



# Twyford Neighbourhood Plan

Draft 1 - for discussion



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Making the Plan and supporting information:  
See the Neighbourhood Plan website – [twyfordneighbourhoodplan.co.uk](http://twyfordneighbourhoodplan.co.uk)

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# 1. Introduction

## 1.1 Twyford -Western Gateway to the South Downs National Park

Twyford is a village of about 1650 people, one of a family of settlements, which lie on either side of the River Itchen, south of Winchester. Unlike its immediate neighbours however, it sits entirely within the South Downs National Park at its western edge.

Twyford is a village with a long and well recorded history and has a large conservation area. The ecology, particularly the River Itchen and its valley, is of national and international significance. Its landscape contains classic downland, a chalk river and ancient woodlands. All of this supports its designation as National Park in which the protection and enhancement of the landscape is the highest priority. With this designation, development within it is significantly constrained.

Different parts of the village retain their own identity, stemming back to the ancient division between the north and south parts of Twyford.

Twyford has always had an unusually wide range of social and community facilities for its size, including a local shop and post office, primary school, doctor's and dental surgeries and pharmacy; a village hall, two churches, two pubs and a sports ground with pavilion. It is dependent on nearby Winchester and other towns for most shopping and services and also secondary schools.

Twyford has an exceptionally large employment base. Twyford Preparatory school is the largest employer and there is a large commercial estate at Northfields. There are over 100 firms in the parish and many people are self-employed or work from home. Most residents work outside the village.

Twyford sits astride the B3335 which is a major traffic route and also a source of conflict with daily life. It gives direct access to the M3 and to Winchester. The station at Shawford is on the London/Southampton main line. For all these reasons, Twyford is an important gateway to the National Park.

The large urban centres nearby to the north and south of Twyford are all growing strongly, leading to increased pressure on the parish and its countryside.

Twyford is a popular village with high house prices; it grew by about 9% in the 10 years between 2001 and 2011, both in number of houses and population.

## 1.2 What is this plan and why do we need one?

A Neighbourhood Plan is prepared by the local community. It is a plan for the next 20 years to 2036. It is a new part of the statutory planning system and for the first time gives powers to Parish Councils to create their own planning policies. The current local plans prepared by District and City Councils have not had the resources to look at the needs of communities in such detail. As one of the primary duties in all National Parks is the fostering of the social and economic life of its local communities, the Neighbourhood plan is an ideal tool for this purpose. In communities like Twyford, it is up to the Parish Council to start the process of preparing a plan, involving local people as much as possible.

The parish has a number of problems which a Neighbourhood plan can address. One major concern is affordability. The very high price of houses in Twyford disadvantages many families who have longstanding connections to the village, and are part of the community. There is strong support for additional housing for those unable to afford either purchase or private renting.

Another key decision for Twyford is the allocation of one or more sites for a minimum of 20 dwellings between 2014 and 2032, set for Twyford by the South Downs National Park Authority. This plan will determine the location of the new homes and its policies will influence their size and design and how they will contribute to the need for affordable dwellings.

The village also faces longstanding issues such as the impact of traffic and lack of car parking both for residents and for the village centre.

The Neighbourhood Plan covers the whole area of the Parish. (see Map 1)





## 1. Introduction (cont)

### 1.3 How is the plan being prepared?

Following the decision by the Parish Council to prepare a Neighbourhood Plan, a volunteer Technical Committee was set up to organise the work. These local volunteers are bringing considerable knowledge of the village and key skills to the task. Consultants are also being used to carry out a number of studies. Details of how the work is being undertaken are provided on the Neighbourhood Plan website.

### 1.4 Engaging with the Community

At every stage the Parish Council and the Technical Committee are trying to involve the Twyford Community in decision making. Questionnaires were circulated to all households on housing need and public comment was and continues to be sought on potential housing sites before development of options. Any detailed proposals will be widely circulated and advertised and discussed before a formal draft of the plan is published for formal consultation. Details of consultations undertaken to-date are shown on the Neighbourhood Plan website.

### 1.5 The strategy for locating development

One of the central issues for the Neighbourhood Plan is deciding on one or more sites for 20 new houses in addition to infilling. There are a number of major constraints that limit opportunities.

The village is within a National Park where it is essential to minimise any impact on the landscape. It also lies within a river valley where development is additionally constrained by the high quality ecology of the river and water meadows, the historic value of the meadows as well as flooding. Elsewhere new development is constrained by existing land uses such as playing fields, employment and accessibility, as well as landscape and the ecology.

To achieve sustainable development, sites need to be well located in

relation to facilities, services and the village centre. The need for good access is also a factor. Some residents have suggested that the 20 dwellings should be broken up into smaller groups, although this has a number of disadvantages particularly a key objective of securing the maximum affordable housing onsite as part of development.

Thus, the strategy for allocating land for housing has been to avoid areas subject to the constraints mentioned above and to seek one or more sites reasonably close to the village centre which are able to deliver affordable housing.

### 1.6 Fitting in with other plans

Twyford is within the area of Winchester City Council, which, until 2011, was the local planning authority. The Winchester and District Local Plan provided the planning policies covering Twyford, through the 2006 Review.

Since April 2011, the South Downs National Park Authority (SDNPA) has been the planning authority responsible for Twyford and in June 2014 a Joint Core Strategy for Winchester was approved by both authorities. This sets out the strategic planning policies to which the Twyford Neighbourhood Plan must conform. The Strategy has also kept or "saved" a number of the policies of the 2006 review. Policies from the Joint Core Strategy (JCS) and the saved policies of the Winchester and District Local Plan (WDLP) are mostly being carried forward into the Neighbourhood Plan, with some amendments for the more local situation. Where the Neighbourhood Plan is silent, the Current adopted policies of the JCS and WDLP will apply.

However, the SDNPA is, currently, preparing a Local Plan for the whole of the National Park. This will replace the Joint Core Strategy and any saved policies, but is currently in draft and may be subject to change.

The Neighbourhood Plan has had regard to current consultative draft of the SDNPA Local Plan, which differs significantly in language and some policy respects from the JCS. Where local circumstances differ from those of the Park as a whole, the TNP has put forward its own approach. This will be the



## Introduction (cont)

subject of discussion with the SDNPA and if there is a difference of opinion, resolution through the Public Examination of the Neighbourhood Plan.

The SDNPA Local Plan and the Twyford Neighbourhood Plan will together eventually form the Development Plan for Twyford.

### 1.7 Status of this Draft Plan

This first draft of the Twyford Neighbourhood Plan is submitted by the Technical Committee for discussion with the community to gauge public opinion and to seek views on how the plan should be further developed and refined.

Twyford Parish Council has considered an early draft of the Plan. In general it fully supports the objectives and policies of the plan. However it is not yet in a position to endorse the plan because of uncertainties about feasibility of housing allocations and extent to which proposals for redevelopment of the village centre, including additional parking can be achieved.

The Parish Council first wishes to see what concerns are raised by the public on this and other matters and what response the Technical Committee makes.

## 2. Vision and Objectives

### 2.1 Our vision for Twyford

By 2036 Twyford will be a more vibrant, attractive and safe place to live, work and visit. It will have retained and enhanced its special village character and landscape within the South Downs National Park through sustainable, community led development

### 2.2 Objectives of the Plan

- I. To retain the size and rural character of the Parish of Twyford as a village within the South Downs National Park.
- II. To enhance a vibrant and thriving community life, by providing new housing to meet local needs, promoting employment and supporting retail, community and sports provision.
111. To strengthen a dynamic village centre, integrating other parts of the parish, particularly through the location of new developments, community facilities and improved walking and cycling access.
- IV. To manage and reduce traffic impact on the village, improving road safety, minimising car usage and meeting parking needs, especially through new developments and by improvements to walking and cycling routes.
- V. To improve the quality of the built environment by protecting and enhancing existing special qualities, and through high quality design and layout in new developments.
- VI. To conserve and enhance the National Park landscape and its relationship to the village by providing for open spaces, wildlife habitats, and green areas, minimising the impact of development and promoting the protection of wildlife.
- VII. To ensure that all parish developments meet local needs, are community led and are environmentally sustainable.



## 2. Vision and Objectives (cont)

### 2.3 Landscape and the special qualities of the National Park

The whole of Twyford parish sits within the South Downs National Park. It is therefore important that the special qualities of the National Park are protected and enhanced through the Neighbourhood Plan. These special qualities include:

- I. Diverse, inspirational landscapes and breathtaking views.
- II. A rich variety of wildlife and habitats including rare and internationally important species.
- III. Tranquil and unspoilt places.
- IV. An environment shaped by centuries of farming and embracing new enterprise.
- V. Great opportunities for recreational activities and learning experiences
- VI. Well-conserved historical features and a rich cultural heritage.

In order that Twyford sustains and enhances its contribution to the special qualities of the National Park, it will ensure that all development within the parish conserves and where possible enhances the special qualities of the landscape.

All assessments of development proposals should have regard to the South Downs Partnership Management Plan.

### 2.4 Plan outcomes

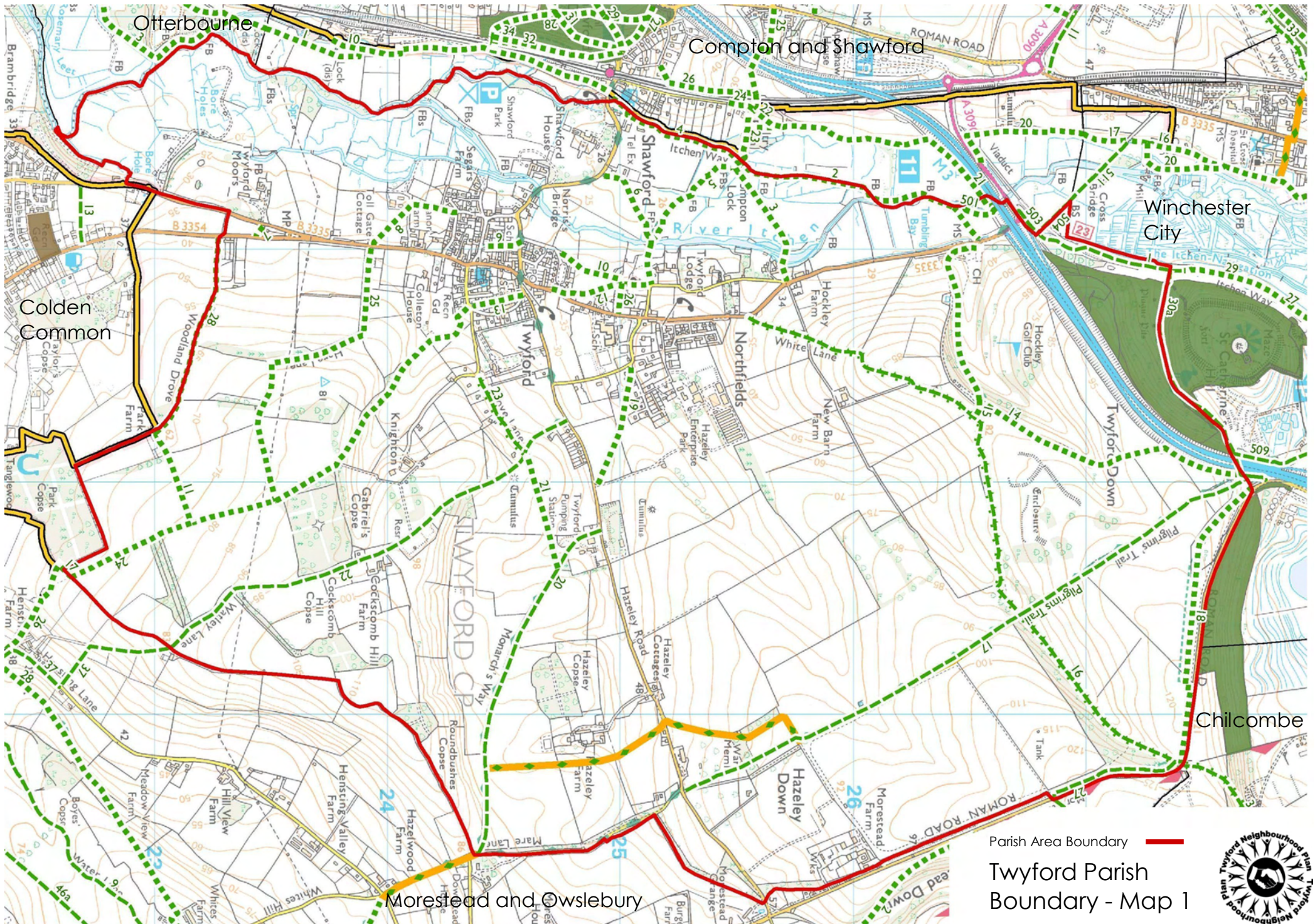
If well looked after, the National Park will continue to provide its communities with some of the essentials of life, such as clean air and water, food, fuel and raw materials. Management plans will help regulate the climate, store flood waters, filter pollution, and provide opportunities for improving health and well-being.

Twyford's Neighbourhood Plan aims to support the achievement of the South Downs National Park Partnership Management Plan outcomes within the parish. These are:

- I. The landscape character of the National Park, its special qualities and local distinctiveness is conserved and enhanced by effective management of the land and negative impacts of development and cumulative change mitigated.
- II. Capacity is improved within the landscape for its natural resources, habitats and species to adapt to the impacts of climate change and other pressures.
- III. The condition and status of cultural heritage assets and their settings is significantly enhanced and contributing positively to local distinctiveness and sense of place.
- IV. Widespread understanding of the special qualities of the National Park and the benefits it provides is in place amongst residents and visitors alike.
- V. More responsibility and actions are taken by visitors, residents and businesses to conserve and enhance the special qualities of the Park and resources used more wisely.









### 3. The Policies

This section sets out the policies of the Neighbourhood Plan. The policies conform to the Government's National Planning Policy Framework and also rely on a range of technical studies undertaken to inform policy decisions. Most importantly, policies attempt to reflect the views of the Twyford community. Consultations with service providers and other key organisations have yet to be undertaken and will inform the next stage of this plan.

Land use plans such as the Neighbourhood Plan can only deal with how land should be used and the physical development that can take place on land. For instance the policies of the plan can identify key designations, both in the built environment and in the countryside and secure their protection. In some cases, these designations can form the basis for enhanced management.

The Plan can identify inadequacies in infrastructure and in some cases these can be remedied, for instance by service providers or, in the case of flooding, perhaps by further development including enlarging existing pipework.

The Plan can also give guidance to those proposing development and to the utilities and services that will be required to support development.

Decisions by the planning authorities when considering planning applications will be based in the first instance on the Neighbourhood Plan. Where the Neighbourhood Plan does not deal with an issue, the planning authority will apply the relevant policy set out in the Joint Core Strategy (JCS), or when in place, the South Downs National Park Local Plan.



### 3. The Policies - SB The Settlement Boundary

#### Policy SB1 - The Settlement Boundary Policy

##### *Purpose of the policy*

A settlement boundary separates the developed or urban area from the countryside. It is a fundamental tool for protecting the character of the village and conserving the landscape and countryside around it.

Within the settlement boundary, most types of uses and building are permitted, provided they comply with other policies. Development will not normally be permitted outside settlement boundaries i.e. in the countryside. The exceptions are carefully defined, and are set out in separate policies.

Twyford has a settlement boundary, which has been established for at least 20 years, but has never been reviewed. Some changes are necessary to take account of developments in that period and because Twyford is now within the National Park.

An independent review of the existing boundary was carried out by Terra Firma in late 2015, using the methodology for the review of settlement boundaries adopted by the National Park Authority itself. A total of 10 changes were recommended, all of which are incorporated in this policy. A full description of these changes and reasons for them are shown under the housing tab on the Twyford Neighbourhood Plan website

The Neighbourhood Plan is required to allocate land for a minimum of 20 dwellings. This will be on land currently outside the settlement boundary. The boundary will be changed to include this housing but only when the development is complete.

There is strong support for maintaining village character with some concerns over the detail of the boundary.

The new boundary established by the Neighbourhood Plan replaces that in the existing policies.

##### *Relationship to existing policies*

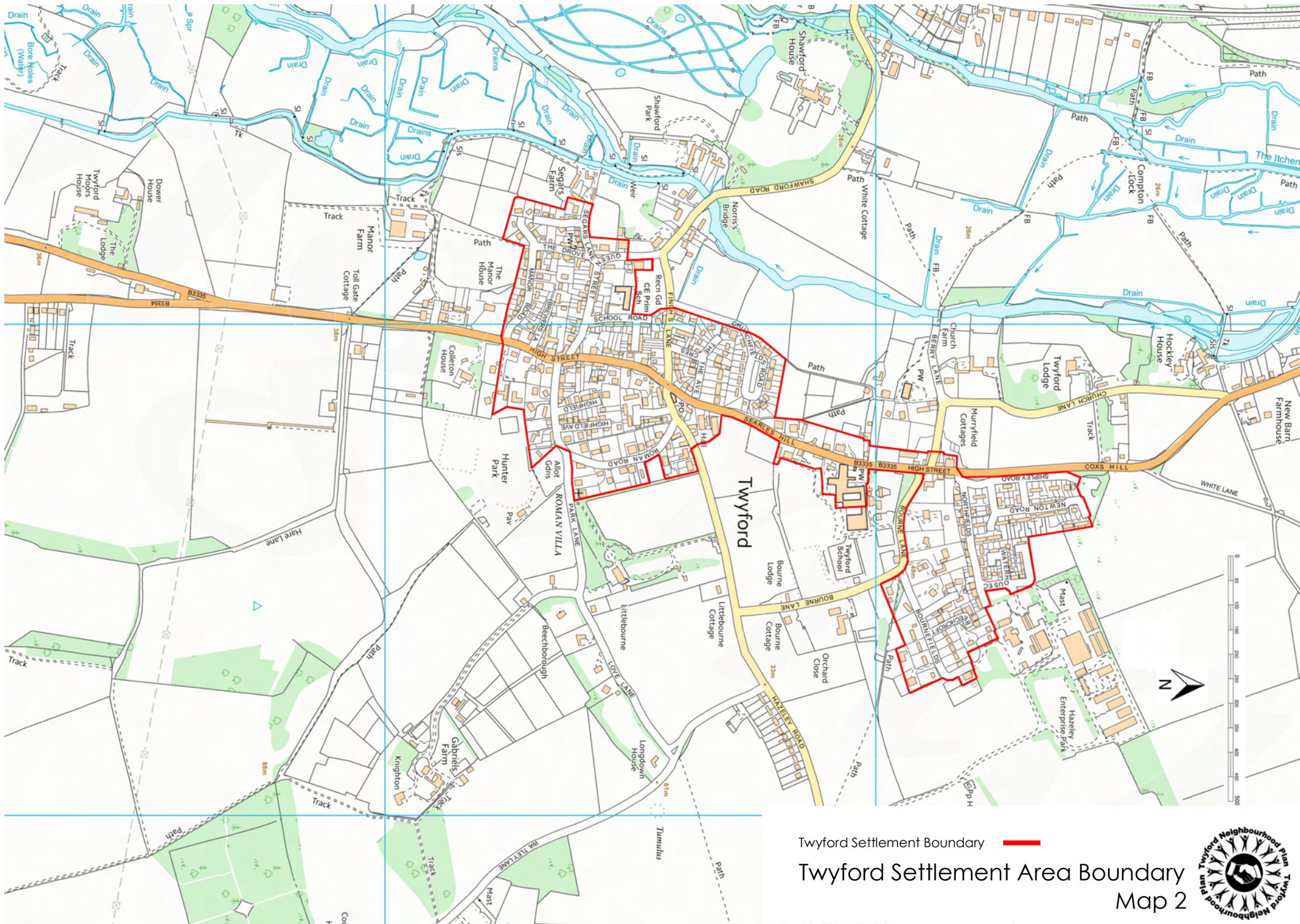
The current policies for settlement boundaries and their implications for development both inside and outside, are set out in Winchester's Joint Core Strategy (JCS). These are of long standing.

#### Policy SB1 - The Settlement Boundary Policy

Within the settlement policy boundary (shown on Map 2), development and redevelopment will be permitted subject to other policies of the development plan.

Development in the plan area outside the settlement boundary will be permitted only as specified by other policies of this plan.





Twyford Settlement Boundary —

Twyford Settlement Area Boundary  
Map 2





### 3. The Policies - SB The Settlement Boundary (cont)

#### Policy SB2 - Development outside the settlement boundary.

##### *Purpose of the Policy*

The general policy for the countryside, that is the land outside Twyford's settlement boundary, is for restraint except in specified circumstances. For housing in the countryside policy HN 9 applies; for business, BE1 with special policies BE2 and BE3 for Northfields Farm and Twyford School; for tourist facilities ST1; and for Community provision, CP1. These cover most of the permissible proposals for development in the countryside.

There will be other proposals which may not be covered, such as the change of use of existing buildings. The general principle is that no proposals will be permitted unless they can demonstrate the need for the development for a countryside and National Park location and justify the choice of Twyford, as well as how they both contribute to National Park objectives and benefit the local community. They will then have to show how they will enhance the landscape of the National Park.

The change of use of existing buildings which are redundant in their existing use and structurally sound and can be converted without reconstruction and do not require major changes to their surroundings, such as long access drives, will also need to meet the above tests. In the choice of use for such buildings, business is the preferred use, followed by holiday use; housing is the last resort and would not be acceptable if the building is not part of a group or isolated from other dwellings.

##### *Relationship to existing policies*

The current policies for settlement boundaries and their implications for development both inside and outside, are set in Winchester's JCS. These are of long standing.

#### Policy SB2 – Development outside the Settlement Boundary

Development outside the settlement boundary other than as specified by policies HN9; BE1, BE2, BE3; ST1 and CP1 will only be permitted when the following can be demonstrated:

- I. The need for the development for a countryside and National Park location.
- II. The choice of Twyford against other locations
- III. That they contribute to National Park objectives
- IV. That they benefit the local community.
- V. How they will enhance the landscape of the National Park

For proposals to change the use of existing building, applicants will, in addition, have to show that:

- I. They are redundant in their existing use.
- II. They are structurally sound and can be converted without Reconstruction.
- III. Do not require major changes to their surroundings.
- IV. If conversion to housing is proposed,
  - That the building is closely associated with other dwellings
  - That business or tourist use are not viable alternatives





### 3. The Policies - HN Housing

#### Policy HN1 - Local Housing needs and housing mix .

##### *Purpose of the Policy*

Because of Twyford's many advantages of community, accessibility, facilities and environment, its houses are in high demand and are therefore expensive both to rent and to buy. Prices are further inflated by shortage of supply, as is normal in rural villages. The consequence is that many people who have been born and brought up in the village can no longer afford to do so and are priced out by the market. This is seen by all as an undesirable consequence, both for the individuals concerned and the character of the village, which is so valued by residents.

In the past, the principle means of maintaining the social structure of the village community has been by the provision of housing for rent, primarily by the public sector or housing associations. Twyford has had a good stock of social rented housing, but this has been depleted by the Right to Buy. New build has not made up for losses and the affordability gap has risen.

The Housing Needs Study carried out in April 2015 by Action Hampshire and Winchester City Council for the Twyford Neighbourhood Plan, confirmed these trends. It shows a significant unmet need in the parish from those unable to compete in the housing market, a conclusion supported by the Housing Authority and by views from the Twyford community. In addition to small family housing with 2 and 3 bedrooms, it identified a shortage of homes for single people and the elderly wishing to downsize.

Both the JCS and SDNPA recognize the dominant need for smaller family homes which the JCS puts at 65% for 2 and 3 bed and SDNPA at 95% for 1, 2 and 3 bed houses.

The duty of the National Parks, after the safeguarding of its special qualities and promoting enjoyment and understanding, is to foster the economic and social well-being of its local communities. Existing plans recognise that there is also a strong need for a mix of housing to meet local needs, and for affordable housing for local people, particularly social rented accommodation.

There are a number of policies which this neighbourhood plan can use to increase the supply of housing for local needs. These are:-

- I. Allocating land for more housing
- II. Tailoring the size of new houses to identified need
- III. Allowing infill and redevelopment
- IV. Requiring affordable housing as a percentage of market housing
- V. Allowing for exception sites for local social housing

Developers should reflect that demand in the type and size of dwellings they build.

**Definition: This definition of affordable housing in the National Planning Policy Framework is as follows:-**

***Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households. Intermediate housing can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.***

#### Policy HN1 - Local housing needs and housing mix.

Only one two or three bedroom houses will be permitted with maximum floor areas of 80 sq. m; 100 sq. m and 120 sq. respectively unless permitted by other policies.

On allocated sites a mix of dwelling will be required. Market housing will be expected to provide for older home owners wishing to downsize, mainly to two bedroom dwellings.

Affordable housing provision shall be as detailed in TNP Policies.



### 3. The Policies - HN Housing (continued)

#### Policy HN2 - Housing provision

##### *Purpose of the Policy*

The SDNPA have carried out a number of studies to inform decisions about what number of houses should be delivered in different parts of the National Park. The assessment of evidence including the capacity of the landscape and the availability of services and facilities within towns and villages led to housing requirements for a number of villages within the National Park. Twyford is required to identify land for an additional 20 dwellings in the plan period.

Twyford Parish Council has accepted this total as reasonable and so an allocation is to be made. This figure does not meet all the needs identified in the Housing Needs Survey. However, these needs can be met in several other ways as described above both in the village and in the surrounding settlements outside the National Park in which full provision is made.

##### *Relationship to existing policies*

The policy for housing provision is set by Government; the housing requirements for Twyford are set by SDNPA.

#### Policy HN2 – Housing provision

Provision will be made for additional housing by the allocation of additional land for 20 dwellings and by infilling and redevelopment within the settlement boundary and by other policies of this plan.









### 3. The Policies - HN Housing (continued)

#### Policy HN3 - Land for housing: site selection

##### *Purpose of the Policy*

Land has to be allocated to provide for a minimum of 20 houses. The allocation has to be outside the settlement boundary as there is no undeveloped land within the settlement boundary and no suitable brownfield sites outside it. A comprehensive survey of all the sites around the village has been carried out and local people have been asked to say where they consider the best locations and sites for housing (see Map 3). Sites have been assessed and ranked using the SDNPA's own site assessment criteria with the addition of two others; firstly proximity to village facilities and secondly potential to provide a minimum of 11 dwellings to ensure on-site delivery of 40% affordable dwellings.

Where the sites were equal in other respects, those which local people have supported were favoured.

A short list was prepared which was then tested by independent landscape consultants who identified two sites for further study Site S1 located at Northfield and Site 26, the field adjacent to the Parish Hall. The consultants note that Site 26 is constrained by its prominence in the landscape which limits the area for building to the western half.

Both of these sites have been identified as possible development sites by village residents in our consultations.

The first choice of the Technical Committee for housing has been on site 26, the land adjacent to the Parish Hall and Surgery, because it has the potential to deliver further benefits, in particular, increased parking for the village centre, open space, the sharing of access to the Hazeley road, flood alleviation and, potentially, a through connection to Twyford School.

The location is close to all village facilities. It is also large enough to apply

the Affordable Housing Criteria for on-site provision. Although the dwellings would be small (in accordance with housing Policy HN1) and so at a higher density, the site is constrained by a clump of trees on the higher ground, which should remain as a feature and foil to new building. Flooding also affects the lower ground.

However, a detailed scheme has not yet been prepared for development of the site; consequently it is not certain whether it is able to accommodate the full 20 dwellings, without causing harm to the landscape or the village character. Moreover two further points were raised in consultation, firstly the concern that development might aggravate the flooding and associated foul drainage issues, and secondly that the development should be in smaller parcels, in different part of the village.

The draft policy (DB1) set out the steps required to establish the capacity of Site 26, including a development brief, because of the sensitivity of the site and several requirements of the Neighbourhood Plan, with a fall-back position that a second small site be found, if necessary with site S1 as the preferred second site. However the Parish Council considered that, as the information on site 26 was not sufficient to establish its capacity and because of concerns listed above, other options should be kept open, to include both Site S1 at Northfields and another, as yet undefined smaller sites of 6 or more. The options and their pros and cons are set out separately.

Further advice is being sought on the capacity of Site 26. Until that is received the Technical Committee does not consider that there is adequate information to select any option. Consequently the Committee is simply seeking endorsement of their approach at this time.

##### *Relationship to existing policies*

The methods for allocation of land follow long established planning practice and are common to both the JCS and the SDNPA.





### 3. The Policies - HN Housing (continued)

#### Policy HN3 – Land for housing: site selection

Land is allocated for 20 houses in one or more of the following locations:

- I. Site 26 adjacent to the parish hall
- II. Site S1 at Northfields
- III. On other smaller sites, adjoining the Settlement boundary with a capacity of at least 6 dwellings

In each case sites will be required to:

- I. Demonstrate that the impact on the landscape is acceptable:
- II. Provide for a minimum of 40% affordable dwellings
- III. Provide a mix of two bed and three bed semi-detached and terrace houses with a limit of 100m sq. for 2 bed and 120 m sq. for three bed.
- IV. Provide on-site open space
- V. Provide a comprehensive landscape scheme



### 3. The Policies - HN Housing (continued)

#### Policy HN4 - Affordable provision on allocated and windfall sites

##### *Purpose of the Policy*

As explained in Policy HN1 "Local Housing Needs and Mix", the provision of affordable housing is essential in order to meet local housing needs. Providing affordable housing is a principal objective of the plan, with the strong preference for social rented housing provided to eligible households at a reduced cost or rent. Provision is to be through housing associations and other social providers.

Affordable housing policy is a well-established feature of the Development Plan. A target of at least 40% affordable housing has been adopted for allocated sites in Twyford. Provision is to be made on site for sites of 11 dwellings or more. Where possible, on-site provision will be sought for sites of between 6 and 10 dwellings unless land elsewhere in the village has been secured, in which case a financial contribution will be required.

In all cases, the occupation of affordable housing will be limited to those with strong local connections.

##### *Relationship to existing policies*

Policies for affordable housing provision by housing developers are established by national planning policy and incorporated into the JCS. Recent government changes have introduced some uncertainties. The TNP takes its lead from the SDNPA.

For the definition of affordable housing see policy HN1.

#### Policy HN4 - Affordable provision on allocated and windfall sites

Provision for affordable housing will be made on all sites of 11 dwellings or over, to include at least 40% social housing for rent

Sites of 5 to 10 dwellings will be required to make on-site provision unless alternative land has been secured in which case a financial contribution is to be made

The occupation of affordable housing will be limited to people with strong local connections to Twyford. The eligibility criteria are those agreed for the most recent scheme at Hewlett Close. Priority is to be given to those born and educated in the village and those who have been resident in the village for a long time and have close relatives in the village.



### 3. The Policies - HN Housing (continued)

#### Policy HN5 - Exception Sites

##### *Purpose of the Policy*

As explained in Policy HN1 "Local Housing Needs and Mix", the provision of affordable housing for those with a strong local connection to Twyford is essential in order to meet local housing needs. This is a principal objective of the plan. There is a strong preference locally for social rented housing, to be provided to eligible households at a reduced rent, through housing associations and other social providers.

While some affordable housing can be supplied through the allocation of land, the number of dwellings this would provide is below even the current evidence of the Housing needs survey. Furthermore the conditions which have created the need for social rented accommodation are likely to continue into the future. Twyford's allocation for 20 houses is for the whole of the 20 year period of the plan, so further affordable housing cannot be provided by additional allocations. The planning policy which addresses this is for exception sites. This allows for land outside the settlement boundary but contiguous to it, to be granted consent, provided it is for 100% affordable housing for local people and secured for that purpose in perpetuity.

##### *Relationship to existing policies*

Policies for affordable housing provision by housing developers are established by national planning policy and incorporated into the JCS. Recent government changes have introduced some uncertainties. The Twyford Neighbourhood Plan takes its lead from the SDNPA.

#### Policy HN5 - Exception Sites

Proposals for new residential development of 100 per cent affordable housing outside the settlement boundary will be permitted provided they comply with other relevant policies and the following tests are all met:

- I. Affordable housing is provided in perpetuity
- II. The site has been selected through a site-specific sustainability appraisal process
- III. The scale and location relates well to the existing settlement
- IV. Effective community engagement has been undertaken.

The size (number of bedrooms), type (flat, house, extra care etc.) and tenure (social and affordable rented, intermediate, shared ownership or other) of affordable homes for each proposal will be based on up-to-date evidence of the needs of those with a strong local connection to Twyford. A suitable mix will be determined through liaison with the applicant, parish council, relevant housing authority and rural housing enabler.

The occupation of affordable housing will be limited to people with strong local connections to Twyford.



### 3. The Policies - HN Housing (continued)

#### Policy HN6, 7 & 8 - Housing within the Settlement Boundary

##### *Purpose of the Policy*

Housing development within the settlement boundary takes place continually, through a large number of individual initiatives, as owners adapt their houses and properties to suit their needs. Such development takes many forms, for instance, creation of separate plots by change of use or subdivision or redevelopment, usually with a larger building or several houses, extensions and so on. It has cumulative effects.

Extensions enlarge houses, makes them more expensive and so less affordable for villagers. The appearance of the village is changed, sometimes for the better where the design is good. Subdivision of plots can lead to loss of trees and of gardens, which can increase the impact on the wider countryside, especially if larger and taller.

Furthermore, infill, redevelopment and extensions within the village are often the cause of greatest upset between neighbours. So rules need to be clear and applied evenly. The onus in all cases is for the applicant to consult his neighbours and seek agreement.

The policy context for the Twyford Neighbourhood Plan is set by policy SB1 which allows for further development, by HN1 which addresses Twyford's housing needs and by Design policies. The plan opts for a policy which considers the Conservation Area separately and identifies one other area for special treatment. Apart from these two, the policy does not impose density requirements, either high or low, but leaves the choice of proposal to the individual to justify. This is for two reasons; firstly the introduction of higher density, especially if the houses are smaller, has social advantages for the village, while larger houses can be seen as part of an existing pattern of development. Secondly because the fabric of the village, as shown in the Village Character Assessment is so varied, no single design rule appears to be justified. The requirement is therefore for quality in design and materials, following careful appraisal and the preservation of key features, such as wall, trees and roadside vegetation.

In Bourne Lane and Bourne Fields, there are several differences. Firstly Bourne lane is a historic sunken lane used by vulnerable pedestrians but overused by traffic and with inadequate width, few street lights and no footways. The Bourne Lane houses with their trees and gardens make a significant contribution to the character of the village and are adjacent to the Conservation area. Bourne Fields is on high and exposed ground overlooking the Hazeley valley and is visible from the footpaths and roads in that area. The intensification of this area has already had a suburbanizing effect which would be increased if recent patterns of development are continued.

That Part of the Conservation Area inside the settlement boundary is defined for its historic, architectural and environmental character, including the many gardens of village and grander houses. All development within this area must both preserve and enhance, but subdivision of plots is usually accompanied by changes which harm character.

Some extensions are outside the control of the Neighbourhood Plan as it is "permitted development". However there is much which the planning system can influence.

##### *Relationship to existing policies*

Local plans including the JCS have design policies which specify density and plot size and criteria for fitting into the character of the surrounding houses. They do not generally go into the level of detail of this policy in distinguishing between different parts of the village. The justification of this policy relies on the TNP's own evidence.





### 3. The Policies - HN Housing (continued)

#### **Policy HN6 - Housing Infilling, Redevelopment, Extensions and Changes of Use**

Within the settlement boundary, (shown on Map 2) but outside the Conservation area and the area of Bourne Lane and Bourne Fields, new housing will be permitted for infill, redevelopment and extensions, subject to HN1 (small dwellings) and to the proposal enhancing its immediate surroundings, respecting its character and satisfying the following criteria;

- I. High quality of design and materials; Plans should be Professionally prepared and presented, with full justification of the proposal and the impact on the immediate and wider landscape and on neighbours
- II. Retention of trees and hedges and roadside vegetation
- III. Submission of a full landscape scheme
- IV. Incorporate best practice for sustainability
- V. Satisfy the list of planning and design requirements of the Plan

Changes of existing buildings to housing will also be permitted except where contrary to other policies of this plan.

In all cases, applicants should discuss their proposals with their neighbours before submission.

#### **Policy HN7 - Bourne Fields and Bourne Lane**

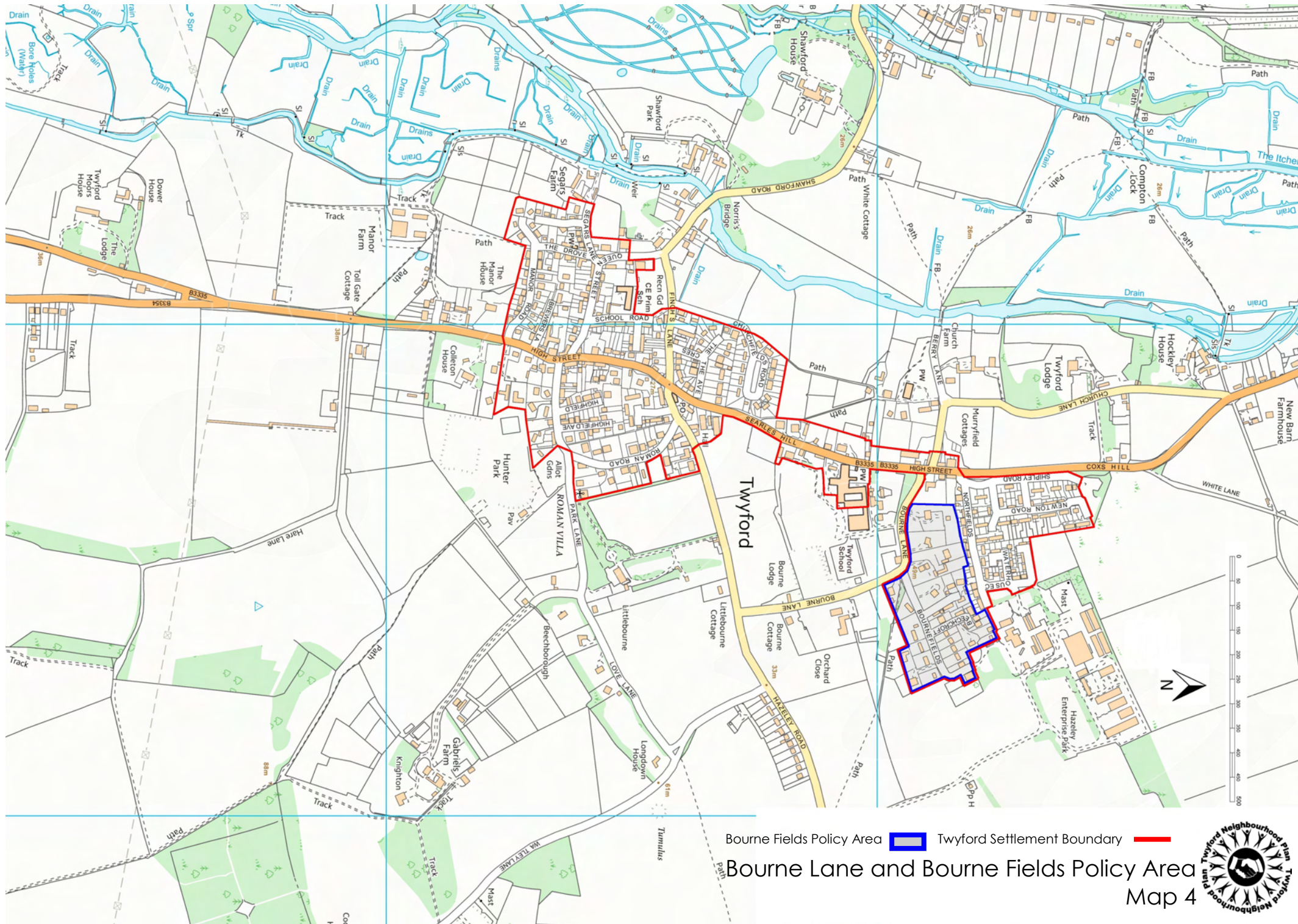
In that part of Bourne Lane and Bourne Fields within the settlement boundary (shown on Map 4), proposals will be subject to all the above conditions and in addition be limited to single plot infill of similar size to the existing frontages. New accesses to Bourne Lane will not be permitted.

#### **Policy HN8 - Twyford Conservation Area**

Within that part of the Twyford Conservation area which lies within the settlement boundary (shown on Map 5), the development of new houses, whether by change of use or conversion or new build by the subdivision of plots will not be permitted.

Redevelopment of existing housing and extensions will only be permitted provided enhancement can be demonstrated and subject to HN1 and HN6



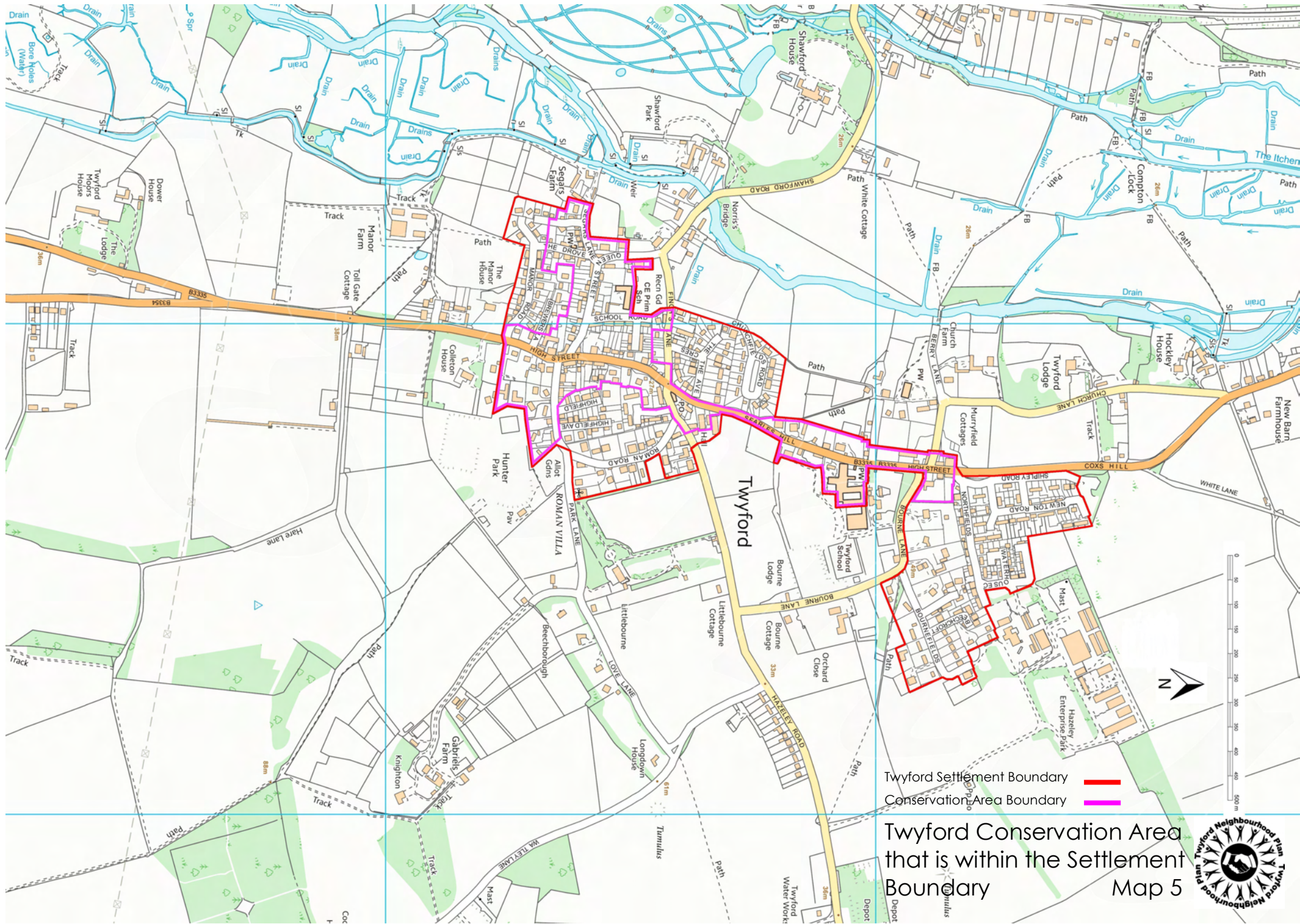


Bourne Fields Policy Area  Twyford Settlement Boundary

Bourne Lane and Bourne Fields Policy Area  
Map 4







### 3. The Policies - HN Housing (continued)

#### Policy HN9 - Housing in the countryside

##### *Purpose of the policy*

While generally no new housing is permitted outside the settlement boundary, exceptions, in addition to those in Housing Policies HN3 and HN5, may need to be made where there is a proven need:

- I. For land management, such as on a farm
- II. For resident staff for large houses or institutions
- III. For granny flats
- IV. For changes of use of buildings ( dealt with under SB2)
- V. Racing stables

Houses for farmers and managers of land and livestock are allowed subject to a series of well-established tests, described more fully in JCS and the saved policies of the Winchester local plan.

Granny annexes are a frequent means for older relatives to prolong their independence and for families to provide care for relatives. The risk is that they can be used to create a separate dwelling which is contrary to established countryside policy. Applicants will therefore be required to tie any consent for the granny annex to their property by legal agreements to prevent subsequent subdivision and sale away from the main house. Temporary accommodation may also be permitted.

In racing stables, of which there is one in the TNP, the horses are exercised by stable lads daily from early in the morning for many hours. The stable lads need accommodation on site although this is of hostel type rather than permanent residential. It is a special category and is tied to the operation.

The subdivision of large houses may lead to a number of harmful Consequences. In particular, where the property is isolated, the dependence of a greater number of people on private cars and the fragmentation of the property and its management, to the detriment of its appearance. It is a less desirable outcome than continued single family use. Proposals will have to demonstrate need and how such issues are to be overcome and, in addition, how subdivision would be to the benefit of the special qualities of the SDNP and to the community of Twyford. Redevelopment of existing dwellings and extensions of individual houses whether isolated or within groups have also to be considered. Where the development is for a larger house, whether by extension or by redevelopment, the determining factors will be whether the proposal is to the benefit of the special qualities of the SDNP and to the community of Twyford.

In all cases, the design and landscape policies of the TNP will be applied and provision of social, affordable, housing will be sought.





### 3. The Policies - HN Housing (continued)

#### Policy HN9 – Housing in the countryside

Planning consent for new dwellings in the countryside will only be permitted subject to the demonstration of need in each case:

- I. Land management: the financial and functional tests will be applied in every case as set by the Development Plan.
- II. Resident staff in large houses and institutions: the use will be tied to the dwelling or institution; minimum provision only will be permitted.
- III. Granny annexes for older relatives will be permitted provided a legal agreement is entered into to tie any consent for the granny flat to the existing property and to prevent subsequent subdivision and sale away from the main house. Temporary accommodation may also be permitted.
- IV. At racing stables, provision of hostel accommodation will be permitted, tied to the operation.
- V. The subdivision of large houses will only be permitted where :
  - Marketing has demonstrated lack of demand for use as a single house and that the proposal is to the benefit of the special qualities of the SDNP and to the community of Twyford.
  - The subsequent management will be for the property as a whole
  - No new boundaries are created

The extension of houses and redevelopment will only be permitted provided it can be shown that the proposal is to the benefit of the special qualities of the SDNP and to the community of Twyford.

In all cases, the design and landscape policies of the Neighbourhood Plan will be applied and contributions to the provision of social affordable housing will be sought.



### 3. The Policies - BE Business and Employment

#### Policy BE 1 Employment and business provision

##### *Purpose of the Policy*

Twyford has over one hundred businesses and employers and consequently offers a significant range of employment and business provision both in the village and outside. The biggest concentration of firms (27) is to be found at Hazeley Enterprise Park/Northfields Farm. The largest employer, with over one hundred employees is Twyford Preparatory School. The village primary school (Twyford St. Mary's), Twyford Surgery, Abbeyfields Care Home, the smaller businesses, shops, pubs and farms offer a wide range of full and part-time employment. There is a large contingent of self-employed villagers working from home. Many of the larger houses employ domestic cleaners and gardeners.

There is no dominant business or business type. While many have no need to be located in the parish, they consider Twyford a good base for their operations.

There is little match between the jobs available in the village and the working population of the village. The 2011 Census registers only 170 residents (out of 758 employed) who both live and work in the village of which many will be working from home. Most of the jobs in the village are filled by those residing outside the parish. The 78% of Twyford residents working outside the village have a huge range of employment choices within easy reach in the urban centres of Winchester and South Hampshire, although many commute to London.

There is an outstanding consent for a 131 bed care home and commercial buildings to replace the Feed Mill at Northfields Farm in five years. These will add over two hundred jobs to the village and provide for the expansion of existing firms and for new ones.

The TNP objective, in-line with its National Park Status and higher level policies, is to focus on local needs. There is no need for further employment in the village and its encouragement would simply draw more people in from outside. Few of the firms in the Parish have their primary function in meeting local needs, though some are used by local people. For their expansion, there are many opportunities in the adjoining urban areas.

There is also the outstanding consent for further commercial building. Consequently, no further business land will be allocated in the period of this Plan.

On the issue of expansion and redevelopment, businesses and employers serving the needs of the Twyford Community and land-based enterprises (e.g. farms, golf course etc.) are supported subject to other requirements of the Plan. Other expansion or intensification, whether of sites or buildings, is resisted.

In all cases, further development should be accompanied by measures to remedy existing deficiencies in infrastructure and by structural landscaping.

Because of their size and importance in the parish and their countryside location, Twyford Preparatory School and Northfields Farm/Hazeley Enterprise Park are subject to more detailed policies, but in both cases the principles set out in this policy are applied. Visitor facilities are also dealt with in a separate policy.

##### *Relationship to existing policies*

Employment and business are normally encouraged by local plans following national guidance. For the National Park however, the focus is on community needs. Policies BE1, BE2 and BE3 are all based on existing policies. Policies BE2 and BE4 apply normal countryside restrictions. In adopting a more restrictive locally focussed policy, the Neighbourhood Plan will rely on its own justification.



### 3. The Policies - BE Business and Employment (continued)

#### Policy BE1 – Employment and business provision

No further land is allocated for economic purposes.

Existing land and buildings in use for economic purposes are to be retained.

Within the Settlement boundary, development and redevelopment for economic purposes will be permitted.

Outside the settlement boundary, consent will only be granted for expansion, whether of site area or buildings or for redevelopment where the enterprise is for the primary benefit of the Twyford Community or the management and use of land in the parish.





### 3. The Policies - BE Business and Employment (continued)

#### Policy BE 2 - Northfields Farm and Hazeley Enterprise Park

##### *Purpose of the Policy*

The site is a large complex; the developed site area (shown on Map 6) is approximately 5.5 ha. It is in single ownership and is in the process of being turned from an agri-industrial egg farm with offices, sheds and a feed mill to commercial uses. Some of sheds have been redeveloped as modern industrial units, while others, and the former farm offices remain, now tenanted by various businesses and there is a transport yard. The site is home to about 27 firms, with a widespread of types of business.

The mill and other land within this site have the benefit of planning permission for redevelopment, for further commercial space and a 131 bed space care home. Employment is predicted to grow by over 200 people and the site area will increase marginally. It cannot be implemented until the mill has been removed which is scheduled for 2020.

The site is significant in National Park terms and is dominant locally both for employment and for commercial use.

The site with its many buildings is on high ground in the north east of the village and is visible over a wide area from many vantage points. When the mill is demolished in 2020, it is to be replaced by the Care Home, which will be prominent in the landscape. Proposals to reduce the impact of the Care Home on the landscape and on the village would be encouraged.

There is no agreed master plan for landscaping or for the complex itself.

Principle access to the site is from Hazeley road with a secondary one through the housing at Northfields. Routing agreements through a Green Travel Plan, direct heavy lorries away from the village through the National Park via the Hazeley Road onto the Morestead Road by narrow C class roads. This is a substantial diversion from the shortest route to the trunk road system and is intended to avoid the village centre.

The operations of the Mill have had various harmful environmental effects over many years but this is to cease by 2020.

The site is in the countryside and is subject to the policy set out in BE1 which requires that premises in commercial use should be retained for that

purpose. It also defines the circumstances in which expansion and new development is to be permitted. When applied to this complex, it would have the effect of limiting the further expansion or intensification of individual buildings unless for the purposes specified as acceptable in BE1.

The preparation of a master plan for this major site would provide the context for further applications and be the means of addressing the issues identified in this policy.

The provision of a new route to the north providing a direct connection to B3335 while avoiding the centre of the village is allowed for by Policy MA4 and is supported.

##### *Relationship to existing policies*

The retention of business uses is a key policy of both Winchester and SDNPA. Neither propose further business allocations for Twyford. The requirement for master plans for large complex sites is in both plans. The limitations on expansion and redevelopment rely on Policy BE1.

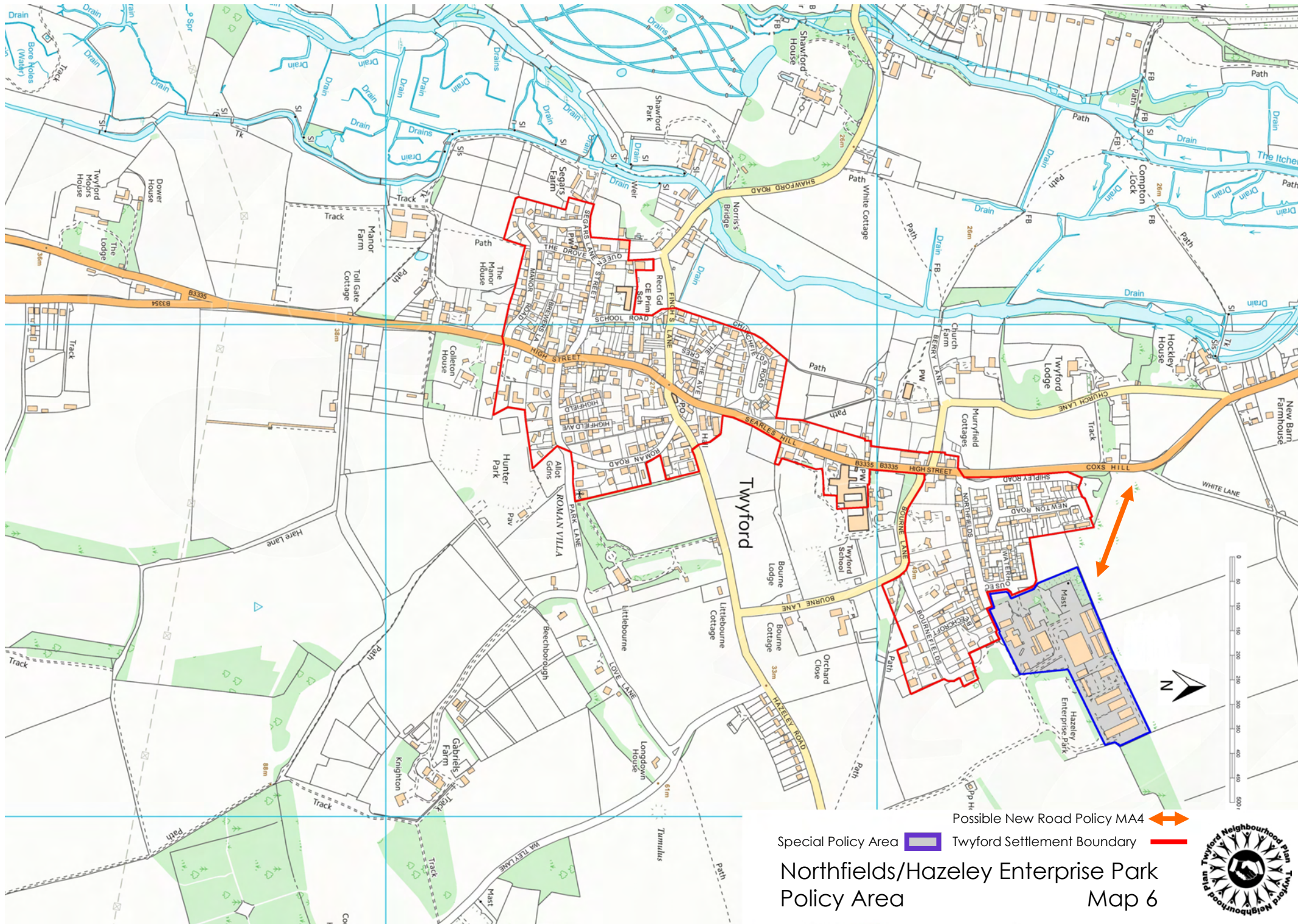
#### Policy BE2 - Northfields Farm and Hazeley Enterprise Park


The existing commercial buildings and uses (shown on Map 6) are to be retained in that use, other than as consented.


No consents for expansion or redevelopment will be granted other than for the primary benefit of the Twyford Community in accordance with Policy BE1 and to prior agreement of the following:

- I. A master plan
- II. An overall landscaping scheme to reduce the impact on the wider landscape
- III. The provision of measures to minimize the impact of traffic on the village and the SDNP





Possible New Road Policy MA4 

Special Policy Area  Twyford Settlement Boundary 

**Northfields/Hazeley Enterprise Park**  
**Policy Area**

**Map 6**





### 3. The Policies - BE Business and Employment (continued)

#### Policy BE 3 - Twyford Preparatory School

##### *Purpose of the Policy*

Twyford Preparatory School (shown on Map 7) has occupied a large and prominent site in the heart of the village for nearly 200 years. The school site is of landscape importance with many fine trees, contains several listed buildings and important archaeology. It is of historic interest as an institution, has over 400 pupils and is the largest employer in the village. It is currently preparing a master plan. Over the plan period, there are likely to be a series of proposals requiring planning consent.

The school has grown in size significantly over the last 10 to 15 years and changed in character from a boarding school to a day school, from boys only to both sexes, while extending the age range to include younger children. Few of the pupils are from Twyford and the rise in numbers has resulted in a significant growth in commuter traffic which impacts on the local lanes and the free and safe movement round the village, which is an ongoing source of concern. The larger numbers also need more play space which has been provided on leased land. The original school buildings have been added to, in order to provide both classroom space and better facilities.

Most staff also lives outside the TNP area, so the interdependence with the village is not strong.

The only part of the site within the settlement boundary is the main body of the school buildings with the remainder being in the Countryside. The same part is also within the Twyford Conservation Area.

Twyford School is a long established institution with a national Reputation and is clearly flourishing. It is part of Twyford; however its pupil base is for the wider area and the direct benefits for the local community are slight.

All of this points to limiting any further growth in pupil numbers unless this can be done with no harmful impacts. There should be continuing efforts during the life of this plan to reduce the impact of traffic, together with a strong landscape and design framework.

The types of development envisaged, beside playing fields and

educational and ancillary buildings, could include a small number of tied staff flats.

##### *Relationship to existing policies*

Existing policies support the retention and development of schools subject to the preparation of a masterplan to identify site opportunities and constraints. Masterplans are also required to promote sustainable development, and maximise sustainable transport opportunities, whilst limiting impacts on the surrounding environment and communities.

#### Policy BE3 - Twyford Preparatory School

The further development of the school will be supported subject to the prior preparation of a master plan to incorporate:

- I. Proposals for access and movement which minimizes the use of the car and reduces the current impact of pupil related traffic on the village and local roads
- II. A landscape and design strategy
- III. A strategy for the historic fabric and archaeology

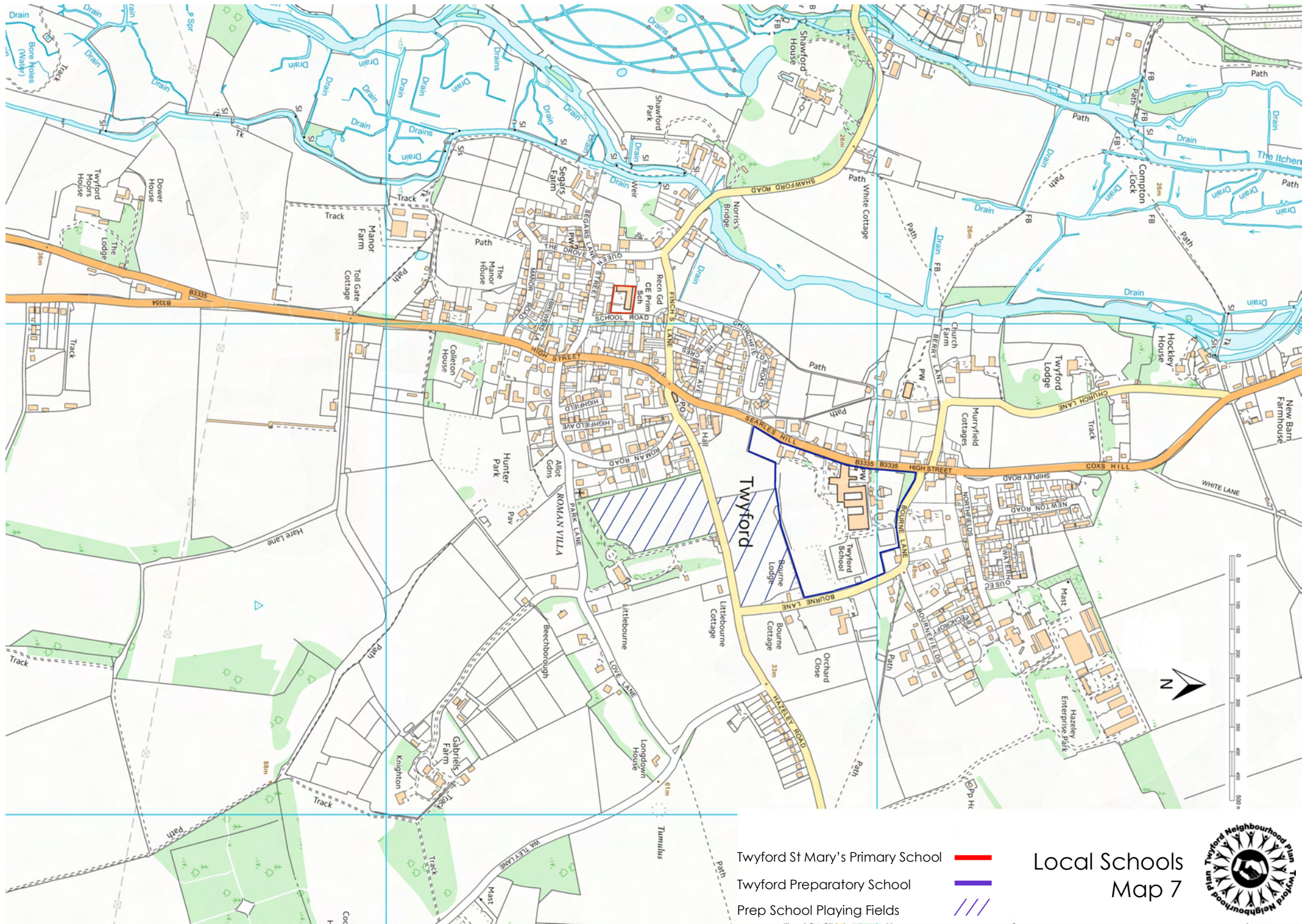
Consent will not be given for any increase in pupil numbers unless it can be shown that there will be no additional traffic or other Impacts.

No harm to the wider landscape or to the relationship of the landscape to the village.

New buildings will be limited to the upper parts of the site.







### 3. The Policies - ST Sustainable Tourism

Twyford's landscape and rich cultural heritage attracts many visitors, including residents and those from further afield. Leisure and tourism are important to the local economy.

Attractions include natural features such as the Itchen Navigation, Berry Meadow and the Meads, which are visited for dog walking, swimming, fishing and enjoyment of the countryside. The extensive footpath network connects to long distance routes in all directions. Other attractions include local food and drink, Twyford Waterworks Trust, a working industrial heritage site and environmental attraction managed by volunteers; plus private fishing, golf, a village festival, two pubs and diverse community events. Some attractions and their facilities are private or commercial, such as the pubs, café, B&B, and golf course; volunteers or public bodies such as the Parish Council maintain others. The two pubs and Twyford Waterworks have dedicated car parking, but provision does not meet current needs. Twyford Waterworks also requires improved pedestrian, public transport and cycle access.

Access to Twyford is available to visitors and tourists generally by a wide range of transport methods, including walking access from the SDNPA gateway rail station at Shawford. Just outside the Park there are facilities such as visitor accommodation in Winchester, and Park and Ride car parks that enable walkers and cyclists to access the SDNP/Twyford footpath network.

#### Policy ST1 - Visitor and tourism facilities

##### *Purpose of the policy*

Visitor pressure in Twyford is likely to increase as the population in the surrounding area grows, and as a result of raised awareness of the National Park. In line with National Park purposes, opportunities for public understanding and enjoyment of the special qualities of the Park should be promoted. However, any developments must not damage the special qualities of the Park, and should contribute to its protection and enhancement, adding value to the local community. Local people place a high value on protecting the quality of the local environment.

This policy provides for the improvement of facilities for existing attractions,

with provisions for development inside the settlement boundary and for that in the surrounding countryside. It helps to improve the quality of the historic environment by protecting and enhancing existing special qualities, and develops sustainable access and engagement opportunities for residents and visitors to the National Park.

##### *Relationship to existing policies*

These policies are in line both with existing ones and those proposed by the National Park and give effect to the purpose of the National Park to increase awareness and enjoyment of its special qualities

#### Policy ST1: Visitor and tourism facilities

Visitor facilities including accommodation will be permitted within the settlement boundary provided they are:

- I. Directed to the understanding and enjoyment of the special qualities of the National Park;
- II. Can demonstrate that they will:
  - Not harm the attraction itself
  - Contribute to its preservation
  - Benefit the local community

In addition to the above, outside the settlement boundary, visitor facilities requiring new construction or change of use will only be permitted provided they can:

- I. Demonstrate a need for development in that location.
- II. Are for the benefit of an existing attraction within the Parish
- II. Demonstrate that they will contribute to its preservation.

Accommodation permitted for tourist use will be restricted for that purpose.

All proposals for visitor accommodation will have to demonstrate that they are not for holiday homes.





### 3. The Policies - ST Sustainable Tourism (continued)

#### Policy ST2 - Visiting and enjoying Twyford

##### *Purpose of the policy*

Supporting the statutory purposes of the National Park, Twyford wishes to promote opportunities for the understanding and enjoyment of its special qualities for those who live and work in, or visit the parish. This includes building a 'sense of place'; to promote and protect what makes Twyford special.

Recreational use of the countryside is high locally, but awareness of the special heritage, landscape and wildlife in the parish, and the need to protect and enhance this, appears relatively low. There is no National Park Authority (SDNPA) signage or interpretation within the parish, and there is little local orientation for locals or visitors to highlight cultural or natural sites of interest, or to encourage responsible use of the countryside. A nature trail and related interpretation at Twyford Waterworks, a charging attraction, provides some formal information and interpretation about the local environment and wildlife.

Negative visitor impacts on parish countryside currently include parking pressures, path maintenance, unauthorised events, vandalism, litter, fly tipping and dog fouling. Some popular but ecologically sensitive river sites are at risk of damage. Influencing visitor behaviour and providing a more informed experience in the Park is important in order to ensure that residents and visitors enjoy the landscape responsibly.

Developing opportunities for heritage and wildlife learning and engagement is best undertaken in partnership with village organisations and landowners, including the Church, local schools, neighbouring parish councils and Twyford Waterworks Trust and with relevant specialist Agencies, working locally, including Natural England, the Hampshire and Isle of Wight Wildlife Trust and the SDNPA.

#### Policy ST2 - Visiting and enjoying Twyford

Signage, orientation and visitor information (at visitor information points and online) to be provided for key sites of interest in the parish, linked to key transport and access routes and compliant with other TNP policies.

Sustainable visitor behaviour to be promoted to users of paths and trails using SDNPA campaign materials, signage and interpretation at key sites.





### 3. The Policies - CP Community Provision

#### Policy CP1 - Community and sports facilities and open spaces

##### *Purpose of the policy*

Twyford is a village with a strong and lively community highly valued by its residents. Generally it is well provided with social, cultural and sports facilities, which are well used. However, there is a need to resist their loss, to improve and update them and, in one or two cases, to find opportunities for further provision.

The village has its own park with sports facilities, a further playing field and three equipped play areas for young children, allotments, and Parish Hall, all run by either the Parish Council or trustees.

There are several other facilities which are central to village life; Twyford Stores (the shop, post office and BeanBelowCafé), Twyford Surgery and Pharmacy, Twyford St Mary's Primary School, St Mary's Church, and the Methodist Chapel, The Bugle Inn and Phoenix Pub, Twyford Social Club, and Twyford Tennis and Bowls Clubs.

Other organisations that benefit the village to a degree include Twyford Waterworks Trust, Twyford Preparatory School, Hockley Golf Club and surrounding farms and stables.

Easy access to the countryside from all parts of the village by the extensive footpath network is a major benefit to all. The Parish Council owns farmland close to the village which is heavily used for enjoyment of the countryside by villagers and others.

There is a need for further provision to provide facilities for young people and easy access for the elderly. Additional car parking space is required for the Parish hall and the village centre to accommodate high usage of the Parish Hall Car Park by the Surgery and the many social activities accessed by car.

Sports, play provision and open space provision is up to standard, but is concentrated in South Twyford.

Any new development should make open space provision on site.

Parish Council records show that there is currently a waiting list of 10 for a village allotment and the average waiting time is currently 4 years.

##### *Relationship to existing policies*

Planning policies have long put social and community, and open space provision as central elements of local plans. Both the Winchester Core Strategy and the SDNPA carry this forward with added support, because of the National Park status. Policies for protecting existing assets are set by current plans, as are standards for open space for new development.

New powers under the Localism Act 2011 give communities the right to identify a building or land that they believe to be of importance to their community's social well-being, with the right to acquire it.



### 3. The Policies - CP Community Provision (continued)

#### Policy CP1 - Community and sports facilities and open spaces

Development for community provision will be permitted inside the settlement boundary. Outside the Settlement boundary, development will also be permitted for the facilities shown in Table 1, where they can demonstrate that they are necessary to ensure a range of good quality, accessible and safe facilities that meet the needs of the community and cannot be accommodated within the boundary.

Development proposals resulting in the loss of the community, sports and open space facilities shown in Table 1 and on Map 8 will only be permitted if:

- I. Alternative provision is made within Twyford, or
- II. The existing use is not viable in whole or in part and there is evidence of a robust marketing campaign of at least 12 months that clearly demonstrates there is no market demand for the existing use; or
- III. Proven lack of need by the Twyford community.

Twyford Post Office and Stores, the Bugle, the Phoenix, Twyford Social Club, The Cecil Hut and Twyford Lawn Tennis and Bowls Club are in addition identified as Community Assets as defined in the Localism Act and will subject to those procedures.

All new residential development must make provision for the current standards of public open space, normally through on-site provision or if that is not possible, by financial contribution towards off-site provision and management.

Financial contributions from the Community Infrastructure Levy may be used to improve existing community, social and open space facilities and the provision of additional facilities which serve the community.



### 3. The Policies - CP Community Provision (continued)

**Table 1 – Community Assets**

Asset	Ownership
Hunter Park	Twyford Parish Council
Ballards Close	National Playing Fields Association (managed by trustees)
Twyford Lawn Tennis & Bowls Club	Members
Pumphrett Bank	Bendalls (Twyford Parish Council have license to manage)
Northfields Play Area	Twyford Parish Council
Hewlett Close Open Space	Humphrey Developments (under Planning Condition)
Churchfields Green	Winchester City Council
<b>Other Open Spaces</b>	
Allotments	Twyford Parish Council
Berry Meadow and The Meads	Twyford Parish Council
<b>Public Halls and Meeting Places</b>	
Parish Hall (including Gilbert Room)	In Trust
St Mary's Church	Church of England
Methodist Chapel	The Methodist Church
<b>Schools</b>	
Twyford St Mary's Primary School	Diocese of Winchester
Twyford Preparatory School	Twyford School

#### **Other Community Facilities not Publicly Owned**

Twyford Post Office  
Twyford Stores and Bean Below Café

Twyford Surgery and Pharmacy

The Bugle  
The Pheonix

Twyford Waterworks

Twyford Social Club

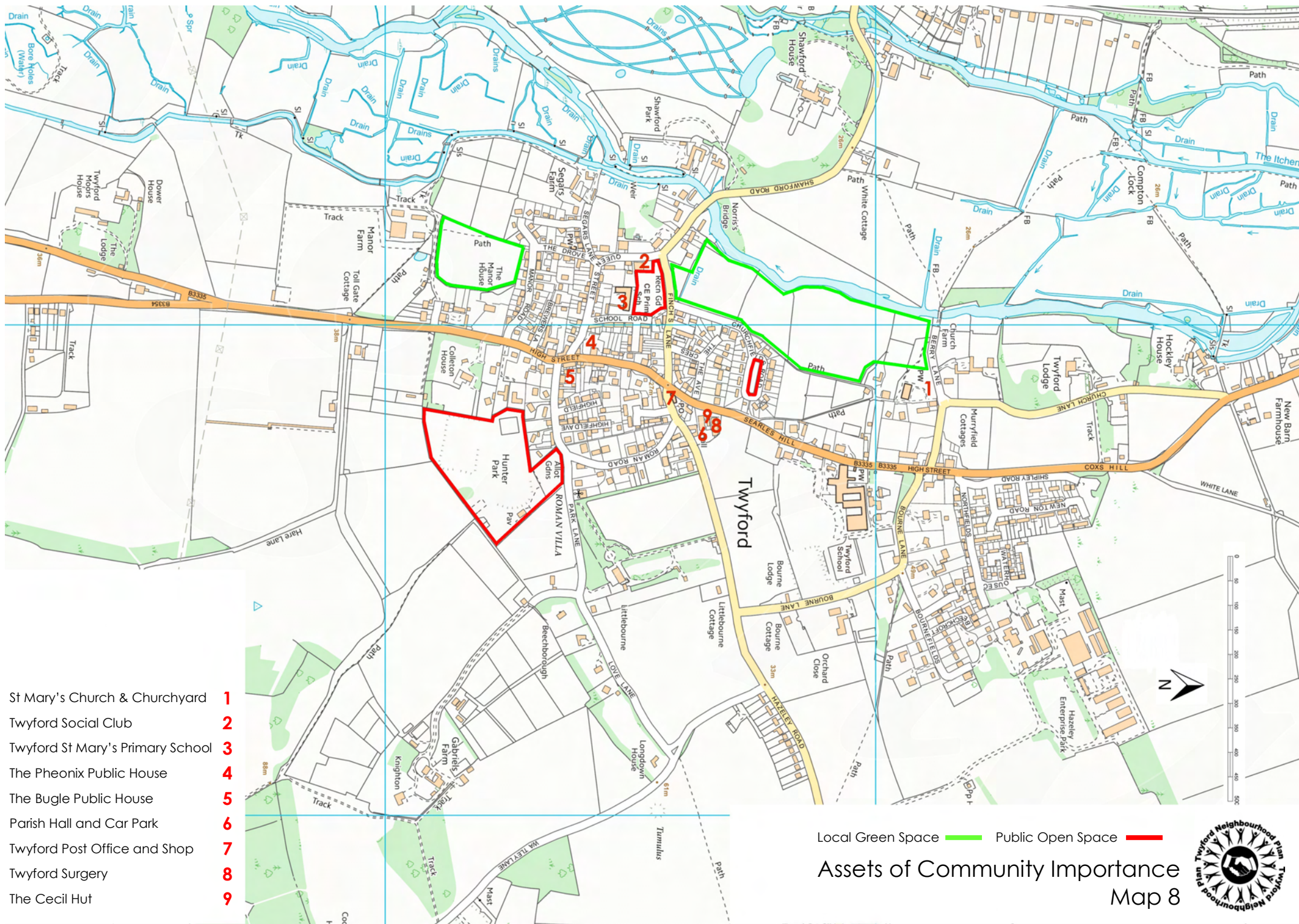
Hockley Golf Club

Livery Stables

Cecil Hut









### 3. The Policies - CP Community Provision (continued)

#### Policy CP2 - Twyford St Mary's Primary School

##### *Purpose of the policy*

The Village primary school (shown on Map 7) has been at the heart of the local community since its foundation in about 1850 and its value today cannot be overstated; consequently the school's needs are seen as a priority. There are currently approximately 160 pupils enrolled of which about 80% come from the parish.

The school still occupies its original site and buildings which were designed for about half the current number. They are listed and are within the Twyford Conservation area. With the expansion in numbers, additional classrooms have been added.

There are six year groups ranging from Reception (4+) to Year 3 (11+) located in four permanent classrooms and a temporary classroom. Outside space is severely limited although this is partly offset by Ballard's Close which is an open space for the use of children under 4 years old. The school feels lack of space narrows the range of educational opportunities it would like to provide the children. The school's principle access is via School Road, an un-adopted and unmade up road with on-street parking, that serves many dwellings. Limited parking in the vicinity of the school leads to daily occurrences of traffic congestion and concerns about safety have been expressed.

##### *Relationship to existing policies*

These are as for CP1

#### Policy CP2– Twyford St Mary's Primary School

Development which is for the maintenance and improvement of the School's facilities will be supported.

Change of use of land, in particular Ballard's Close, for the expansion of the school will be supported.

Measures to improve the access to the school will be supported.



### 3. The Policies - LHE Landscape, Heritage & Ecology

Twyford is included within the South Downs National Park because of the quality of its landscape, ecology and cultural heritage. Its National Park status gives it the highest level of protection in planning law and the Neighbourhood Plan vision and objectives reflect those of the South Downs National Park Protection and enhancement of Twyford's special village character and landscape is a primary objective of the Plan.

Twyford's topography and historic landscape exhibit the key features of the South Downs – extensive farmed chalk hills with long horizons and small intimate valleys with the village low down and close to the river. As part of the Neighbourhood Plan development, the Parish Council commissioned a full study of the parish landscape, the Twyford Character Assessment (Terra Firma, 2015). This builds on earlier studies by Winchester City Council, Hampshire County Council and by land use consultants for the National Park Authority.

The policies below reflect issues raised during community consultation in February and August 2015. Key points emerging from this include:

- I. Strong support for protection and enhancement of local landscape, heritage, ecology and environment.
- II. Perception that these rural qualities are what makes Twyford 'special'.
- III. Concern to retain the rural setting and character of the village
- IV. support for environmental management measures to protect wildlife, and to ensure clean air, water and tranquillity.
- V. Support for recreational use of green space but with a need for better management of the impacts of these activities.

The policies are consistent with the vision and objectives of the Twyford Neighbourhood Plan, as set out in Section 2; the emerging policies of the South Downs National Park Local Plan, the Saved Policies of the Winchester District Local Plan Review adopted 2006 and the policies set out in the Joint Core Strategy adopted 2013.

#### Policy LHE1 - Protected gaps

##### *Purpose of the policy*

It is a key objective of the plan to maintain the rural character of the village. Retaining the open and undeveloped countryside between Twyford and adjoining settlements is an important way of keeping the sense of place and character of the village, and in preventing erosion of the countryside and landscape of the National Park and its relationship to the village.

Although historically developed in two parts, the village has one centre and functions as a single community. The built-up area of the village is relatively well defined except for two groups of housing along Hazeley Road and at Twyford Moors, which are separated from the village by open countryside. Twyford and its individual parts are described in the Landscape Character Assessment (2015 Terra Firma).

Twyford's Neighbourhood Plan aims to retain the green and open character of the parish and its 'green buffer zone'. This is consistent with existing planning policies, which state that the form, location and scale of development must support the objectives of the National Park. Policy DS22 of the South Downs Local Plan Preferred Options sets out a development strategy that is concerned to maintain the character of settlements and the character of the countryside. This policy provides for specific protection of gaps between Twyford and the neighbouring settlements of Shawford and Colden Common.



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE1 - Protected Gaps

The open and under-developed nature of the following gaps (shown on Map 9) will be protected to prevent coalescence, retain the identity of the settlement and protect the character of the Landscape between:

- I. The settlements of Twyford and Colden Common.
- II. The settlements of Twyford and Shawford

Development will only be allowed within the gaps if it will not Undermine the visual or physical separation of the settlements and if

It will not compromise the integrity of the gap, individually or cumulatively with other existing or proposed developments.









### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE2 - Landscape and Views

##### *Purpose of the policy*

Twyford is a gateway village at the western end of the South Downs National Park, making a significant contribution to the vision and objectives of the National Park. The Twyford Landscape Character Assessment (2015) identifies special local landscape characteristics and highlights issues concerning the visibility of new development within the landscape and the difficulty of accommodating development without a major impact on the landscape.

Relevant existing policies to protect the landscape include the South Downs Local Plan Preferred Options, draft Policy SD5 on Landscape Character and draft Policy SD7 on Safeguarding Views. The impact of development can be limited by confining it to the parish settlement boundary, but it is also strongly related to the contours of the landscape and visibility from viewpoints. This policy aims to protect Twyford's important local landscape features and parish views, as mapped in the Character assessment report, plus the specific views described in Table 2.

#### Policy LHE2 - Landscape and views

Development must reflect the principles of the Twyford Landscape Character Assessment.

Development that increases the prominence of the settlement within the landscape will not be permitted.

Development will not be permitted that is visually prominent from the important parish viewpoints described in Table 2.



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

**Table 2—Important Parish Views**

*Visual landmarks and features*

- The river Itchen and adjoining water meadows.
- St Mary's Church and its spire.
- Numerous listed buildings along the village edge and at its entrances
- Twyford Waterworks Scheduled Monument.
- Elevated and sculpted downland within and adjacent to the parish particularly Twyford Down and St Catherine's Hill.
- The high ground at Northfields and Hazeley Enterprise Park where the feed mill is particularly prominent.

*Key views within the village*

- To listed buildings from B3335 at the entrance to the village from the south.
- Of St Mary's Church and listed houses on Berry Lane and Church Lane where the landscape provides a distinctive setting.
- To listed buildings along Shawford Road where the landscape provides a distinctive setting.
- Of the River Itchen and water meadows from the footpath running southwards from St Mary's Church.

- Of and across the water meadows from Shawford Road
- From Love Lane and the footpath from Love Lane to Twyford Water works, across the valley to Bourne Fields, Twyford Prep School and beyond

*Key Views from wider landscape*

- St Mary's Church and the northern edge of the village from Shawford Down
- Long distance views of the landscape from Hazeley Road
- Views of the landscape and village from the numerous public rights of way within and surrounding the village including Itchen Way and Monarch Way
- From the Hunter park to Gabriel's Copse footpath, across fields to Knighton and Gabriels Farm.





### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE3 - The historic environment, buildings and archaeology

##### *Purpose of the policy*

Twyford has a particularly rich built and archaeological heritage and shows signs of continuous occupation from as far back as the Bronze Age (2000 BC). Designated (protected) heritage assets in the parish (see Heritage Map on environment page of Neighbourhood Plan website) include:

7 Scheduled Ancient Monuments, from a Bronze Age barrow to the 20th century Twyford Pumping Station over 70 listed buildings dating from the 14<sup>th</sup> century to the 19<sup>th</sup> century.

There is an extensive Conservation Area (see Heritage Map on web site) that incorporates the older parts of the village, both north and south and the surrounds of the three river fords. Further detail can be found in the Twyford Character Assessment, February 2016, shown on the Twyford Neighbourhood Plan web site.

Areas of archaeological potential, an aspect of the historic environment can be easily overlooked. Currently unidentified sites could be identified in future and the National Planning Policy Framework is clear that consideration of archaeological implications should be included in development land allocations, with archaeological investigations occurring well in advance of development.

Twyford's built and archaeological heritage is important to people who live, work in and visit the community and there is a wish to protect it further. Conserving the historic environment contributes to the character of the village, improves the quality of the built environment and protects its special qualities. This policy ensures that the character and integrity of important local heritage assets will be protected, addressing the connections between people and places and ensuring the integration of any new development into the historic environment.

Conservation Areas and listed buildings have statutory protection and local plan policies also provide protection. The South Downs Local Plan

Preferred Options proposes in draft Policy SD11 a broad approach to protecting the historic environment, within the context of the National Park, with detailed criteria in draft Policy SD39 for development in conservation areas.

#### Policy LHE3 - The historic environment, buildings and archaeology

All development within the parish, especially that within the Twyford Conservation Area or within its setting must make a positive contribution to the local character and distinctiveness of the village.

Proposals for development within the setting of listed buildings, Scheduled Ancient Monuments and parish heritage assets must respect and not harm their character or distinctiveness.

Archaeological assessment should precede any development proposed, with archaeological investigations undertaken well in advance of development, and the results taken into consideration in planning developments, and positively incorporated in design.



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE4 - Local green space and informal open space

##### *Purpose of the policy*

The character of Twyford owes much to its close relationship to the surrounding countryside and to green areas with the village. Particularly Important areas are the Meads and Berry Meadow that are owned by the Parish Council and are well used by the public.

There are other green wildlife corridors and green areas on private land with no permissive access, such as other fields within the water meadows and fields located between the north and south parts of the village that are important to the village landscape character.

Designation of Local Green Spaces provides extra protection to open spaces, ruling out new development other than in very special circumstances. Local Green Spaces that are special to the Twyford community are shown on Map 8 with those given specific protection summarised on the Open Space Table 1.

It is a key objective of the Plan to conserve and enhance the National Park landscape and its relationship to the village. In this context it is proposed to designate the Meads and Berry Meadow as a local nature reserve in order to provide additional protection to these sites from damage from dog walkers and other visitors and to help improve their ecological value.

This policy protects existing provision of open spaces and promotes opportunities for further provision particularly associated with new housing development. It recognises the need to protect and enhance the high quality natural environment in the parish, and encourages members of the community to become involved in the care and maintenance of green spaces within the parish.

#### Policy LHE4 - Local green space and informal open space

Local Green Spaces shown on Map 8 will be protected and those in public ownership will be enhanced for their biodiversity and, where appropriate, for public access and informal recreational use. The community will be encouraged to participate in their development and maintenance through voluntary involvement. This will promote greater biodiversity and opportunities for volunteering, healthy lifestyles and skills training.

Development proposals that would have a negative impact on local green spaces will not be permitted unless there is a need to maintain an existing community asset located within the Local Green Space, or where the proposed development will be for the benefit of the community, and will not detrimentally affect the significance of the space.

Other informal open space and connections to walking networks must be provided to support allocated residential development, and must be accessible to people with disabilities.

The network of green infrastructure and open spaces will be developed and linked to the surrounding countryside for community use and enjoyment.

The Parish Council will seek to have Berry Meadow and the Meads (shown on Map 10) designated as a local nature reserve.



### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE5 - Dark Night Skies

##### *Purpose of the policy*

A key characteristic of the South Downs National Park is its status, since 2016, as an International Dark Sky Reserve (IDSR). SDNPA will use its planning authority to protect the dark skies above the National Park, as well as the landscape on the ground. Artificial light pollutes the night sky, also threatening the survival of nocturnal wildlife such as moths and bats.

Draft policies for the Local Plan include specific lighting requirements for development. In addition, the National Planning Policy Framework (paragraphs 95 and 97) supports a low carbon future by reducing unnecessary energy use.

This policy aims to protect the dark skies above Twyford and to reduce light pollution. As such, no developments in the parish should feature street lighting unless it is required to mitigate a potential road safety hazard, with support given only to minimal lighting and designs suitable for a rural village.

#### Policy LHE5 - Dark night skies

All development proposals must take account of the importance of dark skies across the parish and those that include external light fittings will need to demonstrate that these minimize light pollution.

Unless a statutory requirement, roads built as part of a new development must not feature street lighting.





### 3. The Policies - LHE Landscape, Heritage & Ecology (continued)

#### Policy LHE6 - Local Biodiversity, Trees and Woodlands

##### *Purpose of the policy*

Twyford's ecology is of national and international importance. The River Itchen is a chalk stream of exceptional quality, home to rare insect and plant communities. Because of this, the watercourses and much of the water meadows are subject to European and national designations

Twyford also has several areas of biologically rich downland. The best areas are designated as Sites of Special Scientific Interest (SSSIs) and as Sites of Importance for Nature Conservation (SINCs) (see Biodiversity Map on Environment page of Neighbour Plan website for details).

There are also ancient woodlands, all of which are designated as Sites of Importance for Nature Conservation. Trees, hedgerows, small fields, open spaces and large gardens in and around the village provide additional habitat networks and form buffers to human activity. They contribute to the special character of the parish, and need protection. Green infrastructure corridors, such as woodland or well-maintained hedgerows, provide important wildlife habitats and cover for the movement of wildlife.

The Winchester Biodiversity Action Plan (BAP, see map on web site) identifies priority local sites and habitats, with action plans. It also highlights the contribution that local community based action, including improving existing habitats such as gardens, can make towards protecting and conserving the natural environment. Education and awareness raising is also important. National and local agencies involved in environmental management in the parish include the Environment Agency, DEFRA, (working through Natural England) and the Hampshire and Isle of Wight Wildlife Trust, working with landowners.

This policy seeks to assist the implementation of the local BAP and to ensure that developments complement or enhance biodiversity in the village. The policy also encourages members of the community to become involved in the care and maintenance of Twyford's natural environment.

#### Policy LHE6 - Local biodiversity, trees and woodlands

Proposals that result in a loss of biodiversity will not normally be permitted. A sequential approach to the impact of development on biodiversity should be applied as follows:

- I. Harm to biodiversity will be avoided.
- II. If harm cannot be avoided (through locating development on an alternative site with less harmful impacts), then:
- III. The impact of the development should be adequately mitigated.

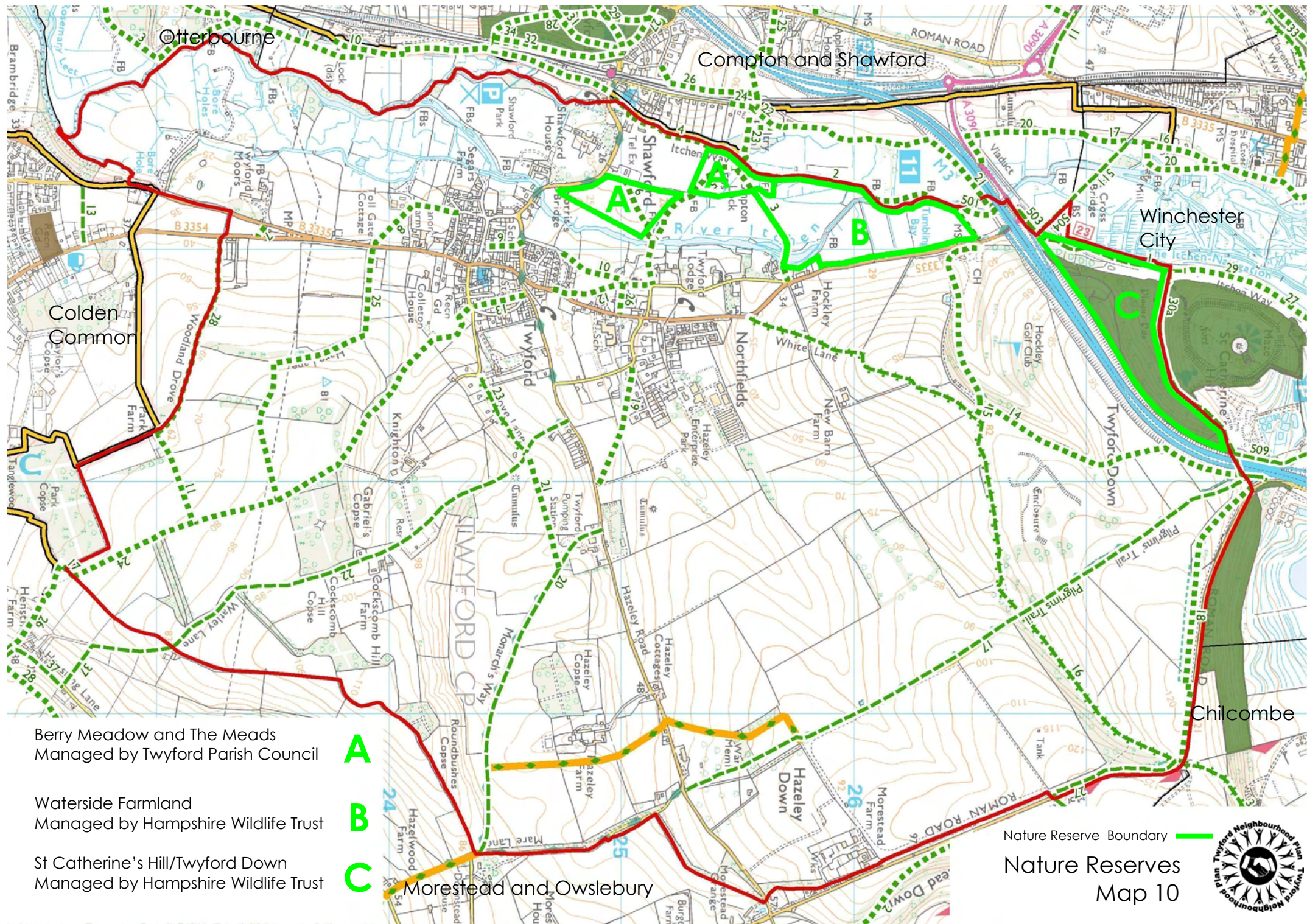
Only if both I. and II. are demonstrated to be unachievable, then the impact should be compensated for, to ensure no net loss.

Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted. Proposals should be designed to retain ancient trees or trees of arboricultural and amenity value. Such proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees in accordance with BS5837 (Trees in relation to Design, Demolition or Construction 2012.9) or equivalent document.

The Parish Council will work with other agencies to improve local biodiversity, encouraging voluntary community participation in the care and maintenance of Twyford's natural environment.







Berry Meadow and The Meads  
Managed by Twyford Parish Council

**A**

Waterside Farmland  
Managed by Hampshire Wildlife Trust

**B**

St Catherine's Hill/Twyford Down  
Managed by Hampshire Wildlife Trust

**C**

Morestead and Owslebury

Nature Reserve Boundary

Nature Reserves  
Map 10





### 3. The Policies - WE Water Environment

#### Policy WE1 - Flood Risk

##### *Purpose of the policy*

The centre of the village and part of the preferred development site is liable to flood, which also causes some sewers to surcharge. Further development should not aggravate the problems and should contribute to mitigation.

Flooding in the village occurs along the line of the Hazeley Bourne in years of exceptional rainfall. This took place in the winters of 2000/01 and 2013/14 after an interval of about 100 years. The flooding can be caused by surface water from springs issuing from the surcharged aquifers of the chalk above and below the Morestead Road and flowing as surface water along the Hazeley Road and also by springs in the village itself, in the properties fronting Hazeley Road and Finches Lane. In most years the infrastructure is adequate for the purpose but exceptional rainfall over a long period has required emergency procedures, as the effects cannot be wholly predicted or avoided by improvements in infrastructure.

Surcharging of foul sewers in the same area is aggravated by the topography and the design of the gravity system through these low lying areas.

An emergency plan has been put in place by the Parish Council in partnership with other Authorities and was updated following the 2013/14 incident.

Studies carried out by the Environment Agency and Hampshire County and Winchester District Council led to the identification of Flood Zones.

The periodic flooding of the water meadows of the River Itchen along its valley in Twyford is a normal part of its annual cycle and is of high ecological benefit and landscape value, but requires active management of water channels.

Residents affected both by the ground water and flood incidents and by surcharging sewers have expressed their anxiety about the effects of further development east of the Parish Hall.

##### *Relationship to existing Policies*

Government policy clearly sets out that flood land is to be avoided in proportion to the risks created taking account of the type of flood and mitigation.

#### Policy WE1 - Flood risk

Development within the flood zones as defined by the EA will only be permitted as set out in Government advice.

The area adjoining Hazeley Road immediately above the parish hall car park will be treated as Flood Zone 3.

Any development where either surface or foul drainage which discharge into the systems passing through the areas of flood risk must first demonstrate that there will be no effect on existing properties or must demonstrate how any effects can be mitigated.

#### Policies WE2 - Water abstraction zones and WE3 - Nitrate sensitive zones

These two policies, of the Environment Agency, are designed to protect drinking water supplies and rivers from pollution. The whole parish is subject to WE3 and the Hazeley Valley to WE2. The policies require consultation and allow the Environment Agency to prevent any development or use of land which causes pollution.





### 3. The Policies - MA Movement and Accessibility

Twyford because of its location in a valley has road traffic funnelling through and it also forms a gateway to the South Downs National Park. This brings many problems to the village with high volumes of traffic, many of them goods vehicles passing through the village

The ability to move easily and conveniently within the village lies at the heart of maintaining a vibrant community within Twyford and the Neighbourhood Plan aims to enhance that ability. It is compromised by the B3335 / B3354 north – south road through the middle part of the village which is also designated as a Conservation Area. The road is also used by many large goods vehicles. Control of the use of this road is beyond the scope of the TNP and so it is essential to protect and enhance the way this road is used to ensure there are adequate facilities for pedestrians to cross safely and for the vulnerable road users like cyclists to travel safely.

The following Policies are called 'Movement and Access' as those are the only areas the Neighbourhood Plan can influence. They address 'transport' matters but most of the decisions on those matters are made by other authorities. Each Policy address relevant matters raised by during the Public Consultation exercise undertaken in February 2015 and again in August 2015.

The policies in this Neighbourhood Plan must be consistent with those in the governing Local Plans, namely those set out in;

- I. The Saved Policies of the Winchester District Local Plan Review adopted 2006
- II. The Policies set out in the Local Plan Part 1 - Joint Core Strategy adopted 2013
- III. The emerging Policies of the South Downs National Park Local Plan

Similarly the Policies seek to satisfy the Objectives set out in Section 2 of this Plan.

#### Policy MA1 – Walking and cycling

##### *Purpose of the Policy*

Twyford has many public rights of way, but no dedicated cycling routes. Walking and cycling opportunities are generally reliant on some use of roads or pavements. In places there are some significant gaps in the footways. It does, however, have a number of important footpaths with the named routes Itchen Way, the Pilgrims Trail and Monarch's Way all passing within the parish boundary and others acting as feeder links to the long-distance South Downs Way that runs just outside the north-eastern boundary of the parish. There is a need to maintain and improve it in places to enhance connections across the village and particularly to the village centre and the school and also to enhance opportunities for recreation and enjoyment of the countryside. New development should contribute to provision, either directly or through financial contributions.

The plan promotes a village that functions as a single community, including through improved walking and cycling access. It also promotes good walking and cycling access between development and retail, community and sports provision. This Policy addresses the need to protect and enhance facilities for pedestrians, cyclists and the less mobile members of the community.

##### *Relationship to other Policies*

This policy complements Saved Policies T2 and T3 of the Joint Core Strategy Review and Strategic Policy SD19 of the draft South Downs Local Plan.

*Terminology:- A footway is the area alongside a road on which pedestrians walk.  
A footpath is a completely separate surface for the use of pedestrians.*



### 3. The Policies - MA Movement and Accessibility (continued)

#### Policy MA1 – Walking and cycling

The existing Rights of Way network (i.e. Footpaths and Bridleways) will be maintained and improved for the convenience and safety of users and to make them more accessible to all. Where appropriate this could include improvements for those who have impaired mobility.

Any new development that would have an unacceptable adverse impact on the use and amenity value on the existing Rights of Way network will not be permitted

Residential development proposals will only be permitted if it is demonstrated that wherever possible, they have sought to incorporate attractive and safe footpath or cycle links to the nearest point on the rights of way network or local footway network .



### 3. The Policies - MA Movement and Accessibility (continued)

#### Policy MA2 - Parking

##### *Purpose of the policy*

Twyford is a village in a rural area and the use of a car is very important for most journeys. It has limited bus connections and access to a mainline rail station although this only gives options for travel along a single corridor. Thus, alongside locating development so as to minimise the need to travel by car, adequate car parking is nevertheless needed in all new development. Public car parking within the village, particularly around the centre (village hall, surgery, post office, village stores) is also essential. The existing car park and on-street spaces are over-capacity and additional provision is required in the centre. Parking provision for cycles throughout Twyford is poor and opportunities need to be taken to redress this.

Good parking provision contributes to improving the quality of the built environment, promoting a village that functions as a single community and to improving the safety for those who walk and cycle.

Various surveys have been undertaken of the Village Hall/Surgery car-park. These included numerous observations of the total usage of the car-park at various times throughout the day and a continuous 11hr survey in April 2016 when the usage, turnover and duration of stay were determined. Full details of this survey are set out on the Neighbourhood Plan Web site but the main findings were,

- I. Maximum occupancy was 46 vehicles despite there being only 35 marked spaces. This occurred mid-morning.
- II. 2/3rds of all users stayed less than 30 minutes.
- III. Extensive on-street parking occurs on Hazeley Road.

Based on the findings of these surveys and the likely demands created by the users of the Village Hall and Gilbert Rooms, possible diversion of some parkers to adjoining residential streets and repressed demand it is considered that there is a need for at least 35 additional off-street spaces. To provide some flexibility the policy suggests 40 spaces. This would also enable the existing time-restricted on-street spaces by the Post Office/Village Shop to be extended as far as the car-park entrance. We have considered the possibility of additional parking in the vicinity of

Park Lane, Queen Street, School Road and Hill Rise but see no opportunity of delivering or implementing any such measure.

##### *Relationship to other Policies*

This policy is consistent with Saved Policy T4 of the Joint Core Strategy Review and complements Strategic Policy SD19 of the draft South Downs Local Plan. It also seeks to satisfy the Objectives of the TNP.

#### Policy MA2 - Parking

All development proposals must provide adequate on-site vehicle and cycle parking, in accordance with adopted parking standards, including provision for visitors and tradesmen and that provision must be designed and laid out to make a positive contribution to the development and its environment.

Development proposals that result in a loss of existing car parking spaces will only be permitted if it can be demonstrated that suitable alternative provision can be made in the vicinity.

Space for around 40 additional car parking spaces is identified on land adjoining the existing Village Hall/Surgery car park.





### 3. The Policies - MA Movement and Accessibility (continued)

#### Policy MA3 - Minor Traffic Management Improvements

##### *Purpose of the policy*

In May 2016 HCC advised that, because of severe budgetary restrictions, the traffic management resources available to the highway authority will be prioritised towards road safety schemes, with no money for minor traffic management matters, which, henceforth, would be implemented on the initiative of and with funding from, the local community. They will relax their current approach to delivery and where a local community wishes to introduce measures they will design and implement such proposals provided they are fully funded by the local community. Such measures may include improved or rationalised signing; vehicle actuated speed limit repeaters, carriageway markings and lining alterations, bollards to prevent misuse of verges and footways, informal crossing points for pedestrians.

Excessive speed and on-street parking reduce the amenity and safety within the village but are controlled by the highway authority and so remain as 'aspirational' policies. Moreover Twyford, in its role as 'gateway' to the National Park, needs to protect its minor roads from unwanted parking by visitors.

Funding is to come from developer contributions (or village precept). With an adopted Neighbourhood Plan, some 25% of the any developer contribution is put at the disposal of the Parish Council for spending on projects of its choosing.

##### *Relationship to other Policies*

This policy complements the aims of both the Joint Core Strategy Review and the draft South Downs Local Plan. It also seeks to satisfy the Objectives of the TNP.

#### Policy MA3 – Minor traffic management improvements

Minor roads in the village will be protected from excessive speed and unwanted parking by the introduction of minor traffic management measures, identified by the Parish Council and endorsed by the highway authority.

New parking restrictions will be introduced on Hazeley Road and Finches Lane to ensure that the existing parking spaces are only used by short-stay visitors.

Pressure will continue to be put on the highway authority by the Parish Council, to introduce measures along the B3335 /B3354 to control its use by heavy goods vehicles

Any new development in the village will be required to mitigate the impact of additional traffic and movement created by that development.



### 3. The Policies - MA Movement and Accessibility (continued)

#### Policy MA4 - Access to Northfields/Hazeley Enterprise Park

##### *Purpose of the policy*

Traffic to and from Northfields Farm Hazeley Enterprise Park has to use Hazeley Road for access. There is an existing TRO (Traffic Regulation Order) prohibiting large goods vehicles over 7.5 tonnes from using the western section of Hazeley Road between the Northfields access and the cross-roads in the middle of the village. This is not always complied with and large vehicles continue to make the tight turn across the front of the Village Stores/ Post Office and use the narrow section of Hazeley Road that has numerous parked cars by the shops. The owner of Northfields/Hazeley Enterprise Park has also erected signs advising all large goods vehicles to turn left out of the access. With the expected change of occupiers at Northfields from a few large users to many smaller users this problem will be exacerbated.

The formation of a new direct link from the bottom of Whites Hill into Northfields Farm/Hazeley Enterprise Park will provide environmental benefits to the village and reinforce the existing weight restriction along the village end of Hazeley Road.

##### *Relationship to other Policies*

This policy complements the aims of both the Joint Core Strategy Review and the draft South Downs Local Plan in protecting the most sensitive parts of the SDNP.

#### Policy MA4 - Access to Northfields Farm/Hazeley Enterprise Park

The principle of a new highway access from B3335 Whites Hill into Northfields Farm/Hazeley Enterprise Park is supported (see Map 6).

#### Policy MA5 – Transport in the Village (aspirational)

Whilst most of the policies are relevant to land use, there are a number of policies which do not affect land use directly but are important aspirational policies that the Parish Council will pursue in order to try and realise the plan's vision. The implementation of these is mainly in the control of others but are retained in this plan and referred to as aspirational policies.

This includes the items identified by the Parish Council in their submission to Winchester City Council/Hampshire County Council in September 2011 for inclusion in their Local Plan Review /Transport Plan.

##### *Relationship to other Policies*

This is an aspirational Policy as it requires the action of others. However its aims are those of both the Joint Core Strategy Review and the draft South Downs Local Plan to protect the most sensitive parts of the SDNP. It also seeks to satisfy the Objectives of the TNP.



### 3. The Policies - MA Movement and Accessibility (continued)

#### Policy MA5 – Transport in the village (aspirational)

##### *Pedestrian movement*

The highway authority will be encouraged to create enhanced pedestrian provision along sections of public highway road that currently lack such facility, including:

- Finches Lane towards Shawford railway station.
- Hazeley Road east of Bourne Lane
- Bourne Lane between Hazeley Road and Bourne Fields
- The provision of improved pedestrian crossing facilities across the B3335 near The Phoenix and Bugle Inns will be encouraged.
- Enhanced pedestrian facilities on Park Lane, Queen Street, Roman Road
- Additional 'tactile' drop-kerb crossing points in existing footways will be encouraged.
- 'Virtual' ( i.e. painted) footway across Norris Bridge or road narrowing allied with a vehicle priority TRO.
- Informal crossing points for pedestrians.
- Any new development should contribute to the extension of the pedestrian network by adding well signed walking and cycling routes in and around the village, separate from roads where possible.

##### *Cycle movements*

The highway authority will be encouraged to develop a cycle way from the north side of the village to connect with Viaduct Way at Hockley.

The highway authority will be encouraged to provide a cycle way southwards from the village towards Colden Common .

##### *General traffic management and vehicle speeds*

- Improved village gateways,
- Additional or improved signing,
- Vehicle-activated speed limit reminders,

- Bollards to protect parking or turning on footways and white lining alterations.
- Support a limited extension of the 2-hour parking restrictions near the post office /Village Stores.
- Introduce 40mph restriction between Hockley and North side of village .
- Reduce existing 50 mph to 40 mph between south side of village and north end of Colden Common.

##### *Public transport*

- More late-night buses.

##### *Twyford Preparatory School*

- Encourage provision of a new access off Hazeley Road or widened section of Bourne Lane between the present exit and High Street
- Encourage Twyford Preparatory School management of parental traffic.





### 3. The Policies - SD Sustainability

#### Policy SD1 - Micro-generation and Renewable Energy

##### *Purpose of the policy*

Climate change poses a global challenge for which we are all responsible. At a local level the impacts of climate change could have lasting impacts upon the environment and landscape. Central to the NPPF is the concept of sustainable development and central to this is the need to mitigate and adapt to climate change.

Microgeneration technologies are increasingly used to produce clean electricity and heat from renewable sources. The installation of these across the parish is supported, in order to promote viable and sustainable forms of energy generation. Ensuring that proposals for, or that include, this type of development comply with the criteria as set out in this policy will ensure that they do not have a negative impact on Twyford's special qualities.

#### Policy SD1 Micro generation and Renewable Energy

Proposals that include the installation of renewable energy generation equipment will be supported where:

- I. It is to provide energy for local dwelling(s), businesses or proposed by a local community group.
- II. It is in proportion to the scale of the building(s) or development it is intended to serve .
- III. The siting, scale and design of the energy generating infrastructure will not compromise the amenity of the nearby community.
- IV. It will not significantly detract from the rural, visual and historic character of the surrounding area.
- V. Where appropriate, the energy gathering infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard.



### 3. The Policies - SD Sustainability (continued)

#### Policy SD2 - Sustainable and Adaptable Buildings

##### *Purpose of the policy*

Ensuring that all new development is both highly energy efficient and sustainable is considered important by the Twyford community. There are a number of codes and mechanisms for achieving this. This policy strongly encourages sustainable and zero carbon developments, in order that new developments should not exacerbate flooding risks and that they have a neutral impact on surface water.

#### Policy SD2 Sustainable and Adaptable Buildings

New development which demonstrates high levels of energy efficiency and sustainability will be strongly encouraged.

The significance and integrity of important historic assets can be threatened by poorly designed adaptation and mitigation responses to carbon efficiency and the importance of this must be recognized in development proposals.

It must be demonstrated that developments must have a neutral or beneficial impact on surface water. Any new hard-standing areas must be permeable - this includes all new pavements, driveways and where applicable, public rights of way, car parks and non-adoptable roads. The additional run-off for rainfall depths of up to 5mm caused by the development must be managed on site using appropriate Sustainable Drainage Systems (SuDS). Calculations should be presented to demonstrate that these criteria have been met.

Proposals will also be expected to conform, wherever possible, to the relevant 'Secured by Design' Design Guide.



### 3. The Policies - DE The Design of Development

#### DE. The Design of Development

##### *Purpose of the policy*

In their layout and in the use of materials, Twyford's buildings have been influenced by the landscape and its resources. Future development, whether this is of a traditional or more modern design, will need to complement these connections. This can be achieved through a landscape-led and ecosystems services approach.

Design is a crucial aspect of this for all scales and types of development and proposals need to address the advice in this supporting text and the policy criteria.

It is vital that all new development meets the highest standards of sustainable development. This goes beyond the architecture and form of a development and includes the cultural connections between people and places and the landscape, as well as the social wellbeing of communities. They must be used in order to achieve exceptional design, fit for a national park.

The layout of Twyford is complex and design of its buildings and gardens is immensely varied. This is because of its long gestation, the varied function of its buildings, the wide spread of wealth of property owners and the relatively small scale of estate housing. Older buildings are predominantly of a local redbrick, with tiled roofs, with use of flints in many cases. Timber framed buildings are generally plastered and whitewashed. Later buildings use a wide variety of bricks and roofing materials, many with render. These can be seen in the Village Character Assessment.

The Twyford Neighbourhood Plan does not intend to prescribe detail, impose architectural styles or particular tastes or stifle innovation, originality or initiative. However it is a vital that each proposal should consider the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Local distinctiveness should be identified in each case and form the starting point for proposals. Great weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Permission should not, however, be refused for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility within an existing townscape, if those concerns have been mitigated by good design.

##### *Relationship to current policies*

Achieving high-quality design is a core principle of the National Planning Policy Framework, as outlined in paragraph 17. Paragraph 56 also places 'great importance' on the design of the built environment and that it should contribute positively to making places better for people.

The South Downs National Park, through both JCS and the emerging Local plan, make this a central feature to achieve high-quality and inclusive design for all development.





### 3. The Policies - DE The Design of Development (continued)

#### Policy DE1 - Design

Development proposals will only be permitted where they comply with:

- I. Other relevant policies, in particular, Policy LHE2 (Landscape and Views).
- II. Are of high-quality designs which, where relevant, clearly demonstrate that they have been informed by appropriate site-based investigations.

Development proposals must:

- I. Make a positive contribution to the character, functions and local distinctiveness of the built environment and landscape through their design, layout, scale and use of locally appropriate materials,
- II. Demonstrate a locally appropriate design and layout which take into account location and context reduce the need for screening planting, and respect the setting of settlements, including farmsteads, land at the settlement edge, green corridors and links to the settlement.
- III. Be suitable for their location and use appropriate design and layout and ensure green infrastructure is effectively provided
- IV. Create high-quality public and private realms that are clearly defined.
- V. Incorporate appropriate hard and soft landscaping which provide a setting for development within the immediate surroundings and a connection to the wider landscape to enhance local landscape character, green infrastructure and biodiversity.
- VI. Ensure buildings are durable and adaptable over time.
- VII. Avoid harmful impact upon neighbouring uses and amenities.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.



### 3. The Policies - IDC Infrastructure & Developer Contributions

#### Policy IDC1 – Infrastructure and developer contributions

##### *Purpose of the policy*

Developers need to ensure that all services and utilities are provided for new development, and in particular for the additional housing. Development should contribute to providing infrastructure and community facilities within the village, particularly where there are existing deficiencies. The Community Infrastructure Levy (CIL) provides an opportunity for contributions to a wide variety of community and infrastructure needs.

Managing the drainage of new development of site 26 (the land east of the parish hall car park) is inextricably linked to addressing existing problems of surface water run-off affecting these sites and the periodic flooding of the Bourne. That may include contributions for flood management measures. Access arrangements to new development should also be used to help manage traffic flows on roads from which development is accessed.

Other needs include the upgrading and improvement of sports facilities, of green space and of good community facilities. Car parking in the village centre is under increasing pressure. The community has expressed concern over the current pressures on the primary school.

##### *Relationship to other policies*

The Joint Core Strategy requires infrastructure and community services to be met by development and other policies of the plan and sets out particular requirements, as does the SDNP Draft Local Plan.

#### Policy IDC1 - Infrastructure and Developer Contributions

Development must fully provide for on-site service and utility infrastructure, in conjunction with utility providers, to be in place before development is occupied.

Development must also contribute towards infrastructure and community facilities which may be used by those living in or using the development, particularly where there are existing deficiencies of provision within the village .

Development will only be permitted if infrastructure contributions are made through legal agreements and the Community Infrastructure Levy (CIL). Section 278 agreements will be secured to ensure safe and suitable access and highway improvements.

Amongst the priorities for infrastructure and service provision are drainage, traffic management measures, sports and play provision, green space, facilities for community activities, car parks, public toilets and walking and cycling networks.

The Parish Council will closely monitor infrastructure and community needs during the period of the plan and the use of developer contributions to meet those needs.



### 3. Policies - DB Development Briefs

#### Policy DB1- Land Adjacent to the Village Hall (Site 26)

Following the consultation on the site selection process earlier this year, the stance of the Technical Committee was that site 26 was to be preferred to site S1 at Northfields. The main reasons are that the field next to the Parish Hall is central to the village and close to all its facilities. Moreover, over 50 houses have been built in the north of the village in the last 12 years most in Northfields, 28 of them for social housing, side by side in Hewlett Close and Waterhouse close.

There has been very little building in the south of the village, the last scheme being the Manor Green scheme about 20 years ago. No Social housing has been built anywhere else in the village for about 50 years, while much has been sold off.

The field adjacent to the Parish Hall and surgery has long been viewed for extending the car park and this now forms a key part of this plan.

Our landscape consultants considered the impact of housing on this land and judged that part, but part only, of the field was suitable for housing. We have not yet established whether the land that the consultants identified is large enough to accommodate the full 20 dwellings without harm to the landscape or impact on the character of the village.

Three further points were made about in our consultation. Firstly the houses to be permitted should be small and at higher density. The motive here was that this would reduce the land take and also the impact of new building on the landscape. We have accepted this for the additional reason that smaller dwellings will be more affordable for local people, and more suitable for the elderly and will replace the many smaller houses which recent owners have enlarged.

The second point raised by several people is that if the 20 houses are split in to several sites this will be more in the character of Twyford. This is debatable, firstly 20 houses is not a large number in any context. Past developments in Twyford have been, for example:-

- |                         |              |
|-------------------------|--------------|
| • Hewlett Close         | 28 dwellings |
| • Waterhouse Close      | 22           |
| • Manor Farm Green      | 18           |
| • Churchfields          | 26           |
| • Northfields           | 80 approx.   |
| • School Road/Hill Rise | 39           |

The conclusion is that a group of 20 houses on a single site would not be uncharacteristic of the village.

Conversely, if the numbers of dwellings are reduced, the costs of development rise and make it less likely that a scheme of high quality on the selected site will be achievable. There are multiple public benefits which site 26 is capable of delivering but it is the housing which will generate the profits to achieve this. These benefits can include:

- Car park for around 40 cars
- Retention of clump of trees on top of site, possibly as open space
- Eight social houses in the village centre
- Up to 12 small market houses in the village centre
- Possible measures to assist prevention of further flooding of village car park
- A comprehensive plan for whole site
- Integration with village hall/surgery site

The following policy sets out the process by which the capacity of this site can be properly tested before the numbers of dwellings are finalised. The policy also establishes the community benefits which the site is able to deliver.





### 3. Policies - DB Development Briefs (continued)

#### **Policy DB1 - Land adjacent to the Village Hall**

This policy is subject to the outcome of further consultation and investigation.

Provided it can be shown that the following impacts are acceptable:

- I. On the landscape
- II. On land liable to flood
- III. On the foul drainage system in times of high rainfall

Land adjoining the Parish Hall Car Park,(as shown on Map 11), is allocated for a development subject to the preparation of a development brief in accordance with Policy DB1 to incorporate:

- I. A minimum of 40% affordable dwellings.
- II. A mix of two bed and three bed semi-detached and terrace houses with a limit of 100m sq. for 2 bed and 120 m sq. for three bed.
- III. Additional parking for around 40 cars.
- IV. Open play space for the Play Group.

Also subject to:

- I. A comprehensive landscape scheme incorporating land to the east in the same ownership.
- II. Joint access arrangements with the car park to Hazeley Road.
- III. Further discussion with Twyford School to enable a new connection to be made to from the school to Hazeley Road.
- IV. The retention of trees and hedges.
- V. No building on the area liable to flood without approved mitigation measures.
- VI. High quality of materials and design.





Site 26 Boundary —

Land for Possible Housing on Site 26  
Map 11



## 4. Development Briefs (continued)

### Policy DB2- Land to North of Hewlett Close at Northfields (Site S1)

As with Policy DB1, this policy is subject to the outcome of consultation and to the further studies to establish the capacity of Site 26. Should there be a need to provide housing on Site S1, the preference will be for a number which delivers social housing for rent, on site. Currently affordable housing can be required on schemes of 11 or more and it is this which will establish the number of houses to be built. The number of dwellings is unlikely to exceed 11 which will not utilize the site to its full capacity and appropriate use of the remainder of the site will also need to be considered.

The land North of Hewlett Close in Northfields is part of an open, flat, grassed, roughly rectangular area. It is fenced and has no current use. It has a frontage to Hewlett Close, with housing to the west and south and the commercial land of Northfields Farm on the eastern boundary. There are significant tree boundaries to the north and east both of which have important landscape functions.

### Policy DB2- Land to North of Hewlett Close

If the land fronting Hewlett Close is to be developed and following the decision on the number of dwellings, a development brief is to be prepared to include the following:

- Retention and strengthening of landscaping on the north and east boundaries.
- 30m landscaped separation zone from the commercial development to the east.
- Provision of at least 40% of the properties for affordable housing for local people in accordance with policy HN3.
- The market housing to be a mixture of one two and three bed houses, in accordance with policy HN1.
- Provision of open space shall be to the Local Authority's standards in accordance with Policy CF1 and will create a useable kick about space on site.
- A footpath link/cycle link to the North shall be created to connect with B3335.
- The scheme should also make proposals for the management of the residue of Site 1, preferably for community use.





## 4. Implementing & Monitoring the Plan

The Plan can be put into practice in a number of ways.

All those considering some form of development in Twyford will need to take account of these policies and shape their proposals accordingly.

Decisions on planning applications are made by the South Downs National Park Authority (with some decisions delegated to Winchester City Council). Those decisions will have to be made in accordance with the policies of the Neighbourhood Plan.

Utilities and service providers will take account of housing and business allocations in the plan in planning their own services.

Community facilities and services will be provided by developers by their financial contributions, particularly through the Community Infrastructure Levy. The South Downs National Park Authority and the Twyford Parish Council will decide on the allocation of monies from the Community Infrastructure Levy.

Those involved with the management of open and green spaces, rights of way and areas of biodiversity, including the South Downs National Park Authority, the Parish Council and the City Council, will reflect the Designations in their management policies and future provision.

People and Businesses will look to the plan to know the amount and location of development, particularly when buying houses or setting up businesses.

Progress in implementing the plan will be monitored by the South Downs National Park Authority as part of their monitoring of planning policies across the park. The results will be included in their Annual Monitoring Report. The Parish Council will also monitor the plan, particularly the outcomes of the plan for Twyford and how far the vision and objectives of the plan are being achieved.

