

NDP Update – for Parish Council Meeting – 7th December 2020

Clerk's Report – Site Assessments

Number of sites assessing

The number of sites has increased from 19 to 23 as there are 3 further sites from the TVBC housing land assessments that should, as advised by AECOM Site Assessments Team, be included for completeness (2014 SHLAA, 2017 SHELAA and 2020 SHELAA). These are Site 79, Site 207 and Site 215. AECOM advise that the Tarmac Site has been added because it was included in the NP Sustainability Appraisal/SEA. They understand the site was submitted in some form to the Steering Group for consideration.

AECOM will also look at the brownfield site search document provided and advise how these should be dealt with in the assessment.

The full list of sites follows. Two maps have been uploaded showing the wider parish where sites are located, and the centre of the village.

Site ref.	Site name/address	Size (ha)	Source
Site 1	Land to the West of Little Fromans	0.48	NP Call for Sites
Site 2	Land Immediately North West of Fromans	0.15	NP Call for Sites
Site 3	Land off Froghole Lane	1.75	NP Call for Sites
Site 6	Land adjacent to Cruck Cottage	0.4	NP Call for Sites
Site 50	Land & buildings west of Horsebridge Road	0.61	2020 SHELAA
Site 51	Land east of Horsebridge Farm Cottages	0.48	2020 SHELAA
Site 52	Land west of Horsebridge Road	0.38	2020 SHELAA
Site 53	Land east of Horsebridge Road	0.42	2020 SHELAA
Site 54	Land between Romsey Road and Horsebridge Road	0.67	2020 SHELAA
Site 55	Land east of Furzedown Road	3.5	2020 SHELAA
Site 57	Land between Furzedown Road and Eldon Road	4	2020 SHELAA
Site 70	Land at Compton Manor Estate	0.94	2020 SHELAA
Site 78	Land east of Church Road	1.5	2020 SHELAA
Site 79	Land east of allotments, Church Road	1.1	2020 SHELAA
Site 80	Land off Winchester Road and New Lane	1.1	2020 SHELAA

Site 81	Land south of Winchester Road	0.6	2020 SHELAA
Site 148A	Land at Spencer's Farm - North	2.35	2020 SHELAA
Site 148B	Land at Spencer's Farm - South	0.85	2020 SHELAA
Site 168	Land off Eldon Road	4.06	2020 SHELAA
Site 186	Allotments, Church Road	0.58	2017 SHELAA
Site 207	Land at Winchester Road and New Lane	3.2	2014 SHLAA, NP SA
Site 215	Land at Church Road	4.89	2017 SHELAA
Tarmac Site	Tarmac Site	7.19	NP SA

Site 79: Land east of Church Road allotments, see Table 19, starting page 39, the site is listed on page 42.

https://www.testvalley.gov.uk/assets/attach/10116/pt6_2_1%20200611%20Appendix%204_NTV%20Sites%20outside%20Settlement%20Boundary%20where%20change%20is%20required.pdf

Site 215: Land at Church Road, see Table 17, starting page 38, the site is listed on page 40.

Note that this site includes an area overlapping Sites 79 and 186. This site was also reviewed in the NP site assessment:

https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwj37qP-yv_sAhXynFwKHZJ8Dw8QFjACegQIBBAC&url=https%3A%2F%2Fwww.testvalley.gov.uk%2Fassets%2Fattach%2F6363%2Fpt6_2_1%2520Appendix%25206%2520-%2520NTV%2520rural%2520sites%2520submitted%2520for%2520the%2520SHELAA.pdf&usq=AOvVaw2qsoKu0lw9AeW0UXkB1rAY

Site 207: This site represents a larger area than Site 80 as it also includes the field to the north. Although this site dates from the 2014 SHLAA it was then resubmitted as a reduced site area in the 2017 SHELAA and 2020 SHELAA

https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwiBnY640f_sAhWyQUEAHVjXBxcQFjAAegQIBhAC&url=https%3A%2F%2Fwww.testvalley.gov.uk%2Fassets%2Fattach%2F2475%2FAppendix-6.pdf&usq=AOvVaw3CdySFke00JNOgja3oUul9

Questions to AECOM re: Site Assessments and Site Selection

Q. How long is the shelf life of an identified site on a SHELAA list? Reason for question: The additional sites are added as you have researched the 2014 and 2017 SHELAA lists. If the sites haven't transferred from the 2014 and 2017 onto the 2020 list, are they still valid?

R. No hard and fast rules but the standard practice is that the shelf life would be about 3-4 years and it is best to check the sites are still available after this time. 2017 and 2020 both recent enough for sites to be included, although as part of our assessment we would try to find out why the 2017 sites weren't carried forward to the 2020 SHELAA as it may be explained in the methodology. If it is clear that these sites weren't carried forward because they are no longer available or have been developed or for other reasons, we would use this information in the assessment and possibly exclude it. It is always better to include all sites then we can assess them as unavailable later on if this is the case. The only reason there are sites from 2014 is because they were included in the most recent SA. Again, this can be excluded if there is evidence that the landowner has withdrawn it from consideration. Site 79 is in the 2020 SHELAA so would definitely need be included. Site 215 is a larger sites which also include 186 and 79. It has been reduced to two separate parcels 186 and 79 in the most recent SHELAA, so it is useful to keep in the larger site for context but if the wider 215 sites no longer being promoted

for development then we could exclude this. In any event we would concentrate on the individual parcels 186, 79 and the remainder of 215 so it's better to keep in than exclude at this stage. Similarly, 207 looks like it has been reduced to a smaller site 80 so we would consider both parcels. It may be that we already have the information on whether they are still being promoted for development and will check these against planning applications etc, but until we've been through that process of checking, we will keep them in the assessment.

- Q. Site 215 = 186 + 79 + an extra field and Site 207 = 80 + an extra field. I understand why landowners would wish to put forward sites individually & as a package, but how is this affected in consideration of point 2a?
- R. See above. Yes, we would consider the most recent landowner submission to the SHELAA process or the Call for Sites but also helpful to include previously submitted configurations for context.
- Q. Were any of the above sites, if not on the 2020 SHELAA list, on the original 'call for sites' list? You mentioned there were 7, but 3 of them duplicated as SHELAA's.
- R. No, none of Sites 79, 207 and 215 were on the Call for Sites list, they were only in TVBC's land assessments (SHLAA/SHELAA). The 3 Call for Sites duplicates are: Site 80 (Call for Sites Site 7), Site 148A (Call for Sites Site 4) and Site 148B (Call for Sites Site 5).
- Q. In our order of reviewing the draft policies Council proposed that KS E2 and E3, H1 and H7 were assessed for the evidence base before the site assessments, as it was felt that the outcome may affect your assessment. E.g. In relation to the Local Green Space Policy (agreed by Council in March 2020), Council voted for LAGS 11 to be a green space. This forms part of site 80. Is this assumption true? E.g. in relation to the Council's Green Space policy when you are assessing the sites against the national criteria, do you take into consideration the fact that the Council has identified specific areas as Green Space through the Green Space Policy approach, as a reason not to develop, or does this only apply at the Site Selection stage? Or does it depend on the type of green space and planning/change of use legislation behind it; or on the views of other bodies e.g. Historic England, which commented on this site?
- R. Local Green Space proposals are not adopted policies and have not been tested. The only way we could take these into account in the site assessment was if there was evidence to support the nomination of the site as a Local Green Space e.g. a document produced by qualified experts. It would be easy to challenge a site assessment that used LGS designations suggested by a Qualifying Body (the parish council) to assess sites, as the LGS could have been nominated to block development on one particular site. So, the fact part of site 80 was put forward as a LGS could be mentioned as context in our assessment but not used to differentiate between the suitability of one site compared with another. This can be done as part of the site selection stage.
- Q. And other draft policies, such as gaps between communities?
- R. Draft policies can be used at the site selection stage and wouldn't usually be given significant weight in the assessment as it's the cart before the horse. However, if there was evidence behind these policies that came from a TVBC report or other commissioned report from qualified specialists, we could use this evidence to inform the assessments. Taking your example, gaps between communities is usually a local plan policy (we would need to check this) in which case this would be taken into account in the site assessment. Areas of open space which presumably are going to be proposed as Local Green Spaces in the Neighbourhood Plan would need to be checked to make sure they satisfy the criteria in National Planning Policy Guidance – this could probably be done as part of the EBPD but discuss with the EBPD Team.
- Q. Will AECOM be able to assist us with technical support, with the site selection criteria, to ensure sound?
- R. I am speaking to Locality about whether you can apply for a separate technical support package so we can look at LGS and also help with the site selection criteria (I previously thought we could do it as part of the site assessment but this may not be the case). If we can get this as a separate package, we could look at the LGS sites first to understand if they are likely to be acceptable against the guidance criteria, then Jesse can look at the actual LGS policy wording as part of EBPD. I'll get back to you on this.
- Q. As part of your site assessments, are you able please to identify parts of a sites which can be considered and parts which cannot, rather than all or nothing? E.g. part of a site may be flooded regularly, or have specific conservation reasons, meaning they are not appropriate, whereas other parts of the same site may be fine.

R. Yes absolutely, and we think it's important to do this. We look at the site as a whole, whether there are grounds to rule out development entirely on the site due to insurmountable physical or environmental constraints or planning policy constraints (NPPF and Local Plan policy). If there aren't, we look at constraints that would reduce the developable area of the site and advice whether a smaller portion of the site would be suitable for development or whether there are matters that need to be investigated further to be able to determine the developable area.

Landscape Assessment Review (AECOM – EBPDP Team) and effect on Site Assessments

24/11/20 – E-mail received from AECOM – EBPDP Team:

“This assessment has now been completed (both desktop review and site visit to verify conclusions). Our landscape specialists agree with you that the report should not be relied on. The details that led us to this conclusion will be presented in the draft EBPDP when it is ready for your comment”.

“To help with your future work planning, therefore, after the AECOM SOA and EBPDP are complete, you may want to consider commissioning a replacement landscape assessment if you/TVBC believe there is still a need for a standalone landscape assessment alongside the SOA and EBPDP. (Both of these reports will consider landscape as one, among multiple topics, but none of them are fully-fledged landscape assessments in their own right)”.

24/11/20 – Q&R to AECOM – Site Assessments Team:

Q. How does this affect the timings for your work, as you previously mentioned this was the one document you required. As the landscape and views across the valley is such an important area to the village, I would be hesitant at cutting corners at this stage. Your advice please.

R. “In terms of the timing and role of the site assessment and how it fits with the landscape evidence, our report will provide a brief high level assessment of the landscape and visual sensitivity of each site, which will be provided by a qualified landscape architect. I will send you an example of what the output would look like so you can see what I mean. This is different from a fully fledged landscape assessment, but it is the appropriate level of detail for a site assessment and I believe will provide robust evidence to support neighbourhood plan site allocations.”

“It is up to the Council whether it wishes to look into commissioning a new landscape assessment for the NDP but I would advise that we continue with the site assessment now, and a landscape assessment (if commissioned) could then be used to ‘check and challenge’ the site assessment findings.”

“Following on, copied below is a typical example of the landscape and visual assessment from a site assessment. The red/amber/green rating is intended to be used, together with the assessment against all other criteria, to draw up a shortlist of sites for development, and from that shortlist, select the sites that best meet the Neighbourhood Plan objectives.”

Landscape and Visual Constraints	
This section should be answered based on existing evidence or by a qualified landscape consultant.	
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium Sensitivity</p> <p>The site at present is arable land and contains limited valued features. It is however identified as Wet Pasture Meadows in the Herefordshire Landscape Character Assessment 2004 (updated 2009), which are usually land of pastoral use with no settlement and characterised by linear tree cover provided by hedgerow and watercourse trees. These landscapes should be regarded primarily as areas of conservation and the unsettled, undeveloped character perpetuated. Creation of new wetland habitats are also encouraged in Wet Pasture Meadows.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium Sensitivity</p> <p>Long views out to the north toward higher ground on the horizon are a feature of the site though there is no immediate higher ground overlooking the site itself. The site therefore does not appear to have significant sensitivity within the landscape in terms of views into the settlement, though its openness does help preserve the linear settlement pattern and maintain the rural backdrop and outlook of the existing built area of the village.</p> <p>A number of adjacent dwellings overlook the site, giving it sensitivity in terms of neighbouring residential amenity.</p>

AECOM – Timelines:

- **Site Assessments** – “We are due to have the Site Assessment Technical Support complete by 22nd January so would aim to get you a draft report by the week of 4th January to allow you two weeks for comments. If anything changes to the scope of work or you need to delay things for any reason, we can ‘stop the clock’ before Christmas to give us more time.
- **EBPD Team Draft Policy Reviews against evidence base** – “We will be able to send you a draft for comment probably around 1-2 weeks after we receive back the Council’s comments on the Site Assessment Team’s draft”.

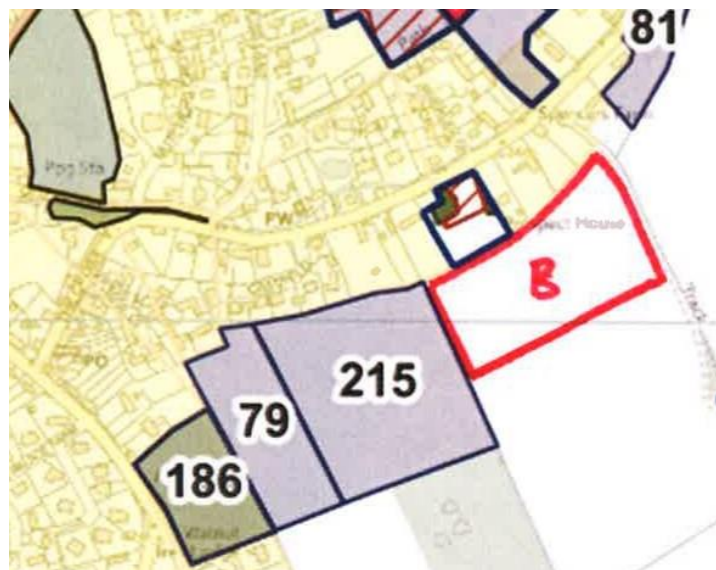
Call for Sites

Further to the Council meeting of 9th December 2020, I consulted with both AECOM’s Site Assessment Team and TVBC – Community Engagement Officer and NDP Officer. All parties encouraged the Council to undertake a ‘Call for Sites’ as resolved, and from these consultations the wording of the ‘Call for Sites’ was finalised. AECOM’s Site Assessment Team will complete Site Assessments on any additional sites submitted, this should not unduly elongate the process. The ‘Call for Sites’, which runs to Thursday 31st December, has been advertised in the Gauntlet and on the Noticeboards and I have requested it be uploaded to the Website and posted on Facebook. This is attached as a separate document.

Additional Sites:

To date, 1 further site has been submitted and forwarded to AECOM, Site Assessments Team, to include as a site to assess. Area B, below.

Area B.



The landowner advises that Area B lies pretty level and some way below the 40m contour, adjoining existing residential development to the north. It has access to the Winchester Road via an existing well used trackway. It also adjoins Areas 79 and 215, which have been previously promoted to the NDP/SHEELA which lie to the west, which are in the same family ownership and control.

Confirmation that Sites Being Assessed are Still Available for Development

At the meeting of 9th November 2020, it was resolved I contact the landowners who responded to the previous ‘Call for Sites’ to ensure they still wish their land to be considered. To date I can confirm the following sites are available:

- 79, 215, 80, 81 & 207 (all confirmed 28/11/20).

Liz Manship, Clerk to KSPC, 03/12/20