

Amport Parish Neighbourhood Plan



Submission Draft

V8 March 2025

Prepared for Amport Neighbourhood Plan Steering Group

In conjunction with
Bluestone Planning LLP

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 Bluestone Planning for the Character Appraisal and Local Green Spaces Assessment

Foreword

I am delighted to introduce the Amport Parish Neighbourhood Plan (NP) which covers the whole of Amport Parish including the communities of East Cholderton, Weyhill, Amport and the rest of this rural Parish. The Plan has been developed for the benefit of the residents and others who have a stake in the community. The policies contained in the Plan build on those in the Test Valley Local Plan and will allow us to influence development of the Parish whilst preserving and enhancing all that is best in our natural and built environment, including the Pillhill Brook and the natural landscape.

In formulating the Plan, we have tried to accommodate the wishes of all in the community as far as possible. We envisage the Parish as a thriving, safe, sustainable and friendly community. The rural character will have been enhanced whilst absorbing some further housing development. The local economy will continue to be supported and the sense of community strengthened.

In approving the Plan, the Parish Council accepts responsibility for using it to work with developers and the statutory authority to ensure future development is well informed and compliant with the community's wishes expressed in this Plan. We also commit to updating it to ensure that it remains relevant.

The NP has been developed by Steering Groups of residents and Parish Councillors, led by Cllr Diana Stephenson, reporting to the Parish Council. All have given of their time voluntarily and have endeavoured to produce a viable Plan of real benefit to the community.

We are grateful for the advice and support given to the Steering Groups from our independent planning consultants at Bluestone Planning. We would also like to thank Sarah Hughes of TVBC for her guidance and support. Finally, we would like to thank all the residents and businesses who have taken time to respond to surveys and provided comments and thus contributed to this Plan.

Chris Harris
Chair Amport PC
March 2025

1. Introduction & Background

1.1. Neighbourhood Plan Status

- 1.1.1. The Localism Act 2011, supplemented by the Neighbourhood Planning (General) Regulations 2012, introduced Neighbourhood Planning into the spatial planning hierarchy of England, giving communities the right to influence future development at a local level.
- 1.1.2. Once approved at a referendum, a Neighbourhood Plan (NP) becomes a statutory part of the development plan, which will be incorporated into the Borough planning framework and be used by Test Valley Borough Council (TVBC) in the determination of planning applications. It supports the delivery of the strategic policies in the development plan and contains policies for the development and use of land. Wider community aspirations do not form part of the statutory development plan but are referred to separately in each relevant section.

Commented [SH1]: Due to the forthcoming LGR, it would be helpful throughout the document, where appropriate, that the references to TVBC be amended to the Local Planning Authority.

1.2. Submitting Body

- 1.2.1. The Parish Council is the qualifying body responsible for preparing the NP, thus are responsible for submitting the plan to the Borough Council for examination. The term 'qualifying body' is defined by the Localism Act 2011, meaning it is the body with responsibility for neighbourhood planning in the designated neighbourhood area.

1.3. Neighbourhood Plan Area

- 1.3.1. Amport Parish Council established a Steering Group to produce the NP in accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012. Amport Parish Council submitted an application for the designation of a neighbourhood area, which was approved on 18 February 2022. The specified area follows the Parish boundary and as per Regulation 5A of the Neighbourhood Planning (General) Regulations 2012. The designated neighbourhood area can be seen in Figure 1 below.
- 1.3.2. The Amport NP has been developed to establish a vision for the Parish of Amport, including the settlements of East Cholderton and Weyhill, to help deliver the local community's aspirations and needs for the plan period to 2040. Every effort has been made to ensure that it reflects the views of residents. The Neighbourhood Plan Steering Group (NPSG) has consulted with and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our rural communities.

AMPORT PARISH NEIGHBOURHOOD PLAN

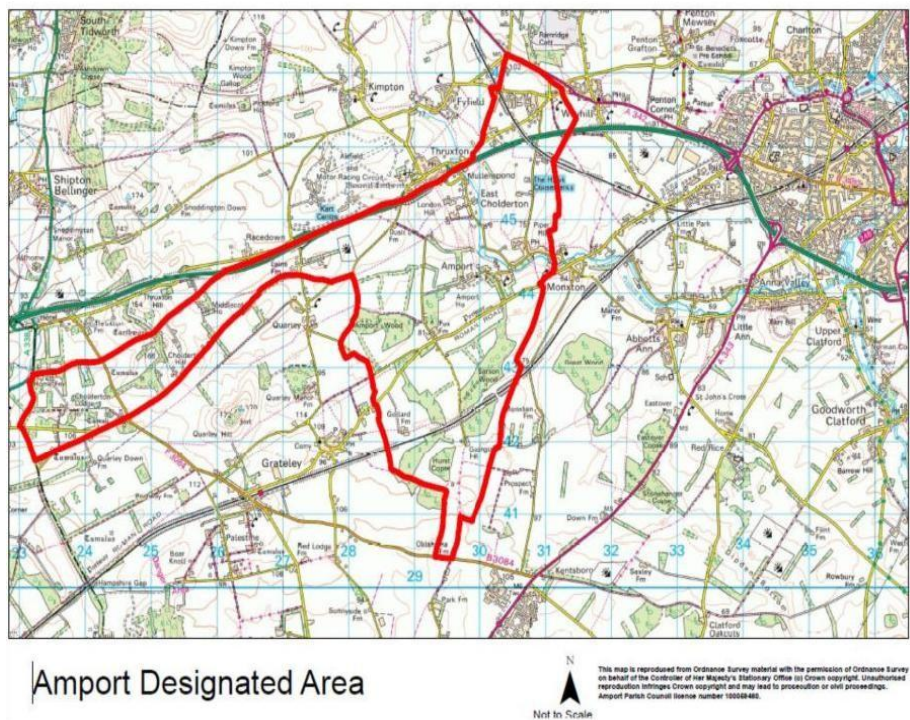


Figure 1. Neighbourhood Plan Area

1.4. Basic Conditions

1.4.1. Neighbourhood Plans must comply with what are known as 'Basic Conditions'. These Basic Conditions are defined in the Town and Country Planning Act 1990 (as amended). These conditions include:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State when making the order (or Neighbourhood Plan).
- The making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development.
- The making of the order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the Development Plan for the area of the authority (or any part of that area).
- The making of the order (or Neighbourhood Plan) does not breach and is otherwise compatible with EU obligations as incorporated into UK law.

- The making of the order (or Neighbourhood Plan) does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.

- 1.4.2. Schedule 4B (8(6)) also indicates that it is necessary to consider whether the Neighbourhood Plan is “compatible with the Convention rights”. The interpretation section (s.17) in Schedule 4B confirms that “the Convention rights” has the same meaning as in the Human Rights Act 1998.

1.5. Plan Period, Monitoring & Review

- 1.5.1. The NP has been produced to cover the period up to 2040. It is intended to be a dynamic Plan that will change over time through the review process. In this respect, the Parish Council, in co-operation with the community, will be responsible for maintaining and periodically revising the NP.
- 1.5.2. The Parish Council is also committed to monitoring the effectiveness of Evidence Base Documents. For this reason, it is recommended that an annual review takes place to ensure that the documents supporting the NP and its policies are up to date and to determine what actions can be taken to improve them in the future.

2. Planning Policy Context

2.1. National Planning Policy

- 2.1.1. The NPPF, published by the government in 2018 and revised in February 2025¹, is an important guide in the preparation of local plans and Neighbourhood Plans. It sets out the Government’s policy in relation to land use planning matters.

- 2.1.2. ~~Paragraph 239 of the NPPF states:~~

~~“For neighbourhood plans, the policies in this Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025 unless a neighbourhood plan proposal has been submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before the 12 March 2025.”~~

~~2.1.3. In the context of Amport NP, this means that our Plan – submitted after 12th March 2025 – will be examined under the new NPPF. Whilst there were several changes between the old and new versions of the NPPF, our initial assessment shows that there is very little that directly impacts this NP or where it would have required changes as a result. We therefore intend to progress under the current process.~~

¹ GOV.UK. (2024) *National Planning Policy Framework*. Accessed at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

AMPORT PARISH NEIGHBOURHOOD PLAN

- 2.1.4. The Neighbourhood Plan must demonstrate that it has had regard to and is consistent with the provisions of the NPPF. The relevant paragraphs of the current NPPF are set out alongside the policies contained within this NP.
- 2.1.5. The planning system has three overarching national objectives as described in the NPPF (Paragraph 8), which are set out below, with an explanation on how each applies:
- an economic objective – this NP seeks to provide policies which assist in building a strong, rural economy. Through recognising the needs of rural businesses and talking to several business owners this Neighbourhood Plan (NP) seeks to assist with the future needs in the Parish.
 - a social objective – the Parish has several disconnected settlements but retains a good community spirit with a range of services and facilities. The aim of this Plan is to ensure that the Parish is better and safely connected via appropriate infrastructure, maintains and enhances its service provision to all residents and provides a sufficient number and range of homes to redress any imbalance which currently exists.
 - an environmental objective – being near the Salisbury Plain Special Area of Conservation and within the recreational influence zone of the New Forest National Park (which extends approximately 14 km), alongside numerous other nationally designated sites, the natural environment is a central focus of this Plan. Within the Parish itself lies the Pillhill Brook Site of Importance for Nature Conservation, further emphasising the need to prioritise the preservation and enhancement of biodiversity. Equally important is the Parish's rich historical heritage, which includes a significant number of Listed Buildings, Scheduled Monuments and three distinct conservation areas.

2.2. The Test Valley Borough Local Plan 2016

- 2.2.1. The Local Plan identifies several key challenges and opportunities that are faced by the Borough, and these are focused around:
- Local Communities,
 - Local Economy,
 - Environment,
 - Leisure,
 - Health and Wellbeing,
 - Transport,
 - Community Safety, and
 - Education and Learning.

2.2.2. The Local Plan includes several Strategic Borough wide policies, which include ~~comprise~~:

AMPORT PARISH NEIGHBOURHOOD PLAN

- Policy COM1: Housing Provision 2011 – 2029.
- Policy COM2: Settlement Hierarchy.
- Policy COM7: Affordable Housing.
- Policy COM8: Rural Exception Affordable Housing.
- Policy COM14: Community Services.
- Policy COM15: Infrastructure.
- Policy LE10: Retention of employment land and strategic employment sites.
- Policy E1: High Quality Development in the Borough.
- Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough.
- Policy E3: Local Gaps.
- Policy E5: Biodiversity.
- Policy E6: Green Infrastructure.
- Policy E7: Water Management.
- Policy E9: Heritage.
- Policy LHW1: Public Open Space.
- Policy T1: Managing Movement.
- Policy T2: Parking Standards.

2.3. The Minerals and Waste Local Plan

- 2.3.1. The Hampshire Minerals and Waste Local Plan was adopted by Hampshire County Council in October 2013. It contains detailed policies for the supply of minerals, the provision of waste management facilities and for the control of minerals and waste developments.
- 2.3.2. Figure 2 below is the Minerals and Waste Plan policy map for the Plan area. Underlying minerals, particularly superficial sand and gravel around Amport Village, East Cholderton and partially around Sarsons Lane is protected under Policy 15.

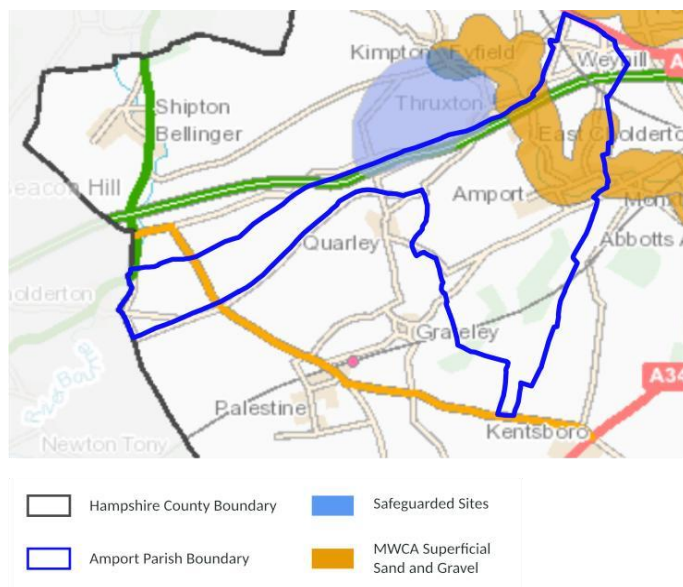


Figure 2. Extract from the Mineral and Waste Local Plan Policy Map with Parish Boundary Overlaid

- 2.3.3. Policy 15 makes clear that Hampshire’s sand and gravel resources are safeguarded against needless sterilisation by non-minerals development unless ‘prior extraction’ takes place. Development without prior extract may be permitted if it meets the criteria set out in the Policy. The Hampshire Mineral Planning Authority will be consulted on development proposals within the Mineral Consultation Area.

2.4. Test Valley Borough Local Plan 2040

- 2.4.1. The Test Valley Borough Local Plan Review (TVBLPR) 2011-2029² is the Adopted Development Plan for the Plan area. This plan remains in effect until the emerging Test Valley Local Plan 2040 is adopted.
- 2.4.2. The Draft Local Plan 2040 is proposed for the plan period of 2020 to 2040. At the time of writing, four stages of public consultation have been undertaken: Issues and Options consultation (2018), Refined Issues and Options Consultation (2020), Regulation 18 Stage 1 (2022). and Regulation 18 Stage 2 (2024).
- 2.4.3. Test Valley has stated on their website that following the announcement of the Government’s reforms and consultation on changes to the NPPF, specifically the significant increase to housing need and transitional arrangements, they cannot take forward the draft Local Plan in its current form. TVBC is currently considering the

Commented [SH2]: This section will need to be updated for the referendum version with the position at that time.

² Test Valley Borough Council. (2024) *Draft Local Plan 2040*. Accessed at: <https://www.testvalley.gov.uk/planningand-building/planningpolicy/local-development-framework/draft-local-plan-2040>

implications for taking forward the draft Local Plan and as such, a revised timescale is to be expected³.

2.4.4. Notwithstanding the issues around housing, it is understood that the main focus of the emerging Local Plan will likely remain the same and include the following objectives:

- Tackling climate change through transition to a carbon neutral future, where new development and local environments are adaptable and resilient to the changing climate. To increase energy efficiency from new development, facilitate more sustainable living and manage the risks of flooding, whilst seeking to protect our water resources.
- Delivering and strengthening sustainable, cohesive and healthy communities in our towns and villages. Securing lasting benefits for our communities, including enhancements to social, green, health, educational and other local infrastructure through new development in sustainable locations. Supporting the viability of the Borough's town and local village centres in meeting many of the daily needs of our communities and residents.
- Creating cultural, adaptable, diverse and vibrant town centres in Romsey and Andover, including through regeneration schemes, and by securing high quality design and accessible mixed-use development that will increase vitality, whilst protecting and enhancing their historic and green assets.
- Conserving and enhancing the built, historic and natural environment, including local character, identity, cultural heritage, the variety of local landscapes and the special landscape character of the Borough for everyone to enjoy.
- Conserving and enhancing biodiversity, by taking opportunities to promote, and secure clear and measurable improvements to habitats and biodiversity. Enhancing the connectivity, quantity and quality of ecological and green infrastructure networks, to help maintain and enhance the condition of protected nature conservation sites, protected species and the resilience of biodiverse environments to the changing climate.
- Encouraging active lifestyles and enhance health and wellbeing, by providing opportunities for recreational, and community activities, through the provision of accessible open spaces, access to the countryside, sports, leisure and other community facilities and services. Working with the Council's partners to secure access to healthcare for all, including the Borough's most vulnerable residents.
- Delivering safe, attractive, integrated and well-designed environments that take account of and respond positively to local context and character. Strengthening the sense of belonging and identity within Test Valley by supporting enhancements to the

³ Test Valley Borough Council. (2024) *Draft Local Plan 2040*. Accessed at: <https://www.testvalley.gov.uk/planningservices/planningpolicy/local-development-framework/local-plan-2040/draft-local-plan-2040?chapter=2>

distinctive towns and villages of the Borough. Place-making will be integral to our design approach, helping to strengthen our connections between people and place. Providing a range of homes that are fit for purpose and designed to meet the needs and aspirations of different groups within the community, including a range of affordable housing and homes that meet the needs of an ageing population.

- Providing a range of homes that are fit for purpose and designed to meet the needs and aspirations of different groups within the community, including a range of affordable housing and homes that meet the needs of an ageing population.
- Promoting a vibrant and resilient local economy, including the visitor economy, where future sustainable growth and innovation in green, high technology and other sectors can provide for a range of job opportunities and where businesses and individuals can thrive. Support a skilled and diverse workforce so that local people can access learning opportunities and jobs and benefit from greater prosperity.
- Encouraging active and sustainable modes of transport, that are accessible, safe and attractive to use, whilst also seeking to reduce the impact of travel by private car. Ensuring new development facilitates improvements to accessibility, safety and connectivity in our transport infrastructure.

- 2.4.5. Of relevance is Policy 5 (SS5 - Regulation 18, Stage 2), which stipulates that any Neighbourhood Plans in the Amport Parish Neighbourhood Plan area will need to make provision for a minimum housing requirement of 10 units.

3. The Neighbourhood Plan Area

3.1. Overview of the Parish

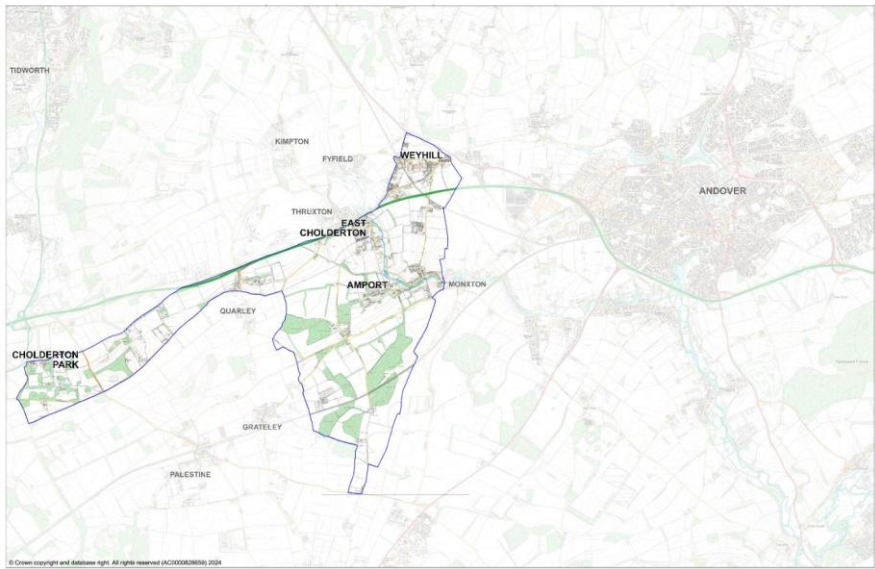


Figure 3: Amport Parish and Surrounding Areas

- 3.1.1. Amport is a rural Parish situated in the **Borough of Test Valley** district of Hampshire, England and includes the settlements of Amport, Weyhill and East Cholderton. There are also many countryside areas which have small pockets of settlement, including parts of Quarley (Lains Farm) and Cholderton Park in the West.
- 3.1.2. Weyhill, East Cholderton, and Amport each uniquely contribute to the rural character of Amport Parish. Each settlement is enveloped in a picturesque, green landscape, providing a calm, peaceful and historic environment that this **NP-Plan** aims to protect.
- 3.1.3. The area benefits from numerous bridleways and footpaths which facilitate easy access to the countryside, allowing residents and visitors to appreciate the rich heritage. Local facilities are similarly conveniently reachable by car, enhancing the overall quality of life.
- 3.1.4. Additionally, the strong community spirit is evident through an active, friendly populace, a respected school in Amport and the internationally renowned Hawk Conservancy Trust. Key communal spaces, such as the village green, pubs and the soon-to-be-completed village hall (shared with Monxton), further cement the Parish's appeal as a cohesive and vibrant community.

Commented [SH3]: The map is blurry and would benefit from being zoomed in showing a bit more detail. TVBC can assist with mapping if required.

Commented [SH4]: This will change due to LGR, so could just refer to Hampshire as a county

- 3.1.5. However, despite its many strengths, the Parish faces several issues and offers areas for improvement. The community is not homogenous, being divided by geography and differing perspectives, which is further complicated by planning decisions that residents feel often favour certain settlement perspectives. ~~This imbalance is exacerbated by a perceived arms-length planning relationship with TVBC, leading to development feeling imposed rather than community driven, specifically in relation to the potential risk of industrial creep in Weyhill, as evidenced from community consultation and stakeholder engagement.~~
- 3.1.6. Poor broadband, parking and inadequate public service links, including transport and roads, further add to the challenges. Hazardous driving conditions due to antisocial driver behaviour and on-road parking also pose significant issues throughout the Parish. Infrastructure struggles, especially with water, sewerage, transport and fast fibre connections, further underscore the need for comprehensive improvements. In addition to this, there is also a lack of protection for environmental sites, resulting in rapid loss of wildlife, highlighting the need for stronger biodiversity initiatives.
- 3.1.7. This ~~NP-Plan~~ has been prepared to address these issues where possible, although some matters are community aspirations rather than ones which can be addressed ~~in-through~~ land use planning ~~terms~~. Equally, it is hoped that a better relationship with TVBC can be forged and the locally specific policies in this document used for better outcomes for the community.

3.2. Historical Development

- 3.2.1. Early habitation in the region is attested to by archaeological findings, including Neolithic and Bronze Age flint artifacts, burial mounds (known as barrows) scattered throughout the Parishes, and boundary ditches near Cholderton Hill. Additionally, there are indications of a significant Iron Age community at East Cholderton. The presence of Roman settlements is evident from the construction of villas in nearby Appleshaw and Thruxton, as well as a settlement in East Cholderton. Moreover, a Roman road, the Portway, traverses Monxton on its route between Old Sarum and Silchester and traces of medieval house platforms can be found in Sarson and East Cholderton.⁴
- 3.2.2. Early reference to Amport Parish is as recorded in the Domesday Book - the Manor of Anne, that was under the ownership of Hugh de Port, a trusted associate of William the Conqueror, who rose to prominence as one of Hampshire's foremost landholders.
- 3.2.3. Amport's Parish boundary had been established by the end of the 10th century. Its layout was unusual when compared to other local Parishes; whereas others tended to be long and narrow, Amport had two long arms, one extending westward to the Wiltshire border and one northward to include Appleshaw.

⁴ Test Valley Borough Council. (2006) *Amport, Monxton & East Cholderton Conservation Areas: Character Appraisal*. Accessed at: <https://www.testvalley.gov.uk/assets/attach/2822/amportconservationareaFORWEB.pdf>

- 3.2.4. When the ecclesiastical Parish of Appleshaw was created in 1866, the split between the two Parishes defined the northern boundary of Amport Parochial Parish. This became the Civil Parish boundary following the 1894 Local Government Act. In recent years, the northern part has become rather isolated from the rest of the Parish because of being north of the A303 dual carriageway, despite some 40% of the population living there.
- 3.2.5. This isolation is further exacerbated by the fact that the boundary of the Amport Parochial Church Council lies only slightly north of the A303, which means that housing in Fairways is not entitled to use Amport Parish Church. Additionally, the catchment area for Amport Parish School does not include Fairways.
- 3.2.6. To read more about the history of Amport Parish, please refer to Appendix A.

3.3. Parish Profile

- 3.3.1. Amport Parish is one of the Test Valley's fifty-nine Parishes. It has an area of 1619.52 hectares which represents 2.58% of the total area of Test Valley; in terms of size, Amport is Test Valley's ninth largest Parish.
- 3.3.2. To read more about the Amport Parish Profile, please refer to Appendix B.

3.4. Overview of Land Use Issues

- 3.4.1. From the outset of the plan, it became apparent that each of the settlement areas faced different challenges that were specific to their area and that this may be best addressed by establishing working groups for Amport, East Cholderton and Weyhill. This Plan therefore seeks to address the Parish wide issues, as well as those uniquely pertaining to each area.
- 3.4.2. Various forms of community engagement have been undertaken, including an exhibition and a community survey, which received 285 completed responses. From these, the Steering and Working Groups held several feedback sessions where the specific topics and issues raised in the original community survey and exhibition were examined in more detail. Common issues and themes reported by the community are visible throughout the main text of the plan, with more detailed results being shown in the evidence base.
- 3.4.3. ~~A-NP~~The Survey provided the community with an opportunity to have a greater say over future development in the Parish; ~~it was our~~this was the first opportunity for engagement, to gather perspectives and evidence them. ~~We used s~~Survey monkey ~~was used~~ to create an online survey with hard copy options. The community survey ran from 3rd April to end-May 23. Bluestone Planning provided an analysis of results. The initial findings, themes and possible policies were briefed to Amport Parish Council in July 23.
- 3.4.4. As Figure 4 below shows, the community were asked in ~~a~~-the survey for ~~what~~ their top three aspects of the character of the area were and the results showed: the surrounding

fields (85.3% respondents), the mature trees and hedgerows (84.4% respondents) and the views (with 83.0% respondents). Contrastingly, the lowest scoring of important

characteristics was Amport House Historic Garden (30.7%), Amport Fen (32.6%) and Sites of Importance for Nature Conservation (58.7%).

3.4.5. However, the lowest scoring (Amport House Historic Garden) still received support from 87 respondents, which makes just below a third, demonstrating that there is still considerable support for the lowest ranked characteristics, signifying their importance.

3.4.6. Respondents also had the opportunity to provide additional answers by selecting 'Other' if a characteristic which they deem to be important to the Parish was not an option – which 7.8% did. Comments included gaps between the villages and mention of the rural nature of the settlement, including “the peace and quiet” and its openness. Dark skies and wildlife were also raised multiple times, with reference to Hawk Conservancy Trust being of significant local and national interest.

**Q21: What do you feel are the most important aspects of the character of the area?
Please tick all that apply**

Answered: 218 Skipped: 67

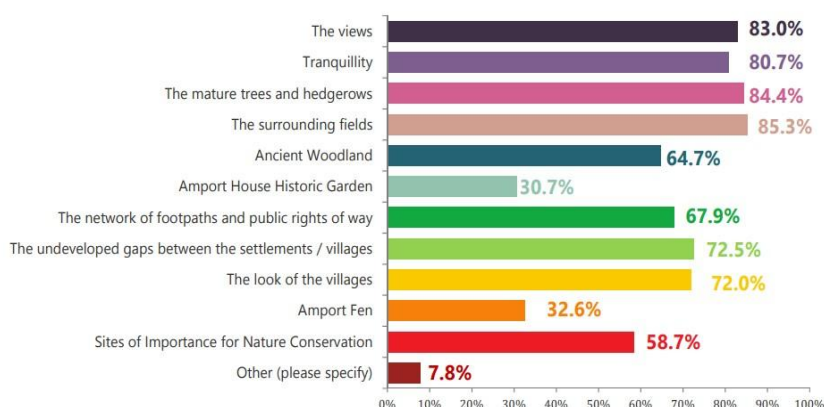


Figure 4: Survey Results for the Most Important Aspects of the Character of the Parish

3.4.7. The importance of the natural environment to residents was further emphasised in Question 8 of the survey, Figure 5 below, which asked respondents in terms of priorities, what they feel to be important for the future of the Parish. The answer which received the largest proportion of votes was preservation of green spaces and gaps between the settlements/villages, followed by the promotion of more wildlife sites and conservation of historic buildings and structures.

3.4.8. Contrastingly, the answers which received the lowest support in terms of importance for the future of the Parish was more housing, followed by more street lighting and

Commented [SH5]: This section should be removed to an appendix or the evidence base, as it will not be needed in the final plan.

enhancing local facilities (shops, public houses). Interestingly, these three priorities also received the largest proportion of 'extremely unimportant' responses.

Q8: In terms of priorities, what do you feel is important for the future of the Parish? Please rate all that apply

Answered: 247

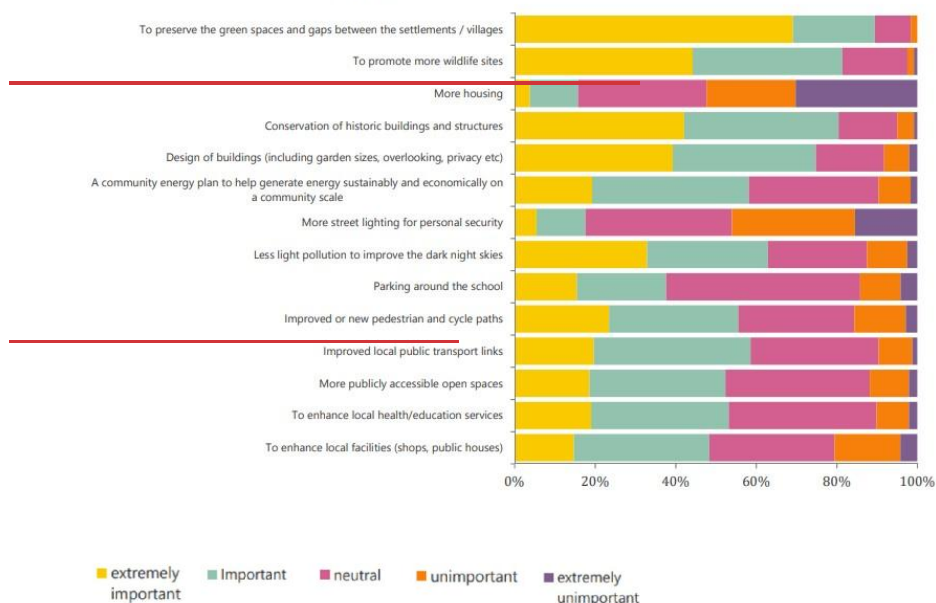


Figure 2. Survey Results for Important Priorities for the Future of the Parish

2.4.9. The community were also asked what topics they wish to see in the NP, as visible in Figure 6 below. Respondents further demonstrated overwhelming support for The Natural Environment and Green Space, with 92.4% selecting it. The second and third most popular topics to include in the Plan were Highways and Transport, scoring 76.0%, followed by Community Facilities at 73.2%. However, similarly to Question 21 (see Figure 4 above), the lowest scoring topics still received sizeable support, with all bar one being ticked by over half of respondents.

2.4.10. The question also allowed suggestions for other topics they would like to see included in the plan, of which 12.0% of respondents provided a suggestion. Many of the responses included subjects that would be covered by the 'Topics' in the question, such as traffic calming measures, schools and health facilities. Other topics raised related to utilities, noise and light pollution, parking, footpaths and pedestrian access and keeping Weyhill as a village.

Q5: When thinking about topics that the NP could cover, should the following be included: Please tick all that apply

Answered: 250 Skipped: 35

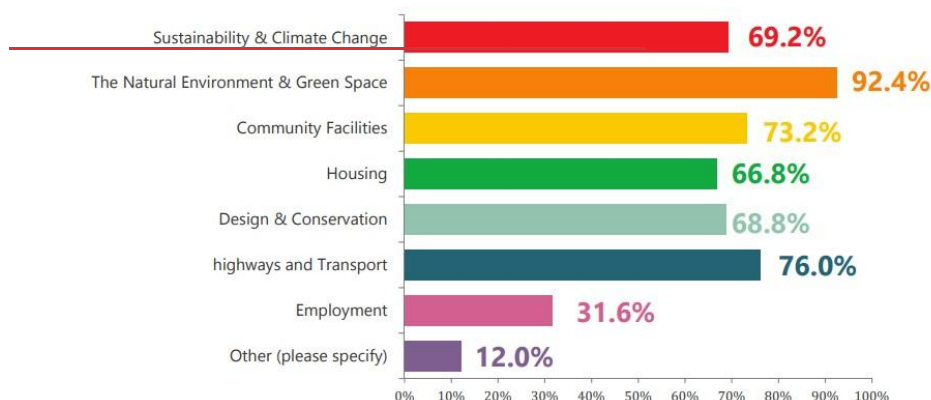


Figure 6- Survey Results for Topics the NP Should Cover

3.4.11. The significance of the natural environment was further highlighted in Question 6 of the survey, Figure 7 below, which asked respondents what they liked about living in the Parish, with the most popular responses being: living within/close to the countryside; the views and quality of the landscape around them and the parks/green space.

Q6: What do you like about living in the Parish? Please tick all that apply

Answered: 251 Skipped: 34

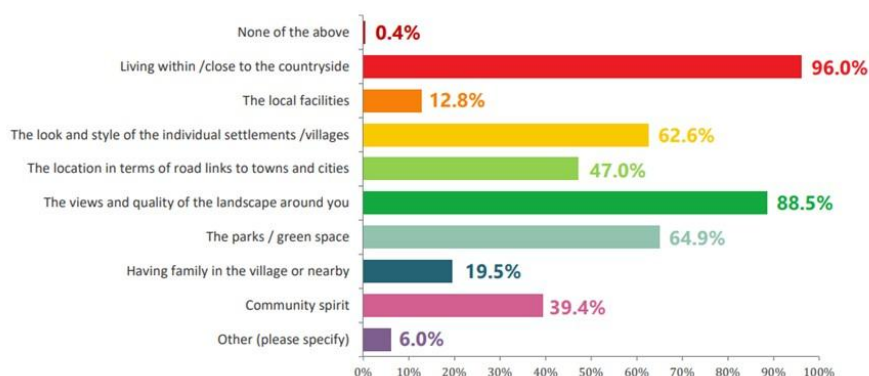


Figure 3- Survey Results for What Residents Like About Living in Amport Parish

3.4.12. Responses to Question 21, 8, 5 and 6 demonstrate that the community highly value the existing character of the Parish, particularly its landscape setting, natural features and the rural nature of development. As such, this NP seeks to aid developers and the decision makers in assessing appropriate future development which enhances the existing rural and historic character of the Parish, whilst protecting its existing landscape and views.

3.4.13. Not only this, but the community consultation exercise also recorded the type of housing which was most needed in the Parish, as visible in Figure 8 below. When answering whether there is a need for more housing in the Parish, over half of 223 respondents stated that housing for first time buyers is either extremely important or important to them. This was followed by housing for those looking to downsize, with just under 40% of respondents viewing it as either extremely important or important.

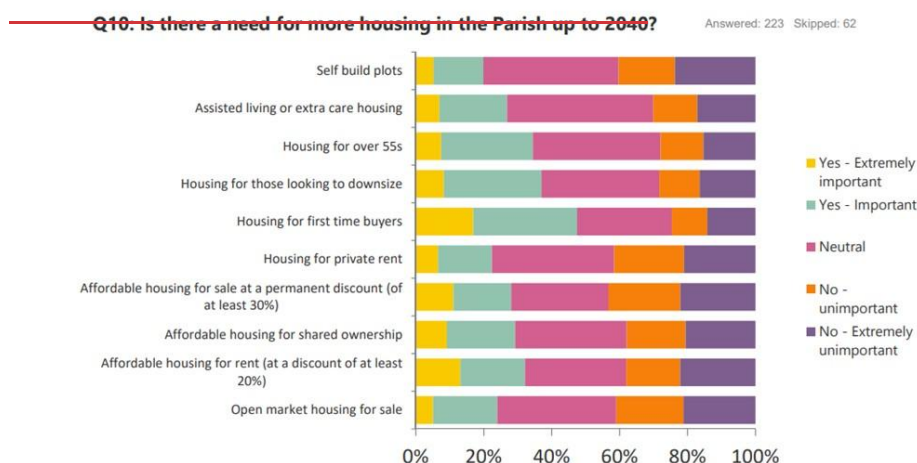


Figure 4. Survey Results for Housing Need in Amport Parish

3.4.14. In addition to this, in the survey 134 out of 165 respondents expressed support for some form of development within the Parish over the next 15 years. Preferences for the size of development varied, with the most support (22.44%) for schemes comprising 11-20 homes although notably a small sample size.

3.4.15. The start up of new businesses and expansion of existing ones was also supported in the community consultation, with 37.4% of respondents claiming that they believe the Plan should contain policies to help businesses (see below).

Q30: Should our NP contain policies to help businesses expand or new business set up?

Answered: 211 Skipped: 74

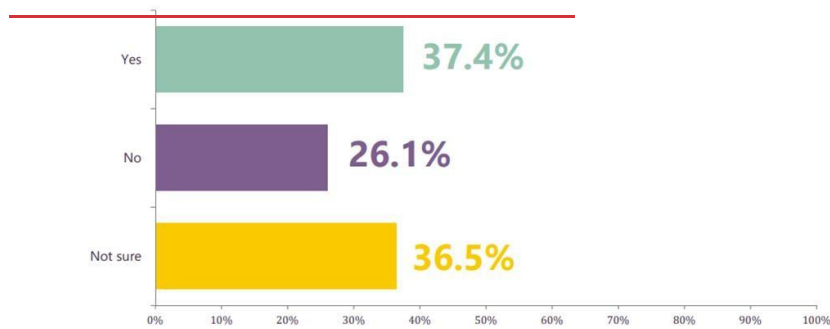


Figure 5- Survey Results for Business Policies

3.4.16. After collating all the feedback received from various community engagement events, we then developed a representative broad list of land-based issues that affect the local community, as visible below:

- ▲ How to provide appropriate housing for local needs.
- ▲ The design and location of any new development and its relation to the character of the local area.
- ▲ The protection and enhancement of the valued landscape.
- ▲ The conservation of local wildlife habitats.
- ▲ The importance of protecting the heritage assets.
- ▲ The preservation of the local character.
- ▲ Retaining the identity of each village by keeping appropriate gaps between each settlement area.
- ▲ The protection of dark night skies.
- ▲ The accessibility between settlements via paths and public rights of way.

3.4.17. The list of issues identified was then used to form the basis for the Working Group discussions in each area. From these discussions, it was decided that the development of a Housing Needs Survey (undertaken by TVBC) was required. For more on this, please see Policy AM10.

3.5. Overview of Non-Land Use Issues

- 3.5.1. Neighbourhood Plans can only contain land use planning matters, with policies to be used in determining the outcome of applications for development. This often means that other important issues of particular interest to the local community that do not relate directly to planning cannot be addressed directly by ~~Neighbourhood the Plans~~.
- 3.5.2. Nevertheless, the Steering Group is aware of the importance residents attach to certain issues that fall outside of the scope of the ~~NP Plan~~ and has sought to address ~~these in this Plan~~ by including relevant 'Community Aspirations' with the aim of pursuing these by other means. These aspirations are clearly marked and are differentiated from policies, as they are not legally binding as material consideration for future planning applications. These non-land use issues include:
- Speeding, especially along narrow rural lanes.
 - Congestion around the school during pick up and drop off times.
 - Protecting the tranquillity of the area through limiting development.
 - Enhancing the existing services and facilities (not relating to a planning application).
- 3.5.3. These non-land issues ~~were formulated using feedback from~~ have been evidenced community consultations, most notably the community survey. Issues relating to road safety, specifically speeding and congestion, are further illustrated in Figures 10 and 11 below.
- 3.5.4. The survey results demonstrate that over half of respondents felt that road safety within the Parish is the biggest problem for pedestrians, with a combined 'significant problem' and 'problem' score of 58.2%. Contrastingly, respondents felt that road safety within the Parish is the smallest problem for car or van drivers, with a combined 'significant problem' and 'problem' score of 34.1%. These results suggest that around half of respondents believe road safety in the Parish to be an issue for all road users except car and van drivers.
- 3.5.5. Respondents were also given the opportunity to provide comments relating to road safety concerns, with many expressing issues relating to the speed of traffic, narrow roads, the number of lorry/HGV drivers passing through and unsuitable pedestrian and cycle infrastructure. Other comments note issues with road maintenance, such as prevalence of potholes.
- 3.5.6 Dissatisfaction with current community facilities were also expressed within the survey, with nearly half of respondents recognised enhancing local facilities to be a priority for the future of the Parish.

Q17: Do you think road safety is a problem in the Parish for:

Answered: 221 Skipped: 64

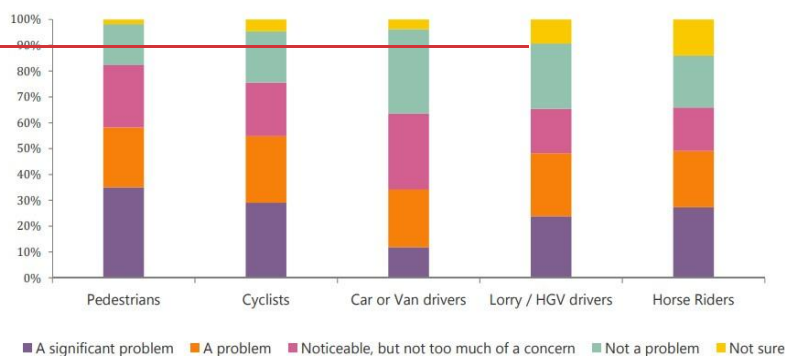


Figure 10: Survey Results Relating to Road Safety

3.5.6. Following on from question 17, question 18 asks respondents to provide more information regarding what factors they believe to be causing road safety problems. As visible in Figure 11 below, the results suggest that the community believe that road safety issues are largely caused by vehicles speeding on narrow rural lanes, lorries/HGVs using rural lanes and lorries/HGVs turning at junctions.

3.5.7. Respondents also suggested the need to reduce speed limits to ensure the safety of its users. Other comments highlight issues with the lack of suitable footpaths, with several people expressing that the design of existing ones are too narrow and improperly maintained. The need for pedestrian crossings and cycle lanes was also mentioned.

Commented [SH6]: This section should be removed to an appendix or the evidence base, as it will not be needed in the final plan.

Q18: Are problems caused by:

Answered: 220 Skipped: 65

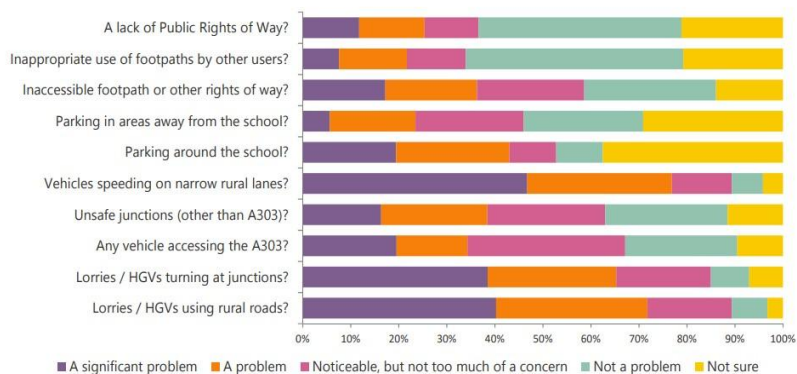


Figure 11: Survey Results relating to Highways, Safety and Accessibility

~~3.5.8. Dissatisfaction with current community facilities was also expressed within the survey, notably in Question 8, where nearly half of respondents recognised enhancing local facilities to be a priority for the future of the Parish.~~

~~3.5.9. Not only this, but Question 28, which asked residents whether there were new or enhanced community facilities that could be provided, further demonstrated the importance of community facilities to residents, as visible in a yes response rate of 48.7% (see Figure 12 below).~~

Q28: Are there new or enhanced community facilities you believe would benefit the community that could be provided? These could include community halls, education facilities, pubs, local shops, places of worship etc.

Answered: 197 Skipped: 88

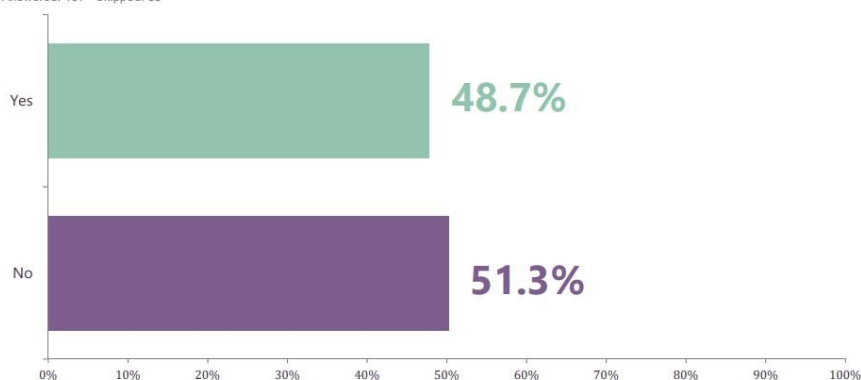


Figure 12. Survey Results for Provision of New or Enhanced Facilities

~~3.5.10. Furthermore, in Question 5, community facilities ranked as the third most popular topic for the NP to cover, with 73.2% of 250 respondents selecting it. Although, enhancing local facilities was one of the three lowest supported priorities in terms of importance for the future of the Parish, as visible in Figure 5. This could indicate that whilst residents recognise the importance of maintaining community facilities in the Parish, they may not necessarily support significant changes or improvements to them. This is further reinforced by 51.3% of respondents to Question 28 voting no for whether there are any new or enhanced community facilities that could be provided.~~

~~3.5.11. Overall, community consultation results demonstrate that the topic of community facilities remains quite divisive.~~

4. Vision & Objectives

4.1. Parish Wide Vision

- 4.1.1. ~~A Parish wide~~ The vision statement ~~was created to serve as an optimal mid to long term goal detailing~~ demonstrates what the residents of Amport Parish want their ~~Plan Area~~ to look like at the end of ~~to be like over~~ the plan period. ~~The vision below has been prepared based on 285 useful responses made by residents within the Parish of Amport.~~

This Neighbourhood Plan promotes a harmonious and vibrant community across the Parish of Amport, respecting its rural origin, preserving its natural status and adapting to the needs of its inhabitants. This is achieved through a strategy that balances smallscale housing development to meet local need, combined with environmental protection, heritage conservation and community enrichment.

Commented [SH7]: Should this be 'supports' ?

4.2. Parish Wide Objectives

- 4.2.1. Similar to the vision, following ~~public consultations a list of~~ objectives ~~was created to~~ set out what ~~residents want to~~ the Plan should achieve in order to make the ~~Parish~~ vision a reality. Objectives were formulated for the natural environment and built environment and as such have been grouped into the two categories.

~~Parish Wide~~ Objectives for the Natural Environment (not in order of priority)

1. Maintain and enhance the identified key landscape features including those ~~elements~~ outside of the villages and hamlets which contribute towards the character of each settlement.
2. Retain the Parish's separation from other neighbouring settlements by protecting gaps between settlements.
3. Protect the rural tranquil nature of the Parish and specifically the hamlets and pockets of development within the open countryside.
4. Safeguard and improve/add further local green spaces to offer diverse leisure opportunities that promote the health and wellness of the community.
5. Conserve and enhance existing habitats and create wildlife corridors, particularly in relation to Biodiversity Opportunity Area mapping.
6. Protect and enhance the important native trees and hedgerows.
7. Minimise noise and light pollution to protect the tranquillity of our night skies and the wellbeing of residents and wildlife alike.
8. **Protect and improve views** of the natural environment from rights of way, alongside working with landowners to ensure that hedges (particularly non-native species) do not conceal important views.
9. Protect bird flight lines and views around Hawk Conservancy Trust.
10. Preserve the character of the natural environment by discouraging inappropriate housing development outside the settlement area.

Commented [SH8]: Is this achievable?

11. Protect the Pillhill Brook and its immediate environment and habitat from disruption and pollution.
12. Support the creation and maintenance of safer footpaths, pedestrian walkways, bridleways and cycle paths to improve connectivity and accessibility for all residents - particularly as much of the Parish has no formal footways and conflicts with vehicles are commonplace.
13. Protect and enhance established footpaths and permissive paths and (including the path to the Weyhill industrial estate) walking space and green space, particularly Michaelmas Field.
14. Work with landowners and public rights of way team to improve accessibility to local green spaces so that green and blue infrastructure becomes more inclusive to a wider population.

Parish-Wide Objectives for the Built Environment (not in order of priority)

1. ~~Protect and enhance the significance of the existing designated and non-designated heritage assets in the Parish including each conservation area.~~
2. Retain the balance of green fields, residential development and light industry around Weyhill. Inappropriate urban creep and sprawl, or large-scale development, would detrimentally change the feel and character of the Parish.
3. ~~Development which would change the character from rural villages towards a suburban area would not be supported.~~
4. Protect the historic characteristics of Amport House and its formal Parkland, ensuring that future options are sustainable but not intrusive for other residents, especially regarding traffic.
5. Ensure that historic building materials which enhance the character of the area, such as old brick and flint walls and cob walls, ~~are properly maintained and repaired.~~
6. Minimise disruption, pollution and harm to existing occupants from new or extended development.
7. Ensure new development respects the identified character of the area and aligns with the Amport Parish Design Code regarding appropriate densities, plot sizes, layout, mass and appearance etc.
8. Support small scale development in sustainable locations, recognising the need for housing for first-time buyers and those seeking to downsize.
9. Promote the enhancement of identified community services and facilities as appropriate to the rural environment.
10. Recognising the needs of ~~our ageing population~~ all residents to support ~~we will advocate for~~ improved public transport services.
11. ~~Further housing and business development within the Parish requires to ensure that new development delivers the appropriate additional infrastructure to minimise wastewater impacts~~ including flooding, sewage/drainage capacity, open space/community facilities, communications, public transport and access and highway safety improvements-
12. ~~On site provisions to be made for the management of surface water, to avoid run off from new development into a foul or combined public sewer network.~~
13. ~~Improve the availability of fast fibre throughout the Parish.~~
14. ~~12.~~ Limit light pollution by not adding further street lighting where currently little or none exists.
15. ~~If there were to be a significant increase in the number of dwellings proposed, Southern Water should be asked to assess the capacity of the sewer network once a planning application has been submitted.~~

Commented [SH9]: How will this be achieved?

Commented [SH10]: This is not an objective and is negatively worded. Suggest new wording to something that would maintain the rural character of the villages, or similar.

Commented [SH11]: What about having these materials in new or extended buildings?

Commented [SH12]: These are addressed in the reworded objective 11

Commented [SH13]: This is not an objective and is now covered in reworded objective 11.

5. List of Policies

- 5.1.1. The following policy options and topic areas have been devised in response to the Vision and Objectives and the Parish surveys and community consultations that have taken place to date.

Policy Title and Number	Topic Area
Policy AM1: Landscape Character and Settlement Identity	Natural Environment
Policy AM2: Green and Blue Infrastructure, Landscape and Planting	
Policy AM2.1: Protection of Pillhill Brook	
Policy AM3: Flooding and Drainage	
Policy AM4: Local Green Spaces	
Policy AM5: Important Views and Vistas	
Policy AM6: Biodiversity and Habitats	
Policy AM6.1: Protection of Ampport Fen	
Policy AM6.2: Hawk Conservancy Trust	
Policy AM7: Dark Night Skies	
Policy AM8: Historic Environment	Heritage and Design
Policy AM9: Design Principles	
Policy AM10: Housing, Infill and Redevelopment	Housing and Development
Policy AM10.1: Development and Provision of Local Infrastructure	
Policy AM11: Community and Local Economy	Community, Services and Accessibility
Policy AM12: Accessibility, Road Safety and Sustainable Transport	

6. The Natural Environment

6.1. Landscape Character

- 6.1.1. Through an understanding of the existing landscapes and their key characteristics within the Parish, appropriate landscape policies can be devised. At a national level, Natural England publish National Character Areas (NCAs) which highlights that the eastern portion of the Parish is in NCA130 - Hampshire Downs, while the western portion is in NCA132 - Salisbury Plain and Wiltshire Downs.
- 6.1.2. The National Character Areas are further refined into District-wide landscape character areas. These were set out in the 2004 Landscape Character Assessment, which was reviewed by Terrafirma Landscape Architects on behalf of TVBC in 2018. It identifies landscape types grouped for their similar geology, topography, vegetation and human influences
- 6.1.3. The landscape types are broken down into character areas, of which there are four (including sub areas) in Amport Parish, as visible below in Figure 13.

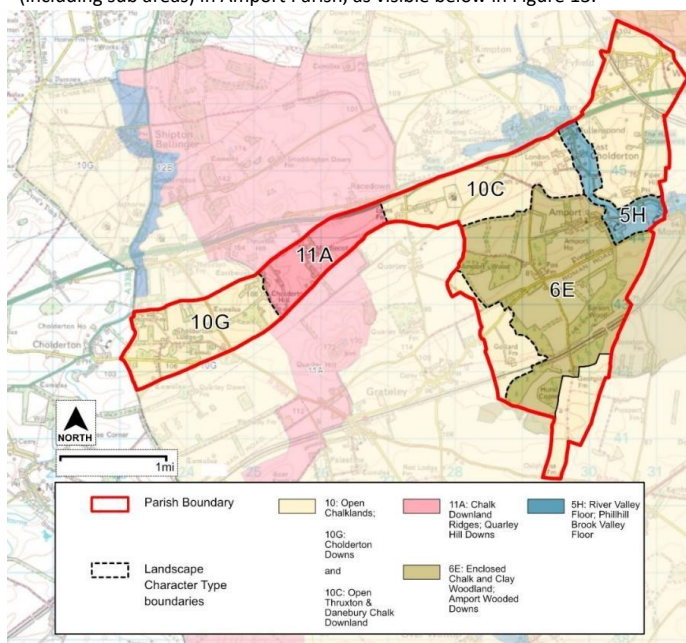


Figure 13. Test Valley Borough Landscape Character Assessment of Amport Parish

5H: River Valley Floor: Pillhill Brook Valley Floor

- 6.1.4. Pillhill Brook winds through a narrow valley lined with open chalklands connecting various villages and hamlets. Most land is improved pasture and intensive arable land with some small woodlands and meadows. The character of the Brook is shown in the photographs at Figure 14.
- 6.1.5. There are several watercress beds that likely replaced water meadows in the 18th and 19th centuries. A Roman road now known as Port Way passes through this area and the road network follows the valley floor alongside the Pillhill Brook.
- 6.1.6. East Cholderton and the eastern part of Amport are both linear in nature following the road and waterway pattern. Most properties are sited away from the flood plain. The core of the settlements is generally located at river crossing points.
- 6.1.7. The area contains predominantly undeveloped areas of woodland, scrub, pasture and marsh grassland. There are also areas of Poplar, Willow and Alder that line the watercourses.
- 6.1.8. There has however been a gradual loss of the traditional rural landscape in some areas, and the number of roads and tracks crossing the river has started to detract from the tranquility of the area.
- 6.1.9. The Pillhill Brook is a Site of Importance for Nature Conservation (SINC) which ultimately leads into the River Test (Site of Special Scientific Interest (SSSI)) and The Solent (Special Protection Area (SPA)). It is therefore of key ecological interest and is known to support a range of species including otters and water voles. Mullen's Pond Watercress Beds to the northwest are also ecologically important for their aquatic habitats.
- 6.1.10. It is unfortunate that the A303 creates visual and noise intrusion to the north of the Parish. Further noise disturbance comes from the motor racing circuit located in neighbouring Thruxton.
- 6.1.11. There is also increasing pressure to develop and change the existing landscape for recreational/tourism reasons, with equestrian uses posing a threat to the character area.
- 6.1.12. Residential gardens backing onto the Pillhill Brook also add to the domestication of the riparian environment. Incorporating waterways into gardens can often lead to a loss to native trees and planting, which would be beneficial in terms of natural habitats.



Figure 14. Images of Pillhill Brook Character Area

6E: Enclosed Chalk and Clay Woodland: Amport Wooded Downs

- 6.1.13. Amport Wooded Down is made of extensive low-value intensive arable fields which are semi-enclosed by semi-natural woodland and hedgerows of reasonable to low quality. There are chalk soils with some parts overlain with clay and flint which are often covered in woodland. Photos of Amport Wooded Downs at Figure 15 show the character of this area.
- 6.1.14. The majority of Amport village (the area to the west of The Green) lies within this character area, including Amport House and its listed Park and Garden. The area also extends further southwards and contains scattered farmsteads such as Fox Farm and Georgia Farm, which are connected by straight farm tracks and rural roads.
- 6.1.15. There are several Ancient Woodlands well-linked by hedges and shelter belts which provide a good ecological network.

- 6.1.16. Further South away from the main roads, Amport Wooded Downs is a remote and tranquil landscape. It is a relatively flat landscape with an unbroken skyline around Amport, which enhances the appearance of the surrounding high ground.
- 6.1.17. There is development pressure from Andover and suburban boundary treatments, making protecting the area from suburbanising influences and inappropriate landscaping a priority. Moreover, the woodland, including ancient woodland and hedgerow landscape, should be enhanced and restored to protect its value and ecological benefit. Further merging of fields and loss of hedgerows should be discouraged.



Figure 15. Images of the Amport Wooded Downs Character Area

10C: Open Thruxton and Danebury Chalk Downland

- 6.1.18. Figure 16 shows images of how this area wraps around the Parish to the north and south, containing the settlement of Weyhill and the area to the south around Hawk Conservancy Trust. It stretches down to Quarley and contains the area within the Parish at Lains Farm (within the Conservation Area). It is a gently raised plateau broken up by the Pillhill Brook and the area is dominated by large-scale arable farming which expands across the open landscape.

- 6.1.19. Leading out of Andover to Weyhill, ribbon development and employment punctuates large fields and substantial gaps in development. In some areas this has become a wide transition zone leading away from an urban character to the east (outside of the Parish) into the rural character of the Parish. Farmsteads are in isolated locations throughout.
- 6.1.20. The area is largely devoid of woodland, containing large arable fields with wide open views with some small pockets of trees and a particularly limited hedgerow structure.
- 6.1.21. Development should be kept near to existing buildings so as not to intrude into the open landscape. Solar farm development should have adequate screening to reduce visibility and glare. New barns, large scale agricultural buildings, tall structures and employment buildings require high quality landscape mitigation with a limit on artificial bunding to ensure a more natural landscape setting.
- 6.1.22. It is important for quiet lanes to be maintained so as not to increase traffic and noise pollution in these areas. Lighting is also viewed as intrusive and dark night skies are an important element of this character area away from industrial development.



Figure 16. Images of Open Thruxton and Danebury Chalk Downland Character Area

10G: Cholderton Downs

- 6.1.23. This area forms the western boundary of Cholderton Park with its associated small woodlands, shelter belts and lodges and farms, illustrated in the photographs in Figure 17. It creates an area of contrast to the open arable fields to the north and further to the south. There are excellent views across to Quarley Hill Fort outside of this character area.

- 6.1.24. Most of the area is arable farmland with tightly managed hedges around the large fields. There are very few features of biodiversity interest at the landscape scale but there are however two areas of international ecological importance: Salisbury Plain SAC and SPA – which are noted for their population of the priority species stone curlew. However, these birds are not confined to the SPA boundaries and will breed and nest on areas of bare and disturbed arable land in the area.
- 6.1.25. Despite there being no specific settlements in the area, groups of isolated dwellings and farmsteads are scattered throughout.
- 6.1.26. Moreover, mature overgrown roadside vegetation creates a tunnel effect around Cholderton Park, which limits views in and out of this area. Elsewhere large field structures are open.
- 6.1.27. There are also large-scale farm buildings eroding the rural character of the area, with the potential for inappropriate or unsympathetic conversion/redevelopment of farms that may harm the rural character of the area. Work is needed to conserve and enhance the quiet open parkland character of Cholderton Downs with its shelterbelts and woods, allowing it to maintain a sense of remoteness and tranquillity. There must be a focus on reducing any harm to the setting of the bowl barrows around Andover Lodge, which are part of a round barrow cemetery in Barrow Field Clumps, Cholderton Park.



Figure 17. Images of Cholderton Downs Character Area

11A: Chalk Downland Ridges: Quarley Hill Downs

- 6.1.28. This area, characterised in the photos at Figure 18, is a narrow section of the wider Quarley Hill Downs at the bottom of the valley, running along Cholderton Road at around 110 metres Above Ordnance Datum (AOD). There are extensive areas of arable farmland and areas of calcareous grassland running through the section.
- 6.1.29. The wider northern section is mainly “ladder” fields associated with Parliamentary enclosure, with more limited evidence of this remaining here. This area is historically significant with archaeological finds and numerous Bronze Age burial mounds and Roman

Roads surrounding.

AMPORT PARISH NEIGHBOURHOOD PLAN

- 6.1.30. There are also no formal settlements present, just scattered farmsteads that are often connected through narrow rural lanes and tracks, offering the area a high level of tranquility.
- 6.1.31. The land rises in both directions from the road with Thruxton Hill to the north and Quarley Hill Camp, which is an Iron Age hill fort, to the south. Because of this, the majority of developments at scale would be highly visible and could impact existing valued views.
- 6.1.32. Expansion of farmsteads, or conversion of farm buildings, which is not undertaken sensitively could adversely impact the rural character. Moreover, as is the case with Cholderton Downs, the Salisbury Plain SAC and SPA are noted for its population of endangered stone curlew. Therefore, proximity to the Salisbury Plain SAC and SPA means that birds are likely to nest and breed on areas of bare and disturbed arable land in Quarley Hill Downs.

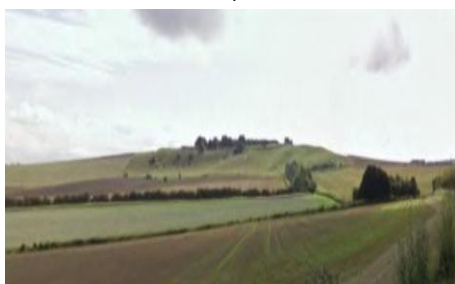


Figure 18. Images of Quarley Hill Downs Character Area

Landscape Features

- 6.1.33. As Figure 19 demonstrates, there are a variety of national landscape features present in the Parish, ranging from deciduous/mixed woodland, formal parkland and wooded pasture, lowland calcareous grassland, semi-improved grassland, traditional orchard, floodplain grazing marsh and ancient woodland.
- 6.1.34. Areas of ancient woodland within Amport Parish include Sarson Wood, Hurst Copse, Little Vinels Copse, Great Vinels Copse, Gollard Copse and Upper and Lower Amport Wood.
- 6.1.35. The Parish also has sites of importance for natural conservation (SINC), largely in the areas of Ancient Woodland but also including the Pillhill Brook (see below). SINC near Ancient Woodland include Amport Wood, Gollard Copse, Great Vinels Copse, Little Vinels Copse, Hurst Copse, Sarson Furze Down and Sarson Wood. There is also a SINC near Cholderton Hill.

Commented [SH14]: it would be helpful if these were annotated on the map.

- 6.1.36. Moreover, there are also two areas of formal parkland and wooded pasture: one at Amport House and the other at Cholderton Park, both accompanied by deciduous/mixed woodland.
- 6.1.37. The Pillhill Brook (SINC) and the associated streams ponds and watercress beds that flow through East Cholderton and Amport are also a key and unique feature, which is discussed in Policy AM2.1.

Biodiversity and Natural Features



Figure 19. Plan of the Various Landscape and Biodiversity Features in the Plan Area

- 6.1.38. A priority habitat is a specific type of habitat identified as being critically important for biodiversity conservation. These habitats are often threatened, declining, or have restricted ranges. Consequently, development proposals should demonstrate how they will avoid harm to these habitats and where possible, contribute to their restoration or enhancement.
- 6.1.39. There are several priority habitats in the Parish, most notably deciduous/mixed

Commented [SH15]: This map difficult to read. A better map would add clarity.

woodland, lowland calcareous grassland, semi-improved grassland, traditional orchard and floodplain grazing marsh (see Figure 19 above).

- 6.1.40. Unfortunately, there are also some areas of priority habitat which have been removed or recently cleared, which can be seen on the comparison of landscape change aerial photographs below in Figures 20 and 21.

Landscape Change over Time

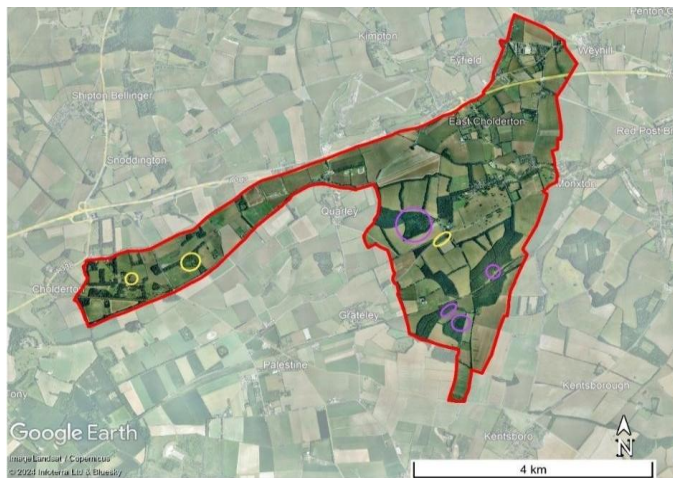


Figure 20. The Landscape of Amport Parish in December 2000

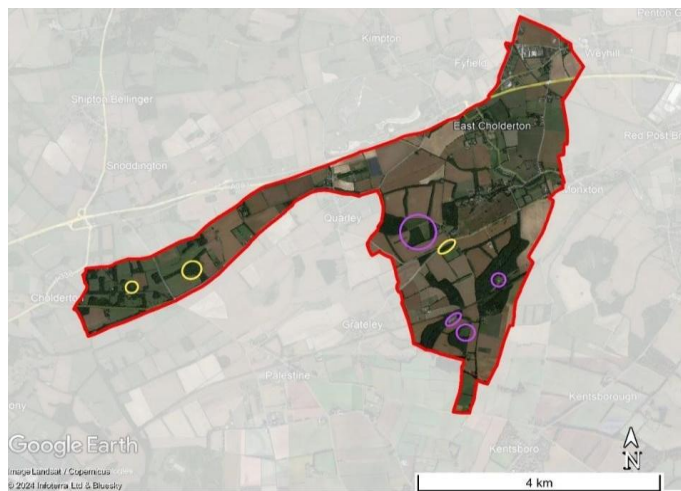


Figure 21. The Landscape of Amport Parish in January 2022

POLICY AM1 – LANDSCAPE CHARACTER AND SETTLEMENT IDENTITY

Development proposals should demonstrate how they preserve or enhance the distinct rural character of the landscape including those features and elements highlighted in the Landscape Character Assessment as shown in Figure 13. Proposals should also take into consideration the recommendations of the Amport Character Appraisal (See Appendix C) and Design Code (See Appendix E).

Proposals should seek to:

- Protect the myriad of identified key valued characteristics that contribute to the Parish's character, including ancient woodlands, deciduous woodlands, priority habitats, scrub, pasture and marsh grassland (see Figure 19).
- Prevent further merging of fields and loss of hedgerows and shelterbelts, as visible in Figure 19 and in the Amport Character Appraisal (See Appendix C).
- Retain and enhance the tranquillity of the Parish through limiting noise polluting proposals.
- ~~Preserve the views within the Parish and outside settlement boundaries, respect the open-rolling landscape character of the area and maintain and preserve the identified views from all surrounding vantage points as identified in important views (Policy AM5).~~
- Conserve and enhance the quiet open parkland character of Amport House and Cholderton Downs with its shelterbelts and woods, allowing it to maintain a sense of remoteness and tranquillity.
- Maintain the Parish's strong rural character and individual qualities of the settlements and their landscaped setting as set out in the Amport Character Appraisal (See Appendix C).
- Ensure that development does not lead to coalescence between settlements to maintain the identity of each area. In this regard, existing gaps between settlements should remain open.

Commented [SH16]: This repeats Local Plan policy E2 and does not need repeating in the plan. The NP could signpost to the LP for the relevant policy.

Commented [SH17]: Does this apply to a minor change, such as a conservatory? Suggest adding 'Where relevant' or similar.

Commented [SH18]: It would be helpful if the bullets were numbered, to aid their use in planning decision making.

Commented [SH19]: This is addressed in Policy AM5 and does not need repeating here, as the plan should be read as a whole.

6.2. Green and Blue Infrastructure

- 6.2.1. Green and blue infrastructure (GBI) is a network of natural features and spaces within and around settlements, enhancing biodiversity and enabling ecosystem services. The 'green' refers to vegetative elements and spaces including parks, open space, woodland, street trees, and green roofs. The blue refers to water-based elements and spaces including rivers and their tributaries, ponds and areas of wetlands water meadows.
- 6.2.2. Amport Parish has a plethora of natural features and spaces within the settlements, as visible in Figure 22 below. Natural features include woodlands such as Cholderton Park, Victoria Copse, Cholderton Hill, Amport Wood, Furzedown, Sarson Wood, Gollard Copse, Little Vinels Copse, Great Vinels Copse and Hurst Copse.

Commented [SH20]: It would be helpful if these were annotated on the map.

- 6.2.3. There is also a variety of formal parkland and wooded pastures, such as those in Cholderton Park and north of Port Way, Roman Road, as well as streams and bodies of water - including that of Pillhill Brook.
- 6.2.4. Additionally, public rights of way, including footpaths, byways and byways open to all traffic (BOAT) are situated throughout the Parish, with significantly more footpaths than BOATs and byways.

Green and Blue Infrastructure



Figure 22. Map of Blue and Green Infrastructure in Amport Parish

Commented [SH21]: This map difficult to read. Pillhill Brook should be annotated. A better map would add clarity.

POLICY AM2 – GREEN AND BLUE INFRASTRUCTURE, LANDSCAPING AND PLANTING

- Proposals for the expansion of the network of ~~the~~ green and blue infrastructure ~~of the NP in the Plan~~ area will be supported.
- Development schemes should preserve, enhance and maintain existing green and blue infrastructure (as identified in Figure 22), avoiding the loss of or damage to existing woodlands and watercourses and water bodies.

Commented [SH22]: This repeats Local Plan policy E6 and does not need repeating in the plan. The NP could signpost to the LP for the relevant policy.

- New development that could ~~potentially~~ result in the loss or damage to existing watercourses (see policy AM2.1), water bodies, trees and woodland will not be supported, unless appropriate justification and mitigation is provided. River/ watercourse restoration should be explored and delivered where possible.
- Proposals that affect protected trees or their setting shall be accompanied by a tree survey and arboricultural impact assessment which will provide information on how the development will affect tree root protection zones, crown spread, the setting of the affected trees and how future pressure to remove or alter the protected trees will be avoided.
- Development proposals that would result in the removal of unprotected trees, will be expected to provide appropriate landscaping enhancements and replace those trees at a ratio of 2:1 and with new trees at 1,100 saplings per hectare (residential) and 2 trees per 50m² (non-residential).
- New developments should ~~also~~ seek to use native planting or planting known to be beneficial to wildlife.

Commented [SH23]: What is the evidence to support this criteria?

Pillhill Brook

- 6.2.5. The Pillhill Brook is a 9.9km (6.2 mi) tributary of the River Anton and one of only 37 classic chalk streams in Hampshire.⁵ It winds through a narrow valley lined with open chalklands connecting various villages and hamlets including both East Cholderton and Amport.
- 6.2.6. Chalk streams are particularly beneficial for biodiversity because they are spring fed which allows them to support a far greater variety of invertebrate life than other types of inland water bodies. It must be noted that Pillhill Brook ultimately forms part of the tributary of the River Test Site of Special Scientific Interest (SSSI) and the internationally designated Solent Special Protection Area (SPA) beyond.
- 6.2.7. It is an important watercourse which contributes significantly to the character of the Parish and is classified by the Environment Agency (EA) as a main river. Because of this, written consent is required from the EA for works or structures proposed within 8 metres of the Brook.

⁵ Chalk Streams. (2023) *Chalk streams – England’s freshwater marvel*. Accessed at: <https://chalkstreams.org/>



Figure 23. Image of Pillhill Brook

- 6.2.8. The land along the Brook comprises improved pasture, intensive arable land, some small woodlands and meadows, watercress beds (that replaced water meadows in the 18th and 19th centuries), private houses, gardens and settlements. However, privately owned gardens along the Brook sometimes “domesticate” the riparian environment, thereby causing a loss of native species.
- 6.2.9. Within the Parish, the Brook runs from Mullen’s Pond through East Cholderton (Figure 23), passing through farmland and a trout fishery before reaching Amport Fen, a wildlife reserve adjacent to Amport Green (see Policy AM6.1). The Fen is a flooded woodland and as such provides a unique habitat for plants and wildlife. It then runs to the south of the road through the eastern part of Amport village, through the part of the Parish known as Sarson, and on to the neighbouring Parish of Monxton.
- 6.2.10. Pillhill Brook supports a wide variety of bird and plant life including kingfishers, otters and water voles. It has a mixed vegetation character with predominantly undeveloped areas of woodland, scrub, pasture and marsh grassland. Areas of Poplar, Willow, Alder and other species line the watercourses.
- 6.2.11. The Brook is designated as a Site of Interest for Nature Conservation (SINC). Increasingly climate change is becoming a concern for the condition of Pillhill Brook, with fluctuations in rainfall affecting water supply impacting the biodiversity of the Brook and the viability of species that inhabit it. The catchment experiences high levels of groundwater in most winters, which causes challenges from flooding and overload of the sewerage system, potentially leading to pollution of the Brook.
- 6.2.12. A biodiversity balance is required, between the benefits of a winterbourne stream versus extra prolonged dry periods during the summer months which can have devastating implications for wildlife that inhabit the tributary.

Commented [SH24]: It would be helpful if these were annotated on the map at Figure 22

- 6.2.13. The management of groundwater and surface water is a multi-agency responsibility, with local authorities playing a key role in managing direct flood risks from these sources. A number of Parishes and many residents along the length of the Brook are co-operating to maintain the diversity of wildlife and monitor its water quality.
- 6.2.14. Effective management of surface and groundwater is essential to prevent inundation or infiltration into the sewer network, thereby reducing the risk of sewage discharges into the Pillhill Brook during storm events. Given the complexities and challenges of surface and groundwater affecting drainage, a collaborative approach involving local authorities, Southern Water, the Environment Agency, and farming and community groups is necessary to enhance resilience to changing weather patterns and protect the water quality and biodiversity of Pillhill Brook.
- 6.2.15. The Parish Council has led a Pan Parish Forum with Southern Water to reduce the pollution of the Brook caused by 'over pumping' (the permitted release of filtered sewerage into the Brook at times of stress of the sewerage system) and reduce the need for tankers that disrupt the tranquillity around water pumping stations and cause highway damage and congestion.
- 6.2.16. Southern Water recognises the risk of pollution to the Brook during heavy rainfall periods and have undertaken a significant work to reduce the volume of ground water and surface water entering the foul sewer network. This has included the sealing of 2.5km length of public sewer and 2.5km length of private sewer to stop groundwater infiltration, and the sealing of over 70 manholes to stop surface water inundation during rainfall events. Tankers are still occasionally required to help the operation of the sewer when overwhelmed by rainfall, however the frequency of tankering is greatly reduced compared with previous winters and over pumping in the sewer catchment has been avoided in recent months, despite significant rainfall and stress on their sewage system. Whilst the risk of pollution to the Brook has been reduced, the issue has not been fully resolved; monitoring over winter periods is required to gauge the full benefits of the work that has been delivered.
- 6.2.17. It is an aspiration of this Plan that the Parish Council and other community members, such as those in the Pillhill Brook Pan Parish Forum, will continue to engage with Southern Water to address the impact of sewage, light and noise pollution on the Brook, and identify innovative and successful solutions to current and emerging challenges, as identified by the Plan.
- 6.2.18. ~~The traditional rural landscape has also been diminished, notably caused by traffic and road conditions, and development pressure, including visual and noise intrusion from Thruxton Airfield/motor racing circuit and from traffic on the A303.~~
- 6.2.19. Undeveloped buffers between the banks of the Brook and new development are recommended because buffers provide multiple benefits, to assist with flood risk management and water quality, allowing the natural flows of a river, creating habitats and habitat corridors and increasing biodiversity.

Commented [SH25]: This is not relevant to the brook and should be deleted.

POLICY AM2.1 PROTECTION OF PILLHILL BROOK

Development proposals that have an adverse impact on the chalk stream known as the Pillhill Brook (including its main water course, associated ponds and pools and feeder streams), ~~which is a Site of Importance for Nature Conservation (SINC)~~, must demonstrate that there would be no increased risk of flooding, water pollution or adverse nutrient loading.

~~And that~~ Development proposals should also ensure that the rural landscape character, identified views and biodiversity of the Pillhill Brook ~~will be~~ maintained, and enhanced where possible.

There should be an undeveloped buffer of no less than 20 metres between the banks of the Pillhill Brook and any development, to mitigate the risk of flooding and water pollution and enhance biodiversity.

6.3. Flooding and Drainage

- 6.3.1. The adopted Test Valley Local Plan contains water management Policy E7 which in combination with the NPPF guides development to areas with minimal flood risk.
- 6.3.2. Flooding from surface water is often difficult to predict because rainfall location and volume are difficult to forecast. Additionally, local features such as topography and soil type can greatly affect the chance and severity of flooding.
- 6.3.3. Figures 24 and 25 show the areas within the Parish that are at risk of flooding from surface water. Low risk means that the area has a 0.1% to 1% chance of flooding from surface water each year. Medium risk means that the area has a 1% to 3.3% chance of flooding from surface water each year. High risk means that the area has a greater than 3.3% chance of flooding from surface water each year. Several areas within the Parish are susceptible to surface water flooding and the Parish is at risk of flooding from rivers or sea – specifically the land surrounding Pillhill Brook.
- 6.3.4. Surface water flooding exacerbated by the Brook is a potential concern that may not be readily apparent to those proposing new developments. Developments should, wherever possible, be sympathetic to the surrounding landscape while avoiding development on flood plains and areas at risk from seasonal and surface water flooding, particularly near Pillhill Brook.
- 6.3.5. In locations prone to flooding, whether from surface runoff or rivers, any new development should be designed to avoid exacerbating existing drainage challenges. Applicants should also assess soil and geological conditions to determine the suitability of implementing a Sustainable Urban Drainage Scheme (SuDS).
- 6.3.6. Policy AM3 aims to identify flood-prone areas within the Parish, regardless of whether the flooding originates from rivers or surface runoff.

Commented [SH26]: This policy will either need updating, or an additional policy added to address the issue of impacts on the Solent and Southampton Water Special Protection Area and Solent Maritime Special Area of Conservation to which the Brook flows into.

New supporting text:

The whole of the Plan Area lies within the catchment of the River Test which flows into the Solent where wildlife of marine, tidal and intertidal areas is protected by a number of international designations. Natural England has advised these designations are being adversely affected by the nutrients associated with sewage and agricultural runoff and that the restoration of these sites partly depends on ensuring new development does not generate any additional nutrient inputs. Natural England is placing particular emphasis on nitrogen as this is considered to have an overriding impact in these saltwater habitats. Hence all development proposals in the Plan Area will need to demonstrate they are nitrogen neutral in accordance with Natural England guidance. The Local Planning Authority will carry out the necessary assessment of developments under the Habitats Regulations, may require developers to demonstrate that Natural England has assessed and agreed their calculations and mitigation proposals prior to an application being submitted and/or determined. In due course strategic mitigation schemes may become available which enable developers to purchase nitrogen credits to the value of the increased nitrogen levels their developments are calculated to generate

Policy XXX Solent and Southampton Water SPA and Solent Maritime SAC

Applications for development that will result in a net increase in nitrogen reaching the Solent Region International Sites through e.g. additional units of overnight accommodation or increased intensity of farming will be required to confirm the nitrogen budget and set out specific and appropriately located mitigation measures that will be implemented in order to ensure development is nutrient neutral from the start of its operational phase. Such mitigation measures must be secured for the duration of the development's effects. A financial contribution to strategic mitigation measures may be an appropriate alternative to direct provision of mitigation. In this case it will be necessary to liaise with the Local Planning Authority and Natural England to confirm an appropriate mitigation scheme to which the contributions will be directed and to ensure any contributions are sufficient to fully mitigate the impacts of the development on the Solent internationally designated sites.

Commented [SH27]: This is a separate issue that needs its own paragraph.

Commented [SH28]: What is the evidence to support the 20m buffer when the EA buffer is 8m. This would also only apply to development what required Planning Permission, and not permitted development.

6.3.7. The areas identified as particularly vulnerable to flooding are listed in Policy AM3.

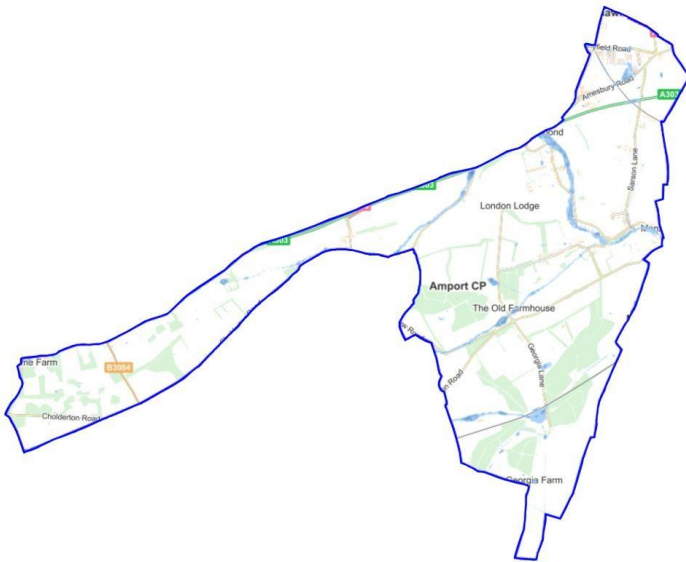


Figure 24. Combined Risk of Flooding from Surface Water (Highlighted by Blue Shading – the Darker the Shading, the Higher the Likelihood of Flooding)

Commented [SH29]: For both figure, better quality / larger maps are needed



Figure 25. Risk of Flooding from Rivers (Highlighted by Blue Shading – the Darker the Shading, the Higher the Likelihood of Flooding)

POLICY AM3 – FLOODING AND DRAINAGE

As appropriate to their scale, nature and location, development proposals should incorporate a sustainable and integrated approach to the management of flood risk, surface water (including run off) and foul drainage. These proposals should be robust to the expected impacts of climate change.

Development ~~will be in~~ **should be located in the** areas of lowest flood risk and development shall not increase flood risk elsewhere. Planning applications shall be accompanied by site-specific flood risk assessments as required.

The following areas have been identified as particularly vulnerable to flooding:

- Land between Walnut Cottage and Middlecot Manor,
- Along Cholderton Road near Lains Farm,
- Adjacent to the A303 near Bush Farm and The Annex,
- Land adjacent to Pillhill Brook, extending along Wiremead Lane until Broad Meadow,
- Land along Hay Down Lane, near Furzedown,
- Along Grateley Drove, intersecting Hay Down Lane until the junction between Furzedown Lane and Keepers Hill,
- Land adjacent to Georgia Lane, between Little Vinels Copse and Pond Ground Row,
- Land near Hurstwood House,
- Georgia Farm,
- Gollard Farm,
- The A303 near the junction on Sarson Lane, next to The Firs,
- Junction of Ordnance Lane and Amesbury Road,
- Junction of Amesbury Road with Fyfield Road,
- Junction of the north section of Sarson Lane, entry/exit slip road to the A303 eastbound,
- Junction of Dauntsey Lane and the small service road between Dancy House and Lime Cottage, off Amesbury Road,
- Under the railway bridge LUD2 E25/5 on Amesbury Road,
- Weyhill Business Park,
- Land adjacent to the Pillhill Brook, and
- A303 near Sefton Warren until Bush Farm.

Sustainable Drainage Systems (SuDS) should be employed, as appropriate, to mitigate any anticipated increase in flood risk. These may include:

- Planting, particularly trees.
- Introduction of permeable driveways, parking or other ‘hardstanding’ areas.
- Rainwater harvesting and storage features (including butts).
- Green roofs.
- Rain gardens.
- Attenuation tanks.
- Soakaways.

Commented [SH30]: This repeats Local Plan policy E7 and does not need repeating in the plan. The NP could signpost to the LP for the relevant policy.

Commented [SH31]: This is set out in the NPPF and does not need repeating here. This could be added to the supporting text.

Commented [SH32]: This may change over time, and while helpful, would better sit in the supporting text.

- **Attenuation ponds.**

SuDS must be designed as an integral part of the green infrastructure and street network. The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment, in addition to providing flood storage capacity and contributing to the improvement of habitats and species migration.

A surface water sewer should be seen as a last resort and no surface water will be permitted to enter the public foul sewage network. Major developments must provide a SuDS Strategy and drawings showing all SuDS features. This must be supported with calculations showing how surface water flood risk will not increase. Areas already utilised for SuDS should be safeguarded from future alterations or development that would impede its effectiveness.

Development should demonstrate that surface water drainage will not add to the existing site runoff or cause any adverse impact to neighbouring properties and surrounding environment, particularly in those areas highlighted by Figures 24 and 25 and the list of locations above.

All developments that involve the loss of permeable surfaces, trees, soft landscaping, or any other feature that helps reduce flood risk must incorporate appropriate mitigation measures to prevent an increase in flood risk either on-site or elsewhere. These measures should be proportionate to the scale of the development, with smaller interventions - such as planting trees or using permeable materials - being suitable for minor developments in low flood risk areas.

Commented [SH33]: This is set out elsewhere in National guidance, as does not need repeating in the policy. It could be added or signposted in the supporting text

6.4. Local Green Spaces

- 6.4.1. During community consultations, including the community survey, residents expressed that they enjoy the rural character of the village and treasure the views and landscape. A significant number of respondents stated that they liked: living within/close to the countryside; living in the Parish because of the views and quality of the landscape around them; and living in the village was the parks/green spaces (Figure 7 above). The significance of local green spaces is reinforced by the substantial support for preserving the green spaces and gaps between the settlements (Figure 5 above).
- 6.4.2. The purpose of Policy AM4 introduces protection to those areas within the Parish which are of value to the community and meet the criteria to be designated as a Local Green Space (LGS).
- 6.4.3. Local green space proposals came from the community survey and public consultation exercises, where the public were asked to nominate important green spaces and the reasons they should be protected. Details of the methodology and matrix for LGS designation, as well as the LGS Assessment, is visible in Appendix D.
- 6.4.4. Not all the suggested areas were suitable for LGS designation. This is because for a site to qualify for designation as a LGS, it must meet ~~each of~~ the criteria set out in the NPPF.

- 6.4.5. Policy AM4 proposes 16 Local Green Spaces which are important green areas within the community (see Figures 26, 27, 28 and 29 below). These LGSs are to be protected from development by their designation as Local Green Spaces in accordance with paragraphs 105 and 106 of the NPPF. The resulting policy of managing any future development proposals in such space is akin to that of Green Belt policy.

Weyhill Proposed Local Green Spaces

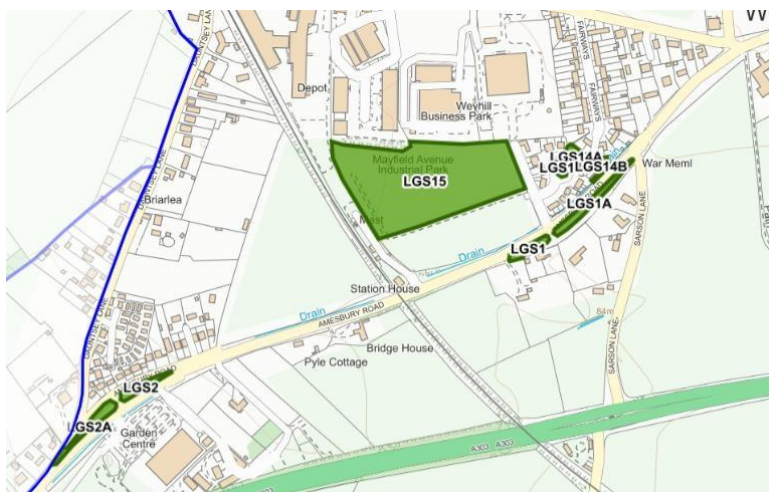


Figure 26. Policy Map of Local Green Spaces in Weyhill



Figure 27. Policy Inset Map of Local Green Spaces in Weyhill

East Cholderton Proposed Local Green Spaces

Commented [SH34]: These should be Policy Map 1, 2 etc rather than referred to as figures.



Figure 28. Policy Map of Local Green Spaces in East Cholderton

Commented [SH35]: These should be Policy Map 1, 2 etc rather than referred to as figures.

Amport Proposed Local Green Spaces

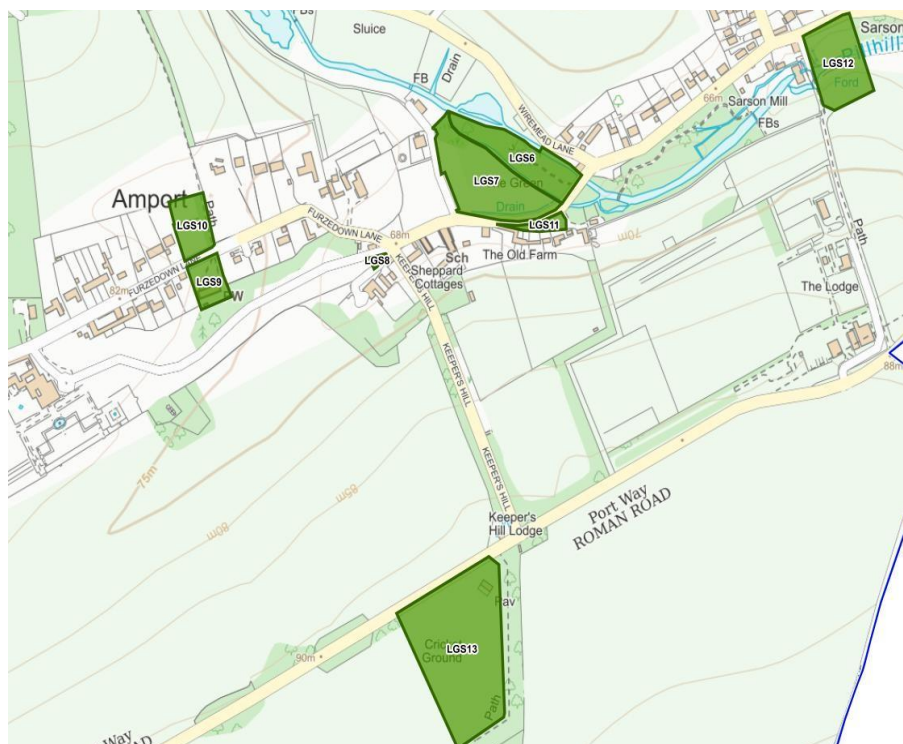


Figure 29. Policy Map of Local Green Spaces in Amport

Commented [SH36]: These should be Policy Map 1, 2 etc rather than referred to as figures.

POLICY AM4 – LOCAL GREEN SPACES

~~The Local Green Spaces are shown on in Figures 26, 27, 28 and 29 and listed below. These spaces will be protected for the benefit of the community and development will not be permitted except in very special circumstances⁶. The following sites as shown on the Policies Map are identified as Local Green Space due to their importance to the local community:~~

- ~~LGS1 / 1A – Land alongside Amesbury Road (North) (WH)~~

⁶~~Should the need arise, special circumstances exist in relation to the provision of essential water and wastewater infrastructure to serve new and existing customers because there are limited options available regarding location, as the infrastructure would need to connect into existing networks.~~

- LGS2 / 2A - Land alongside Amesbury Road (Hillier's) (WH).
- LGS3 - Land opposite the White Horse Inn (Pillhill Brook) (EC).
- LGS4 - Land adjacent to the Scout Hall (EC).
- LGS5 - Land adjacent to Manor Farm (EC).
- LGS6 - Amport Fen and adjacent land (AM).
- LGS7 - The Green (AM).
- LGS8 - Land adjacent to East Lodge (AM).
- LGS9 - Churchyard at St Mary's Church (AM).
- LGS10 - Graveyard to the north of St Mary's Church (AM).
- LGS11 - Land to the South of The Green (AM).
- LGS12 - Land opposite The Hawk Inn (AM).
- LGS13 - Cricket Club (AM).
- LGS14 /14A / 14B - Land at Michaelmas Drove (WH).
- LGS15 - Land adjacent to Ordnance Lane (WH).

Development will be managed in a manner consistent with that applicable to Green Belt

6.5. Important Views and Vistas

- 6.5.1. Residents also ~~expressed through community engagement~~ that ~~one of the reasons~~ they enjoy living in the Parish ~~is~~ because of the views and quality of the landscape around them (see Figure 7). This is because the topography, heritage assets, open fields, chalk streams and large wooded areas lend itself to long distance views, particularly southward facing, which makes these treasured views important to ~~Amport Parish~~ residents.
- 6.5.2. ~~In consultation, residents said that views were the third most important aspect of the Parish's character (Figure 4 and Figure 7). Residents sought the protection of views of characteristic and historic landscape features, including rivers and streams, open arable fields, grassland pasture with large and small areas of woodland linked by field hedges, well-dispersed farmsteads and minimal settlements, linked by narrow winding lanes.~~
- 6.5.3. To respect the importance of these views ~~to residents~~, Policy AM5 identifies views recognised as being of particular significance to local people (see ~~Figure 30~~ and Figures 31, 32, 33 34 and 35 below). Further information on the Important Views can be found in Appendix C. These views have been deemed significant for their contribution to:
- Preserving the unique character of individual settlements.
 - Recognising the proximity to designated heritage assets and the River Test.

Commented [SH37]: This should be a policy map and not a figure

- Protecting the aesthetic value of the landscape setting and views from developments with elevated points.

6.5.4. ~~As a result of this selection, Therefore,~~ development proposals within the ~~NP-Plan~~ Area must include careful consideration of the potential impact on the identified views. This policy does not seek to prevent any development within the view but to ensure that the scale, massing and height of proposals do not result in the integrity of the view being undermined.

6.5.5. Moreover, due to their cherished nature and significant importance to the community, this Plan aspires to preserve the important views by maintaining native hedgerows, recognising the challenge posed by non-native high hedgerows that may obscure sightlines, and acknowledging that some ~~cherished-important~~ views may be seasonal in nature.

Important Views - Overview



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Figure 30. Policy Map of Important Views and Vistas in Amport Parish - See Character Appraisal for Detailed Plans of Viewpoints.

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AMPORT PARISH NEIGHBOURHOOD PLAN

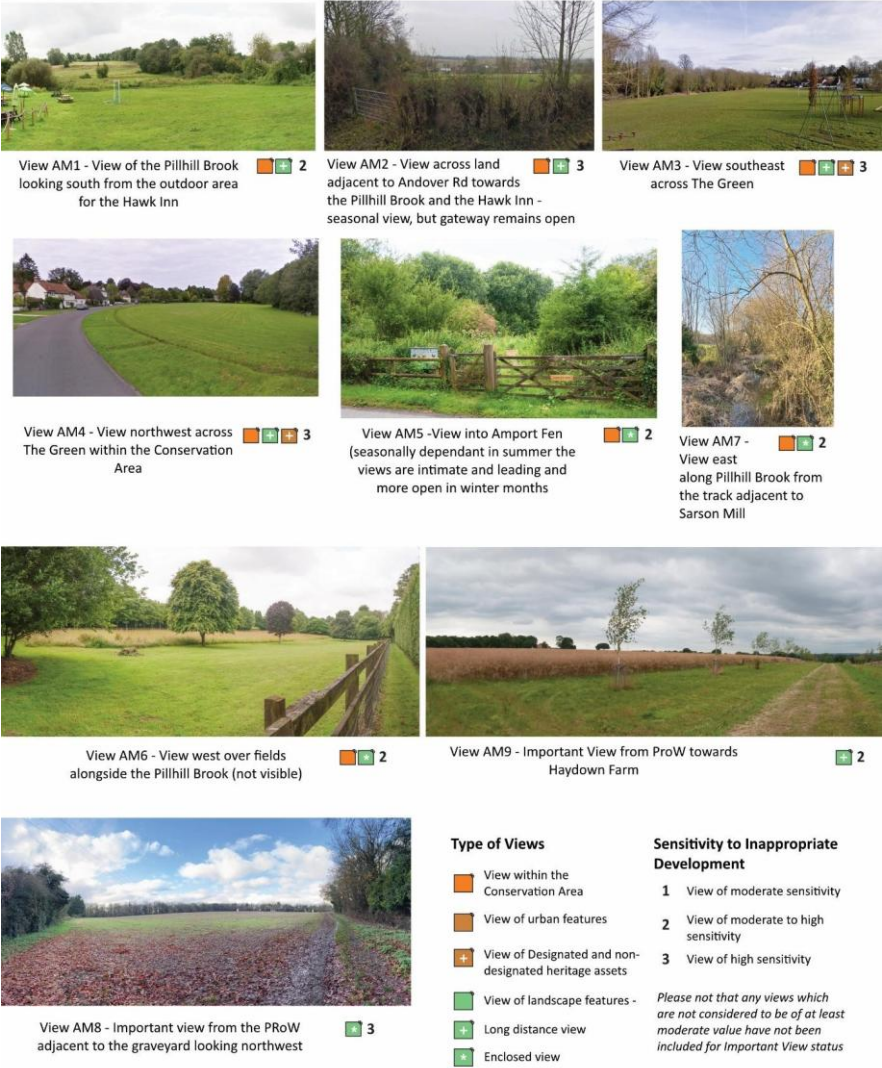


Figure 31. Important Views in Amport Parish



View AM10 - Glimpsed views through the trees of the parkland at Amport House (winter top and summer bottom) from Furzedown Lane, facing South towards Port Way, Roman Road

2



View AM11 - Panoramic views over fields to the parkland and buildings at Amport House from Port Way, Roman Road, facing North

3



View AM12 - Panoramic views over fields to the parkland and buildings at Amport House from the Junction at Port Way, Roman Road, facing Northeast

3



View AM13 - View northwest across the course of the Portway Roman Road to Amport Wood (Ancient Woodland) - from Monxton Road, facing Northwest towards Skew Road

3



View AM14 -View alongside Skew Road across fields and to Amport Wood (Ancient Woodland), facing Northeast towards Quarley

3

Important Views

Type of Views

- View within the Conservation Area
- View of urban features
- View of Designated and non-designated heritage assets
- View of landscape features -
- Long distance view
- Enclosed view

Sensitivity to Inappropriate Development

- 1 View of moderate sensitivity
- 2 View of moderate to high sensitivity
- 3 View of high sensitivity

Please not that any views which are not considered to be of at least moderate value have not been included for Important View status

Figure 32. Important Views in Amport Parish

AMPORT PARISH NEIGHBOURHOOD PLAN



View AM15 - View south across fields to Sarson Wood (Ancient Woodland) and rolling hills beyond  3



View AM16 - View south across fields to Sarson Wood (Ancient Woodland) and rolling hills beyond  3



View AM17 - View South-East towards Pipers Hill from Sarson Lane  3



View AM18 - View west from edge of Sarson Lane (near to The Limes) towards East Cholderton  3



View AM19 - View adjacent to Sarson Lane, facing west towards Pillhill Brook  3

Figure 33. Important Views in Amport Parish

AMPORT PARISH NEIGHBOURHOOD PLAN

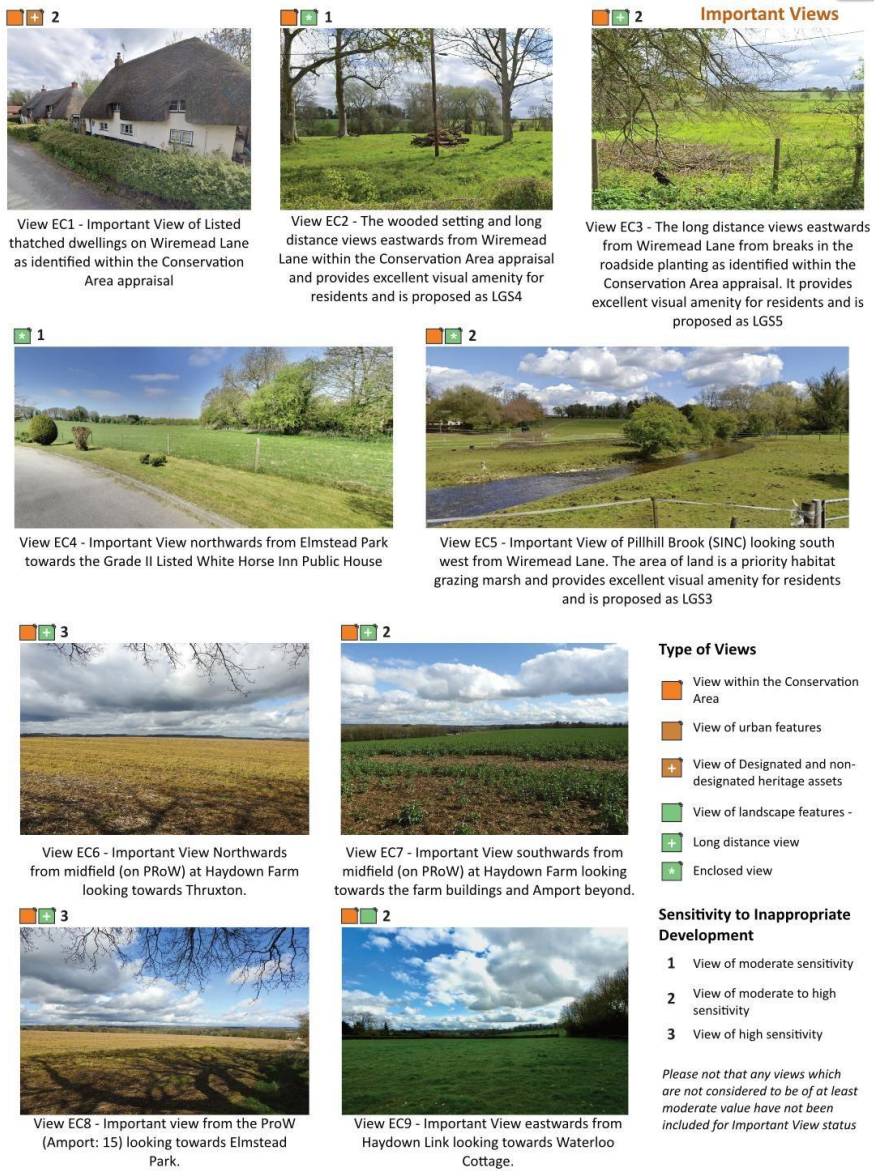


Figure 34. Important Views in Amport Parish

Important Views



2 View WH1 - From Amesbury Road, looking South (field view)



3 View WH2 - Tittymouse Lane looking northwest



2 View WH3 - Corner of Andover Road and Dauntsey Drove looking southeast



3 View WH4 - Amesbury Rd looking south



3 View WH5 -View from Amesbury Road and the Grade II Listed Weyhill Farm

Type of Views		Sensitivity to Inappropriate Development	
	View within the Conservation Area	1	View of moderate sensitivity
	View of urban features	2	View of moderate to high sensitivity
	View of Designated and non-designated heritage assets	3	View of high sensitivity
	View of landscape features -	<i>Please not that any views which are not considered to be of at least moderate value have not been included for Important View status</i>	
	Long distance view		
	Enclosed view		

Figure 35. Important Views in Amport Parish

POLICY AM5 – IMPORTANT VIEWS AND VISTAS

The ~~Neighbourhood Plan identifies the~~ following Important Views have been identified and are shown on Policy Map X in Figure 30.

Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing and should recognise and respond positively to the various Important Views. Development proposals which would have a significant adverse impact on an identified Important View will not be supported.

These views are drawn from Amport Character Appraisal (see Appendix C):

- WH1 - View from Amesbury Road, looking south.
- WH2 - View from Tittymouse Lane, looking north-west.
- WH3 - View from Corner of Andover Road and Dauntsey Drove looking southeast.
- WH4 - View from Amesbury Road, looking south.
- WH5 - View south from Amesbury Road and the Grade II Listed Weyhill Farm.
- EC1 - View of Listed thatched dwellings on Wiremead Lane, facing northeast.
- EC2 - View eastwards from Wiremead Lane within the Conservation Area.
- EC3 - View eastwards from Wiremead Lane within the Conservation Area.
- EC4 - View from Elmstead Residential Park, facing north.
- EC5 - View from Wiremead Lane, facing northeast towards Pillhill Brook.
- EC6 - View northwards from midfield (on PRoW) at Haydown Farm.
- EC7 - View southwards from midfield (on PRoW) at Haydown Farm.
- EC8 - View from the ProW (Amport: 15) looking towards Elmstead Park.
- EC9 - View eastwards from Haydown Link looking towards Waterloo Cottage.
- AM1 - Monxton Lane, facing south towards Pillhill Brook and Green Lane.
- AM2 - Junction of Andover Road and Green Lane, facing north towards Pillhill Brook.
- AM3 - View southeast across The Green adjacent to Woodside Cottages, facing south.
- AM4 - View northwest across The Green from adjacent to the Pillhill Brook.
- AM5 - View into Amport Fen.
- AM6 - View over fields alongside the Pillhill Brook, near The Granary, facing west.
- AM7 - View east along Pillhill Brook adjacent to Sarson Mill.
- AM8 - View from the PRoW adjacent to the graveyard looking northwest.
- AM9 - View from ProW towards Haydown Farm facing northwest.
- AM10 - View from Furzedown Lane, facing south towards Port Way, Roman Road.
- AM11 - View from Port Way, Roman Road, facing north towards Amport House.
- AM12 - View from adjacent to the Junction at Port Way, Roman Road, facing northeast towards Amport House.
- AM13 - View from Monxton Road, facing northwest towards Skew Road.
- AM14 - View from Skew Road, facing northeast towards Quarley.
- AM15 - View south across fields to Sarson Wood (Ancient Woodland).
- AM16 - View from Port Way, Roman Road, facing southwest towards Sarson Wood.
- AM17 - View from Sarson Lane, adjacent to Hawk Conservancy Trust, facing southeast towards Pipers Hill.
- AM18 - View from Sarson Lane, near to The Limes facing west.
- AM19 - View adjacent to Sarson Lane, facing west towards Pillhill Brook.
- CH1 - View adjacent to Bush Farm, facing southwest towards Quarley.
- CH2 - View from junction with Quarley and Cholderton Road, facing southwest.
- CH3 - Cholderton Road, facing southwest towards Reservoir.

- CH4 - Junction near Buckingham House, facing east towards Loyalty Belt.
- CH5 - B3084, adjacent to Victoria Copse, facing southeast towards Tumulus.

~~Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views. Development proposals which would have a significant adverse impact on an identified Important View will not be supported.~~

6.6. Biodiversity and Habitats

- 6.6.1. The Parish contains a variety of statutory and non-statutory designated sites. Sites range from priority habitats including deciduous/mixed woodland, lowland calcareous grassland, semi-improved grassland, traditional orchards and floodplain grazing marsh to ancient woodlands (see Figures 19 and 22).
- 6.6.2. The Pillhill Brook has the only formal designation as a Site of Importance for Nature Conservation (SINC).
- 6.6.3. There are no national or internationally designated biodiversity sites within the Parish boundaries. However, there are two areas just immediately outside of the Parish - Salisbury Plain Special Area for Conservation (SAC), Sites of Special Scientific Interest (SSSI), Salisbury Plain SAC and Porton Down SSSI (Figure 36 below). Both SSSIs are of importance to this NP, as although they are not within the Parish boundaries, they still may be affected by development within the Parish. In the case of the Salisbury Plain SAC and SSSI, it is home to protected species such as Great Crested Newts (GCN) - a European Protected Species (EPS), protected under the Conservation of Habitats and Species Regulations 2017 - which are also located south of Amport Parish in Over Wallop, making future migration a possibility.
- 6.6.4. This makes it an offence to deliberately kill, injure, disturb or capture GCN, or damage or destroy their breeding sites and resting places - even if not present. GCN are also listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006), meaning that Section 41 must be considered as part of planning decisions.
- 6.6.5. The Parish also supports large areas of priority habitat pastures and woodland, linked by hedgerows. It is essential to retain and enhance links between woodlands, grasslands and wetland areas, which mostly take the form of small copses and hedgerows to form wildlife corridors (see Figure 36 below, which shows the proposed wildlife corridors which are formed from the woodlands, hedgerows and water courses).
- 6.6.6. The corridors run most of the west of the Parish boundary and the south. There are also connections north to south through the Parish, but large areas in the middle and to the west of the Parish are fragmented, with very limited east-west connections.

AMPORT PARISH NEIGHBOURHOOD PLAN

- 6.6.7. This NP seeks to create future wildlife corridors by connecting the existing woodlands with hedgerows. It is intended that the wildlife corridors should aid mobility between the habitats within the Parish but also the nationally significant habitats just outside the Parish.
- 6.6.8. The importance of promoting more wildlife sites through proposed wildlife corridors is supported by the community of Amport Parish, as illustrated in public consultations. In the community survey, ~~81.4% of respondents stated that they felt that it was extremely important or important to promote more wildlife sites, making it the second highest priority for the future of the Parish after preserving green spaces and gaps between the settlements (see Figure 5).~~
- 6.6.9. As a result, this ~~NP Plan will contain~~has a policy which stipulates that development proposals in the area should seek to deliver a biodiversity net gain of at least 10%. This comes from the recent recognition on the importance of Biodiversity Net Gain (BNG) in the planning context through the implementation of new legislation; the Environment Act 2021, which pushes at least a 10% BNG for major and minor new developments (with some exclusions).

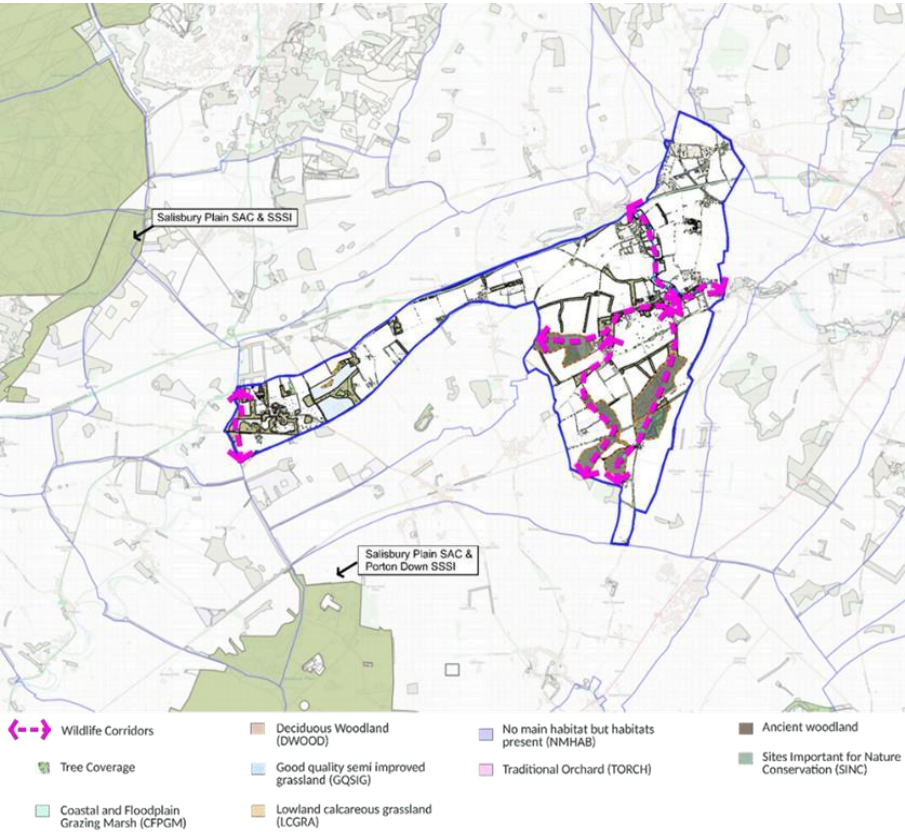


Figure 36: SSSIs Outside of Amport Parish and Proposed Wildlife Corridors

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POLICY AM6 – BIODIVERSITY AND HABITATS

- Development proposals must protect and enhance the local biodiversity ~~of Amport Parish (see Figure 19)~~, including the maintenance and creation of wildlife corridors as shown on Figure 36. Where possible, new development should take the opportunity to connect fragmented habitats and provide nature highways such as through garden fences.
- New ~~residential~~ developments should avoid the loss of significant trees and vegetation, in addition to providing owl, bird and bat boxes as well as insect hotels in parks.
- Developments should also seek to protect and enhance local green and blue infrastructure, specifically Pillhill Brook (see Policy AM2.1) and Amport Fen (see Policy AM6.1).
- Development proposals should achieve a biodiversity net gain of 20% where appropriate and no less than the 10% minimum required level.

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Commented [SH42]: How / who will this be measured. What is the evidence for 20%?

Amport Fen

- 6.6.10. Amport Fen is adjacent to Pillhill Brook in the centre of Amport Parish. Acquired by the Parish Council in 2001 it serves as a nature reserve, with a variety of wildlife such as butterflies, birds and indigenous species of trees and plants. It is an excellent Parish amenity and much loved by the local community who care for it.
- 6.6.11. Amport Fen has been identified as a flooded woodland. This type of habitat is becoming increasingly rare. Although it has no formal designation, it is a biodiversity resource which must be protected for its additional setting benefit to the Pillhill Brook and the Conservation Area.
- 6.6.12. Following a recent survey of The Fen, there have been several recommendations including clearing tree saplings and ground cover from small areas of the Fen floor and opening the tree canopy to allow more sunlight in and stimulate plant growth. It is also intended to produce a planting plan for these areas using the recently completed botanical survey to help existing plants that have been struggling and supplement these with new natives to create more diversity.

POLICY AM6.1 PROTECTION OF AMPORT FEN

Development proposals that are likely to impact on the nature reserve known as Amport Fen should include evidence to justify that the biodiversity of the reserve will be protected and where possible, enhanced.

Commented [SH43]: Amport Fen has been identified for a LGS designation which will give it the necessary protection, consider merging with Biodiversity policy above

To protect the Reserve from the adverse effects of development, proposals in proximity to or affecting Ampot Fen visually or physically should:

- Prevent pollution and contamination of the reserve,
- Protect the setting and landscape character of the reserve,
- Support the maintenance and creation of wildlife corridors to and from the reserve, and
- Provide a suitable landscaped buffer where appropriate and proportionate.

Commented [SH44]: How will this be assessed?

Commented [SH45]: How will this be assessed?

Hawk Conservancy Trust

- 6.6.13. The Hawk Conservancy Trust is a dedicated conservation charity, home to approximately 150 birds, many of which are critically endangered in the wild. These birds are integral to the Trust's mission to conserve birds of prey and their habitats. The Trust also plays a crucial role in educating and inspiring the public about these birds and the natural world, through its world-class free-flying displays and other educational and breeding programmes. During these displays, the birds, including native species, often range widely across the surrounding area.
- 6.6.14. The Hawk Conservancy Trust undertakes a series of focused projects, breeding programmes and research, which could be adversely affected by inappropriate development either adjacent to the site or within its general bird flight area.
- 6.6.15. The flight area is loosely defined in Figure 38 as those fields which are most used by the birds. Clearly there can be no definitive flight area as the birds are not physically constrained.
- 6.6.16. In addition to flight displays as part of their tourist attraction, the conservation projects and breeding programmes are a key factor in protecting native birds.
- 6.6.17. The Raptor Nest Box Project is a targeted conservation effort focused on four British bird of prey species: Barn Owl, Kestrel, Little Owl and Tawny Owl (Figure 37). The project's primary goal is to increase the population potential of these species by expanding nest site availability in suitable habitats.



Figure 37. Images of Nest Box Provisions (Source: Hawk Conservancy Trust)⁷

⁷ Hawk Conservancy Trust. (2024) *Raptor Nest Box Project*. Accessed at: https://www.hawkconservancy.org/conservationresearch/uk/rnbp/?_gl=1*1ujxtbr*_up*MQ..&gclid=Cj0KCQjwiOy1BhDCARIsADGvQnDuTCzSJQUlTtCRVFeNQ3se_wl-vFPqxFK9fXJbiYMN6keYouPoOpQaAoBFEALw_wcB

6.6.18. Research and conservation goals include:

- habitat assessment: conducting detailed assessments to identify areas suitable for nest boxes
- population surveys: monitoring the population dynamics of the target species
- breeding data analysis: analysing breeding success and understanding the factors that influence it, and
- diet studies: investigating the diet of these species to understand their ecological needs.

6.6.19. The outcomes of this project will not only improve conservation techniques but also enhance our understanding of the ecology of the four target species.

Moreover, Kestrel populations in the UK have seen a decline since the late 20th century, leading to their classification as an "Amber-listed" species of conservation concern. The causes of this decline are not fully understood but may include habitat loss, reduced prey populations, agricultural chemicals and a lack of suitable nesting sites. As a result, The Hawk Conservancy Trust has created a Kestrel Conservation Monitoring programme, to address the potential shortage of natural and artificial nest sites by installing nest boxes in suitable habitats, assessing whether nest box installations lead to changes in Kestrel population density, and monitoring breeding success and the impact of winter mortality on the population. The study area for this project includes the site, but also spans 2,240 km² across Hampshire, Wiltshire, Surrey and West Sussex. Over 100 nest boxes have been installed and these are monitored during both winter and breeding seasons. Kestrels and other birds of prey, such as Red Kites and Buzzards, are surveyed twice a year to estimate population densities. The results from this project are of national significance and are expected to contribute significantly to the conservation management of Kestrels, offering insights into the impact of habitat protection and nest box installation on their population dynamics.

6.6.20. The Trust also contains a National Bird of Prey Hospital, a leading facility with the capacity to treat over 200 injured, sick or orphaned birds of prey annually. Equipped with specialist, state-of-the-art facilities, the hospital not only receives birds from the public but also supports other wildlife centres by providing expert care. The hospital features a treatment room, nursing bays and a cutting-edge Rehabilitation Aviary Wing, essential for helping recovering birds regain their fitness before being released back into the wild. Additionally, the hospital serves as a hub for research projects, onsite breeding programs and as a training facility for organisations like the RSPCA, the Royal Veterinary College and various academic institutions.

6.6.21. Careful consideration of development plans around The Hawk Conservancy Trust is essential to preserve the integrity of its conservation efforts and to allow the Trust to continue unimpeded. Hawk Conservancy Trust faces significant risks if development occurs in the area surrounding its site. The introduction of residential or commercial properties within proximity to the Trust could pose new threats, including:

- **Toxic Rodenticides:** The use of rodenticides in nearby properties could be fatal to the Trust's birds if they ingest poisoned prey. Equally other medicines or drugs which could enter the watercourse, could have a similar deadly impact to birds.
- **Bird Attraction:** Gardens in residential areas may attract birds, either through feeding by residents or opportunistic scavenging, leading to potential conflicts between birds and humans.
- **Pets and Other Animals:** Domestic pets or other animals could harm The Trust's birds, or vice versa.
- **Noise Pollution:** Increased noise from nearby developments could disturb endangered birds, particularly during feeding or breeding seasons.

6.6.22. An aspiration of this Plan is for the Parish Council to collaborate with The Hawk Conservancy Trust to use educational initiatives to raise awareness among residents and businesses about the negative impact of feeding birds, to reduce opportunistic scavenging and mitigate potential conflicts between birds and humans.

6.6.23. While The Hawk Conservancy Trust seeks to mitigate the risks associated with nearby development, it also recognises the need to continue developing its own site (see Figure 38 below). Enhancing the facilities and programmes offered to the public and ensuring the well-being of the resident birds are crucial for the long-term viability of The Trust.

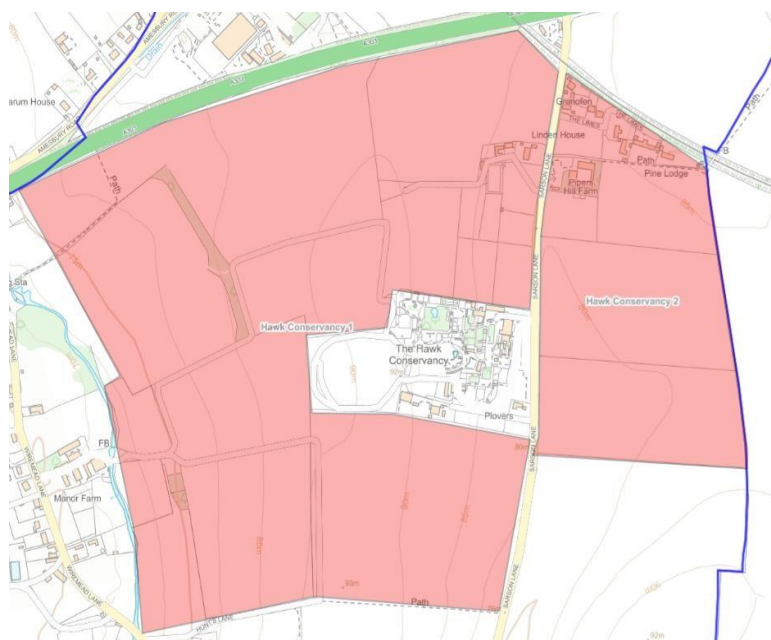


Figure 38. Birds of Prey Flight Zone (in red) at Hawk Conservancy Trust

POLICY AM6.2 HAWK CONSERVANCY TRUST

Development proposals within the flight zone radius of Hawk Conservancy Trust (see Figure 38) must be assessed for potential adverse impact on the birds, particularly those involved in free-flying displays and conservation projects.

Opportunities for creating buffer zones or wildlife corridors that enhance the habitat around the Trust will be encouraged as part of the development planning process.

Any development within this zone must submit a detailed impact assessment, demonstrating either: how proposals will have no adverse impact; or how they will mitigate any potential risks to The Trust's birds and their flight zones.

Any development that could interfere with the natural flight paths or behaviours of these birds, including the introduction of structures, noise or other disturbances, will not be supported.

New development within the flight zone radius must include measures set out within a Landscape and Environmental Management Plan (or similar document appropriate to the type of development proposed) to minimise risks to The Hawk Conservancy Trust's birds. This includes:

- Prohibiting or strictly controlling the use of toxic rodenticides and other harmful chemicals.
- Implementing measures to prevent domestic pets from posing a threat to the Trust's birds.
- Incorporating noise control measures to prevent disturbances to the Trust's birds, particularly during critical breeding periods.

Commented [SH46]: It is acknowledged that this is a great asset in the parish, however the issues in the policy are not land use planning matters. This should be added to the community aspirations in the plan.

Commented [SH47]: How has this been defined?

Commented [SH48]: How / who will assess this?

Commented [SH49]: These are not land use planning matters.

6.7. Dark Night Skies

- 6.7.1. The level of light pollution was raised as a concern in community consultation, with a particular focus on enhancing dark night skies. Figure 5 shows that over half of respondents selected less light pollution to improve the dark night skies as an extremely important or important priority for the future of the Parish.
- 6.7.2. Evidence from the CPRE's online mapping website, England's Light Pollution and Dark Skies, indicates that the Parish as a whole enjoys low levels of light pollution, for the most part between 0.25 and 1 nanowatts/cm²/steradian, and consequentially enjoys relatively dark skies at night. However, despite low levels, developments outside of the Parish boundaries, notably from Weyhill and Andover, cause light overspill which impacts the dark skies affecting areas on the edge of the Parish, as depicted in Figure 39.

- 6.7.3. Further, the level of radiance and subsequent light pollution is highest in Weyhill near Fyfield. This also coincides with the location of Mayfield Avenue Industrial Estate and Weyhill Business Park. Concerns about light pollution from both the industrial estate and business park, as supported by Figure 39 below, are prominent amongst residents of Weyhill. Residents, ~~through public consultations~~, have expressed concerns regarding further expansion of the estate and park, fearing it will increase light pollution in addition to traffic, road damage and noise.

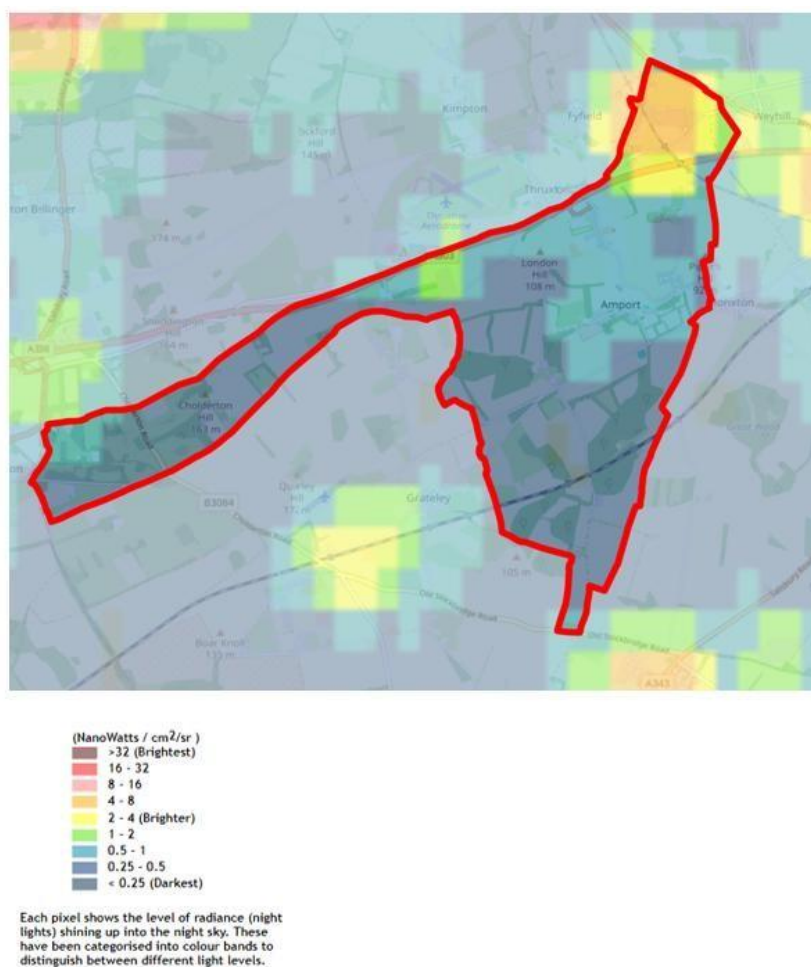


Figure 39. CPRE Dark Skies Mapping for Amport Parish

6.7.4. To mitigate this impact, increased tree cover and vegetation should be pursued as a natural screening solution. The following measures are recommended:

- **Enhanced Tree Planting:** Implementation of a strategic programme of tree planting around the perimeter of both Mayfield Avenue Industrial Estate and Weyhill Business Park. This will create a natural barrier that helps to diffuse and absorb artificial light, reducing its spread into the surrounding environment.
- **Maintenance and Expansion of Green Buffers:** Existing green buffers should be maintained and expanded where possible. These green buffers are essential in limiting the reach of light pollution into adjacent residential and rural areas.

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6.7.5. Similarly, Amport House has the potential to contribute significantly to light pollution in the area. To protect our dark skies, it is essential that any new development or renovation that requires planning permission at Amport House incorporates strict controls on external lighting, including:

- **Minimising External Lighting:** All external lighting should be designed to reduce light spill and glare, with a preference for low-intensity, downward-facing or hooded fixtures that limit light projection beyond the immediate area.
- **Use of Motion Sensors and Timers:** Wherever possible, lighting should be controlled by motion sensors and timers to ensure it is only in use, when necessary, thereby reducing unnecessary illumination during night-time hours.

6.7.6. To prevent further light pollution, this Plan draws on Paragraph 198 of the NPPF, which sets out that planning policies should ensure that new development is appropriate for its location, considering the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes light pollution, which should be limited to ensure minimal impact upon local amenity, intrinsically dark landscapes and nature conservation.

6.7.7. A range of factors should be considered when deciding the appropriateness of developments proposals, including the type of artificial lighting, location, hours of operation, quantity of lights proposed, brightness and control and direction of the beam. Where lighting is proposed as essential, appropriate mitigation and control measures secured by planning conditions to prevent unnecessary light pollution include:

- Limiting the hours of operation using automatic timers and night-time dimming.
- Ensuring that lights have incorporated or additional shielding or hoods, which angle the beam downwards to a level below that of horizontal.
- The use of different surface types to reduce the amount of reflectivity.
- Appropriate planting to limit the extent of any light spill, and

- Reflect the latest best practise guidance on light types, including lumens, wattage, angle, height, colour and warmth.

POLICY AM7 – DARK NIGHT SKIES

Development proposals should conserve and enhance relative tranquillity in relation to light pollution and dark night skies.

Development proposals should also demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations), or any equivalent replacement/updated guidance for lighting within environmental zones.

Development proposals which include lighting should ensure that:

- Adverse effects from the installed lighting should be avoided.
- If it is demonstrated that the above is not achievable, then adverse impacts are appropriately mitigated e.g. activated by sensors and turned off by timers.
- The measured and observed sky quality in the surrounding area is not reduced.
- Lighting is not unnecessarily visible in nearby designated areas and key habitats.
- The visibility of lighting from the development into the surrounding landscape is avoided.
- Building designs should avoid uplighting and or large areas of glazing which would result in light spillage into rural and unlit areas.
- Car parking should be sensitively lit with low level, covered or downward facing lighting.
- Glazing should be screened at night to avoid light spillage into rural and unlit areas where possible.

Commented [SH51]: How could development proposals enhance tranquillity and light pollution?

Commented [SH52]: How will this be assessed?

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Commented [SH54]: How will this be measured? How far away in the landscape? What if it cant be avoided?

Commented [SH55]: How will this be enforced?

7. The Built Environment

7.1. Non-Designated and Designated Heritage Assets (including the Conservation Area)

- 7.1.1. Amport Parish is home to a wealth of built heritage with both Amport and East Cholderton visibly retaining a traditional medieval linear settlement pattern. Several listed buildings are found in each settlement, and there are three conservation areas. Figure 40 shows images of selected designated heritage assets. Figure 41 is an overview plan of the location of Conservation Areas and Listed Buildings and scheduled monuments. Understanding the heritage of a settlement is key to its successful future. Ensuring that owners and neighbours understand the significance of a listed building

Commented [SH56]: The CA is a designated HA, and is therefore addressed in the policy.

and its setting are critical to their maintenance and upkeep. A greater knowledge also allows the building's special architecture and historic interest to be celebrated and acknowledged in future development in the Parish area.

- 7.1.2. There are 70 listed buildings in the Parish, of which 68 of the designated buildings in Amport are listed as Grade II and two have a Grade II* listing. There are also numerous Scheduled Monuments. Details of each designated heritage asset, including its name, category, grade and location can be found in The Character Appraisal (Appendix C).
- 7.1.3. Amport Conservation Area (Figure 46 below, also showing listed buildings) encompasses the south side of Furzedown Lane (including Amport House and grounds), the area around the Green and either side of Monxton Road up to the Parish boundary.
- 7.1.4. The East Cholderton Conservation Area (Figures 45 and 46 below, also showing listed buildings) encompasses much of the hamlet along both sides of Wiremead Lane, not including the more modern in-depth development to the west.
- 7.1.5. There is also a partial conservation area sited around Lains Farm (Figure 46 below) which extends out of the Parish into neighbouring Quarley.
- 7.1.6. Additionally, further buildings, known as non-designated heritage assets, have been identified and are considered by residents of the Parish to be of local importance due to their value relating to age, appearance or historic association. Non designated heritage assets are shown in the maps at Figures 42, 43 and 44 with further information in The Character Appraisal (Appendix C).
- 7.1.7. A Non-Designated Heritage Asset (NDHA) is a building, structure, monument or place that has local significance and contributes to the character and identity of the area. The selection criteria can include:
- Local Significance: The asset's contribution to the local history, culture or economy including its association with significant local events or people.
 - Architectural or Historical Interest: The asset's distinctive architectural style or features, which may be related to its age and condition or its potential for archaeological or historical research.
 - Community Value: The asset's importance to the local community and its residents.
 - Environmental Impact: The asset's contribution to the local environment, such as its ecological value or its role in preventing flooding or erosion.
 - Economic Potential: The asset's potential to contribute to the local economy, such as through tourism or heritage-related activities.
- 7.1.8. While the designation of non-designated heritage assets carries less weight than that of designated heritage assets, nonetheless they remain significant. The NPPF mandates that the significance of a non-designated heritage asset be considered when evaluating an application that affects such an asset. Any harm to or loss of the asset will necessitate

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a balanced judgment based on the severity of the harm or loss and the significance of the heritage asset.



Church of St Mary Grade II* Listed



Amport House Grade II Listed



White Cottage Grade II Listed



East Lodge to Amport House Grade II Listed

Figure 40. Images of Designated Heritage Assets within Amport Parish

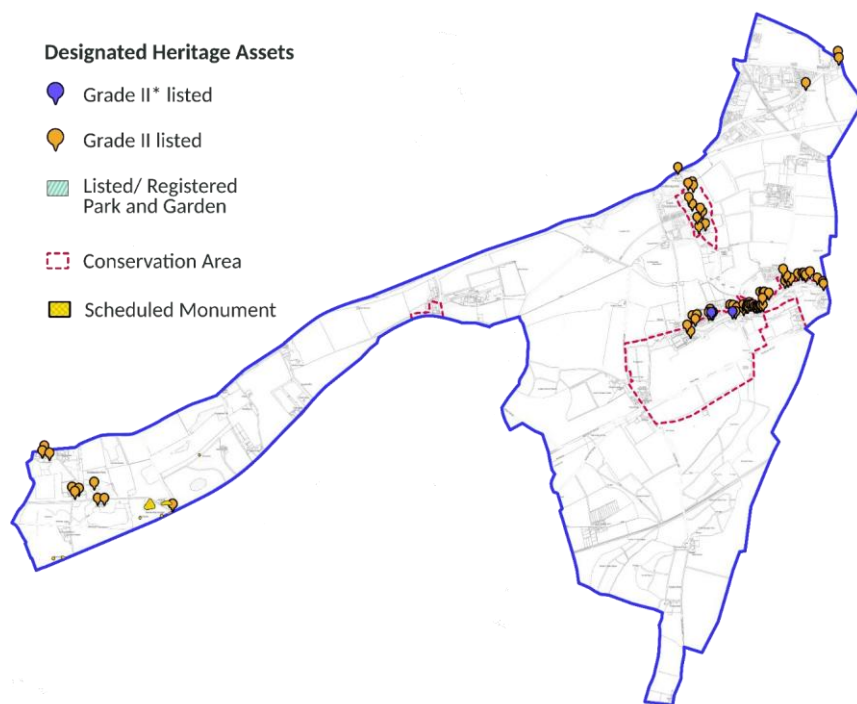


Figure 41. Designated Heritage Assets in Amport Parish

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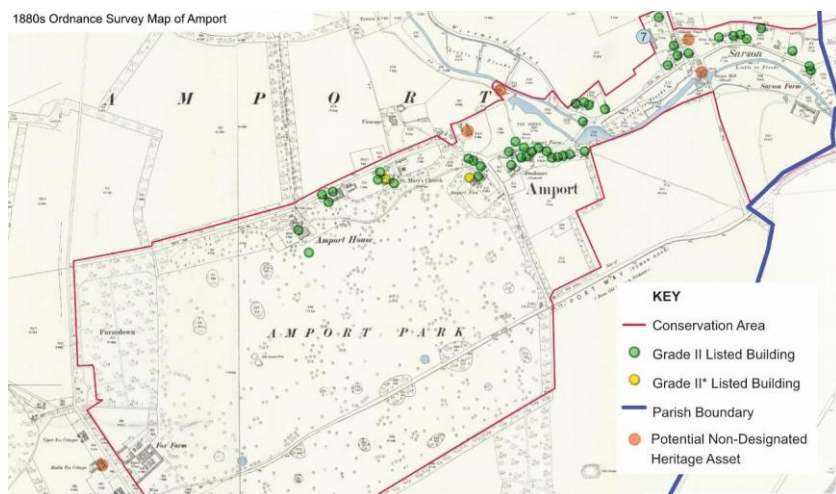


Figure 42. Non-Designated Heritage Assets in Amport

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Figure 43. Non-Designated Heritage Assets in Weyhill⁸

Commented [SH62]: An up to date map showing the latest OS base layer should be provided. A better map is needed as this is difficult to identify the assets

⁸ *Historical Areas of Interest are now demolished or disused and may no longer be visible.*

AMPORT PARISH NEIGHBOURHOOD PLAN

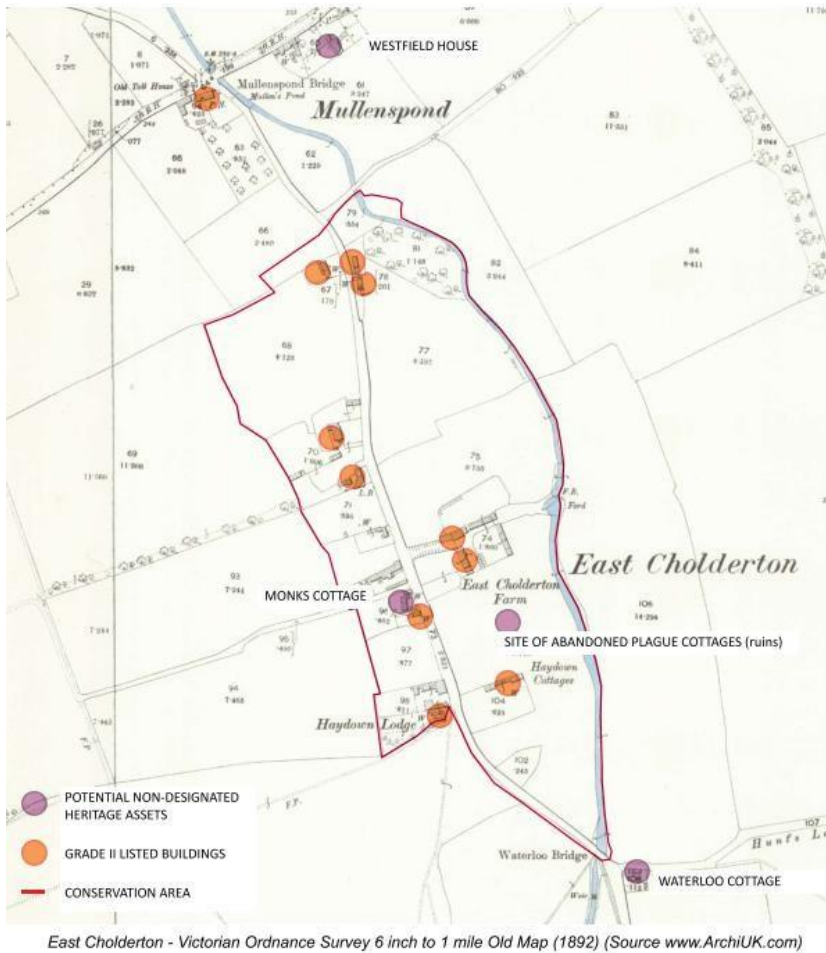


Figure 44. Non-Designated Heritage Assets in East Cholderton

7.1.9. The use of the Victorian Ordnance Survey map base highlights the age of each of the assets and provides historical context for their importance.

7.1.10. Several areas of historical interest have also been identified where buildings are no longer in existence, but the historical aspect of the former land use plays an important role in the character of the area.

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AMPORT PARISH NEIGHBOURHOOD PLAN

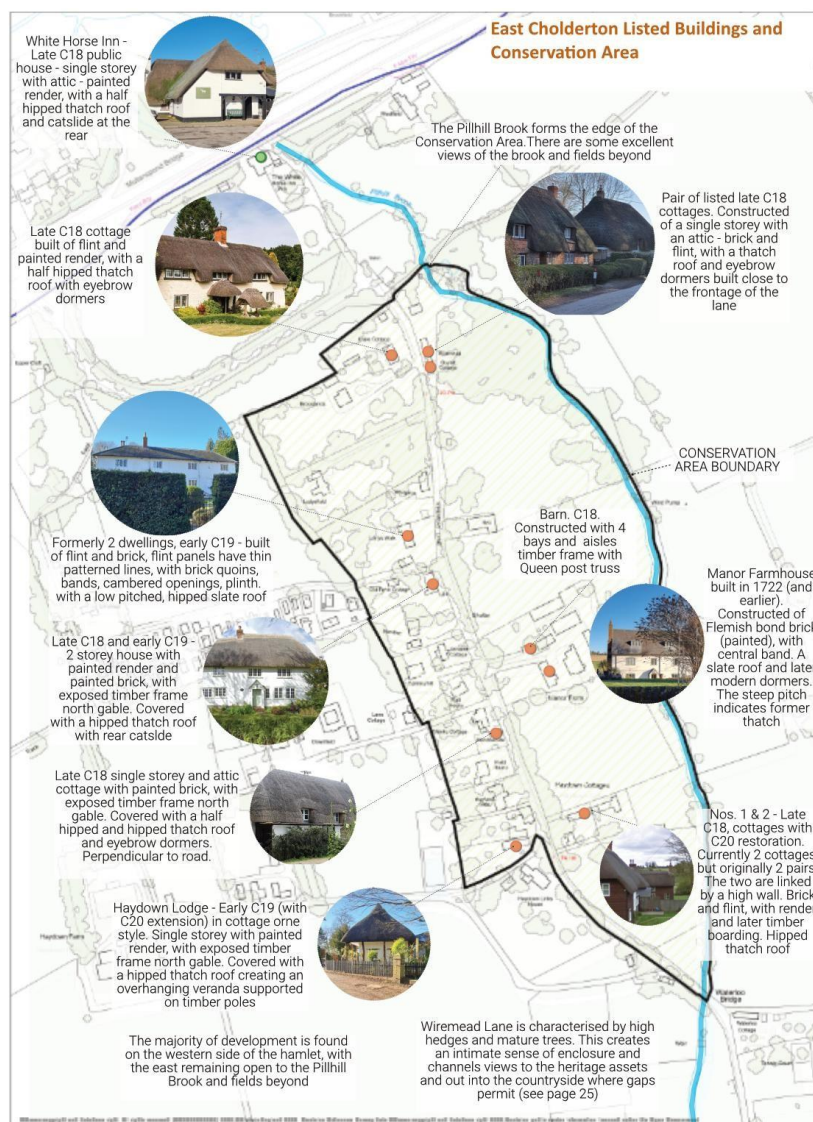


Figure 45: East Cholderton Listed Buildings and Conservation Area

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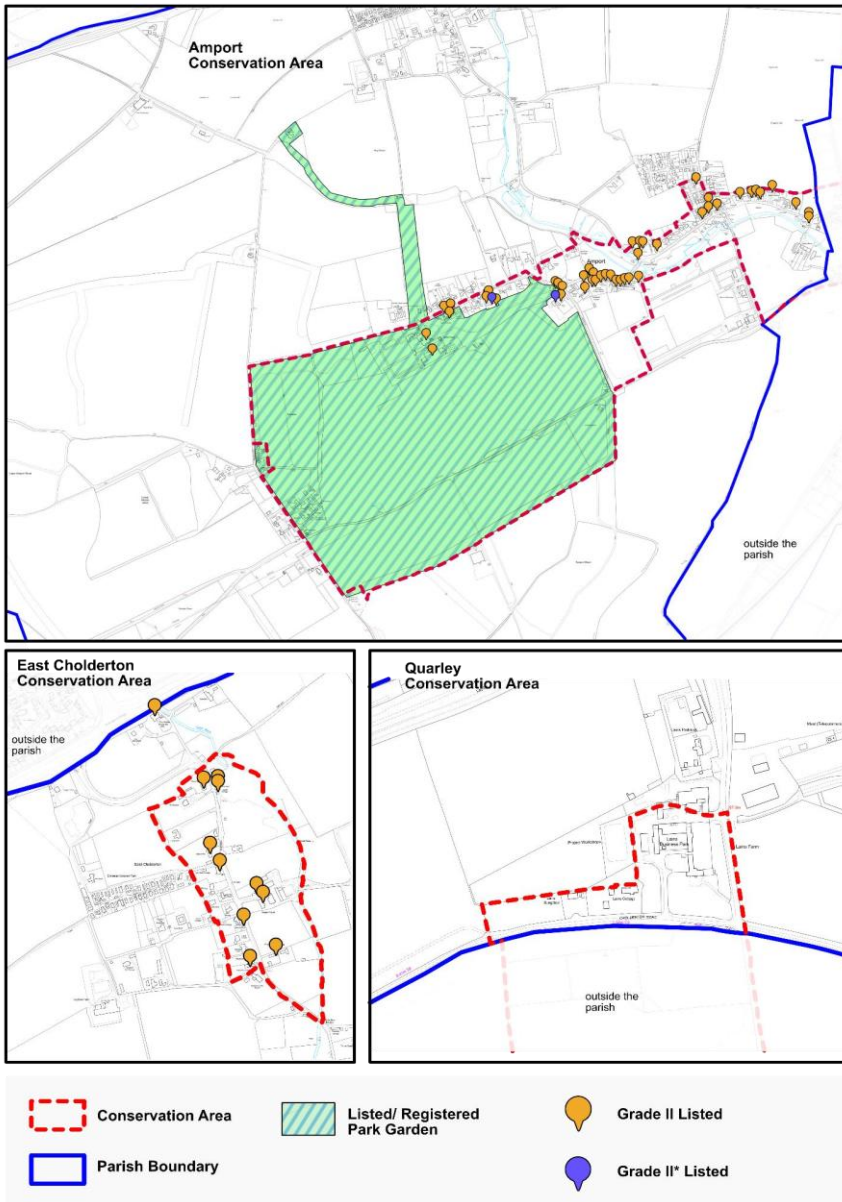


Figure 46. Conservation Areas and Listed Buildings

Commented [SH65]: These maps are better, but are still at a scale where it is difficult to identify the assets.

- 7.1.11. Policy AM8 therefore aims to safeguard the ~~non designated heritage assets significance of locally important assets and their settings in the plan area~~. Significance, as defined by the NPPF, refers to "the value of a heritage asset to this and future generations because of its heritage interest". This interest can be archaeological, architectural, artistic or historical. It may also encompass the asset's setting, particularly if it was historically significant and remains so today.
- 7.1.12. Further detail is also set out within the Design Code (Appendix E) as highlighted in the extract below (Figure 47).

LB.09 Development in close proximity to heritage assets

There is a rich history in Amport Parish, with a variety of listed buildings and locally important buildings that contribute to the local architecture and character. New development proposals in close proximity to heritage assets, especially those within the Conservation Area should be sympathetic towards such assets and stimulate ways in which they could be further promoted and protected. Some design guidance for such developments include:

- Any new development proposed in close proximity to a heritage asset must respect its settings and significance and demonstrate how local distinctiveness is reinforced. For example, the new development could allow for a generous setback from the asset and be of a massing and scale that is sensitive to the neighbouring structure;
- New development should retain any existing open spaces, vegetation and trees that are a part of the setting of any heritage asset to preserve its historic character;
- New development should respect the setting of the heritage asset

as well as the built form and use design and material which is complimentary to the existing character. This includes gardens, boundary treatment, surrounding street scene and vegetation; and

- New development should propose architectural details and materials that match ones used in surrounding heritage assets and their setting, to remain in-keeping with traditional architectural qualities.



Figure 45: Sympathetically designed infill property in Amport Village, demonstrating the use of flint stone with decorative red brick quoins detailing which corresponds with adjacent historic properties in the conservation area.



Figure 46: Tasteful adaptation of a row of farmhouse style terraces with dark timber weatherboard on the edge of the conservation area which also fits in with its rural context, use of flint stone boundary wall reflects the local vernacular palette, Amport.

Figure 47. Extract from Design Code by AECOM Relating to Development Near Heritage Assets

POLICY AM8 – ~~HISTORIC ENVIRONMENT~~Non designated Heritage assets.

~~Amport Parish's designated heritage assets and their settings, both above and below ground, including the Conservation Area, listed buildings and archaeological sites (as shown in Figures 40, 41, 45 and 46 and described in the Appendix C), will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.~~

~~Proposals for development that affect~~The following have been identified as non-designated historic assets ~~and as shown on Policy Map X in the Amport Parish area, as~~

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~~listed below and visible in Figure 42, 43 and 44 will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset:~~

- **Westfield House,**
- **Monks Cottage,**
- **Waterloo Cottage,**
- **Site of abandoned plague cottages (ruins),**
- **White House,**
- **Dancy Cottages (the Long House),**
- **Weyhill Station (now closed),**
- **War Memorial,**
- **Woodside House,**
- **Nether Cottage (Lodge), and**
- **Mill House.**

Commented [SH68]: Once identified, they are considered on a par with Designated assets, whereby Local and National planning policies to assess harm would be engaged, therefore this does not need repeating in the policy

7.2. Design Principles

7.2.1. The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF Section 12 on achieving well-design places and is referred to in the previous sections as well as sitting alongside the NPPG in regard to design process and tools.

7.2.2. It identifies ten characteristics which underpin good design:

- context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

- 7.2.3. The National Model Design Code (NMDC)⁹ was produced in June 2021 and forms part of the government's planning practice guidance. It is intended to be read alongside the NPPF, NPPG and the National Design Guide.
- 7.2.4. The Amport Character Appraisal (Appendix C) provides a detailed analysis of the character of the Parish and its natural and built environment including settlement pattern, heritage, views and landscape. The document demonstrates the development over time of the Parish to present day and the describes the landscape and landscape features which should be used to inform future development.
- 7.2.5. Design codes are requirements that provide specific, detailed parameters for development. Proposals for development within the Neighbourhood Area should demonstrate how the guidance has informed the design and how the design codes have been complied with.
- 7.2.6. The Locally specific Amport Parish Design Guidance and Codes (by AECOM, Appendix E) has been informed by detailed analysis and is intended to sit alongside the NP to provide guidance for applicants preparing proposals in the Parish and as a guide for the Amport Parish Council and ~~TVBC~~the Local Planning Authority when considering planning applications.
- 7.2.7. Similarly, to support appropriate forms of development within the Parish, Policy AM9 seeks to strengthen local distinctiveness in any future development, with the objective of retaining the Parish character through sensitive and appropriate design.
- 7.2.8. Extracts below highlight positive examples of extensions and infill development (see Figure 48), a material and vernacular palette (see Figure 49) for choosing appropriate materials for new development proposals and the historical character and material palette of Amport Parish (see Figure 50).

⁹ GOV.UK (2021) *National Model Design Code - Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government*. Accessed at: <https://www.gov.uk/government/publications/national-model-design-code>

Positive local examples of extensions and infill developments



Figure 48. Local Examples of Successful Extensions and Infill Developments (As Extracted from Design Code)



Figure 49. Amport Parish Material and Vernacular Palette (As Extracted from Design Code)

LB.05 Preserving and promoting the local vernacular

The historical character and material palette of the Amport, Monxton and East Cholderton Conservation Area serve as key references for new or infill development across Amport Parish. Common building materials include cob walls, red brick, flint stone and hay thatched roof. There is also a variety of roofscapes - pitched, gabled, hipped and clipped gabled, as well as brick chimney stacks. More information and detail on traditional materials and vernacular in Amport parish can be found within the Amport, Monxton and East Cholderton Conservation Area Appraisal¹, as well as the Amport Village Design Statement².

New developments should be respectful of architectural styles and use of materials of surrounding properties, whilst ensuring that a mix of styles are provided that is in keeping with the local character. Modern interpretations and tasteful adaptations are welcomed in new developments as long as they remain sympathetic to their surrounding contexts.

Some design guidelines for new developments are:

- 1 <https://www.bristolvalley.gov.uk/assets/attach/2612/conservation-area-appraisal-CAS18.pdf>
- 2 <https://www.bristolvalley.gov.uk/images-and-building-planning/policy/village-design-statements/amporcode>

- The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape and in helping to maintain a consistent built vernacular within each Character Area as outlined in the Amport Parish Neighbourhood Plan Character Appraisal;
- The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as they lack the variation of colour and texture found in natural materials. Examples of materials found in Amport are shown on the following pages;
- The use of materials on roofs that encourage moss growth is favoured and any chemical treatment to remove moss growth should be discouraged;
- Boundary treatments used within the Conservation Area should follow traditional styles and be adequately maintained. Traditional boundary treatments include soft landscaping - such as hedgerows, shrubs, as well as low brick or stone walls. High solid wooden gates are considered out of character for Amport and should be avoided by future developments.

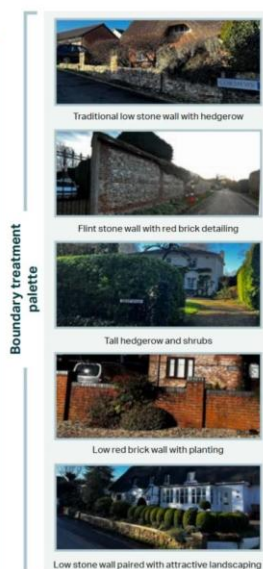


Figure 33: Positive examples of boundary treatments found throughout Amport Parish.

21

Figure 50. The Historical Character and Material Palette of Amport Parish (As Extracted from Design Code)

POLICY AM9 – DESIGN PRINCIPLES

Any new development must should refer to the Building for a Healthy Life Toolkit and demonstrate how it preserves and enhances **the** defining character features as set out in the Parish Character Appraisal and Design Code documents (see Appendices C & F).

All New development will be expected to refer to the Building for a Healthy Life Toolkit and show how careful consideration has been given to the following:

- How the design of the development is informed by the immediate locality, as highlighted in the Design Code (see Appendix E).
- The scale, height, massing, layout, landscaping and appearance **which** should reflect the prevailing character and attributes **that are** specific to the individual Character Area as set out in the Character Appraisal unless otherwise justified.
- **The Protection of designated and non-designated heritage assets and their wider setting.**
- **The use of traditional materials and local building styles.** Proposals incorporating building materials and styles that are not **mentioned-addressed** in the Design Guide will need to be justified.
- Provision of **adequate** amenity space and plots sizes proportionate to the nature of user and intended number of occupiers.
- **Sufficient and appropriate** native landscaping, as identified in the Character Appraisal and Design Code.

Commented [SH69]: The government have now published the National Design Model guidance, and therefore much of this does not need repeating if it is not locally distinctive to Amport. Character assessment work for the area is locally distinctive and should form the design principles for the Plan Area.

Commented [SH70]: This is addressed in policy AM8 and does not repeating in this policy.

Commented [SH71]: How will this be assessed / measured?

Commented [SH72]: How will this be assessed / measured?

- **The integration, retention and enhancement of natural landscape features including trees and hedgerows.**

7.3. Housing, Infill and Redevelopment

7.3.1. A Housing Needs Assessment was undertaken between February 2024 and March 2024 by TVBC. 560 questionnaires were distributed to households in the Parish, with a total of 165 replies received, making the response rate approximately 30%.

7.3.2. ~~TVBC's The~~ Report¹⁰ showed that several residents highlighted a need to move, and ~~from the 165 replies received,~~ over half of respondents (51.55%) felt there was inadequate housing available for people to relocate to. ~~The majority of 28 respondents who indicated a need to move in Part 2 of the survey are aged between 65-74, followed by those aged 35-44.~~ The primary reasons cited for moving include living with family/friends and want own home, downsizing due to current home being too large and providing support to family members in the Parish.

7.3.3. The need for housing for first time buyers and those looking to downsize is also supported in the community survey. ~~(see Figure 8), having received the most votes from respondents.~~

7.3.4. The overall ~~housing need,~~ using the survey results alone, suggests that there is a minimum need over the next five years for the ~~following 8~~ affordable ~~housing provision~~ homes in the Parish ~~made up as follows:~~

Social Rented/Affordable Rent :

- 1 bedroom house/bungalow/flat x4
- 2 bedroom house/bungalow/flat x1
- 2 bedroom adapted dwelling x1

Shared Ownership:

- 1 bedroom house/bungalow/flat x1
- 2 bedroom house x1

7.3.5. This information should be used alongside the Hampshire Home Choice register, which as of 3rd April 2024, shows that there are 9 households registered for affordable/social rented housing and have a local connection to the Parish of Amport (see Figure 51 below).

Commented [SH73]: Given that there is an identified need through the HNS and the housing register, the plan should allocate a site to meet the need.

¹⁰ TVBC Housing Needs Survey Report (2024).

Number of Bedrooms	Number of registered applicants
1 bed	5
2 bed	1
3 bed	3
4 bed+	0
Total	9

Figure 51. Hampshire Home Choice Register

- 7.3.6. Although it has not yet been adopted, the emerging Local Plan also states that the NP should allocate a site for around 10 dwellings; the currently adopted Local Plan makes no provision in this regard.
- 7.3.7. In terms of suitability for new development, of the three main settlement areas, Amport and Weyhill both have settlement boundaries, whereas East Cholderton is a hamlet in the open countryside.
- 7.3.8. There may be appropriate locations in the two settlements where limited development in small gaps in an otherwise continuous built-up frontage, known as infilling, is considered acceptable depending on its location.
- 7.3.9. ~~The need for a small-scale development in the Parish contrasts with the large-scale development currently being suggested by landowners and developments through the Borough Council's Call for sites.¹¹~~
- 7.3.10. ~~Residents in Weyhill have expressed feeling vulnerable to large scale inappropriate development due to the village's proximity to major roads and their proximity to the edge of Andover town.~~
- 7.3.11. This ~~NP~~ Plan is not proposing large scale development but is support ~~ive of a modest~~ development which would meet local identified needs and potentially deliver some form of community benefits.
- 7.3.12. ~~It is a~~ The priority for this ~~NP~~ Plan is to ensure that future development should be in keeping with the rural character of the area and not adversely impact the existing views and quality of the landscape within and around the Parish, in addition to retaining the identity and character of each settlement.
- 7.3.13. It should also be noted that there are numerous spaces and gaps between buildings in the settlements. Many of which offer an important setting to a designated or non

Commented [SH74]: Could this accommodate the 9 new homes needed? If a site was allocated it could be outside the settlement boundary on a suitable site.

¹¹ ~~Test Valley Borough Council. (2024) Draft Local Plan 2040. Accessed at: [https://testvalley.gov.uk/planningservices/planningpolicy/local-development-framework/draft-local-plan-2040?chapter=4&display=full#~:text=Current%20Stage%3A%20Call%20for%20sites,noon\)%20and%20has%20now%20closed.](https://testvalley.gov.uk/planningservices/planningpolicy/local-development-framework/draft-local-plan-2040?chapter=4&display=full#~:text=Current%20Stage%3A%20Call%20for%20sites,noon)%20and%20has%20now%20closed.)~~

designated heritage asset. Therefore, if such space is filled with inappropriate development, it could lead to significant adverse impacts.

- 7.3.14. Similarly, development of larger garden spaces may erode the character of the Parish and the rural openness, partially where it is a prevailing characteristic for large gaps between buildings. It is therefore key that to be considered appropriate, the siting, design and appearance, scale and form of any new development must be in keeping with the character of the area it is located. The Character Appraisal (Appendix C) highlights those elements of importance.
- 7.3.15. A key factor in the replacement of any dwelling, infill development or small-scale new housing site will be the built form to plot size ratio, which should remain consistent with other dwellings in the area and provide for sufficient landscaping and gaps between buildings to enhance the rural character that currently exists. This is set out in detail in the Design Code.
- 7.3.16. In many areas where there is a consistent design approach, appearance or style of building which predominates, developers should carefully consider how a new development will sit in its surroundings, taking note of adjacent properties and landscape features.
- 7.3.17. ~~Regarding household development, a~~ Alterations and extensions to residential properties should be subservient to the main dwelling and it is essential that any extension to dwellings must preserve the character of the area ~~it is in~~ by not overdeveloping the plot.
- 7.3.18. Extensions should reflect the palette of materials and details set out in the Character Appraisal and Design Code (see Figures 52 and 53 below). Developers should also take design inspiration from the original dwelling and dwellings within the immediate locality.

Commented [SH75]: How will this be assessed? How large is the area?

Commented [SH76]: How will this be assessed?

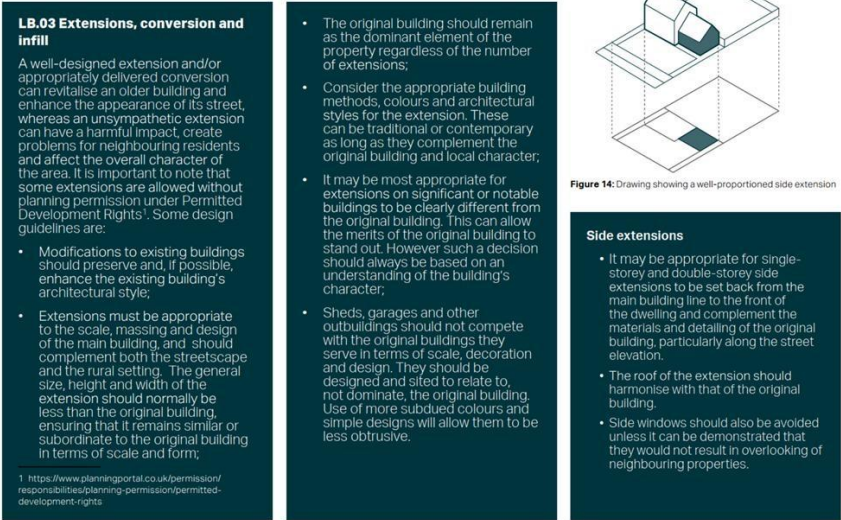


Figure 52. Extensions, Conversion and Infill (As Extracted from Design Code)

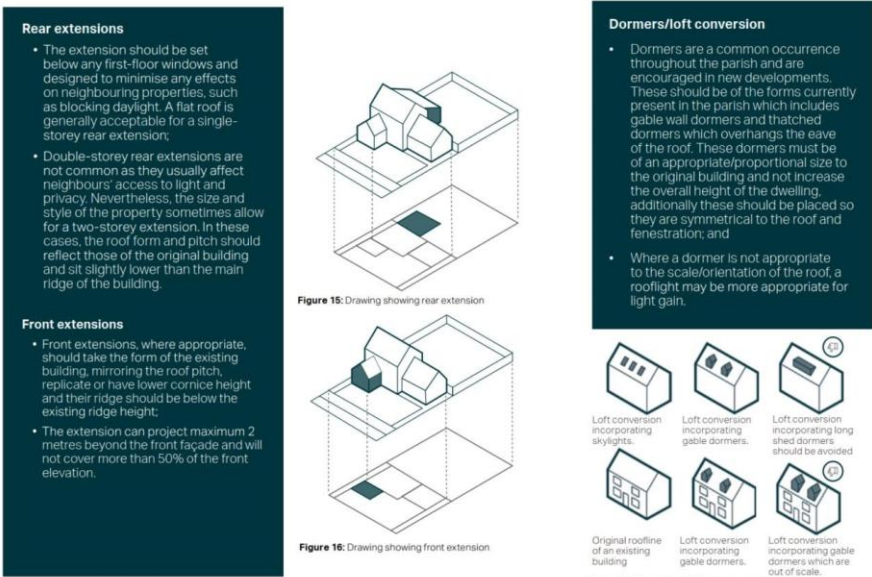


Figure 53. Rear Extensions, Front Extensions and Dormers/Loft Conversion (As Extracted from Design Code)

POLICY AM10 – HOUSING, INFILL AND REDEVELOPMENT

Development Proposals for ~~the replacement of~~ dwellings will be supported where it complies with relevant policies in the Development Plan as well as with the following criteria:

- ~~The existing dwelling is not being identified as a designated/non-designated heritage asset.~~
- The design maintains and enhances the character and appearance of the area as highlighted in the Character Appraisal and Design Code (see Appendices C & F).
- ~~The replacement dwelling is positioned within the same location as the original property (unless justified).~~
- ~~The replacement dwelling is proportionate to the size of the plot and in keeping with the character of surrounding properties in terms of scale and mass.~~

Infill development will not be supported where it:

- harms the setting of a designated or non-designated heritage asset,
- would not be in keeping with the character,
- obstructs important views, and
- would result in an uncharacteristic density.

Any infill or redevelopment must follow the guidance set out in the character appraisal and Design Code (Appendices C & F).

Proposals requiring planning permission for extensions to existing dwellings must be in accordance with the Character Appraisal and Design Code (Appendices C & F). Such proposals should respond positively to local distinctiveness, ~~and not lead to overdevelopment of the site or result in the loss of amenity to the occupants and the neighbouring development.~~

Particular care should be taken to ensure that extensions do not diminish the special historical or architectural qualities of any designated or non-designated heritage assets (as shown on Figures 41 and 42).

Development for Housing to meet Local Need

- 7.3.1. This ~~NP~~Plan aims to ensure that any future development within the Parish is sensitive to the needs of the local community, environmentally sustainable, and complementary to the existing character of the area. We recognise the importance of small-scale, carefully considered development proposals that not only meet housing needs but also local infrastructure requirements.
- 7.3.2. Regarding any future sustainable, residential development, ~~it should be noted that~~ only Weyhill and Amport have a settlement boundary, with East Cholderton being in the

Commented [SH77]: This is covered by other policies including Local Plan policy E9. This includes designated and non designated HA and so does not need repeating here. The supporting text could signpost to the LP policy or NPPF on this matter.

Commented [SH78]: Will this achieve the intended outcome, as applicants will justify the repositioning of the replacement to overcome this criteria.

Commented [SH79]: This is addressed in Local plan policy E1 and NP policy AM9 and does not need repeating here.

Commented [SH80]: For sites within the settlement boundary this repeats LP policy COM2 and does not need repeating in the NP. It is also addressed in policy AM9 and or could be added to policy AM9 and does not need repeating here.

Commented [SH81]: This is addressed in Local plan policy E1 and NP policy AM9 and does not need repeating here.

Commented [SH82]: This is covered by other policies including Local Plan policy E9.

open countryside. ~~Any~~ Therefore new housing should be directed to Weyhill and Amport ~~these settlements~~.

- 7.3.3. Weyhill community had previously expressed feelings of isolation from the rest of the Parish because of being cut off by the A303. ~~This is exacerbated by the area of the Parochial Church Council not tying in with that of the Civil Parish Council, meaning that residents of Weyhill have no legal rights to use the Amport Church for funerals, weddings or the calling of marriage banns. Not only this, but Weyhill is not within the catchment area for Amport School.~~
- 7.3.4. This ~~NlanP~~ and the series of consultation exercises have sought seeks to bring together the entire community and to work to deliver policies that represent each part of the Parish. Any new residential development must therefore contribute to the social infrastructure that makes the Parish a desirable and sustainable place to live.
- 7.3.5. Weyhill currently lacks sufficient public open space and equipped play facilities, which are essential components to support increased housing development. Given this context, development proposals in Weyhill that include provisions for the creation of public spaces and local play areas of a sufficient scale to meet community needs will be strongly supported.

POLICY AM10.1 – DEVELOPMENT OF HOUSING TO MEET LOCAL NEED

Proposals for a ~~small-scale, carefully considered housing site of up to 20 market and affordable homes of smaller 1, 2 and 3 bedrooms dwellings (of up to 3 bed) within the area of Weyhill to meet local needs in terms of size of dwelling and tenure (as per the latest housing needs survey), which contains provisions for public open space and equipped play facilities~~ will be supported subject to the following:

- It provides public open space and equipped play facilities
- ~~Respects for~~ the settlement pattern and nature and character of the surrounding area (see Appendix C).
- ~~Preservation of the the Parish's~~ relationship with the surrounding open countryside.
- ~~Protection of~~ the physical and visual integrity of a gap between settlements, ensuring no coalescence with ~~neighbouring settlement areas~~.
- ~~Consideration~~ Considers of the wider landscape, incorporating native planting to maintain the rural character of the settlement's edge.
- ~~Improvement to, where possible~~ Provides, access ~~across to~~ the settlement with connections to existing streets and paths for non-vehicle users.
- The potential for a revised vehicle access into the industrial estates to move traffic away from rural roads.

Commented [SH83]: How will this need be delivered? The plan has missed an opportunity to allocate a site to meet the identified need which has the support of the community. Is there a reason the area of Weyhill has been identified and not Amport village?

An allocation would have conferred some benefits in terms of the council not having a 5 year land supply and the allocation would have provided some protection from this.

Commented [SH84]: How are these defined? Could this be a small grouping of a few homes? What about infilling?

Commented [SH85]: Would it be reasonable and viable for a development of 20 homes to deliver this?

- ▲ ~~Retention of Local Green Spaces, identified Key Views, Non-Designated or Designated Heritage Assets, or identified biodiversity assets.~~
- ~~Compliance with the Design Code set out in Policy AM9.~~

Commented [SH86]: These issues are addressed through other policies in the plan and do not need repeating here.

7.4. Community and Economy

Community Services and Facilities

7.4.1. Community consultations, especially the community survey, demonstrated the importance of community facilities. Community facilities are a broad ranging group of uses which generally serve a social benefit to local communities within and around settlements in the Parish. This can include meeting/village halls, sports and club venues, health and educational buildings, public houses and licensed premises, places of worship and local shops or farm shops. ~~This is visible in Figure 6, in which 73.2% of respondents stated that community facilities should be included as a topic within the NP.~~

7.4.2. Amport Parish has a variety of community facilities and services, depending on the settlement

- ~~Figure 54~~ Policy maps X and X below maps show out all the amenities Community Facilities across the Parish.

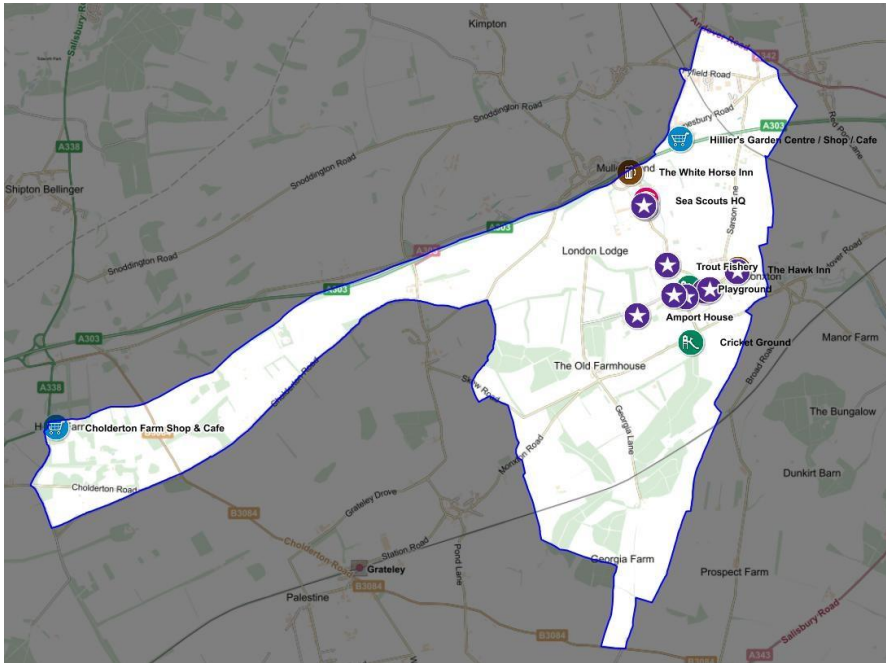


Figure 54 Policy Map X. Map of Amenities within Amport Parish

7.4.1. However, it should be noted that many areas including East Cholderton and the western part of the Parish do not have good access to services and facilities and are less sustainable whilst other areas such as Weyhill are closer to other settlements outside of the Parish, but still may utilise facilities such as the School, local pubs, and sports and recreation facilities within the Parish. ~~Figures 55, 56 and 57~~[Policies](#) [maps X, X and X](#) ~~show out~~ the facilities in each settlement.

Commented [SH87]: A better / larger map is needed, so that the facilities are easily located and identified.

AMPORT PARISH NEIGHBOURHOOD PLAN

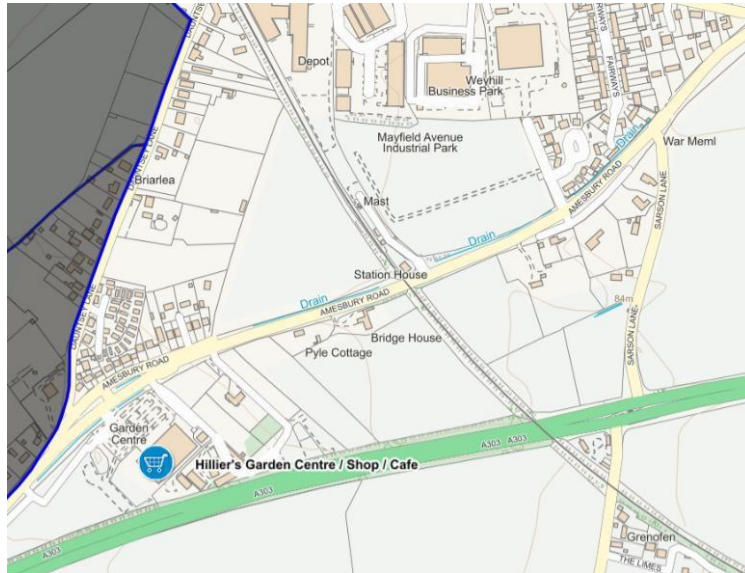


Figure 55. Amenities within Weyhill

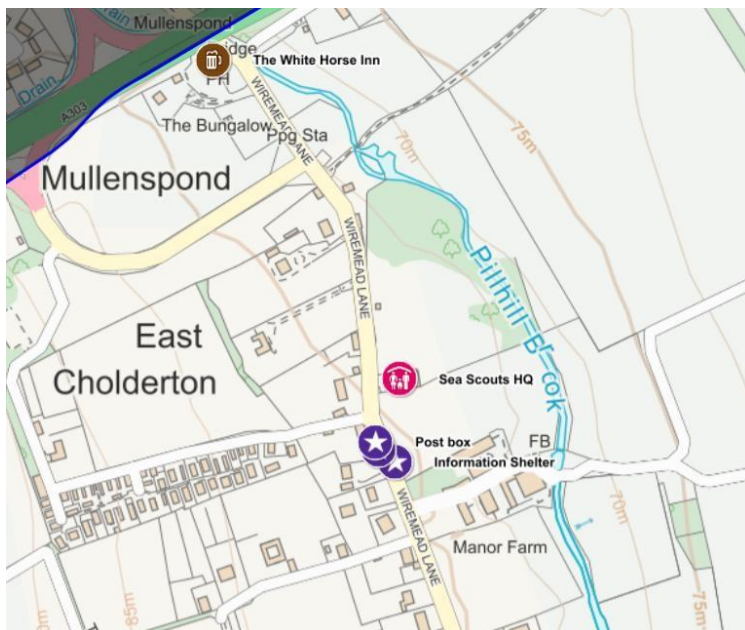


Figure 56. Amenities within East Cholderton

AMPORT PARISH NEIGHBOURHOOD PLAN

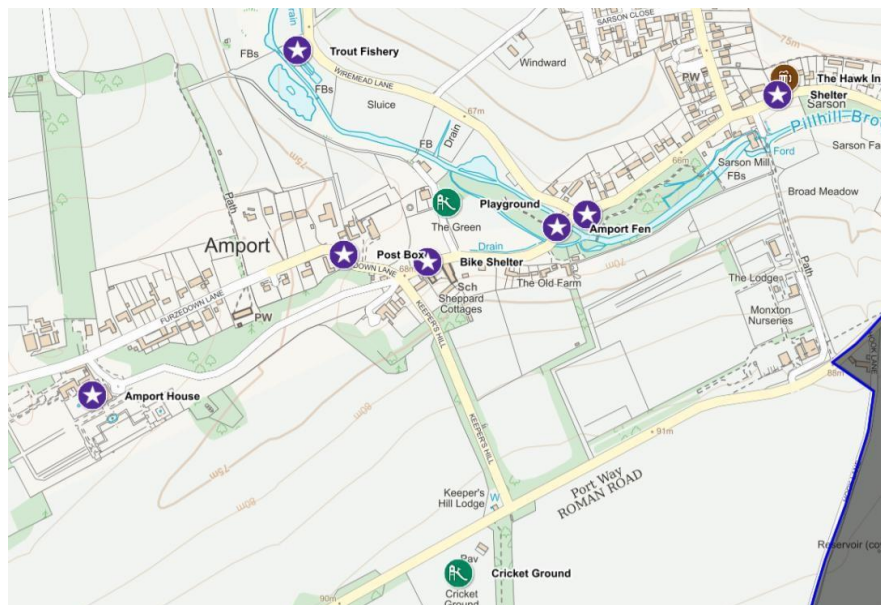


Figure 57. Amenities within Amport

List of Key Facilities

- Amport C of E Primary School.
- Amport Fen.
- Amport House.
- Cholderton Farm Shop and Café.
- Amport Cricket Ground.
- Hawk Conservancy Trust.
- Hillier's Garden Centre.
- Licensed premises, such as The White Horse Inn, The Hawk Inn and Breach Farm Brewery,
- Sea Scouts HQ.
- St Mary's Church.
- Allotments.
- Trout Fishery.

7.4.2. However, in public engagements, residents expressed discontent with existing community facilities and ~~- This is visible in Figure 7, in which local facilities scored the lowest for what residents like about living in Amport Parish.~~

Commented [SH88]: This list should be honed into the key / important facilities that should be protected, such as the school, cricket ground, pubs, sea scouts, church and allotments. They will then be able to be protected in the policy.

7.4.3. ~~Not only this, but 48.7% of respondents to Question 28 (see Figure 12) in the community survey expressed a the need for new, as well as enhanced community facilities, believing they would be of benefit to the community.~~

7.4.4. ~~Where possible, protection of and improvements to facilities in the NP will be sought as set out below in Policy AM11A.~~

7.4.5. Whilst Amport village has several ~~different types of~~ community facilities, ~~as you can see from Figure 54, the other areas of the parish are much more limited.~~ Only Amport village has public open space with children's play equipment. ~~In and this is an issue in Weyhill specifically this is a real issue given the due to~~ number of residents. A new centrally located space within Weyhill for equipped play and space for general recreation would therefore be a significant benefit to the community.

POLICY AM11A - COMMUNITY FACILITIES

Proposals that improve the condition of the List of Key Facilities (see Figure 54) and do not result in harm to the amenity of the surrounding area will be supported.

Proposals that support and safeguard the future of the important community facilities identified below and shown on policies map X will be supported. Proposals that have an adverse impact on them will not be supported.

1. Amport C of E Primary School
2. Cholderton Farm Shop and Café
3. Amport Cricket Ground
4. The White Horse Inn
5. The Hawk Inn
6. Breach Farm Brewery,
7. Sea Scouts HQ
8. St Mary's Church
9. Allotments

Proposals for the change of use of the List of Key Facilities will be resisted and only allowed in specific circumstances including where:

- **Evidence demonstrating that the current location or operation of the community facility is not economically viable.**
- **The facility is no longer needed or has been replaced by a facility of equal size and value to the community in an equally accessible location.**

Applicants will need to demonstrate that development proposals located in close proximity to, or forming part of, an identified community facility will not adversely affect the viability, utility or amenity of the community facility.

Provision of a Weyhill community/public open space and play area has been identified as playing an essential requirement in the Plan area and for the health and wellbeing of the local community.

Commented [SH89]: This would sit better as a community aspiration

The Local Economy

- 7.4.6. Supporting appropriate rural business is an important aspect this NP. There is local support for policies to help businesses expand and new businesses to set up. This is illustrated in Figure 9.
- 7.4.7. There are different economic elements to the Plan area. Firstly, there is the existing strategic employment allocation at Weyhill, as covered by Adopted Local Plan Policy LE10: Retention of Employment Land and Strategic Employment Sites and shown with the orange boundary on the emerging Local Plan map (Figure 58). The adopted Local Plan policy highlights that this site along with others in the Borough offer a significant contribution to the local economy as a focus for jobs and opportunities to live and work in proximity. The site has formed part of the long-term strategic sites for many years now and its continued future use for employment is highlighted by its inclusion in the emerging TVBC Local Plan to 2040.
- 7.4.8. This NP cannot include policies which would be contrary to the adopted Local Plan; however, the Design Code (Appendix E) does contain details relating to the design of any new industrial or commercial development within the Weyhill area.

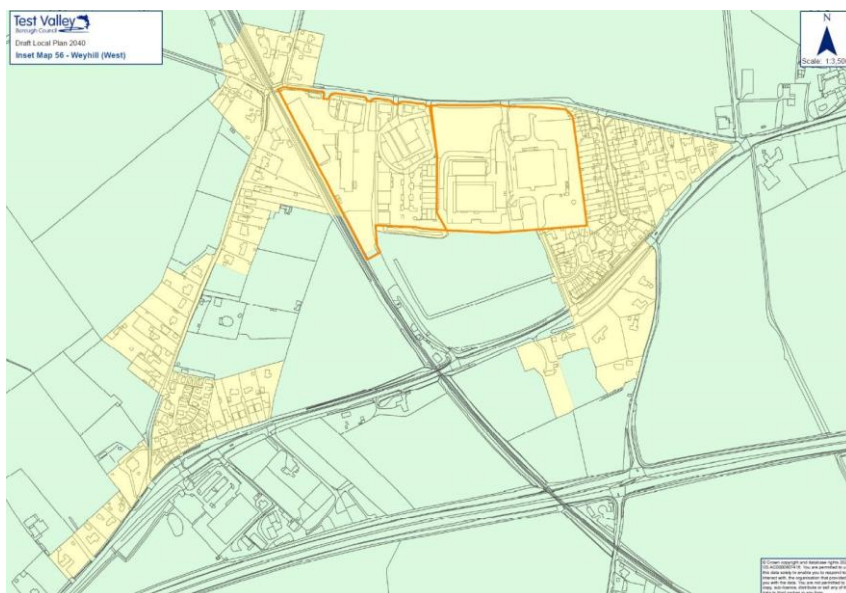


Figure 58. Extract from emerging TVBC Local Plan highlighting the Strategic Employment site in Weyhill outlined in orange

- 7.4.9. Whilst the community recognises the allocation of this site, there are concerns about the potential for further development spreading outside of the identified area. These concerns relate to limitations of the surrounding rural road network and the impact of any traffic generating and pollution creating industries. New development should not exacerbate these issues and must be compatible with the surrounding resident population.
- 7.4.10. Secondly, there are a small number of employment sites or buildings used for employment purposes within the open countryside. These may include many small businesses for 1 to 2 people, as well as larger scale operations such as Hawk Conservancy Trust for example.
- 7.4.11. The Local Plan also allows for appropriate rural employments and the reuse of rural buildings to business uses, recognising that it can contribute to the local economy, create jobs and maintain the vitality of rural areas. Hawk Conservancy Trust is seen as a good example of this, in addition to the excellent work that is undertaken regarding wildlife and conservation.
- 7.4.12. It is essential that any development proposals or change of use of rural buildings within the Parish, are carefully managed to ensure they are compatible with the surrounding residential and rural environment.
- 7.4.13. To protect the quality of life for residents and preserve the character of the Parish, any business proposals must mitigate adverse impacts that could arise. These impacts include, but are not limited to:

- **Traffic and Deliveries:** Increased traffic and deliveries associated with new uses can place a strain on local infrastructure, particularly where rural roads may not be suitable for higher volumes or larger vehicles. Proposals must consider the capacity and suitability of existing road networks, ensuring that access routes are safe, do not contribute to congestion and are appropriate for the type and frequency of traffic generated.
- **Noise:** New uses of buildings should be designed and operated in a way that minimises noise disturbance to nearby residential properties and wildlife. This is particularly important in a rural setting, where the ambient noise level is typically low and residents may be more sensitive to increased noise from commercial or industrial activities. Equally this is also applicable to any development within proximity of Hawk Conservancy Trust for reasons mentioned
- **Operational Hours:** The timing of operations, deliveries and other activities associated with the development or diversified use should be carefully considered to avoid disruption to residents, especially during early mornings, late evenings and weekends.

7.4.14. The rural nature of the Parish means that many roads are narrow, winding and may not be designed to accommodate heavy or frequent commercial traffic. Proposals must assess the suitability of access routes to ensure they can safely accommodate any additional traffic without causing damage to the road infrastructure or posing safety risks to other road users.

7.4.15. Where access improvements are necessary, these should be undertaken in a manner that is sympathetic to the rural character of the area, avoiding unnecessary urbanisation of the landscape.

Amport House

7.4.16. A further key consideration for the Parish relates to the potential future conversion of Amport House. Whilst it currently has planning permission for conversion to a hotel use, which would also offer several employment opportunities, other options may also exist.

7.4.17. There is a great deal of uncertainty regarding the future use of Amport House. Whilst the community would largely support a sensitively converted hotel use, traffic generation, noise, light pollution are all key issues which need to be resolved.

7.4.18. Paragraph 88 and 96 of the NPPF states that:

“Planning policies and decisions should enable (c) sustainable rural tourism and leisure developments which respect the character of the countryside”.

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings...”

- 7.4.19. Previous commitments by future potential owners such as the maintenance of the House and formal parkland, as well as potential permissive access for residents, would be of great benefit to the community.
- 7.4.20. Any potential use which causes harm or conflict with the surrounding residents would not be supported by the community.

POLICY AM11B - LOCAL ECONOMY

Proposals for rural business development including proposals for the change of use of existing buildings will be supported, provided they:

- Ensure that increased traffic, including HGV and large vehicle movements, do not adversely affect nearby residential areas including those constrained routes and lanes highlighted in Figure 59;
- Do not add unacceptable levels of air, soil, light or noise pollution, particularly in areas of tranquillity;
- Provide appropriate access for pedestrians and cyclists and do not cause conflicts with existing Public Rights of Way; and
- Proportionately promote the health and well-being of the community and any potential users of the use.

Commented [SH90]: How will this be measured?

Commented [SH91]: This is addressed in Local Plan policy E8

The suitability of rural roads and access routes must be carefully assessed, in accordance with HCC Highways Authority, to accommodate any additional traffic safely.

All proposals must be sensitive to the rural character of the area and avoid causing harm to the local environment and infrastructure.

7.5. Accessibility, Road Safety and Sustainable Transport

- 7.5.1. As set out in Figures 10 and 11, Amport Parish residents believe road safety issues present one of the biggest concerns for the Parish. Most notably, respondents to the community survey believe that road safety problems impact pedestrians and cyclists the most, with the most prominent causes being vehicles speeding on narrow rural lanes and lorries/HGVs using rural roads and turning at junctions.
- 7.5.2. Pedestrians and cyclists are disproportionately impacted by road safety issues because paved footways within the Parish are either non-existent or particularly narrow and difficult to use. This means that roads are shared between pedestrians, cyclists, horse riders and vehicles, which often creates a conflict on the rural narrow roads.

- 7.5.3. This conflict is visible in the magnitude of road traffic incidents, as visible in Figure 59 below, which outlines reported incidents in the Parish between 2000 and 2022. The number is considerable, which highlights that any new development that generates a significant amount of traffic could have a severe adverse impact on the highway network in the Parish contrary to the guidance in the NPPF.
- 7.5.4. Any new development proposal which proposes a substantial increase in traffic numbers, or which could impact already constrained junctions, must provide sufficient information alongside any planning application to assess and appropriate mitigate such impacts as appropriate.

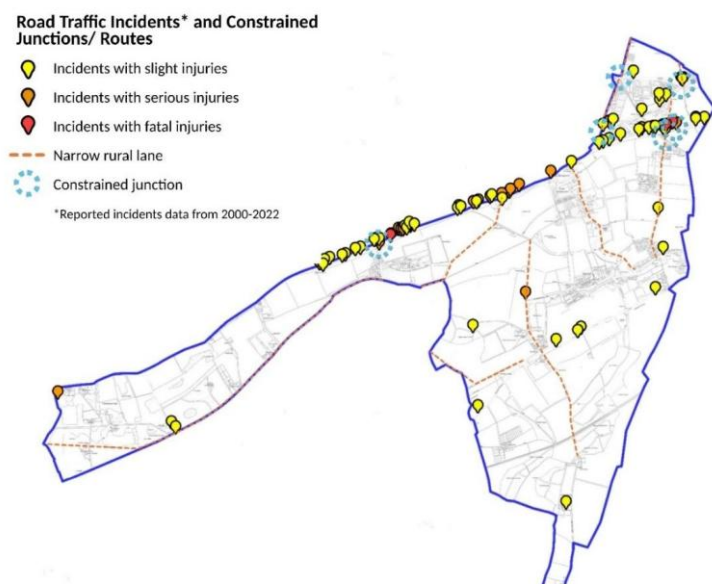


Figure 59. Highway Plan with Narrow Lanes, Constrained HGV Routes, Constrained HGV Junctions, Accidents etc.

- 7.5.5. As Figure 59 illustrates, the area with the highest percentage of road traffic accidents within the Parish is along the A303 from Thruxton Down House to Weyhill settlement, with a substantial concentration of incidents with serious and fatal injuries at Sarson Lane junction. Amesbury Road, which runs alongside the A303, is also prone to road traffic injuries, most notably near the junction which intersects Amesbury Road, Fyfield Road and Tittymouse Lane. These findings are consistent with qualitative data obtained from community consultations, which assert that road safety problems are mostly caused by vehicles speeding down rural lanes (i.e. Amesbury Road) and turning at junctions (see Sarson Lane and Amesbury Road, Fyfield Road and Tittymouse Lane junction).

Amport C Of E Primary School

- 7.5.6. On street parking occurring around The Green in Amport and particularly during school drop off and pick up times causes issues such as traffic congestion and reduced visibility for drivers and pedestrians – both of which acts as a potential safety hazard for school children and other road users. Any new development must not exacerbate current problems. For examples of good practice for on-street parking, see Figure 60 below.
- 7.5.7. Many issues around parking and speeding cannot be covered by a land use planning policy; where new development exacerbates these problems through inappropriate development, this would not be supported. Development proposals which incorporate measures to mitigate such issues relating to their site, will be considered favourably.

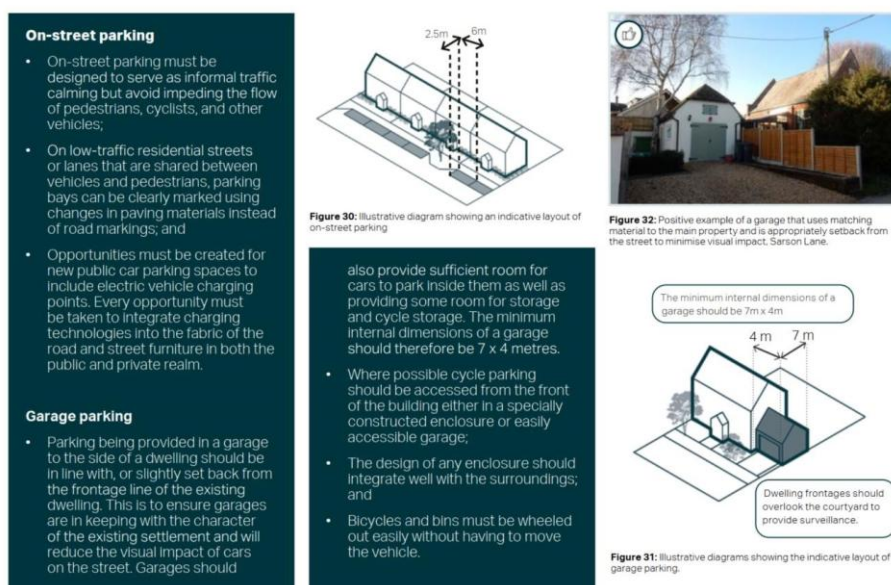


Figure 60. Good Practice for On-Street and Garage Parking

Mayfield Avenue Industrial Estate and Weyhill Business Park

- 7.5.8. The industrial estates in Weyhill serve as a key employment hub within the Parish. They contain large and obtrusive industrial warehouse buildings which are set against Weyhill's landscaped backdrop and could be improved in the future.
- 7.5.9. The estate is accessed via Fyfield Road and abuts residential areas such as Fairways and Michaelmas Drove. It is important that future commercial development proposals in the area are sensitively designed and landscaped with greater consideration of their surrounding context.

- 7.5.10. Proposals which seek to improve access and reduce the impact on the surrounding local rural roads will be supported, but only where they did not cause significant adverse impact to residents.
- 7.5.11. Proposals for new industrial developments should avoid the creation of access conflicts with the surrounding residential areas or adding significant traffic pressures to the existing road capacities - this is particularly applicable for Fyfield Road in Weyhill which is also an access road for the Fairways residential development.
- 7.5.12. This NP recognises the challenges posed by access, parking and road layout issues in the Parish, particularly around the village green and during peak times such as school dropoffs and pick-ups. The narrow rural lanes are often strained by increased traffic, leading to congestion, safety concerns and restricted access for larger vehicles.
- 7.5.13. To address these issues, this Plan supports proposals that improve access and parking, while alleviating pressure on narrow lanes. This includes encouraging developments that incorporate adequate off-street parking and alternative routes to divert traffic away from congested areas, ensuring safer and more efficient movement throughout the village.

POLICY AM12 – ACCESSIBILITY, ROAD SAFETY AND SUSTAINABLE TRANSPORT

Commented [SH92]: This is addressed in Local Plan policy T1 and does not need repeating in the plan.

All new development should:

- **Be designed to avoid adverse impacts on road safety within the Plan area as identified in Figure 59.**
- **Protect the narrow rural lanes as identified in Figure 59 to ensure that there is no urbanisation of these routes and loss of important trees and hedgerows.**
- **Where justified and appropriate to the scale of development proposed, secure road safety improvements particularly for pedestrians, cyclists and those with wheeled mobilities.**
- **Maximise opportunities for sustainable transport both within and between the surrounding settlements.**
- **Incorporate safe and convenient walking, wheeling and cycling routes to local services and employment areas to residential developments.**
- **Provide safe vehicular and pedestrian access, including wheeling, egress and appropriate visibility to serve all new developments.**
- **Promote travel plans for all new major commercial, community or residential developments.**
- **Be accompanied by sufficient information to demonstrate how an increase in traffic (including HGV movements) which may be generated by a proposal has been taken into consideration.**
- **Only propose traffic calming measures where they are designed so as not to increase noise or have an adverse impact on residents or users of the route.**



Commented [SH93]: There needs to be a monitoring section.
Also any community aspirations should have a section here, and include who will be delivering the aspiration.