Twyford Neighbourhood Plan - Housing Site Selection Process

The SDNP requires Twyford to find new land for 20 houses in the Neighbourhood Plan period in addition to infilling; the Parish Council has accepted this total.

This document sets out the process followed by the Neighbourhood Planning Technical Team in identifying and evaluating potential sites for this purpose. The area of land required, on one or more sites, was estimated to be 0.5ha to 0.7ha based on a density of between 30 and 40 dwellings per ha.

It was recognised that the process to select the most suitable site or sites must be clear and justifiable and the views of the public taken into account.

The identification of possible sites was carried out in three ways:

- Invitation to villagers to suggest sites
- SHLAA sites (SDNPA and landowners)
- Mapping of sites by Technical Team.

1. Invitation to Villagers and Landowners to Identify Sites

Villagers and landowners were asked to identify and comment on suitability of sites for housing in a variety of ways and at several stages over a long period:

- An initial questionnaire in 2015 at and following a drop-in event in the village hall in January 2015 (Ref 1)
- Survey at the Graze Festival August 2015 (Ref 1)
- The Housing Needs survey sent to every household in 2015 (Ref 2)
- Consultation on Housing Site Options in April 2016 (Ref 3)
- Consultation on the First Draft of the Neighbourhood Plan in September 2016 (Ref 4)

A large number of potential sites, all around the village were identified in these ways. The two sites mentioned as suitable most frequently were at Northfields and land in the centre of the village adjacent to the surgery.

2. SHLAA Sites

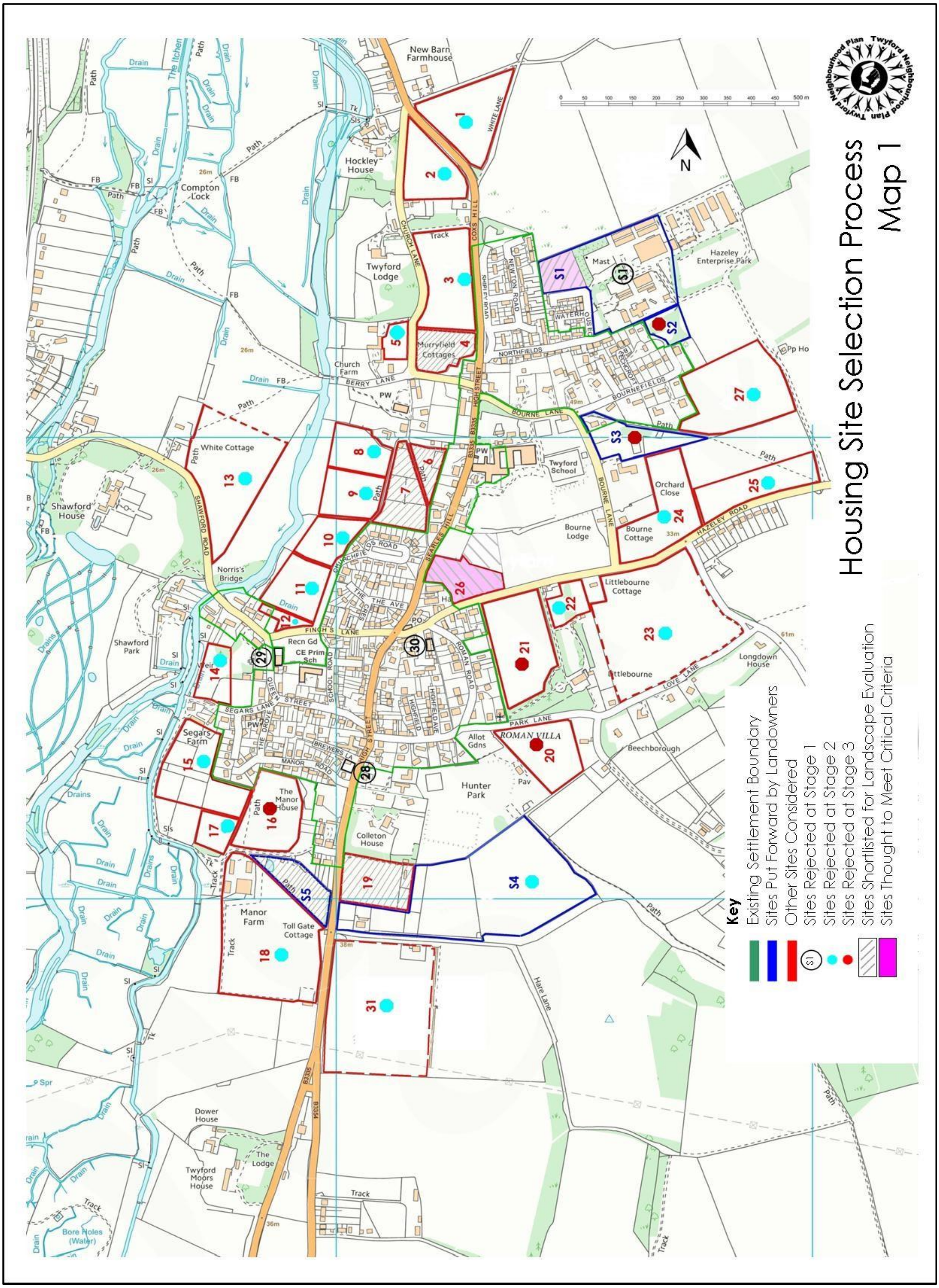
The Strategic Housing Land Availability Assessments (SHLAA) managed by SDNPA identifies land which landowners wish to be considered for development. Both the 2014 sites and the more recent 2016 SHLAA sites were considered.

3. Technical Team Selection

The Parish Council's Technical Team prepared its own survey of possible sites within the Parish. As a starting point, it used the list prepared by the Parish Council in 2008 when looking for a possible exception site for affordable housing for up to 15 dwellings i.e. approximately 0.4 ha. This mapped all the sites adjacent to or very close to the settlement boundary. The 2015 exercise identified 25 sites which were appraised at the time by Winchester Planning officers.

It was reappraised by the Technical Team and mapped as Sites numbered 1 to 25.

In making their selection, the Technical Team did not at this stage ask the landowners if they would agree to the development of their land.


Housing Site Selection Process
Map 1
Twyford Neighbourhood Plan
Key
Existing Settlement Boundary
Sites Put Forward by Landowners
Other Sites Considered
Sites Rejected at Stage 1
Sites Rejected at Stage 2
Sites Rejected at Stage 3
Sites Shortlisted for Landscape Evaluation
Sites Thought to Meet Critical Criteria
N
New Barn Farmhouse
Hockley House
Compton Lock
Twyford Lodge
Church Farm
Murryfield Cottages
White Cottage
Shawford House
Norris's Bridge
Shawford Park
Recn Gd
CE Prim Sch
Segars Farm
The Manor House
Colleton House
Hunter Park
Allot Gdns
ROMAN VILLA
Manor Farm
Toll Gate Cottage
Dower House
The Lodge
Twyford Moors House
Twyford School
Bourne Lodge
Orchard Close
Bourne Cottage
Littlebourne Cottage
Littlebourne
Longdown House
Beechborough
Hazeley Enterprise Park
Mast
CHURCH LANE
WHITE LANE
COXS HILL
HIGH STREET
NEWTON ROAD
NORTHFIELDS
BOURNEFIELDS
BOURNE LANE
BERRY LANE
SHAWFORD ROAD
FINCH'S LANE
CHURCHFIELDS ROAD
THE AVE
QUEEN STREET
SCHOOL ROAD
SEGARS LANE
ROMAN ROAD
HIGHFIELD
PARK LANE
LOVE LANE
HAZELEY ROAD
MANOR ROAD
BREWERS LA
Hare Lane
The Itchen
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S1
S2
S3
S4
S5

4. The Combined List

The combined list of sites considered was

- SHLAA – 8 sites (three of which were combined into one for this process)
- Public – approximately 25 sites
- Technical Team – 25 sites

A large number of these sites were selected by two or more of these processes.

From a combination of each of these processes, a total of 36 sites were identified for consideration (see Map 1). The size of each site and the the ability of the site to accommodate 1 or 20 dwellings is shown in Table 1. It shows that the combined area of the sites was over 60 ha, which is far in excess of requirement.

Table 1 – Site Areas in Hectares (ha)

Site No	Area in ha	Site No	Area in ha	Site No	Area in ha
1	2.3	**13**	3.6	**25**	2.1
2	1.8	**14**	0.8	**26**	1.3
3	2.1	**15**	1.8	**27**	3.6
4	1.0	**16**	2.0	**28**	<0.1(1)
5	0.4(2)	**17**	0.6	**29**	<0.1(1)
6	0.6(2)	**18**	2.5	**30**	<0.1(1)
7	1.4	**19**	1.8	**31**	5.0
8	1.1	**20**	2.8	**S1**	0.6 + 4.3
9	1.2	**21**	0.7	**S2**	0.4(2)
10	0.9	**22**	5.5	**S3**	1.0
11	1.2	**23**	2.0	**S4**	6.8
12	0.3(1)	**24**	4.2	**S5**	1.0

(1) = likely to be too small for 11 dwellings

(2) = likely to be too small for 20 dwellings

5 Setting the Criteria for Site Assessment

Having identified sites for consideration, the Technical Team established criteria for site assessment.

As a starting point, the group adopted the SHLAA criteria used by The SDNPA itself in carrying out the same exercise for the whole of the National Park. This had the advantage

of the criteria having been publicised throughout the SDNPA and accepted as being appropriate. These were:

- Environmental Designation e.g. ecological constraints
- Detached from village; is the site well related functionally and visually
- Size threshold; is the site large enough for the number of dwellings proposed
- Impact on landscape: particularly on the special qualities of the National Park
- Flood risk: as advised by the Environment Agency
- Noise: close to major noise source
- Neighbouring land use: potential conflicts
- Contamination: land polluted in the past
- Trees: avoid land with protected and significant trees
- Archaeology: identify areas of archaeological importance
- Listed buildings and Ancient Monuments: as notified by Heritage England
- Conservation Area: avoid harm to Twyford's Conservation area
- Public right of way: protect routes and views
- Policy: note planning policies and avoid conflict
- Owners intentions: would the owner wish to see the land developed
- Access: What are the access requirements and what would the impact be on existing roads
- Sites to be able to accommodate at least 5 dwellings.

The Technical Team added four additional criteria:

- Is the site in active commercial or social community use
- What is the site's proximity to the village facilities (shop school, doctor, sports etc)
- Can the site accommodate 11 dwellings so as to secure on-site provision of affordable housing
- Would development at the density required have an adverse impact on the character of the area.

6. Applying the Criteria: a 4-Stage Assessment Process

At this stage the TNP had no guidance from any of those proposing sites, on the form of layout or landscape impact of any of the sites, apart from the SHLAA sites which had been appraised by SDNPA.

The shortlisting of sites for detailed evaluation and selection of preferred sites for 20 houses was undertaken in a number of stages:

Stage 1: Remove non-conforming sites etc.

- **Sites 28, 29 and 30** were excluded as they are unlikely to be able to accommodate 5 or more dwellings. They are within the settlement boundary and house building on these could instead be undertaken as infill.
- **Part of site S1** was excluded as contrary to the Core Strategy policy of retaining land in active commercial use leaving a smaller site to be assessed.

Stage 2: Initial screening

As both the number of sites and the amount of land far exceeded the requirement for 20 houses, the first task was to reduce the number of sites to be evaluated in detail. The Technical Team therefore excluded the least likely sites on the following basis:

- **Site 1**: not adjacent to Settlement Boundary, not being promoted by landowner
- **Site 2**: not adjacent to Settlement Boundary, not being promoted by landowner
- **Site 3**: within Conservation Area, far from amenities, not being promoted by landowner
- **Site 5**: not adjacent to Settlement Boundary, not being promoted by landowner
- **Site 8**: dominant in landscape, adjacent to River Itchen designated as Special Area of Conservation (SAC)
- **Site 9**: dominant in landscape, adjacent to River Itchen designated as SAC
- **Site 10**: dominant in landscape, adjacent to River Itchen designated as SAC
- **Site 11**: dominant in landscape, adjacent to River Itchen designated as SAC
- **Site 12**: not adjacent to Settlement Boundary, not being promoted by landowner
- **Site 13**: not adjacent to Settlement Boundary, not being promoted by landowner
- **Site 14**: Garden of Listed building; adjacent to River Itchen; Conservation area; difficult access
- **Site 15**: adjacent to River Itchen designated as SAC, access problems
- **Site 17**: not adjacent to Settlement Boundary, not being promoted by landowner
- **Site 18**: not adjacent to Settlement Boundary; not being promoted by landowner
- **Site 22**: not adjacent to Settlement Boundary; not being promoted by landowner
- **Site 23**: not adjacent to Settlement Boundary; not being promoted by landowner
- **Site 24**: not adjacent to Settlement Boundary, not being promoted by landowner
- **Site 25**: not adjacent to Settlement Boundary; flood land
- **Site 27:** remote from village; access issues; dominant in landscape
- **Site 31:** not adjacent to the Settlement Boundary; not being promoted by landowner
- **Site S4**: not adjacent to Settlement Boundary; although in SHLAA, is not currently being promoted by landowner.

None of these sites received substantial support from the community in the consultations and surveys.

The 12 shortlisted sites remaining after this elimination process were **Sites 4, 6, 7, 16, 19, 20, 21, 26, S1, S2, S3 and S5.** The combined area of these sites is 14.6 ha.

Stage 3: Evaluating the short listed sites against SDNPA and Twyford criteria

In carrying out their assessment of the remaining sites, the Technical Team judged that:

- As building on any of these sites would have an impact on the special nature of the landscape, independent professional evaluation was needed to inform the choice
- Securing on-site affordable housing was a critical factor; the site must be able to accommodate a minimum of 11 houses.

The 12 sites were then assessed and the results are set out in Table 2. No weighting was applied to the evaluation at this stage. By this process 5 sites were considered not suitable:

- **Site S2**: Wooded site with some of trees needing to be kept as part of approved landscape for current nursing home consent; probably too small for 11 dwellings; poor access via Bourne Lane (which is narrow with no footpath); scale and form of any necessary development would be at odds with surroundings.
- **Site S3**: Shape of site and trees constrain layout; possibly too small for 11 dwellings; inadequate access via Bourne Lane (which is narrow with no footpath); scale and form of any necessary development would be at odds with surroundings.
- **Site 16**: Large site (2.0 ha) with public footpath crossing it; key area of village green space on edge of Itchen floodplain adjoining countryside; would affect setting of listed buildings and conservation area; adjoins cattle barns in active use; difficult access.

- **Site 20**: large site (2.8 ha) on rising ground; it is a field in agricultural use; part of open countryside; it is adjacent to the village recreation ground and heavily used and valued for its attractiveness; the site has the capacity for more than 20 dwellings so only part of it would be required. The key objection at this stage was the inadequacy of Park Lane for access. This road is within the Conservation Area, has no footway, is single track, and is inadequate for emergency vehicles and cannot be improved.
- **Site 21**: Granted consent for school playing fields. Leased for 15 years to Twyford Prep School while TNP in preparation and now laid out for use.

The deletion of these 5 sites left 7 sites: **Sites 4, 6, 7, 19, 26, S1 S5**.

Table 2 - Evaluation of sites against SDNPA/Twyford Criteria and shortlisting for landscape review by Terra Firma

	SSSI etc.	Detached from village	Size threshold	Liable to flooding	Noise	Neighbouring land use	contamination	Tree preservation order	archaeology	Listed building	conservation	Public right of way	Village character	Policy e.g. designated change of use	access	Relationship to village	11+ capacity
Site																	
S1	✔	✔	✔	✔	✔	?	✔	✔	✔	✔	✔	✔	✔	✔	✔	?	✔
S2	✔	✔	?	✔	x	?	✔	?	✔	✔	✔	✔	x	x	x	✔	x
S3	✔	✔	✔	✔	✔	✔	✔	✔	?	✔	?	x	x	✔	x	?	?
S5	?	✔	✔	✔	✔	x	✔	✔	?	✔	✔	x	?	✔	?	✔	x
4	✔	✔	✔	✔	✔	✔	✔	✔	?	?	?	✔	?	✔	?	✔	✔
6	✔	✔	✔	✔	✔	✔	✔	✔	?	?	?	✔	✔	✔	x	✔	✔
7	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	?	x	✔	✔	?	✔	✔
16	✔	✔	✔	✔	✔	✔	✔	✔	?	x	x	x	✔	✔	?	✔	✔
19	✔	?	✔	✔	✔	✔	✔	✔	?	✔	✔	✔	✔	✔	✔	?	✔
20	✔	✔	✔	✔	✔	✔	✔	✔	?	✔	✔	✔	✔	✔	x	✔	✔
21	✔	✔	✔	?	✔	✔	✔	✔	?	✔	✔	✔	✔	✔	✔	✔	✔
26	✔	✔	✔	x	✔	✔	✔	x	✔	✔	✔	✔	✔	✔	✔	✔	✔

Sites selected for landscape review by Terra Firma, other sites eliminated

✔ = no conflict

? = possible or partial conflict

x = Conflict with designation or criterion

Stage 4: Selecting the sites for evaluation by Terra Firma

The next stage was to be evaluation of the landscape impact of the most likely sites by Terra Firma. This was to be a separates study to follow on from their detailed landscape assessment of the whole Parish for the Neighbourhood Plan and their re-appraisal of the Settlement Boundary.

The sites to be assessed by Terra Firma and the reasons for their inclusion were:

- **Site 4**: Sloping site in north of village; used for horse/donkey grazing; opposite Northfields which is a major part of the village and adjacent to church and other houses. There is easy access by foot to all parts of the village by footpath network and to the countryside with road access either from B3335 or Church Lane.
- **Sites 6 and 7**: Area 2.0 ha. so only part needed. Treated as one site as the sites adjoin each other. These are two small fields used for horse grazing and stabling. Their disadvantage is that road connection to Churchfields would be required, either by demolition or through adjacent fields. However the sites are surrounded on three sides by development, one of which is Churchfields Estate. They are also close to all village facilities with easy access by footpath network.
- **Site 19**: Area 1.8 ha so only part would be needed. It is a contained site at South side of the village used for horse grazing and stabling. It is close to most facilities with road access from B3335 and foot links direct to and across Hunter Park.
- **Site 26**: Area 1.3 ha so only part would be needed. It is central to village and enclosed by trees to north and west but open to east. South side fronts on to Hazeley Road. It would provide a suitable location for an extension to the village car park. A disadvantage is that it is part liable to flooding.
- **Site S1**: Area 0.6 ha level grass area with no current use. It would be an extension to existing housing at Northfields. All necessary infrastructure is in place. Enclosed by tree belt to North and planting to east. It has footpath Links to play area and countryside to North. A disadvantage is its distance from the village centre. Favoured by SHLAA analysis.
- **Site S5**: Area 1.0 ha. Enclosed Site adjacent to Manor Farm with access off Manor Farm Green. Favoured by SHLAA analysis.

Six sites were opposed by Terra Firma on landscape grounds; **Sites 4, 6 & 7 19 and S5** (and Site 5 which had been supplied in error).

Site 26 was endorsed in part subject to caveats;
Site S1 was endorsed in whole.

The Technical Team decided that the best course of action was to further evaluate both Sites 26 and S1 for the following reasons:

- Either of these two sites appeared large enough to accommodate the full 20 dwellings and each had significant advantages.
- In the case of Site S1, the main advantages were the low level of landscape or other environmental impact and the availability of existing infrastructure. It was being actively promoted for development by the owners and had significant public support.
- In the case of site 26, the advantages were the central position of the site in the village, the potential for mixed development including potentially a new car park, and the strong landscape framework made by the trees to the north and west. It was being actively promoted by the owners and had significant public support.

By contrast, none of the six rejected sites had any special benefits that were apparent to the Technical Team; none were being actively promoted by their owners and none had significant public support.

7. Presenting the Site Selection Work to the Public and Inviting Comment

In Febuary 2016, the Technical Team presented their work to date to the public at a meeting and exhibition. Through this the public was asked to comment on:

- Terra Firma's three studies (1. Landscape character assessment, 2. Revisions to the Settlement Boundary; 3. Analysis of suitability of 8 housing sites)
- The site selection process
- The proposed selection of Sites S1 and 26 for further evaluation.

The details of Terra Firma's work and shortlisting of sites was also posted on the Twyford Parish Council website. The period for comment lasted until May 2016 and a report of comments and responses was posted on Your Views section of TNP website (Ref 3).

8. Publication of First Draft of the Twyford Neighbourhood Plan (TNP)

The first draft of the TNP with additional information on site selection and seeking endorsement to focus on Site 26, and Site S1 as a back-up option was prepared and uploaded to the TNP website in September 2016. A Community Engagement Event was also held and comments requested.

Feedback obtained has been analysed and general support was obtained to focus on Sites 26 and S1. The feedback report has been posted on the TNP website (Ref 4)

9. Publication of 2nd Draft of the TNP for Strategic Environmental Assessment (SEA)

A second draft the Neighbourhood Plan was prepared for the SEA which took into account comments made to the first draft. Site 26 was the preferred option for development, and presented as the preferred site for SEA. This was based on its capability to provide 20 houses close to village facilities and its potential to deliver further benefits, in particular, increased parking for the village centre and open space.

However, the Parish Council decided that the options of locating either 11 or 20 dwellings on Site S1 should also be kept open because of continuing concerns with Site 26, in particular:

- the additional impact on the landscape from the site as extended
- the potential to make flooding worse rather than resolve it
- deliverability of the package of community benefits.

References
These documents can be found on "Your Views" page of TNP website:

- **Ref 1**: Initial Community Engagement Process and Questionnaire
- **Ref 2**: Housing Needs Survey Appendix 1B
- **Ref 3**: Feedback on Housing Site Selection Options from Residents and Responses from the Technical Committee.
- **Ref 4**: Feedback on First Draft of Neighbourhood Plan