



TWYFORD NEIGHBOURHOOD PLAN: SUSTAINABILITY APPRAISAL INCORPORATING A STRATEGIC ENVIRONMENTAL ASSESSMENT

DRAFT SCOPING REPORT

December 2016

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1.0 Introduction

- 1.1 This document forms the Scoping Report for a Sustainability Appraisal and Strategic Environmental Assessment for Twyford Neighbourhood Plan. A map showing the area covered by the Neighbourhood Plan is included in Appendix 1.
- 1.2 It sets out the social, economic and environmental issues that are relevant to Twyford parish, the relevant policies and plans for this Neighbourhood Plan and gives a sustainability framework that will be used to assess the Plans potential socio-economic and environmental impacts.

Neighbourhood Plans

- 1.3 Neighbourhood Plans were introduced in the Localism Act 2011. The Plans give local communities the opportunity to develop a shared vision for their areas for the use and development of land which “reflect the needs and priorities of their communities”¹. The Twyford Neighbourhood Plan will set out the vision for the parish up to 2036.
- 1.4 Neighbourhood Plans must take the National Planning Policy Framework (NPPF) into account and be in general conformity with the strategic policies of the relevant Local Plan. Once Neighbourhood Plans are made they **must** be taken into account when determining planning applications and, alongside the Local Plan, are a key consideration in all planning decisions.

Sustainability Appraisal

- 1.5 There is no legal requirement for a Neighbourhood Plan to have a Sustainability Appraisal. However, such Plans must be “based upon and reflect the presumption in favour of sustainable development”². Carrying out a formal appraisal to assess the Plan against relevant sustainability issues provides a structured way of demonstrating this. Such an appraisal should form an integral part of the development of the Plan. This allows the outcomes of the appraisal to feed into the formation of the plan.

Strategic Environmental Assessment

- 1.6 Strategic Environmental Assessment is a way of ensuring that the potential environmental effects of Neighbourhood Plans are identified. As with a Sustainability Appraisal this should form an integral part of the development of the plan allowing changes to be made to the Plan to reduce its impact on the environment.
- 1.7 A Strategic Environmental Assessment is not required for all Neighbourhood Plans. The process is required where such a Plan allocates land for development and has the potential

¹ National Planning Policy Framework (DCLG March 2012) para. 1

² National Planning Policy Framework (DCLG March 2012) para 15

to have a significant impact on the environment or where the neighbourhood plan area contains sensitive natural or heritage assets. This is determined via a Screening Opinion.

- 1.8 The Screening Opinion for the early stages of the development of the Twyford Neighbourhood Plan confirmed the need for a Strategic Environmental Assessment. This was determined because of the following:-
- Although the South Downs Local Plan – Preferred Options proposes an allocation of 20 dwellings for Twyford which was assessed through the SA for this Plan, this has not been subject to a detailed assessment. There is also the potential to allocate up to 20 additional dwellings;
 - Given the number and significance of environmentally designated sites, some of which are close to the built up area of Twyford village, there is the potential for significant environmental effects from the proposed allocations.
- 1.9 As an SEA is required for the Twyford Neighbourhood Plan a joint SEA/SA will be produced that considers relevant socio-economic and environmental issues and potential impacts from the policies and development proposed in the Plan.

The Scoping Report

- 1.10 This is the second stage of the SA/ SEA process (the Screening Opinion being the first stage). Although the production of a Scoping Report is not a requirement in the Strategic Environmental Assessment (SEA) regulations³ this stage provides the opportunity to confirm that the correct socio-economic and environmental issues have been identified and allows statutory consultees to comment on the methodology to be used to complete the formal assessment.
- 1.11 The Scoping Report will be available for comment by the relevant statutory bodies. Responses made during the consultation period will feed into the production of the draft Neighbourhood Plan and the Sustainability/Environmental Assessment process. The latter will be set out in a Sustainability Appraisal Report which will be completed at the same time as the pre-submission Neighbourhood Plan. Both will be subject to consultation by the public and the statutory bodies.

2.0 Twyford Neighbourhood Plan

- 2.1 The Neighbourhood Plan area is shown in Appendix 2 and is contiguous with the parish boundary and falls within the South Downs National Park. The decision to prepare a Neighbourhood Plan was taken by the Parish Council. It then established a Technical Committee with volunteers drawn from the local community to steer and undertake the work to prepare the plan. This brings considerable local knowledge to the plan preparation.

³ Environmental Assessment of Plans and Programmes Regulations 2004

Consultants have also been used carry out some of the technical studies, such as producing the Local Landscape Character Assessment.

2.2 The community has been involved at every stage of the plan preparation. This has involved a series of community events, a drop in session, meetings with community groups and completing a Housing Needs Survey. There is also a dedicated website where residents can register to receive email updates every time there are changes and updates placed on the website.

2.3 The Plan includes the following vision and objectives:-

Vision for Twyford for 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.

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.
- III. 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, is community lead and are environmentally sustainable.

2.4 The plan recognises the special qualities of the South Downs National Park and that these need to be protected and enhanced. It lists the special qualities as:-

- 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.
- VII. Distinctive towns and villages, and communities with real pride in their area

2.5 Finally, the plan aims to support the achievements of the South Downs National Park Partnership Management Plan outcomes within the parish. As such all development proposals should have regard to this Plan.

2.6 In order to deliver the vision and objectives the plan contains a series of policies which are grouped under the following themes:-

- Housing
- Business and employment
- Sustainable tourism
- Community provision
- Landscape, heritage and ecology
- Water environment
- Movement and accessibility.

3.0 Background and Context

3.1 In order to carry out the Sustainability Appraisal of the Twyford Neighbourhood Plan the key sustainability issues that are relevant to the area need to be identified. This takes place by drawing together baseline information for the area as well as reviewing the plans and policies that are relevant to the parish.

Baseline information

Background and Demographics

3.2 The Twyford Neighbourhood Plan includes the whole of the Twyford Parish area which covers an area of 1272ha. It is located in Hampshire and approximately 5km south of Winchester. Eastleigh lies 9 km to the south east of the parish and beyond this is the large urban area of Southampton.

3.3 The whole parish is within the South Downs National Park and is adjacent to the western boundary of the Park. The parish is largely rural with Twyford being the largest settlement which is situated within the western side of the parish. There are scattered isolated dwellings and farms throughout the eastern half of the area.

3.4 The total population in 2011 was 1,589; of these 745 were male and 844 female. In 2001 the total population was 1,456. The population has grown by about 10% in this period and more houses have built since 2011. Table 1 gives the age structure for the parish in 2011 and compares it to the 2001 Census and with the data for the Winchester District, which the parish falls within.

Age Group	2001 Census	2011 Census
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	Twyford Parish %	Winchester District %	Twyford Parish %	Winchester District %
0 - 17	21.91	21.33	23.6	21.2
18 - 29	9.41	14.45	7.1	14.1
30 - 59	42.03	42.08	40.8	39.3
60 - 74	17.24	13.66	17.4	16.2
75+	9.4	8.47	11.2	9.1
Mean age	42.23	40	42.7	40.9

Table 1 – age structure of Twyford parish and Winchester District from the 2001 and 2011 Census

- 3.5 This illustrates that for many of the age groups the demography of the parish reflects that of the rest of Winchester District. The exception is young adults where the percentage for Twyford is much lower; with only 9% (2001) and 7% (2011) of the population of Twyford in this age group.
- 3.6 There are no detailed population forecasts for the parish. However, those produced for the Winchester District⁴ suggests that between 2015 and 2022 the age structure of the population will change with an increase of 16.9% in those aged 65 to 84 and 26.7% for those aged 85+. The working age population (16 to 65) will only increase by 7%. Between 2001 and 2011 there was little sign of the population of Twyford aging. However, given the projections for the district as a whole this is highly likely to change.

Housing

- 3.7 There are a total of 638 households in the parish. The tenure for the housing in the parish is as follows:-
- Own their homes outright - 36.8% (35%)
 - Own their house with a mortgage or loan - 34.6% (32%)
 - Shared ownership – 0.3% (0.9%)
 - Social rented – 12.4% (15.5%)
 - Private rented – 12.6% (14.1%)

This pattern of tenure broadly reflects the whole of the Winchester District but with slightly higher levels of home ownership and subsequently smaller rented and shared ownership tenures (percentages for the district are shown in brackets).

- 3.8 The house types across the parish are as follows:-
- House or bungalow detached - = 42%
 - House or bungalow semi-detached = 29%
 - Terrace = 20%
 - Flat = 8%
- 3.9 Household sizes⁵ are as follows:-
- One person – 25%
 - Two person – 36%

⁴ Hampshire County Council - Small Based Area Population Forecasts (2015)

⁵ Census 2011 – household size; all household spaces with at least one usual resident

- Three person – 17%
- Four person – 14%
- Five plus persons -8%

3.10 Homes have the following number of bedrooms:-

- One bedroom -8%,
- Two bedrooms – 21%
- Three bedrooms – 38%
- Four bedrooms – 24%
- Five or more bedrooms – 9%

Both of these statistics demonstrate that most households in the parish have one or two people; most properties are three bed roomed and detached.

3.11 The Twyford Housing Needs Survey (2015) was commissioned to test if there was a genuine local need for more housing in the village. The results indicated that there were 35 households identifying themselves as in need of housing and wanting to remain in the parish. Most of the need was for 1 and 3 bed homes for singles and couples; though older households also wished to downsize. A large proportion of those that responded (89%) supported the provision of affordable housing schemes for local people.

3.12 The average house price in the parish was £513,325. Even at the lower end of the local housing market (2 bed maisonette) would require an income of 7 times the national average⁶. However, the survey indicated that more than 50% of those who gave income information earned below the national average. The conclusion of the survey was that there is a need for new affordable rented housing. This was the most favoured option from the respondents, who also indicated that they would prefer to rent from a housing association. However, those in housing need were also interested in other tenures; such as shared ownership and buying in the open market.

Heritage and built environment

3.13 There has been a settlement at Twyford since at least the Bronze Age; about 2000 BC and a human presence in the area seems to have been continuous since that time. Twyford village and the wider parish, therefore, have a rich history with associated heritage assets and archaeological remains. The designated historical and archaeological assets are shown on a map in Appendix 3.

3.14 A Conservation Area covers much of Twyford and extends north along the B3335. This incorporates a large number of listed buildings. Others are also found at Hazeley Farm, Twyford Moors and in Shawford. In total there are 71 listed buildings, most of which are Grade II listed. There are four Grade II* listed buildings; Church of St Mary the Virgin in Twyford, Mildmay House in Twyford, Twyford House in Twyford (which is now three residences consisting of Twyford House, Wing House and Well House) and Shawford House

⁶ In 2015 the average national income was £27,000 (Twyford Housing Needs Survey: Action Hampshire (2015))

in Shawford Road. The Church is an important feature of the village as its spire is visible from some distance.

- 3.15 There are six Scheduled Ancient Monuments (SAM's) in the parish. Two of these are situated on Twyford Down (the Romano-British enclosure and lynchets which is a feature from an ancient field system). According to Historic England; "much of the archaeological landscape of Twyford Down and the surrounding area is preserved as earthworks or crop marks and represents a relatively complete and extensive survival of chalk downland and archaeological remains. Collectively, the sites indicate the importance of the area for settlement and agriculture since the Bronze Age and demonstrate the later importance of Twyford Down as a communications conduit for Winchester during the Roman and medieval periods".
- 3.16 Another SAM is located in the same area and relates to a section of Roman Road to the east of St Catherine's Hill. The Hill itself is also is an SAM but lies just outside the boundary of the Parish. A further Scheduled Ancient Monument from the Roman period is the Twyford Roman Villa which lies to the east of Twyford and is partly within the current settlement boundary.
- 3.17 The final two SAM's are east of Twyford village. These are the Twyford Pumping Station and two bowl burrows 200m to the east of the pumping station. The bowl burrows are funerary monuments dating from the late Neolithic period to the Late Bronze Age.
- 3.18 The settlement types in the open downland area of the parish are predominantly scattered farms which are constructed from red brick and flint and clay tiles. The Integrated Landscape Character Assessment suggests that where farm buildings are modernised or extended this should incorporate the sympathetic reuse of traditional farm building materials to maintain their external fabric, appearance and setting.
- 3.19 In the Itchen Valley area settlements are generally nucleated or linear settlement on the valley sides above the flood plain of the River Itchen. The village of Twyford is typical of this settlement pattern.

Many of the buildings in Twyford and its environs are brick with clay tiles roofs; some also include flint walls or patterning. The developments that have taken place from 1920's to the present day include a mixture of other materials. Much of the recent development in the village has taken place at Northfields; the northern part of Twyford. A large feed mill and industrial estate is also situated here.

- 3.21 The Twyford Character Assessment ⁷ contains detailed information on the built environment of Twyford village. It divides the settlement into 21 character areas based on each areas feel, appearance and historic development. The main features, the use of materials, the age and use of buildings as well as key views have been identified. This has been used to assess the proposed housing sites and develop design policies in the Neighbourhood Plan.

⁷ Twyford Character Assessment – informing design policies in the Neighbourhood Plan (March 2016)

Economy and Education

- 3.22 The parish enjoys high levels of employment with only 2% of the population who are of working age (and are economically active) are unemployed⁸. The breakdown of those in employment is as follows, with the figures brackets for Winchester District:-
- 52% that are economically active are in full time employment (54%);
 - 20% that are economically active are in part-time employment (19%);
 - 23% that are economically active self-employed (17%);
 - 3% are student.
- 3.23 Of those that are economically inactive⁹ (a total of 296 people):-
- 59% are retired;
 - 11% are students;
 - 20% are looking after the home or family.
- 3.24 The levels of economic deprivation are low in the parish. Of the people of working age only 5% are claiming a key benefit¹⁰. This is lower than the percentage across the Winchester District which is 8%.
- 3.25 The latest Census data indicated that residents of Twyford are generally well educated¹¹:-
- no formal qualifications 13.2%;
 - 5 or more GCSE's grade A-C - 13.5%
 - Level 4¹² or above qualification - 50%
- This compares well with the data for the Winchester District where 40% of those over 16 have a level 4 or above qualification.
- 3.26 Table two shows that for those that are in work they are employed in a spread of industries. The sectors that are highlighted have the highest percentages and are also larger than the percentages for the Winchester District. It is interesting to note that 14% of those that are employed work at or from home, compared to 10% for the district.
- 3.27 The Neighbourhood Plan suggests that there are over 100 businesses and employers in the parish with the biggest concentration situated in the Hazeley Enterprise Park/Northfields Farm. The latter has been gradually converted from predominantly agricultural and related uses to a business park with a mixture of office, warehouse, manufacturing and research uses. There are consents for further commercial development at this industrial estate, including a 131 bed care home to replace the existing feed mill which would increase the number of employees working in the industrial estate; which currently stands at approximately 240.

⁸ Census 2011 – working age is between 16 and 74

⁹ Census 2011

¹⁰ Census 2011 – a key benefit is Jobseekers Allowance and Incapacity Benefit.

¹¹ Census 2011 – data is for those 16 years or older

¹² Census 2011 – a level 4 qualification or above is Degree, Higher Degree, NVQ level 4-5, HNC, BTEC Higher Level or a professional qualification (teaching, nursing, accountancy)

3.28 The local facilities such as the pubs, shops, care home, the doctor’s surgery, pharmacy and the two schools provide a significant level of local employment. There are also a wide range of other smaller businesses including farms and stables. About 15% of residents work from home. However, the Parish Council’s own survey shows that the great majority of jobs in the area are filled by people living outside the parish and the 2011 Census shows that Twyford residents overwhelmingly work outside the parish.

Industry Sector	Twyford Parish (%)	Winchester District (%)
All Usual Residents Aged 16 to 74 in Employment	758	57318
A Agriculture, Forestry and Fishing	2.2	1.6
B Mining and Quarrying	0.3	0.1
C Manufacturing	5.5	6.1
D Electricity, Gas, Steam and Air Conditioning Supply	0.1	0.4
E Water Supply; Sewerage, Waste Management & Remediation Activities	0.3	0.6
F Construction	6.5	6.7
G Wholesale & Retail Trade; Repair of Motor Vehicles & Motor Cycles	9.9	13
H Transport and Storage	2.6	3.5
I Accommodation and Food Service Activities	4.4	5.3
J Information and Communication	6.9	6.5
K Financial and Insurance Activities	3.3	3.8
L Real Estate Activities	1.2	1.7
M Professional, Scientific and Technical Activities	10.7	9.2
N Administrative and Support Service Activities	5.9	4.4
O Public Administration and Defence; Compulsory Social Security	4.7	7.9
P Education	13.5	11.9
Q Human Health and Social Work Activities	16.5	12.5
R, S, T, U Other	5.5	4.9

Table 2 - the industries that those that are economically active¹³ in Twyford parish are employed in.

3.29 Twyford parish falls within the Southampton Travel to Work Area¹⁴. However, the South Downs Employment Land Review indicates that the parish does not lie within any of the defined major employment centres which cover the national park. This is because “commuters from these areas travel in multiple directions and their number is not having a significant impact on the employment catchment of any single one of the economic centres”¹⁵. This implies that residents of Twyford work in a range of locations which in some ways is not surprising as there is good access to a range of employment centres from the parish (Winchester, Southampton, Portsmouth, Basingstoke and London).

¹³ Census 2011

¹⁴ South Downs National Park Employment Land Review (2015) GL Hearn

¹⁵ Paragraph 2.19 of the South Downs National Park Employment Land Review

- 3.30 The Review goes onto recognise this by designating areas within the western part of the South Downs as the Central Hampshire Functional Economic Area (FEMA)¹⁶. This recognises the relationship of this area to larger employment centres to the north and south of the national park.

Community

- 3.31 Twyford village has a good range of community, sports and medical facilities as well as a Post Office and a shop. There are two churches (including St Mary the Virgin and Methodist Chapel), a Parish Hall, two pubs, a social club and a doctor's surgery, pharmacy and dentist.
- 3.32 Hunters Park is owned and managed by the Parish Council and includes a range of sports facilities including a cricket pitch and pavilion, football pitch, tennis courts and children's playground. There are also 27 allotments situated here which are well used and have a waiting list. The Parish Council also owns and manages Berry Meadow and Twyford Meads which are water meadows situated near the River Itchen which have public access.
- 3.33 Another local asset is the Twyford Waterworks which is an Edwardian pumping station that has been restored and run by a local charity (the Twyford Waterworks Trust). It is owned by Southern Water Services which still extracts water from the original boreholes. The water works is open to the public and also incorporates a nature trail.
- 3.34 There are two schools in Twyford; St Marys Church of England Primary School (with 170 pupils) and Twyford School (with 400 pupils) which is an independent co-educational day and boarding school for children aged 3 to 13. A playgroup is located in the Parish Hall.
- 3.35 There are numerous social and community groups in Twyford, as well as sports teams. A golf course is situated on the downland in the northern part of the parish.

Accessibility

- 3.36 The parish is well connected by road and rail. The M3 cuts across the far North West part of the parish and skirts round St Catherine's Hill which abuts the parish boundary. The B3335 runs north-south across the parish from the M3 within the northern part of the area to the edge of Southampton and to the M27 beyond the southern boundary of the parish. As this road provides a link between the motorway and the urban conurbations to the south of Twyford it has high volumes of traffic with much of this being heavy goods vehicles. The road also provides access to the South Downs.

¹⁶ Paragraph 2.11 of the South Downs Employment Land Review; defines the FEMA as "the geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises and the spatial factors used in analysing demand and supply"

- 3.37 Car ownership in the parish is high with only 8.9% of households not owning a car, compared to 14% for the district. There are 40% of households with 2 cars or vans (compared to 34% for the district).¹⁷
- 3.38 This level of car ownership is unsurprisingly reflected in the methods for travelling to work¹⁸. Most workers commute by car (61%) which is the same percentage for this method of transport across the district. Other methods of commuting are by foot (9%) and by train (8%). Bus travel, cycling and car sharing levels are all low at 2% or less.
- 3.39 Car parking in the village centre can sometimes be under considerable pressure due to the number of people using the surgery and accessing social activities by car. Surveys have been carried out by the Technical Committee on parking usage, turnover and the duration of stay. This found that at maximum usage the car park has an excess number of vehicles (46 parked but only 35 spaces) and with most users staying less than 30 minutes. There is extensive on street parking on Hazeley Road.
- 3.40 Traffic congestion in the village centre is exacerbated at the beginning and end of the school day with parents accessing Twyford School which takes pupils from outside the parish.
- 3.41 The village of Twyford is reasonably well served by public transport. Three bus routes serve the village but only one of these has an hourly service and goes to Winchester and Fareham. The other services are to Eastleigh and Winchester (a two hourly service) and to Owlesbury and Winchester (which only runs three days a week with one service each way on each the days).
- 3.42 There is a railway station in Winchester (3km north). This is on the Waterloo and Southampton/Bournemouth line and has a very regular train service. Shawford station is only 1.6km west of Twyford. This is also on the Waterloo to Southampton/Bournemouth line but has a less regular service (twice an hour).
- 3.43 The location of the downland close to Winchester and the proximity of the M3 and A272 mean that the area is accessible to visitors wishing to access the local high quality landscape. There are numerous public footpaths and bridleways in the Twyford Parish giving access to the downland and points of interest such as St Catherine's Hill.
- 3.44 The western part of the parish and the Itchen Valley is traversed by several footpaths and bridleways. This includes the Pilgrims Trail, Monarchs Way and Itchen Way which are all long distance routes; some of which provide direct links to the South Downs Way. There are no dedicated cycle routes in the parish.

Landscape and soil

- 3.45 The South Downs Integrated Landscape Character Assessment (Updated 2011) states that the South Downs has a very complex landscape with significant variation, shaped by physical, historic, natural and socio-economic processes. This is reflected by a large number

¹⁷ Census 2011 – car or van availability

¹⁸ Census 2011 – based on the number of normal residents between 16 & 74 who are in employment

of landscape types; 18. These are further sub-divided in component landscape character areas. Twyford parish is covered by three of these areas;

- Area A: Open Downland and specifically A5: East Winchester Open Downland.
- Area E: Chalk Valley Systems and specifically E4: Itchen Valley
- Area D: Downland Mosaic and specifically D1a (enclosed)

These landscape character areas are shown on a map in Appendix 4.

- 3.46 The East Winchester Open Downland characterised by an open rolling upland chalk landscape allowing expansive views of Winchester and the Itchen Valley, particularly from prominent locations such as St Catherine's Hill. There is occasional scrub and woodland on the steeper slopes and some linear tree features providing some visual texture in the landscape. There are a large number of prehistoric and later earthworks, long barrows and round barrows which provide a strong sense of historical continuity. St Catherine's Hill (which is an Iron Age Hill fort) occupies a commanding position overlooking Winchester and Twyford parish. St Catherine's Hill lies partly within the northern part of the parish.
- 3.47 The open nature of this landscape makes it sensitive to change within the area itself but also from changes in the urban area of Winchester and the urban fringe to the south of the park boundary.
- 3.48 The Itchen Valley is the second landscape character type in the Twyford parish. This runs along the western side of the parish and crosses the centre of the area. The character type is characterised by the River Itchen which is a clear, chalk river which has a narrow floodplain in the upper reaches but broadens to a wider floodplain south of Winchester. The banks of the river are rich in biodiversity. The river valley sides are rounded where the river has carved through the chalk downland and is also indented by dry valleys and coombes. St Catherine's Hill is an exception to this as this feature rises steeply from the valley bottom.
- 3.49 Several centuries ago the river was used to develop water meadows with a regulated system of ditches and channels to provide a regular source of food for flocks of sheep. Fragmentary systems of water meadows are still evident as are associated architectural features such as bridges, mills and weirs. There are still watercress beds in the area fed by the river. The valley floor also contains pasture and paddocks.
- 3.50 This landscape is sensitive to changes to the historic course of the River Itchen and the watercress beds which are a distinctive cultural feature. As with the open downland panoramic viewpoints over the valley from St Catherine's Hill also increases the sensitivity of the landscape to change. Pressures come from the proximity of the area to Winchester with the encroachment of suburban influences, for example, fencing as well as increases in lighting. The highway network also has an impact with visual intrusion from signage and noise from the heavy traffic flows on the M3.
- 3.51 The final landscape character type is the South Winchester Downland Mosaic. This type of downland is composed of an intricate mosaic of different field sizes with varying tree cover. The area covering the southern part of Twyford parish falls within the enclosed category.

This enclosure derives from older small scale fields and woodland, some of which are ancient. The landscape has a large scale rolling form characteristic of the chalk dipslope which runs between the Itchen and Meon valleys. The chalk dipslope is dissected in places by dry valleys. The settlement pattern in this area is dispersed farmsteads connected by rural roads which often have high hedgerows running alongside them.

- 3.52 There are several features that are sensitive to change; such as the secondary escarpment which runs between Twyford and Droxford and has chalk grassland and hanger woodland. The strong rural, secluded character of this landscape may be threatened by the expansion of settlements to the south of the area.
- 3.53 In addition to the South Downs Integrated Landscape Character Assessment Twyford Parish Council commissioned consultants to undertake a more detailed landscape character assessment focusing on the parish¹⁹. This recognises the high quality of the landscape across the parish and the importance of landscape considerations in identifying potential sites for development. The objective of the assessment is to provide a “transparent, consistent and robust approach on where the potential landscape and visual impacts would be greatest and identify which areas could best accommodate change”.
- 3.54 The assessment further sub-divides the landscape immediately adjoining the settlement boundary of Twyford village. There are seven landscape areas. Each is assessed for its key characteristics, sensitives and management considerations. It also notes the aspects of the landscape which are important in terms of development opportunities.
- 3.55 The SDNPA states that “tranquillity is an aspect of how people experience landscapes and is an important special quality of the National Park”²⁰. Working with the Campaign for Rural England and the Countryside Agency the SDNPA mapped levels of tranquillity across the Downs. The relative tranquillity scores for Twyford parish are shown in Appendix 5. This illustrates that the Twyford parish does not have very high scores for relative tranquillity. The highest scores in the parish are in the south eastern corner. This is the furthest part of the parish from Winchester and the M3 corridor. The SDNPA will use planning policy to conserve and enhance positive tranquillity factors.
- 3.56 The South Downs has been designated as an International Dark Skies Reserve (the designation was confirmed in May 2016). This recognises that there are parts of the downs where light pollution is not intrusive. The SDNPA will use its planning powers to retain the areas with dark skies and minimise the impact of lighting elsewhere. Given its proximity to Winchester and the large conurbations to along the south coast Twyford parish does not have dark skies according to the Dark Night Sky Index²¹.

¹⁹ Twyford Parish Landscape Assessment (draft December 2015) Part 1: Landscape character assessment

²⁰ State of the National Park (2012) SDNPA - chapter3. The tranquillity assessment is based on the Council for the Protection of Rural England National Study (2006)

²¹ State of the National Park (2012) Chapter 3. The Dark Night Skies assessment was carried out by the Council for the Protection of Rural England

3.57 None of the land within the parish is classified as high grade agricultural classification. There is no land within Twyford parish that has been determined as 'contaminated land' as set out under Part 2A of the Environmental Protection Act. There are numerous historic (and potentially current) land uses and activities that have the potential to give rise to contamination within Twyford parish. These include a range of different activities such as recorded pollution incidents, former petroleum storage areas, areas of infilled land or various commercial / industrial activities.

Ecology

3.58 The parish has a rich ecology including two Sites of Special Scientific Interest (SSSI), one Special Area for Conservation (SAC) and numerous Sites of Interest for Nature Conservation (SINC) and priority habitats and species. The location of these designated sites is shown in Appendix 7.

3.59 The watercourses and banks of the River Itchen are designated as a Site of Special Scientific Interest (SSSI) incorporating a diversity of habitats including the clear alkaline river, fen, marsh, swamp, neutral grass and pockets of woodland. This is also a Special Area for Conservation²². This designation is based on the chalk river which supports a rich diversity of fauna and flora including one qualifying habitat and six qualifying species, such as Atlantic salmon and otters.

Part of the SSSI at St Catherine's Hill and the adjoining dry valley also lies within the parish. This designation is for variety of plant species in the chalk grassland which in turn supports colonies of chalkhill blue butterflies

3.60 The SINC's which are located throughout the parish are listed below:-

- Hockley Golf Course
- Hazeley Down
- Hazeley Copse
- Twyford Waterworks meadow
- Twyford Mead Meadow
- Cockscomb Down
- Cockscomb Hill
- Roundbushes Copse
- Twyford Reservoir
- Cockscomb Hill Copse
- Gabriels Copse

These cover a range of habitats including chalk downland, water meadows and woodland.

3.61 The parish is home to a number of priority habitats as defined the Biodiversity Action Plan for Hampshire²³. These are shown on the map in Appendix 8 and consist of the following habitats:-

- Woodland Priority Habitat Network ;

²² This a designation under EC Directive 92/43 on the conservation of natural habitats and

²³ Biodiversity Action Plan for Hampshire - Hampshire Biodiversity Partnership; this reviewed the status of wildlife in Hampshire and sets out individual action plans for priority species and species

- Deciduous woodland lies throughout the area, some of which is ancient woodland;
- Grassland priority habitat – floodplain grazing marsh, lowland meadows within the River Itchen floodplain;
- Wetland – small areas of lowland fens again within the River Itchen floodplain;
- Lowland calcareous grassland throughout the downland;
- Some areas of good quality semi-improved grassland .
-

Water and Air

- 3.62 The River Itchen flows through the western side of the parish. It has an extensive flood zone covering the western edge of the parish and reaches the western edges of the settlement boundary for Twyford village. The area covered by the flood zone is shown in Appendix 9. Flood zone 3 is a designation made by the Environment Agency. This is the highest risk of flooding meaning that there is a 1 in 100 or greater annual probability of the river flooding.
- 3.63 The flooding of the water meadows along the River Itchen follows a seasonal pattern and is important for the local landscape and ecology. However, flooding also occurs in the village. This occurs along the line of the Hazeley Bourne during exceptional rainfall. There has also been incidence of surface water flooding from springs that feed the chalk aquifers and by springs within the village.
- 3.64 A Nitrate Vulnerable Zone covers the whole parish. This is a designation by the Environment Agency for areas that are at risk of nitrate pollution from farming practices. There are restrictions on the use of nitrogen fertilisers and the storage of manure.
- 3.65 The parish is also covered by Source Protection Zones which are shown in Appendix 10. Zone 1 covers the east of Twyford and the south east part of the parish. Much of the rest of the downland area is Zone 2. This designation is to provide protection to safeguard drinking water quality. The different zones constrain the proximity of activities that could impact on the abstraction of drinking water. These are based on the time that pollutants take to travel to the groundwater borehole.
- 3.66 There are no Air Quality Management Areas in the parish. However, there is an AQMA covering Winchester town centre. This designation is due to high levels of nitrogen dioxide emissions from diesel cars and heavy goods vehicles.
- 3.67 Aircraft flying to and from Eastleigh Airport, which lies to about 7 miles to the south of the parish, causes issues with noise for local residents. Traffic noise from congestion during peak times in Twyford village is also an issue as is noise generated by the volume of traffic on the M3 to the west of the parish.

4.0 Key Plans and Policies

- 4.1 There are some basic planning policy conditions that the Neighbourhood Plan must comply with. It must have regard to the National Planning Policy Framework, contribute to the achievement of sustainable development and be in general conformity with strategic policies in the relevant Development Plan. This section of the Scoping Report highlights the relevant national policy and guidance that should influence the Neighbourhood Plan for

Twyford. It also identifies local planning documents that the Plan needs to conform with and that will also influence the Neighbourhood Plan area.

EC Habitats Directive and the Conservation of Habitats and Species Regulations 2010

- 4.2 The Habitats Directive aims to ensure the conservation and protection of a wide range of rare, threatened or endemic animal and plant species. The Annexes to the Directive lists 200 rare and characteristic habitat types and 1000 species that should be conserved and protected with appropriate conservation and management plans are in place.
- 4.3 The Directive ensures that national states designate sites which contain these internationally important habitats and species via their designation as Special Areas for Conservation. These sites form a network across Europe known as Natura 2000 (this network also includes Special Protection Areas which are designated under the EU Birds Directive).
- 4.4 Plans or projects should only be permitted which may affect these designated sites where an appropriate assessment has taken place to determine that there will not be an adverse effect on the integrity of the site, and in particular the specific habitat or species. Projects and plans may still be permitted if there are no alternatives, and there are imperative reasons of overriding public interest. In such cases compensatory measures are necessary to ensure the overall coherence of the Natura 2000 network (Article 6).
- 4.5 The Conservation of Habitats and Species Regulations transposes the Directive into English law. It consolidates and updates previous versions of the Regulations.

Environment Act 1995

- 4.6 This Act establishes the purpose and duties associated with areas designated as National Parks. The purpose of the Parks is to:-
- ***To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;***
 - ***To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public.***
- In carrying out these purposes national parks have a duty to ***“seek to foster the economic and social well-being of the local communities within the National Park”***.

- 4.7 The Act also makes it clear that in National Parks environmental protection takes precedent: ***“If it appears that there is a conflict between those purposes (the National Park Authority) shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area”***.

National Planning Policy Framework (DCLG 2012)

- 4.8 This sets out the Government’s policies relating to land use planning and how they should be applied. The focus of the Framework is the presumption in favour of sustainable development and this should influence the formation of all development plans as well as planning decisions. This principle therefore, relates to Neighbourhood Plans.
- 4.9 The NPPF defines sustainable development in terms of the role that planning should play. These roles are:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.10 The NPPF states that the natural environment should be conserved and enhanced. It reflects the important status of National Parks within the planning process and states that “great weight should be given to conserving landscape and scenic beauty in National Parks.”²⁴

4.11 In addition to the NPPF there are also a set of National Planning Policy Guidance (NPPG) which provide advice on various issues relating to land use planning. NPPG indicates that on site provision of affordable housing cannot be sought on sites with 10 dwellings or under and can only require sites of 6-10 to provide financial contributions towards affordable housing in designated rural areas such as National Parks. However, landowners can voluntarily provide affordable housing on smaller sites.

The English National Parks and the Broads Circular 2010

4.12 This sets out a vision for the English National Parks and the Broads for 2030 but also includes key outcomes that the Government wishes to achieve over the next 5 years. This vision is included in Appendix 10 of this report. One item of relevance to the SEA/SA is a focus on sustainable development and the pivotal role that communities in the national parks can play in transforming to a low carbon society and sustainable living.

4.13 The Circular gives a particular emphasis to meeting affordable housing needs within national parks and stresses that unrestricted housing provision is not appropriate in these areas given the purpose and duty of national parks. It states that; “*The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services*”.

Winchester Local Plan Part 1 - Joint Core Strategy (2013)

4.14 This plan covers Winchester District including the areas that now lie in the South Downs National Park. It was adopted by Winchester City Council and the SDNPA in March 2013. It contains a strategic vision, objectives and identifies the amount of development for the plan area as well as indicating broad locations for change, growth and protection, including

²⁴ National Planning Policy Framework (DCLG 2012) para 111.

allocating strategic sites. The allocation of smaller sites and development management policies will be agreed through Local Plan Part 2. The saved policies in the Winchester District Local Plan Review 2006 also forms part of the development plan for the Winchester District, including Twyford parish.

- 4.15 The Plan highlights the importance of Winchester to the area. It is the largest settlement in the District and has 36% of the district's population and about 50% of the total employment provision. Hence, there is much commuting into Winchester. It also provides many services and facilities for the adjoining rural areas.
- 4.16 The development strategy for the Plan sets out the development needs for the area up to 2031. Policy DS1 states that Winchester town will make provision for about 4,000 new homes to include affordable housing and associated community facilities and employment land. Policy WT3 gives details a strategic location for employment and recreation use. The allocation is located at Bushfield Camp which is close to the western boundary of the Twyford parish. This former army camp is situated in a sensitive location being located adjacent to the SDNP, the River Itchen SAC and given its topography is visible from a wide area.

The main strategic location for housing is to the North of Winchester on land at Barton Farm (for 2000 dwellings). However, housing is also allocated for several settlements that lie to the south and east of Twyford such as at Colden Common and Bishops Waltham.

- 4.17 The Market Towns and Rural Areas (which Twyford parish partly falls within) will make provision for 2,500 new homes. Policy MTRA1 sets out the spatial strategy for development in these settlements. Beneath this MTRA3 specifically relates to smaller settlements and rural areas of the district. It states that "development should be to meet local needs, commensurate with their size, character and function". Twyford is listed as a settlement where development and redevelopment within the settlement boundary will be supported. It goes onto to state; "development proposals that reinforce a settlements role or function, meet community need or realise a local community aspiration would be identified through a Neighbourhood Plan or process which demonstrates clear community support".
- 4.18 The Plan bases its key housing priorities on the Strategic Housing Market Assessment²⁵ which are as follows:
- To maintain the supply of housing so that it meets a wide range of community needs and to sustain the vibrancy of the local economy;
 - To maximise the provision of new affordable housing throughout the district, including rural areas;
 - To increase the supply of family housing;
 - To support the delivery of community aspirations for appropriate development.

²⁵ Winchester City Council Strategic Housing Market Assessment - Winchester District Housing Market and Housing Need Assessment Update DTZ 2012

- 4.19 It goes on to suggest that overall 65% of new demand will be for 2 or 3 bed homes; in the affordable sector this is estimated to be between 60% and 80%. These aspirations are included in more detail in Policy CP2 - Housing Provision and Mix.
- 4.20 Policy CP3 – Affordable Housing Provision on Market Led Housing Sites states that; *“all development which increases the supply of housing will be expected to provide for 40% of the gross number of dwellings as affordable housing, unless this would render the proposal economically unviable. Normally 70% of the affordable homes should be for rent”*.

Winchester Local Plan Part 2: Development Management and Site Allocations. Submission Plan (2016)

- 4.21 This plan incorporates detailed development management policies and allocates sites to meet development needs for retail, housing, employment, leisure and transport to meet the spatial strategy established in Local Plan Part 1. The site allocation policies include the detail on associated infrastructure for the allocations. An Examination Hearing into the Plan was held in May to July 2016. At the time of writing the Inspectors Report is awaited. The plan period is 2011 to 2031.
- 4.22 There are several settlements to the south and east of Twyford that have allocations for housing in the Plan. These are likely to increase pressure on the highway network and, therefore, have an impact on Twyford. The nearest settlement with allocations in the Plan is Colden Common. The Plan seeks to provide about 250 dwellings in this settlement during the plan period. There are two allocations in the plan in Policy CC1 at Sandyfields Nurseries and CC2 at Clayfield Park. These policies also include details of associated infrastructure provision and environmental considerations.

Winchester Local Plan Review 2006

- 4.23 The saved policies in this plan together with the adopted policies from the Local Plan Part 1 (see previous document) form the development plan for the Winchester District; including Twyford Parish. The Winchester Local Plan Part 2 will replace the policies in this document when it is adopted. The saved policies are primarily associated with development management. These include:-
- H3 - residential development or redevelopment will be permitted within the defined policy boundaries of certain settlements. Twyford has a defined settlement boundary;
 - CP17 – flooding;
 - CE17 - reuse of non-residential buildings in the countryside;
 - CE19 - housing for essential rural workers /housing for essential rural workers (permanent dwellings);
 - CE22 - dwellings for other rural workers;
 - HE1 and HE2 - archaeological sites;
 - HE4 to HE8 - Conservation Areas;
 - HE14 - alterations to historic buildings;

The South Downs Local Plan: Preferred Options (September 2015).

- 4.24 Once adopted, the South Downs Local Plan will contain the strategic policies which sit above the Twyford Neighbourhood Plan. The Preferred Options give a sense of the direction of travel for strategic planning policies covering Twyford. The Plan is based on the statutory purposes for national parks specified in the Environment Act 1995 (see paragraph 4.6).
- 4.25 This emerging Plan contains a comprehensive list of planning policies for the National Park which focus on “living landscapes, people and places and ensuring a sustainable future within environmental limits”. It will cover the period between 2014 and 2032. If adopted in 2018 it will shape growth in the area for 15 years and provide a strategic planning policy framework for all communities in the National Park.
- 4.26 Once it is adopted it will replace the saved local plan and core strategy policies inherited by the South Downs National Park Authority (SDNPA) when it became the local planning authority in April 2011. It will also replace all joint core strategies relating to the National Park adopted since April 2011.
- 4.27 The Plan contains six objectives that will meet the National Park Vision:-
1. To achieve a sustainable use of ecosystem products and services thus enhancing natural capital across the landscapes of the National Parks and contributing to human health, wealth and well-being;
 2. To conserve and enhance the cultural heritage and large areas of high quality and well-managed habitat to form a network supporting wildlife through the landscape;
 3. To provide and protect opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities
 4. To adapt well to and mitigate the impacts of climate change and other pressures;
 5. To maintain and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses;
 6. To maintain and enhance farming, forestry, tourism and other business activities that are compatible with and relate to the landscape and special qualities of the National Park.
- 4.28 The strategic policies for the plan are defined via five main landscape character areas that make up the National Park. Twyford parish lies within the Dip Slope area where development should conform to Core Policy SD4/DS and Strategic Policy 22. In terms of the latter policy Twyford village has a defined settlement boundary within which development will be supported provided that it complies with other policies in the Plan and is of a scale and nature appropriate to the character and function of the settlement. Development outside the boundary will only be permitted in exceptional circumstances.
- 4.29 In terms of Core Policy SD4/DS this allows moderate scale growth which is proportionate to the size of the settlement and the capacity of the landscape to accommodate further development. Any growth in the dip slope also needs to deliver multiple benefits, where possible, through ecosystem services, such as water management.

- 4.30 The Plan acknowledges that an appropriate provision of housing to meet local needs is “crucial to ensuring the sustainability and viability of communities within the National Park”. The expectation is that new housing will be focused on meeting the need for affordable homes. Policy SD23: Housing sets out the level of new homes (including affordable homes) for the whole Park as well as specific settlements. For Twyford the indicative figure is 20 (this is in addition to extant permissions and windfall sites). When the Plan was written sufficient capacity had yet to be identified for all the new homes indicated in the policy. The SDNPA did not continue its search for sites due to imminent allocation of housing land in the Twyford Neighbourhood Plan.
- 4.31 The Plan recognises that a mix of dwelling types and tenures are required in the area, with a particular need for smaller units and affordable homes. Strategic Policy SD24: Affordable Housing Provision states that at least 40% of all net dwellings on schemes of 6 or more units will be provided as affordable homes. The Strategic and Housing Land Availability Assessment for the South Downs (dated 2014)²⁶ assessed four sites for potential allocation for housing. None were considered to be suitable.

Eastleigh Local Plan – Issues and Options (2016)

- 4.32 Eastleigh Borough lies to the south of Twyford parish and development allocations in the emerging Eastleigh Local Plan could directly affect the parish. This is due to the proximity of Eastleigh to the area and the potential impact from an increase in traffic using transport links through the parish; the M3 and particularly the B3335.
- 4.33 A report presented to Cabinet on 21st July 2016²⁷ considered the way forward for the Local Plan. This followed a period of consultation on the Issues and Options document for the Local Plan. The report indicated that a figure of 650 dwellings per annum will be used as the basis for further work on developing the Local Plan for the period 2011-2036. This is likely to be a minimum figure but will be tested through the development of the Local Plan. This is partly because the housing need from the wider Southampton Housing Market Area needs to be finalised as well as the role that Eastleigh may play in contributing to this demand. There will also be a requirement to provide employment sites during this period.
- 4.34 The Issues and Options document gave a broad location for residential and employment land. Two of these have the potential to impact on Twyford parish. One is the expansion of several smaller settlements. This could accommodate 5,000 dwellings and 16000m² of employment floorspace, some of this development would be to the north and east of Eastleigh. The Sustainability Appraisal for the Issues and Options document indicates that this could increase transport impacts from congestion, air quality and noise. Biodiversity

²⁶ <https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/evidence-and-supporting-documents/strategic-housing-land-availability-assessment-shlaa/>

²⁷ Eastleigh Cabinet Report on the Issues and Options – (Local Plan Way Forward: Cabinet Report – Eastleigh Borough Council (July 21st 2016)

could be impacted due to sensitive rivers and tributaries. These impacts could be relevant for the Twyford parish.

- 4.35 The other option is a larger scale development through the expansion of Fair Oak and Bishopstoke and development at Allbrook (which is an area broadly to the north of Eastleigh). This could accommodate 3,700 dwellings and 29,000m² of employment floorspace. The Sustainability Appraisal indicates that this option could also increase transport impacts from congestion, air quality and noise. There may also be impacts on landscape, particularly views from the wider undeveloped countryside to the north. Biodiversity could be negatively affected from a potential new link road. This impact would be on the River Itchen which flows through Twyford parish.

Eastleigh Strategic Transport Study: Interim Report – Issues and Options (December 2015)

- 4.36 When the final report is produced it will define the need for potential multi-modal strategic transport infrastructure improvements which will be delivered to the same time scale as the Eastleigh Borough Local Plan period (to 2036). This Interim Report provided information to support the Eastleigh Borough Council Issues and Options consultation. It provides an overview of the likely transport improvements that are required to accommodate the potential new development sites in the Borough.
- 4.37 The Interim Report includes several potential highway mitigation schemes. No decisions have been taken on which schemes are likely to be required alongside the new development in Eastleigh. However, two options are to the north of Eastleigh Borough:-
- A new link road north of Bishopstoke between B3354 and the B3335, known as the North Bishopstoke Bypass;
 - A new link road between B3335 and the A335, known as the Allbrook Hill Relief Road (this would be an integral part of the North Bishopstoke Bypass).
- It should be stressed that these are at the early stages of assessment.
- 4.38 The study will also consider how potential development areas would access existing sustainable transport infrastructure and services. The report suggests how different development options could provide improved cycle and pedestrian routes and cycle storage. It also identifies improvements to the railway provision, such as extending platforms, increasing train frequencies and cycle links to the stations. Finally, it suggests a Park and Ride near junction 8 of the M27.
- 4.39 New highway infrastructure and improvements to sustainable transport options alongside new development options are likely to have a direct and indirect impact on Twyford parish. The schemes have the potential to increase traffic through the parish with associated congestion, noise and pollution. In addition, depending on which highway infrastructure option is progressed, there could be significant negative effects on the landscape and biodiversity of the parish. The sustainable transport infrastructure improvements will seek to offset some of the negative effects by reducing traffic flows.

Partnership Management Plan: Shaping the Future of your South Downs National Park 2014-2019 (South Downs National Park)

- 4.40 This plan does not contain planning policies but does provide a framework for the emerging Park-wide Local Plan through shaping all other aspects of the future of the National Park. It seeks to influence the charges that will occur in the National Park to ensure that it is left in a better state for future generations. Some of these will be due to impacts from outside the Park’s boundary. It was produced in partnership with key stakeholders.
- 4.41 The Plan contains a vision and 11 outcomes and policies that seek to implement these over a five year period on a range of key issues. It also contains a delivery framework and sets out how the plan will be monitored and reviewed. The vision is high level and sets out what the SDNPA and its partners hope the South Downs National Park will be like in 50 years’ time. The 11 outcomes fall under three headings; a thriving living landscape, people connected with places and towards a sustainable future. These are listed in Appendix 11.
- 4.42 All of the objectives and policies are high level but will influence the environment and socio-economic issues in Twyford. There are synergies with the emerging Local Plan such as conserving and enhancing the landscape and biodiversity as well as protecting the historic environment from harm. Other relevant policies include:
- Policy 25 which promotes water efficiency measures;
 - Policy 36 which seeks to improve existing public transport provision for local communities;
 - Policy 48 which supports villages in the Park to enhance their role as social and economic hubs;
 - Policy 50 which seeks to ensure that housing development closely matches the social and economic needs of local people to support balanced communities and that has high design and energy efficiency standards;
 - Policy 56 which supports appropriate renewable energy schemes; sustainable resource management and energy efficiency.

5.0 Sustainability Issues

5.1 The key sustainability issues for Twyford that need to be taken into account in the Neighbourhood Plan are set out in the table below. These are presented as strengths, weaknesses, opportunities and threats. They have been identified by taking into account the relevant plans and policies that relate to this Parish and also the baseline information. These have also been influenced by sustainability issues identified by the South Downs National Park Authority and the Twyford Neighbourhood Plan Steering Group.

<p>Strengths</p> <ul style="list-style-type: none"> • High quality and diverse landscape • Rich ecology with European, national and local designations • Extensive number of heritage and archaeological assets many with national value 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Potentially aging population • Lack of smaller homes for young adults and families and to allow downsizing • Lack of affordable homes with a disparity between local incomes and house prices and rents
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<ul style="list-style-type: none"> • A long history of settlement in the area giving it a special quality • Strong and active community with a range of facilities including health, leisure, sport and community facilities and shops • Excellent location close to major conurbations and with good transport links; especially access to the M3, a railway station at Shawford and Southampton airport • Extensive employment within the parish with an industrial estate and a range of other employment • A good network of footpaths and bridleways providing links to the surrounding countryside 	<ul style="list-style-type: none"> • High quality environment restricts potential development sites • Traffic using the B3335 as a through route from M3 to communities to the south divides the village and creates a barrier to true integration • The volume of traffic and Heavy Goods Vehicles through the village causes congestion, noise and pollution and hazard through speeding • High car ownership and use with pressure on car parking in the village centre • A commuter area for adjoining urban conurbations as well as London and a provider of many jobs for those travelling into the village • Large private school in the centre of the village creates traffic issues • Lack of evening bus service and dedicated cycle routes
<p>Opportunities</p> <ul style="list-style-type: none"> • Provision of additional housing in the village including affordable housing and smaller units for families and older people wishing to downsize • Provide traffic calming measures on minor roads in the parish • Ease parking problems in the village centre • Diverse population within the parish that can support local facilities and retain a vibrant community • Provide extra protection for the parishes high quality built environment and archaeological assets as well as its ecology • Detailed landscape character assessment will ensure that new development is appropriately located and will have community support • Provision of facilities for young people • Safeguard local greenspace and key community assets • Raise the profile of valued heritage, wildlife and landscape assets of the parish within the SDNP 	<p>Threats</p> <ul style="list-style-type: none"> • Allocation for a large scale employment development on the western side of Winchester could affect the landscape and biodiversity as well eroding the character of Twyford village • Numerous allocations for residential and employment development in settlements to the south and east of the Parish and particularly at Colden Common would increase traffic on B3335 • Associated highway infrastructure to the south of the parish could indirectly impact on the landscape and biodiversity • Inappropriate development could have a negative impact on heritage and archaeological assets • Potential for further commercial and employment development which are not related to the needs of the SDNP or Twyford that will create demand for additional buildings and in commuting • Climate change could increase the incidence and extent of flooding and impact on the high quality landscape • Pressure on recreational use of local greenspace and footpaths and bridleways and the facilities in Twyford from visitors • Cumulative impact of housing extensions on village character and affordability

6.0 Sustainability Assessment Framework

6.1 The Sustainability Appraisal will consider the effects of the Neighbourhood Plan, in terms of its policies and proposed development sites along with reasonable alternatives against a series of objectives. These have been influenced by the Sustainability Appraisal for the South Downs Local Plan - Preferred Options (August 2015). The objectives reflect the three pillars of sustainable development – social, economic and environmental. The assessment criteria indicate the questions that will be used to consider each objective. This will ensure that a consistent approach is taken.

6.2 Once adopted the Neighbourhood Plan will be monitored and part of this monitoring will be the ongoing sustainability impact of the plan. The potential indicators listed in the following table could form part of the ongoing monitoring. Only the significant effects (both positive and negative) will be monitored so not all of the suggested indicators are likely to be required. Some will be monitored by the SDNPA and others by Twyford Parish Council.

Sustainability Theme	Objective	Assessment criteria	Potential Indicator
Landscape (Environment)	To conserve and enhance the high quality landscape character of the parish	Will the plan protect key views in the parish? Will the plan ensure that the main landscape characters of the parish are conserved? Will the plan seek to retain the tranquil parts of the parish? Will the plan control lighting to retain and enhance the Dark Skies designation of the South Downs?	<ul style="list-style-type: none"> • Number of applications with landscape enhancement conditions • Number of applications that incorporate the recommendations from the Landscape Officer at the South Downs National Park • Dark night status is maintained and enhanced
Biodiversity (Environment)	To protect and enhance the fauna, flora and habitats in the parish	Will the plan protect and enhance existing species and habitats; such as chalk downland, woodland and riverine/meadow habitats? Will the plan ensure that designated sites and their settings are not adversely affected?	<ul style="list-style-type: none"> • Condition of designated ecological sites • Number of applications which include schemes to improve local biodiversity • Provision of accessible greenspace to protect sensitive sites
Heritage assets and archaeology (Environment)	To protect, maintain and enhance the historic environment and archaeological assets of the parish	Will the plan ensure that the heritage and archaeological assets are protected and enhanced?	<ul style="list-style-type: none"> • Number of applications that incorporate heritage enhancement or improvement schemes
Housing and the built environment	To provide new affordable homes with a mix of tenures and smaller homes	Will the plan seek to provide affordable homes with an emphasis on rental for local residents?	<ul style="list-style-type: none"> • Number of new homes built during the life of the plan • Number of new homes for rent

(social)	to meet the parishes local housing need To ensure that the design of new development respects the high quality built environment of Twyford and the rural areas of the parish	Will the plan provide smaller homes (2 and 3 bedroomed)? Will the plan ensure that new developments have high quality design and layout?	<ul style="list-style-type: none"> • Number of new 1,2,3 and 4 bed houses constructed and as a proportion to the total built
Accessibility (Social and Environment)	To increase the number of journeys by cycling, walking and public transport To improve safety for pedestrians in Twyford	Will the plan support the implementation of pedestrian and cycling facilities? Will the plan reduce congestion and the speed of traffic on B3335 and minor roads in the parish? Will the plan ease the parking problems in the village centre?	<ul style="list-style-type: none"> • Number of additional public car parking spaces • Number of new safe footways • Number of dedicated cycle routes • Number of minor traffic management measures implemented • Number of highway accidents within the village • Reduction in traffic flows on B3335 through the village
Community (social)	To support a vibrant and thriving community	Will the plan protect existing community, social, leisure, sport and health facilities? Will the plan encourage the creation of new open spaces? Will the plan encourage the provision of new facilities for young people?	<ul style="list-style-type: none"> • Planning approvals which include provision for open space • Number of new facilities for young people
Climate change (Environment)	To mitigate the impacts of climate change and prepare for future changes to the climate	Will the plan encourage the provision of renewable sources of energy? Will the plan protect residents and assets from flooding?	<ul style="list-style-type: none"> • Number of planning applications which include renewable energy technology • Number of properties affected by flooding • % of residential applications in Flood Risk Zone 3
Economy	To promote the provision of local employment	Will the plan provide opportunities for residents to be employed locally?	<ul style="list-style-type: none"> • Amount of existing employment floorspace is not reduced

7.0 Next Steps and Conclusions

7.1 The content of this Scoping Report has been agreed by the group producing the Twyford Neighbourhood Plan. The report establishes the baseline for the

Sustainability/Environmental Assessment of the Twyford Neighbourhood Plan. It identifies the main sustainability issues that affect Twyford parish and sets out the objectives that will form the basis for the assessment of the Twyford Neighbourhood Plan.

- 7.2 Comments on this report are welcomed. It is available on the Parish Council website for information. It has been sent to all of the organisations in Appendix 12. The formal consultation period is 6 weeks, starting on 19 December 2016 and finishing on 30 January 2017. All responses received during this time will be taken into account in formulating the approach taken to assess the emerging Neighbourhood Plan and where necessary updates and changes will be made to the baseline data, plans and policies and the Sustainability Assessment Framework. Comments may also be received that will influence the formation of the Neighbourhood Plan.
- 7.3 The final Sustainability Appraisal Report will be published alongside the Neighbourhood Plan and both of these will be subject to an Examination in due course.