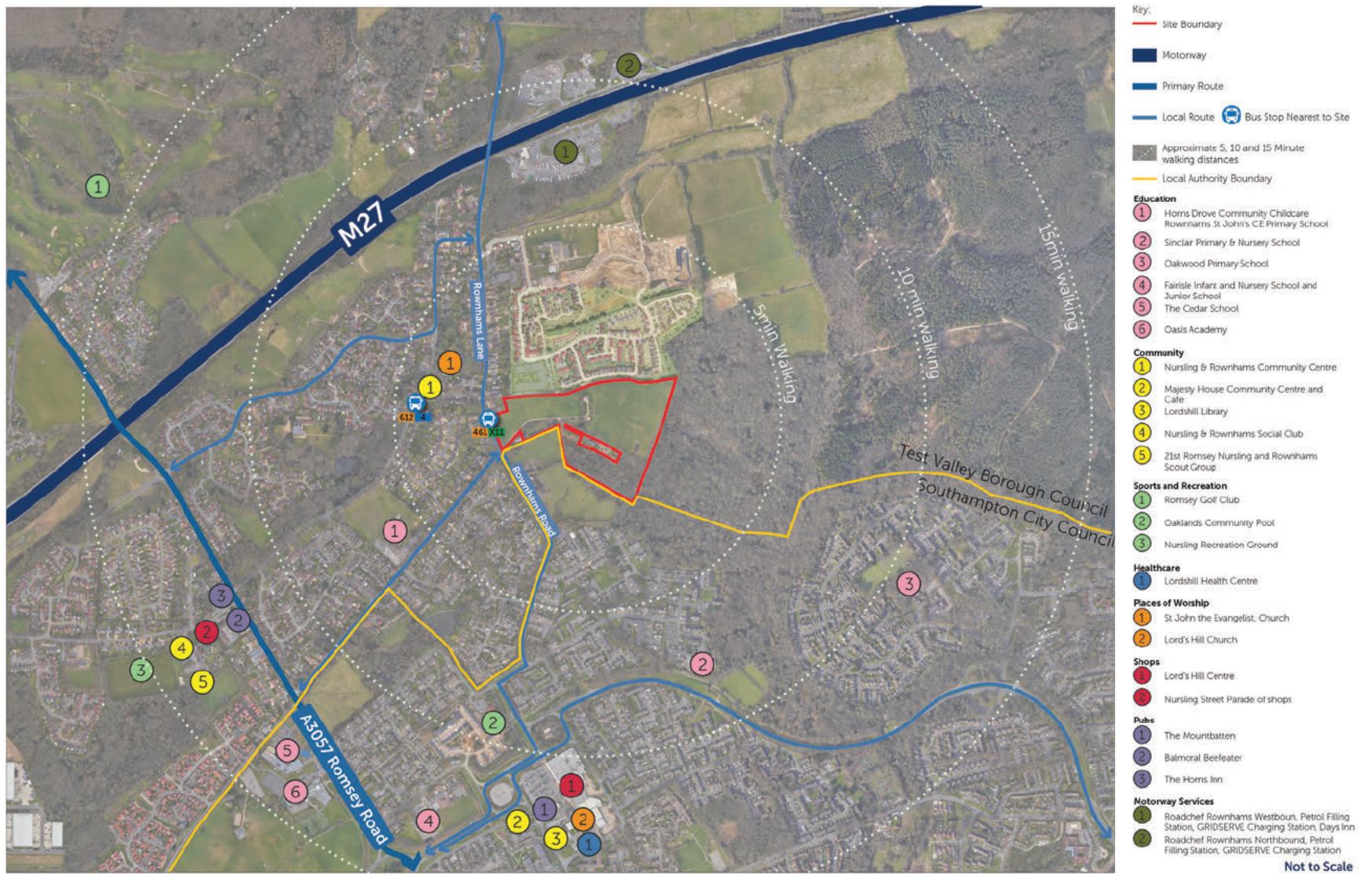
4.0 Sustainable Location

The Site is located in a highly sustainable location on the eastern fringe of Rownhams. Rownhams (and Nursling) is identified in the adopted Local Plan as a 'Key Service Centre' (a second-tier settlement below the two Major Centres of Andover and Romsey) within the adopted Test Valley Local Plan 2011-2029 (TVLP). As such it is regarded as an appropriate location for growth including 'strategic allocations'. We support the continued identification of the settlement as a sustainable and logical location for growth through the new Local Plan. The Regulation 18 Consultation (2024) continues to support this approach, identifying Nursling and Rownhams as a second-tier settlement which can accommodate strategic allocations.

Rownhams benefits from a range of local services and facilities with access to local schools (including St John's Church of England Primary School on Bakers Drove and within easy walking distance of the site and employment opportunities. The Site is located within close proximity to the M27 and M271 with good accessibility into central Southampton including bus services which operate from the front of the Site (Stagecoach service 46 which serves Lord's Hill, Southampton, Hiltingbury, Hursley and Winchester). A Plan of the key facilities and bus services in close proximity to the Site is shown on the next page.

As part of the evidence base for the adopted TVLP the Council produced a 'Settlement Hierarchy Topic Paper' (June 2014). In determining that Rownhams (and Nursling) should be identified as a 'Key Service Centre' along with 5 other settlements it is noted that Rownhams scored the highest (along with Stockbridge) in terms of a scoring system based on a range of criteria, including access to shops, education, health and leisure facilities, access to a station, public transport provision, job ratio (local employment opportunities), public houses and community facilities.

The availability of local services and facilities in Rownhams within walking distance (the settlement centre is within 600m), together with access to higher order services and employment opportunities (provided in Southampton to the south and Romsey to the north via public transport), demonstrate the inherent sustainability of land at Fields Farm Rownhams Lane, highlighting its potential to accommodate sustainable development.



Project: Rownhams

Date: Mar '24

Sustainable Location

5.0

Technical Summary

5.0 Technical Summary

The capacity of the site has been determined with the purpose of optimising the use of the Site whilst also taking account of key technical considerations. These include access / highways, landscape / visual impact, ecology, flood risk, drainage and utilities / services.

Highways and Access

The Site will be served by a new access from Rownhams Lane utilising the existing road frontage. The position of the access ensures that there is no conflict with adjacent junctions including Bakers Drove and The Mews. There will be some potential tree loss as a consequence of the formation of this access, with replacement planting being provided. The majority of the existing street trees on the frontage will be retained.

The access extends through the site to serve dwellings to the east but also provides for a variety of road types and widths appropriate to the dwellings.

It is proposed to retain the existing access track opposite Bakers Drove to maintain access to existing private properties within and adjacent to the site but also to provide additional potential for cycle and pedestrian access. At the eastern edge of the site there is potential for a footpath link which provides a direct connection from Rownhams Lane through to the woodland and Lord's Wood beyond.

The site benefits from excellent proximity to a Public Right of Way (PROW) in the form of a bridleway to the south of the site. The bridleway heads in a easterly direction towards the Lord's Wood. It is proposed that a new footpath adjacent to Rownhams Lane is provided, to ensure connectivity with this from the scheme.

Rownhams is served by regular buses operating between Southampton and Romsey, the Bluestar Bus number 4 operates a service approximately every 30 minutes. Using this service, Southampton Train Station is reachable within 10 minutes, while cyclists can reach the train station within 15 minutes from the Site. Southampton Train Station operates a service to London Victoria and London Waterloo, with the

capital reachable within 1 hour 20 minutes, numerous other services around the country operate from Southampton, including to Bournemouth, Brighton, Cardiff, Portsmouth, Winchester and Manchester,

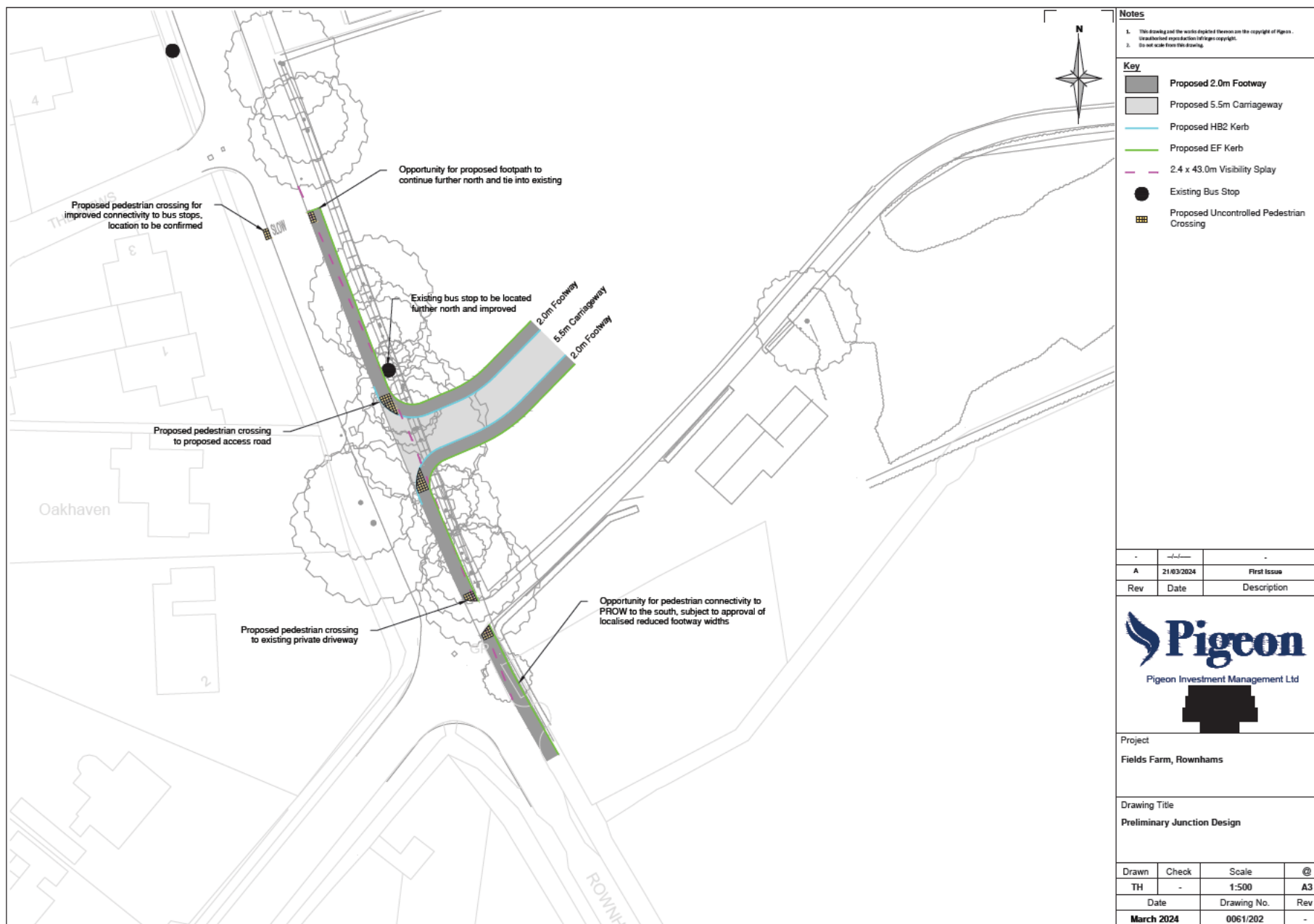
In terms of the adequacy of the proposed form of access, this was a matter considered by the Inspector in respect of the previous appeal, where it was concluded that:

"The junction design accords with guidance in Manual for Streets and I saw that there would be adequate visibility splays. The design includes uncontrolled tactile crossing points and the provision of footways. The Council and the highway authority are satisfied that the access proposals would not give rise to any safety concerns. Traffic assessments were submitted with the application based on trip rates which had been agreed with the highway authority. The operation of various junctions within the locality has been modelled and found to be satisfactory."

This conclusion was reached in the context of a proposal (for up to 140 dwellings) that the access is achievable and sufficient to meet the needs of the proposed development.

The Site is located in a highly sustainable location and benefits from active travel links to key amenities, which includes schools, shops and the train station. New footways will be provided within the scheme to further enhance the existing links and ensure future residents have easy access to these amenities. Improved links to the PROW are proposed, adding further benefit, and increasing the local resident access to the countryside and excellent green spaces within the Site.

There are a range of alternative modes of transport which will provide future residents with a feasible range of transport options so that they are not dependent on the private motorcar. This would be consistent with the aims of national planning policy, which requires new homes be allocated in locations that are or can be made accessible.



Landscape & Visual Impact

Since the previous planning application and appeal on the site, the landscape context of the site has changed significantly as a consequence of the Broadleaf development to the north of the site. This has extended built form into the countryside to the north of the Site and redefined the eastern extent of the Rownhams settlement such that the development of the Site will effectively round off the village, rather than extend into the surrounding countryside.

Visual impact was a consideration for the Inspector when considering the previous appeal. This was based on the landscape and visual context as it existed at that point in time and as a consequence of the Parkers Farm development, this has now changed considerably. The landscape and visual impact have been considered specifically below.

Due to the nature of the scheme, provision of green infrastructure is a key feature and has prompted the inclusion of specific elements, such as open space at the entrance to the site, open buffer to the woodland to the east, enhancement of the SINC to the south and retention / reinforcement of existing landscape features within and on the edge of the site. These features provide the building blocks for the site masterplan and have influenced the overall capacity of the site, which is lower than previously promoted.

The landscape and visual impact of the proposed development is a relevant consideration and has been the subject of full assessment, both through the previous planning application and since.

A proactive approach has been taken to both examine the impact of the development and to set out advanced planting in key parts of the site. Both elements are considered below:

Advanced Planting

In 2018, working with the landowner, substantive additional planting was undertaken in key locations across the site to reinforce existing vegetation. The purpose of this was to recognise the benefits that could be secured by early establishment and growth in advance of development taking place, the advanced planting has established very well, and is now growing rapidly, and it is expected to be a very substantial feature at the time that development is anticipated in 2028.

The positioning of the additional landscaping responds to the protection of views from the south of the site and to respond to relevant sensitivities, such as the residential properties on Rownhams Lane and within the site.

The previous appeal decision notes that the Site is not designated for its landscape value but highlights that the appeal scheme would bring about a change in the landscape character through the introduction of roads and houses in a predominantly open and undeveloped area. This is recognised, but this urbanising effect would be an inevitable consequence of development of the Site and could equally be applied to any greenfield site which is identified for development. Moreover, the context and character of the site is now changing with the construction of the Broadleaf Park development to the north. This represents a substantive and significant change in the landscape context, which is only now being recognised in physical terms as the development has come forward. Its influence on the Site is substantive and has altered the way in which development would impact on its surroundings, with it being a limited extension of existing built form, rather than the extensive incursion that was previously perceived.

Turning to the visual impact, the Inspector determined that a) the scale of the new development would be readily apparent from views into the Site at the proposed point of access leading to a loss of the current open view towards the skyline of Lord's Wood; and b) that harm would arise due to visual impact of 2 storey development from the Bridleway.

In view of the Inspectors' concerns Rownhams Promotions has reviewed the built form, layout and location and arrangement of the green space together with the landscape and planting proposals across the Site. In particular, further consideration has been given to the building mass, height and siting along the site frontage and adjoining the Public Bridleway. As a result, changes are proposed to the scheme which would reduce the scale of development proposed in order to enable the maintenance of views from the site frontage across to Lord's Wood and provide a larger buffer to the Rownhams Meadow SINC and properties at White Lodge and Fields Cottage. Development of the site frontage and adjoining the bridleway would be reduced with bungalows proposed adjoining the existing bungalows (Falaise and Stonehaven) along the site frontage.

With the benefit of these changes and with the implementation of additional

strategic landscaping described above, the landscape impacts will be substantially reduced, and should assist the Council with the favourable consideration of the Site as a housing allocation in the emerging Plan.

Ecology

The impact of the proposed scheme on ecology was subject to detailed consideration through the previous application process and at appeal. This demonstrated that impacts can be adequately mitigated and indeed that there were significant benefits that could be secured.

The site was subject to detailed Phase One and Phase Two ecological assessments and a management plan prepared in respect of the adjacent SINC.

It is anticipated that through the continued implementation of the management plan, both for the site and the adjacent woodland areas, a significant net benefit could be achieved in biodiversity terms. These benefits would focus on:

- Substantive on-site provision of green infrastructure – both amenity and new planting
- A management plan for the Rownhams SINC
- A management plan for the adjacent woodland areas.

Each of these will provide opportunities for specific ecological benefits to be identified and implemented, with a desire to deliver a biodiversity gain of at least 10%.

Part of the site is identified within a HIBC Network Opportunity Area. Alongside this, the Rownhams Meadow SINC sits within the southern area of the Site and is designated as agriculturally unimproved grassland, flushes and springs and for the presence of wood horsetail. There are further non-statutory designated sites adjacent to the Site - Lord's Wood copse SINC and Clam's Copse SINC (ancient seminatural woodland), which site along the eastern site boundary and the north-eastern corner of the site boundary, respectively.

The proposals for the Site will respond to these designations, as they did with the previous planning application. Through a range of measures, a significant net benefit in ecological terms will be secured. This was outlined within an Environmental Management Plan within the previous planning application, which provided for the

AIM	OBJECTIVE
To protect habitat within and adjacent to the site during construction.	Deliver methods for protection of habitat on and adjacent to the site.
To ensure no degradation to retained and created in the short and long-term	Provide a framework for the successful management of ecological features within the site
To prevent harm to protected species during development works	Detail the timing of works on site in relation to protected species
To reduce the impact of construction works on protected species through mitigation	Provide measures to mitigate adverse impacts on protected species during development works
To deliver a long-term management strategy for Rownhams Meadow SINC	Outline suitable management measures to retain the interest features of the SINC
To enhance the ecological value of the site	To create ecologically valuable habitats on site
To enable supervision and monitoring of the details outlined in this plan	Propose parties responsible for the supervision and monitoring of the recommendations set out within this plan

long term improvement and management of the Rownhams Meadow SINC and made provision for supporting green infrastructure across the wider site.

The previous application included a dedicated management plan for the SINC and it was noted that without the positive management of the SINC directly associated with the development of the site it is likely that the grassland for which the SINC is partially designated would be lost as a result of the continuing succession of the land to woodland. There is significant benefit in the works, including enforcing no public access to the SINC, which can be secured through the allocation of the site.

In terms of the adjacent woodland areas, part has been brought into use as a SANG (suitable alternative natural greenspace) as a response to the Fen Meadow housing development. The development of the Site would be able to further extend this provision, which would deliver substantive additional benefits in terms of woodland management, controlled public access and ecological improvements. There is a specific management plan in place, with deriving ecological benefit as a key objective.

Utilities and Services

The Site is within close proximity to all of the requisite services required to serve the scheme. Viable options have been identified to serve the scheme with electricity, potable water and telecoms. A gas supply will not be required.

All new homes in the scheme will be served by fibre to the premises. The benefit of this is that all users will be provided with ultra-high-speed broadband which is essential for home-working and future proofing homes. A fibre and potable water main connection are available from Rownhams Lane.

Any necessary off-site improvement works to the existing network will be undertaken by Southern Water under the standard charging scheme. All new homes will be heated using electricity and be provided with fast electric vehicle charging. The electric supply to serve the scheme will be taken from the adjacent Scottish & Southern electric network.

There is an existing high pressure gas pipeline passing through the site. This has been given due consideration, including consultation with the Health and Safety Executive (HSE) and its implications fully explored in advancing the previous application and appeal. The HSE was able to advise that the development was acceptable in principle on the basis that the pipeline infrastructure would not be impacted.

The HSE sets a consultation distance around major hazard sites and pipelines after assessing the risks and likely effects of major accidents at the installation or pipeline. Major hazards comprise a wide range of chemical process sites, fuel and chemical storage sites, and pipelines. The consultation distances are based on available scientific knowledge using hazard / risk assessment models updated as new knowledge comes to light. Major accidents are also closely studied. The PA is notified of this consultation distance and has a statutory duty to consult HSE on certain proposed developments within it.

Consultation distances, which apply either side of the pipe centreline, have been obtained for this pipeline and are as follows:

- Inner Zone – 8 metres
- Middle Zone – 9 metres
- Outer Zone – 120 metres

Planning Advice for Developments near Hazardous Installations (PADHI) guidance states that the residential scheme for this particular site should not be built within the inner and middle zones, i.e. not within 9 metres of either side of the pipeline. However car parking, landscaping (including gardens of housing), parks and open spaces, or access roads etc. associated with the scheme are permissible in the inner and middle zones.

The layout of the scheme has been framed to accommodate this as a constraint and to reflect the HSE advice. Its impact on the capacity of the site is limited as the provision of significant areas of open space means that it does not impinge on the extent of development and capacity to a material degree.



Provision of high-speed broadband to all new homes

Flood Risk and Drainage

The Site is located entirely within Flood Zone 1, the lowest probability Flood Zone, with a less than 0.1% annual probability of flooding. The entirety of the Site is classified as having a very low risk of flooding from surface water.

As part of the previous application, a Flood Risk Assessment and Drainage Strategy was prepared in support of the Site. This found that the Site would not adversely impact upon the flood risk offsite and concluded that the flood risk within the Site is very low. There are watercourses to the eastern and southern boundaries of the Site, these ditches combine and continue east towards the Tanners Brook.

The Site will adopt a highly sustainable and green approach to the management of surface water runoff through the use of Sustainable Drainage Systems (SuDS). The British Geological Society (BGS) records indicate that the ground conditions underlying the Site will be of low permeability, thus preventing the disposal of surface water runoff via infiltration. Instead, a controlled discharge to the drainage ditches on the boundaries of the Site will be sought. The runoff will be limited to QBar greenfield rates and will achieve the four essential pillars of SuDS by managing the water quantity, improving water quality, enhancing biodiversity and adding amenity value. This will be achieved through an appropriate treatment train making effective use of swales, rain gardens, rills, permeable paving and attenuation basins, all designed in accordance with the Building Regulations, The SuDS Manual (CIRIA C753) and Hampshire County Council Lead Local Flood Authority recommendations.

Through the use of SuDS and limiting the runoff, the Site will mimic the natural drainage from the Site. There will not be any increase in the risk of flooding offsite as part of the scheme.

Foul water drainage will discharge to the Southern Water foul water sewer network within Rownhams Lane. Due to topography, a pumped solution will be required.

The Site can be delivered without flood risk, with a sustainable led approach to the management of surface water runoff, a solution is achievable for foul water drainage. The drainage of the Site does not pose a constraint to the delivery of the scheme, nor risks causing detrimental effects to neighbouring land and properties.

Heritage and Archaeology

In respect of archaeology and heritage, an Archaeological Desk Based Assessment was carried out by Wessex Archaeology to inform the previous application. This notes that the site is not within, nor adjacent to any Conservation Area and there are no listed buildings on the site.

Whilst there are some heritage assets in the wider area, due to intervening development, vegetational screening, and topography, none of these share intervisibility with the Site or would be influenced by its development.

The archaeological assessment confirmed that there are no overriding heritage constraints but that there was potential for the presence of buried archaeological remains, in particular relating to the projected course of the Otterbourne-Stoney Cross Roman road, and the Saxon to medieval parish boundary running along the northern boundary of the Site. Trial trenching was therefore recommended, to be informed by a geophysical survey. The geophysical survey was subsequently undertaken which identified three possible archaeological anomalies but they were extremely small and the report confirmed they could equally likely be geological in origin. There are therefore no archaeological issues, and no further investigation is necessary.



Surface Water features create new habitats for local wildlife

6.0

Opportunities & Considerations

6.0 Opportunities & Considerations

The Opportunities and Considerations plan identifies the following aspects that will influence the design of the Site for new residential scheme.

1. Site access – Direct vehicular access can be provided from Rownhams Lane.
2. Walking and cycle links – There are a number of existing and potential pedestrian and cycle routes to Nursling & Rownhams, as well as the potential for a future connection which would provide links into and across the Site. This would provide future occupiers with a safe and sustainable route between Rownhams Lane and Lord's Wood.
3. Landscaped edge to the Site – There is the potential to enhance the green edge to the site.
4. Easement to the gas pipeline - Provides an opportunity to create a green corridor through the centre of the site with enhanced open space and walking cycling/provision.
5. SUDs - Features will be provided as part of the development to accommodate surface water run off, due to the topography of the site the SUDS feature will be incorporated into the wider landscaping proposals to the east of the site.
6. Existing SINC to the south of the site - Will be retained and enhanced with buffers provided to this and the White Lodge and Fields Cottage properties.













Cycle routes across the site



Footpath from Lord's Wood



LEGEND

	Application site boundary.		Public Right of Way		Location of woodland edge buffer planting.
	Additional land within applicants control.		Footpath / access track.		Locations of native hedgerow planting with standard trees.
	Existing trees and woodland.		Approximate alignment of gas main, with 3m no dig zone and 8m building protection zone.		
	Existing significant vegetation to be retained (including both hedgerows and gorse scrub).		Locations of advanced planting comprising of mixed buffer and tree stock.		

7.0

Our Vision

7.0 Our Vision

The scheme will create an attractive and sustainable neighbourhood in which people will aspire to live. It will be set within a network of attractive green spaces framed by high quality buildings. In order to deliver the Vision, the proposed scheme will adhere to the following design principles:

A Vibrant Community

The scheme will accommodate a mix of new homes to meet the needs of local people, including homes for older people, affordable homes and custom-build/self-build plots to enable people to deliver homes that meet their exact requirements.

A Sustainable And Accessible Scheme

The scheme will be designed to create an accessible and logical extension to Rownhams. New pedestrian and cycle links through the Site will be incorporated to encourage residents to access the facilities and services within Rownhams by sustainable means, and Romsey and Southampton by public transport other than private motorcar. The additional footpaths will help to provide alternative connections between Lord's Wood and the residents of Rownhams.

A High-Quality Place

The scheme will have a strong identity, which respects the local context and feels like it is an integral part of Rownhams. It will incorporate high-quality, well-designed buildings that will be set within a rich green infrastructure network, creating an attractive place by retaining and enhancing existing vegetation and incorporating a variety of new green spaces. Building design will use materials and colours that are locally distinctive, and sensitive to the landscape and environment.

Sustainable And Energy Efficient

Ensuring that the scheme is as sustainable and energy efficient as possible to ensure that it can reduce and minimise its environmental impact on the locality and the wider area.



Walking Opportunities throughout the site



EV charging to all new homes

8.0

Concept Plan

8.0 Concept Plan

To support the promotion of the site, a concept plan has been prepared. This represents a continued evolution of the proposals that have been identified previously with a number of changes being proposed to address issues in relation to landscape and visual impact previously raised by the Planning Inspector in relation to the Site.

In summary, the Concept Plan provides for:

- Approximately 100-120 new homes (including bungalows (homes for older people), affordable housing and custom-build and self-build plots);
- New and improved access;
- Retention of boundary trees and vegetation and new landscaping /planting (including landscape buffers to adjoining existing residential properties);
- Appropriate easement for gas pipeline;
- Ecological enhancement and management of the SINC;
- Enhanced public open space and play space;
- SUDs and biodiversity enhancements; and,
- Potential non-vehicular link to the Broadleaf Park

As part of the latest proposals, the scale of development is proposed to be reduced in order to maintain views from the site frontage across to Lord's Wood and provide a larger buffer to the Rownhams Meadow SINC and properties at White Lodge and Fields Cottage. No Development is proposed to the site frontage to provide an area of open space for existing and proposed residents to enjoy, which is visually pleasing and positions homes away from the two existing bungalows that front onto Rownhams Lane.

The current Concept Plan is based on a scheme of 100-120 new dwellings and has been designed to include a range of housing types and sizes, including the provision of bungalows towards the western part of the site. This assists in creating an appropriate scale of impact when viewed from Rownhams Lane whilst also delivering a form of home that is in high demand within the local area.

The key objectives that have informed the preparation of the Concept Plan can be summarised as follows:

- To provide an attractive high-quality scheme that retains and enhances the Site's existing landscape features;
- To provide a range of new homes to meet Test Valley's housing requirements, including the provision of bungalows, affordable homes and self-build housing;
- To encourage sustainable travel patterns and encourage cycling and walking through design and the provision of links to existing cycle way and footpaths, including links to Lord's Wood to the east;
- To provide a sustainable drainage strategy, to ensure that surface water is managed appropriately;
- To respond to key site specific features, including the high pressure gas main and the residential properties that sit within and on the periphery of the site;
- To integrate informal recreational space within the proposed layout, utilising the existing landscape features, whilst providing opportunities for play and biodiversity enhancement; and
- To be in keeping with the wider development context of the Broadleaf Park both in terms of scale and its extent.



9.0

Sustainability

9.0 Sustainability

Pigeon is committed to creating sustainable schemes which blend high-quality landscape led design principles with a useable and environmentally friendly place for people to live, work and socialise in.

Pigeon recognises that this Site provides the opportunity to deliver a high-quality scheme which is designed so that all new homes are energy efficient. Building Regulations were updated in June 2022 resulting in over a 30% reduction in carbon emissions from new homes. Pigeon is committed to further improving the efficiency of new homes and are committed to delivering zero-carbon ready new homes, that will become zero-carbon upon decarbonisation of the grid. This will be achieved through a combination of increased build efficiency, low carbon heating and solar panels.

Climate change is one of the greatest challenges facing the world today. It will cause the UK to become warmer, winters will become wetter, and summers will become drier. Mitigating and adapting to this changing climate is a key issue with most local authorities.

It is recognised that each Site has its own set of opportunities and considerations. Therefore, designed into every scheme from the outset are a range of site specific measures that reduce and minimise the environmental impact of the scheme on the locality and the wider area.

As demonstrated by this statement, the Site is in a highly sustainable location, with easy access to the existing services and facilities. Local rail and bus services are also in close proximity to the Site. The design for this Site provides the opportunity for new and enhanced pedestrian and cycle links, as well as including areas of open space and public amenity provision. A mobility hub will also be incorporated into the scheme providing access to an electric car club and e-bike hire, enabling local residents to hire an electric vehicle or electric bikes for a short period of time.. All of these measures seek to reduce everyday trips by car to work, recreation or local services and facilities. This combined with the provision of superfast broadband/fibre to all new homes will enable viable home-working and ensure that sustainable travel behaviour is embedded within the scheme.

Pigeon will meet and where possible exceed standards on energy and sustainability matters. Delivering a scheme on this Site gives the opportunity to make provision for:

- All new homes to be zero-carbon ready in accordance with the Future Homes Standard;
- Designing a scheme so that the layout optimises the use of natural sunlight and ventilation, utilising solar gains and ambient energy to help buildings respond to seasonal temperatures;
- Designing a scheme, which will in the first instance adopt a fabric first approach to design and which will reduce primary energy demand through the use of efficient fabric and services;
- In line with an electric only strategy, we will prioritise a sustainability strategy which uses air source heat pumps to heat the proposed homes and will deploy photovoltaic cells to provide renewable electricity;
- Pigeon will assess the feasibility of delivering energy positive homes and advocated by the UK Green Building Council,
- Supporting measures that increase water efficiency and reduce water consumption such as water meters and low flow fittings, reducing usage to a maximum of 110 l/ person/day; and
- Install smart meters in all new homes.

10.0

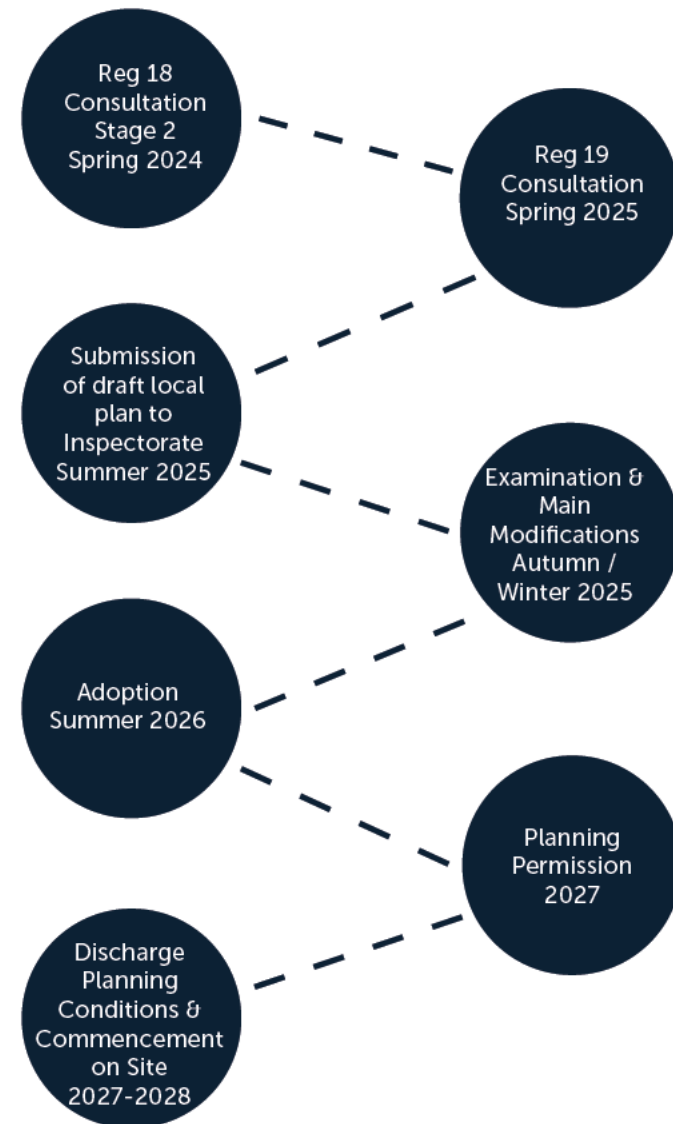
Planning & Delivery Timetable

10.0 Planning & Delivery Timeline

Pigeon is committed to working corroboratively with Test Valley Borough Council and other stakeholders in order to secure the delivery of this scheme.

The land is available to deliver the scheme free from any overriding constraints. The development of the Site is considered to be viable.

The concept plan for the Site has been developed to provide a logical and deliverable form of future development. In terms of the timeline for delivery assuming the Adoption of the Local Plan by Summer 2026, it is envisaged that a planning application would be submitted immediately thereafter. As a result, Pigeon considers that the Site is capable of coming forward for delivery in 2027-2028



11.0

Summary & Conclusion

11.0 Summary & Conclusion

The Vision and Delivery Statement ('the Statement') has been prepared by Pigeon in support of a high-quality landscape and design-led sustainable scheme on Land at Fields Farm, Rownhams ('the Site'). This Statement has been prepared in response to the Test Valley Regulation 18 Stage Two Consultation, which supports the Councils review of the Local Plan.

The Site is located within a highly sustainable location with the provision of safe walking and cycle routes into Nursling and Rownhams which provides a range of facilities and access to good transport links to Romsey and Southampton.

This Statement sets out our Vision for the Site, demonstrating that it is available and suitable for the delivery of a new high-quality design and landscape-led sustainable scheme.

The Scheme intends to meet the needs and aspirations of the local community by delivering much needed new homes within a high quality environment in a sustainable location.

The scheme would deliver the following key benefits:

LANDSCAPE LED MASTERPLAN

A high-quality landscape and design-led scheme that responds to its immediate and wider landscape setting, with blue and green infrastructure incorporated throughout. Extensive strategic landscaping will provide a positive addition to the local landscape and an extensive buffer at the front of the site to maintain the semi-rural feel of Rownhams Lane.

PUBLIC OPEN SPACE

Creation of a network of new green spaces, for the benefit of both new and existing residents, that will provide biodiverse new habitat as well as publicly accessible green space.

BIODIVERSITY

The onsite Site of Importance for Nature Conservation (SINC) will be enhanced and managed effectively as part of the wider Site. Existing trees and mature vegetation will be retained within the Site, together with creation of new areas of native planting and habitat to enhance biodiversity and deliver a net gain in excess of 10%.

VARIETY OF NEW HOMES

Creation of homes to meet the needs of the local area, including homes for older people and affordable homes.

SELF BUILD AND CUSTOM BUILD HOMES

Provision of plots to enable homes to be designed and built to meet the specific needs and requirements of future occupiers.

ACCESS AND EXPANSION OF WALKING ROUTES

The site is currently inaccessible to the public, pedestrian links through the site will provide additional walking routes for existing residents and providing improved connections to Lord's Woods.

SITE AVAILABILITY

The Site is in single ownership and is not encumbered by any legal constraints that would preclude or unduly inhibit its delivery for the uses proposed. Development of the Site is therefore achievable and deliverable and there are no viability issues. The Site is 'available' for development as defined by the NPPF.

Appendices

Appendix 1: Site Plan



Appendix 2: Concept Plan



Not to Scale

Appendix 3: Landownership Plan



Not to Scale



Appendix B

Review of the Fields Farm Assessment within the Sustainability Appraisal

Table 1 - Review of the Field's Farm Assessment within the Sustainability Appraisal and comparing it against the proposed Residential Site Allocations within the South Housing Market Area.

Performance

Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	!
Uncertain	?
No effect	0

Objectives		Fields Farm, Rownhams 'The Site'	Land South of Ganger Farm, East of Romsey	South of the Bypass, South of Romsey	Land at Velmore Farm, Valley Park	Land at King Edwards Park, Ampfield	Commentary on Field's Farm Assessment
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	?	?	+	+	The Site has been promoted for 100-120 homes for various uses, including bungalows, affordable housing, and C/SB housing. The site has the ability to meet the particular housing needs and should have a positive assessment '+' against this objective.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	0	0	0	+	0	Pigeon agrees with this assessment.

diverse economy, with the availability of a skilled workforce.	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	+	++	++	+	Pigeon agrees with this assessment.
	C) Is there connection to high quality broadband?	++	++	+	++	-	No comment.
	D) Is the site accessible to Andover or Romsey town centre?	++	++	++	++	-	No comment.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration transport networks and the availability and utilisation of sustainable modes of travel.	A) Is the site accessible to early years education provision?	++	++	+/-	++	+/-	No comment.
	B) Is the site accessible to a primary school?	++	+	+/-	++	+/-	No comment.
	C) Is the site accessible to a secondary school?	++	-	++	+/-	-	No comment.
	D) Is the site accessible to a convenience store including at a local / district / town centre?	+/-	++	++	++	+/-	Pigeon agrees with this assessment.
	E) Is the site accessible to a primary healthcare facility (GP, health centre or Hospital)	+/-	+/-	++	++	-	Pigeon agrees with this assessment.
	F) Is the site accessible to a community facility?	++	++	++	++	+/-	No comment.
	G) Can the site readily connect to cycleways and footpath networks?	++	++	++	++	++	No comment.
	H) Is the site accessible to a bus or rail service?	++	++	+	++	+	No comment.
	I) Is the site able to connect to the highway?	+	+	-	+	+	Pigeon agrees with this assessment.
Objective 4: Encourage efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	-	-	+/-	-	Pigeon agrees with this assessment, although part of the site does contain a single dwellinghouse.

	B) Will development result in the loss of best or most versatile agricultural land?	?	+	+	+/-	+	The agricultural lands is assessed as grade 4 (poor quality agricultural land). The site should have scored positively.
	C) Does the site fall within a mineral and waste consultation area?	+/-	+/-	+/-	+/-	+/-	Pigeon agrees with this assessment.
	D) Does the site include a former landfill site?	O	O	O	O	O	No comment.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	+	+	+	+	Pigeon agrees with this assessment.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment.	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	+/-	+/-	+/-	+	No comment.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	?	O	?	?	O	The scheme would deliver zero-carbon ready homes. An electric only energy strategy would be implemented and each home would feature a dedicated electric car charging point. It is considered that the No Effect (O) should have been identified.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character.	A) Would development affect landscape character and / or protected landscapes?	+/-	+/-	+/-	+/-	O	Pigeon agrees with this assessment.
	B) Does the site relate well to the existing settlement and to the	+/-	+	+/-	+/-	+/-	According to the development framework, to score a positive result '+' in this criterion sites ' <i>must have the</i>

	immediate context/surrounding area?						<p><i>potential to relate positively to existing settlement and settlement edges.'</i></p> <p>The reasoning given by the Council for the Site's mixed '+/-' result against this criterion is '<i>the southern boundary of the site is immediately adjacent to the settlement boundary of Rownhams and is otherwise located within and surrounded by countryside</i>'</p> <p>This statement is grossly incorrect. As well as being immediately adjacent to the settlement boundary, the Site is also surrounded by existing development to the north and west, not countryside. Therefore, the site is extremely well related to the settlement edge and should receive a positive assessment against this criterion.</p>
	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?	○	○	○	-	○	Pigeon agrees with this assessment.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	○	-	○	○	No comment.
	B) Is development likely to conserve or enhance the significance of sites	-	+	+	-	+	To score a positive assessment on the site '+' the site assessment framework provides the following guidance: ' <i>an</i>

	of archaeological interest?						<p><i>archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm.</i></p> <p>Whilst there is potential for archaeological remains on the site, a full programme on archaeological investigation will be completed, which will inform the scheme design and remove and risk of harm to potential assets during construction. Furthermore, any findings are not expected to be of nationally significant importance. Therefore, the Site satisfies the requirement '<i>may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm.</i>'</p> <p>The Site should receive a positive assessment for this criterion.</p>
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	-	-	--	-	<p>According to the settlement assessment framework, to score a positive assessment '+' development would be '<i>likely to conserve, restore, and / or enhance protected sites</i>'. The reasoning from the Council for their negative assessment is as follows:</p> <p><i>'The site is within the zones of influence for different designations and issues for New Forest and Solent SPA recreation. The site includes SINC and is adjacent to ancient woodland.'</i></p>

							<p>Whilst we do not disagree with the Site's location within the zones of influence and adjacent to ancient woodland, development on the site will have a negligible impact on the zones of influence. Regarding the ancient woodland, not only will the site have no effect on the ancient woodland itself, leaving it untouched, but the woodland is a major benefit to the scheme, by way of visual amenity and enclosing the site resulting in no impact to wider landscape character.</p>
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	-	+/-	+/-	+/-	-	<p>In the settlement assessment framework, the Council describes where sites will receive a negative assessment '- 'as follows: <i>'The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.'</i></p> <p>To achieve a mixed result '+/-' <i>'Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.'</i></p> <p>The negative assessment here is not appropriate for the Site. The only reasoning provided by the Council outlines.</p>

							<p><i>'Site includes a large area of network opportunities for creation of habitat outside of the existing woodland area.'</i></p> <p>This does not provide evidence of any degree of harm.</p> <p>The landscape-led concept plan for the site identifies that a successful scheme can be delivered on the site that conserves habitats and species and delivers a Biodiversity Net Gain (BNG) of 10%. The onsite SINC will be enhanced and managed when the scheme is delivered.</p> <p>The Site should at least received a mixed result '+/-' against this criterion, due to the substantial number of proposed ecological measures.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	-	+	?	+	?	<p>According to the settlement assessment framework, to receive a negative '-' result for this criterion, <i>'the site has the potential to result in the loss or harm to a form of local green infrastructure, including the loss of existing areas of established trees, green space, mature hedgerows or woodland.'</i></p> <p>The Council's justification for the Site's negative assessment is that the site will result in the loss of existing woodland.</p> <p>Though there is to be a small number of trees would be lost to deliver an</p>

							<p>improved access to the site off Rownhams Lane, substantial tree planting would be provided on-site to mitigate any loss. Furthermore, the large area of ancient woodland to the east will remain untouched in addition to the existing onsite SINC and the row of trees to the northern boundary.</p> <p>The site should receive a positive assessment '+' for this criterion as it meets the identified requirement '<i>Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure</i>' due to the nature of the site as a landscape-led scheme with a substantial planting plan.</p>
	D) Would development affect protected and unprotected trees?	-	-	+/-	+/-	-	<p>The settlement assessment framework outlines that to receive a negative assessment '-', '<i>the intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.</i>'</p> <p>The justification from the Council for the Site's assessment is that '<i>there are TPO trees and unprotected trees lining the boundary of the site. There are a large number of trees within the site and it is considered development would result in tree loss.</i>'</p> <p>There are TPO trees along the boundary of the site, they will not affect the 'intensity' of development on the</p>

							<p>site as they will be incorporated into the landscape-led scheme and celebrated as positive features of the site.</p> <p>The site should receive a mixed result '+/-' for this assessment.</p>
Objective 11: Support the delivery of climate change mitigation and adaptation measures	A) Will the site contribute towards reducing our impact on the climate?	+/ -	+/ -	+	+	+/ -	The scheme would deliver zero-carbon ready homes. An electric only energy strategy would be implemented, and each home would feature a dedicated electric car charging point. It is considered that the site should have scored positively in this assessment.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	++	++	++	+	No comment.
	B) Is the site accessible to sports facilities?	++	++	++	+	-	No comment.
	C) Would development support the retention and/or enhancement of access and rights of way to the countryside?	+	+	+	+/ -	+/ -	No comment.

Appendix C

Accurate reflection of Fields Farm Assessment within Sustainability Appraisal

Table 2 – Accurate reflection of Fields Farm Site within the Sustainability Appraisal and comparing it against the proposed Residential Site Allocations within the South Housing Market Area.

The Fields Farm, Rownhams (The Site) column relating to performance/shading has been updated to reflect an accurate assessment of the site.

Performance

Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	O

Objectives		Fields Farm, Rownhams 'The Site'		Land South of Ganger Farm, East of Romsey	South of the Bypass, South of Romsey	Land at Velmore Farm, Valley Park	Land at King Edwards Park, Ampfield	Commentary on Field's Farm Assessment (Retained from Table 1 – Review of Fields Farm Assessment within the Sustainability Appraisal)
Objective 1: Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	+		?	?	+	+	The Site has been promoted for 100-120 homes for various uses, including bungalows, affordable housing, and C/SB housing. The site has the ability to meet the particular housing needs and should have a positive assessment '+' against this objective.
Objective 2: Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a	A) Is the site likely to increase future economic and employment opportunities?	O		O	O	+	O	Pigeon agrees with this assessment.

diverse economy, with the availability of a skilled workforce.	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	+	++	++	+	Pigeon agrees with this assessment.
	C) Is there connection to high quality broadband?	++	++	+	++	-	No comment.
	D) Is the site accessible to Andover or Romsey town centre?	++	++	++	++	-	No comment.
Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration transport networks and the availability and utilisation of sustainable modes of travel.	A) Is the site accessible to early years education provision?	++	++	+/-	++	+/-	No comment.
	B) Is the site accessible to a primary school?	++	+	+/-	++	+/-	No comment.
	C) Is the site accessible to a secondary school?	++	-	++	+/-	-	No comment.
	D) Is the site accessible to a convenience store including at a local / district / town centre?	+/-	++	++	++	+/-	Pigeon agrees with this assessment.
	E) Is the site accessible to a primary healthcare facility (GP, health centre or Hospital)	+/-	+/-	++	++	-	Pigeon agrees with this assessment.
	F) Is the site accessible to a community facility?	++	++	++	++	+/-	No comment.
	G) Can the site readily connect to cycleways and footpath networks?	++	++	++	++	++	No comment.
	H) Is the site accessible to a bus or rail service?	++	++	+	++	+	No comment.
	I) Is the site able to connect to the highway?	+	+	-	+	+	Pigeon agrees with this assessment.
Objective 4: Encourage efficient use of land and conserve soil resources.	A) Is the site on previously developed land?	-	-	-	+/-	-	Pigeon agrees with this assessment, although part of the site does contain a single dwellinghouse.

	B) Will development result in the loss of best or most versatile agricultural land?	+	+	+	+/-	+	The agricultural lands is assessed as grade 4 (poor quality agricultural land). The site should have scored positively.
	C) Does the site fall within a mineral and waste consultation area?	+/-	+/-	+/-	+/-	+/-	Pigeon agrees with this assessment.
	D) Does the site include a former landfill site?	O	O	O	O	O	No comment.
Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.	A) Is site within a groundwater source protection zone?	+	+	+	+	+	Pigeon agrees with this assessment.
Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment.	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	++	+/-	+/-	+/-	+	No comment.
Objective 7: Maintain and, where possible, enhance air quality	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	O	O	?	?	O	The scheme would deliver zero-carbon ready homes. An electric only energy strategy would be implemented, and each home would feature a dedicated electric car charging point. It is considered that the No Effect (O) should have been identified.
Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character.	A) Would development affect landscape character and / or protected landscapes?	+/-	+/-	+/-	+/-	O	Pigeon agrees with this assessment.
	B) Does the site relate well to the existing settlement and to the	+	+	+/-	+/-	+/-	According to the development framework, to score a positive result '+' in this criterion sites ' <i>must have the</i>

	immediate context/surrounding area?						<p><i>potential to relate positively to existing settlement and settlement edges.'</i></p> <p>The reasoning given by the Council for the Site's mixed '+/-' result against this criterion is '<i>the southern boundary of the site is immediately adjacent to the settlement boundary of Rownhams and is otherwise located within and surrounded by countryside</i>'</p> <p>This statement is grossly incorrect. As well as being immediately adjacent to the settlement boundary, the Site is also surrounded by existing development to the north and west, not countryside. Therefore, the site is extremely well related to the settlement edge and should receive a positive assessment against this criterion.</p>
	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?	○	○	○	-	○	Pigeon agrees with this assessment.
Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	○	○	-	○	○	No comment.
	B) Is development likely to conserve or enhance the significance of sites	+	+	+	-	+	To score a positive assessment on the site '+' the site assessment framework provides the following guidance: ' <i>an</i>

	of archaeological interest?						<p><i>archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm.</i></p> <p>Whilst there is potential for archaeological remains on the site, a full programme on archaeological investigation will be completed, which will inform the scheme design and remove and risk of harm to potential assets during construction. Furthermore, any findings are not expected to be of nationally significant importance. Therefore, the Site satisfies the requirement '<i>may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm.</i>'</p> <p>The Site should receive a positive assessment for this criterion.</p>
Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	+/-	-	-	--	-	<p>According to the settlement assessment framework, to score a positive assessment '+' development would be '<i>likely to conserve, restore, and / or enhance protected sites</i>'. The reasoning from the Council for their negative assessment is as follows:</p> <p><i>'The site is within the zones of influence for different designations and issues for New Forest and Solent SPA recreation. The site includes SINC and is adjacent to ancient woodland.'</i></p>

							<p>Whilst we do not disagree with the Site's location within the zones of influence and adjacent to ancient woodland, development on the site will have a negligible impact on the zones of influence. Regarding the ancient woodland, not only will the site have no effect on the ancient woodland itself, leaving it untouched, but the woodland is a major benefit to the scheme, by way of visual amenity and enclosing the site resulting in no impact to wider landscape character.</p>
	<p>B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?</p>	<p>+/-</p>	<p>+/-</p>	<p>+/-</p>	<p>+/-</p>	<p>-</p>	<p>In the settlement assessment framework, the Council describes where sites will receive a negative assessment '- 'as follows: <i>'The development has the potential to result in a degree of harm to habitats, species, and / or the local ecological network.'</i></p> <p>To achieve a mixed result '+/-' <i>'Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.'</i></p> <p>The negative assessment here is not appropriate for the Site. The only reasoning provided by the Council outlines.</p>

							<p><i>'Site includes a large area of network opportunities for creation of habitat outside of the existing woodland area.'</i></p> <p>This does not provide evidence of any degree of harm.</p> <p>The landscape-led concept plan for the site identifies that a successful scheme can be delivered on the site that conserves habitats and species and delivers a Biodiversity Net Gain (BNG) of 10%. The onsite SINC will be enhanced and managed when the scheme is delivered.</p> <p>The Site should at least received a mixed result '+/-' against this criterion, due to the substantial number of proposed ecological measures.</p>
	C) Would development conserve and enhance quality local green infrastructure provision?	+	+	?	+	?	<p>According to the settlement assessment framework, to receive a negative '-' result for this criterion, <i>'the site has the potential to result in the loss or harm to a form of local green infrastructure, including the loss of existing areas of established trees, green space, mature hedgerows or woodland.'</i></p> <p>The Council's justification for the Site's negative assessment is that the site will result in the loss of existing woodland.</p> <p>Though there is to be a small number of trees would be lost to deliver an</p>

							<p>improved access to the site off Rownhams Lane, substantial tree planting would be provided on-site to mitigate any loss. Furthermore, the large area of ancient woodland to the east will remain untouched in addition to the existing onsite SINC and the row of trees to the northern boundary.</p> <p>The site should receive a positive assessment '+' for this criterion as it meets the identified requirement '<i>Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure</i>' due to the nature of the site as a landscape-led scheme with a substantial planting plan.</p>
	D) Would development affect protected and unprotected trees?	+/-	-	+/-	+/-	-	<p>The settlement assessment framework outlines that to receive a negative assessment '-', '<i>the intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.</i>'</p> <p>The justification from the Council for the Site's assessment is that '<i>there are TPO trees and unprotected trees lining the boundary of the site. There are a large number of trees within the site and it is considered development would result in tree loss.</i>'</p> <p>There are TPO trees along the boundary of the site, they will not affect the 'intensity' of development on the</p>

							<p>site as they will be incorporated into the landscape-led scheme and celebrated as positive features of the site.</p> <p>The site should receive a mixed result '+/-' for this assessment.</p>
Objective 11: Support the delivery of climate change mitigation and adaptation measures	A) Will the site contribute towards reducing our impact on the climate?	+	+/-	+	+	+/-	The scheme would deliver zero-carbon ready homes. An electric only energy strategy would be implemented, and each home would feature a dedicated electric car charging point. It is considered that the site should have scored positively in this assessment.
Objective 12: Seek to maintain and improve the health and wellbeing of the population	A) Is the site accessible to open space?	+	++	++	++	+	No comment.
	B) Is the site accessible to sports facilities?	++	++	++	+	-	No comment.
	C) Would development support the retention and/or enhancement of access and rights of way to the countryside?	+	+	+	+/-	+/-	No comment.