

# Sherfield English Neighbourhood Plan 2024

## Pre-Submission Draft

V2.5 January 2024



Produced by the Sherfield English Parish Neighbourhood Plan Steering Committee

In conjunction with

Bluestone Planning LLP

<b>Table of Amendments</b>			
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V1.1	31/03/2022	SB	Figures and main text
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## LIST OF POLICIES

### **The Rural Landscape and Natural Environment**

- Policy SE1 - Landscape Character
- Policy SE2 – Biodiversity
- Policy SE3 – Bats
- Policy SE4 – New Forest Special Protection Area
- Policy SE5 – Trees and Hedgerows
- Policy SE6 – The Solent Region International Sites
- Policy SE7 – Dark Night Skies
- Policy SE8 - Important Views
- Policy SE9 - Local Green Spaces

### **The Built Environment**

- Policy SE10 - Settlement Identity and Character
- Policy SE11 - General Design Principles
- Policy SE12 - Heritage
- Policy SE13 - Housing
- Policy SE14 - Dwelling Extensions
- Policy SE15 - Replacement Dwellings
- Policy SE16 - Seasonal Workers Accommodation

### **Local Community and Infrastructure**

- Policy SE18 - Loss or change of Community Facilities
- Policy SE19 - Renewable Energy
- Policy SE20 - Parking, Access and Highway Safety
- Policy SE21 - Integration with and improvements to Public Right of Way and Green Infrastructure Network
- Policy SE22 - Infrastructure Improvements

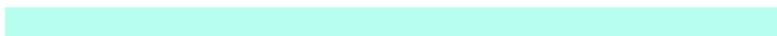
# 1 INTRODUCTION

## 1.1 What is a Neighbourhood Plan?

- 1.1.1 Neighbourhood Planning was introduced within the Localism Act 2011, supplemented by the Neighbourhood Planning (General) Regulations 2012, and was welcomed into the spatial planning hierarchy of England.
- 1.1.2 The Government's Planning Practice Guidance website explains that "Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community needs and where the ambition of the neighbourhood is aligned with strategic needs and priorities of the wider local area"<sup>1</sup>
- 1.1.3 Neighbourhood Plans aim to give local residents more say about how their local area progresses and develops over time. They allow communities to inform what infrastructure is required and supported, as well as outline the character of the area and the elements to be preserved and enhanced.
- 1.1.4 Once a Neighbourhood Plan (NP) is approved at referendum it forms a statutory part of the development plan. Decisions on whether development should go ahead or not have to be made in line with the development plan unless material considerations indicate otherwise<sup>2</sup>

## 1.2 What can be included?

- 1.2.1 A Neighbourhood Plan becomes part of the Development Plan and must deal with the development and use of land<sup>3</sup>. However, other issues have been raised during public consultation exercises which are important to the local community, but not necessarily land use based. These are identified in Section 5 and denoted by a box as shown below.



- 1.2.2 Survey and consultation work with the local community (as set out in the Consultation Statement, Appendix D) highlighted land use issues of concern regarding new developments. They included development management, impact on character and landscape, preservation of settlement separation, form and appearance, the need to protect and enhance natural assets and the effect on existing social and community infrastructure.

## 1.3 Statutory Context - Basic Conditions

- 1.3.1 Under the terms of the governing legislation<sup>4</sup> Neighbourhood Plans must comply with what are known as 'Basic Conditions'. These Basic Conditions are as follows:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Plan)
  - The making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development

<sup>1</sup> Department for Levelling Up, Housing and Communities & MHCLD, revision date 09/05/2019 Paragraph: 001 Reference ID: 41-001-20190509

<sup>2</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004

<sup>3</sup> Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004

<sup>4</sup> Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004

- The making of the order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the Development Plan for the area of the authority (or any part of the that area)
- The making of the order (or Neighbourhood Plan) does not breach, and is otherwise compatible with, retained EU obligations
- Prescribed conditions are met in relation to the Order (or Neighbourhood Plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Plan)

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

## 1.4 Submitting Body & Designation

1.4.1 The Parish Council is the qualifying body responsible for the preparation of the Neighbourhood Plan and therefore they are responsible for submitting the plan to the District Council for examination. The term ‘qualifying body’ is defined within the Localism Act 2011, meaning it is the body with the responsibility for neighbourhood planning in the designated neighbourhood area.

1.4.2 The Parish Council made a formal application to designate a Neighbourhood Planning Area for Sherfield English on the 1st May 2017. Following a consultation, 2nd June 2017 – 14th July 2017, the designation application was approved by Test Valley Borough Council on 24th July 2017.

1.4.3 The designated Plan Area, as accepted by Test Valley Borough Council, is the Parish boundary and is shown in Figure 1 below.

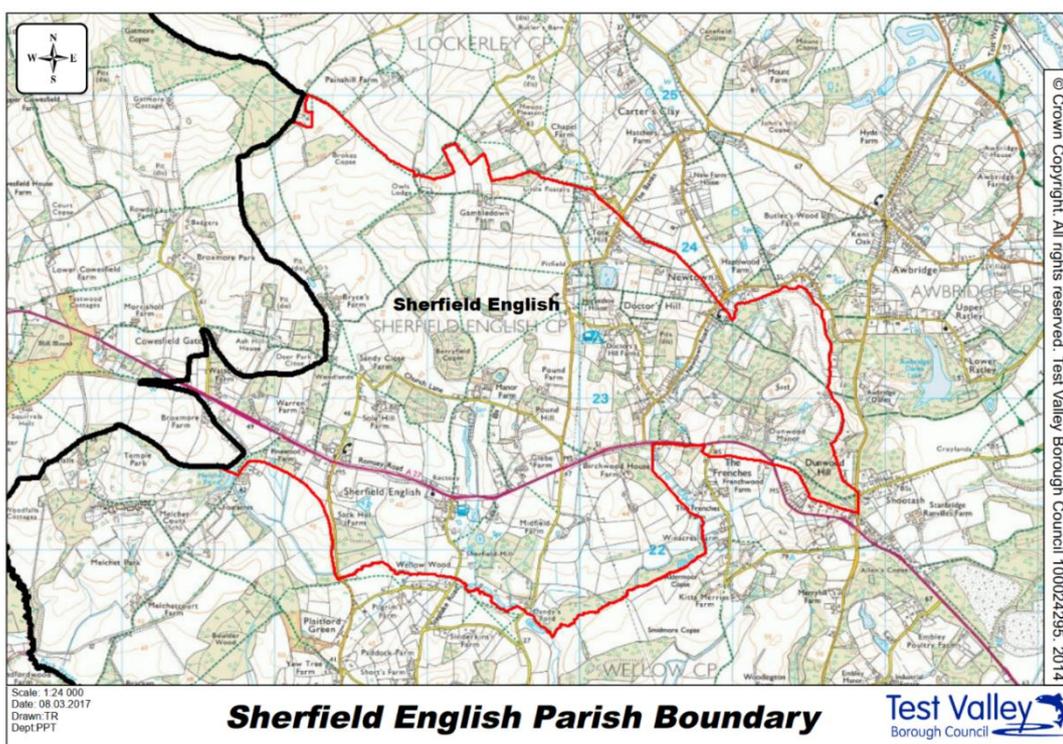


Figure 1 Map of Designated Area (parish boundary in red)

## 2 PLANNING POLICY CONTEXT

### 2.1 National Policy

- 2.1.1 The National Planning Policy Framework (NPPF), published by the government in 2018 and revised in December 2023<sup>5</sup>, is an important guide in the preparation of local plans and neighbourhood plans. It sets out the Government's policy in relation to land use planning matters.
- 2.1.2 The Neighbourhood Plan must demonstrate that it has had regard to/is consistent with the provisions of the NPPF as a whole. The relevant paragraphs of the NPPF are set out alongside the policies contained within the Neighbourhood Plan in Section 5.
- 2.1.3 As stated in the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.1.4 The NPPF (Paragraph 8) outlines the planning system's three overarching objectives:
- An economic objective – This Neighbourhood Plan seeks to provide policies which assist in building a strong, rural economy. Through business surveys and talking to business owners this NDP seeks to assist with the future needs in the Parish.
  - A social objective – Sherfield English has a dispersed linear settlement pattern but retains a good community spirit with a range of services and facilities. The NDP aims to ensure that the Parish is better and safely connected via appropriate infrastructure, maintains and enhances its service provision to all residents and provides a sufficient number and range of homes to redress any imbalance which currently exists.
  - An environmental objective – being a rural parish with 38 SINC's and a large variety of habitats linking national significant ecological sites, SSSIs, SPAs and SACs, it is imperative that our natural environment is at the heart of our Plan and improving biodiversity and wildlife corridors is an important focus.

### 2.2 Local Policy

- 2.2.1 The development plan for the Parish currently comprises the Test Valley Local Plan 2011-2029<sup>6</sup>. The emerging Test Valley Local Plan will, when adopted, replace the review Local Plan. At the time of writing, the issues and options work has been undertaken and strategic policies have been produced in the Regulation 18 Stage 1 Test Valley Local Plan 2040<sup>7</sup>. In respect of adopted policy, specifically in relation to the Sherfield English Parish, the Parish does not lie within an area planned for significant growth.

<sup>5</sup> The National Planning Policy Framework, last updated September 2023 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>6</sup> Adopted Test Valley Borough Revised Local Plan DPD 2011-2029 <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/dpd>

<sup>7</sup> Draft Test Valley Borough Local Plan 2040 <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/draft-local-plan-2040>

2.2.2 TVBC have advised that the following policies are the relevant 'Strategic' Local Plan Policies with which the NP needs to conform:

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

2.2.3 All NP policies should be viewed together, and not in isolation, in the preparation and consideration of planning applications. All development plan policies will need to be taken into account in determining planning applications, along with other material considerations, as appropriate. The policies in this NP do not list or cross-reference to all other policies that may be relevant.

### 3 SHERFIELD ENGLISH PARISH (the NP area)

#### 3.1 General Description

- 3.1.1 Sherfield English is a rural parish situated in the south west of the Test Valley Borough on the Hampshire/Wiltshire border. The New Forest National Park lies just to the south. The parish contains about 300 dwellings and many rural businesses. Settlements are dispersed and there is no defined centre. The Neighbourhood Plan area (Figure 2 below) covers the entire Parish.



Figure 2 – Aerial photo of Designated Area (parish boundary in red)

- 3.1.2 The topography of the Parish is undulating, forming the southern edge of the South Downs. Historic quarrying has left dells and lakes. Broadly the land in the north is higher, where long views across the Parish into the New Forest Heritage Area can be appreciated. To the south the land is lower lying and there are water cress beds towards the centre of the Parish which follow a southerly flowing water course into the River Blackwater, a tributary of the River Test.
- 3.1.3 Until 1921, the Parish of Sherfield English was mostly a single, privately owned estate containing farms and homesteads. Small areas of the neighbouring estates of Melchet, Broxmore and Dunwood are included within the modern parish boundary. The rural lanes have been subject to some linear development and infill but the historic settlement pattern in the village is exceptionally well preserved, to the extent that the village of the 1840 tithe map is instantly recognisable on the ground today. It is very rural in nature and without a traditional village centre with small, scattered dwellings and farms interspersed throughout.

### 3.2 Parish Profile

3.2.1 Sherfield English is one of 59 Parishes in Test Valley. It has an area of 851 hectares, 1.4% of the total area of Test Valley.

#### Residents

3.2.2 The 2020 population of Sherfield English parish was 707, a population density of 0.83 people per hectare. Population is expected to decrease by about 1% by 2027. Residents aged 40-69 constitute 48% of the population, higher than the borough average of 40.2%.

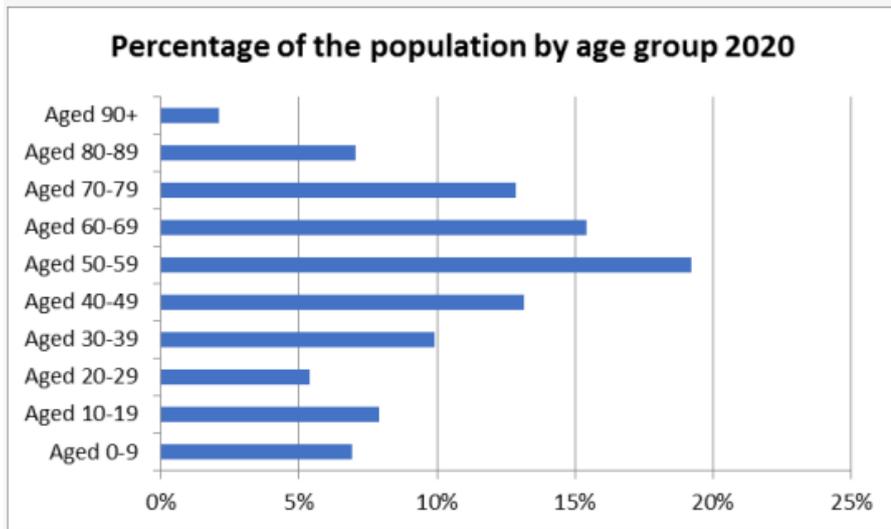


Figure 3 - Percentage of population by age group (2020) (source Test Valley Parish Profile 2021)

#### Ethnicity

3.2.3 95% of residents are “White British”, just above the borough average of 93.1%, and higher than the English average of 79.8%. (source - 2021 TVBC Parish Profile based on the 2011 Census).

#### Households

3.2.4 In 2021 Sherfield English had 303 properties. 48% of properties were owned outright and 81% of people lived in a property which they owned outright or with a mortgage or loan. This was higher than the averages of 70.3% for Test Valley, and 67.6% for South East of England.

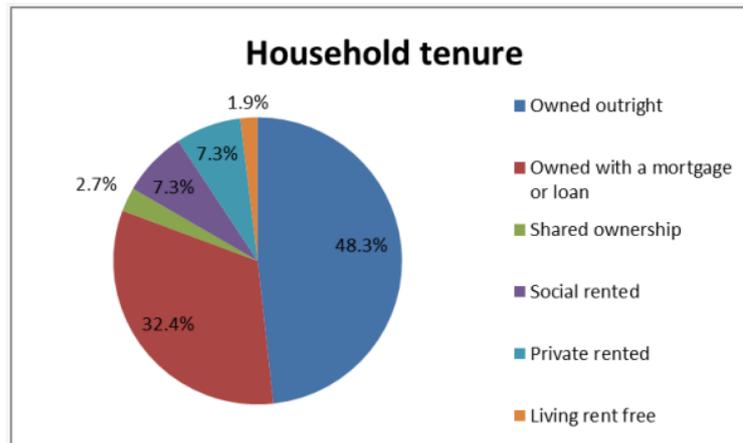


Figure 4 - Household Tenure (source Test Valley Parish Profile 2021)

## House Prices

3.2.5 It is difficult to estimate the average values in the area due to the low number of sales and varied character of properties. According to the 2021 Parish Profile of Sherfield English, 49% of households lie within Council Tax Banks F-H, which is significantly higher than Test Valley as a whole at 16.9%.

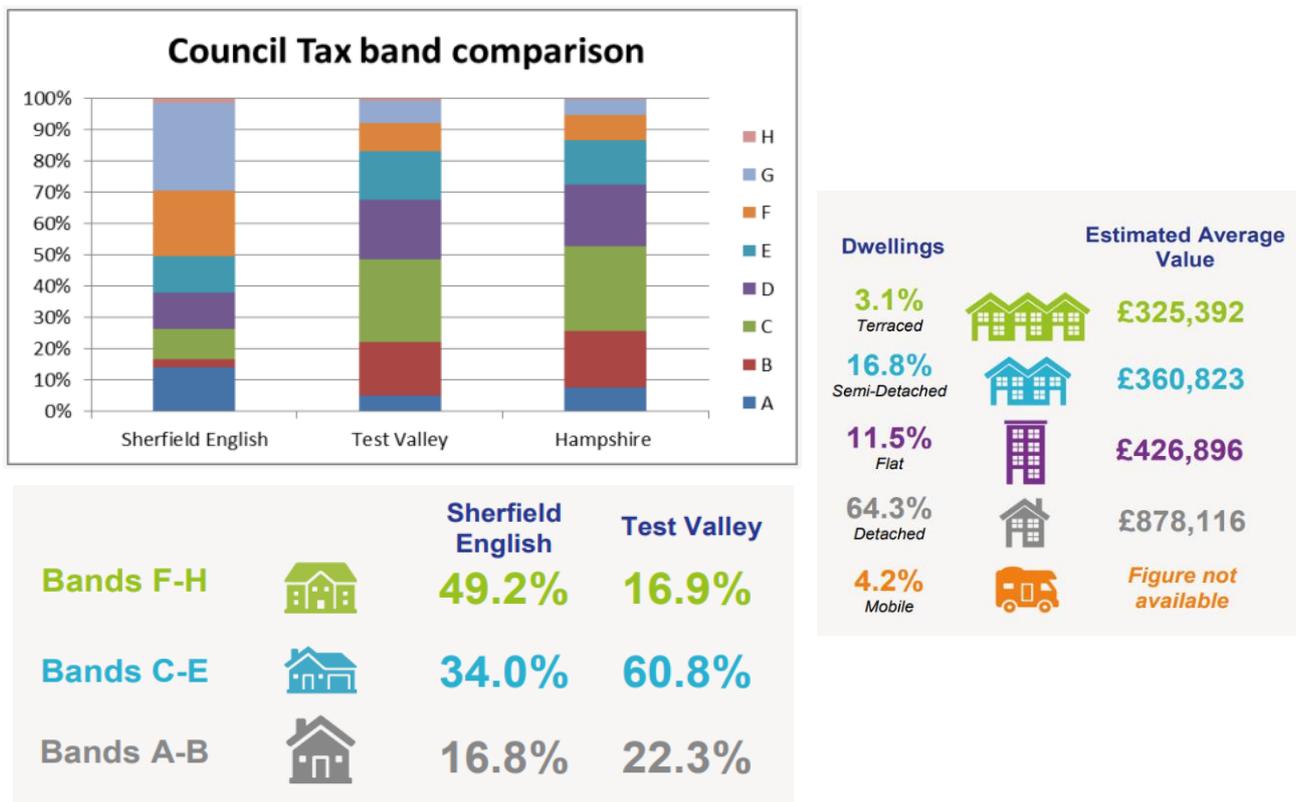


Figure 5 - Council Tax Bands and Estimated Average Value (source Test Valley Parish Profile 2021)

3.2.6 Zoopla estimates show the average value of a property in Sherfield English was £746,666 in 2020 and £716,000 in 2023. These ‘average’ values, based on limited sales of disparate properties, are not reliable but do indicate that Sherfield English is one of the more expensive areas in Test Valley.

## Education

- 3.2.7 39% of Sherfield English residents have a level 4 qualification or above, which is higher than the Test Valley average of 30.5%. (source - 2011 Census)
- 3.2.8 21% of residents, aged 16 - 74, have no academic, vocational or professional qualifications, 2.5% higher than the borough average. (source - 2011 Census)

## Employment

- 3.2.9 64% of Sherfield English residents, aged 16 – 74, were economically active, which is lower than 73.4% average in Test Valley. (source - 2011 Census)

Health

3.2.10 77% of residents said they felt that they were in very good or good health, lower than the 84.6% average for Test Valley and 81.4% for England. 8% rated their health as bad or very bad, higher than the borough average of 3.8% and 5.5% for England and 9% of residents are long term sick or disabled. It is likely that these figures are indicative of the older than average parish age profile. (source - 2011 Census)

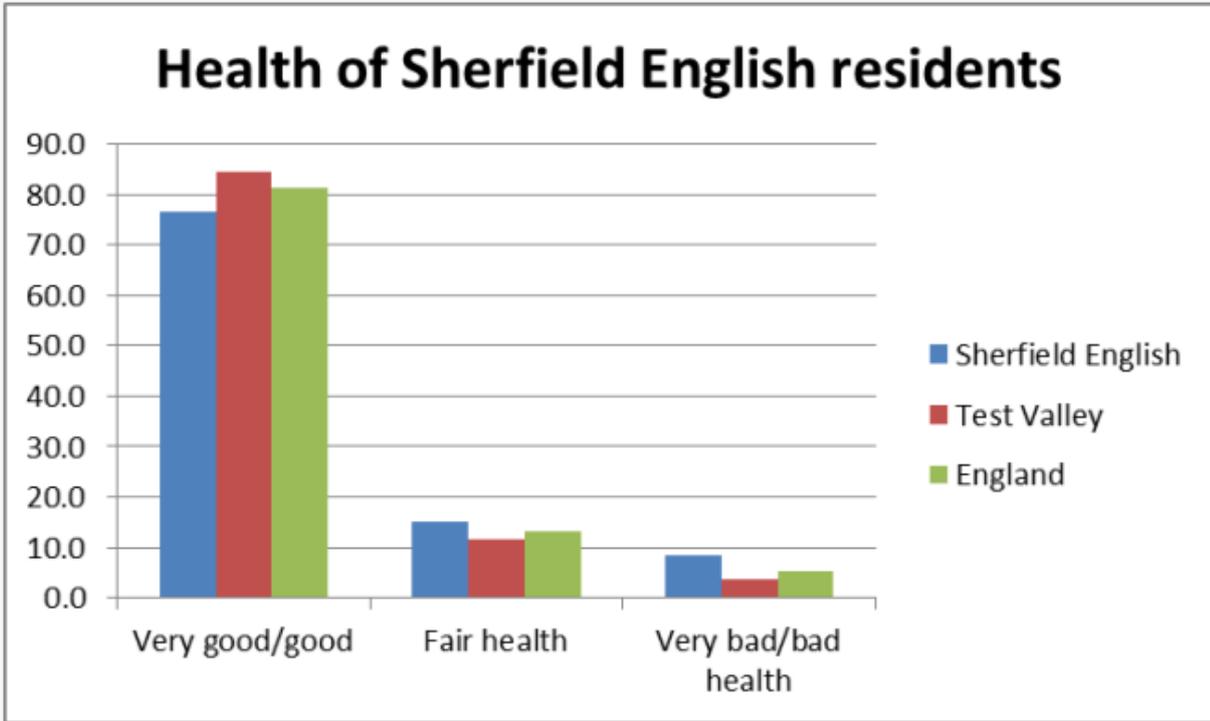


Figure 6 - Health of Sherfield English Residents (source Test Valley Parish Profile 2021)

## 4 VISION AND OBJECTIVES

### 4.1 Vision

#### VISION

Sherfield English will continue to be a thriving, safe, sustainable, and friendly community with a village feel and the predicted loss of population will have been reversed.

It will have maintained and enhanced its rural character and protected its biodiversity assets whilst absorbing some further housing development to ensure younger families and older residents have been able to find suitable accommodation within the parish. These small sustainable developments will have been designed to be sympathetic to the surrounding countryside and provide for a balance of dwelling types specifically designed to meet local needs. The historic linear type settlement pattern will be respected.

The local economy will be supported through the facilitation of modest business growth where appropriate to the rural setting. Community facilities will have been supported to meet local needs.

The sense of community will be strengthened through improved interconnectivity between the areas of settlement and village amenities. This will have been achieved primarily through the development of a network of safe pedestrian and cycle routes.

### 4.2 NDP Objectives

#### NDP Objectives –

- 1 Retain the rural character and built heritage of the parish and its associated services and facilities
- 2 Support the natural qualities of the landscape
- 3 Support housing that reflects the local need and reverses the predicted decline of the community
- 4 Enable appropriate, sustainable development in suitable locations
- 5 Support the agricultural and rural economy base by allowing appropriate diversification
- 6 Support appropriate tourism development
- 7 Promote biodiversity enhancements and improvements and protect existing assets
- 8 Promote accessibility and route safety for users

## 5 PLANNING POLICIES Consistency with the Adopted Local Plan and Sustainability

- 5.1.1 This section of the Neighbourhood Plan sets out policies on themes of particular importance to the Plan's objectives. The text accompanying the policy, sets out how each contributes to one or more objectives, how it relates to national and local policy, with an overview of the evidence base to support the policy and where to find more detailed information.
- 5.1.2 The Planning Policies are designed to be consistent with the National Planning Policy Framework and with the Core Policies in the Test Valley Borough Local Plan, providing further local information or greater detail where the circumstances of the Sherfield English Neighbourhood Plan area justify that. In a very few instances, for emphasis or clarity purposes, a Neighbourhood Plan policy may partially repeat certain extracts from the Local Plan.
- 5.1.3 Where there are non-land use planning based community aspirations, these have been highlighted separately and do not form part of the Neighbourhood Plan policies, but show the direction in which the Parish wish to proceed in the future.
- 5.1.4 The topics in the Neighbourhood Plan highlight how each aspect addresses the objectives listed in the previous pages. The full text and sustainability matrix of the objectives can be found within the evidence base.

### The Rural Landscape and Natural Environment

#### **NPPF – Relevant Paragraphs**

83-84, 102-107, 110, 123, 180, 182, 185,

#### **Adopted TVBLPR Policies –**

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E6: Green Infrastructure

LHW1: Public open space

#### **NDP Objectives –**

- Promote biodiversity enhancements and improvements and protect existing assets
- Retain the rural character and built heritage of the parish and its associated services and facilities
- Support the natural qualities of the landscape

### 5.2 Landscape Local Distinctiveness

- 5.2.1 The Test Valley Landscape Character Assessment<sup>8</sup> (updated in 2018, based on work undertaken in 2004), has been used to inform the Neighbourhood Plan of the key valued characteristics, detractors and issues (a table of Issues and Solutions is found in 5.2.9).

<sup>8</sup> Test Valley Borough Landscape Character Assessment <https://www.testvalley.gov.uk/planning-and-building/treesandlandscape/landscape-character-assessment-documents>

5.2.2 The parish covers 851 hectares within the southern Test Valley. The Parish falls within the landscape character areas (LCTs): LCT10 Open Chalklands, LCT3 Mixed Farmland and Woodland – Medium Scale, LCT4 Mixed Farmland and Woodland and a smaller area of LCT2 Pasture and Woodland Associated with Heathland (Figure 7). These types have been subdivided into individual character areas as follows:

- LCA10A East Dean Chalk Download – large open stony fields with a network of remaining native hedgerows
- LCA3B Melchet and Awbridge Wooded Farmland – mixed fields & woodland with many old native hedgerows, some supporting protected and rare species.
- LCA 4A Sherfield English (Mixed Farmland and Woodland - Small Scale) is an area of low-lying land which carries a network of meandering water courses flowing into the River Blackwater, a tributary of the River Test. It has a covering of scattered small woodlands, with some aligning in a linear fashion to the watercourses. It is characterised by areas of small-scale fields with good hedgerows.
- LCA2A Embley Wood and Heathland within Sherfield parish is an enclosed landscape of mature woodland with the northern area being more open as used to be part of a previous golf course. It also contains the Dunwood Hill Fort

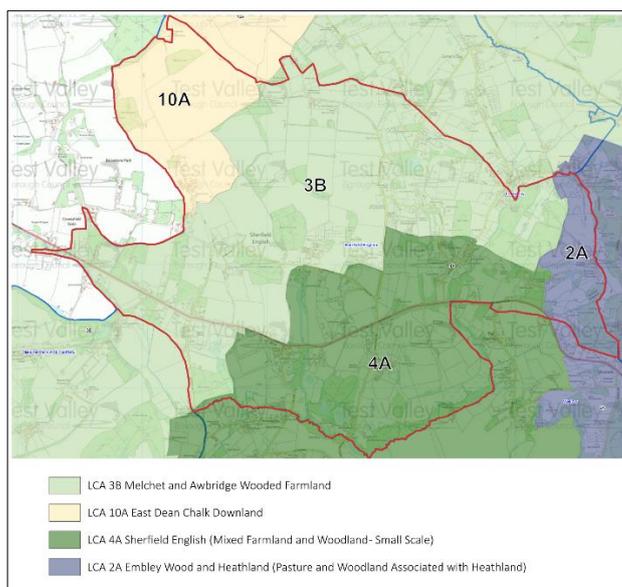


Figure 7 - Map of Landscape Character Areas within the parish (red boundary line) as defined within the Test Valley Landscape Character Assessment

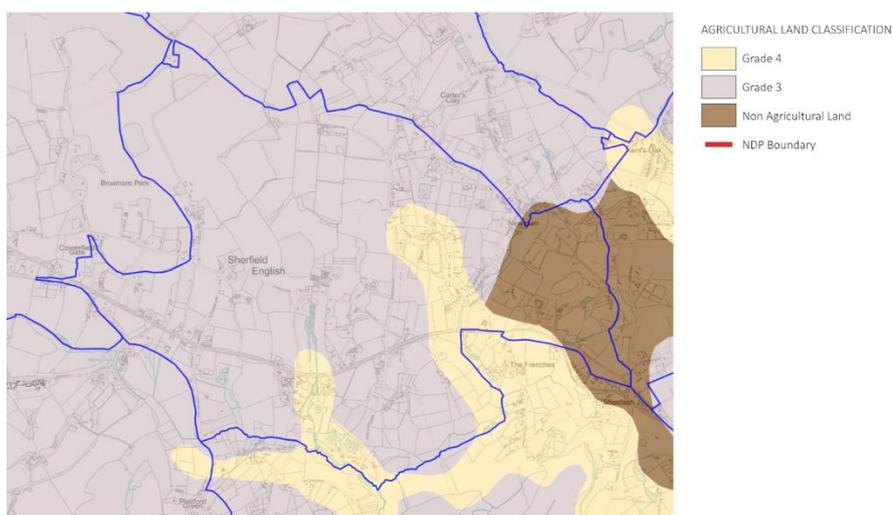


Figure 8 – Agricultural land classification within and adjacent to the NP Area

- 5.2.3 The landscape gently rises in the north of the parish to 102 AOD (Above Ordinance Datum) at Gambledown House and 74 AOD at Doctor's Hill to the east. It is a gently rolling open landscape of pasture and fields with pockets of woodland scattered throughout. Whilst much is above 50 AOD the lowest area at Dandy's Ford, at the most southerly point of the parish, is around 23 AOD.
- 5.2.4 Sherfield English Stream is a tributary of the River Blackwater. It flows West to East to Dandy's Ford and forms the western part of the southern parish boundary. There are a further three unnamed streams which are fed from the surrounding land fall and all flow in a southerly direction to ultimately also join the River Blackwater. The central chalk stream emerges at Sherfield Manor where it feeds the watercress beds before heading due south to Sherfield Hatchett and through to Dandy's Ford. The section of the stream between Sherfield Manor and Sherfield Hatchett historically powered a mill with the word 'hatchet' likely referring to a type of mill sluice gate. At the southern edge of the Parish the stream feeds a series of fishing lakes. A second stream is located broadly between Newtown Road and Dunwood, flowing south and then south west to meet the other stream just south of Dandy's Ford and the third flows south west from Dunwood area along southern parish boundary towards Dandy's Ford. There are areas of seasonal streams & marsh, year round marsh and many ponds/lakes.

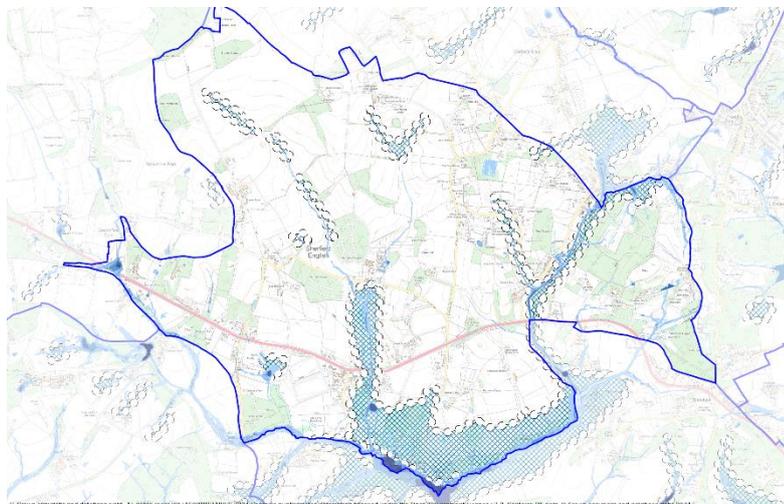


Figure 9 Historic and Current Flood Risk area with the NP (Parish Online data)

5.2.5 The geology of the area to the north is largely chalk based and that to the west, south and east sand, gravel and clay. There is a seam of chalk coming through the Plan Area from the northwest down to the Old Church round and back up towards Gambledown. A smaller seam comes through Doctor's Hill. Thus Sherfield English has a greater variety in habitats than surrounding parishes.

5.2.6

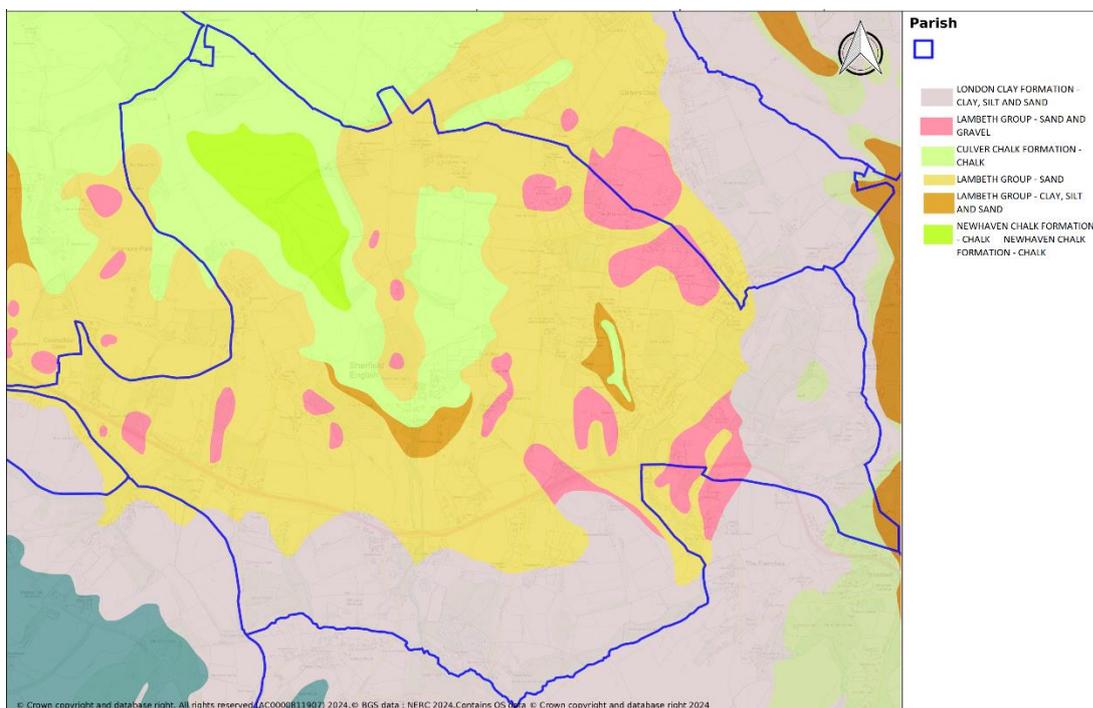


Figure 10 Bedrock Geology (source BGS mapping)

5.2.7 NPPF paragraphs 119 and 174 – 181 deal with the effects of development on the landscape and biodiversity, establishing a wide range of criteria against which development will be assessed and also the means by which policies in development plan documents can protect these important assets.

5.2.8 It is key to sustain the sensitive landscape setting of the settlements and preserve and enhance the areas of natural landscape and agriculture existing between the settlement areas, whilst also conserving the existing network of trees, hedgerows, watercourses, public community spaces and rights of way so as to protect and enhance wildlife sites / habitats / biodiversity.

5.2.9 The TVBC Landscape Character Assessment raises a number of issues and potential solutions, which have been incorporated into the range of policies below.

Landscape Distinctiveness and Biodiversity	
<p>Issues:</p> <ul style="list-style-type: none"> <li>• Loss of tranquillity</li> <li>• Potential for adverse impact on long range views through intensive land uses such a poly-tunnels and mobile homes and large-scale buildings</li> <li>• Loss of unimproved mesotrophic grassland to arable or through application of fertilisers</li> <li>• Degradation of pasture and fragmentation of historic field patterns associated with increasing equestrian use (individually and cumulatively)</li> <li>• Loss of hedgerows and poor hedgerow management in the open countryside</li> <li>• Removal of hedgerows linked to residential use and replacement with unacceptable urbanising boundary treatments such as close board fencing or non-native, invasive hedging species eg laurel</li> <li>• impact of developments on wetlands and water bodies to the south and east of the parish</li> <li>• Enrichment of water bodies through fertiliser run off</li> <li>• Declining farmland bird, insect and butterfly populations</li> <li>• Fragmentation of habitats and loss of links particularly between the surrounding designations of international and national importance</li> <li>• Further potential loss of remnant heathland</li> <li>• Loss of traditional farm buildings to non-farming uses, particularly residential</li> <li>• Expansion of industrial development</li> <li>• Loss of areas of green space important to the local community</li> <li>• Limited number of public rights of way</li> </ul>	<p>Solutions (Neighbourhood Plan Policies <i>or</i> <b>Community Aspirations</b>):</p> <ul style="list-style-type: none"> <li>• <b>Reinforce existing local valued features and add to woodland and hedgerow structure (see woodland and hedgerow solutions below)</b></li> <li>• <b>Protect existing levels of tranquillity by ensuring development is appropriate to the setting</b></li> <li>• <b>Maintain the wooded setting to Sherfield English and Resist inappropriate infill development</b></li> <li>• <b>Conserve the small winding leafy lanes from inappropriate development. Consider routing agreements</b></li> <li>• <b>Protect the extensive views from small knolls</b></li> <li>• Consider community aspirations to discuss farming impacts and find solutions</li> <li>• Encourage agricultural management that will protect and enhance remnant unimproved grasslands</li> <li>• <b>Encourage measures to conserve, enhance and extend the network of wetlands and water bodies to the south and east of the parish</b></li> <li>• <b>Protect watercourses, ponds and wetlands by minimising pollution and soil erosion</b></li> <li>• <b>Increase planting of native species suitable for declining populations</b></li> <li>• <b>Encourage work to link up existing fragments of priority habitat woodland and grassland and wildlife corridors through to SPAs/ SACs and SSSIs beyond.</b></li> <li>• <b>Conserve and enhance remnant heathland</b></li> <li>• <b>Designate local green spaces important to the local community to prevent their loss.</b></li> </ul>

## **Policy SE1 - Landscape Character**

Development proposals should respect the open countryside and rural landscape setting of the neighbourhood plan area and the distinctive physical separation of buildings which contributes to its identity. They should demonstrate how they preserve or enhance the landscape character taking into consideration the recommendations of the Parish Character Appraisal and Design Guide.

Proposals should reflect the characteristics which define the character of the wider landscape which is sited adjacent to the New Forest National Park designation including:

- a) Protecting the historic pattern of fields, watercourses, copses, Ancient woodland (Church Copse, Berryfield Copse, Baldwin's Copse, Sack Copse, Brokes Copse, Bushy Moor Copse, Alder Moor Copse, Cutlers Copse/The Plantation, Dunwood Wood, Gatmore Copse) roads, rights of way and boundaries (native hedgerows, trees, rural fences, walls etc). Figure 15 & Figure 19
- b) Protecting the character and pattern of the small linear settlements, smallholdings and dwellings Figure 26
- c) Consideration of the visual relationship between new development and historic or traditional landscape features
- d) Maintaining the role that the development site plays in enhancing the character of the wider landscape, including special qualities of the National Park
- e) Protecting the rural character of highways and Public Rights of Way and encouraging native planted boundary treatments
- f) Maintaining the openness of the landscape in the southern part of the Plan area and the wooded areas identified in Figure 15 – Important Habitats within the NDP Area
- g) Protecting and where possible enhancing tranquillity
- h) Minimising light pollution; consideration of internal light spill, no street lighting and carefully considered site external lighting schemes in accordance with best practice BCT/ILP guidance, Figure 22
- i) Protecting and enhancing the identified wildlife corridors north and south leading to and from the National Park and other nationally important sites, Figure 18
- j) Seeking opportunities to reintroduce traditional orchards and deciduous woodland

### 5.3 Natural Features and Biodiversity

5.3.1 The Parish contains 39 non-statutory designated sites, Sites of Importance for Nature Conservation, SINCs, as shown in Figure 11 & Figure 12.

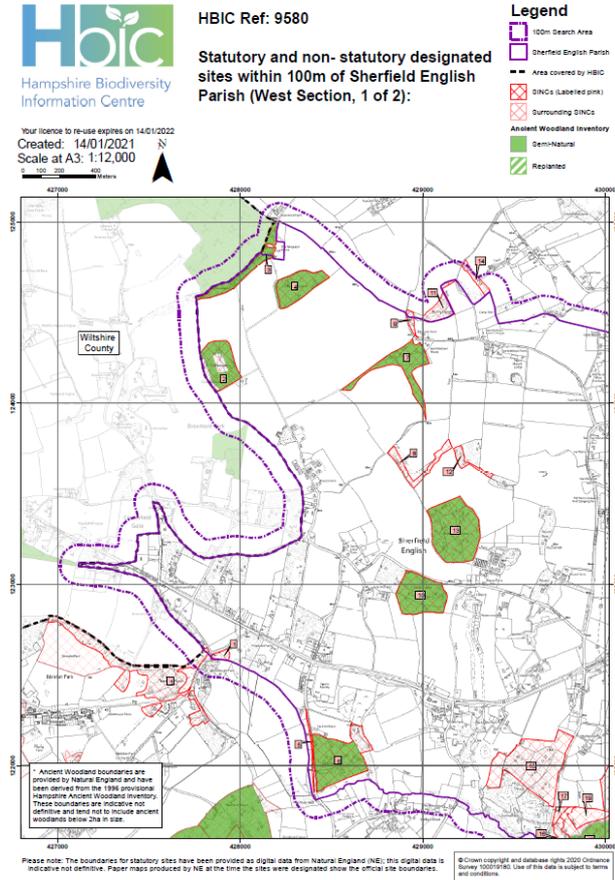


Figure 12 Map of SINCs to west of parish (full details in evidence base)

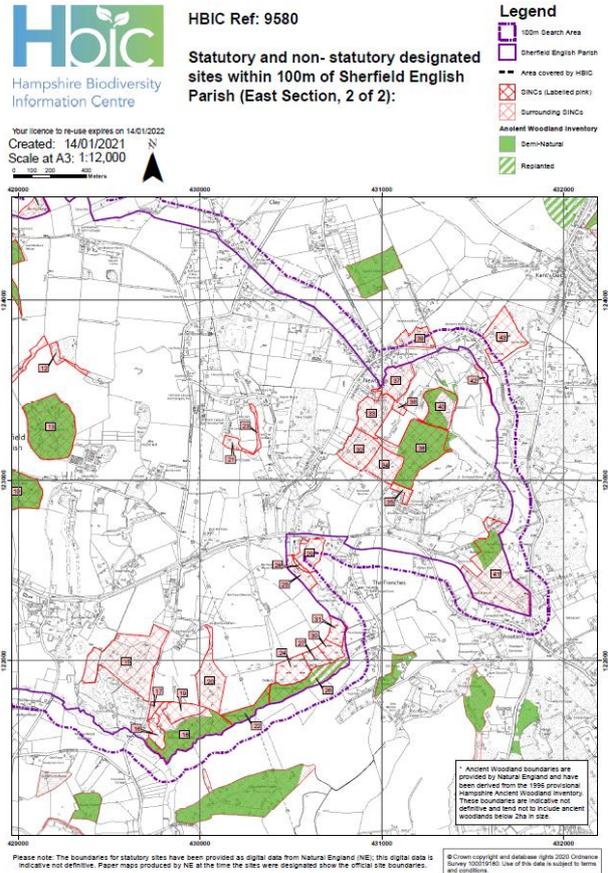


Figure 11 Map of SINCs to east of parish (full details in evidence base)

5.3.2 Sherfield English is situated between various internationally designated Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI) being within the buffer zones for the New Forest SPA and Mottisfont Bats SAC. Figure 13 & Figure 14 show the different designations including the New Forest SAC at Whiteparish Common 1.0km from the Parish boundary, Mottisfont Bats SAC 2.2km to the north. Plaitford Common SPA SAC and RAMSAR site is also 2.4km away. SSSIs at Dunbridge Pit, The River Test (2.3km) and Brickworth Down and Dean Hill less than 1.3km away.

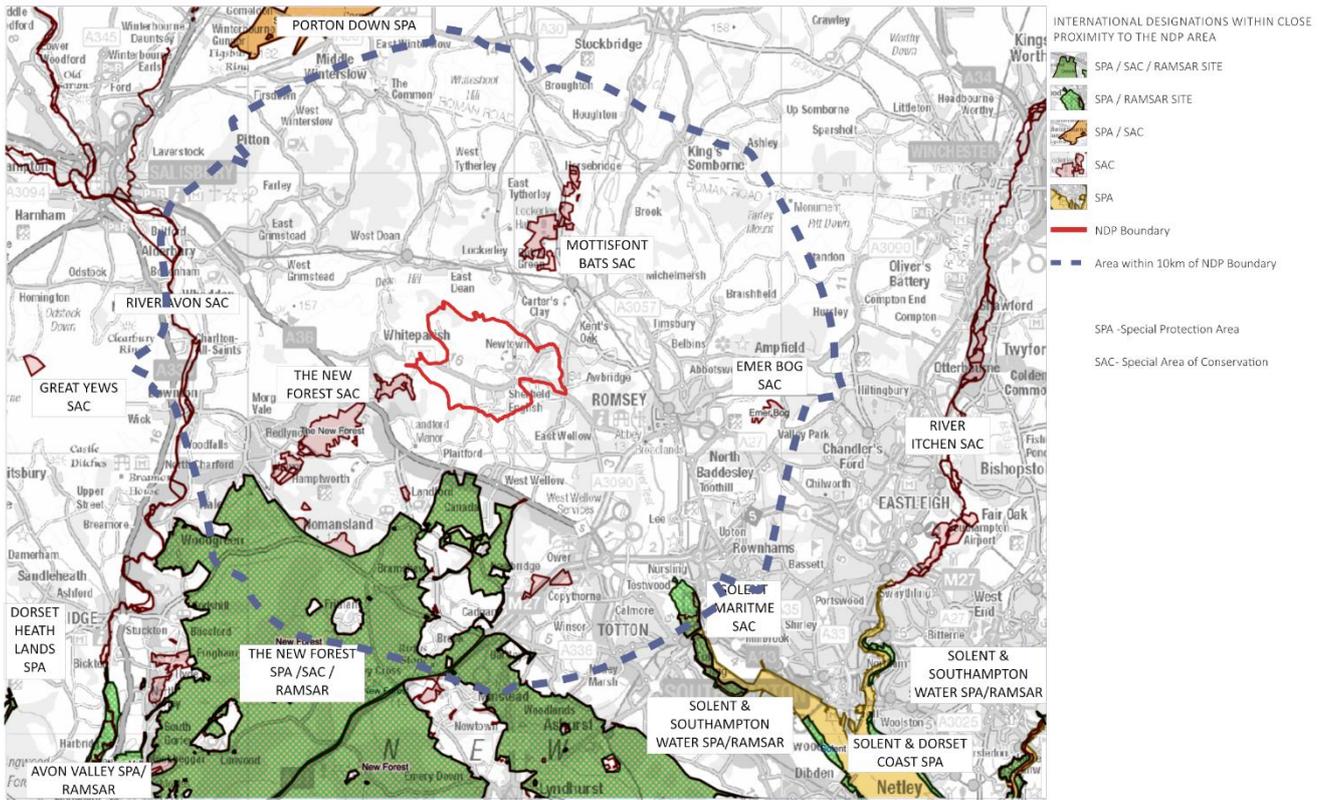


Figure 13 – International Designations within Close Proximity to the NDP Area

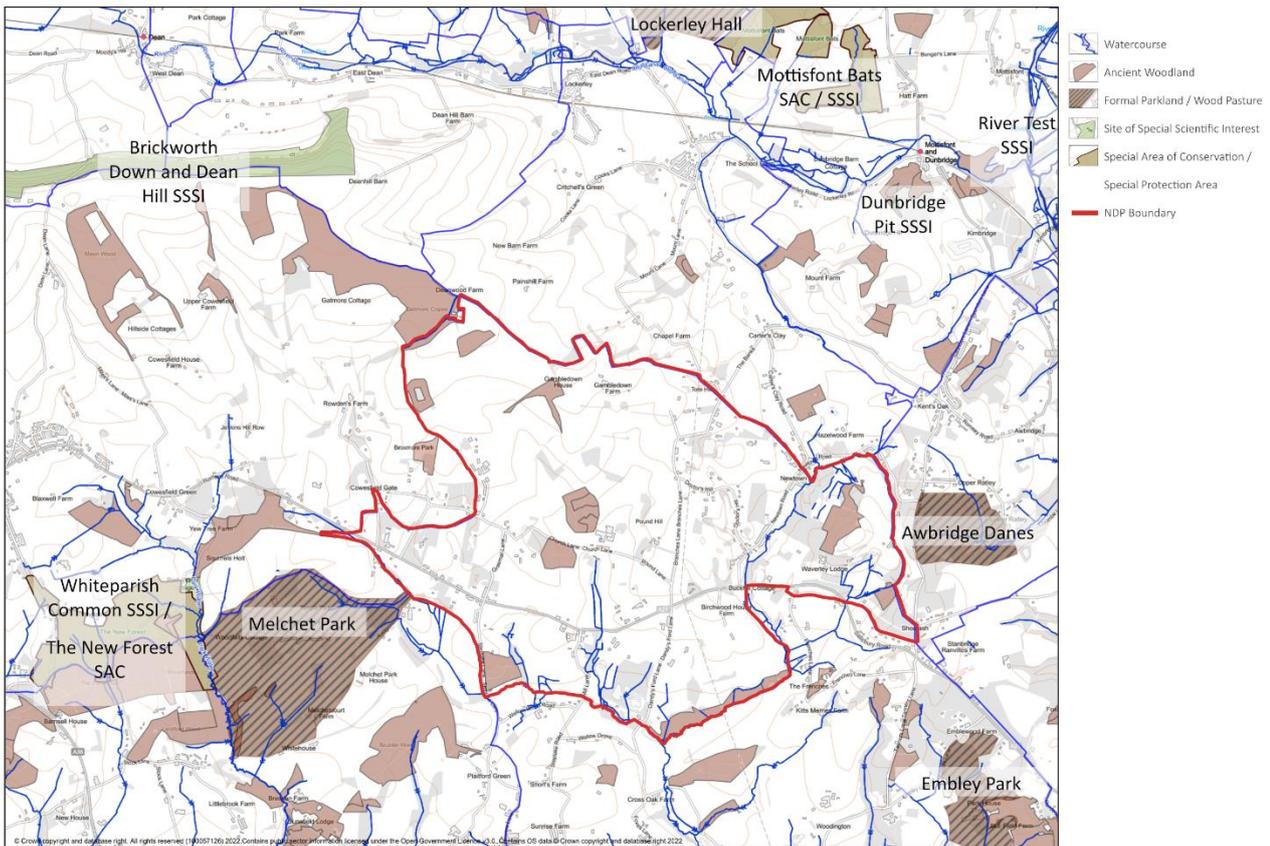


Figure 14 – National Designations within and adjacent to the NDP Area

5.3.3 These international, national and locally designated areas combined with numerous areas of Ancient Woodland and native hedgerows, both priority habitats, and recognised formal parkland, indicate a strong need to ensure wildlife corridors are protected and enhanced between these sites.

5.3.4 Within the NP area the following main habitats exist:

Priority Habitats:

- Lowland Mixed Deciduous Woodland (ancient and semi-ancient)
- Lowland Yew woodland
- Wet Woodland
- Native hedgerows providing feeding areas for protected species such as bats and dormice
- Arable Field Margins
- Chalk and sedimentary streams
- Purple Moor Grass & Rush Pasture
- Lowland Meadows
- Ponds

Others:

- Improved pasture / grassland
- Neutral grassland and wet meadows / woodlands / fens associated with the streams and waterways
- Disused pits which have regenerated as small woodlands and lakes/ponds creating local focal points

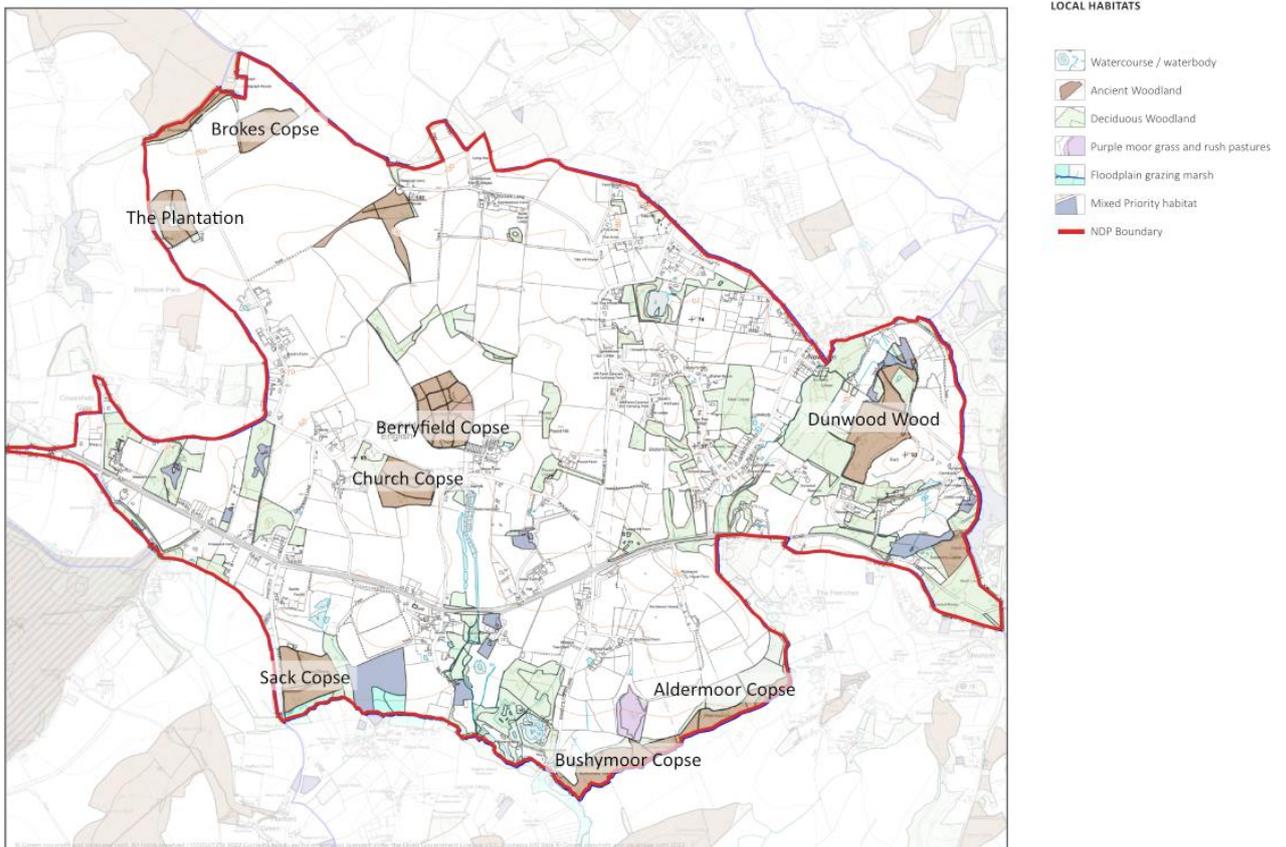


Figure 15 – Important Habitats within the NDP Area

5.3.5 HIBC has identified Biodiversity Opportunity Areas (BOAs) which represent a targeted landscape-scale approach to conserving biodiversity in Hampshire. They identify opportunities for habitat creation and restoration where resources can be focused to have the greatest positive impact for wildlife. They are not a statutory designation and do not infer a constraint to development or land use. The Test Valley BOA includes a small area of Sherfield English to the south of the parish which feeds the River Test.

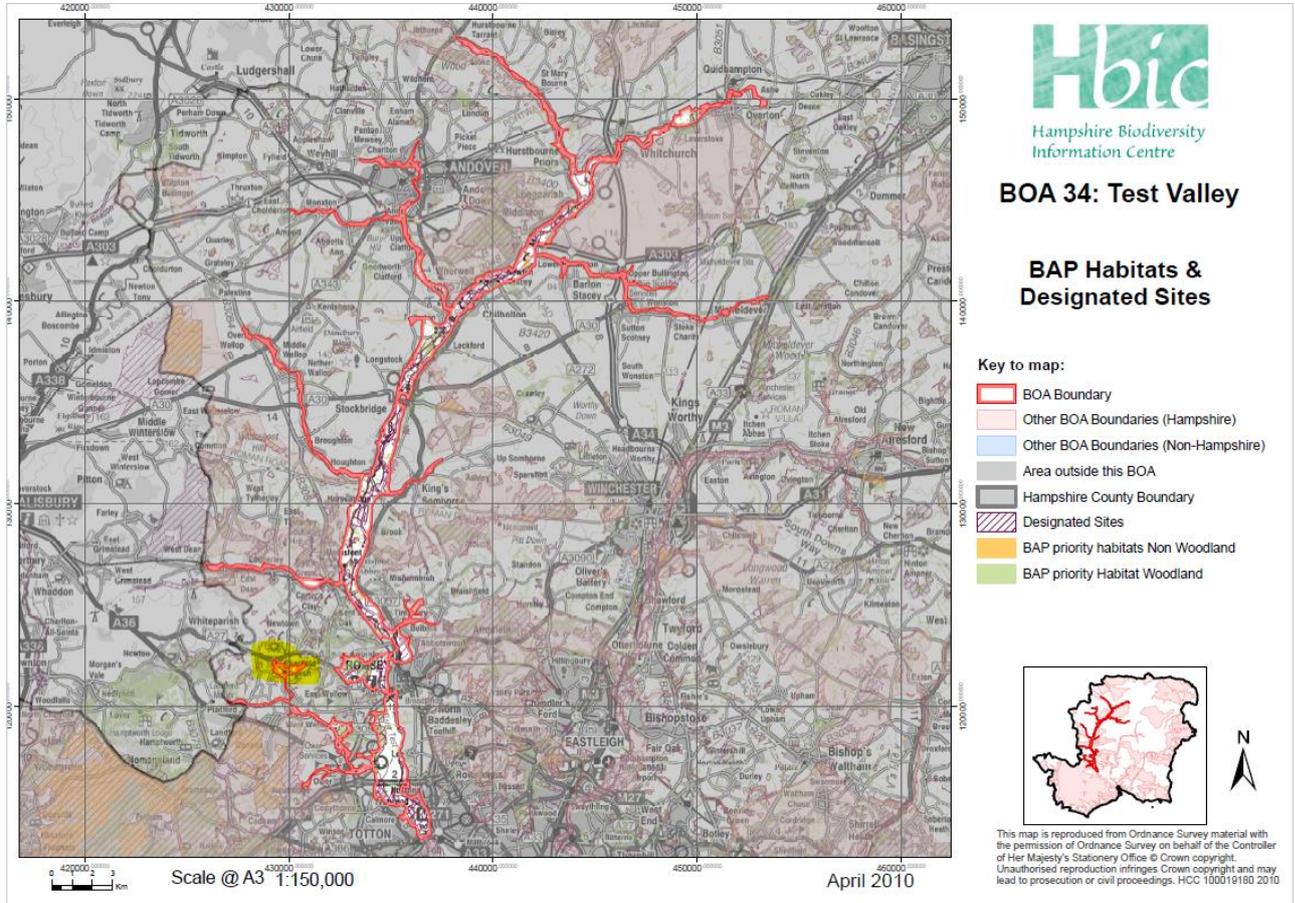


Figure 16 Biodiversity Opportunity Area 34, Test Valley, Plan area highlighted (source - HIBC)

5.3.6 The Hampshire Biodiversity Information Centre (HIBC) has also produced a detailed ecological network map for Hampshire on behalf of the Local Nature Partnership (LNP). An ecological network is a group of habitat patches that species can move easily between maintaining ecological function and conserving biodiversity. Through appropriate management, ecological networks can provide a connected collection of refuges for wildlife. Establishing the network will enable biodiversity to recover from recent declines and create a more resilient natural environment. The aims of the network are to:

- improve the quality of current wildlife sites by better habitat management
- increase the size of existing wildlife sites
- enhance connections between sites, either through physical corridors or through ‘stepping stones’
- create new sites
- reduce the pressure on wildlife by improving the wider environment

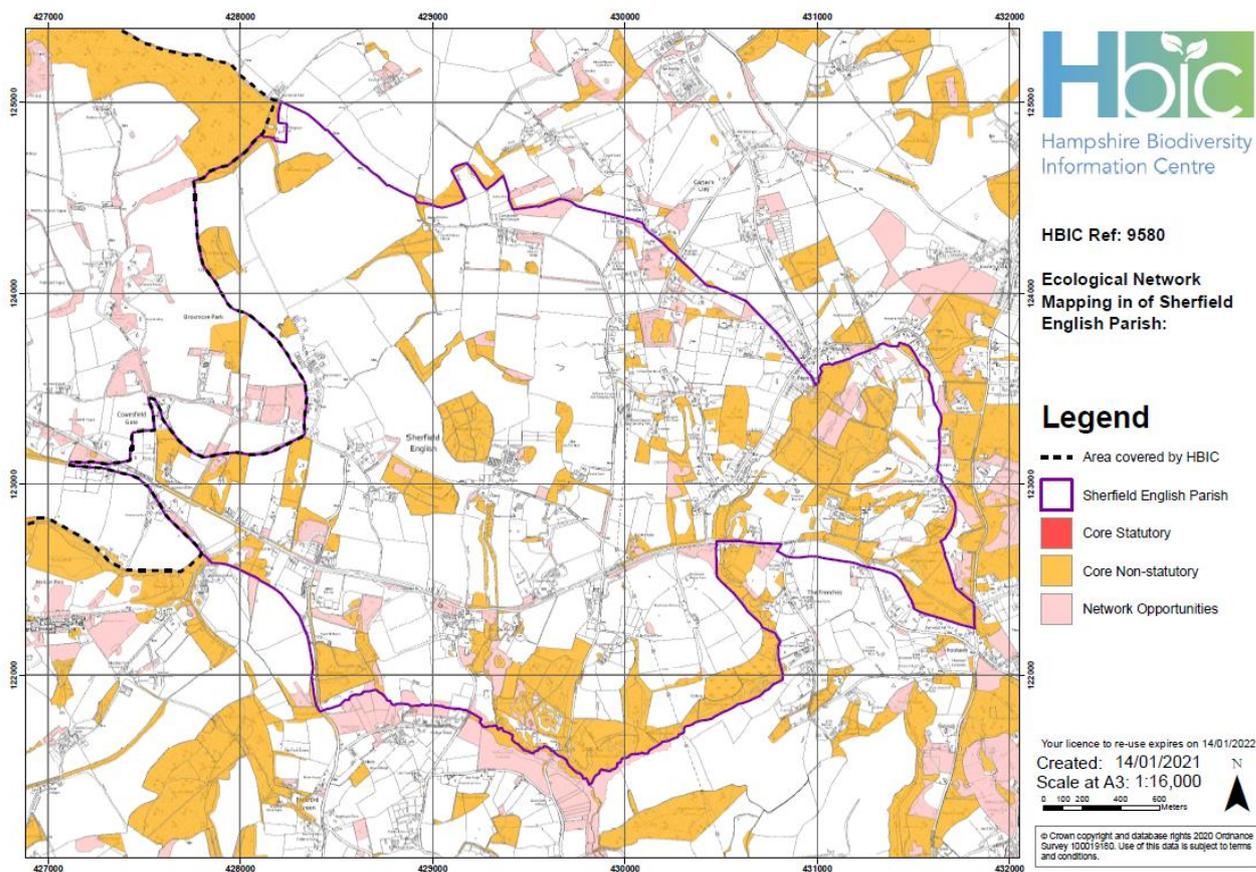


Figure 17 HIBC Ecological Mapping for Plan area

- 5.3.7 The National Planning Policy Framework requires local planning authorities to map and consider ecological networks within their plans, policies and decisions.
- 5.3.8 The ecology evidence base document includes a range of further information provided by the Hampshire Biodiversity Information Centre<sup>9</sup> (HIBC) such as details of the SINCs and their qualifying criteria, protected and notable species, declining and near threatened species, Priority Habitat information, Broad Habitat information, 'Ecological Network Mapping' and Biodiversity Opportunity Areas.
- 5.3.9 The Parish supports a considerable amount of farmland, including pasture, arable fields and hedgerows.
- 5.3.10 There are several areas of ancient, semi-ancient and semi-natural woodland throughout the Parish which, with native hedgerows, form important wildlife corridors and provide valuable habitats for varied wildlife including birds, bats, woodland flowers, butterflies and many insects and other invertebrates.
- 5.3.11 Many 'Red list', threatened, species have been recorded within the parish, including many species of birds, Dormice and hedgehogs.

<sup>9</sup> <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>

- 5.3.12 Trees provide nesting and roosting sites for birds, bats, amphibians and invertebrates. The Bechstein's bat, one of the rarest species of bats in the UK, has been recorded in the area. These are tree roosting species, where they roost in cracks, crevices and holes. The area also supports Barbastelle bats, a rare species which breeds in woodlands near Mottisfont and protected by designation of the Mottisfont Bats SAC. It is one of only six known maternity sites in the UK and therefore extremely important. The bats make use of a much wider area around the designated site and have been recorded in the Plan area. Consequently, new development will need to demonstrate that it has taken bats into account.
- 5.3.13 Many of the saproxylic (dependent on dead or decaying wood) species are rare such as the locally recorded stag beetle, *Lucanus cervus*. The New Forest is a national stronghold for the stag beetle.
- 5.3.14 The key principles that have emerged and which have informed the development of policies are:
- Achieving a net biodiversity gain through a variety of alternative approaches to managing the impact of development on species, areas of ecological value and habitats
  - Landscaping and greening the environment through management of the green and blue infrastructure network and the public rights of way that pass through the network
  - Encouraging tree and hedgerow planting
  - Ensuring the replacement of vegetation and habitat lost through development
  - Managing surface water run-off
- 5.3.15 Wildlife corridors connecting the array of wildlife areas have been proposed and are shown overleaf. It is also intended that these link into other Neighbourhood Plan areas connected to the Parish to become a wider resource. The Parish are actively discussing this approach with surrounding Parish Councils.

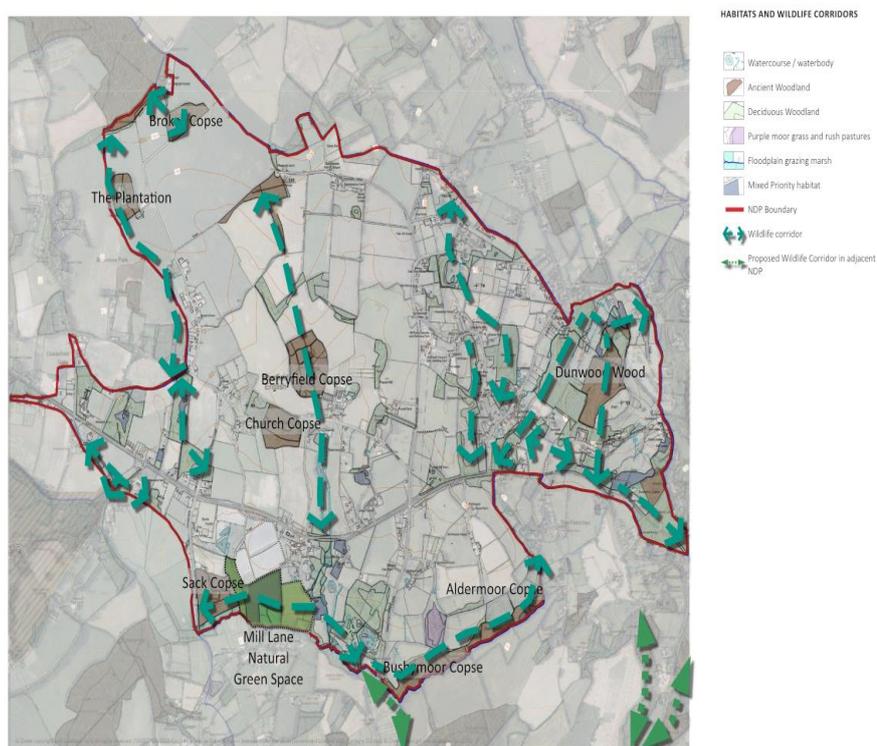


Figure 18 Proposed Wildlife Corridors within the NP Area

## Policy SE2 – Biodiversity

Development proposals should conserve, enhance and provide a net gain of at least 10% to the local biodiversity of Sherfield English and include the maintenance and creation of wildlife corridors to and from the:

- Mottisfont Bats SAC / SSSI,
- Dunbridge Pit SSSI\*,
- Brickworth Down and Dean Hill SSSI,
- Whiteparish Common SSSI and
- The New Forest SPA / SAC / SSSI
- The River Test SSSI
- The Solent Maritime SAC
- Emer Bog SAC
- River Avon SAC

all within 10km of the parish or within catchment areas of designated waterways / maritime areas).

Such proposals should clearly demonstrate that regard has been had to:

- a) The requirements of the Habitats Regulations (or their successor), in particular the need to carry out an ‘Appropriate Assessment’ where development could potentially adversely affect any European site (SAC/SPA/Ramsar) and ensure that there are no adverse impacts to any European sites or that they are adequately mitigated
- b) The need to protect and take opportunities to enhance the biodiversity of Sherfield English including existing habitat networks and wildlife corridors as shown on Figure 18
- c) The protection of statutorily designated sites, including irreplaceable habitats such as ancient woodland. Development which would have an adverse impact on irreplaceable habitat should be refused unless the need for and benefits of the development in that location clearly outweigh the loss and a suitable compensation strategy exists.
- d) Avoiding the unnecessary loss of mature and veteran trees, hedgerows or other natural assets, particularly within wildlife corridors as shown on Figure 18;
- e) Where the loss of scrubland is unavoidable, the proposals shall retain sufficient areas of vegetation on the site linked to adjacent habitats, wildlife corridors or hotspots to allow wildlife to pass around or through the site;
- f) The provision of appropriate wildlife habitat provision would be expected. This could include: owl boxes, bat boxes / roof access and bird boxes (particularly suited to use by owls, swifts, swallows and house martins), hedgehog highways etc, particularly on new buildings and in gardens.
- g) Where possible enhancements should be put in place prior to disruption of existing habitats, eg alternative bat roosting sites.

\*Although designated as a SSSI, it is largely an archaeological site. See citation details in evidence base (Appendix x) for further information.

**Policy SE3 – Bats**

All Development proposals will be in close proximity to suitable roosting, commuting and foraging habitat for bats, a protected species.

- a) The whole of the Parish is within the buffer Zone for the Mottisfont Bat SAC and therefore, in particular due regard must be given to the possibility that Barbastelle bats will be utilising a site.
- b) Proposals will be required to incorporate necessary surveys and ensure that key features (foraging habitat and commuting routes) are retained, in addition to a suitable buffer to safeguard against disturbance.
- c) Planning applications for development shall be supported by an appropriate level of ecological survey undertaken in accordance with best practise survey guidelines. This will establish the ecological baseline in respect of bats and thereby determine the need for, and inform the formulation of any avoidance, mitigation and where required as a last resort, compensation measures necessary as part of the project design to ensure no adverse effect on the integrity of the Mottisfont Bats Special Area of Conservation (SAC) over the lifetime of the proposed development and to promote the conservation of bats generally.
- d) Internal Light Spill and Exterior lighting will need to conform with the latest best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals.
- e) The above information will be required to enable the planning authority to assess planning applications under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (or any subsequent amendments) and confirm there is no reasonable scientific doubt of any adverse effects to the SAC.

- 5.3.16 In addition to the above, it should also be noted that there is a requirement to provide mitigation in accordance with Policy E5: Biodiversity of the Test Valley Local Plan 2011-2029 and the New Forest SPA Mitigation – Interim Framework 2014 (or any subsequent updates of these documents), where development is proposed within 13.8km of the New Forest SAC, SPA and Ramsar sites (i.e. within the Parish). The New Forest Special Protection Area has been designated to protect certain bird species which occur frequently in the New Forest area but are otherwise rare or declining. Several of these species are however susceptible to recreational pressure. Consequently, the National Park Authority is working with authorities on its boundaries to address the impacts from walkers and dog walkers who arrive as day visitors and staying tourists. All development coming forward in the Plan area has the potential to increase the number of day visitors to the New Forest. The surrounding local councils are therefore addressing this through their own recreation mitigation strategies. Residential and tourism developments will therefore be required to contribute to the relevant authority's strategy through the Community Infrastructure Levy or Section 106 Agreements as set out in the policy below.

#### **Policy SE4 – New Forest Special Protection Area**

New residential development and overnight accommodation (including seasonal workers accommodation) within the New Forest SPA recreation buffer zone will need to mitigate against the recreation pressure on the New Forest Special Protection Area.

- a) This could be in the form of a financial contribution or provision of alternative natural green space for recreational use to the standard in force at the time of the application.
- b) Such mitigation measures must be secured for the duration of the development's effects and must fully adhere to any updates to the guidance issued following the approval of this Plan.

## 5.4 Green Infrastructure

- 5.4.1 The main issue is to prevent fragmentation / deterioration and further loss of hedgerows and rare flora with associated effect on protected species such as bats and dormice known to exist in the area:

- Identify and record those areas of importance to protect
- Encourage traditional methods of hedge management
- Restore hedgerows and encourage replanting of former hedgerow lines
- Ensure oak standards grow up to form hedgerow trees where appropriate
- Where hedgerows must be lost as a result of development or disease, these must be replaced with a net gain, where possible, with mixed local native species
- Encourage good management of trees and woodland:
- Identify and record veteran and ancient trees and areas of importance to protect.
- Support the replanting of plantations with native broadleaved woodland
- Where trees must be lost as a result of development or disease, these must be replaced at a ratio of at least 3:1 within the site, with a preference for local native species and fruit / nut trees, as per Woodland Trust, 'Emergency Tree Plan' 2020.

- Maintain existing woodland cover and encourage active management, including coppicing, to ensure the survival of specialised species and for biodiversity
- Ensure those areas with Tree Preservation Orders are maintained and monitored

5.4.2 Details relating to re-planting ratios come from Woodland Trust guidance. On a larger scale, planting at a density spacing of one 30-60cm sapling every 3 metres in amenity areas (approximately 1100 saplings per hectare) provides for a good level of coverage (one per 2-2.5m spacing gives good woodland cover at 1600- 2500 saplings per hectare).

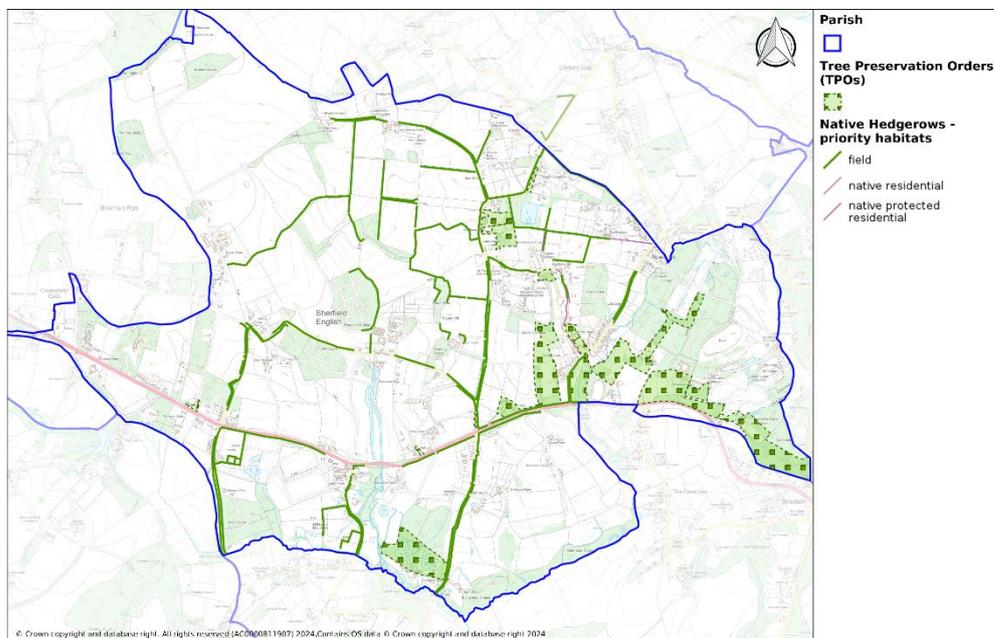


Figure 19 – Tree Preservation Orders / Native Hedgerow Priority Habitats

## Policy SE5 – Trees and Hedgerows

Proposals should be designed to retain ancient, veteran and notable (some of which are identified on Figure 19) / mature trees and hedgerows particularly those which contribute to or provide green corridors in the Plan area.

- Development proposals which affect trees and hedgerows should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows.
- Where trees must be lost as a result of development, these should be replaced at a ratio of at least 3:1 within the site\*
- Replacement planting must be with appropriate locally native species.
- Species should be suitable to the location, including variety, height, density and soil type;
- Trees should be given enough space to develop into their natural size and shape at maturity;
- Succession planting should be planned for the long term where existing trees are mature or over mature.
- The responsible planting of additional trees that reduce or absorb air pollution from traffic will be supported throughout the Plan area.

\* As per Woodland Trust, 'Emergency Tree Plan' 2020



*Figure 20 – Photographic Images Illustrating the Wide Variety of Landscapes of Importance to the NDP Area*



*Figure 21 – An Example of the network of Hedgerows and Woodlands of Importance to the NDP Area*

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

### **Policy SE6 – The Solent Region International Sites**

Applications for development that will result in a net increase in nitrogen reaching the Solent Region International Sites through e.g. additional units of overnight accommodation or increased intensity of farming will be required to confirm the nitrogen budget and set out specific and appropriately located mitigation measures that will be implemented in order to ensure development is nutrient neutral from the start of its operational phase. Such mitigation measures must be secured for the duration of the development's effects.

- a) A financial contribution to strategic mitigation measures is likely to be the most satisfactory method. In this case it will be necessary to liaise with TVBC and Natural England to confirm an appropriate mitigation scheme to which the contributions will be directed and to ensure any contributions are sufficient to fully mitigate the impacts of the development on the Solent internationally designated sites.
- b) If other on or off site mitigation is suggested then any approval will need to ensure that there is an enforceable plan in place to ensure that the mitigation will be in place and effective for the lifetime of the development

## 5.5 Dark Night Skies

- 5.5.1 Sherfield English Parish has only small-scale linear settlements and as a result, light pollution is generally very low. The levels of radiant light being emitted into the night sky can be seen in Figure 22. By far the highest levels of light pollution occur outside of the parish to the north around the Lockerley Compressor Station.
- 5.5.2 Light pollution in the Parish is very limited and new development should respect this. No street lighting exists and only private and commercial lighting is present. Surveys have indicated that increases in unnecessary light pollution should be minimised.
- 5.5.3 Furthermore, the NP Area is part of the Mottisfont Bats SAC foraging zone thus all developments must have lighting designs being that minimise any impact on the foraging zone.

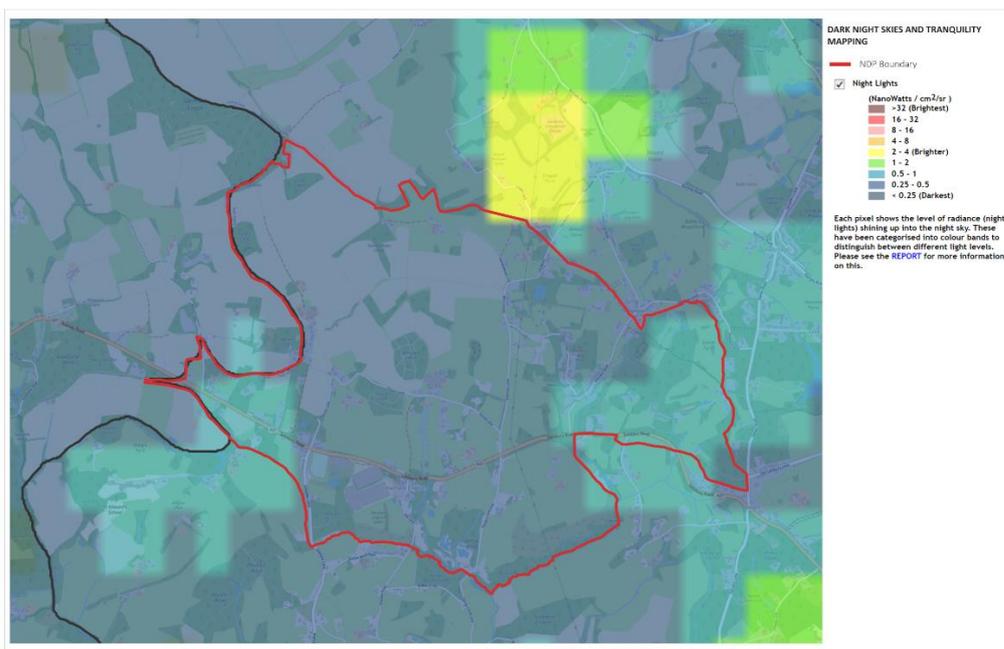


Figure 22 – Dark Night Sky Mapping in the NDP Area- <https://www.nightblight.cpre.org.uk/maps/>

### Policy SE7 – Dark Night Skies

Development proposals that conserve and enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be permitted, provided it can be demonstrated that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, or any equivalent replacement/updated guidance) for lighting within environmental zones, and have regard to the following :

- The avoidance of Building designs that result in increased light spill from internal lighting
- The avoidance of additional external lighting and the review of existing external lighting
- If external lighting is installed it must be the minimum necessary for its intended purpose and any adverse impacts must be avoided or mitigated.
- The measured and observed sky quality in the surrounding area is not reduced;
- Lighting is not unnecessarily visible in nearby designated and key habitats as well as the surrounding landscape;
- No up lighting is proposed within wildlife corridors and foraging routes;

## 5.6 Significant Local Views

- 5.6.1 The following policy sets out views that have been determined to be significant within the parish following consultation with local residents in Parish Surveys and the earlier Village Design Statement.
- 5.6.2 The views reflect both the character of the various settlements within the NDP Area and the strong connection of these to the surrounding landscape. In addition, the proximity to the range of designated heritage assets and the New Forest National Park are important factors to consider. The contribution of the landscape setting and views from higher ground to these elements must also be taken into account when considering development proposals.
- 5.6.3 These views have been submitted individually, assessed and marked on Figure 23 to show their location and general direction of important view.



Figure 23 - Map of important views as determined in Character Appraisal and from Public Consultation

**Policy SE8 - Important Views**

The Neighbourhood Plan identifies the following Important Views on Figure 23. These views are drawn from the Parish Character Appraisal and Design Guide :

- 01 The open views of the fields between Glebe Farm and Doctors Hill, either side of Branches Lane;
  - 02 The views from the edge of the fields in the south-west corner of the parish, from the Eastwood development;
  - 03 The views from south-east of the parish south of the main road, across to The Frenches and parts of Dunwood Manor and on the eastern boundary of the parish;
  - 04 The views northwards towards the fields between the church and the recreation field, bounded on the north by the main road, and by a pond and wooded area to the south;
  - 05 The views of the fields below Sole Hill along public footpath 209/31/1;
  - 06 The views towards the wide sweep of fields and woodland from Broxmore Park looking southeast to southwest from public footpath 209/25/1;
  - 07 From Gambledown Farm area in the centre of the parish along public footpath 209/28a/1 in a wide arc east to west;
  - 08 From the public footpath 209/29/1 adjacent to Gambledown Lodge looking in an arc from north to south in an eastward direction;
  - 09 From south of Newtown to Dunwood in the east along 209/39/1;
  - 10 From public footpath 145/21/1 looking north;
  - 11 From public footpath 209/22/1 between Brokes Copse and Bushy Copse in a panoramic arc; and
  - 12 From Bridleway 209/43/1 at Dunwood Camp looking northeast.
- a) Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views.
  - b) Development proposals which would have a significant adverse impact on an identified Important View will not be supported.

## 5.7 Local Green Space

- 5.7.1 The purpose of this policy is to introduce protection to those areas of land that are of particular value to the community and meet the relevant criteria for designation as Local Green Spaces. Green spaces are key to people's health and well-being.
- 5.7.2 In order for a site to qualify for designation as a Local Green Space (LGS), it must meet each of the criteria set out in paragraph 102 of the NPPF which describes Local Green Space designation. "The Local Green Space designation should only be used where the green space is:
- in reasonably close proximity to the community it serves;
  - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - local in character and is not an extensive tract of land.
- 5.7.3 These criteria form the basis of the assessment that has been undertaken for each potential Local Green Space and which is detailed in the Local Green Spaces Assessment, evidence document. This document evaluated the following for potential designation as Local Green Spaces, which fell into one (or more) of four distinct categories:

- Those (generally small) areas of Sherfield English’s “built environment” which are considered most vital including visual and landscape amenity
- Those sites used for sports and other recreational activities.
- Those with public access and in regular use by those on foot.
- Those which (without necessarily offering public access) fulfil a specific function (from the NPPF list) to the local community that is reflected in the aspirations and policy objectives of the emerging Neighbourhood Plan.

5.7.4 The Local Green Space Assessment followed the methodology as set out in the diagram below.

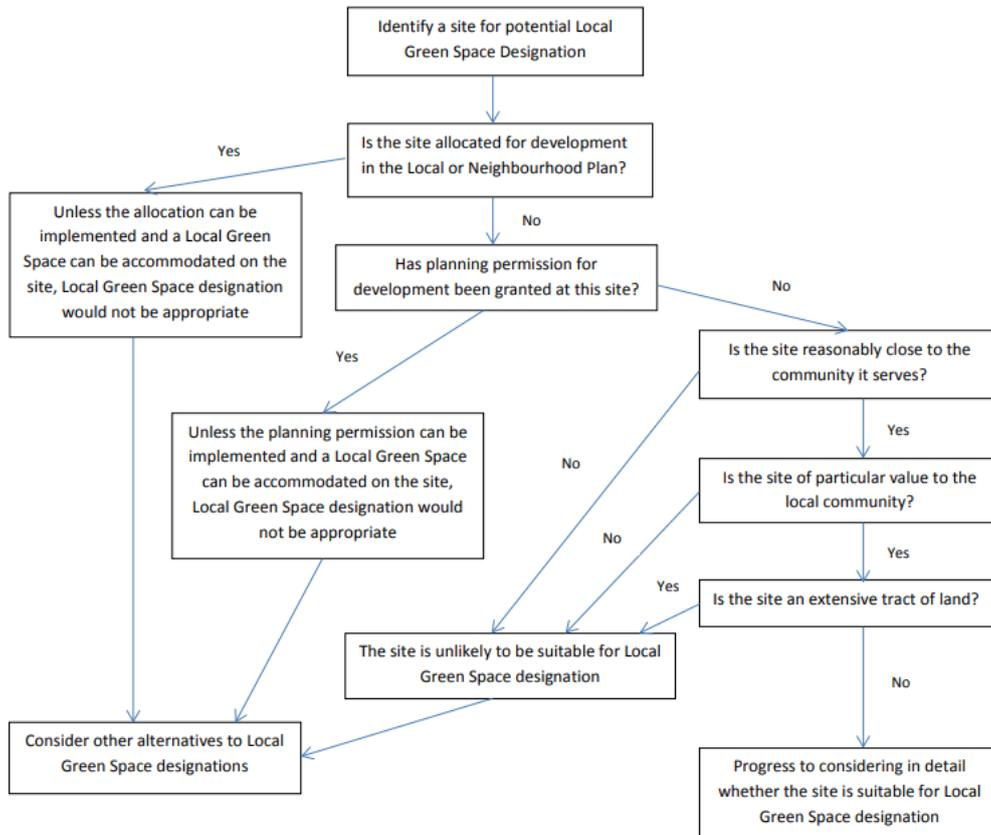
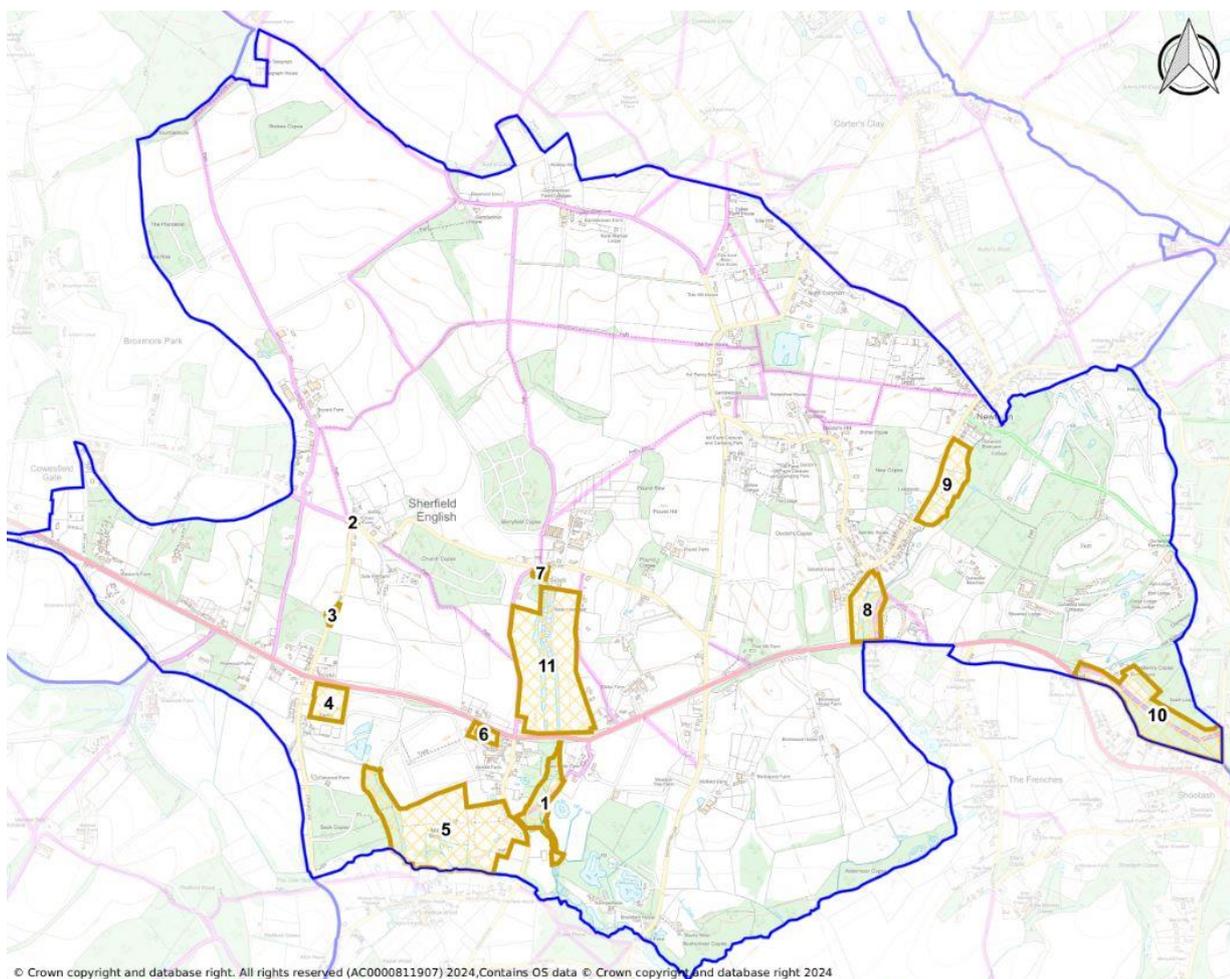


Figure 24 Designation Tree for Local Green Space Designation

5.7.5 Figure 25 Public Rights of Way and Proposed Local Green Spaces identifies all the open spaces in the Sherfield English Neighbourhood Plan area proposed for designation.

5.7.6 The Mill Lane site of alternative natural green space (SANG) was purchased by Test Valley Borough Council and managed as a public open space, specifically for dog walking to relieve some pressure from the New Forest. This site has a mosaic of grassland, wetland and Wet (Carr) Woodland which is of excellent amenity value as well as wonderful habitats for a variety of wildlife. It is regarded by the Parish as a quiet informal recreation area and a wildlife habitat. All new related development should ensure that its value to the community for these purposes is maintained, enhanced and extended where appropriate. Thereby providing a local alternative greenspace to that of travelling into the National Park



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Figure 25 Public Rights of Way and Proposed Local Green Spaces

### Policy SE9 - Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, Figure 25:

- 01 Land alongside the streams and watercourses to the west of Blackwater Farm alongside Public Footpath 209/35/1
- 02 Church Lane pond (adjacent to Sandy Close Farm and Public Footpath 209/32/1)
- 03 Graemar Lane pond (north of Marlstone)
- 04 Sherfield English Sports Field on Steplake Lane (adjacent to the sport pavilion).
- 05 Mill Lane Meadows Green Space, (also designated as a Suitable Alternative Natural Greenspace (SANG)).
- 06 The churchyard around St Leonard's Church.
- 07 Site of the former church and graveyard opposite Manor Farm and adjacent to Church Copse.
- 08 Land to the east of Newtown Road and west of Public Footpath 209/38/2
- 09 Open fields east of Newtown Road that are adjacent to Dunwood ancient woodland.
- 10 Old Toll Road through Dunwood Hill to Salisbury alongside Public Footpath 209/502/1
- 11 Watercress Beds & stream, Furland Farm, Pound Lane

Development will be managed in a manner consistent with that applicable to designated Green Belt Development and will only be considered acceptable in very special circumstances where it is compatible with the reasons for which the land was designated

## The Built Environment

### **NPPF 2023 – Relevant Paras**

128-138

### **Adopted TVBLPR policies –**

E1: High Quality Development in the Borough

### **NDP Objectives –**

- Enable appropriate, sustainable development in suitable locations
- Retain the rural character and built heritage of parish and its associated services and facilities
- Promote accessibility and route safety for users

## 5.8 Settlement Pattern

- 5.8.1 The Parish contains a number of dispersed settlements located along Salisbury Road (A27) and Newtown Road to the northeast. Rural lanes have been subject to development and infill; all are essentially linear in character, following along the various lanes. Buildings are often grouped around the existing or former farms. There is no in-depth development.
- 5.8.2 The Newtown area is spread across the boundaries with Awbridge and Lockerley.
- 5.8.3 Settlements alongside the A27 are the most accessible (for a rural community). Other areas are accessed via narrow rural lanes and tracks, which can cause issues when new development results in the loss of tranquillity from inappropriate development, particularly where it leads to urbanisation.

The separation, linear nature, general building line well set back from access tracks/roads and rural setting to settlement areas are considered to be a key parts of the character.

A full detailed evolution of the settlement pattern is contained in the Sherfield English Parish Character Appraisal.

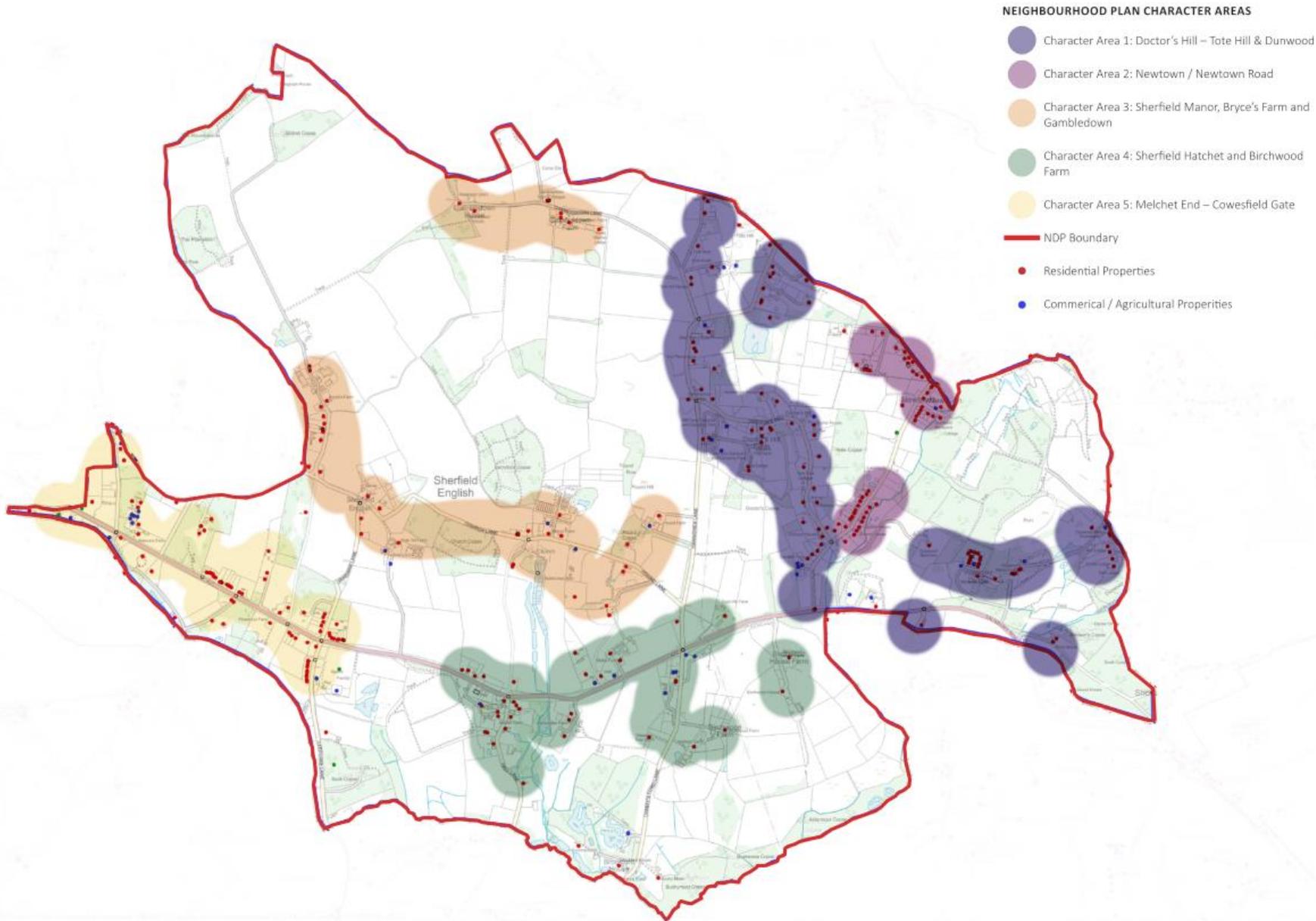


Figure 26 Map of character areas

Table 1: Summary of Findings of the Character Appraisal

	Character Area 1: Doctor's Hill – Tote Hill & Dunwood	Character Area 2: Newtown Road	Character Area 3: Sherfield Manor, Bryce's Farm and Gambledown	Character Area 4: Sherfield Hatchet and Birchwood Farm	Character Area 5: Melchet End
Building Typology	Mixed single storey, 1.5 and two storey detached dwellings often new large scale replacement dwellings, interspersed with historic dwellings	Mixed single storey and 1.5 detached dwellings (modern and older cottages)	Agricultural related farmhouses, cottages and farm buildings	Mixed single storey, 1.5 and two storey detached dwellings (modern and older cottages) with some farmhouses	Mixed area of: Semi-detached social and former Council houses and Victorian Cottages.  In addition to single storey, 1.5 and two storey detached dwellings (modern and older cottages) with some farmhouses and farm buildings
Siting and Layout	Linear, loose knit, set deep into the plot	Linear, loose knit, conform to building line	Designed in relation to farming needs	Linear, loose knit, set back facing the road. Interspersed with farm buildings set in typical courtyards. In depth dwellings are usually a result of conversions	The semi-detached properties are laid out formally, whereas the remainder are loose knit – all in a linear form or follow typical farmyard layouts.
Density	Very Low – less than 5 dph	Low – less than 15 dph	Very Low – less than 5 dph	Very Low – less than 10 dph	Mixed area Semi-detached less than 20 dph Detached Very Low – less than 10 dph

	Character Area 1: Doctor's Hill – Tote Hill & Dunwood	Character Area 2: Newtown / Newtown Road	Character Area 3: Sherfield Manor, Bryce's Farm and Gambleddown	Character Area 4: Sherfield Hatchet and Birchwood Farm	Character Area 5: Melchet End
Gardens and Plot sizes / coverage	<p>Very Low plot coverage usually between 5-20%</p> <p>Extensive gardens often over 1 acre (0.2 ha). Many historically used as market gardens.</p>	<p>Generally Low plot coverage usually between 15-30%</p> <p>Large gardens often over 25m in depth. There are a few exceptions and this should not be replicated.</p> <p>Access to Bridleway through Dunwood Estate</p>	<p>Land holding equates to status of building with farmhouses having extensive gardens.</p> <p>Cottages also have substantial gardens befitting the rural setting and previous ability to be more self-sufficient in terms of growing food.</p>	<p>Very Low plot coverage usually between 5-20%</p> <p>Extensive gardens often over 0.5 acre (0.1 ha)</p>	<p>Mixed area – semi-detached dwellings – garden sizes range but at least 14m in depth.</p> <p>Detached properties have substantial gardens usually in excess of 30m<sup>2</sup></p>
Scale, Height and Massing	<p>Large dwellings over 4 beds up to 2 storeys in height</p>	<p>Medium sized dwellings 3+ beds 1.5 – 2 storey in height,</p>	<p>Mixed depending on status of building.</p> <p>Low key, simple 1.5 -2 storey cottages</p> <p>More imposing, large scale farmhouses up to 2.5 storey</p> <p>Large scale farm buildings</p>	<p>Mixed depending on status of building.</p> <p>Low key, simple 1-2 storey cottages and modern chalet style properties</p> <p>More imposing, large scale farmhouses up to 2 storeys</p> <p>Medium scale farm buildings</p>	<p>Mixed area – semi-detached dwellings – 2 storeys 2-3 beds</p> <p>Detached dwellings simple 1-2 storey cottages and modern chalet style properties</p> <p>More imposing, large scale farmhouses up to 2.5 storeys</p> <p>Medium- large scale farm buildings</p>

	Character Area 1: Doctor's Hill – Tote Hill & Dunwood	Character Area 2: Newtown / Newtown Road	Character Area 3: Sherfield Manor, Bryce's Farm and Gambledown	Character Area 4: Sherfield Hatchet and Birchwood Farm	Character Area 5: Melchet End
Green Spaces and gaps	Substantial gaps between buildings and green space around each – all privately owned	A range of sized gaps between buildings, but each distinctly detached	Substantial gaps between buildings (except where farm buildings form part of the layout) and green space around each – all privately owned	Good sized gaps between buildings and green space around each – mostly privately owned with some wide verges and planted open areas as well as the Churchyard and Mill Lane Meadows	Mixed area – semi-detached dwellings  Each property has own front garden area, often minimal with clear gaps between semi-detached blocks  Detached properties - Substantial gaps between buildings and green space around each – all privately owned
Enclosure	High degree of informal landscape enclosure	Good degree of informal and formal landscape enclosure, but some are more open to the front with landscaping removed – not to be replicated	Set in agricultural landscape with a range of farm buildings forming enclosure as well as natural vegetation.  Buildings are visible, but softened by the landscape	Mixed – along A27 with formal garden planting and screening from the road  High degree of informal landscape enclosure in other areas	Mixed area – semi-detached dwellings  Open or low level boundary walls and fences with formal garden planting.  Modern detached often formal garden planting  Older properties with native hedgerow and tree cover enclosing the space

### Policy SE10 - Settlement Identity and Character

- a) Development proposals should respect the open countryside and rural landscape setting of the settlements within the Neighbourhood Plan Area and the distinctive physical separation of these settlement areas which contributes to their identity.
- b) New development should not result in linear sprawl or locally uncharacteristic depth in the open countryside
- c) New Greenfield development, replacement dwellings, extensions and / or redevelopment of brownfield sites should respect the predominantly linear nature of development and existing building lines and gaps between buildings.
- d) Plots should not be overdeveloped, with sufficient space made available for native planting along boundaries and respect density and plot coverage of neighbouring sites.
- e) Major development should not undermine the historic character of settlements through layout, density and plot sizes, form, scale, means of enclosure or appearance, which would be out of keeping with the character area in which it is sited (see Table 1 above).

## 5.9 Design

- 5.9.1 The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF Section 12 on achieving well-designed places and is referred to in the previous sections as well as sitting alongside the NPPG in regard to design process and tools. It is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.
- 5.9.2 The National Design Guide identifies ten characteristics which underpin good design:
- Context – enhances the surroundings.
  - Identity – attractive and distinctive.
  - Built form – a coherent pattern of development.
  - Movement – accessible and easy to move around.
  - Nature – enhanced and optimised.
  - Public spaces – safe, social and inclusive.
  - Uses – mixed and integrated.
  - Homes and buildings – functional, healthy and sustainable.
  - Resources – efficient and resilient.
  - Lifespan – made to last.
- 5.9.3 The National Model Design Code (NMDC)<sup>12</sup> was produced in June 2021 and forms part of the government’s planning practice guidance. It is intended to be read alongside the NPPF, NPPG and the National Design Guide. Its purpose is to assist with producing Design Guides and Codes, such as the Sherfield English Parish Character Appraisal and Design Guide.

- 5.9.4 The NMDC highlights ten example area types of which this NDP Area falls into the 'Villages' and 'Rural Settlements' categories where in this case they have their own distinctive character in an informal layout with a mix of rural buildings.

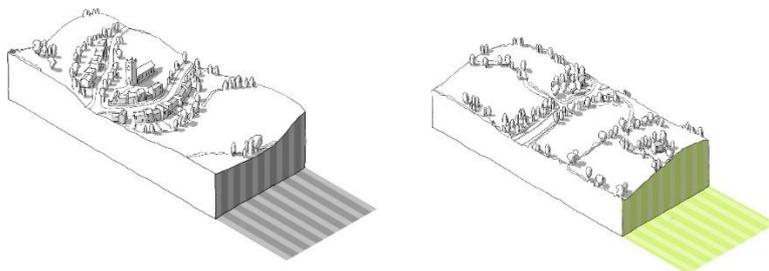


Figure 27 The Villages and rural Settlements Area Types as set out in the National Model Design Code<sup>10</sup>

- 5.9.5 In order to support appropriate forms of development in the future, Policy SE8 seeks to reinforce the locally distinctive built form. The objective is to retain the character of our Parish through sensitive, appropriate design. This echoes the overarching Borough wide Adopted Local Plan Policy E1 which promotes high quality in terms of design and local distinctiveness.
- 5.9.6 The Sherfield English Character Appraisal and Design Guide, Appendix A in Evidence Base provides a detailed analysis of streetscape, landscape, history, views and topography to establish five distinct Character Areas within the Neighbourhood Plan area. The document supersedes and incorporates the earlier Sherfield English Village Design Statement, which was adopted by TVBC in May 2015.
- 5.9.7 The boundary of each character area is defined partly by the geographical features, but also taking into account the functional and historic links between the different areas. Table 1 above provides a summary of each of the character areas and the key components. In addition to this, there are general parish wide findings, which cover all of the areas and the remaining buildings outside of these identified character areas.
- 5.9.8 Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Designs must demonstrate a positive contribution to the existing landscape features and an efficient use of land whilst taking account of the characteristics of the site and the local context.
- 5.9.9 Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of the NP Area.
- 5.9.10 As a whole, the NP Area is largely comprised of loose knit, linear development with substantial gaps between buildings, often framed by significant landscaping. It is a key theme running throughout the majority of the individual character areas.

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<sup>10</sup> National Model Design Code - Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government - Published 20 July 2021 <https://www.gov.uk/government/publications/national-model-design-code>

- 5.9.11 The removal of important vegetation to enable development will not be considered acceptable, particularly in the majority of areas which do not have the street scene dominated by the built environment. Where it is deemed necessary to remove planting, suitable replacement planting should be proposed and undertaken.
- 5.9.12 Contemporary development is welcomed where it is adequately supported and justified within a Design and Access Statement, having undertaken a contextual analysis as part of the design process.

#### Design of Extensions and Replacement Dwellings

- 5.9.13 Extensions should be subservient to the original building and reflect the palette of materials and details set out in the Character Area section of the Appraisal to which it relates. It is also essential that any extension to dwellings must preserve the existing built form to plot size ratio of the area it is in.
- 5.9.14 Over time, many of the smaller dwellings within the Parish have been redeveloped for much larger properties. Whilst many replacement dwellings have clearly been successful in design terms, there appear to be a number which are designed solely in response to a client brief as opposed to being in keeping with site and its surroundings.
- 5.9.15 Where redevelopment is taking place on many of the substantially sized plots, there is often no one single theme or consistent design in an area. Where further opportunity for the creation of high quality, individual dwellings exists, design should be rooted in an understanding of the context of the site. In particular, the existing building line should be respected as a key element of the character of the area relates to the form of linear development found throughout.
- 5.9.16 Where a dwelling is being replaced the built form to plot size ratio should remain consistent with other dwellings in the area.

### **Policy SE11 - General Design Principles**

To ensure that all development (including household extensions and replacement dwellings) respects and maintains the character of the Parish and the wider setting including the National Park, the Plan will support proposals which:

- a) Respect the Sherfield English Parish Character Appraisal and Design Guide, Appendix A of Evidence Base, appropriately reflecting the local vernacular (Table 1 above);
- b) Respond positively to scale, mass, density, plot ratio, landscaping and design of the immediate area and the settlement context, ensuring development does not dominate adjacent buildings and preserves the amenity of nearby properties;
- c) Have regard to settlement form and in particular predominantly linear form of the settlements;
- d) Are sensitive to the introduction of built form to rural character of the landscape;
- e) Sympathetically introduce high quality, modern design in appropriate locations;
- f) Demonstrate how energy conservation, insulation and low carbon energy management measures including electric car charging points, photovoltaic cells, ground source heat pumps etc have been considered, as appropriate to the development proposed;
- g) Provide high speed broadband and appropriate utilities to the edge of each development plot;
- h) Consider the use of locally distinctive features and materials as described in the Sherfield English Character Appraisal and Design Guide;
- i) Respect and protect the National Park and its setting as well as other designations such as the Mottisfont Bats SAC which require the retention of natural native species vegetation and low lighting levels ; and
- j) Include appropriate landscape mitigation measures to reduce the impact of development such as soft borders trees, hedges or planting to enclose the front of plots, and utilising locally native species where possible
- k) Entrance ways should be low key. simple and in a rural style; 5 bar gates, simple wooden rail fencing, native hedgerows. In general brick walls and gates above 1m will not be supported.
- l)

## 5.10 Historic Environment

**NPPF 2023 – Relevant Paras**  
195-211

**Adopted TVBLPR policies –**  
E9: Heritage

**NDP Objectives –**

- Retain the rural character and built heritage of the parish and its associated services and facilities



*Figure 28 - Heritage Assets within the NDP Area*

5.10.1 There are 20 Grade II Listed buildings within the NDP Area and one scheduled monument known as Dunwood Camp. It should also be noted that the Grade II Listed Park and Garden at

Awbridge Danes is on the parish boundary as is the formal parkland associated with Melchet Park. Figure 29 & Figure 30, highlight dispersed settlements throughout the Plan Area (denoted with an orange circle) and today's Listed Buildings overlaid onto the 1895 Ordnance Survey Map. For comparison, a present-day map marked with the designated heritage assets has also been reproduced.

- 5.10.2 In 1903 St Leonard's Church was built by the late Lady Ashburton in memory of her daughter Mary Florence who died the year before and to replace the original church at Sherfield Manor. Some of the records and chattels within the church date back to the 17th Century having been transferred from the older church.
- 5.10.3 The Sherfield English Manor house and Church at Sherfield Manor have long since been demolished. Remnants of the graveyard are still visible from Church Road to the south and the two brick cottages to the north-west of the church yard now stand where the entrance gates to the manor house once stood. The Grade II property now known as Sherfield Manor was originally a farmstead belonging to the Manor.
- 5.10.4 Section 16 of the NPPF discusses conserving and enhancing the historic environment. Of particular relevance to Neighbourhood Planning is paragraph 196 which states:
- “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.”*
- 5.10.5 Adopted Local Plan Policy E9 draws on the NPPF and although the wording is somewhat different to the latest version of the NPPF in 2023, the key focus is upon understanding, recording, sustaining and enhancing the significance of the heritage assets.
- 5.10.6 This Plan does not seek to replicate that set out in the Adopted Local Plan, but to clearly identify those locally important assets within the NDP Area. The Policy below seeks to enhance or better reveal the significance of the locally identified heritage assets as shown in figure 23.

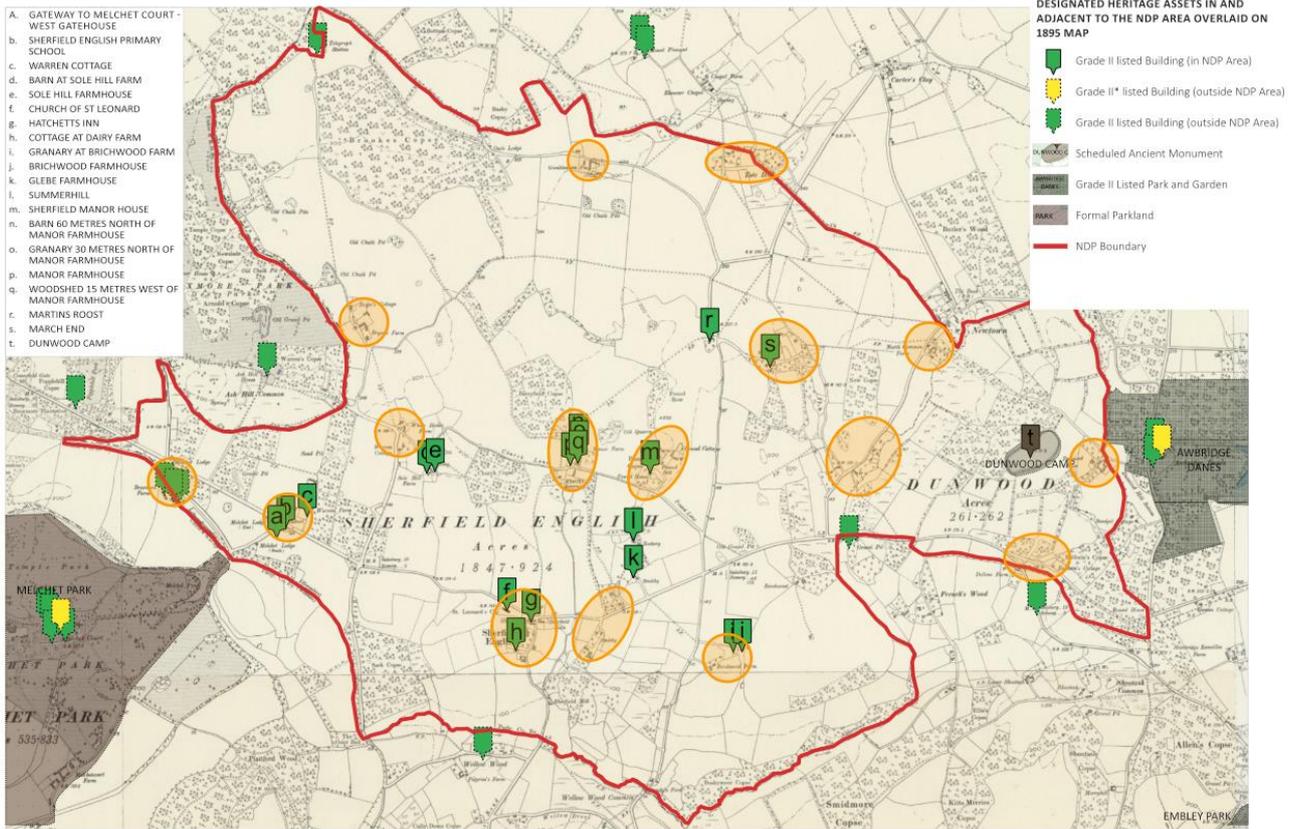


Figure 29 – Designated Heritage Assets within and Adjacent to the NP Area overlaid onto the 1895 Ordnance Survey Map

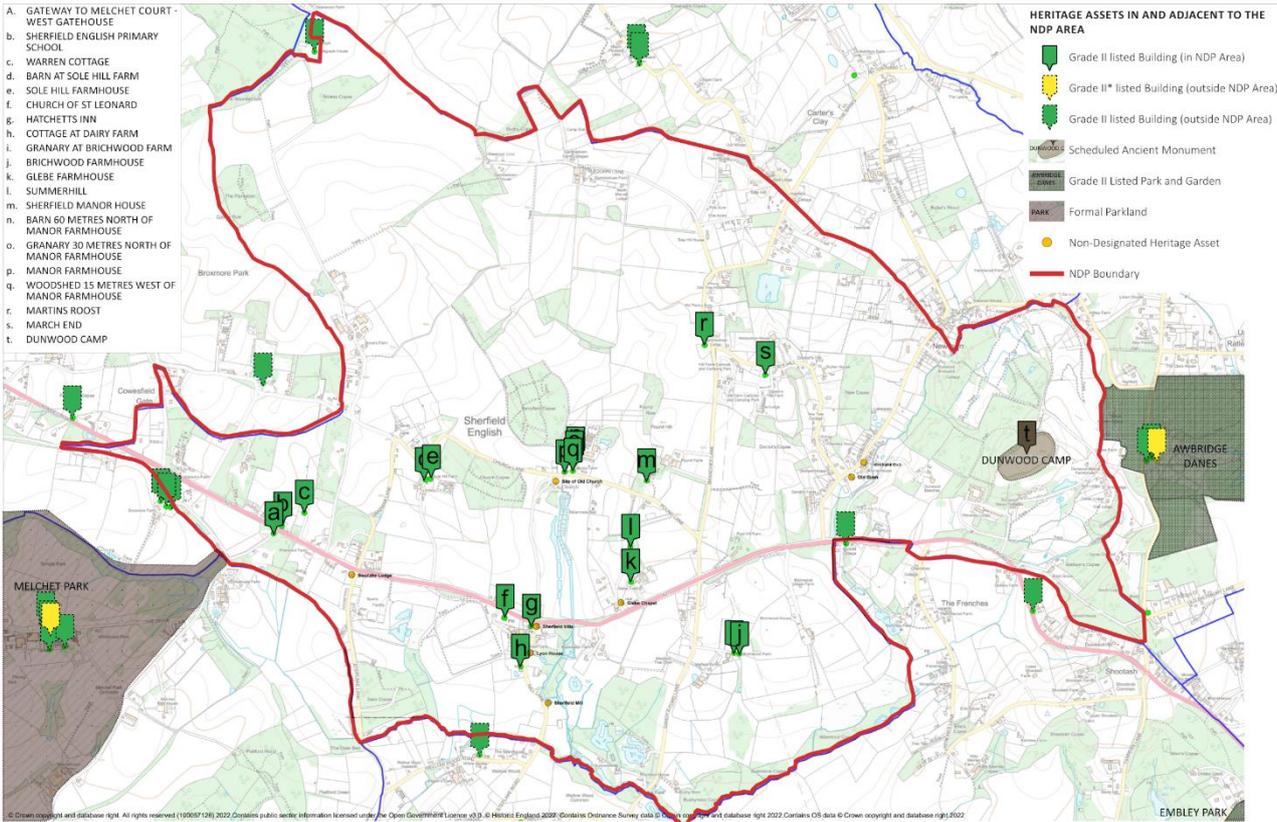


Figure 30 - Heritage Assets within and Adjacent to the NP Area overlaid onto the Present Day Ordnance Survey Map

## Policy SE12 - Heritage

- a) Designated historic heritage assets and their settings, both above and below ground including archaeological sites, designated and non-designated heritage assets, illustrated by Figure 30, will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.
- b) A Heritage Impact Assessment and programme of archaeological survey and investigation undertaken according to a written scheme of investigation agreed with the Local Planning Authority should be submitted in support of all applications for planning permission where there is any potential impact on such archaeological features and Scheduled Ancient Monuments. Any such Heritage Impact Assessment should be at a level of detail proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- c) Support will be given for positively designed extensions and alterations and works to properties, which whilst not listed, are considered to be locally important and make a positive contribution to the character of the area.



Figure 31 – The Tin Chapel Adjacent to Glebe Garage is a Building of Local Importance

## 5.11 Housing

### NPPF 2023– Relevant Paras 60-67

#### Adopted TVBLPR policies –

COM1: Housing Provision 2011-2029  
 COM2: Settlement Hierarchy  
 COM7: Affordable Housing  
 COM8: Rural Exception Affordable Housing  
 COM9: Community Led Development Affordable Housing SPD 2020

#### New Forest SPA Mitigation – Interim Framework Para 5

### NDP Objectives –

- To ensure that development reflects the housing needs of the community
- Enable appropriate, sustainable development in suitable locations

## Adopted Local Plan Housing Strategy

- 5.11.1 The Adopted Local Plan spatial strategy (Policy COM2) is to direct the majority of housing to the main towns of Andover and Romsey and the larger settlements in the hierarchy.
- 5.11.2 Presently, the Adopted Local Plan classifies the NDP Area as ‘all other villages’ which is considered to be open countryside, where the associated scale of allowed development is:
- Replacement dwellings
  - Re-use of buildings
  - Rural Affordable Housing sites
  - Community-Led development
  - Employment sites in the countryside
  - Small Business uses
- 5.11.3 Therefore, only replacement dwellings and brownfield redevelopment sites are likely to bring forward any new housing, but this is likely to be minimal in terms of actual growth.
- 5.11.4 Additional housing to address population decline and ageing is only likely to come forward as a consequence of rural affordable housing sites or community-led development including neighbourhood planning.
- 5.11.5 Local Plan Policy allows for a suitable rural exception site to be developed in appropriate locations.
- 5.11.6 Local Plan Policy COM9 requires that Community-led development may be permitted if:
- *“the proposal is supported by evidence that there is a need for the development to maintain or enhance the sustainability of the settlement through the delivery of community benefit; and*
  - *it is demonstrated that the community has been involved in the preparation of the proposal; and*
  - *it is demonstrated that the community supports the proposal; and*
  - *the proposal, if for residential development, helps meet the affordable housing need of the parish in accordance with the thresholds contained within policy COM7 and local evidence and restrictions contained within policy COM8.”*

## Local Housing Needs

- 5.11.7 In addition to Parish Surveys (including those for the Parish Plan 2008), a Housing Needs Assessment was undertaken by independent consultants AECOM in December 2020. The purpose of the report was to focus upon the need for Affordable Housing, both for sale and rent. The need for smaller housing to stop the population decline has also been investigated by the Steering Group following analysis of the census details and Parish Profile.
- 5.11.8 The parish survey (2021) found that:
- There was overwhelming support for inexpensive housing for young families to buy (85% residents highlighted this), followed by houses for downsizing (66%), housing to rent was also a priority (50%)
  - There was an identified shortage of 2–3-bedroom properties and these are considered a priority.
  - Should additional affordable housing be proposed, the majority of respondents would be happy with small groups of less than 10 houses which protect the rural character
- 5.11.9 From the data available there is clearly a housing affordability issue in the Parish:

- Large gap between housing affordability and average household income: for those on lower than average incomes- even with two earners- lower quartile households can only afford social or very below market rent.
- Discounts: Even significant discounts (over 30%) wouldn't make average or entry-level homes accessible to most residents.
- Data from Test Valley suggests that there are currently about eight households, about 2.5% of households in Sherfield English unable to access affordable rented homes suitable to their needs. Whilst this is not considered a significant shortfall at present, this may change during the Plan period.

5.11.10 The data also highlights a housing size imbalance:

- Sherfield English has significantly more large properties (5+ rooms) compared to Test Valley (84.6% vs. 77%).
- There is a significant trend towards larger homes: Between 2001 and 2011, new housing primarily consisted of larger dwellings, those with 8+ rooms increasing substantially.

5.11.11 Sherfield English has an aging population:

- Fewer young people (0-44) compared to national and local averages. With a declining population, especially young families.
- Many properties have been extended or replaced over time resulting in a lack of smaller, affordable housing. These dwellings are often under-occupied by single or retired couples, who would often prefer to downsize, should there be a suitable alternative.

5.11.12 There may be exceptions for some larger dwellings in the Parish, particularly where there is multi-generational living.

5.11.13 Providing appropriate homes to endure over a lifetime is a more sustainable approach and therefore single storey open market homes for older people to downsize to, thereby freeing up the chain, would also be supported.

### Provision of Housing

5.11.14 The Parish Survey, 2021 showed 86% of respondents would support an affordable housing site of 10 or less dwellings and were keen for a mixture of different sized houses to be made available for villagers with a connection to the village. The views echoed those of the Parish Profile in highlighting how the NDP Area was in population decline and that young people could not afford to remain in the area. A large number of responses also made it clear that design should be at the forefront and that the character of the area needed to be preserved.

5.11.15 A need was also shown for a small scale open market housing site, with 73% of respondents supporting this. It was clear from responses that this should be for 2-3 bedroom homes including bungalows for people to downsize into.

5.11.16 The emerging Test Valley Local Plan 2040<sup>11</sup> contains only strategic policies at this stage of the Regulation 18 process, with further detailed policies to be consulted upon later in the year. No housing allocation figures have been provided to the Parish. As the policies have not yet been subject to public consultation or examination they cannot be given weight at this stage.

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<sup>11</sup> <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/draft-local-plan-2040>

- 5.11.17 Therefore, given that the Adopted Local Plan supports both rural exception housing sites for affordable homes and community-led schemes, it is considered that the current Local Plan policy in combination with the revised NPPF, is sufficiently permissive to enable such proposals to come forward.
- 5.11.18 The community would be likely to support such a small-scale proposal, should a suitable site be found, which is compliant with all other NDP policies.
- 5.11.19 With regard to sustainable design of new dwellings, properties should ideally exceed current Building Regulation standards. Sufficient and proportion information should be submitted to highlight how this has been considered in each scheme. Examples would include, but would not be limited to earth sheltered, rammed earth, or straw bale construction, construction to Passivhaus standards, conversion to EnerPHit standards. Further consideration is provided in Policy SE13.

### **Policy SE13 Housing**

Where a community led housing or rural exception site scheme is submitted, support will be given to proposals which fulfil the requirements of the local community, delivering a well-balanced mix of housing types, including needs identified in the Sherfield English Parish Housing Needs Assessment 2021 and the results of the Parish Survey 2019.

- a) Such proposals should consider housing that is suitable for young people, those persons looking to downsize (particularly into accessible homes), supported accommodation for those with disabilities, retirement homes, shared ownership and homes to rent (social rent).
- b) Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported and sufficient and proportionate information should be submitted to accompany any application to demonstrate how sustainable design has been taken into consideration.

## 5.12 Replacement Dwellings & Extensions to Dwellings

### Dwelling Extensions

- 5.12.1 The TVBC Local Plan policy allows for extension to buildings in the countryside provided that the size and design of the proposal is to not be more visually intrusive in the landscape; and the design of the proposal is in keeping with the existing dwelling.
- 5.12.2 In addition, as mentioned in the housing needs section above, the loss of the smaller housing stock is creating an imbalance to the population and affordability.
- 5.12.3 This is highlighted by the Housing Needs Survey (HNS) and local consultation results. Given that a significant proportion of original housing stock consisted of cottages, bungalows and smaller dwellings, this highlights how they have evolved over time to leave few options for those looking for more affordable, smaller properties.
- 5.12.4 In this regard, given the pressures that the Parish is under and the potential increased impact on the New Forest as a result of larger homes, it is considered that a limit of 30% increase in floorspace, keeping with that applicable in the New Forest is appropriate in those areas outside of the National Park, but within the Plan Area.

### **Policy SE14 - Dwelling Extensions**

Proposals requiring planning permission for extensions to existing dwellings within the Plan Area will be supported provided that the design takes into account the Parish Design Code.

Planning permission will be supported for extensions to existing properties (where planning permission is required), provided they accord with the following design criteria:

- a) They are of a suitable scale, bulk and mass, having regard to the size of the existing property and to the space available within the plot;
- c) Such proposals should not lead to over-development of the site nor increase the floor space (gross internal area (GIA)) of the original dwelling by more than approximately 30% (to ensure the stock of smaller dwellings in the Parish is maintained).
- d) They are designed and laid out so as to secure a reasonable degree of privacy for the occupiers that does not unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight;
- e) They maintain the existing space between plots of the Character Area in which they are located.
- f) They are generally of a similar design and materials as the existing property, unless contemporary additions can be well integrated and adequately justified;
- g) Particular care should be taken to ensure that extensions do not diminish the special historical or architectural qualities of any designated or non-designated heritage assets.

\*Where the extension is designed to form a residential annexe, an exception may be made subject to further justification to set out why the limit should be breached

### **Policy SE15 - Replacement Dwellings**

The development of replacement dwellings will be supported where:

It is in accordance with the Design Code ; and

The dwelling to be replaced:

- a) is not listed individually or as part of an identified non-designated heritage asset (see Figure 28 and Appendix);
- b) is not considered to contribute positively towards the landscape character or built environment in which it is located as shown in the relevant character area (Figure 27); and
- c) The proposal will not result in an increase of floor space (gross internal area (GIA)) of a small dwelling (under 100 sq. m based on size of the original dwelling<sup>37</sup>) by more than 30%, to ensure a stock of smaller dwellings is maintained in the Parish; and
- d) It is located on the original footprint or
- e) Where valid reasons prevent this from occurring, the original dwelling must be removed from the site within 3 months of the first occupation of the replacement dwelling.

## 5.13 Rural Housing and Seasonal Workers Accommodation

- 5.13.1 Paragraph 80 of the NPPF sets out that the development of isolated homes in the countryside should be avoided unless there are specific circumstances.
- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - the development would re-use redundant or disused buildings and enhance its immediate setting;
  - the development would involve the subdivision of an existing residential dwelling; or
  - the design is of exceptional quality, in that it:
    - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
  - The Parish has employment opportunities relating to the and there is also a significant requirement for seasonal workers for fruit and vegetable growing.
- 5.13.2 A potential solution to encourage the rebalancing of the housing stock, could include the subdivision of larger properties into smaller dwellings. This would be supported where the resulting building maintains its original character.
- 5.13.3 It should also be noted that such accommodation will be treated the same in terms of impacts upon the New Forest and other International Nature Conservation Designations in the wider area including nutrient neutrality as for permanent housing stock.

### Policy SE16 - Seasonal Workers Accommodation

Proposals for accommodation for seasonal workers will be supported, subject to the following criteria:

- a) the need for such accommodation can be demonstrated, in terms of the business needs and the lack of existing suitable accommodation;
- b) the accommodation is secured via a legal obligation to the business concerned for the purposes of staff accommodation
- c) that should the business need for the accommodation cease, that it will be removed (in relation to temporary accommodation) or in the case of permanent dwellings, be required to be offered for sale or rent as affordable housing.

The design and nature of the accommodation should be appropriate to both the context of the character area in which it is located as well as the nature of the business. Where such accommodation is considered to have an adverse visual impact on the character of the area, proposals will only be supported where adequate mitigation measures are provided

## 5.14 Rural Economy

### **NPPF 2023 – Relevant Paras**

88, 89, 131, 159, 196

### **Adopted TVBLPR policies –**

LE16: Re-Use of Buildings in the Countryside

LE17: Employment sites in the Countryside

LE18: Tourism

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E6: Green Infrastructure

T1: Managing Movement

### **NDP Objectives –**

- Retain the rural character of parish, its built heritage and its associated services and facilities
- Enable appropriate, sustainable development in suitable locations
- Support the agricultural and rural economy base by allowing appropriate diversification
- Support appropriate tourism development

- 5.14.1 Planning for employment is addressed in section 6 of the NPPF. Paragraph 88 supports the expansion of all types of businesses in the rural areas, through conversion of buildings and well-designed new buildings, agricultural diversification and sustainable rural tourism and leisure. Paragraph 84 explains that planning policies should recognise that to meet local business and community needs in rural areas sites may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. It explains that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 5.14.2 The Adopted Local Plan relating to new employment development generally focuses upon large scale strategic sites and town centres. There are no such sites within the NDP area and therefore policies LE16, which look at the re-use of buildings in the countryside, LE17 Employment Sites in the Countryside and LE18: Tourism are most appropriate. Policies set out that employment proposals should only be on existing employment sites. Outside storage is not encouraged where it would be visually intrusive.
- 5.14.3 Local farming businesses are concerned that any new proposals should not prevent their current operations from continuing. Therefore, new proposals which would be sensitive to agricultural operations such as noise or smell for example should not be located in close proximity to existing uses.
- 5.14.4 The December 2021 Parish Survey found that there was also an expressed preference for more retail facilities within the NDP Area. This followed on from the 2008 Parish Plan which set out support for small scale retail outlets, business centres and workshops (particularly if related to rural activities). These however would be subject to agreed limits with regard to noise pollution and adverse impact on existing nearby residents and businesses.
- 5.14.5 It is considered that the Local Plan and NPPF policies adequately cover general employment matters, and that a NDP policy is not required.

## 5.15 Tourism

5.15.1 Adopted Local Plan Policy LE18 permits tourist development in the countryside where

- it utilises an existing building and meets the requirements of policy LE16 (re-use of buildings in the countryside such as agricultural buildings); and
- any extension or new buildings form part of an existing tourist facility; and
- in the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape; and
- in the case of touring caravans and camping sites these are not prominent in the landscape.

5.15.2 The December 2021 Parish Survey found that 84% agree with a policy welcoming small scale tourism-related use. The key phrase is “small scale”, as anything defined as a tourist attraction or which would generate significant traffic movements would not be welcomed. This has been a view maintained in the Parish since the 2008 Parish Plan.

### Holiday Letting

5.15.3 Over time, there can be issues with conversions of buildings for holiday accommodation. Whilst this can be an important element of farm diversification for example, it can also cause other issues where the amenity of local residents is adversely impacted upon. Detailed consideration should be given as to whether the location is suitable for holiday use and whether its potential in the longer-term for full-time residential occupation may need to be restricted.

### Caravan & camping sites

5.15.4 These can provide some local employment and income and are often seen as a good way of using poor quality agricultural land, particularly in such close proximity to the New Forest National Park. Whilst such uses may be supported, there has to be a balance with landscape impact and the effect on the rural highway network, particularly where there are already highway safety concerns, such as around constrained junctions and the narrow rural lanes (see figure 25). Proposals should be small scale and high quality and for short term holiday use only.

5.15.5 House prices and rents are high in the area and there is limited supply of low cost housing. Suitable precautions must be taken to ensure that holiday sites do not become permanent housing by the ‘back door’, avoiding due process, especially regarding support for local infrastructure and the need for high quality energy efficient homes suitable for full time all year round occupation.

**Policy SE17 Tourism**

Applications for tourism-related uses will be supported where the proposal of a scale and use which is in keeping with the surrounding area and existing business and residential properties.

Development proposals for the use of land for small touring caravanning and/or camping sites will be supported subject to conforming to the following:

- a) Sites should be well screened, have appropriate access to the road network and not adversely affect the existing living conditions of neighbours;
- b) Provision of improved facilities on existing caravan and camping sites should be available to local residents, including shops and recreation opportunities, and must be of a scale appropriate to the site itself and in keeping with the Parish Character Area in which it is sited;
- c) Development that would improve the quality of the existing sites, including improvements to facilities, access, landscaping, or the appearance of existing static caravans, will be encouraged where in accordance with other policies in this Plan;
- d) Any proposed lighting scheme should be justified and accords with policies SE3 Biodiversity and SE5 Dark Night Skies; and
- e) The site will have an adequate access and not cause highway obstruction or traffic generation which has an adverse impact on the surrounding highway network, particularly those constrained areas highlighted in Figure 32.
- f) Suitable and enforceable restrictions must be place to ensure that the site will only be used as short term holiday accommodation
- g) Measures should be undertaken to support and improve the local biodiversity and wildlife corridors.
- h) Developments that will utilise an existing access will be preferred, where they are appropriate for the scale of development proposed.

## Community Facilities and Infrastructure

**NPPF 2023 – Relevant Paras**  
96, 97, 101-106, 110, 116, 188

**Adopted TVBLPR policies –**  
COM14: Community Services and Facilities  
LHW1: Public Open Space

### NDP Objectives –

- Retain the rural character and built heritage of the parish and its associated services and facilities
- Enable appropriate, sustainable development in suitable locations
- Support the agricultural and rural economy base by allowing appropriate diversification
- Support appropriate tourism development
- Promote accessibility for residents

### 5.16 Loss or change of Community Facilities

#### 5.16.1 Key facilities in the Plan area include:

- St Leonard’s Church.
- The Village Hall
- Sherfield English Sports Field including play area, sports pavilion, bowling green and courts.
- The Hatchet Inn
- Mill Lane Meadows.
- Sherfield English Post Office at Hill Farm Caravan Park
- Glebe Garage

5.16.2 These facilities lie at the heart of the community with many day-to-day needs being met within the Neighbourhood Plan area. In particular, the work undertaken by the Sherfield English Recreation Project (SERP) to deliver fund-raising for a sports pavilion to replace the temporary buildings which were formally on the site. This was promoted by the Parish Plan 2008 and now forms an excellent, modern facility at the Sports Ground site.

5.16.3 The December 2021 Parish Survey found that development of additional facilities including social venues was considered important.

5.16.4 The Adopted Local Plan Policy COM14 resists the loss of facilities or services but will not seek to retain those facilities that are proved to be unviable or are no longer suitable. Policy SE14 below sets out those facilities which community wish to see retained.

5.16.5 Where possible, further improvements to the facilities in the NDP will also be sought (as identified in community consultation), as set out below.

### **Policy SE18 Loss or change of Community Facilities**

Development proposals that will result in either the loss of or significant harm to a community facility as set out below will not be supported, unless it can clearly be demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

- 01 St Leonard's Church.
- 02 The Village Hall
- 03 Sherfield English Sports Field including play area, sports pavilion, bowling green and courts.
- 04 The Hatchet Inn
- 05 Mill Lane Meadows.
- 06 Sherfield English Post Office at Hill Farm Caravan Park
- 07 Glebe Garage

Proposals for the extension, adaptation or redevelopment of the community asset for community purposes will be supported, provided the resulting improved facilities offer at least the same level of provision as previously existed and are appropriate in design terms and will not unacceptably impact the amenities of adjoining residential properties.

Proposals that would enhance the role of the NDP Area by delivering any or all of the following will be supported (where they accord with other Development Plan policies):

- a) Improving the quality of local sport and recreation facilities;
- b) New or improved community buildings and facilities;
- c) Superfast broadband provision;
- d) Public transport connectivity via support for local initiatives;
- e) Improved pedestrian and cycle safety and/or new and improved footpaths and bridleways / cycleways (including permissive routes) linking to community facilities; and
- f) Additional parking for the village hall.

## 5.17 Sustainable Development

**NPPF 2023 – Relevant Paras**  
158-161

**Adopted TVBLPR policies –**  
SD1: Presumption in Favour of Sustainable Development  
E1: High Quality Development in the Borough  
E7: Water Management

### **NDP Objectives –**

- Retain the rural character and built heritage of the parish and its associated services and facilities
- Enable appropriate, sustainable development in suitable locations

- 5.17.1 Test Valley Borough Council declared a climate emergency in September 2019 and approved a Climate Emergency Action Plan in June 2020, which is updated every six months.
- 5.17.2 The Adopted Local Plan was published prior to the declaration of the climate emergency and therefore its policies are not up to date in this regard. In particular, Policy E1: High Quality Development in the Borough E7: Water Management and E8: Pollution are of most relevance. It is therefore considered essential that the NDP correct this omission. As a consequence of this and in recognition of the importance of climate change as fundamental issue, sustainable development is a key focus of the Neighbourhood Plan and such consideration runs throughout the policies.
- 5.17.3 Being a rural area electricity and oil are the main sources of energy for consumers in NDP Area. Long term trends in energy consumption for residential and non-domestic buildings and potential uncertainties over future supply show that demand for heat will need to be reduced. It is important that this is achieved by greater efficiencies in home heating equipment, increased education and passive solar heating and cooling. This is in addition to improved heating equipment, standards of insulation, air-tightness and lower u-value windows and doors.
- 5.17.4 As well as seeking to reduce emissions of greenhouse gases through energy upgrades to the housing stock, a further issue to be addressed is ensuring houses are resilient to the effects of climate change, such as water shortages due to hotter drier summers and flooding due to wetter winters. Opportunities should therefore be taken in existing and new housing stock for rainwater harvesting, tree planting, Sustainable Urban Drainage Systems (SUDS) and potential flood resilient measures.
- 5.17.5 A sensitive approach will need to be taken to safeguard the Listed Buildings and Locally Important Assets.
- 5.17.6 In addition to Policy SE19 below, other criteria have been included in NDP policies including Design and Housing.
- 5.17.7 With regard to Energy Statements, it is expected that these will be proportionate to the scale of application, but should cover:
- Insulation type/thickness
  - U-value of openings

- Specification of heating systems and hot water systems
- Percentage and type of low energy lighting
- Specification of any ventilation system
- Use of renewable technology
- Sustainable construction details (and any accreditation)
- Source of materials

### **Policy SE19 - Renewable Energy**

Support will be given to renewable and low carbon energy generation proposals that:

- a) are led by or meet the needs of the Sherfield English community;
- and
- b) create opportunities for colocation of energy producers with energy users, without dominating the landscape setting or having an adverse impact on biodiversity or heritage assets.
  - c) When considering such proposals, regard must be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local landscape, biodiversity and built environment; including any cumulative impact of these proposals (including associated power lines, pylons and support infrastructure).
  - d) It is important that new and re-furnished buildings are as energy efficient as possible and this also extends to non-residential properties. It is expected that an appropriate Energy Statement should be submitted either as a standalone statement or part of the Design and Access for all new development

## 5.18 Transport and Highways

### **NPPF 2023 – Relevant Paras**

108, 109, 110, 111, 180, 181

### **Adopted TVBLPR policies –**

T1: Managing Movement

T2: Parking Standards

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E6: Green Infrastructure

COM15: Infrastructure

### **NDP Objectives –**

- Promote accessibility and route safety for users
- Enable appropriate, sustainable development in suitable locations

5.18.1 The rural nature of the Parish means there is a high level of dependency on the private car. However, the historic rural uses of the Parish also mean there is a highly connective web of

footpaths which follow historic routes between the settlements, community facilities and more remote farms and hamlets..

### The Road Network

- 5.18.2 As set out in the Parish Character Appraisal, the A27 was a historic toll road allowing faster passage along the south coast. It extends from Pevensey (near Bexhill, East Sussex) to Whiteparish (near Salisbury, Wiltshire) however as travel patterns have changed to modern times and the motorway network (M27) developed, the nature of the A27 in terms of its national importance has much reduced. This however does not mean that its level of use and traffic flows are insignificant. It remains a significant east-west route linking Romsey and the surrounding villages to Salisbury to the northwest and onwards to Southampton and along the urban areas of the South Coast.
- 5.18.3 The section passing through the plan area is a well-used road for local and regional traffic and also acts as a relief road for relatively frequent closures of the more major Romsey area (M27 to Salisbury) Trunk Road, the A36. As such, access via local junctions at peak times can be problematic due to traffic flows.
- 5.18.4 To the north of the A27, there are four north-south lanes connecting the various settlements beyond. All routes are narrow with few places for vehicles to pass. A number of interconnecting routes are unmade tracks or private access ways. Equally to the south, the lanes are similarly narrow and suitable for local connectivity only.
- 5.18.5 Junctions between these lanes are similarly constrained and problematic for large vehicles turning. A plan below highlights the issues within the plan area.
- 5.18.6 Road traffic incident data for the past 20 years is shown in Figure 32 and highlights that it is largely junctions onto the A27 which have been the location of the most serious injuries. Further development in such areas needs to consider the highway safety implications of trip generation.
- 5.18.7 Any new development will need to demonstrate how proposals will not exacerbate the current problems and propose solutions which will not result in the loss of character to rural narrow lanes.
- 5.18.8 It is key that whilst supporting new development, it is of an appropriate scale for this rural area and that the road network can support the proposals now as well as for any potential future expansion.
- 5.18.9 Where HGV movements are proposed as part of any development, lorry routing agreements may be suitable to ensure that only suitable routes are used by such vehicles.

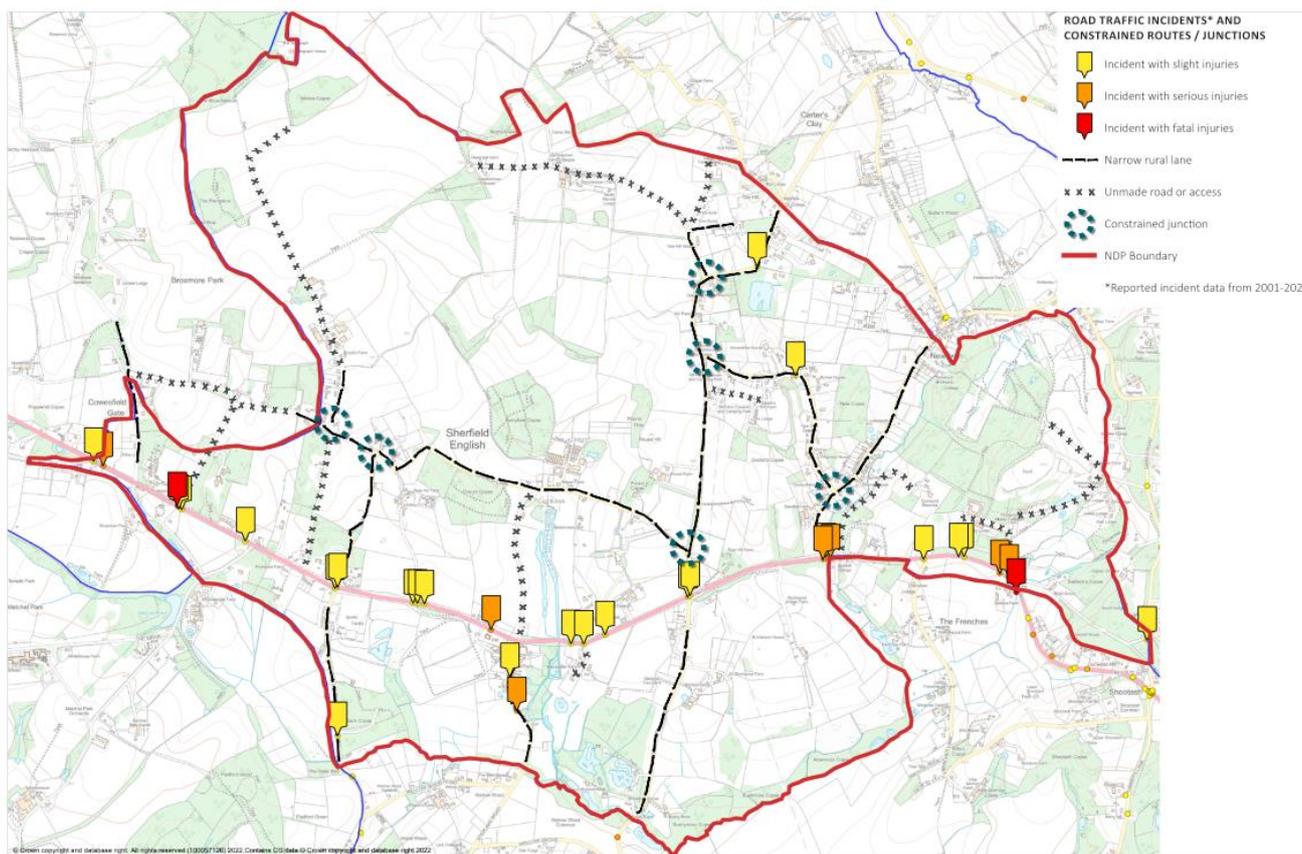


Figure 32 - Road Traffic Incidents and Constrained Routes and Junctions

## Public Transport

- 5.18.10 The nearest railway stations are outside of the Parish. Romsey Station, 5 miles to the east has regular fast connections to Southampton, Southampton Parkway and Salisbury. An hourly Salisbury- Romsey/Southampton service also runs from the rural station at Mottisfont & Dunbridge 4 miles to the north-east
- 5.18.11 Bus provision, is more or less limited to a single route along the A27. The X7R route runs from Salisbury to Southampton via Romsey and currently provides 3 services Monday to Friday, 10am – 4pm and 4 services on Saturday. There are some very limited term-time-only school and college services which tend to change route each year.
- 5.18.12 Journeys to work outside the Parish are generally only possible with some access to a car although some journeys can be made by bus or cycling.

## Foot / Cycle / Equestrian

- 5.18.13 The Parish benefits from a wide network of footpaths and Rights of Way, Figure 25, with a small number of bridleways. Some are in need of improvement and maintenance and there are others where it would be a great improvement if they could be extended. There is some pedestrian footpath along the A27 but this does not stretch throughout the length of the parish. There are no formal cycle ways. The lane network around the plan Area is suitable for walking and cycling, but narrow lanes and speeding vehicles can make this unsafe. The proximity to the New Forest National Park and the number of visitors to the area as well as the dispersed settlement nature of the parish does mean that cycle and walking use of the existing roads is not uncommon.

5.18.14 The Parish Survey in 2021 asked whether new footpaths should be included within the Plan. In response, 86% answered that they would support this.

### Parking

5.18.15 Parking standards are set by Hampshire County Council, although Local Plan Policy T2 acknowledges that there may be locations where applications may require a variation from the standards. Given the extremely narrow nature of some of the lanes in the plan area it is essential that sufficient vehicle parking space is provided; parking on such narrow lanes, could have severe adverse highway safety impacts.

### **Policy SE20 - Parking, Access and Highway Safety**

All development proposals should have regard to the following matters:

- a) Provision of sufficient parking and turning space for residents and visitors to ensure that overspill parking does not occur either onto the A27 or the narrow rural lanes;
- b) New or upgraded access or highway improvements should not lead to an urbanisation of the rural road network and retain or enhance banks, verges, hedgerows or trees of amenity value which line the lanes.
- c) Simple rural style entrance ways such as five bar field gate style with simple rural style wooden fencing should be used.
- d) Any material increase in traffic movements should not exacerbate the existing problems (including access) with the highway or Public Rights of Way network as shown in Figure 25; and
- e) Locating development where it provides safe and convenient walking and cycling routes to local services and facilities in addition to public transport services to destinations further afield
- f) Sufficient electric vehicle charging cabling should be provided so that each new dwelling / commercial property has direct access to charging facilities.
- g) Encouraging sustainable means of transport and reduced reliance on private cars, including where appropriate the ability to share all transport infrastructure between all road users;
- h) Any increase in vehicle movements or parking along the lanes which would conflict with the use of the lane by walkers, horse riders and cyclists.

### **Policy SE21 - Integration with and improvements to Public Right of Way and Green Infrastructure Network**

- a) New developments should integrate with the Public Right of Way / green infrastructure network, Figure 25, and provide access to public and community transport, and to connect with the social and community facilities of the Parish.
- b) Support will be given to proposals that improve and extend the existing footpath and cycle path network (Figure 25), allowing greater access to housing, facilities, green spaces and the open countryside.
- c) The loss of existing footpaths, bridleways and cycle paths will be resisted.
- d) Developments will be encouraged to improve adjacent existing footpaths and propose new ones that will extend and connect the area with nearby parishes.

### **Policy SE22 - Infrastructure Improvements**

New development (other than minor householder proposals) must make an appropriate contribution to community infrastructure or services proportionate to the impact that development will have on local services, facilities and the environment. The following initiatives have been suggested:

- a) Footpath/grass verge along the A27 from one end of the parish to the other
- b) Footpath/grass verge along Branches Lane
- c) More parking for the Village Hall

\*

## GLOSSARY AND DEFINITIONS

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Including affordable housing for rent, Discounted market sales housing and Other affordable routes to home ownership.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification. <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land#alc>

**Brownfield land:** See previously developed land (PDL).

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Design code:** A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Design guide:** A document providing guidance on how development can be carried out in accordance with good design practice.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Environmental impact assessment (EIA):** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Essential local workers:** Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

**Existing Dwelling** – see original dwelling

**Green and Blue infrastructure (GBI):** A network of multi-functional green and blue spaces (waterways, bodies of water) and other natural features, urban and rural, which is capable of

delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Habitats site:** Any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Landscape character:** Distinct pattern or combination of elements that occur consistently in parts of the landscape.

**Landscape quality:** Term used to indicate value based on character, condition and aesthetic appeal.

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.

**Local Green Space (LGS):** A designation providing special protection against development for green areas of particular importance to local communities and close to the community it serves. The spaces are considered demonstrably special to the local community. Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

**Local planning authority (LPA):** The public authority whose duty it is to carry out specific planning functions for a particular area.

**Major development: means development involving any one or more of the following—**

- i. the winning and working of minerals or the use of land for mineral-working deposits;
- ii. waste development;
- iii. the provision of dwelling houses where—
  - the number of dwelling houses to be provided is 10 or more; or
  - the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- iv. the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- v. development carried out on a site having an area of 1 hectare or more;

**National Planning Policy Framework (NPPF):** The revised National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

**National Planning Policy Guidance (NPPG):** The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. It is an online resource which is continually updated.

**Original Dwelling (for the purposes of extensions and replacement dwellings):**

- i. The existing dwelling means the dwelling as it existed on 1 July 1948, or as the dwelling was originally built or legally established, if the residential use postdates 1 July 1948
- ii. References to a dwelling with a gross internal floor space of 100 sq. metres is as it existed on 1 July 1948, or as the dwelling was originally built or legally established, if the residential use post-dates 1 July 1948
- iii. The floor space of original, existing and small dwellings will be measured as the total internal habitable floor space of the dwelling but will not include floor space within conservatories attached outbuildings and detached outbuildings (irrespective of whether the outbuilding's current use is as habitable floor space)
- iv. The floor space of proposed extensions will include conservatories and attached outbuildings and any habitable floor space provided within a detached outbuilding
- v. A conservatory is defined as having not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of clear or translucent material

**Neighbourhood Plan (NP or NDP):** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**Nutrient Neutrality:** 'a means of ensuring that development does not add to existing nutrient burdens [to the surrounding water environment] and this provides certainty that the whole of the scheme is deliverable in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017'. There are three stages to calculating the Nutrient Neutrality for a proposed development:

- i. Calculate total nitrogen load from development wastewater.
- ii. Adjust nitrogen load to account for existing nitrogen from current land use.
- iii. Adjust nitrogen load to account for land uses with the proposed development.

**Older people:** People over or approaching retirement age (although planning conditions often relate to those over 55), including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation (can be known as a S106 agreement):** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Previously developed land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Special Areas of Conservation (SAC):** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas (SPA):** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Site of Special Scientific Interest (SSSI):** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic environmental assessment (SEA):** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic policies:** Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

**Transport assessment (TA):** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

**Transport statement (TS):** A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

**Travel plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

**Test Valley Borough Council (TVBC):**— the Local Planning Authority for the majority of the parish Test Valley Borough Revised Local Plan (TVBRLP) DPD - 2011 - 2029

**Visual impact:** change in the appearance of the landscape as a result of development. This can be positive (improvement) or negative (detraction).

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

## List of Abbreviations / Acronyms

ALC - Agricultural Land Classification  
 BREEAM - Building Research Establishment Environmental Assessment Method  
 CA - Countryside Agency  
 CIL - Community Infrastructure Levy  
 CPRE - Campaign to Protect Rural England  
 DPH - dwellings per hectare  
 HBIC - Hampshire Biodiversity Information Centre  
 HCC - Hampshire County Council  
 HGV - Heavy Goods Vehicle  
 HNA - Housing Needs Assessment  
 HNS - Housing Needs Survey  
 LCA - Landscape Character Assessment  
 LCAs - Landscape Character Areas  
 LCT - Landscape Character Types  
 LGS - Local Green Space  
 LPA - Local Planning Authority  
 NDP - Neighbourhood Development Plan (also NP)  
 NFNPA - New Forest National Park Authority  
 NFNPLP - New Forest National Park Local Plan  
 NP - Neighbourhood Plan (also NDP)  
 NPPF - National Planning Policy Framework  
 NPPG - National Planning Policy Guidance  
 RVEI - Road Verges of Ecological Importance  
 SAC - Special Area for Conservation  
 SHMA - Strategic Housing Market Assessment  
 SINC - Sites of Importance for Nature Conservation  
 SPA - Special Protection Area  
 SPD - Supplementary Planning Document  
 SSSI - sites of special scientific interest  
 SUDS - Sustainable Urban Drainage Scheme  
 TVBC - Test Valley Borough Council  
 TVBLPR - Test Valley Borough Local Plan Review  
 TVLCA - Test Valley Landscape Character Assessment  
 VDS - Village Design Statement