Draft Test Valley Local Plan 2040 - Regulation 18 Stage 2

Representation on behalf of Peel L&P Investments (North) Limited

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Document Management

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1. Introduction

1.1. Pegasus Group are instructed by Peel L&P Investments (North) Limited ('Peel') to make representations to the 'Draft Local Plan 2040 - Regulation 18 Stage 2 Consultation' (Draft Local Plan). Peel welcome and support the Local Plan and the decision of the Council to allocate their site for development as part of **'Northern Area Policy 6 (NA6): Land at Bere Hill, South Andover'**.

1.2. These representations follow on from (and should be read alongside) those previously submitted by Pegasus on behalf of Peel in response to the:

- 'Issues and Options Consultation for the next Local Plan' (September 2018),
- 'Next Local Plan - Refined Issues and Options Consultation' (August 2020), and
- 'Draft Local Plan 2040 - Regulation 18 Stage 2 Consultation' (April 2022).

Peel's Interest and Landholding

1.3. Peel has legal control of c. **52.5 Ha (130 acres)** of agricultural land at Bere Hill, to the south east of Andover, and are promoting it for residential development through the emerging Local Plan process for a minimum of 700 dwellings. The full extent of the site is illustrated below.

Figure 1.1 – Peel Ownership

1.4. The site has been submitted to the SHELAA process in various call for sites exercises since 2018 and is included in the latest 2024 SHELAA as 'Land at Bere Hill Farm' (Site Ref: 247) with an indicative capacity of 700 dwellings.

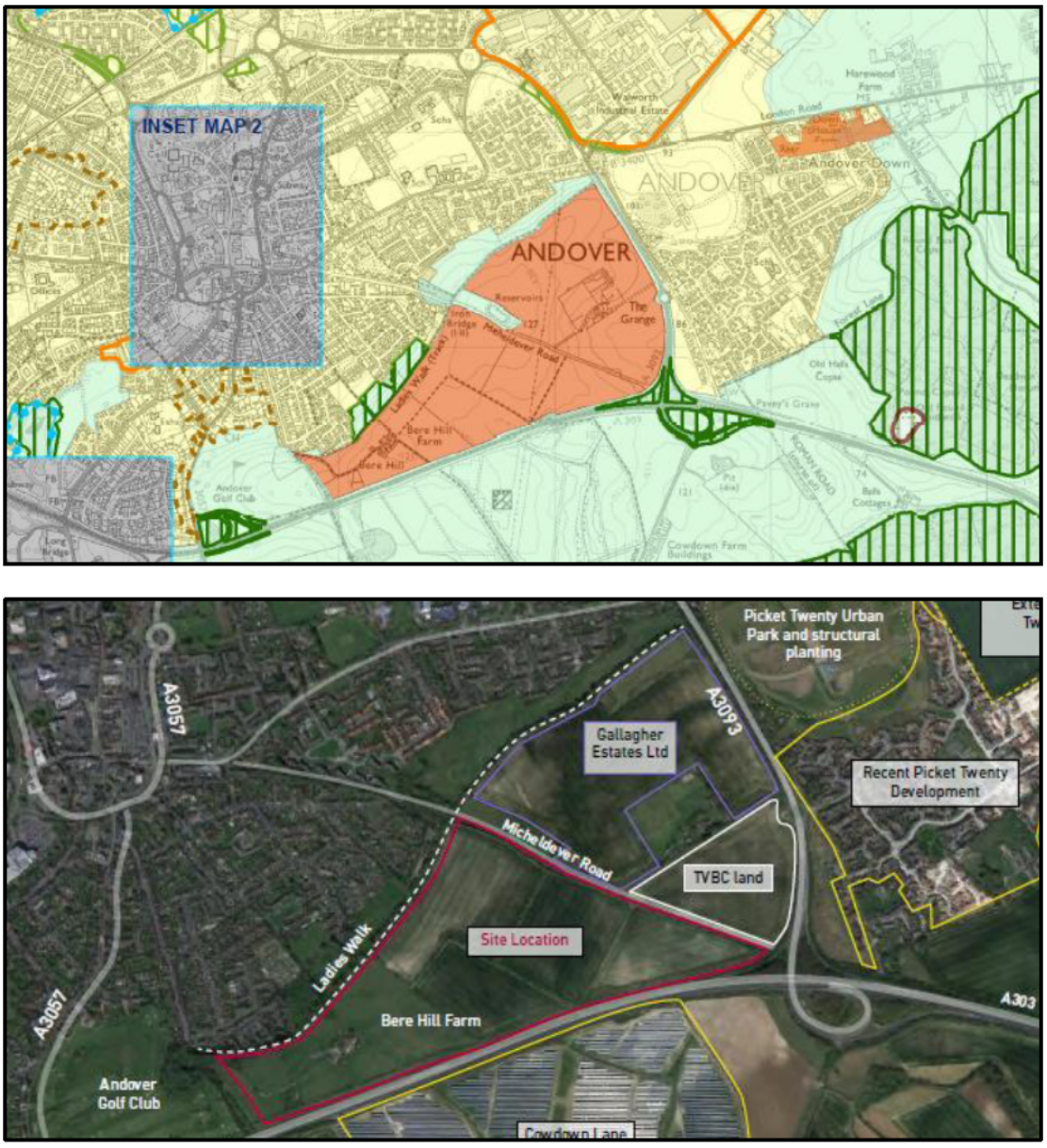
1.5. Peel will work with housebuilding partners to deliver the site, boosting its deliverability credentials.

1.6. The site forms part of a strategic housing allocation within the Draft Local Plan, referred to as **'Northern Area Policy 6 (NA6): Land at Bere Hill, South Andover'** for approximately 1,400 dwellings, alongside two other key land parcels, comprising:

- 'Land at Bere Hill' (SHELAA Site Ref: 167 - estimated capacity 450 dwellings) to the north which is controlled by L&Q Estates Ltd (formerly Gallagher Estates); and,
- 'Land at Bailiffs Bottom' (SHELAA Site Ref: 419 – estimated capacity 342 dwellings) to the east, owned by Test Valley Borough Council.

1.7. Hereafter, Northern Area Policy 6 (NA6): Land at Bere Hill, South Andover is referred to as the 'strategic housing allocation'. The allocation and different ownership parcels are shown below.

Figure 1.2 – Proposed Allocation & Ownerships



1.8. At the outset, we fully welcome and support the decision of the Council to allocate this strategic housing allocation, demonstrating that it is a sustainable location for development, in the Borough's principal town.

1.9. These representations detail our overall support for the allocation and the wider plan, focussing on the suite of detailed technical work that has been prepared for the Peel land to date, and considering this against the Council's supporting evidence base and proposed requirements of policy NA6. We also provide comments on the proposed housing target, spatial strategy and development management policies.

Supporting Technical Work

1.10. As noted, these representations focus on the 'Land at Bere Hill Farm' under promotion by Peel, with the following documents having been submitted previously, but reattached here for completeness:

- **Appendix 1** – Summary Development Framework (October 2019);
- **Appendix 2** – Landscape & Visual Statement prepared by Pegasus Group (May 2019); and
- **Appendix 3** – Preliminary Ecological Assessment prepared by TEP (May 2019).

1.11. We also provide the following additional studies to address some of the site-specific constraints and matters raised within the policy wording of NA6 and the wider plan, including:

- **Appendix 4** – Noise Impact Assessment prepared by SLR (April 2024); and,
- **Appendix 5** – Nutrient Neutrality Report prepared by Marian Cameron Consultants Ltd (March 2024).

1.12. The conclusions of these reports, and the options therein, are based on the latest iteration of the Illustrative Masterplan and are being updated as the masterplan evolves. Further supporting technical work is also being progressed in the background and will be submitted to the forthcoming Regulation 19 consultation.

Commitment to Joint Working / Comprehensive Development

1.13. We can also confirm at the outset that Peel is committed to working together with the other landowners within allocation NA6 (namely the Council and L&Q Estates) to ensure the full site is masterplanned and delivered in a comprehensive manner in line with emerging policy. This engagement and joint working has already begun and will continue beyond this consultation period as the plan progresses towards adoption.

Structure of Representations

1.14. The remainder of this report is structured into the following sections:

- **Section 2** describes the site and proposed development in more detail, summarising the supporting technical work that has been prepared by Peel to date;

- **Section 3** comments on the Council's supporting evidence base documents in respect of the site and strategic housing allocation;

- **Section 4** addresses the policies within the Draft Local Plan itself, focusing on site specific policy NA6; and

- **Section 5** summarises and concludes our representations.

2. Site Context and Proposed Development

The Site and Surroundings

2.1. The site comprises c. 52.5 Ha (130 acres) of agricultural land at Bere Hill, adjoining the built-up area to the south of Andover, to the north of the A303 Andover Bypass, and designated as countryside in the adopted Local Plan (dated 2016) under policy COM2.

2.2. The site is bound by existing residential development to the north, the A303 Andover Bypass to the south, Andover Golf Club to the west, with a small complex of residential dwellings called the Grange, surrounded by agricultural fields to the east. Land to the north and east, controlled by L&Q and Test Valley Borough Council respectively is also agricultural land. The Picket Twenty residential development is further east beyond the A3093.

2.3. The site connects with Micheldever Road to the north east and Old Winton Road to the north west; there are two Public Rights of Way (PRoWs) crossing the site (one running north south and one east west past the existing Bere Hill Farm) and one, Ladies Walk that traverses the northern boundary, and is lined with a thick stand of mature trees creating a key local recreation feature.

2.4. Whilst the land is slightly elevated from the main settlement to the north, topography within the site is relatively flat and perfectly developable for residential dwellings, and the thick tree stand around Ladies Walk provides a large amount of visual containment, screening the site from the key views southwards from the town, and preserving the effect of the 'Andover Bowl'. The tree cover towards the southern boundary of the site along the A303 has also matured and provides effective screening in this direction too.

2.5. The landscape and visual analysis in the Summary Development Framework (Appendix 1) notes that despite being above the 90m contour, the unique situation of the site in terms of its topography, surrounding landform, and strong existing vegetation framework presents a site that could be delivered with minimal effects on landscape character or visual amenity.

2.6. The site is not in a Flood Risk Zone and is not subject to any statutory or local environmental designation. There are some sites of local nature importance (SINCs) and Tree Preservation Orders (TPOs) adjacent to the site. These can be incorporated into the development without any impact. The agricultural land classification for the site is predominantly Grade 3a, which is the case for all the potential expansion land around Andover.

2.7. The Preliminary Ecological Assessment confirms that the development of this site will not impact upon any statutory or non-statutory designated sites. The site does not contain any ponds or other key habitat features and is instead characterised by habitats of low ecological value including arable fields and semi-improved grasslands.

2.8. Further ecology surveys will be required to support a future planning application, to include some or all of the following - bats, reptile, dormouse, nesting birds and pre-construction checks for badgers. Peel have also instructed wintering bird surveys which have now been completed.

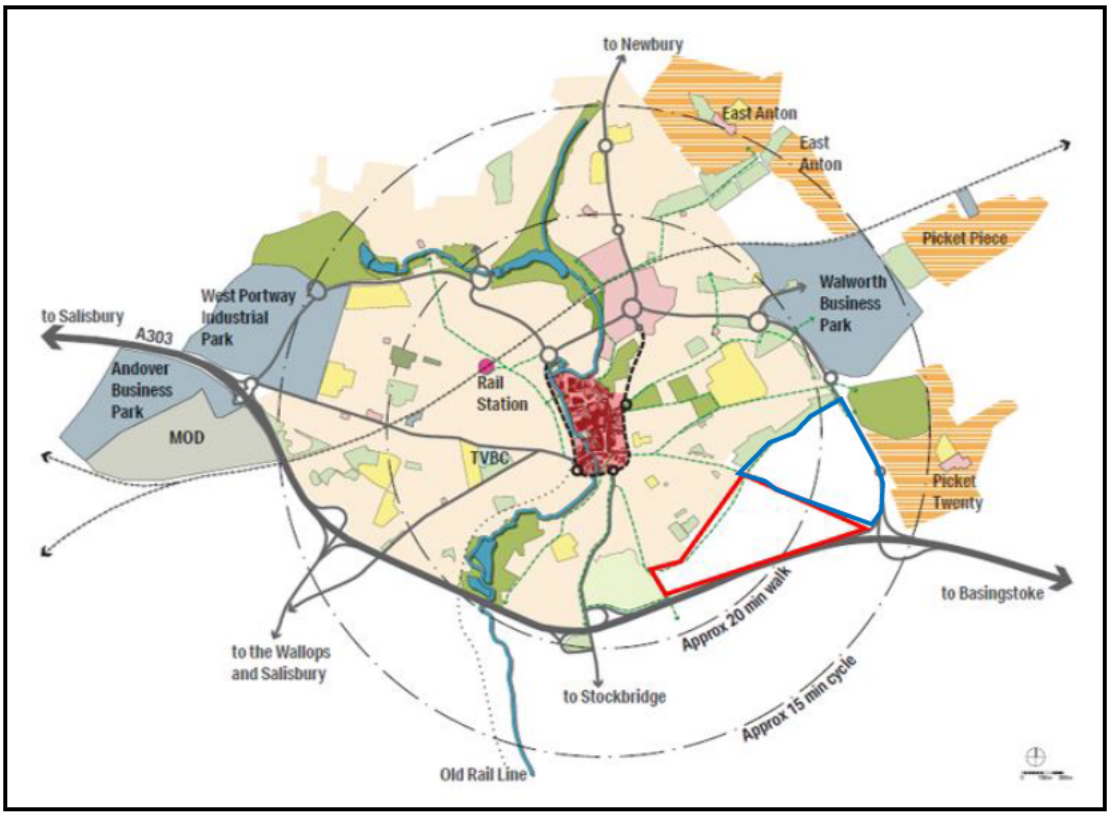
2.9. The Grade II listed Iron Bridge borders the site to the north and can be integrated within the development with minimal impact, given its existing setting is characterised by existing tree screening around Ladies Walk and Micheldever Road, which can be retained, with limited

intervisibility with the site itself. There are no other designated or non-designated heritage assets at the site.

2.10. The site benefits from a highly sustainable location in relation to Andover's existing facilities and services, within 900m of Andover Town Centre, which includes supermarkets, a range of other national retailers, a Leisure Centre, College and various office and employment developments. There are two doctor's surgeries on the edge of the Town Centre and a hospital within 2.5km.

2.11. The sustainability of the site, and compact nature of Andover as a whole in terms of accessibility is well demonstrated within the Council's Town Centre Masterplan (adopted September 2020), which shows that the majority of the site is within the 20-minute walking catchment of the Town Centre. The site is the one of very few undeveloped areas within this catchment. There has been significant residential development beyond this catchment, and beyond the 15-minute cycling catchment at East Anton, Picket Piece and Picket Twenty.

Figure 2.1 – Andover Sustainability Plan



Source: Andover Town Centre Masterplan (September 2020)

2.12. There are additional convenience stores within walking distance of the site, including at Picket Twenty, and Walworth Business Park, a major employment area, is just 1km to the north east. There are six schools within 1.5km of the site and 20 within 5km.

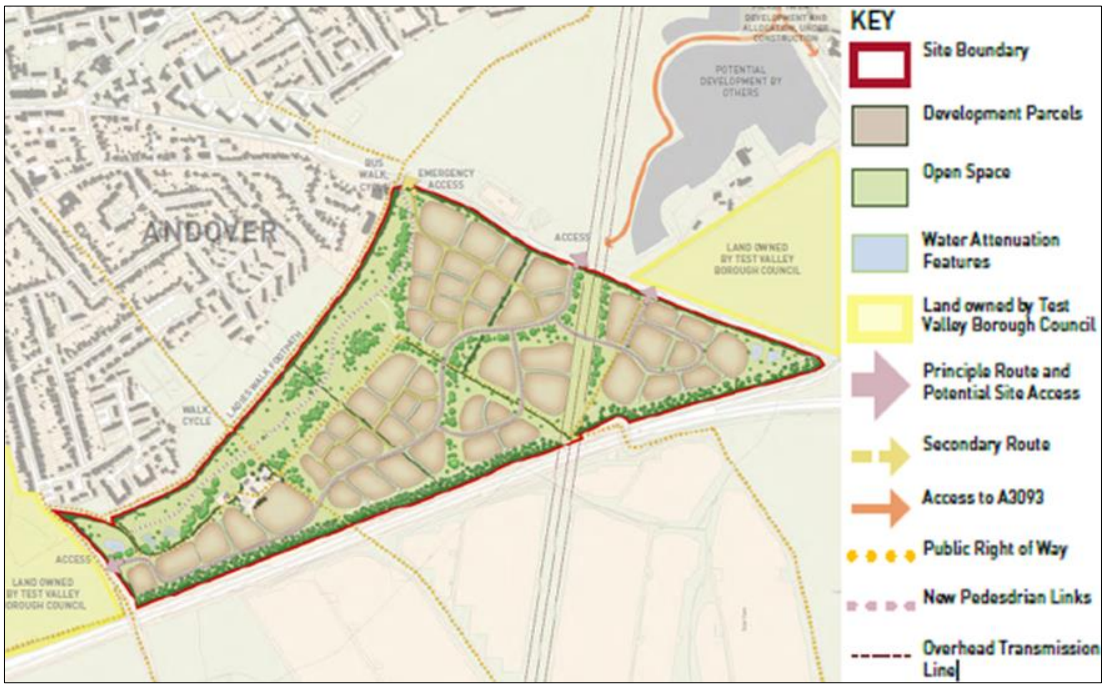
2.13. Andover Railway Station is approximately 2.2 km to the north west of the site and provides direct services to London and other major towns; whilst the bus stops on Leigh Road and Shepherds Row are within 350m of the site and offer localised services between Andover and its suburbs.

Proposed Development

2.14. The latest Illustrative Masterplan for the Peel / 'Bere Hill Farm' site shows an indicative net developable area of 24.4 Ha, albeit this figure may change as the proposals evolve through the detailed masterplanning process. However, at a density of between 30-35 dwellings per hectare (dph) the developable area as currently shown could support a minimum of 700 dwellings, as well as extensive areas of public open space (POS), and biodiversity mitigation.

2.15. The Summary Development Framework demonstrates that the site is entirely suitable, available, and achievable for residential development. The Illustrative Masterplan below presents the latest scheme for the site which will continue to evolve as further survey work is completed.

Figure 2.2 - Illustrative Masterplan



2.16. A full consultant team has been appointed to investigate a range of environmental and technical matters, and further reports and detail will be submitted to the Council as the Local Plan process progresses and through joint working meetings between Peel, L&Q and Council.

2.17. The Landscape & Visual Statement concludes that the site presents a valuable opportunity to deliver a high-quality residential development with limited harm to the landscape or on potential visual receptors.

2.18. The Illustrative Masterplan focusses development on the southern and eastern sections of the site to avoid the higher ground to the north west and to provide a generous buffer to Ladies Walk and Iron Bridge. The masterplan also ties in with the adjacent development parcels to ensure an integrated and comprehensive design framework across the wider strategic housing allocation as is required in emerging policy. This includes land being promoted by:

- **L&Q Estates ('Land at Bere Hill)':** to the north east, which is based on masterplanning work they have submitted to earlier iterations of the Draft Local Plan for circa 450 dwellings;

- **Test Valley Borough Council ('Land at Bailiffs Bottom'):** to the east at Bailiffs Bottom, which is based on the likely access routing and development parameters of their land, given that no detailed masterplanning work has been prepared. We understand the Council site measures 11.4 Ha, suggesting a capacity of between 240-300 dwellings[1].

2.19. See section 3 for more detail on how these sites have been assessed in the SHELAA in terms of capacity.

2.20. SCP Transport have undertaken an initial access assessment which has fed into the Illustrative Masterplan. It considers suitable primary vehicular access into the site including:

- Via the A3093 to the east, through Council owned land and via the existing Picket Twenty roundabout which has an available arm allowing direct connection; and,

- Via the A3093 to the east, via a new roundabout proposed to serve the land being promoted by L&Q (to north of existing roundabout / Council land).

2.21. Both of these access points are considered suitable and achievable.

2.22. Secondary and emergency access is proposed through Micheldever Road to north of the Peel land and could also potentially come through Old Winton Road to the north west if required. Again, given the scale of the site, it is likely that an alternative emergency access will be required to the north / west of the allocation in addition to any main access / accesses onto the A3093 to the east.

2.23. Additional pedestrian and cycle connections to Ladies Walk and the wider footpath network are also included on the Illustrative Masterplan and can be integrated with equivalent routes within the L&Q and Council land. The feasibility of further pedestrian and cycle connections to bus stops and the town centre, and the potential rerouting of bus stops through the site, will be explored further through masterplanning work and future planning application(s).

2.24. The latest Illustrative Masterplan shows substantial POS areas and will include new planting and woodland for future residents and the wider community. Within this is an extensive area of POS within the northern and western part of the site alongside Ladies Walk and Iron Bridge. The proposals for the site can deliver well integrated open space which is connected to the existing settlement of Andover and the PRoW network, most notably Ladies Walk. The development will also seek to provide the required levels of on-site open space (including children's play equipment where required).

2.25. Land within the strategic housing allocation could be made available for a primary school if required, along with associated funding for its delivery, however this provision of land and funding would need to be equalised proportionately amongst the constituent landowners.

[1] Based on standard gross / net area ratio of 60-75%

2.26. The Preliminary Ecological Assessment confirms that ecological value is concentrated within the woodlands and hedgerows at the perimeter of the site and field parcels within it, so these have been largely retained within the proposed Masterplan. This ecological work will be refreshed and updated within the 2024 seasonal window (from mid-April onwards) to inform the Regulation 19 consultation and will incorporate a full biodiversity net gain assessment to meet current policy requirements.

2.27. That said, initial assessments confirm that a 10% net gain should be achievable on site on the basis that the vast majority of higher value woodlands and hedgerows are retained, with large areas of POS and undeveloped land providing opportunities for mitigation.

2.28. The associated Nutrient Neutrality Report, prepared by Marian Cameron Consultants Ltd, confirms that the proposed Peel development would convert arable and grazing land into urban development and open space. The report concludes that given the significant areas of open space and undeveloped land within the site it should be possible to achieve nutrient neutrality on site (i.e. see no additional Total Nitrogen being discharged from the Proposed Development via foul or surface waters) through land use changes, management of habitats within the open space, and effective implementation of surface and foul water drainage strategies. This can be supplemented with a range of off-site mitigation strategies if required. These options are based on the latest iteration of the Illustrative Masterplan and are being updated as the masterplan evolves.

2.29. The Noise Impact Assessment prepared by SLR demonstrates that, with commensurate mitigation options, comprising a 3m noise barrier combined with strong frontage development to the A303 boundary, suitable internal and external amenity standards can be achieved across the Peel land, including within the currently designated indicative noise buffer zone. The conclusion of this report, and the options therein, are based on the latest iteration of the Illustrative Masterplan and are being updated as the masterplan evolves.

2.30. Finally, it is pertinent that all the assessments and calculations within this section are based on development areas proposed within the latest Illustrative Masterplan, which may be subject to change as further survey work is completed and through the joint working process with adjacent landowners; with any relevant assessments and calculations updated accordingly.

Historic Growth to the East of Andover

2.31. The pattern of housing growth to the east of Andover was largely established by the previous Local Plan 2006, which ran until 2011, and allocated 3,700 across the following two sites, shown at Figure 3.3. below, including:

- **East of Icknield Way / East Anton (AND.01)** – 2,500 dwellings together with a range of associated facilities.
- **Picket Twenty (AND.02)** – 1,200 dwellings together with a range of associated facilities.

2.32. Housing growth during the current adopted plan period, which runs up to 2029, focussed to the east of Andover with two allocations at:

- **Picket Piece (Policy COM6) –** 400 dwellings and associated facilities.

- **Picket Twenty (Policy COM6A)** - 300 dwellings and associated facilities (extension to existing Picket Twenty Development).

2.33. The three significant residential developments east of Andover (Picket Twenty, Picket Piece and East Anton) are assessed in more detail below, based on our own research and detail within the Council's Housing Implementation Strategy at April 2023 (February 2024), hereafter referred to as the 2023 HIS. This demonstrates that Andover has seen substantial and consistent housing delivery since the start of the current plan period in 2011.

Picket Twenty

2.34. The allocations at Picket Twenty were identified for a total of 1,500 dwellings.

2.35. Persimmon Homes obtained outline consent for 1,200 dwellings in 2008 (Ref: TVN.09275), which was brought forward through multiple phased reserved matters applications. A further additional phase of 14 units (Ref: 16/01461FULLN) was granted in December 2016. An additional 17 units (Ref: 17/03027/FULLN) were also granted in May 2018.

2.36. The 2023 HIS shows that between 2011/12 and 2020/21, a total of 1,219 dwellings have been completed at Picket Twenty (equating to an average of 122 dpa).

2.37. The development includes a local centre with an operational primary school, nursery and community centre. A large area of open space and playing fields, known as Harewood Common is located to the north, on an area of higher ground.

2.38. Persimmon Homes are also bringing forward the Picket Twenty extension, after gaining outline consent for 520 further dwellings in January 2018 (Ref: 16/03120/FULLN). The 2023 HIS confirmed that this began construction in 2018/19 and had achieved 514 completions by 2022/23 (103 dpa), with the remaining 6 expected to be completed during the 2023/24 year.

Picket Piece

2.39. The allocation at Picket Piece is for 400 dwellings.

2.40. Wates Developments achieved outline consent for 530 dwellings on this site in June 2011 (Ref: 10/00242/OUTN & APP/X3025/A/10/2140962). This has been built out in phases by David Wilson Homes through several reserved matters applications.

2.41. Subsequent planning permissions have extended the capacity around Picket Piece and there are around a further 400 dwellings with planning permission at the extended site. There have also been various other small-scale applications that are either live or have been refused, suggesting there is still demand for growth off this site, but that it might have reached its deliverable capacity.

2.42. There is also a live outline application and twin-tracked appeal for 32 dwellings to the east of Picket Piece (Ref. 24/00194/OUTN, 22/03349/OUTN and APP/C1760/W/23/3331922).

East Anton

2.43. The allocation at East Anton is for 2,500 dwellings.

2.44. Taylor Wimpey gained outline consent for 2,500 dwellings and associated employment, schools, local centres and other developments, back in 2008 (Ref: TVN.09258), with reserved matters applications totalling 2,484. This has been built out in phases and is complete.

2.45. Outline consent for a further 350 dwellings was granted in 2015 on surplus land which had previously been set aside for a secondary school (Ref: 12/02497/OUTN). The reserved matters application of 314 dwellings was granted in March 2019 (Ref. 18/03140/RESN).

2.46. Another 20 dwellings were also granted consent as part of the development of the Northern Local Centre within East Anton (Ref: 15/00729/FULLN) and these were built out during 2017.

Harewood Farm

2.47. Within the supply in the 2023 HIS is 180 dwellings at Harewood Farm, positioned between Picket Twenty and Picket Piece, which gained outline consent in November 2023 (Ref: 17/03153/OUTN). The 2023 HIS anticipates delivery from 2025/26. Also, within the supply in the 2023 HIS is 103 dwellings at Harewood Egg Farm (SHLAA 443). The 2023 HIS anticipated delivery of the sites from 2025/26.

Summary and Conclusions

2.48. Andover is the key settlement within Test Valley and has been the major focus for growth in the successive and current Local Plans. Andover has seen substantial and consistent housing delivery since the start of the current plan period in 2011.

2.49. Growth has focussed on the east of the settlement, with the East Anton, Picket Piece and Picket Twenty allocations having delivered 4,120 dwellings since 2011, according to the 2023 HIS. These delivery rates suggest a buoyant housing market area with strong demand for new build homes, both for existing residents and people moving to the area. That said, the existing allocations in the east of Andover are largely complete, with a limited pipeline remaining, particularly if the average build rates of 100+ dpa seen on other sites continue.

2.50. Existing commitments on unallocated sites in Andover means that the Council has a relatively strong 5-year supply position for Northern Test Valley. The figure put forward by the Council in the 2023 HIS indicates a 5.82-year supply in Northern Test Valley.

2.51. However, housing delivery is predicted to fall significantly in Northern Test Valley to the extent that the housing requirement was not met in 2022/23 and is not intended to be met in any year during the current plan period. This has yet to manifest in the 5-year supply position, due to the methodology the Council use which allows over delivery in the earlier years of the plan to off-set future shortfalls, and the inclusion of unidentified sites in the supply. Irrespective, the Council could find themselves in a vulnerable position on 5-year supply in the coming years, both in Northern Test Valley and the Borough as a whole, unless additional housing land is identified.

2.52. Housing growth to the east of the settlement has been largely driven by a restriction on building above the 90m contour line within the Andover Bowl. This has meant, that whilst East Anton and Picket Piece are connected to the main urban area to the north west and west respectively, they are some distance from the shops and services of the Town Centre. Picket Twenty is slightly disconnected from the settlement, with the separation provided by the

Peel, L&Q and Council land. Indeed, the site and these surrounding parcels are far better connected to the Town Centre than these historic allocations.

2.53. Considering the Picket Twenty development to the east, and the containment provided by the A303 to the south, this site represents an obvious infill opportunity and the next logical location for growth in Andover, as reflected in the Council's decision to allocate the wider strategic housing allocation, which we fully support.

3. Relevant Evidence Base

3.1. Various evidence base documents prepared or commissioned by the Council have informed the draft policies and proposals. These include several Topic Papers explain how the draft proposals and policies have been derived.

3.2. We make general comments on the **Housing Topic Paper** (February 2024), and more site-specific comments on the following documents which all consider the land being promoted by Peel (Bere Hill Farm, Andover – Site Ref 247):

- **SHELAA** (January 2024);
- Sustainability Appraisal (February 2024); and,
- Spatial Strategy Topic Paper (February 2024)

3.3. We also make allocation-specific comments on the following documents which consider the strategic housing allocation as a whole:

- Housing Site Selection Topic Paper (February 2024);
- Housing Trajectory (January 2024);
- Habitats Regulation Assessment (January 2024);
- Landscape Sensitivity Study (January 2024);
- Infrastructure Delivery Plan (January 2024); and,
- Strategic Sites Viability Assessment (December 2023).

3.4. We now go through each of these documents in turn.

Housing Topic Paper (February 2024)

Housing Need

3.5. The document states, at para 3.4, that the local housing need (LHN) figure is currently 550 homes per year which would apply over the plan period 2020-2040. The document also states, at para 3.8, that the current figure of 550 homes per year is likely to change over the course of preparing the Local Plan, for example as updated data sets on future household growth projections and/or the affordability ratio of average earnings to average house prices are published. It would be useful if the Council could clarify whether a strategy is needed as part of the Local Plan process for dealing with the expected change to the LHN figure, and if so, what the strategy is for dealing with it as the Local Plan progresses.

3.6. The document notes, as para 3.15 that the absolute affordable housing need is 120% of the standard method derived LHN (550 dpa) and this would lead to a housing requirement of 1,222 dpa. It goes on to note that the SHMA does not identify a demand for this level of market housing and that limitations in demand for market housing would likely result both the housing requirement and absolute affordable housing need not being provided for, resulting

in the application of the punitive measures set out in national policy, with a footnote referring to para 11 of the National Planning Policy Framework (NPPF). However, there is clearly housing market demand in Test Valley particularly in Andover which has seen substantial and consistent housing delivery in recent years. An alternative scenario would see a housing requirement above LHN to make more of a meaningful contribution to addressing affordable housing needs.

3.7. It is acknowledged in the document, at Table 1, that Havant Borough Council are formally seeking a commitment from Test Valley to accommodate their unmet need. The document goes on to note, at para 3.31, that given the geography and Housing Market Areas (HMAs) in South Hampshire and the relative distance, the Council consider it is unlikely that this should reasonably be met in Test Valley. It will be important for the matter to continue to be considered through the Duty to Cooperate, and that a Statement of Common Ground is in place so that this does not cause an issue of soundness for the Test Valley Local Plan during the examination stage.

Housing Market Areas

3.8. The document says, at para 4.9, that 57% (313 dpa) of the housing requirement would be met in Northern Test Valley and 43% (237 dpa) would be met in Southern Test Valley, reflecting the demographics of the two housing market areas and revised HMA boundary. This 57:43 split is a change from the 67:33 split in the adopted Local Plan, as it takes account of the change in HMA boundary with Southern Test Valley now covering a larger geographical area (and therefore with an increased population within this) and due to difference is population growth in different parts of the Borough in recent years. We do consider that for the split in the housing requirement to be fully justified consideration should also have been given to the different sustainability, capacity and environmental constraints in Northern Test Valley and Southern Test Valley, which has not been done. Andover is the dominant settlement in the whole of Test Valley and may have been suitable for a higher proportion of homes from a sustainability, capacity and environmental perspective and when considering the availability and suitability of appropriate sites.

Housing Supply

3.9. The document states, at para 5.1, that to meet the proposed housing requirement of 11,000 homes the Council have assessed how much housing supply is needed to meet this need, over the plan period to 2040. The document goes on to note, at para 5.5, that the existing housing supply will deliver over 50% of this requirement, but that there is a residual housing supply of over 4,000 homes to 2040 and a need to allocate sites to meet the residual figure.

3.10. Our initial observations are that, should the housing requirement increase, with due consideration having been given to economic growth, and / or a desire to address more affordable housing needs, and / or an agreement to take on unmet housing needs, then the housing supply will need to increase accordingly either through the identification of more sites and / or reconsideration of the capacity of strategic allocations.

3.11. The document goes on to note, at para 5.2, that the Council are proposing to make provision for a minimum of 10% supply in housing above our housing requirements. We do consider

that 10% should be the minimum buffer in the supply, and that a higher buffer would reduce the risk of the application of the punitive measures set out in national policy[2].

SHELAA (January 2024)

3.12. As noted, the Peel site is referred to as 'Land at Bere Hill Farm, Andover' in the SHELAA with the site reference 247. The SHELAA notes the promoted housing capacity as 700 dwellings, albeit we would like to clarify that this is the minimum number of homes that is being promoted. With a net density of between 30-35 dph the site can easily support more than this, whilst maintaining strong urban design principles and providing extensive POS and landscaping.

3.13. We would also dispute the gross and developable site areas quoted in the SHELAA (31.52 and 18.91 Ha respectively), as our Summary Development Framework is clear that the overall site area is 52.5 Ha, and the developable site area is currently shown as 24.4 Ha[3]. Indeed, using the Council's net area would give a net to gross ratio just 36% when the average is normally between 60 and 75%.

3.14. By contrast, the Bailiffs Bottom site is assessed on the basis of 100% gross to net ratio (11.39 Ha to 11.39 Ha) generating a much denser capacity at 342 dwellings (equating to half the Peel site's residential capacity on approximately 1/5th of the land).

3.15. The L&Q land seems to have been assessed on the basis of the masterplanning work they have submitted to date with a gross to net ratio of 40%, although this recognises the topographical challenges this site has.

3.16. The SHELAA identifies the following constraints for the Peel land: Countryside (COM2), SINC, TPO, infrastructure and utilities and pollution. In response to these constraints, we highlight the following:

- Whilst the site is currently located within the countryside it is demonstrably suitable, available and achievable for residential development and forms part of the wider strategic housing allocation in the Draft Local Plan;
- Whilst there are some SINCs and TPOs adjacent to the site, these are not within the site itself, and the site can be developed without significant impact on them;
- There is no infrastructure and utilities constraints which would prevent the site from coming forward - foul drainage at the site will be considered at the appropriate time and we do not consider it will be a constraint to development; and,
- The Nutrient Neutrality report suggests that the development can achieve nutrient neutrality on-site, but also notes potential off-site mitigation methods that could be employed, if required. These options are based on the latest iteration of the Illustrative Masterplan and are being updated as the masterplan evolves.

[2] Para 11, NPPF
[3] Figure may change slightly following detailed full masterplanning

3.17. The SHELAA also notes a local ecological network opportunity within the southern part of the site. The latest Illustrative Masterplan indicates that vegetation within this area will be retained by and large and features of interest, including woodland, hedgerows and trees along field boundaries can be protected. Retained hedgerows can be enhanced and additional hedgerows can be planted to enhance biodiversity and ecological networks.

3.18. Overall, the SHELAA concludes that the site is available and deliverable within 5 years and is proposed for allocation on this basis (as part of wider strategic allocation NA6).

Sustainability Appraisal (February 2024)

3.19. The Sustainability Appraisal (SA) includes an appraisal of the Peel land (Site Ref: 247). Whilst we endorse the conclusions of this assessment, we do raise issues with some of the individual scores given:

Figure 3.1 – Comments on Findings of the SA

Criteria	Performance		SA Commentary	Comments in Relation to Peel Land
Is the site accessible to Andover or Romsey Town Centres?	-	There is limited public transport within 800m and/or the site is not within 1.6km and/or there are major barriers to movement	The site is within 1.2km of Andover Town Centre but is not connected by a regular bus service within 400m of the site.	The term 'regular bus service' is not defined within the SA. Irrespective, bus stops on Leigh Road and Shepherds Row are within 350m of the site and provide a service to Andover Town Centre every two hours and hour respectively. If the SA took this into account, it is possible that the site could score positively.
B) Is the site accessible to a Primary School?	+/-	The site is within 800m to 1.6km distance.	The site is within 1.4km of the Anton Community Infants and Junior School.	There is a policy requirement for a 2-form entry (FE) primary school and land for future expansion within allocation NA6, which would obviously allow this criterion to be met on site and achieve a positive rather than neutral score.
E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital)? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is within 1.3km of the Adelaide Medical Centre.	The development proposals will contribute towards healthcare provision where there is a need and viable (as suggested in the Infrastructure Delivery Plan) which could generate a positive rather than neutral score here.
F) Is the site accessible to a community facility? [Taken to be a village hall, community hall, community centre, active place of worship, or similar]	-	The site is within 1.6 to 5km distance	The site is within 2.1km of the Picket Twenty Community Hall.	There is the potential for community facilities to be delivered within this strategic housing allocation subject to need and viability, which would obviously allow this criterion to be met on site and achieve a positive rather than neutral score.

H) Is the site accessible to a bus or rail service?	–	No bus route or railway station in vicinity (800m) or there may be major barriers to accessing these services.	The site is within 900m of the Shepherds Row bus stop.	Our calculations indicated that the site is within 160m of the Neville Close bus stop and 350m of the Shepherds Row bus stop, when measured from the site edge. If the SA took this into account, it is possible that the site could achieve a positive score here.
I) Is the site able to connect to the highway?	–	Potential access constraints	The submitted development framework identifies 3 potential access options as follows: 1) From the A3093 to the east of the site through Council owned land via existing Picket Twenty roundabout which has an available arm. 2) From the A3093 to the east via a new roundabout to serve the Grange development 3) From Winchester Road to the west through Andover Golf Club via a priority junction with a right turn ghost lane. These options are dependent on third party land and adjoining sites coming forward so there is uncertainty in deliverability. It is considered that there is potential for the site to be achieved from the A3093 roundabout as a shared access with sites 167 and 419.	Whilst main vehicular access to the site is dependent on third party land this is being actively promoted for development, and forms part of the same strategic housing allocation, where there is a commitment to joint working with all parties. Furthermore, it is likely that secondary / emergency access will be required out through the Peel site. As such, access is not considered to be a constraint to delivery and the site should have scored positively here.
A) Would development affect landscape character and protected landscapes?	+/–	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	The proposed development is adjacent to Andover's southern settlement boundary. The site is bounded by the A303 and Micheldever Road which provide a defensible boundary. The site is within the 'Open Chalklands' landscape character type. The site is above 90AOD and there is concern regarding landscape impact on Andover Bowl. Open and rolling chalk landscapes define much of the land parcel and are susceptible to the change scenario. There is a sense of time depth created by the sunken lane/Holloway at Micheldever Road. A simple landscape pattern of expansive scale, with fields under arable cultivation and with eroded field boundary structure, which reduces susceptibility. The aural presence of the A303, and visual intrusion created by the pylon line and the large multi-field solar array south of the A303, create urbanising influences which locally reduce susceptibility. A generally well-integrated, treed and wooded settlement edge, partly contained within remnant co-axial field boundary lines. The parcels have a Moderate-High overall sensitivity to change arising from the scenario. The	A comprehensive landscape and visual analysis has demonstrated that the development of this site is entirely acceptable from a landscape perspective, subject to sensitive masterplanning and landscaping incorporated into the masterplan. Development at the site can be sensitively integrated with the existing landscape to minimise visual impacts on the Andover Bowl and wider landscape character. Whilst the land is elevated from the main settlement to the north, forming part of the Andover Bowl, topography within the site is relatively flat and perfectly developable for residential dwellings, with multiple opportunities for screening and landscape mitigation. There are no others parcels around Andover with a lower sensitivity to change (other than a parcel at Picket Piece).

			expansive views and sense of openness raise sensitivity overall. A landscape and visual impact assessment has been prepared by the site promoter which requires further assessment.	
A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	–	The development has the potential to impact on the significance of a heritage asset but this is likely to be of less than substantial harm	An appropriate buffer area will need to be applied to ladies walk to preserve this heritage asset. This will affect the developable area. There is a listed building on Micheldever Road (adjacent to northern corner of site), and consideration will need to be given to setting.	The masterplan focusses the development on the southern and eastern sections of the site to avoid the higher ground to the north west and to provide a generous buffer to Ladies Walk and the Iron Bridge, which has limited intervisibility with the site anyway, due to the existing dense tree screening around Ladies Walk.
B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	?	Additional information needed to clarify the potential effects on archaeological assets	An archaeology survey may be required, not considered to be significant constraint to allocation. Need to consider relationship to listed iron bridge (Ladies Walk)	
A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	–	The development has the potential to result in or contribute to indirect and or cumulative adverse effects on protected sites.	There is a site of importance for nature conservation adjoining the northern site boundary. Land to the south east of the site within Harewood Forest and further to the east is designated as Ancient Woodland and Sites of Nature Conservation Interest. Consideration will need to be given to cumulative impact on these habitats. The site falls within the Solent catchment for nitrates and associated mitigation requirements.	Allotment Gardens Down SINC and Ladies Walk Down South SINC are located adjacent to the site boundary. The site can be developed with impacting on the adjoining SINCs to the northern site boundary. The masterplan focusses the development on the southern and eastern sections of the site. The site is relatively unconstrained in terms of ecology, as noted later in the SA. The attached Nutrient Neutrality Report confirms that once fully designed, the proposed development of the Peel land would result in no additional total nitrogen being discharged from the proposed development via foul or surface waters.
D) Would development affect protected and unprotected trees?	+/–	The intensity of site development is unlikely to be constrained by the presence of protected or unprotected trees, either on or adjacent to the site.	There are some TPO trees along part of the north eastern site boundary aligning Micheldever Road. There are trees lining the site boundaries with dense tree cover along the southern boundary adjacent to the A303. A tree survey would be required to determine the impact of development and the value of trees within the site. From a desktop analysis it appears that the development would not be constrained by trees on site.	Whilst there are some TPOs adjacent to the site, these are not within the site itself, and can nevertheless be incorporated into the development without significant impact. A tree survey would be undertaken at the appropriate time.
Will the site contribute	+/–	Site performed positively in	The site is sustainably located with good accessibility to essential	Whilst site access options are dependent on third party land that

towards reducing our impact on the climate?		relation to 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10	services and amenities. However, site access options are dependent on third party land and adjoining sites coming forward so there is uncertainty in deliverability. The site involves the loss of Grade 3a agricultural land. The site appears relatively unconstrained in terms of ecology and flood risk.	land is included in the strategic housing allocation so there should be little uncertainty in deliverability.
B) Is the site accessible to sport facilities?	-	Distance to any sports facility is more than 1.6km	The site is approximately 4.5km (by road) to Picket Twenty Sports Pitches	Our calculations indicated that the site is within 3.8km (by road) to Picket Twenty Sports Pitches and just 1.6km on foot or cycle, so should score more positively here.
D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	Any part of the site is likely to be exposed to: * night time road traffic noise >50 dB(A) Lnight; * night time railway train noise >50 dB(A) Lnight; or industrial and commercial noise.	The site is located adjacent to the A303 and is within the DEFRA noise buffer area. A noise impact assessment would be appropriate in order to identify impact and potential attenuation measures.	The Noise Impact Assessment prepared by SLR demonstrates that, with commensurate mitigation options, comprising a 3m noise barrier combined with strong frontage development to the A303 boundary, suitable internal and external amenity standards can be achieved across the Peel land. The conclusions of this report, and the options therein, are based on the latest iteration of the Illustrative Masterplan and are being updated as the masterplan evolves.

Spatial Strategy Topic Paper (February 2024)

3.20. This document assesses site 247 within all the growth scenarios considered (1-4). For Scenario 1, 3 and 4, the site is identified with a capacity of 600 dwellings. For scenario 2 the site is identified with a capacity of 300, with the other identified allocations in Andover having higher number making up the difference. We are unsure how and why these capacity figures have been used when the Peel land is being promoted for a minimum of 700 dwellings.

3.21. Land at Bere Hill and Land at Bailiffs Bottom, Andover (SHELAA 167,419) is identified as a constant throughout each growth scenario considered (1-4) with a capacity of 800 dwellings.

3.22. The document goes on to state, at para 7.2, that the preferred growth scenario for Northern Test Valley is Scenario 1. The document highlights that the SA shows that Scenario 1 (Andover and Ludgershall 1) performs well in relation to the SA topics, and in comparison, to the reasonable alternative growth scenarios, and that Scenario 1 also performs well in terms of housing delivery and providing for LHN.

3.23. The document says, at para 8.3, that further engagement will be undertaken with site promoters regarding further technical assessment and masterplanning. As part of this process, we highlight that the site is being promoted for a minimum of 700 dwellings and is suitable to deliver more than this. We do not consider that this would change the overall conclusions arising from the SA process and consider that Scenario 1 would remain the preferred spatial strategy with a higher capacity at this site.

Landscape Sensitivity Study (January 2024)

3.24. Annex 1 of this document considers the landscape sensitivity of the strategic housing allocation. It concludes in relation to this parcel:

"...the parcel has a Moderate-High overall sensitivity to change arising from the scenario. The expansive views and sense of openness raise sensitivity overall. Within this judgement, there are some limited areas of variation, with the more settlement influenced land near Picket Twenty and the landscape in the A303 corridor of lower, Moderate, sensitivity for these reasons, albeit with the visual sensitivity still remaining high on the more elevated and visually prominent land here."

3.25. We consider it relevant to note that other than the parcel considered at Picket Piece within the study, there are no others parcels around Andover with a lower sensitivity to change.

3.26. It should also be noted that the proposed development within the Peel land is at the lower end of the densities considered for residential development in the study of 35-50 dph. Development at the Peel land is proposed to be between 30-35 dph and as such we consider that the landscape sensitivity identified is very much the worse-case scenario.

3.27. The document goes on to provide a number of recommendations at para 1.1.97. These recommendations, along with our response in relation to the Peel land, is provided in the table below.

Figure 3.2 – Comments on Guidance and Recommendations within Landscape Sensitivity Study

Guidance and Recommendations	Response in Relation to the Peel Land
Conserve, enhance and reinforce the Parliamentary Enclosure landscape structure with a mix of locally occurring native species (wooded shaw with understorey, hedgerow) to assimilate any future development.	The Illustrative Masterplan has also taken cues from the PEA which notes that hedgerows within the site could be retained and enhanced through planting of additional native and/or wildlife friendly species.
In considering any potential future development, use areas of strong and distinctive landscape structure such as the mature co-axial hedgerows and mature tree belts to inform the layout of development and semi-natural greenspace provision, and to conserve and enhance the setting of PRoW.	At this site the features of interest, including woodland, hedgerows and trees along field boundaries can be protected. Retained hedgerows can be enhanced and additional hedgerows can be planted to enhance biodiversity and ecological networks. The Illustrative Masterplan shows that the majority of the existing vegetation has been retained. Proposed woodland is a fundamental part of the mitigation strategy for the site. Wooded areas are small in form and located on the higher parts of the site. This will help to integrate the site well in to its surroundings and also help to contain the, whilst avoiding one big mass of development. These wooded areas continue throughout the site, creating attractive open spaces with pedestrian and cycle

	routes as well as for informal recreation and an appealing outlook for dwellings to look on to. This provides the opportunity to create individual character areas within each part of the site. The area along Ladies Walk is sensitive as it slopes towards the town. Development on this north westerly slope has been avoided and the space forms a valuable part of the public open space provision. Existing rights of way have been retained, with one proposed realignment, Andover Footpath 2, to allow for more efficient use of land. Additional routes are proposed throughout the open space network ensuring connectivity through the site.
The southern part of the parcel, whilst also influenced by the A303 corridor and the Picket Twenty development, in places has a stronger relationship with the wider landscape due to the level of intervisibility. Any development here should be of an appropriate scale and density and concentrated in the lower lying and less visually prominent areas.	Our landscape and visual assessment confirms that to the south, the site is contained fairly well. Vegetation along the southern site boundary, whilst still young in age, coupled with the mature trees along the A303, provides the initial vegetation buffer for the site. Further south small copses of woodland and the undulating landform result in limited opportunities for views. Where there are opportunities for views of the site from the south and east and potential impacts on landscape character, the landscape proposals will help to mitigate these issues.
Within any future development, adequate space should be allowed for appropriate and larger grade and larger species trees, including use of semi mature and extra heavy standard tree planting for greenspaces and street trees to visually break the mass/roofscape of any development. Adequate and appropriate foundation design should also be provided to facilitate appropriate tree grades and species and garden trees should also be planned within any development layout, with enough space for them to attain maturity.	The positioning of woodland will help to avoid any ridge-lines of properties forming a new skyline. Woodland commonly sits on the horizon in this area of the landscape, and this can be achieved by the careful placing of tree planting within the site so that when viewing the site from the surrounding landscape the layering effect of trees should in time mature to form wooded skylines.

Source: Guidance and Recommendations from Landscape Sensitivity Study (January 2024)

3.28. This document identifies the strategic allocation as a preferred sustainable site with a capacity of 1,400 homes. However, the total number of homes being promoted, as identified in the SHELAA, is 1,492 homes, comprising the following:

- 700 homes at Land at Bere Hill Farm (SHELAA 247) – this should be seen as a minimum;
- 450 homes at Land at Bere Hill (SHELAA 167); and,
- 342 homes at Land at Bailiffs Bottom (SHELAA 419).

3.29. The document states, within Figure 5, that:

"This site is sustainably located adjacent to Andover and is well connected to services, facilities and public transport in southern Andover. The site is bounded by the A303 which provides a natural boundary to the site. This site has been promoted as three parcels. Development can be appropriately located through consideration of impact on Ladies Walk and the iron bridge to the north and impact of road noise. There is the opportunity to enhance Ladies Walk and connections with the countryside. The site offers the opportunity to deliver a new school and significant open space."

3.30. We agree with this summary and can confirm in relation to the Peel land, that:

- The Illustrative Masterplan focusses development on the southern and eastern sections of the site to avoid the higher ground to the north west and to provide a generous buffer to Ladies Walk and Iron Bridge;
- Pedestrian and cycle connections are proposed to Ladies Walk and the wider footpath network within the countryside;
- The latest Illustrative Masterplan indicates an extensive POS area interspersed with new vegetation and woodland, for future residents and the wider community, which is well connected to the existing settlement, within that is a large area of POS within the northern and western part of the site alongside Ladies Walk and Iron Bridge; and,
- The Illustrative Masterplan takes into account potential noise buffers and other appropriate mitigation measures, noting the A303 along the southern boundary of the site and Peel are currently considering what a suitable noise buffer may be, and other potential mitigation options.

3.31. The document goes on to say, at para 1.38, that the Council have used the information submitted by site promoters to inform this process and that for most sites the promoted capacity is reasonable albeit there are a few where a lower figure has been assessed, which is important to consider in the context of ensuring the housing requirement is met.

3.32. We note that the Council have assumed a capacity at the Peel site of around 600 dwellings (as per Figure 4 of the document). We are not clear on how this capacity has been derived albeit note that the same capacity of 600 dwellings is also referred to in the SHELAA 2023. It should therefore be noted that site is being promoted for a minimum of 700. This is

demonstrated to be appropriate and is particularly pertinent if the Council are required to achieve a higher housing requirement than currently proposed.

Housing Trajectory (January 2024)

3.33. The document indicates that the Northern Test Valley housing requirement of 313 dpa will not be met until 2026/27 when the proposed strategic allocations are expected to start delivering new homes. To ensure that the housing requirement is met as quickly as possible, it will be important for the strategic allocations to start delivering as soon as possible and that their delivery does not slip beyond what is currently shown on the trajectory.

3.34. The strategic allocation is shown as delivering 1,400 homes over the plan period. The strategic allocation is expected to start delivering from 2027/28 and be completed by 2037/38. We take no issue with this although we do note that the suitable capacity of the strategic allocation could be higher than 1,400, with the SHELAA itself noting an indicative capacity of 1,492. As such, it is entirely feasible that this strategic allocation could deliver in excess of 1,400 dwellings within the current proposed plan period to 2040.

Habitats Regulation Assessment (January 2024)

3.35. This document considers the strategic allocation. Table 6 shows that strategic allocation is screened in due to the potential for likely significant effects on nutrient neutrality in-combination on the Solent European sites. it goes on to note, at para 5.7, that mitigation does not need to be secured at the Local Plan stage, but that there needs to be adequate confidence that sufficient mitigation is likely to be available.

3.36. As mentioned, in relation to the Peel land, we are advised that the development of this site would not lead to an increase in nutrient loading and would achieve nutrient neutrality on-site. Nitrate neutrality is not considered to be an issue or constraint to the deliverability of this site. The attached Nutrient Neutrality Report confirms that once fully designed, the proposed development of the Peel land would result in no additional total nitrogen being discharged from the proposed development via foul or surface waters.

3.37. The document also screens-in the strategic allocation for air quality in-combination on the New Forest SAC and Ramsar, Emer Bog SAC, Mottisfont Bats SAC, Solent and Southampton Water Ramsar, Solent Maritime SAC and the Salisbury Plain SAC and water quantity level and flow in-combination on the River Itchen SAC (abstraction). However, no adverse effect is identified in the document, and we agree with these findings.

Infrastructure Delivery Plan (January 2024)

3.38. The Infrastructure Delivery Plan identifies the infrastructure requirements for the strategic housing allocation. At the outset we would stress that all associated infrastructure costs (both on and off-site) must be subject to detailed viability assessment to ensure they do not impact deliverability, with additional specific comments on each potential infrastructure requirement in respect of the Peel land is set out in the right-hand column below.

Figure 3.3 – Comments on Infrastructure Delivery Plan

Infrastructure	Infrastructure Requirements	Delivery Considerations (including sources of funding)	Relevant body	Indicative costs	Comments in Relation to the Peel Land
Physical Infrastructure					
Highways	Potential site access from A3093 roundabout. Other site-specific improvements to the local highway network may be required such as accessibility and connectivity improvements to neighbouring areas or any improvements identified in a Local Cycling and Walking Plan	Highways improvements will be required This will be required to be provided by appropriate time within the delivery of the new development. These improvements may be on-site and/ or off-site.	Hampshire County Council Highways Authority	Calculated following further feasibility work and engagement with Hampshire County Council	In addition to the potential site access from the A3093 roundabout, there is also an access option into the strategic allocation via a new roundabout to north of existing roundabout. Either access option would serve the strategic housing allocation satisfactorily, have good access to the town centre and to the A303, and neither would provide technical benefits over the other. We understand that based on the information currently available, highways costs are likely to be around £6,517 per dwelling (index linked) for residential developments, as set out at para 7.11 of the Infrastructure Delivery Plan, and this will need to be clarified as the Local Plan progresses.
	Enhancements to the active travel route between Andover Town Centre and the site will be required.	This will be required to be provided by appropriate time within the delivery of the new development. These improvements may be on-site and/ or off-site.	Hampshire County Council Highways Authority and Countryside Service	Calculated following further feasibility work and engagement with Hampshire County Council	Pedestrian and cycle connections to Ladies Walk and the wider footpath network are proposed.

	The protection and enhancement of the local Public Right of Way network will be required. This is likely to include improvements to Footpath Andover 4, Andover 2 and 3, Footpath 2, Footpath Upper Clatford 705 and Restricted Byway Upper Clatford 752.	This will be required to be provided by appropriate time within the delivery of the new development. These improvements may be on-site and/ or off-site.	Hampshire County Council Countryside Service	Calculated following further feasibility work and engagement with Hampshire County Council	The proposed development will protect and enhance the local PRoW network. The development requires the proposed realignment of Footpath 2.
Utilities	Site does not have network capacity for foul drainage	Network reinforcements would need to be delivered prior to occupation	Southern Water	TBC	Foul drainage will be considered as the scheme design progresses but is not considered to be a constraint to development.
Social and Community Infrastructure					
Education (primary)	A new 2 form entry (FE) primary school will be required on site.	New primary school would need to be provided at an appropriate time within the phasing of the development	Hampshire County Council Childrens Services (Education Authority)	£8,606,394	It is not clear how the requirement for a new 2 form entry (PE) primary school has been identified, and we understand that the Council is continuing to work with the Local Education Authority to address education requirements from new development (as per para 8.11 of the Infrastructure Delivery Plan). We reserve the right to make further comment on this once supporting education evidence is provided, as currently it appears that the need for a school has been identified solely based on the scale of the proposed allocation, rather than the existing capacity position in the area. Indeed, our previous assessment of local capacity undertaken in 2022 indicated that there was actually a significant surplus capacity in nearby primary schools in proximity (3 miles) of the strategic housing allocation, and that this capacity would be sufficient to accommodate the estimated primary school aged population of the allocation. Notwithstanding this, land within the strategic housing allocation could be made available for a primary school, along with associated funding for its

					delivery (if a new primary school is needed to serve the strategic housing allocation this would need to be equalised proportionately amongst the constituent landowners).
Education (secondary)	Financial contributions required towards existing local schools including increasing secondary school capacity	None, developer contributions would be required towards school provision	Hampshire County Council Childrens Services (Education Authority)	£9,611,448	Noted, albeit a proportion of families moving at the strategic allocation will already live within Test Valley and their children will already have secondary school places, and it will be important for any contributions to take this into account. Again, we reserve the right to make further comments once more detailed evidence of secondary capacity and associated costs is provided.
Special Educational Needs & Disabilities	An assessment will be made of the need to secure additional accommodation for pupils with SEND from the development at an appropriate local school and will be subject to an assessment of the individual situation	None, developer contributions would be required towards school provision	Hampshire County Council Childrens Services (Education Authority)	To be determined.	Noted.
Healthcare	Adelaide Medical Centre, Charlton Hill, Charlton Hill Enham branch, Shepherds Spring and St Marys surgeries would be impacted by the proposed development and area currently oversubscribed. Additional capacity will be required to support the development	Developer Contributions will be secured towards enhancements to primary care provision in the local area.	Hampshire and Isle of Wight Integrated Care Board and Andover Primary Care Network	£869,400	Noted, albeit the final contribution will need to be fully evidenced / CIL compliant.
Community Facilities	A new community facility and/ or contributions to an existing	None, developer contributions would be required towards	Test Valley Borough Council and the local town or	Calculated to address the additional need for community facilities in	The development proposals could assist in the provision of community facilities where there is an identified need (or off-site via contributions as suggested)

	facility will be required.	community infrastructure	parish council	the local area, taking into account the proximity to existing facilities and their location.	
Green Infrastructure					
Green Space	The site will be required to provide a significant area of Green Space along the northern portion of the development adjacent to Ladies Walk.	None, Green Space should be provided early in the phasing of the development	Test Valley Borough Council	TBC	The Peel land will make provision of extensive areas of open space, interspersed with new vegetation and woodland, for future residents and the wider community. The proposals for the Peel land can deliver well integrated open space which is well connected to the existing settlement of Andover and the PRoW network, most notably Ladies Walk, with opportunities for similar integrated green infrastructure on the other parcels.
Solent Maritime Special Area of Conservation, Solent and Southampton Water Special Protection Area and Ramsar	Development will be required to achieve nitrates mitigation.	Challenges in the mitigation required and associated costs	Test Valley Borough Council and Natural England	Based on 2024 figures, the costs are likely to be between £6,327,690 and £12,655,380	We are advised that the development of this site would not lead to an increase in nutrient loading and would achieve nutrient neutrality on-site. There may also be an alternative option for a bespoke off-site mitigation package for the development which would enable it to achieve nutrient neutrality. The attached Nutrient Neutrality Report confirms that once fully designed, the proposed development of the Peel land would result in no additional total nitrogen being discharged from the proposed development via foul or surface waters. We also note that the indicative costs opposite do not consider the reduced cost of £1,887,652 identified in the Strategic Sites Viability Assessment (December 2023), as a result of the requirement for upgrades to the wastewater treatment works by 2030, which will significantly reduce nitrate pollution, resulting in a reduced burden on developers.

Strategic Sites Viability Assessment (December 2023)

3.39. This document sets out that the likely planning obligations and nitrate mitigation would be at the strategic housing allocation. Firstly, we note that the planning obligations are based on 1,392 dwellings at the strategic housing allocation whereas the policy for the strategic

housing allocation is for approximately 1,400 dwellings. Furthermore, we consider that the strategic housing allocation can deliver more than 1,400 dwellings and could as a minimum deliver 1,492 dwellings. This includes a minimum of 700 dwellings at the Peel land.

3.40. Based on 1,392 dwellings planning obligations could be around £20,519 per dwelling for planning obligations, including:

- £6,517 highways contributions;
- £6,183 education on-site cost;
- £7,046 education financial contribution;
- £621 healthcare financial contribution; and
- £152 public art contribution.

3.41. In addition, a range of costs are provided for nitrate mitigation costs ranging from £1,348 to £9,091 per dwelling, albeit the document notes that the final financial contributions will be likely be lower, due to the requirement for wastewater treatment work upgrades by 2030, and the fact that the bespoke solutions available to developers will incur a lower equivalent cost.

3.42. In response to these planning obligations and nitrate mitigation costs, we highlight the following in relation to the Peel land:

- It is not clear what the highways contributions is based on, other than the document noting that the estimate reflects the worst-case scenario and assumes no capacity in existing infrastructure. The Infrastructure Delivery Plan (January 2024) says that this is based on the information currently available, and we ask that the costs are clarified and firmed-up as soon as possible;
- A number of future residents of strategic housing allocation will already live within Test Valley and their children will already have school places. Clarity is sought on whether the education financial contribution takes this into account;
- Likewise, a number of future residents of the strategic housing allocation will already live within Test Valley and therefore be existing patients of the relevant Hospital Trust and GP surgeries. Clarity is sought on whether the proposed healthcare contributions take this into account; and,
- We are advised that the development of this site would not lead to an increase in nutrient loading and would achieve nutrient neutrality on-site. There may also be an alternative option for a bespoke off-site mitigation package for the development which would enable it to achieve nutrient neutrality. The attached Nutrient Neutrality Report confirms that once fully designed, the proposed development of the Peel land would result in no additional total nitrogen being discharged from the proposed development via foul or surface waters. In these instances, it is not considered that a financial contribution would be required.

3.43. The document goes on to state, at para 6.2, that the sites located around Andover show challenging viability when considered on a 'present value' basis. It goes on to note that

viability improves significantly when growth is reflected, although it may be necessary to consider the extent that the full suite of emerging Local Plan policies can be accommodated when individual planning applications are considered. We are firmly of the view that relevant Local Plan policies should be drafted to take account of viability when individual planning applications are considered.

3.44. The document also helpfully recognises, at para 6.2, that technical work by site promoters may indicate additional capacity without impacting on site infrastructure requirements, which would result in improved viability outcomes. This is the case with the Peel land, where recent technical work is based on a minimum of 700 dwellings and confirms no issues with this development capacity.

3.45. The document notes, at para 6.3, that the Council intends to apply Policy HOU1 (Affordable Housing) on a flexible and 'subject to viability' basis. We strongly support a flexible affordable housing policy, albeit it should be noted that Peel is committed to providing up to 40% affordable housing, where viable. Peel is undertaking their own exercise to test this and will work with the Council to inform viability before the next consultation.

3.46. Finally, and as noted above in respect of Infrastructure delivery, all associated costs must be subject to detailed (allocation specific) viability testing, to ensure they do not impact deliverability.

4. Comment on Draft Local Plan

4.1. In this section we comment on relevant chapters of the Draft Local Plan. We use the same headings, sub-headings, policy names in the Draft Local Plan, and where we refer to figures, tables, or paragraph numbers these are as they appear in the Draft Local Plan. We do not comment on every part of the Draft Local Plan.

4.2. At the outset we reiterate our overall support for the plan which we consider to be sound and positively prepared, particularly the allocation of the Land at Bere Hill, South Andover. The remaining comments in this section should be seen in this context and are simply suggestions on how the plan, strategy and detailed wordings can be further improved and justified.

Chapter 1: Introduction

Progress of the Local Plan 2040

4.3. The timetable for the Local Plan is set out in Figure 1.2. The next stage of the Local Plan process, which is consultation of the Regulation 19 Local Plan, is anticipated in 2025 Q1. This is a year from now. Whilst we acknowledge the extent of the work required to prepare the pre-submission version of the Local Plan, an earlier consultation of the Regulation 19 Local Plan may assist in making sure that the Local Plan can continue to progress under the current plan-making system.

4.4. Submission of the Local Plan is anticipated by 2025 Q2. We are concerned that any slippage in the current timeframes could present significant risk to the preparation of the Local Plan albeit we do believe, and remain hopeful that, submission by the cut-off date of 30 June 2025 is achievable.

4.5. Adoption is anticipated in 2026, and to achieve these timeframes the examination would need to progress without delay, albeit we appreciate that once the Local Plan is submitted the timeframes are not in the Council hands.

Plan Period

4.6. It is set out at paragraph 1.40 that the Council are proposing a plan period of 2020 to 2040. However, with adoption anticipated in 2026, the end date of the Local Plan may need to be kept under review and extend beyond 2040, so that strategic policies within it look ahead over a minimum 15-year period from adoption, in line with national policy[4].

4.7. It is also set out at paragraph 1.40 that the Council are seeking to get the Local Plan adopted earlier than set out in the Local Development Scheme. We commend this approach, but ask that details are provided as to how the Council hope to achieve an earlier adoption date.

[4] Para 22, NPPF

Chapter 2: Vision, Key Challenges and Objectives

Regional Context and the Duty to Cooperate

4.8. It is set out in paragraph 2.19 that the Spatial Position Statement for South Hampshire identifies a supply shortfall in meeting housing need, and that this reflects the fact that a number of Local Plans are at the early stages of plan preparation[5]. It will be important for the matter to continue to be considered through the Duty to Cooperate so that this does not cause an issue of soundness for the Test Valley Local Plan.

Chapter 3: Spatial Strategy

Test Valley Sustainable Spatial Strategy

4.9. The Test Valley Sustainable Spatial Strategy is set out on page 32. It omits any reference to the strategic housing and employment sites at the largest most sustainable settlements. We would have expected these sites to be referenced in the spatial strategy given that these sites will assist with sustaining communities at the larger settlements and ensure that housing and other development needs are met.

Spatial Strategy Policy 1 (SS1): Settlement Hierarchy

4.10. This policy identifies Andover (and Romsey) as Tier 1 settlements at the top of the settlement hierarchy, which will include development of a scale which is strategic in nature.

4.11. Andover's high level of sustainability is acknowledged in the Council's Settlement Hierarchy Assessment (February 2024). Paragraph 5.2 of the Assessment outlines how Andover (in Northern Test Valley) and Romsey (in Southern Test Valley) stand out as being the most sustainable settlements in the Borough, with a full range of services and a high level of public transport accessibility. It is then noted how there are no other settlements within the Borough which offer such a complete range of facilities, with good access to jobs, key services and infrastructure. This position is summarised in Table 4.1.

Figure 4.1 – Settlement Assessment

Village	Primary School	Shop	Sports Facility	Community Facility	Total Facilities	Other Facilities Total	Draft Settlement Hierarchy Tier
Andover	1	1	1	1	4	17	1
Romsey	1	1	1	1	4	16	1

Source: Table 7: Updated Settlement Assessment, Settlement Hierarchy Assessment (February 2024)

[5] The Spatial Position Statement (December 2023) identifies a shortfall of 11,771 across South Hampshire, but a surplus of 743 for Test Valley (in-part) between 2023 and 2036.

4.12. We fully support the identification of Andover at the top tier of the settlement hierarchy. However, its predominance over Romsey, both in terms of size and function, would warrant its own tier or at the very least recognition as the primary/ principal settlement in the wider borough.

4.13. Andover is the dominant and largest settlement in Test Valley with an estimated population of 40,504 in 2011, which increased to 48,350 in 2020. This equates to growth of 7,846, or 19.4%. In comparison, Test Valley saw its population increase by 10,500, or 9% during the same period, from 116,700 to 127,200. Andover's growth was therefore significantly higher than the Borough's and the area now accounts for 38% of Test Valley's population. Furthermore, it is expected to grow a further 10% towards 55,000 by 2026, according to the Andover Town Centre Masterplan.

4.14. Andover has direct train access into London Waterloo and the A303 Andover Bypass also forms a direct road route to London via the M3, making it an attractive commuter location. It is also close to the A34 trunk road which connects the south coast ports of Southampton and Portsmouth with the Midlands, via the M40. It is within a 30 minutes' drive of more than 50,000 business sites and 520,000 people including 380,000 of working age.

4.15. Andover has a resident workforce of about 27,000, reflecting the Borough's high economic activity rate participation in the labour market of 82%. Much of the employment is concentrated on the business parks, close to the strategic road network. Major employers include the MoD, Stannah Stairlifts, Le Creuset, Abel & Cole and Ocado. Andover also has numerous smaller businesses, and many new businesses are growing in Andover's Enterprise Centres at Basepoint (East Portway) and Walworth[6].

Spatial Strategy Policy 3 (SS3): Housing Requirement

4.16. The policy proposes to set the housing requirement for the Borough at minimum of 11,000 homes, to be delivered over the plan period of 2020 to 2040 with an annual requirement of 550 homes. This housing requirement is the minimum number of homes that should be provided, based on the standard method for calculating LHN. Our initial observations on the Borough-wide housing requirement, are that:

- The plan period, and hence the housing requirement, may need to extend beyond 2040, so that strategic policies within it look ahead over a minimum 15-year period from adoption;
- Anticipated changes in the LHN figure may result in a different housing requirement and we ask for clarity on how a changing LHN figure would be dealt with through the Local Plan process;
- Assisting with meeting the unmet housing needs of neighbouring authorities, which has yet to be resolved albeit is being considered through the Duty to Cooperate, may result in a higher housing requirement;
- Our assessment of economic growth suggests that housing delivery above the LHN figure would be justified; and,

[6] According to the Andover Town Centre Masterplan (September 2020).

- Making a more meaning contribution to addressing affordable housing needs may justify a higher housing requirement.

4.17. We would support a housing requirement above the LHN figure and consider that this would be wholly achievable without delaying the Local Plan with due consideration being given to, for example, increases in the capacity of identified strategic allocations.

4.18. The policy goes on to identify the housing requirement for Northern Test Valley as 6,270 homes with an annual requirement of 313 homes. The split is based on the population within each HMA and Northern Test Valley providing 57% of the housing requirement and Southern Test Valley providing 43%. However, we do consider that for the split in the housing requirement to be fully justified consideration may need to be given to the different sustainability, capacity and environmental constraints in Northern Test Valley and Southern Test Valley.

Policy 6 (SS6): Meeting the Housing Requirement

4.19. This policy lists the strategic allocations in the table within the policy, including Land at Bere Hill, South East Andover. We fully endorse this strategic allocation, which includes the land interest of Peel and L&Q and Council owned land. The table identifies the number of homes at this strategic allocation as 1,400. However, the total number of homes being promoted, as identified in the SHELAA, is a minimum of 1,492 homes, comprising the following:

- 700 homes at Land at Bere Hill Farm (SHELAA 247) – this should be seen as a minimum;
- 450 homes at Land at Bere Hill (SHELAA 167); and,
- 342 homes at Land at Bailiffs Bottom (SHELAA 419).

4.20. It is pertinent to note, in the context of needing to find more homes to address an increased housing requirement, that this strategic housing allocation can deliver more than 1,400 dwellings, and at the Peel land a minimum of 700 dwellings can be provided within a high-quality sustainable design and without any significant adverse effects on the environment. Indeed, it is also pertinent that the majority of the strategic housing allocations in Andover (Picket Twenty, Picket Piece and East Anton) have over delivered against their original housing trajectories and/or requirements in the current plan period demonstrating the strength of the housing market in Andover for large volume housing sites.

4.21. The policy goes on to say that development at strategic housing allocation will be guided by comprehensive masterplans to achieve high quality sustainable design and connectivity to the surrounding area. We take no issue with the requirement of a comprehensive masterplan for these allocations and are confident that this can be achieved without delaying delivery of the site, particularly since the Illustrative Masterplan for the Peel land has already been devised to tie in with that proposed by L&Q on the land to the north, and the land owned by the Council to the east, offering an integrated design across the wider area.

4.22. Furthermore, as noted in the introduction, Peel are committed to working together with the other landowners within strategic housing allocation NA6 to ensure the full site is masterplanned and delivered in a comprehensive manner. This engagement and joint working has already begun and will continue beyond this consultation period as the plan progresses towards adoption.

4.23. The policy then says that the strategic allocation will be supported in accordance with Policies NA1, NA4-NA8, SA1, SA4-SA7 and SA8. We comment specifically on Northern Area Policy 6 (NA6): Land at Bere Hill, South Andover separately.

Policy 9 (SS9): Delivery, Monitoring, and Contingency

4.24. We welcome a policy which will monitor the delivery of the policies within the Local Plan. The policy refers to a Monitoring Framework, which is a separate document and is not included in the Draft Local Plan. We do consider that for ease of reference the Monitoring Framework should be included as an appendix the Local Plan.

4.25. The Monitoring Framework does not set any specific targets for the delivery of dwellings within the strategic housing allocations or identify any actions that would assist with achieving those targets. As such, we consider that the Monitoring framework would be strengthened if such targets and actions were identified.

Chapter 4: Test Valley Communities

Policy 1 (NA1): Andover Town Centre

4.26. The policy says that Andover Town Centre will accommodate approximately 367 homes. The policy confirms that development will need to take account of the Andover Town Centre Masterplan.

4.27. The Andover and Romsey Town Centres Topic Paper (February 2024) states that the Council have assessed the capacity of the town centre to accommodate housing taking into account the sites in the Andover Town Centre Masterplan, existing housing commitments and sites on the Brownfield Register. The table below sets out the sites that have been identified in the Andover and Romsey Town Centres Topic Paper (February 2024). We also add in the table whether the site is included on the brownfield register, existing uses of the sites, whether they have permission and whether they are included in the SHELAA.

Figure 4.2 – Andover Town Centre Sites

Site	Potential Capacity (Homes)*	Brownfield Register**	Existing Uses	Permission / SHELAA ***
Chantry Centre	72	Yes	Shopping Centre	No
Hambledon House, Andover	50	No	Office – SimplyHealth	No
Anton House, Andover	50	No	Office – SimplyHealth	No

Andover College, Marlborough Road	50	No	Andover College	No
George Yard/Black Swan Yard	50	Yes	Car park	No
Former Sainsburys, Bridge Street	45	Yes	Vacant – previously Sainsbury's	No
Alan Child House	50	Yes	Vacant – previously SimplyHealth	No
Total	367			

Source: *Table 1: Andover Town Centre Sites, Andover and Romsey Town Centres Topic Paper (February 2024), **Brownfield Register and ***Test Valley website and 2023 SHELAA

4.28. None of these sites have planning permission for residential use and nor are they included in the SHELAA. Most of the sites are in use and some sites have recent permissions which relate to the existing uses. For example, in March 2023 permission was granted at Anton House for the installation of diesel generator for business continuity usage (Ref. 23/00058/FULLN) and in November 2023 permission was granted at Andover College to demolish Cricklade House and erect a single storey extension to the technology and future skills centre (Ref. 23/00665/FULLN).

4.29. One site is allocated for residential redevelopment in the adopted Local Plan at George Yard / Black Swan Yard. This has been allocated for up to 100 dwellings for a good number of years and has not materialised albeit we note that that the capacity has been reduced to 50 dwellings.

4.30. Further evidence may be required as the Local Plan progresses which demonstrates that Andover Town Centre could deliver 367 dwellings over the next plan period.

Land at Bere Hill, South Andover

4.31. Comments on the allocation itself should be read alongside our detailed comments in section 2 on the proposed development within the Peel land as shown within the Summary Development Framework.

4.32. Para 4.71 Draft Local Plan says that the site provides an opportunity to deliver a sustainable strategic allocation of approximately 1400 dwellings. We consider that the strategic housing allocation can deliver more than 1,400 dwellings and could as a minimum deliver 1,492 dwellings. This includes a minimum of 700 dwellings at the Peel land, within a high-quality sustainable design and without any significant adverse effects on the environment.

4.33. Para 4.72 says that the site would generate a requirement for a new 2 form entry primary school to be provided on site. We take no issue with the potential requirement for primary school provision, yet the need and precise requirements has yet to be determined.

4.34. Para 4.73 notes that there are three land owners on the site and a comprehensive masterplan will need to be prepared with the involvement of the respective site promoters. We are confident that comprehensive masterplan can be achieved, particularly since the Illustrative Masterplan for the Peel land has been devised to tie in with that proposed by L&Q on the land to the north, and the land owned by the Council to the east, offering an integrated design across the wider area; whilst all three developers are already in dialogue and committed to working together.

4.35. Para 4.76 says that additional work will be required to refine the precise area and nature of the green space [in the northeast adjacent to Ladies Walk and Iron Bridge] for Regulation 19 stage. It is not clear whether the Council intend to undertake additional work themselves in this regard or require further detail from land promoters. Peel is proposing an extensive area of high quality and accessible POS within the northern part of their site, the detail of which is provided in the Summary Development Framework and Landscape & Visual Assessment which we draw your attention to.

4.36. Para 4.78 says that site access is proposed from the A3093 (adjacent to Picket Twenty), but that further technical work will be required to assess the feasibility of any possible further access points. It is not clear whether the Council intend to undertake additional work themselves in this regard or require further detail from land promoters. Initial access assessment undertaken by SCP Transport on behalf of Peel shows that suitable primary vehicular access into the site is achievable from the A3093 (adjacent to Picket Twenty) or a new roundabout to the north.

4.37. Paragraph 4.79 says that the masterplan, layout and design of the development will need to take into account potential noise buffers and other appropriate mitigation measures, noting the A303 along the southern boundary of the site. Peel is currently considering what a suitable noise buffer may be, and other potential mitigation options.

4.38. Para 4.80 says that a sequential test will need to be undertaken to locate development in areas of lowest risk of flooding. However, a developer need not undertake a sequential test at the time of submitting an application for allocated sites, and we ask that this paragraph be reworded accordingly.

Northern Area Policy 6 (NA6): Land at Bere Hill, South Andover

4.39. The table below sets out our specific comments on the proposed policy wording (again taking account of the detailed comments in section 2):

Figure 4.2 – Policy Wording Suggestions

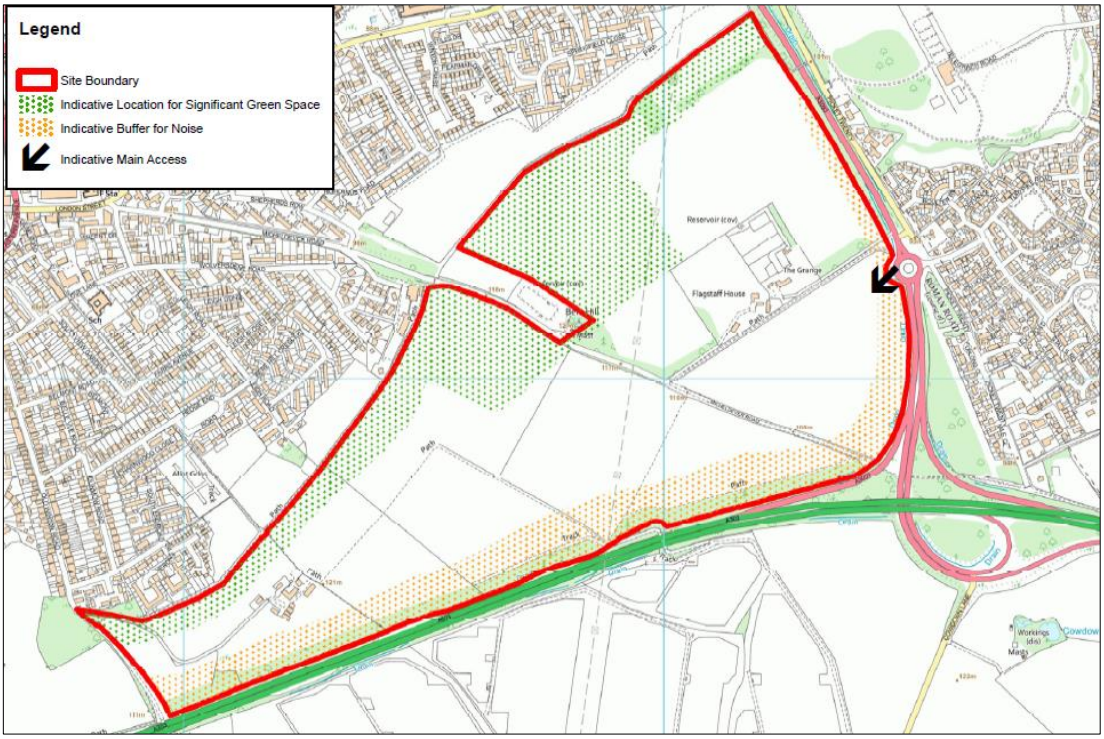
Policy Wording	Comments
A strategic housing allocation of approximately 1400 dwellings is proposed south of Andover at Bere	The wording of this part of the policy does not prevent more than 1,400 dwellings coming forward at the strategic housing allocation but does require approximately 1,400 dwellings, which could be variably interpreted. We consider

Hill. Development will be permitted subject to:	that the strategic allocation can provide a minimum of 1,492 homes and it would be justified to amend the policy to reflect that.
a. Provision of a 2 form entry (FE) primary school onsite and land to enable future expansion,	It is our understanding that primary school requirement has yet to be determined and fully evidenced and we reserve the right to make further comments on this as noted. Land within the strategic housing allocation and funding from the three landowners could be made available for a primary school, if required, however the wording needs updating to reflect this to clarify that the developers will not be delivering the school themselves, this will be delivered separately by the Local Education Authority.
b. Provision of a significant area of high quality and accessible Green Space along the north and north east of the site,	Peel is proposing an extensive area of high quality and accessible POS within the northern part of the site. However, reference in the policy wording to "a significant area" could be variably interpreted and these words should be replaced with 'suitable' or equivalent.
f. Access via A3093 Roundabout,	Given the scale of the proposed allocation, it will need to include provision for more than one vehicular access, and this needs to be enshrined within the policy. We note L&Q have a proposed vehicular access further north into their site, whilst it is also likely that at least one secondary and/or emergency access will be required to the north or west of the site.

Figure 4.6: Land at Bere Hill, Andover

4.40. Figure 4.6 in the Draft Local Plan comprises an indicative Parameters Plan for the allocation (repeated at Figure 4.1 below).

Figure 4.1 - Indicative Parameters Plan for Allocation (Figure 4.6 from Draft Local Plan)



4.41. We make initial observations as follows:

- The indicative nature of this plan should be emphasised in the policy wording, as well as the fact that it will be subject to refinement as more detailed and focussed survey work is completed;

- The 'indicative main access' into the strategic housing allocation shows only one main via the Picket Twenty roundabout. However, with the wider allocation identified for 1,400 homes, more than one vehicular access will be required into the allocation, as will secondary / emergency access. It is suggested that additional indicative routes are added to this plan including those proposed by Peel and L&Q, including that further north which has been endorsed by SCP. Indeed, the Council acknowledge that further access points will be assessed through the emerging Local Plan process in dialogue with Hampshire County Council Highways (HCC).

- It is not clear what has informed the 'indicative location for significant green infrastructure' shown on the figure, as there is no obvious supporting evidence for this and it does not seem to follow the topography or landform of the site, or tie in with the extensive area of high quality and accessible POS proposed within the northern part of the Peel land which has been devised to provide a generous buffer to Ladies Walk and Iron Bridge, and is based on detailed LVIA evidence. We suggest that this detail is amended in line with the evidence provided by Peel and L&Q unless the Council provide updated evidence that contradicts this; and,

- The 'indicative buffer for noise' to the south and east boundaries of the site (with the A303 and A3093 respectively) is based on high level DEFRA mapping. It generates an average stand-off between 60-80m, equating to a total area of circa 15 Ha across

the allocation. This does not tie-in with the buffer proposed within the Peel land which we consider to be sufficient, potentially in conjunction with other mitigation options which are currently being considered.

Chapter 5: Themes Based Policies

Policy CL3: Sustainable Buildings and Energy Use

4.42. This policy would require all new development to demonstrate net zero operational carbon on site by ensuring energy use standards for all new dwellings of 35kwh/m2/year and space heating demand of less than 15kwh/m2/year, to be balanced by the total kWh/yr of energy generation by renewables. The policy also says the Council will require applicants to confirm compliance as part of their detailed planning application.

4.43. We do not consider that this policy is necessary given that there is already a national approach to reduce carbon emissions, Building Regulations through the Future Homes Standard (FHS) which is due to be in effect from 2025.

4.44. However, if the Council choose to retain this policy, and go beyond the Building Regulations as the policy does, it will need to be consistent with the written ministerial statement (WMS) published in December 2023. The WMS says that any standard that goes beyond Building Regulations should be rejected at examination if the local planning authority does not have a well-reasoned and robustly costed rationale that ensures the development remains viable and additional requirements is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure.

4.45. The Test Valley Local Plan Viability Assessment and CIL Review (December 2022) assumes a 5% cost uplift for achieving net zero. This uplift figure should be thoroughly tested through the examination process if this policy is to be found sound. Furthermore, and in any event, the policy would need to be reworded so that additional requirements are expressed as a percentage uplift of a dwelling's TER.

4.46. We also have concerns that the delivery rate of development in the early years of the Local Plan could be put at risk since the higher standard will take time to bed-in owing to, for example, the requirement higher levels of fabric efficiency which will require new skills and materials that may not be readily available.

Policy CL4: Water Use and Management

4.47. The policy requires all new homes (including replacement dwellings) to be designed and built to achieve a water consumption standard of no more than 100 litres per person. The proposed standard set out in this policy is beyond the optional technical standard set out in the Planning Practice Guidance.

4.48. Para 5.62 states that the Borough lies within an area classed to be seriously water stressed by the Environment Agency, albeit para 5.63 notes that the policy requirement will need to be reviewed as to whether this remains appropriate or not. The Council will need to establish a clear need for the policy, if it is to remain as currently worded, based on existing sources of evidence, consultations with the local water and sewerage company, the Environment

Agency and catchment partnerships, and consideration of the impact on viability and housing supply of such a requirement[7].

4.49. The final parts of the policy says that prior to occupation, adequate water supply, surface water drainage and waste water infrastructure and treatment capacity would need to be available to serve the development. This should be removed from the policy since developers or housebuilders have no control over water supply or waste water infrastructure or treatment. It is the responsibility of water companies, working with local authorities and the Environment Agency, to plan for the future demand for water services relating to the development requirements proposed in Local Plans, not developers or housebuilders.

Policy HE1: Open Space and Recreation

4.50. We raise no issues with open space standards and various typologies set out in part 1 of the policy but would request some flexibility / acknowledgment within the criteria b and c, that the specification of play equipment and associated long term management arrangements do not necessarily need to be confirmed at planning permission stage and can be conditioned.

Policy DES4: Public Art

4.51. The policy requires the provision and maintenance of public art on applications for 300 or more residential dwellings. We do question the blanket approach of this policy and question the suitability of public art on all developments of 300 or more homes. There will clearly be some development, like regeneration and redevelopment scheme in Andover Town centre, where public art may be appropriate, albeit this may not be the case for all developments of 300 or more homes elsewhere.

Policy HOU6: Residential Space Standards

4.52. The policy requires all new residential homes (including conversions) to be provided to Part M4(2) standard (accessibility). The main issue we have is that the Strategic Sites Viability Testing (December 2023) only applies an uplift for M4(2) accessibility costs to 90% of units, without explanation, whereas the policy requires 100% of dwellings to be M4(2).

Policy HOU7: Self-Build and Custom Build Housing

4.53. The policy requires 5% of homes expected to be delivered on sites of 100 or more units to be provided as plots for self-build or custom housebuilding. However, we have concerns that little consideration has been given to the alternative of allocating sites specifically for the delivery of self-build and custom housebuilding.

4.54. Para 5.411 notes that the total number of entries on the Council's Self-Build register is 259, as of end of March 2023. However, it is not clear what consideration the Council have given more widely in brokering and facilitating relationships to help bring suitable land forward self-build and custom housebuilding. This can include:

- Supporting Neighbourhood Planning groups where they choose to include self-build and custom build housing policies in their plans;

[7] Paragraph: 015 Reference ID: 56-015-20150327, Planning Practice Guidance

- Effective joint working across service delivery areas and with local delivery partners including Housing Associations, Arms Length Management Organisations and housing developers;

- Using their own land (if available and suitable) for self-build and custom housebuilding and marketing it to those on the register;

- Working with Homes England to unlock land and sites in wider public ownership to deliver self-build and custom build housing;

- When engaging with developers and landowners who own sites that are suitable for housing, and encouraging them to consider self-build and custom housebuilding, and facilitating access to those on the register where the landowner is interested; and,

- Working with local partners, such as Housing Associations and third sector groups, to custom build affordable housing for veterans and other groups in acute housing need[8].

4.55. The policy goes on to say that each serviced plot must be marketed for at least a 24-month period. We are aware that the requirement for the provision of serviced building plots on sites to be marketed for a period of time is used widely used in Local Plan policies (with periods of between 12 and 18 months frequently used), we are not sure why the Council have opted for 24 months rather than a shorter period which is more usually included in Local Plan policies.

[8] Paragraph: 025 Reference ID: 57-025-20210508, Planning Practice Guidance

5. Conclusions

5.1. These representations welcome and support the decision of the Council to allocate this site as part of **'Northern Area Policy 6 (NA6): Land at Bere Hill, South Andover'** demonstrating that it is a sustainable location for development, in the Borough's principal town.

5.2. We then reiterate our previous submissions in demonstrating that the Bere Hill Farm site is an available, suitable and deliverable site as set out in Summary Development Framework at **Appendix 1**, which is supported by detailed technical work on landscape and ecology matters contained in **Appendices 2** and **3**.

5.3. We also reiterate that Peel has the ability to open up sites ensuring immediate delivery, working with partners, thus providing guaranteed end users for the site if required, which further boosts the deliverability credentials of the site and ensure delivery of the required levels of affordable housing, if required.

5.4. We have supplemented this earlier work with additional reports in respect of noise (**Appendix 4**) and nutrient neutrality (**Appendix 5**). The conclusions of these reports, and the options therein, are based on the latest iteration of the Illustrative Masterplan and are being updated as the masterplan evolves.

5.5. These representations also confirm that Peel is committed to joint working with adjacent landowners (namely L&Q Estates and Test Valley Borough Council) to ensure the strategic allocation can be delivered in a comprehensive manner in line with emerging policy. This engagement and joint working has already begun and will continue beyond this consultation period as the plan progresses towards adoption.

5.6. This detailed technical evidence is then considered against the Council's evidence base for the Peel site and wider strategic housing allocation, and the detailed wording of policy NA6, with suggestions where amendments and/or further evidence is required as the Local Plan evolves. We also provide comments on the proposed housing target, spatial strategy and development management policies.

5.7. Overall, Peel considers the plan to be sound and positively prepared, particularly the allocation of the Land at Bere Hill, South Andover (under policy NA6). However, we do make several suggestions on how the plan, strategy, evidence base and detailed wordings can be further improved and justified.

Appendix 1: Summary Development Framework

Appendix 2: Landscape & Visual Statement

Appendix 3: Preliminary Ecological Assessment

Appendix 4: Noise Impact Assessment

Appendix 5: Nutrient Neutrality Report

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

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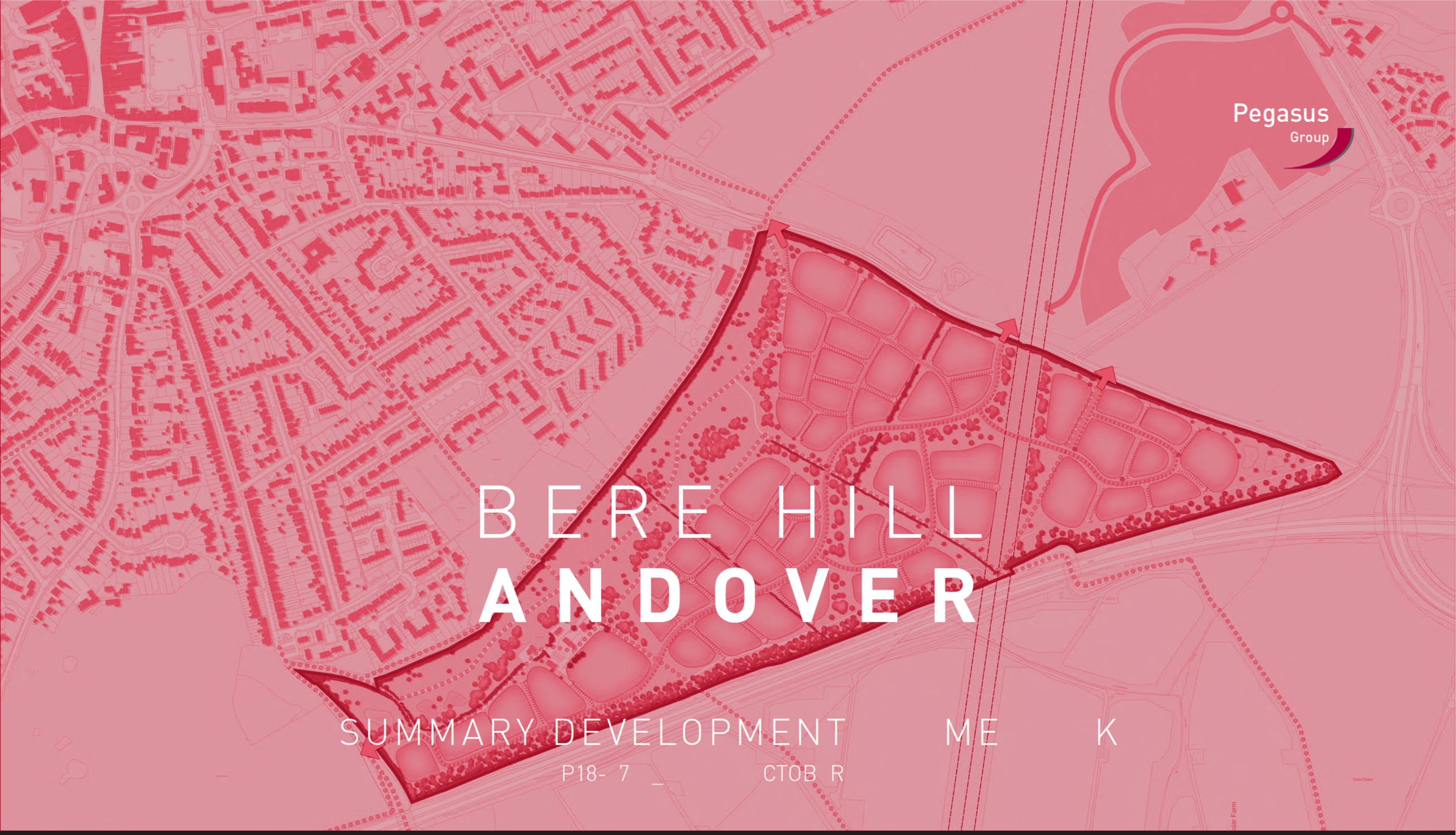


BERE HILL
ANDOVER

SUMMARY DEVELOPMENT ME K

P18- 7 _ CTOB R

Prepared by Pegasus Design on behalf of Peel Land and Property LTD

DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

Peel L&P

"THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE."
(PARA. 124, NPPF 2019).

Pegasus Design

[redacted]

[redacted]

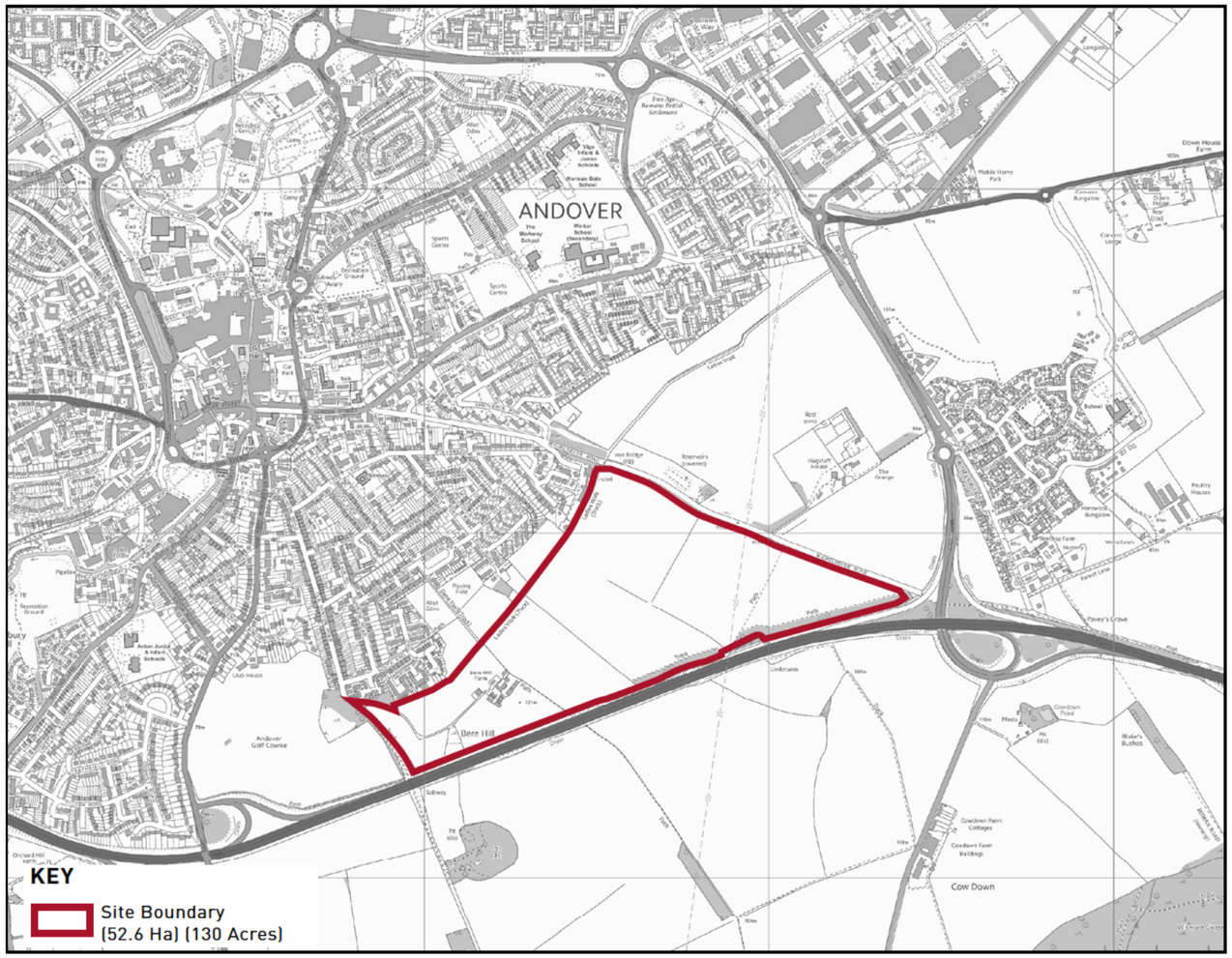
Peel L&P

Peel Land and Property Group Management Limited

[redacted]

01 INTRODUCTION

SITE LOCATION PLAN



VIEW LOOKING NORTH TOWARDS LADIES WALK AND ACROSS THE ANDOVER BOWL TO FAR REACHING COUNTRYSIDE

1.1 Introduction

1.1.1 This Development Framework has been prepared on behalf of Peel Land and Property (Peel) to support the allocation of land at Bere Hill, Andover for the delivery of a minimum of 700 new family homes in the next local plan period.

1.1.2 Peel Land and Property has an excellent track record as both a developer and facilitating landowner, bringing viable development opportunities to the housing market. Pegasus Group and a range of other technical consultants have been appointed to assess the site's suitability for development, considering a range of environmental, physical and policy considerations.

1.1.3 Peel has actively engaged with the Council on the emerging new Test Valley Local Plan over a number of years, with a view to demonstrating the suitability, availability and deliverability of the site for residential development in order to justify its allocation in the emerging Local Plan.

1.1.4 Basic details of the site have previously been submitted in the 'call for sites' exercises for the 2014 SHLAA and 2017 SHELAA. The site is identified in the latest version of the SHELAA (2017 - published February 2018) as a site where a change of policy is required when considered against the existing allocations in the local plan. Such sites are considered potentially developable, depending on the spatial strategy preferred and the balance of constraints the sites may have. The SHELAA notes that the decision on which sites will be selected in any review of the Local Plan will be carried out separately following a Sustainability Appraisal process. This development framework has been produced to demonstrate the suitability and availability of the site, and to inform the Council's site allocation process.

1.1.5 More detailed submissions were made to the 'Issues and Options' consultation for the next Local Plan' (to 2036) in September 2018, including an illustrative masterplan, as part of a Summary Development Framework.

1.1.6 These submissions were supplemented by a meeting with the Council in early September 2018, where Officers highlighted a number of key considerations and potential constraints at the site which they wanted addressed in future submissions, most notably the issue of development above the 90m contour and its impact on the local landscape, known as the Andover Bowl.

1.1.7 Following the meeting Peel commissioned a series of studies to address these considerations as follows:

- Landscape and Visual Impact Assessment – **Pegasus Group;**
- Preliminary Ecological Assessment - **TEP**;
- Access Assessment – **SCP Transport.**

1.1.8 The conclusions of these assessments are set out later in this document but, in brief, they are as follows:

Landscape and Visual Impact Assessment

1.1.9 To date the unwritten rule on the 90m AOD development limit, has prevented an appropriate site from coming forward for development. The visual assessment made on site revealed that despite the site being above 90m AOD, the opportunity for views of it within the surrounding landscape were very limited and in turn, the potential impact on the landscape character of the area is relatively low, should it be developed in line with the recommendations made. It is important that this site is considered in its urban context adjacent to the town and the A303, immediately north of a solar farm and west of new residential development at Picket Twenty.

1.1.10 The site presents a valuable opportunity to deliver a high quality residential development with limited harm to the landscape or on potential visual receptors.

Ecology

1.1.11 NPPF directs Local Authorities, where possible, to allocate land of low environmental value for development and to ensure that development protects existing features of interest and enhances biodiversity and ecological networks. The arable and semi improved grassland fields that dominate the site are of low ecological value. The features of interest, including woodland, hedgerows and trees along field boundaries can be protected. Retained hedgerows can be enhanced and additional hedgerows can be planted to enhance biodiversity and ecological networks. On this basis, an allocation for development is consistent with NPPF.

Access Assessment

1.1.12 The Assessment considers three principal access positions: from the existing Picket Twenty roundabout; through Andover Golf Club Land (owned by Test Valley Borough Council); and through the land owned by Gallagher Estates Limited. All three can be equally promoted and would serve the site satisfactorily. All three locations have good access to the town centre and to the A303. No access solution would provide technical benefits over any other.

1.1.13 In terms of the number of dwellings served by each access, again these would be the same with a roundabout solution. Historically there has been a restriction on the number of dwellings served by a single point of access, up to 300 dwellings, but this has been superseded by more recent guidance which places no restriction on the number of dwellings, subject to the agreement of the Fire and Rescue Services over response times. In this instance there is the ability to provide 2 potential emergency accesses within the control of the landowner which should satisfy the emergency services.

1.1.14 No capacity assessment has been undertaken at this stage.

Summary

1.1.15 In the light of these conclusions, this document provides an updated and revised Development Framework and includes an updated masterplan which demonstrates the site could deliver in excess of 700 homes, including market and affordable housing, without a significant impact on the character of the Andover Bowl, biodiversity, or the local road network.

1.1.16 The vision remains to create a high-quality development that would positively contribute to the town of Andover by providing aspirational homes for existing and new residents and affordable homes to those that have found it harder to get a foot on the housing ladder. With this investment, additional expenditure for local shops and Council Tax receipts will be collected which will assist in funding and improving local community services and facilities.

1.1.17 In short, the site represents a deliverable development opportunity that is capable of contributing to housing supply within the first five years, as it is available, suitably located, and achievable.

1.1.18 In addition, with housing delivery in Andover due to dip after 2025, when the last of the existing strategic allocations, the Picket Twenty extension, is built out, this site offers an excellent opportunity to fill this gap and boost supply in medium term as well.

1.1.19 The Council is currently completing its Call for Sites exercise which will inform a revised SHELAA. The deadline for SHELAA submissions is 18 October 2019. Peel intends that this document should inform the ongoing SHELAA process. The next stage will be for the Council to undertake a consultation on Preferred Options (Regulation 18). No timescale has yet been set for that Consultation.

02 SITE CONTEXT

CONTEXT PLAN

2.1 Relationship to Andover

2.1.1 The site extends to 52.6 Ha (130 acres) and is located to the south of Andover, directly adjacent to the existing urban area and within 1km of the Town Centre.

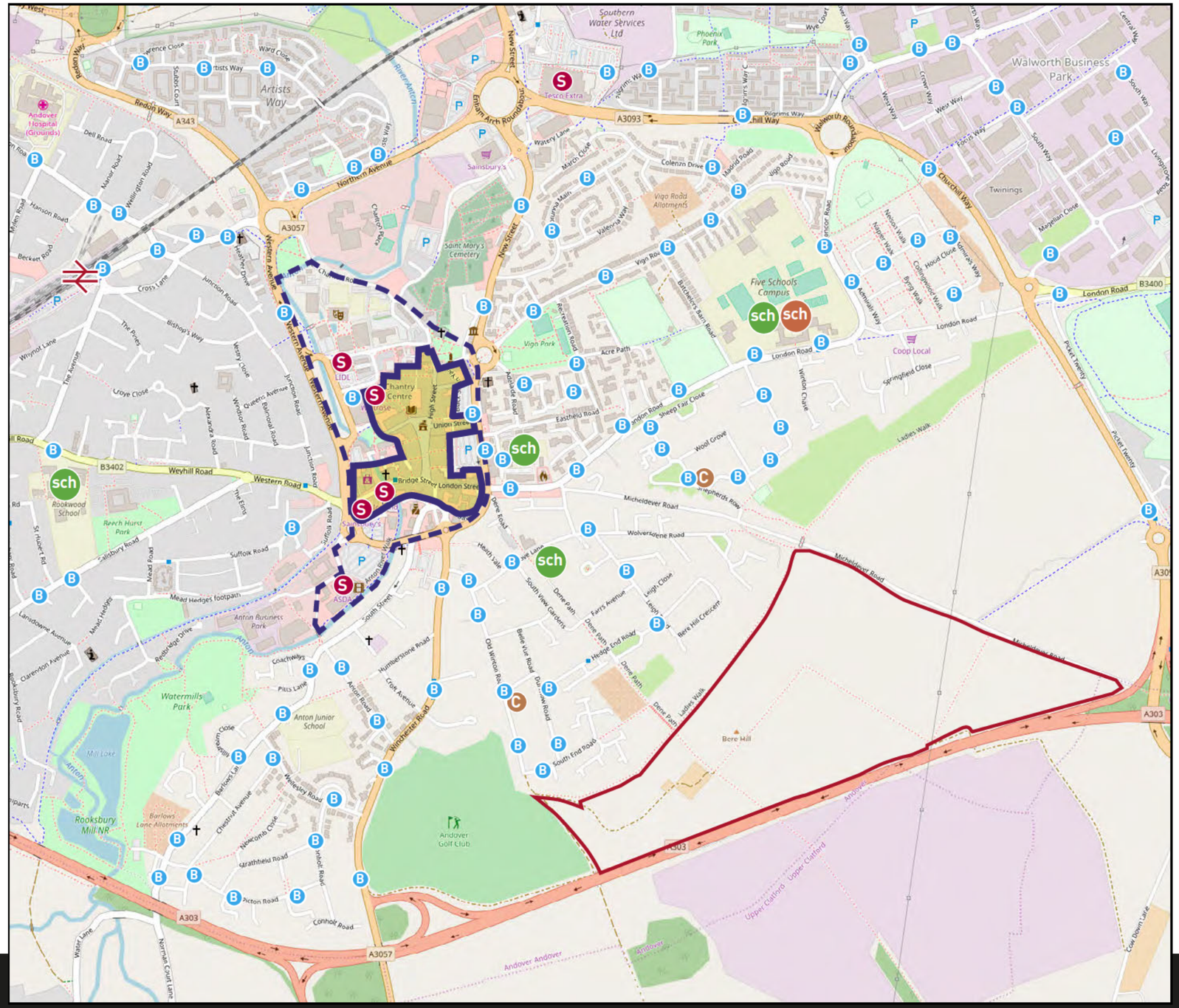
2.1.2 It lies to the north of the A303 and the Cowdown Lane solar farm. To the north is existing, predominantly residential, development. To the west is Andover Golf Club, with open agricultural fields to the east, albeit these are also being promoted for development, with the Picket Twenty residential development and allocation beyond that.

2.1.3 The site comprises a mix of arable fields, grassland, trees and hedges associated with Bere Hill Farm. The buildings associated with the farm consist of two residential dwellings and a cluster of derelict out buildings and machinery. The site is located within an area of considerable new development with both recently completed and proposed housing, energy and employment developments in close proximity. These developments surround the site from south to east in the lower lying outskirts of Andover.

2.1.4 The location is highly sustainable in relation to existing facilities and services in Andover with good access by sustainable means of transport including walking, cycling and public transport.

02 SITE CONTEXT

FACILITIES AND SERVICES PLAN



KEY

- Site Boundary
- Primary Shopping Area
- Town Centre
- Bus Stop
- Convenience Store
- Supermarket
- Primary School
- Secondary School
- Train Station

2.2 Access to Key Services / Accessibility Plan

2.2.1 The site is located in a very sustainable location within 900m of Andover Town Centre, which includes Asda, Waitrose and Lidl supermarkets, a range of other national retailers, a Leisure Centre, College and various office and employment developments. There are also 2 doctors' surgeries on the edge of the Town Centre within 1.5km of the site and the Andover War Memorial Hospital is 2.5km north west.

2.2.2 Furthermore, there are two Premier neighbourhood convenience stores within 350m of the site (on Old Winton Road and Shepherds Row), which are accessible by foot; whilst Walworth Business Park, a major employment area, is just 1km to the north east.

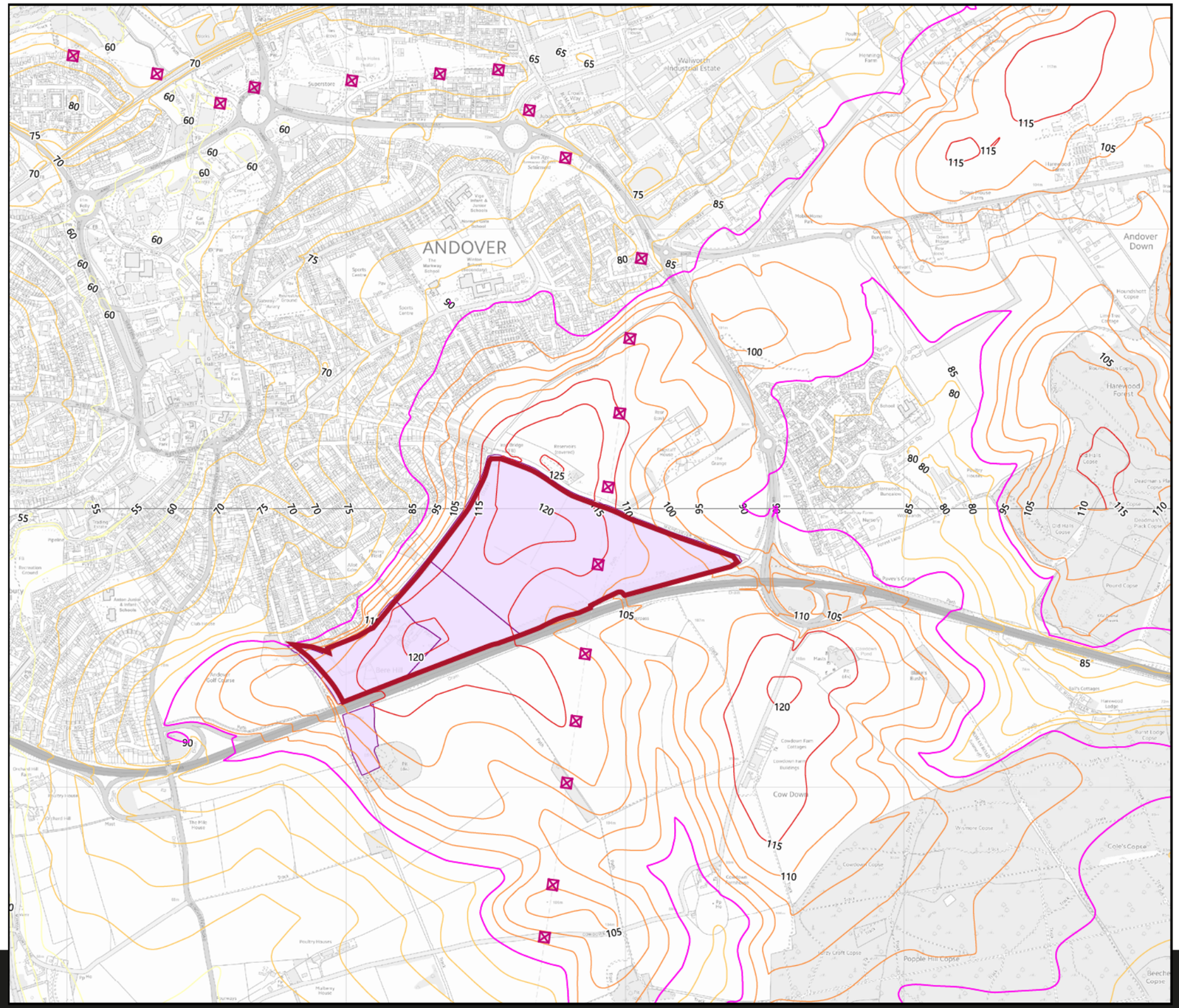
2.2.3 In respect of education facilities, Wolverdene Primary School is located 600m to the north of the site and is directly accessible on foot; whilst Mark Way Secondary School is located within 1km of the site, and there a total of 8 schools within 1.5km of the site.

2.2.4 The nearest Railway Station to the site is Andover, which is approximately 2.2 km to the north west of the site. South Western trains operate from this station, providing direct access to London Waterloo on a half hourly service, as well as Salisbury, Exeter, and Basingstoke.

2.2.5 There are bus stops located on Leigh Road and Shepherds Row within 350m of the site, offering localised services (routes 10 and 12) between Andover and suburbs such as Picket Twenty and Saxon Fields.

2.2.6 The site therefore benefits from a highly sustainable location in relation to Andover's existing facilities and services.

TOPOGRAPHY AND PHYSICAL SURROUNDINGS



KEY

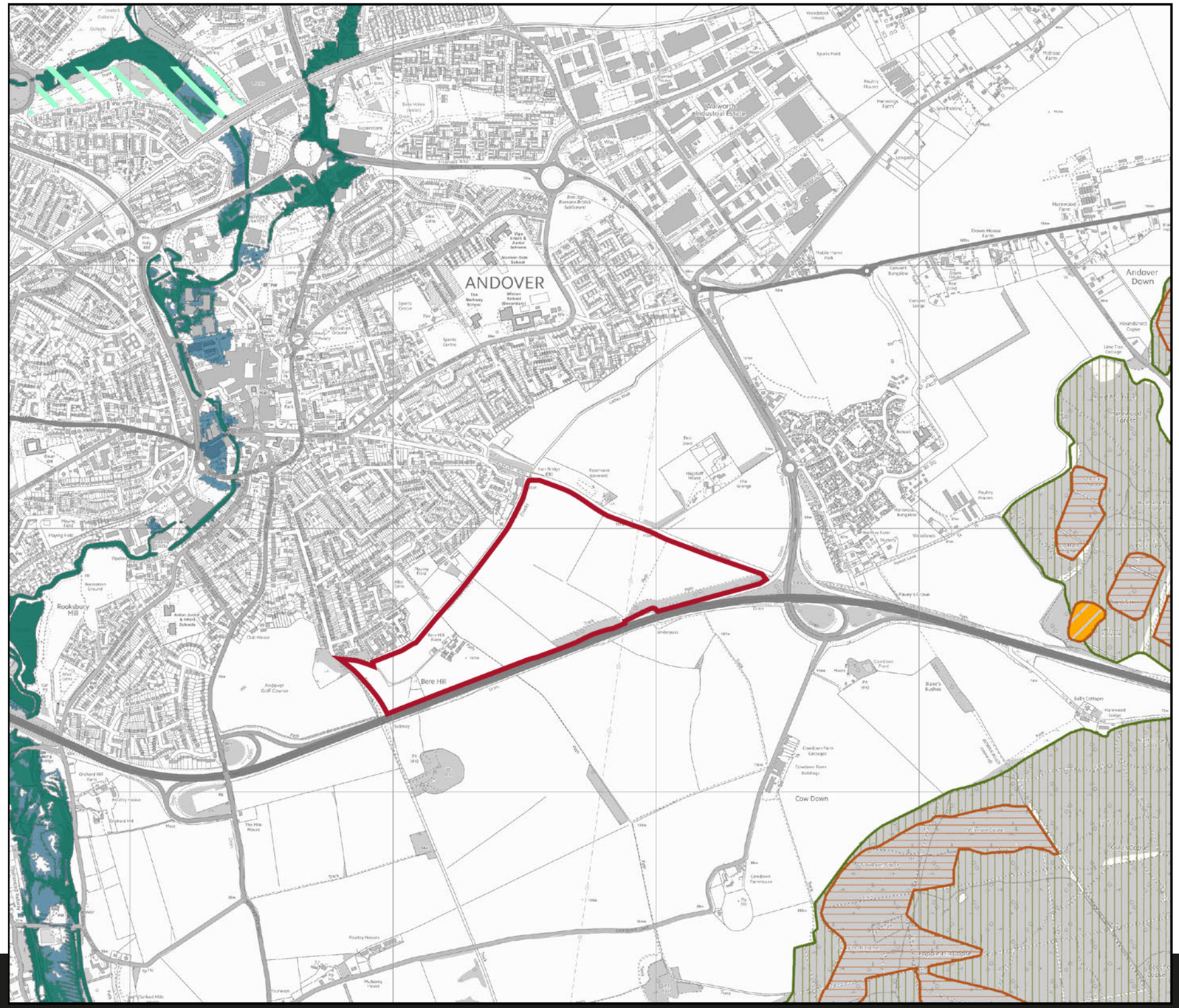
- 40m - 65m
- 65m - 90m
- 90m - 115m
- >= 115m
- 90m Terrain Contour
- Transmission Tower

2.3 Topography and Physical Surroundings

2.3.1 The site comprises a mix of arable fields, grassland, trees and hedges associated with Bere Hill Farm. It is bounded by existing development to the north, south,east and west, as described above. It is not unduly constrained by its physical surroundings for the following reasons:

- Land to the north, east and west is characterised by existing residential development and associated urban uses such as Wolversdene School, Walworth Business Park and Andover Town Centre (which is 900m to the north); meaning the site is seen in the context of existing urban development.
- Whilst the land is elevated from the main settlement to the north, forming part of the Andover Bowl, topography within the site is relatively flat and perfectly developable for residential dwellings, with multiple opportunities for screening and landscape mitigation.

NATURAL ENVIRONMENT PLAN



KEY

- Site Boundary
- Flood Zone 3
- Flood Zone 2
- Local Nature Reserve
- Ancient Replanted Woodland
- Ancient and Semi-Natural Woodland
- Scheduled Monument

2.4 Natural Environment

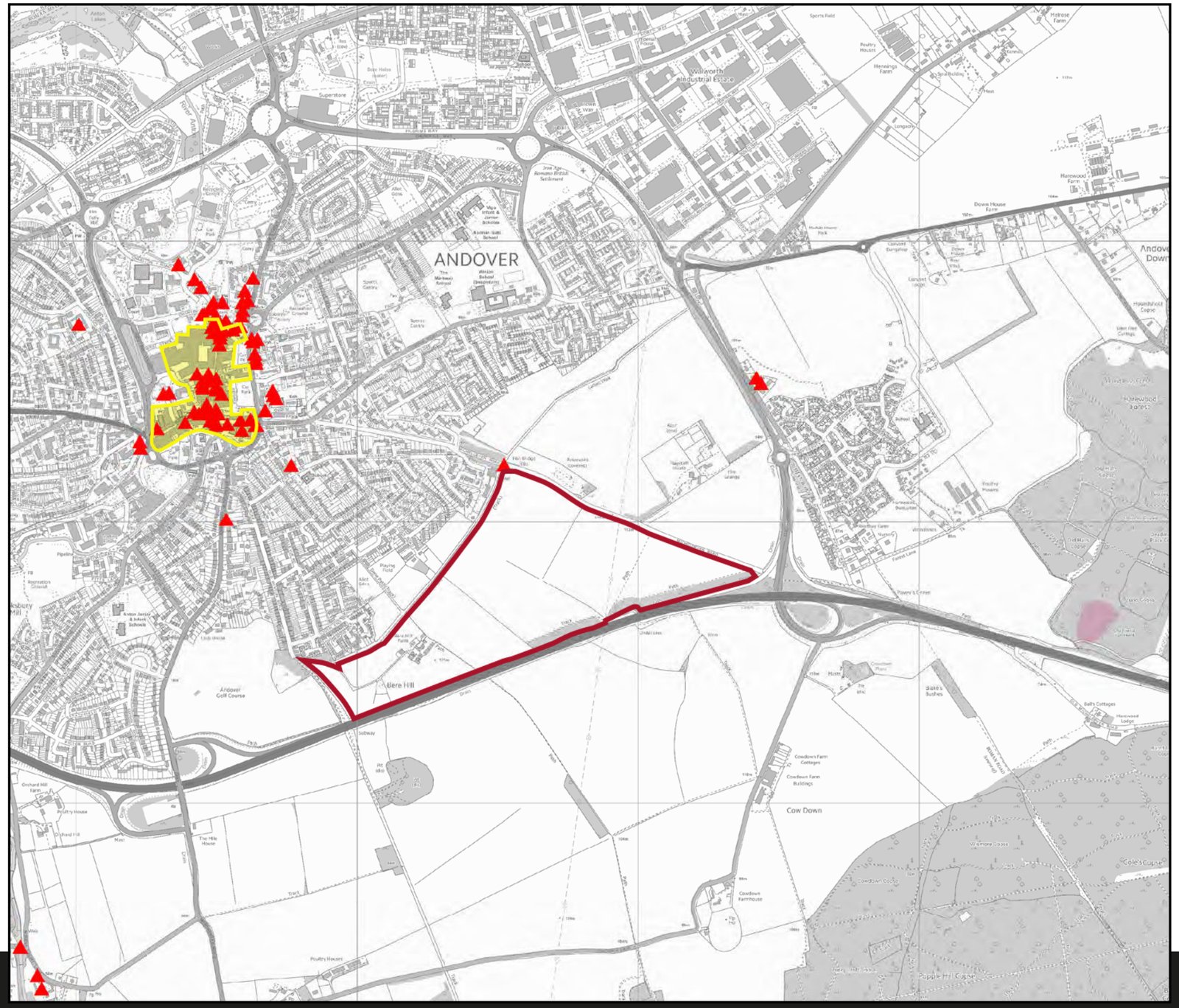
2.4.1 Initial environmental analysis, including a Preliminary Ecological Assessment has confirmed that the site is largely unconstrained for the following reasons:

- It is not located within a flood zone.
- It is not subject to any statutory or local environmental designation, albeit there are some sites of local nature importance (SINCs) adjacent to the site which will need to be taken into account at the detailed design stage (to minimise any indirect impacts such as light spill).
- Whilst there are some sites of national importance within the wider area, including the Anton Lakes LNR and River Test SSSI, these will not be impacted by the proposed development.
- There are limited high value habitats within the site, which is dominated by low value arable fields and semi improved grassland. The higher value habitats are provided by the hedgerows and woodland areas around the perimeter of the site, which could be retained within the proposed development.
- Whilst there are TPOs along the northern boundary of the site, these can be incorporated into the development without any impact.

2.4.2 The agricultural land classification for the site is partly Grade 3b, but predominantly Grade 3a, which is considered as best and most versatile; however this is the case for the majority of land around Andover, and as such should not prohibit growth around the settlement.

2.4.3 The Preliminary Ecological Assessment has not revealed any significant Ecological constraints. The findings and recommendations are set out in more detail in section 5.

HISTORIC ENVIRONMENT PLAN



KEY

- Listed Buildings
- Conservation Areas
- Scheduled Monument

2.5 Historic Environment

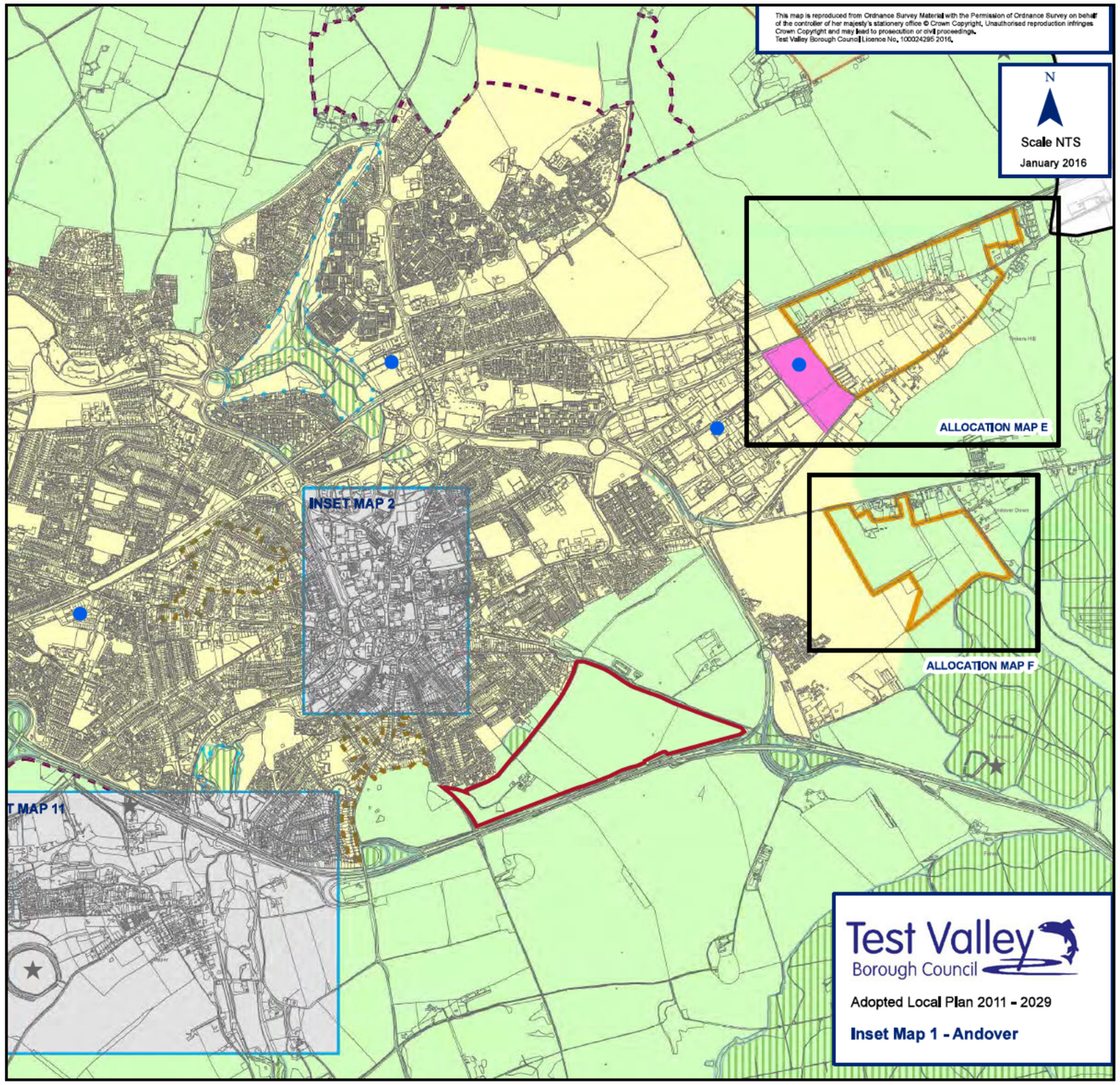
2.5.1 The site is relatively unconstrained when considering the historic environment and associated assets for the following reasons:

- Whilst the Grade II Listed Iron Bridge immediately borders the site to the north, this can integrated with the development with minimal impacts, and there are no other Listed Buildings within or adjacent to the site.
- There are no local designated heritage assets within or close to the site;
- There are no conservation areas within or adjacent to the site, with the nearest being Andover Town Centre Conservation Area 900m to the north;
- There are no Scheduled Ancient Monuments within or close to the site; and
- There are no Registered Parks or Gardens near the site.

2.5.2 In short, there are no heritage constraints that would prevent residential development coming forward on this site.

Above: Iron Bridge

ADOPTED LOCAL PLAN PROPOSALS MAP AND KEY DIAGRAM



2.6 Planning Policy Context

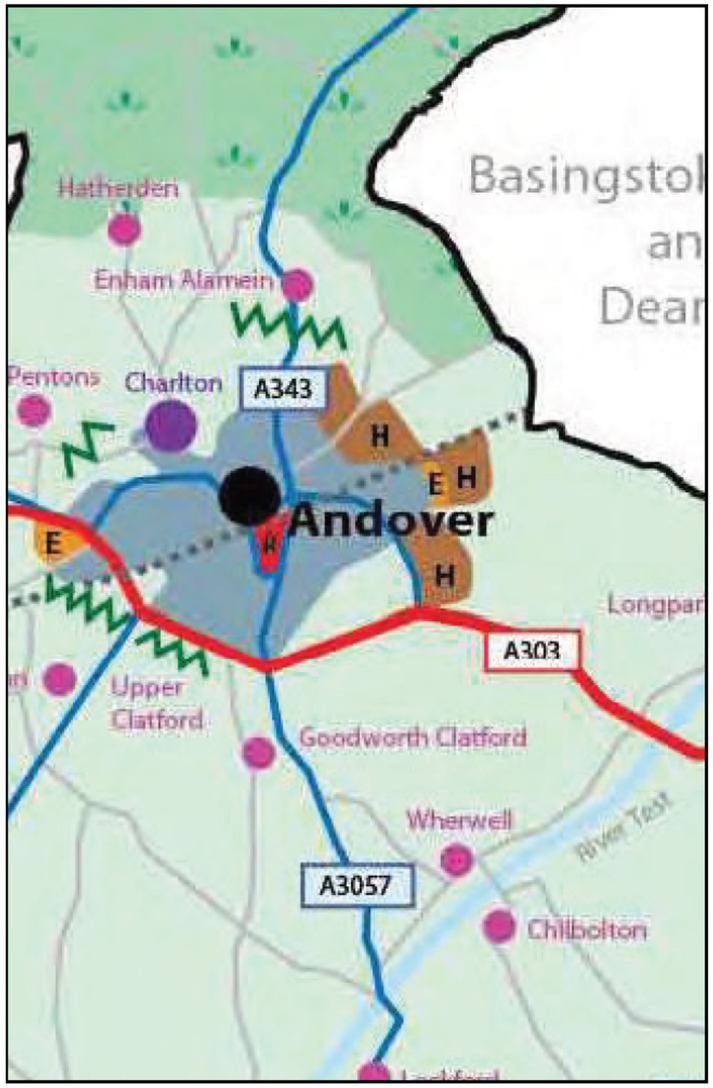
2.6.1 Test Valley's current development plan comprises the Revised Local Plan DPD which was adopted in January 2016 covering the period 2011-2029. Within this document the Bere Hill site is designated as countryside under Policy COM2.

2.6.2 However, work is underway on a new plan to cover the period to 2036, with an Issues and Options consultation held between July and September 2018, looking at various options to meet future development needs over the new plan period. The plan is being reviewed so it can respond to:

- The latest national guidance, not least the Revised NPPF and standard housing need methodology, which came into force in July 2018 and was updated again in February 2019;
- The NPPG requirement for plans to be reviewed every 5 years, as it is likely to take 5 years to prepare; and
- The Council's Corporate Plan and other local strategies

2.6.3 The Issues and Options document considered a range of growth options from continuing with current strategy of focussing on the main settlements of Andover and Romsey, to community led distribution and/ or the potential creation of a Garden Village.

2.6.4 Peel's representations to the plan suggested that a hybrid of these options would be required to deliver the level of additional housing required to meet emerging needs, with Andover still considered the key settlement and primary location to accommodate growth.



Key:

- North Wessex AONB
- New Forest National Park
- PUSH boundary
- Railway Line
- H Housing
- E Employment
- R Retail
- L Leisure
- Forest Park
- Gaps
- Major Centres
- Key Service Centres
- Rural Villages
- Park and Ride
- Linkages

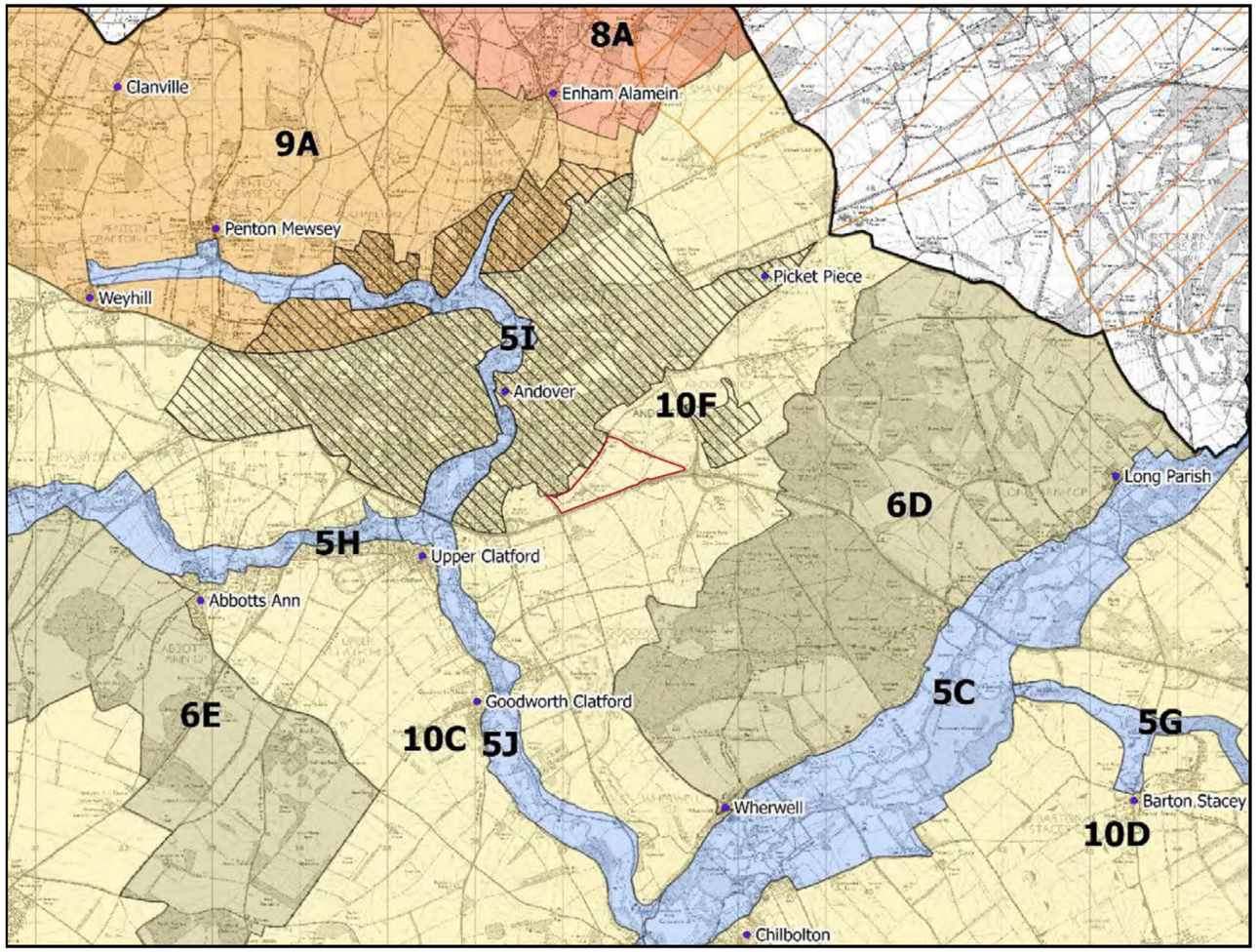
2.6.5 Furthermore, there is an acknowledgement from the Council that the existing strategic allocations in Andover (East Anton, Picket Twenty and Picket Piece) are close to completion, with the remaining Picket Twenty extension due to be completed by 2025, and therefore additional sites will be required to fill this gap in Andover in the medium term.

2.6.6 The Bere Hill site fulfils this requirement, with the capacity to contribute in the first 5 year and beyond 2025. It also benefits from a highly sustainable location adjacent to Andover with no environmental or technical constraints to prevent development, and as such it represents the next logical location for growth in Andover, particularly when compared to other parts of the settlement, given existing constraints such as protected local gaps.

2.6.7 The site therefore represents a highly suitable candidate for allocation within the emerging Local Plan Review.

03 LATEST STUDIES

TVBC LANDSCAPE CHARACTER ASSESSMENT, MAP EXTRACT



3.1 Landscape and Visual Impacts

Landscape Character Context

3.1.1 The 2012 Hampshire Integrated Assessment includes the site within Landscape Character Type 8D 'Andover Open Downs'. The principal land use is described as arable farmland with some concentrated areas of woodland. The general perception of the LCA is given as "wide views, big skies and a visually simple composition", albeit with tranquillity reducing towards Andover, through features such as pylons, major trunk roads and views towards urban development.

3.1.2 At the local level, the Test Valley Community Landscape Project (TVCLP) Landscape Assessment 2018 includes the site within LCA '10F Andover Chalk Downland'.

3.1.3 The assessment describes this LCA as a: *"gently undulating and rolling area of chalk downland, with small hills located to the east... It features open areas of arable land, and more recently fields of solar panels, separated by areas of settlement, new housing and infrastructure creating a fragmented character area of original downland. A number of isolated woodlands are seen within the open arable areas, often demarcating old disused pits ... Shelter belts or thick hedgerows are also a feature, with a high density found towards the south, linking and providing areas of enclosure between the wooded landscape type to the north and the river valley to the south ... Pylons are visible transecting the northern part of this LCA. Ribbon development along the radiating roads out of Andover has caused urbanisation of this area of Downland, as seen along the B3400".*

3.1.4 The assessment also notes that the A303 traverses the character area from east to west with the junction with the A3093 forming a major feature within this generally open landscape.

3.1.5 In terms of built form, it notes that there is extensive new residential development to the north of the A303 and significant eastern expansion with the strategic allocations at East Anton, Picket Piece and Picket Twenty, with these suburban elements considered to have negative impact on this open landscape through the loss of remoteness and tranquillity.

'VIEW FROM COWDOWN LANE LOOKING TOWARDS SITE, ACROSS EXISTING SOLAR FARM

VIEW FROM REDRICE LANE LOOKING NORTH EAST TOWARDS THE SITE

VIEW FROM SOUTH END ROAD LOOKING SOUTH

3.1.6 Some of the key valued characteristics of relevance to the site are listed below:

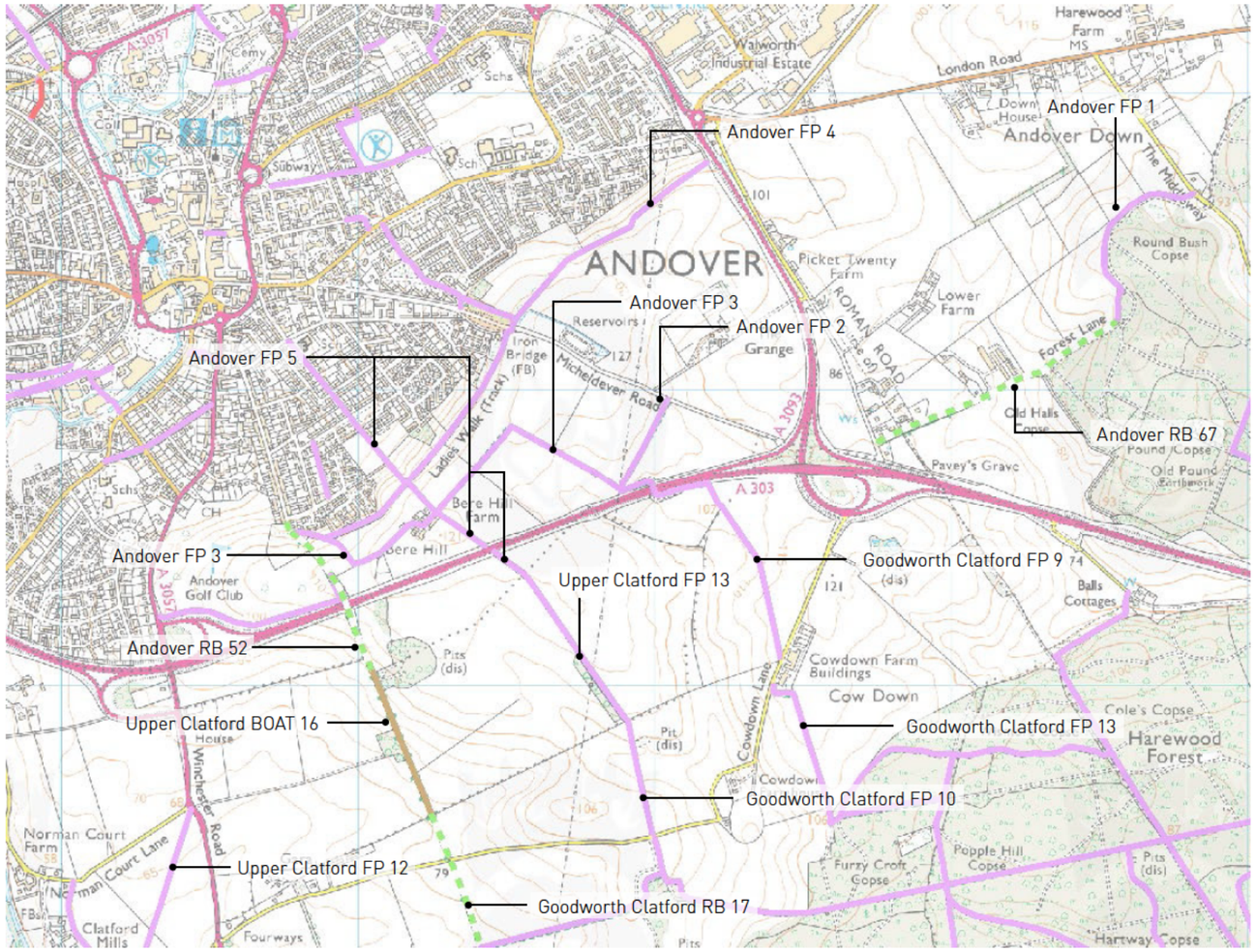
- An elevated downland landscape sloping down towards the River Anton and Andover, with far reaching views towards wooded horizons;
- Rural lanes with single-tracks, thick hedgerows with mature trees and soft unengineered verges;
- Traditional building styles include brick and brick with flint walls with clay tiled roofs; and
- Woodland copses located on ridges.

3.1.7 The following land management guidelines are then suggested for this LCA:

- Protect and enhance the contrast of a rural landscape with the urban character of Andover;
- Protect significant open vistas from visual intrusion;
- Protect and enhance views to valued local landscape features e.g. Harewood Forest;
- Seek opportunities to mitigate the impact from existing and future development through new hedgerow planting;
- Seek opportunities for new woodland planting to link to existing wooded areas and integrate modern development into the landscape;
- Reinforce the edge of Andover through careful design and appropriate landscape planting; and
- Avoid deterioration in the urban fringe landscape arising from poor design and intrusive development.

3.1.8 Moving onto the site itself, it is located immediately adjacent to the south western residential edge of Andover. Views of the town are available in some locations from the higher points along the north western edge of the site, with glimpsed views of the ongoing Picket Twenty development across the A3093 to the east and the solar farm, across the A303 to the south also available from some locations within the site. Existing buildings associated with Bere Hill Farm are situated on a high point of the site along with overhead pylons crossing the eastern area, all of which have an urbanising influence on the character of the site. The remainder of the site comprises arable fields and grassland with some mature hedgerows and others that are fragmented. The boundaries are generally defined by mature trees with the exception of the southern boundary that has been planted more recently, however this still offers a good degree of containment that will only increase over time. The other key views from the site focus mainly towards Harewood Forest to the south and east.

3.1.9 Andover Town is set around a central low point with development rising up on all sides, within the 'Andover bowl', and the topography and associated built form greatly restricts views from the town to the countryside beyond it.



EXTRACT FROM HAMPSHIRE'S RIGHTS OF WAY ONLINE MAP

RB - RESTRICTED BYWAY
BOAT - BYWAY OPEN TO ALL TRAFFIC
FP - FOOTPATH

Visual Context

3.1.10 The site has very limited visibility from Andover Town due to the built form within the town, the mature vegetation along Ladies Walk and the fact it slopes down to the south east. Where views are available in the direction of the site they are generally of the tops of trees that line Ladies Walk, seen behind existing built form, with the fieldscape beyond hidden from view. Despite the northern side of the town rising up on the other side of the valley it is difficult to obtain a view towards the site due to existing built form, vegetation and landform.

3.1.11 Within the wider landscape to the east, south and south west, views of the site vary due to undulating landform and vegetation. Views tend to be from within close proximity or elevated locations and are generally filtered by vegetation and often include recent developments at Picket Twenty and Cowdown Lane solar farm.

3.1.12 Views from the local road network are generally limited, particularly to the north and west of Andover and in the town itself, due to existing built form, vegetation and the bowl shape of the landform. To the south west the landform falls towards the River Anton with views restricted by hedged lined lanes and woodland.

3.1.13 To the south roads generally comprise narrow hedge lined lanes and as the landform falls away in to the Test Valley, views from roads south of Cowdown Lane are unlikely, especially beyond Harewood Forest. Cowdown Lane does offer some views of the site where there are breaks in the hedgerows, however these often have the large solar farm development in the foreground which dominate the view. Views from the A303 are restricted due to the tree buffer along the southern site boundary.

3.1.14 There are several public rights of way (PROWs) within site boundary which will inevitably be impacted as part of the development and the sensitivity of users of PROWs is considered to be high. These include Andover Footpaths 2, 3 and 5.

3.1.15 Within the wider landscape views from PRoW are restricted to the immediate south of the site and include Andover Footpath 5, Goodworth Clatford Footpaths 9, 10 and 13 as well as Upper Clatford Footpath 13. Although views towards the site from these locations often include the large expanse of the solar farm in the foreground view.

3.1.16 To the west is Andover Footpath 1, although there has recently been new planting between it and the site that will eventually screen views. From this receptor the site sits beyond the recent Picket Twenty development and occupies a much smaller proportion of the view.

3.1.17 Views of the site from residential properties (which are also considered to be of high sensitivity) are extremely limited even from the properties closest to the site. The nearest properties to the site are located adjacent to the north western boundary. Despite their close proximity to the site, the steeply sloping landform away from the site and the mature vegetation either side of Ladies Walk restricts views in to the site, properties do not have direct views of the site from this location.

VIEW FROM THE EASTERN END OF LADIES WALK LOOKING NORTH WEST

VIEW FROM THE JUNCTION OF GOODWORTH CLATFORD FOOTPATH 10 AND COWDOWN LANE, LOOKING NORTH

VIEW LOOKING WEST ALONG ANDOVER FOOTPATH 2, FROM MICHELDEVER ROAD

Landscape and Visual Summary

3.1.18 This Landscape and Visual analysis has identified the sensitivities of the site and surrounding landscape in terms of landscape character, landscape features and visual receptors, with reference to the historic restriction on development above the 90m contour.

3.1.19 Despite being above the 90m contour, the unique situation of the site in terms of its topography, surrounding landform, and strong existing vegetation framework. presents a site that could be delivered with minimal effects on landscape character or visual amenity, particularly when considered alongside other recent developments.

3.1.20 Bere Hill sits between Andover, Picket Twenty, the A303 and the Cowdown Lane solar farm and occupies a smaller proportion of the view at a greater distance away in views from the surrounding landscape.

3.1.21 It is also clear from both the County and local level landscape character assessments that development sprawling out from Andover, on sites below 90m, is fragmenting the landscape character, and therefore that this unwritten development rule may actually be having a negative landscape impact, with valuable deliverable sites being overlooked, just for being above 90m.

3.2 Highways

3.2.1 Initial assessments of the adjoining highway network undertaken by SCP confirm that there is sufficient capacity within the existing strategic highway network to accommodate this development of more than 700 homes, with minimal highways improvements, given that Winchester Road and the A3093 are both main roads with direct connections to Andover Town Centre and the national motorway road network via the A303, Andover bypass.

3.2.2 In terms of vehicular access, there are three potential options for providing principal access route into the development site have been explored:

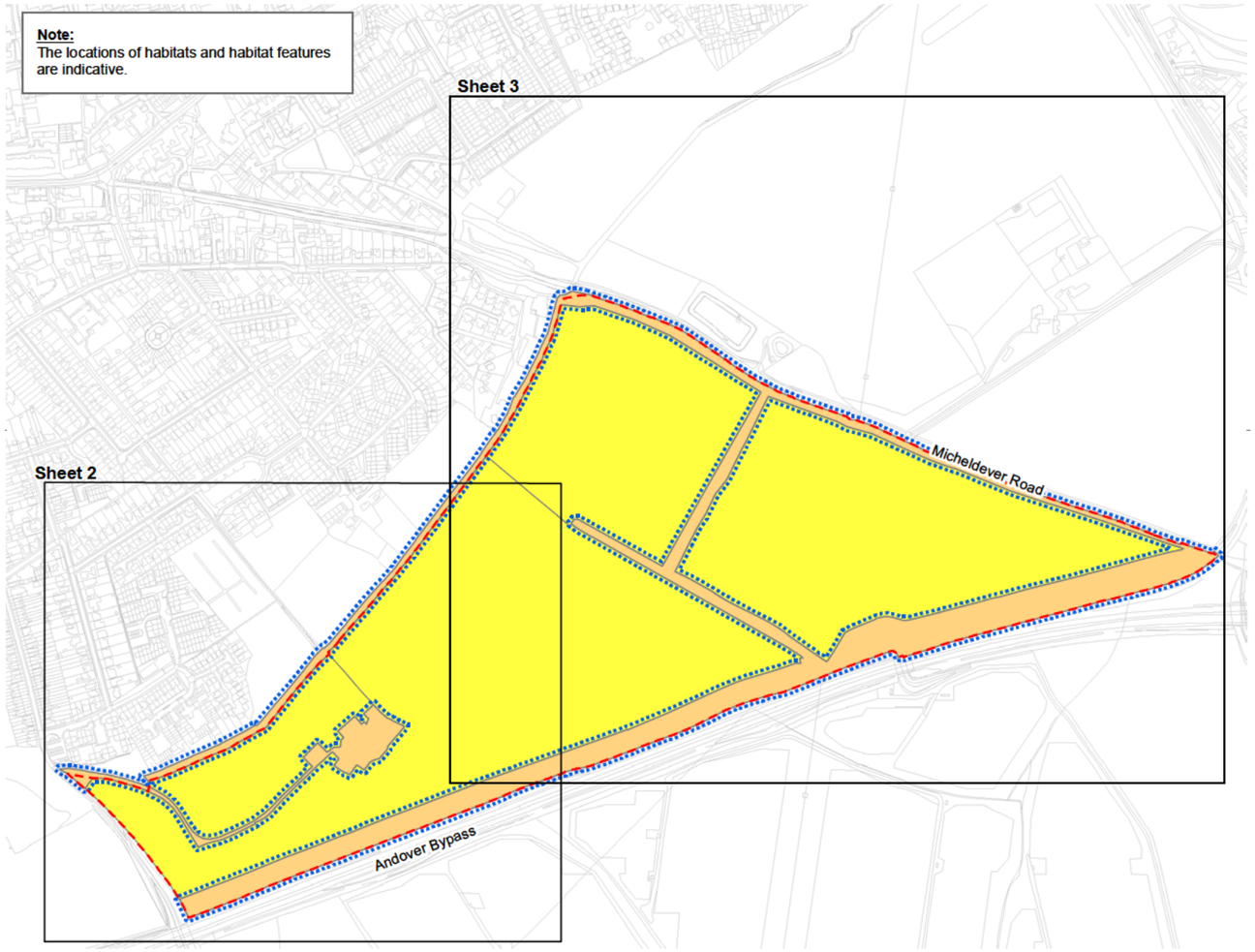
- From the A3093 to the east, through Council owned land, via the existing Picket Twenty roundabout which has an available arm;
- From the A3093 to the east, via a new roundabout proposed to serve the Grange Development; and
- From Winchester Road to the west through Andover Golf Club (owned by Test Valley Borough Council), via a priority junction with right turn ghost lane.

3.2.3 All three of these accesses are achievable, but only one is required to serve the site on capacity grounds, subject to suitable internal access loops, which are included on the illustrative masterplan.

3.2.4 Additional emergency access are recommended to overcome any single point of access solution and this can be provided by either Micheldever Road and/or Old Winton Road, as shown on the masterplan, which are within the ownership of the land owner.

3.2.5 Accordingly, there are no existing highways constraints preventing the site coming forward.

NATURAL ENVIRONMENT PLAN



3.3 Ecology

3.3.1 A Preliminary Ecological Assessment undertaken by TEP confirms that the development of this site will not impact upon any statutory or non-statutory designated sites. In addition, the site does not contain any ponds or other key habitat features and is instead characterised by habitats of low ecological value including arable fields, and semi-improved grasslands, with higher value hedgerows and woodland largely retained (as set out in section 2.4).

3.3.2 Initial surveys found no invasive plant species within the site, but did indicate that the site offers potential habitats for bats, dormice, nesting birds, reptiles and other species.

3.3.3 Three buildings assessed had bat roost suitability, along with some mature trees that had low suitability. Additional surveys may be needed to support future planning applications and to ensure that they are not outdated and that the appropriate strategies are in place. Similarly, further reptile, dormouse, nesting bird site surveys and pre-construction checks for badgers are needed. There were no badger setts recorded but there was evidence within the wider area, potentially foraging in the site.

3.3.4 There are two waterbodies within 500m of the site but they are separated by roads which prevent the dispersal and protected species such as Great crested newts are unlikely to be on the site, so are not a development constraint.

3.3.5 In respect of trees, whilst there are TPOs along the northern boundary of the site, these can be retained and incorporated into the development without any impact, whilst new planting will be proposed as part of the development, for biodiversity purposes as well as screening and landscaping.

3.3.6 Therefore, there are no ecological or arboricultural constraints preventing the development of the site, as shown on the ecological constraints plan. Further survey work and appropriate mitigation will be provided where necessary.

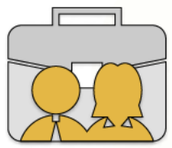
04 SUSTAINABLE DEVELOPMENT PRINCIPLES

68

Direct construction roles and indirect/ induced jobs supported per annum during the 10-year build programme.

£12.4million[GVA]

Economic output contribution from jobs supported by activities at the site over 10 years.



919

Economically active and employed residents estimated to live in the new housing.

£4.85million

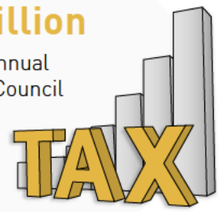
Potential New Homes Bonus to Test Valley Council.

£24.8million

Annual household expenditure.

£1.2million

Estimated annual increase in Council Tax revenue.



4.1 Sustainable Development Principles

4.1.1 The Bere Hill site represents a highly sustainable solution to the Borough's housing needs which will generate economic, social and environmental benefits in accordance with the three pillars of sustainable development, and will deliver the type, quality and quantity of new homes to support the growth of Test Valley over the emerging plan period.

4.2 Economic Benefits

4.2.1 The development of the Bere Hill site will support the local labour market and generate the following specific benefits:

- Direct construction related employment: The proposed development could support around 68 full time equivalent jobs per annum during the construction over the estimated 10 year build programme.
- Construction impact in the supply chain: A further 119 jobs could be supported each year locally and across the wider region through indirect and induced effects during the construction phase.
- Contribution of construction phase to economic output: The proposed development could generate an additional £12.4m of gross value added per annum, equating to £124 million over the 10 year construction period.
- Growing labour force: Approximately 919 economically active and employed residents are estimated to live in the new dwellings once the site is fully built and occupied. These residents, along with those who are not economically active, will be spending money in the local economy, as outlined in the next finding.
- Household spend: Once fully built and occupied, the households are estimated to generate expenditure in the region of £24.8million per annum.
- New Homes Bonus revenue: The proposed development has the potential to generate in the region of £4.85million in New Homes Bonus revenue for Test Valley.
- Increased Council Tax income: The proposed development could also generate in the region of £1.22 million per annum in Council Tax revenue, once fully developed and occupied.

4.2.2 The development of the land at Bere Hill, Andover would help to deliver significant benefits to the local economy. Notably, the development of a minimum of 700 dwellings on site would secure a number of economic benefits including job creation, tax revenues to the Council and increased expenditure in the local economy.

4.2.3 Housing supply can also play a key role in the flexibility of the local labour market, which is an important component in local economic competitiveness and maintaining a dynamic economy. A shortage of housing or lack of affordability can act as a barrier to people accessing employment opportunities or result in long distance commuting and associated sustainability impacts.

04 SUSTAINABLE DEVELOPMENT PRINCIPLES

4.3 Summary of Community Benefits

4.3.1 The development of the site will also perform a social role by generating the following community benefits:

- Provide a range of open market housing comprising various types to meet the needs of the local community.
- Potentially provide up to 40% affordable housing, in line with current Council policy, which would equate to the provision of 270 affordable dwellings on this site, subject to viability.
- The provision of over 12 hectares of open space, interspersed with new vegetation and woodland, for future residents and the wider community. The proposals for the site can deliver well integrated open space which is well connected to the existing settlement of Andover and the public right of way network, most notably Ladies Walk. The development will also seek to provide the required levels of on site open space (including children's play equipment where required).
- The development proposals will assist in the provision of other community facilities where there is an identified need, in accordance with development plan policies.

4.4 Peel CSR & Sustainability Statement

4.4.1 *"At the Peel Group we are committed to deliver benefits to communities and the environment in everything we do. We believe in being socially responsible and have been investing in the communities in which we work for more than 40 years."*

4.5 Environmental Considerations

Highways

5.5.1 As confirmed in section 3 there are no existing highways constraints preventing the development of the site coming forward.

Ecology

5.5.2 As confirmed in section 3 there are no ecological or arboricultural constraints preventing the development of the site and further survey work and appropriate mitigation will be provided where necessary.

Archaeology and Heritage

4.5.3 As demonstrated in section 2.3, there are no Conservation Areas or designated archaeological features either within or directly adjacent to the site boundary. The nearest Listed Structure, the Grade II Iron Bridge, can be sensitively integrated with the development forming part of Ladies Walk.

4.5.4 As per the current application requirements a full archaeological assessment will be undertaken at the planning application stage, in order to identify if any mitigation measures are required, albeit at this stage there are no archaeological constraints that would prevent development going forward.

Landscape & Visual Impact

4.5.5 As confirmed within the landscape analysis in section 3, the site is not subject to any formal landscape designations, whilst the detailed landscape framework used to inform the masterplan ensures that the development of the site will have a minimal impact on landscape character and visual amenity.

Ground Conditions

4.5.6 A desktop assessment suggests that the site has not been subject to intensive development, reflective of its use as arable land, albeit there is evidence of historic mining works to the south west of the site, with Micheldever Road, which may require further investigation at planning application stage, although this will not prevent development of the site.

Flooding & Drainage

4.5.7 The site is entirely within Flood Zone 1, which means it has a low probability of fluvial flooding and is suitable for all types of land use, including residential, in accordance with the NPPF.

4.5.8 The masterplan also includes generous areas for water attenuation , in the low lying areas in the north west and south east of the site, which will be incorporated into a sustainable drainage system.

4.5.9 Therefore there are no flooding or drainage constraints preventing the development of this site.

Noise

4.5.10 It is clear that the main source of existing noise will come from the adjacent A303 Andover Bypass to the south of the site. However, the road is set within a cutting, and the boundary is already well screened by trees and planting. This screening will be strengthened within the proposed development, and combined with suitable development stand-offs will be sufficient to mitigate any impacts as may be required.

4.5.11 As such, there are no noise constraints preventing the development of the site.

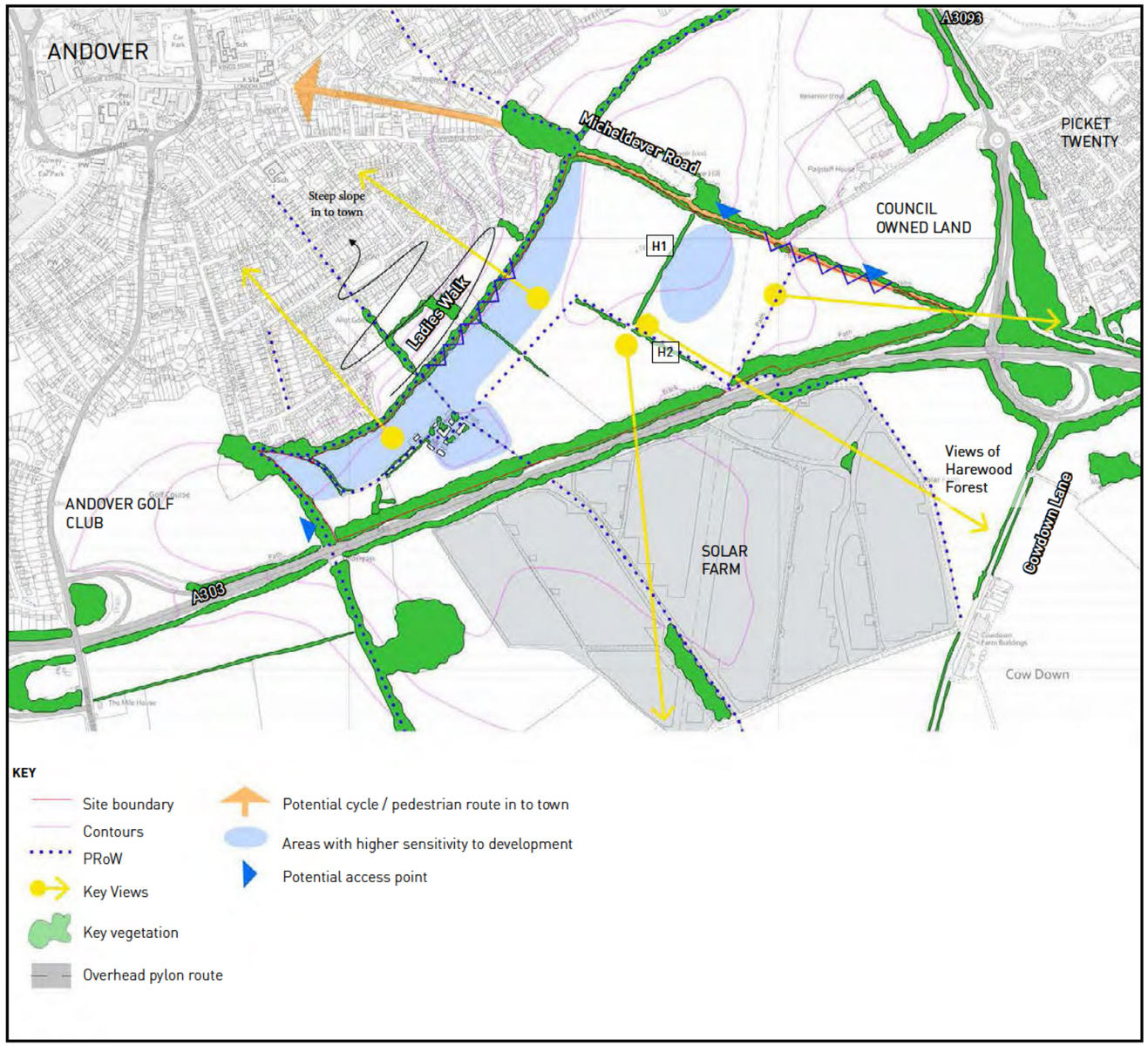
Utilities

4.5.12 At present there are no known constraints that would prevent the development of the site for 700+ residential homes.

Sustainability Conclusions

4.5.13 There is a compelling need to deliver the emerging development requirements of Test Valley in an appropriate manner. The development of the Bere Hill site would deliver a range of sustainability benefits, whilst creating no adverse local impacts. This section has demonstrated that the site benefits from no site constraints which would prevent the site coming forward for residential development and should for housing in the emerging Test Valley Local Plan.

CONSTRAINTS AND OPPORTUNITIES PLAN



5.1 Illustrative Masterplan

5.1.1 The illustrative design proposals have been informed by the local context of the site, it's surroundings and constraints and opportunities, with particular consideration given to the landscape and visual matters set out in section 3, creating a landscape-led masterplan.

5.2 Constraints and Opportunities

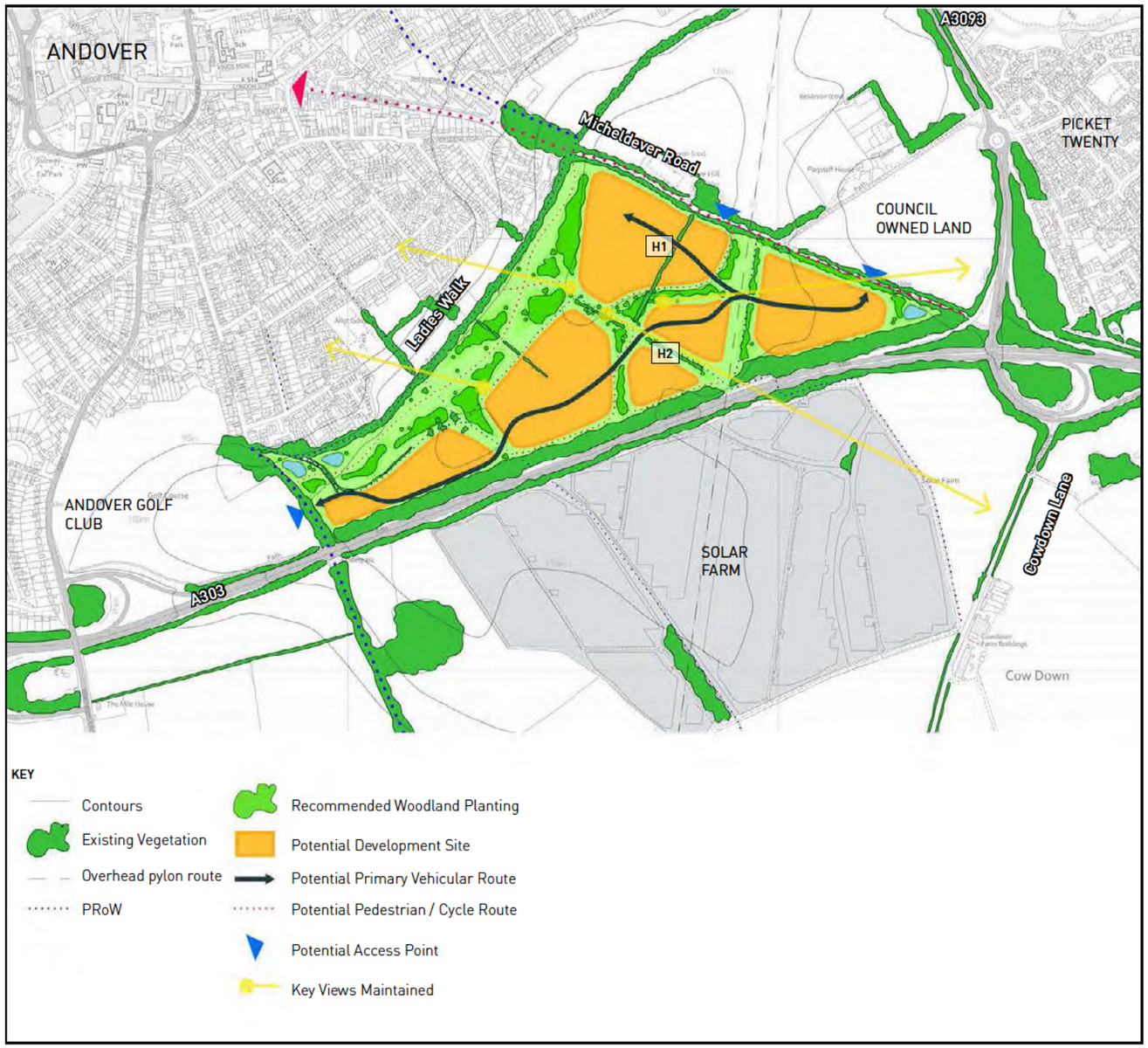
Opportunities:

- Close proximity to town;
- The site is well served by the existing right of way network, with potential for additional/ improved connections.
- Strong existing vegetation framework including hedgerows and trees on Ladies Walk, that will be retained and enhanced where appropriate, particularly on the higher parts of the site.
- Key views out of the site, particularly towards Harewood Forest and the distant landscape to the north should be retained.
- The steep slope of the land in to the town along with mature vegetation on Ladies Walk minimises the opportunity for views in towards the site from the north; and
- Trees within gardens and along streets will also be an important feature as their overall impact will help to break up development and screen development.

Constraints:

- The site sits above the 90m contour level where development to date has generally been restricted, although not by any statutory guidance;
- Some areas of higher ground are more sensitive to development and will require careful integration with planting to avoid development becoming intrusive on the surrounding landscape;
- In limited locations some boundary planting has weakened and will need to be addressed within the site design;
- Overhead pylon route crosses the site; and
- Proximity to the A303.

LANDSCAPE FRAMEWORK PLAN

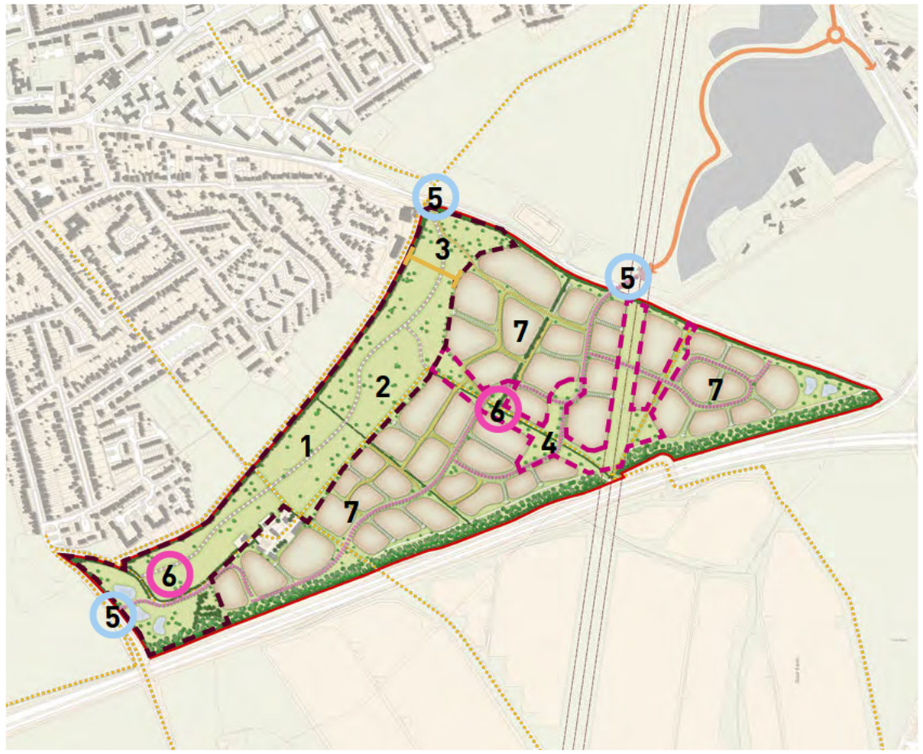


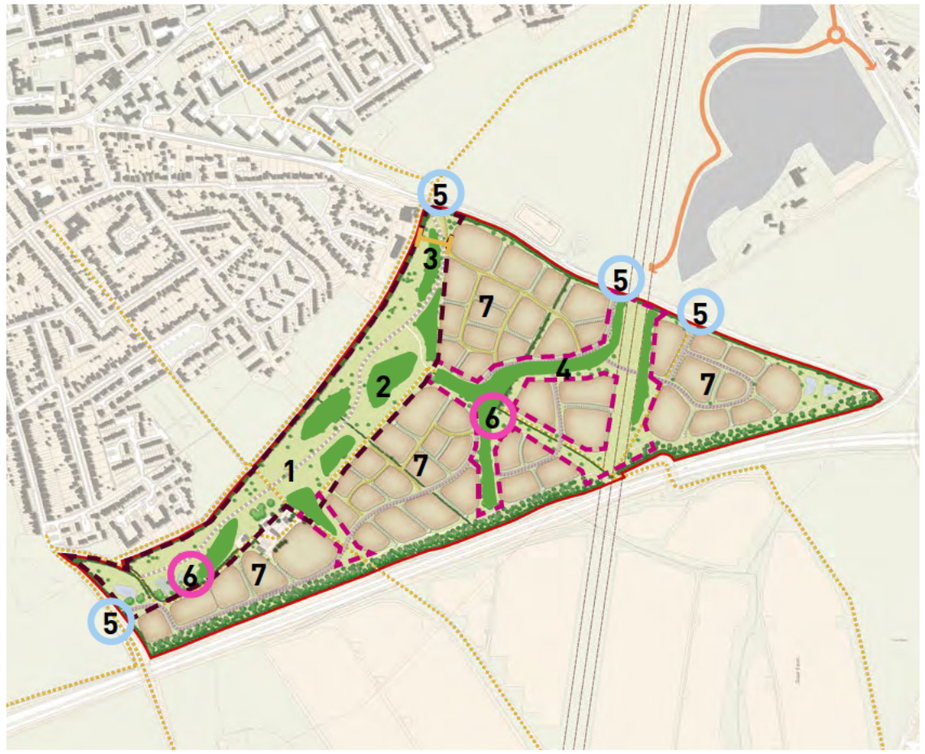
5.3 Landscape Framework

5.3.1 The landscape and visual analysis has provided a framework for the masterplan, that will mitigate any potential landscape and visual issues associated with the development through the following features:

- Retaining the majority of existing planting.
- New small areas of woodland on higher parts of the site, which provide containment, help integrate the site with its surroundings and break up the development, whilst also creating attractive open spaces with pedestrian and cycle routes.
- Positioning of woodland on horizon will help to avoid any ridge-lines of properties forming a new skyline and will fit in with the character of the wider area.
- Positioning of woodland to allow views towards Harewood Forest and to the north through thinner areas of vegetation along Ladies Walk.
- Retaining existing rights of way, with a proposed realignment of footpath 2.
- Additional pedestrian routes throughout the open space network ensuring connectivity through the site.
- Water attenuation areas in the lower areas of the site which can be integrated with open space for both informal and formal play provision.

MASTERPLAN EVOLUTION





KEY CHANGES:

1 Stronger landscape framework which mitigates the impact of the development, preserves important views, contains the site within the wider landscape and creates better-distributed and more usable open space particularly along walking and cycle routes.

2 Greater use of woodland to create screening where appropriate, more diverse and interesting open spaces and more opportunities for enhancing bio diversity.

3 Open space which runs along the northwestern boundary adjacent to Ladies Walk has been narrowed in places where width is not needed because landscape impact is less. Better connections to the site will create interesting spaces and better integrate with the development areas.

4 More open space provided within the site to break up the development parcels more effectively, create better places and provide more open space within easy reach of clusters of development parcels.

5 Potential main vehicular and emergency access points confirmed. Site can be accessed from the east or west.

6 Retention of features of ecological benefit and incorporation of additional mitigation measures underpinned by preliminary ecological study.

7 Revised layout allows for increase in number of residential units to above 700, whilst creating a better, more liveable place, which will further assist in meeting future housing need.

5.5 Masterplan Evolution

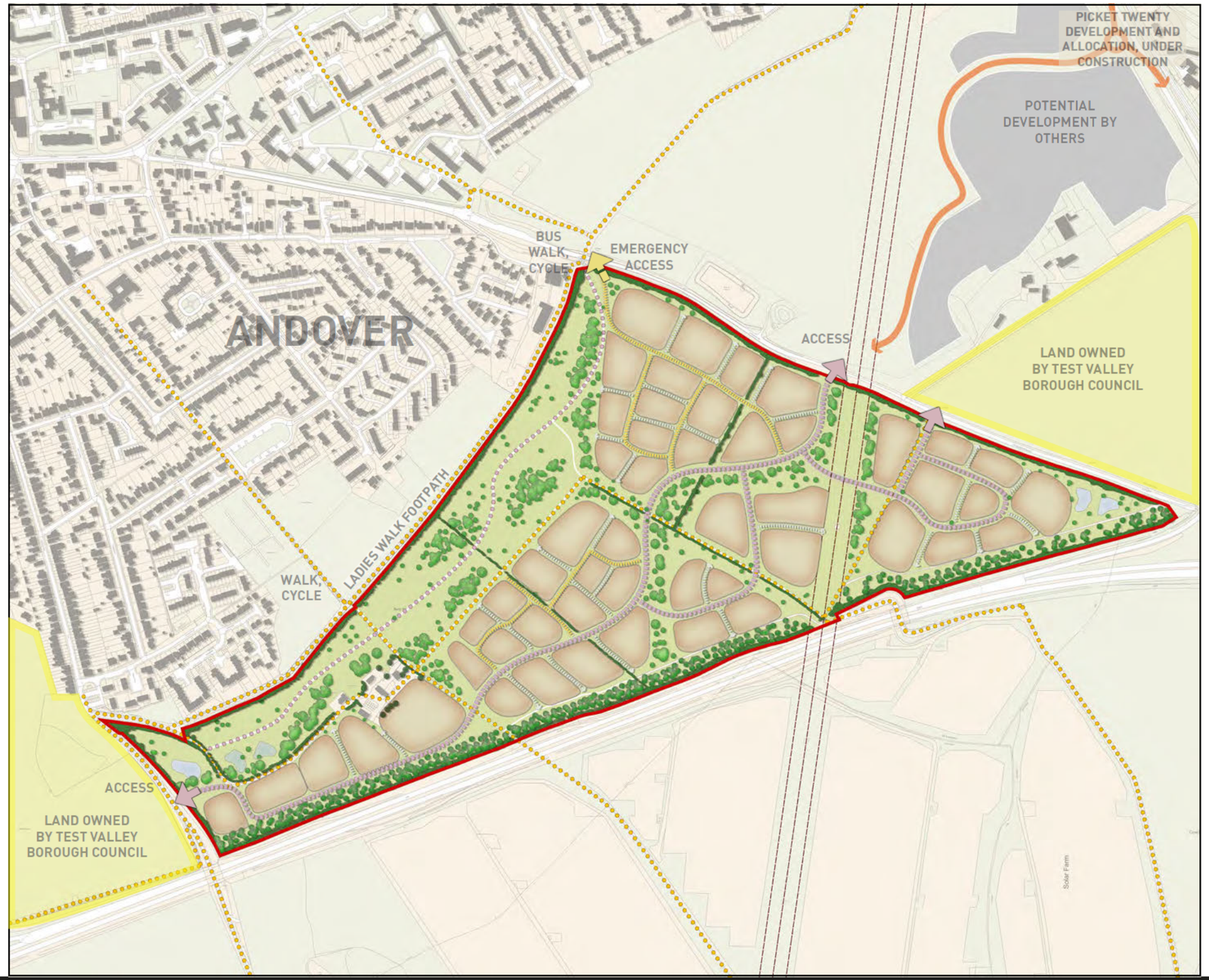
5.5.1 The illustrative masterplan that was submitted in response to the Issues and Options consultation in September 2018 has now been refined and updated in the light of the conclusions of the recent assessments undertaken by Peel in respect of landscape and visual Impact, ecology and highways access.

5.5.2 This represents a further, evidence-based, step in Peel's contribution to the evolving SHELAA, which in turn, will underpin the emerging Local Plan spatial strategy and allocations. It serves to further underline the fact that the site is deliverable, available and suitable for housing development as described in Section 6.

5.5.3 The main changes in comparison with the September 2018 version are shown on the diagram

5.5.4 The illustrative design proposals have been informed by the local context of the site, its surroundings and constraints and opportunities, with particular consideration given to the landscape and visual matters set out in section 3, creating a landscape-led masterplan.

ILLUSTRATIVE MASTERPLAN



5.4 Illustrative Masterplan

5.4.1 The key drivers behind the design are:

- **Landscape and Green Infrastructure** – Responding to the Landscape Framework set out above and creating new opportunities for sustainable drainage and ecological enhancement, in line with the Ecological recommendations set out in section 3.
- **Distinctiveness** - Creating a new settlement edge to Andover, with respect to the existing urban form and surrounding environment.
- **Connectivity** – There are multiple vehicular access options, through the adjoining land to the east, or west. Secondary and emergency access can be achieved through Micheldever Road and Old Winton Road to north both of which are in the ownership of the landowner (Peel), and pedestrian and cycle connections to Ladies Walk and the wider footpath network (further detail on access options is provided in section 3).
- **Utilities and Services** - Working with the existing utilities and services that cross the site.

5.4.2 As such, the development could provide a minimum of 700 high quality new homes that are sensitive to the local landscape context, creating a new rural to urban transition along the south eastern edge of Andover.

5.4.3 The development will have a clearly legible hierarchy of streets providing connectivity and access to local facilities, with clear access into the site and good pedestrian linkages to the surrounding area, enhancing Ladies Walk and the existing footpath network.

5.4.4 The layout and urban form of the scheme will be such that it maximises the potential of the site without compromising the landscape framework set out above.

06 DELIVERABILITY

6.1 Deliverability

6.1.1 The delivery of in excess of 700 dwellings on this site will make a valuable contribution to the Borough's emerging housing requirements as well as meeting the qualitative need to provide family and affordable housing within the area. It is therefore important that the site is deliverable in accordance with the requirements of the NPPF.

Deliverability Criteria

6.1.2 The revised NPPF outlines how local authorities should identify specific, deliverable sites in the first 5 years of a Local Plan, and further developable sites for year 6 onwards (paragraph 67). To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

6.1.3 The revised NPPF also notes how large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (paragraph 72). The Bere Hill site would represent a sustainable urban extension to Andover.

Available

6.1.4 Peel Land and Property are legal owners of the Bere Hill site, and it is not subject to any legal constraints which would present an obstacle to early delivery. The site is therefore in the control of a major national developer and could deliver in excess of 700 new homes that will be critical to meeting housing need during the Plan Period.

6.1.5 If the site were allocated for housing, Peel would work with the housebuilding industry, the local authority, and the adjoining land owners to deliver the site as soon as practicable, to ensure that it contributes to the Borough's housing land supply in the first five years, and beyond when delivery within Andover is expected to dip, following the completion of development on existing strategic allocations

6.1.6 This commitment to delivery is demonstrated by Peel's track record of efficient delivery of major development proposals ranging from high density mixed use schemes on complex brownfield sites to sustainable urban extensions on greenfield land, such as that proposed here.

6.1.7 Therefore the site can be considered wholly available as acknowledged by the Council in the 2017 SHELAA.

Suitable

6.1.8 The Bere Hill site is entirely suitable for housing development because it:

- Offers a suitable & sustainable location for development and can be developed now;
- Would consolidate and round off the settlement to the south of Andover, working with existing physical boundary provided by the A303 and adjacent Picket Twenty development to the east;
- Is sustainably located in relation to nearby local facilities, within walking distance of the Town Centre, schools and other local shops;
- Can accommodate satisfactory vehicular access, with three potential options for the main access plus provision for emergency access, as well as providing pedestrian and cycle links to the existing facilities in the area;
- Can be sensitively integrated with the existing landscape to minimise visual impacts on the Andover Bowl and wider landscape character;
- Will deliver generous, attractive and useable areas of open space for use by residents and the existing local community and enhancements to bio-diversity and the local footpath/cycle network; and
- Is not subject to any ecological, environmental or historical constraints or designations which would prevent development on site.

6.1.9 The site is therefore suitable in accordance with the provisions of the NPPF.

Achievable

6.1.10 The proposed development is achievable and viable for development in the short term, as acknowledged by the Council in the 2017 SHELAA. An assessment of the site's technical constraints has demonstrated that proposed development is achievable, whilst a review of local market has confirmed that this is an established market area, with strong demand for new homes, including affordable homes, which can be easily accessed from key employment destinations.

6.1.11 Peel can therefore confirm that the development of the site is achievable in accordance with the provisions of the NPPF and NPPG.

07 SUMMARY

7.1 Summary

7.1.1 Peel Land and Property are committed to promoting this site through the new Test Valley Local Plan for a high-quality development scheme capable of delivering in excess of 700 residential dwellings (including affordable homes) on the edge of Andover, to meet the Council's emerging developments needs to 2036.

7.1.2 Since its submissions to the Issues and Options consultation, and following the meeting with planning officers in September 2018, Peel has commissioned further assessments to address concerns identified by officers in relation to landscape and visual impact, ecology and highways access.

7.1.3 The conclusions of these studies provide further evidence-based confirmation that there are no technical constraints that would impede bringing forward the site for development. They underline even more strongly than before that the site is deliverable, available and suitable for development.

7.1.4 The Landscape and Visual Impact Assessment demonstrates that despite the majority of the site being above the 90m contour which has represented a historic non-statutory restriction to development in this area, its unique topography, surrounding landform, and strong existing vegetation framework, ensures that the site can be delivered with minimal effects on landscape character or visual amenity, particularly when compared with other recent developments on lower lying land, which have led to sprawl and fragmentation of the landscape character.

7.1.5 The highways Access Assessment confirms that there are three options for providing the principal access to the site, all of which are equally acceptable in technical terms. There is also the facility to provide additional emergency access as well as improved footpath and cycling connections.

7.1.6 The Preliminary Ecological Assessment confirms that there are no ecological constraints to the development of the site. Existing features of ecological benefit can be retained and mitigation measures implemented where appropriate as part of the proposed Development Framework.

7.1.7 The site is in a highly sustainable location with excellent access to the Town Centre, local schools and employment facilities, and is unconstrained in terms of the natural, historic and physical environment.

7.1.8 Its development would consolidate and round off the settlement to the south of Andover, which has been the focus of a substantial amount of new development in recent years, working with existing physical boundaries to minimise impacts on the wider settlement and landscape, and affording opportunities to enhance the local green infrastructure and footpath networks.

7.1.9 The revised and updated masterplan which derives from the evidence provided by the latest assessments is rooted in a stronger landscape framework which will aid better place-making whilst at the same time delivering a total number of homes somewhat in excess of the 700 originally anticipated.

7.1.10 Overall, this site represents an available, suitable and deliverable development opportunity that is capable of contributing to housing supply within the first five years, and beyond 2025 when supply in Andover is due to dip, making it a highly suitable candidate for allocation in the emerging plan.

7.1.11 Peel looks forward to continuing its constructive dialogue with the Council as the SHELAA process continues with a view to securing the allocation of the site in the emerging Local Plan.

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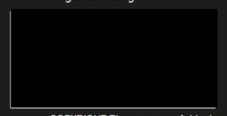
PLANNING I DESIGN I ENVIRONMENT I ECONOMICS I HERITAGE

Pegasus Design



LAND AT BERE HILL, ANDOVER

LANDSCAPE AND VISUAL STATEMENT

MAY 2019

Pegasus Group

WRITTEN BY: RK CHECKED BY: KC CLIENT: PEEL LAND AND PROPERTY LTD JOB NUMBER: P18-1774

01 INTRODUCTION

1.1 This Landscape and Visual Impact Statement has been prepared by Pegasus Group on behalf of Peel Land and Property. It is in support of the promotion of land at Bere Hill, for residential development for submission to Test Valley Borough Council (TVBC) as part of their production of a Preferred Options draft Local Plan. The site boundary is illustrated in Figure 1 (purple).

1.2 The report provides an analysis of the site in relation to both landscape and visual issues and provides a development framework that draws from the conclusions made from assessment work on site and desk top analysis. The report also makes reference to the 90m contour which defines the development limit for the majority of development within the Andover Bowl and challenges this in respect of delivering this site for housing in the future. This development limit is not set in policy but is a principle that has been followed, in the majority of cases, for some time.

1.3 A study area of approximately 2km from the site boundary is considered appropriate to the size and location of the site.

1.4 This statement also considers other recently developed sites on the outskirts of Andover with a view to making a comparison with the Bere Hill site in terms of landscape and visual impact.

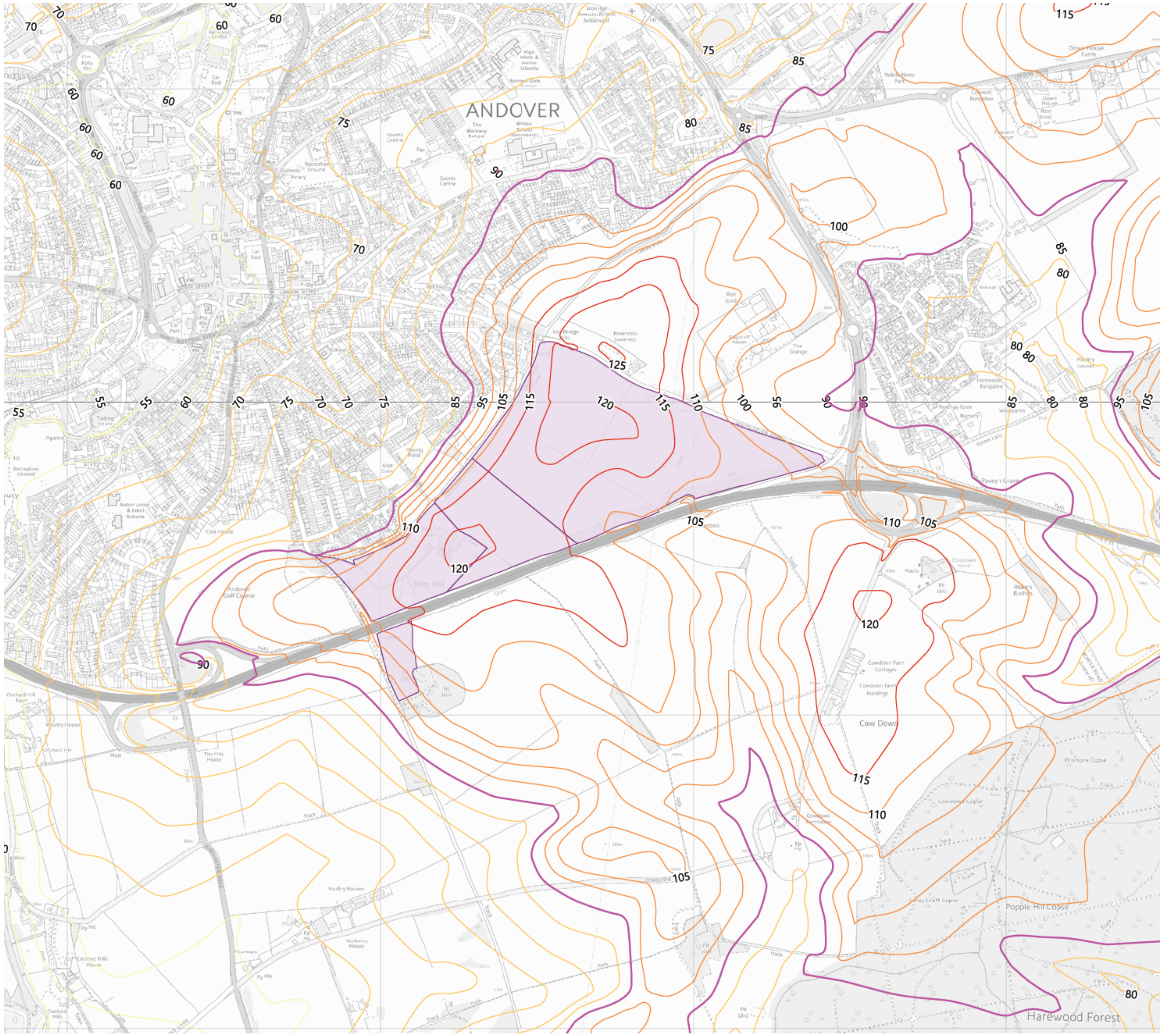


Figure 1: Site location plan showing contours

02 SITE CONTEXT

2.1 The site is located immediately adjacent to the existing town of Andover, in Hampshire, north of the A303 and the Cowdown Lane solar farm. The site is approximately 52.6 Ha in area and comprises a mix of arable fields, grassland, trees and hedges associated with Bere Hill Farm. The buildings associated with the farm consist of two residential dwellings and a cluster of derelict out buildings and machinery.

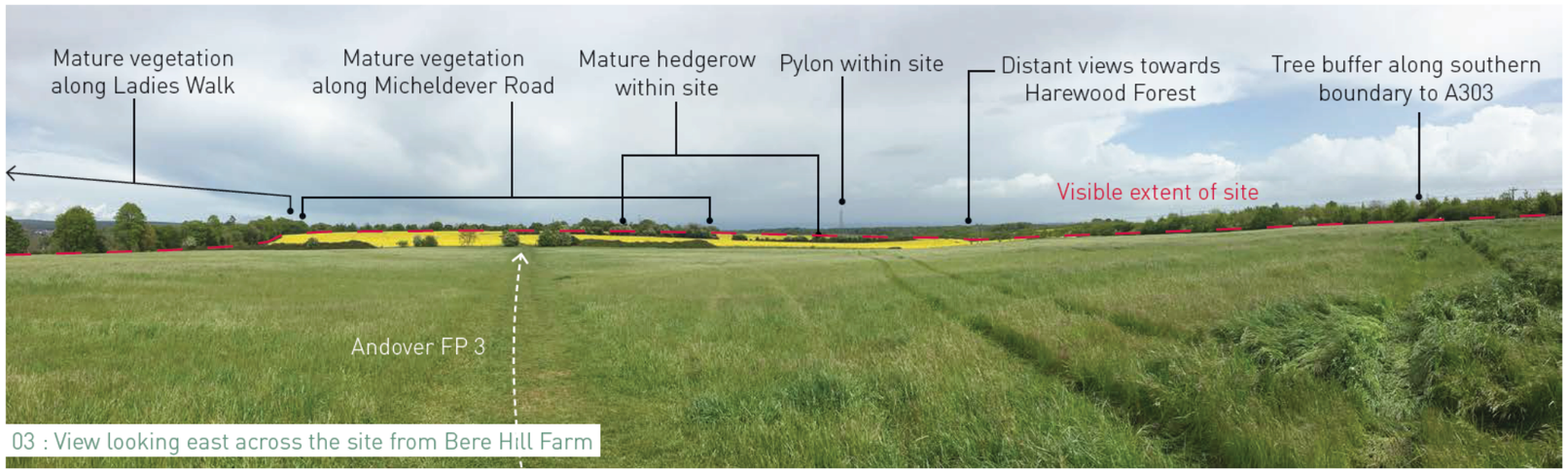
2.2 The site is located within an area of considerable new development with both recently completed and proposed housing, energy and employment developments in close proximity. These developments surround the site from south to east in the lower lying outskirts of Andover.

2.3 Figure 2 illustrates the site and its surrounding context and the following pages display a range of annotated photographs showing views from within the site. The photograph locations are shown on Figure 3.

Figure 2: Site context plan

01 : View looking north towards Ladies Walk and across the Andover bowl to far reaching countryside

02 : View looking east towards the A3093 and the recent Picket Twenty development



03 : View looking east across the site from Bere Hill Farm

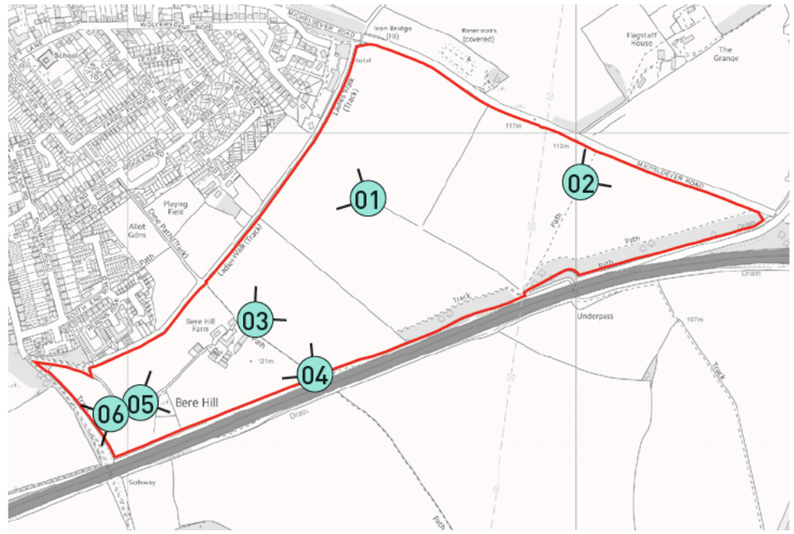
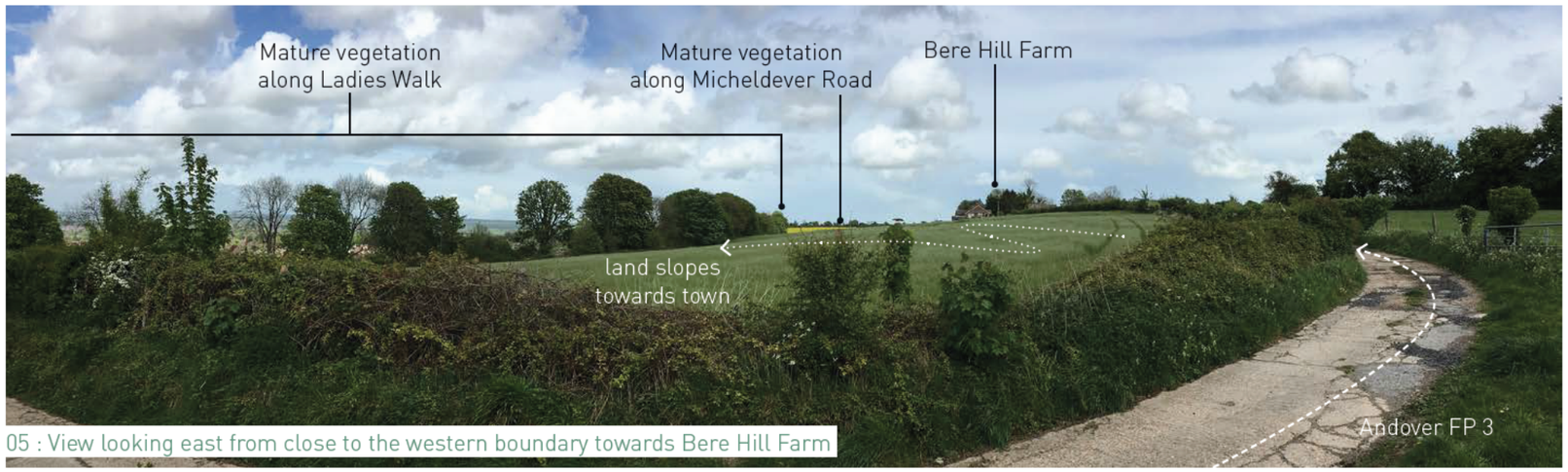


Figure 3: Internal viewpoint location plan

04 : View looking north from the southern boundary towards Bere Hill Farm and Ladies Walk



05 : View looking east from close to the western boundary towards Bere Hill Farm

06 : View of the western boundary

03 LANDSCAPE DESIGNATIONS AND POLICY REVIEW

Policy

3.1 Test Valley Borough Council (TVBC) are currently preparing their next local plan for the period to 2036. The first stage of this involved consultation on issues and options which ran until September 2018. This will be used to prepare a Preferred Options draft Local Plan.

3.2 The current Local Plan is the Test Valley Borough Revised Local Plan DPD, 2011-2029, adopted in January 2016.

3.3 The key policies of relevance to this site and its proposed development include:

- Policy E1: High Quality Development in the Borough
- Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough
- Policy E5: Biodiversity
- Policy E6: Green Infrastructure
- Policy LHW1: Public Open Space

Designations

3.4 There are no designations covering the site that recognise a particular landscape or visual importance. The site also lies outside the Green Belt

3.5 A number of designations fall outside of the site within the 2km study area as illustrated in Figure 3. Although some of these are not landscape designations, they often give an indication of the value and quality of a landscape and so have been shown. These include:

- Iron Bridge GII Listed Building - adjacent to the northern boundary of the site;
- Access land - immediately north of the site;
- Harewood Forest Ancient and Semi-Natural and Woodland and Ancient Replanted Woodland - 0.95km east of the site at closest point;
- Andover Conservation Area - 0.8km north west of the site;
- Anton Lakes Local Nature Reserve - 1.8km north west of the site;
- Old Pound Copse earthwork (Scheduled Monument) - 1.1km east of the site; and
- Two Sites of Important Nature Conservation are located adjacent to the site in two separate locations.

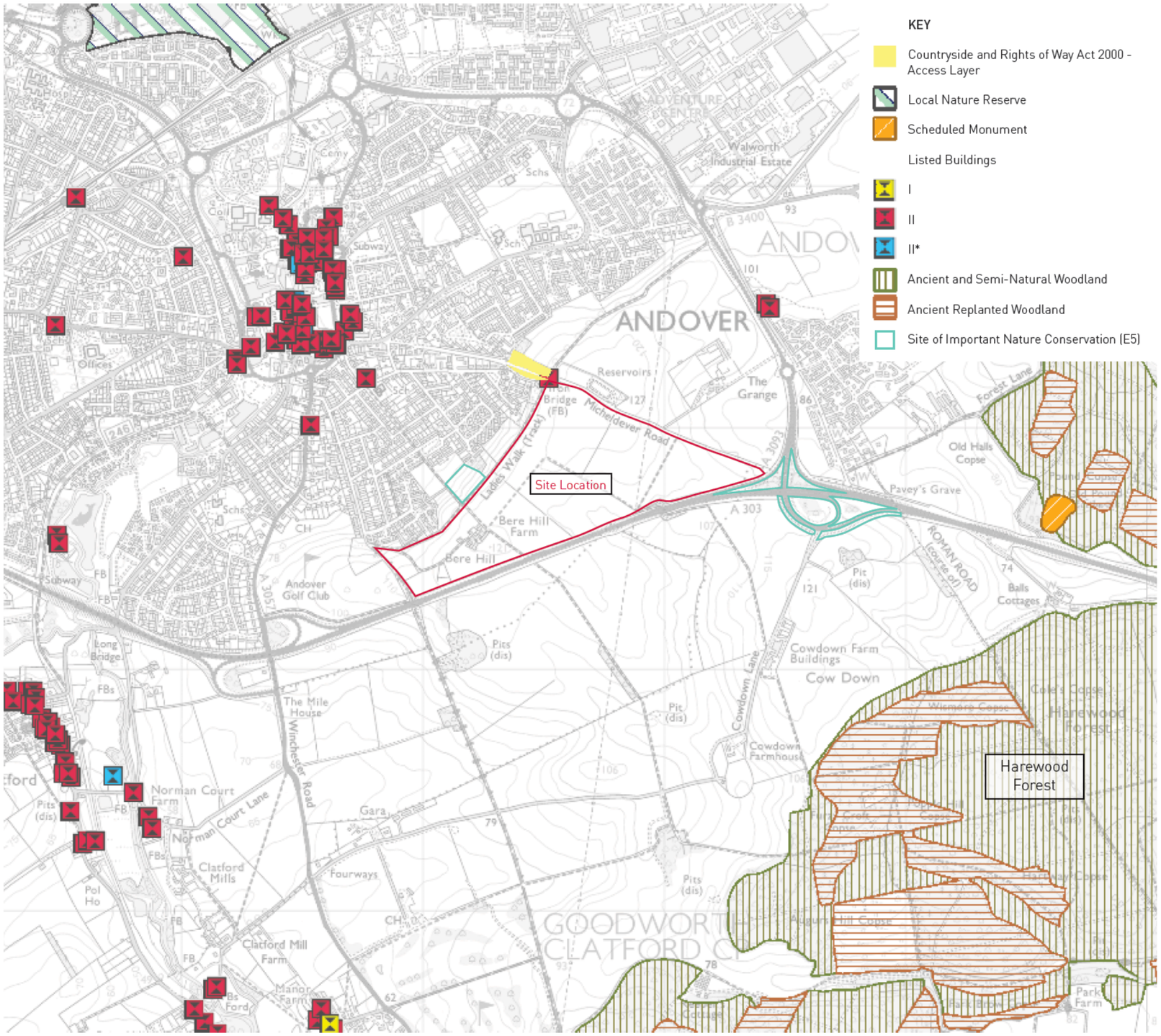


Figure 4: Extract from MAGIC website illustrating nearby designations

04 LANDSCAPE BASELINE

4.1 A baseline study has been undertaken to record the character of the site and surrounding landscape and the elements, features and aesthetic and perceptual factors which contribute to it and to highlight any particular sensitivities that should be addressed in the masterplan.

Landscape Features

Topography

4.2 The topography of the site consists of two high points at approximately 120m AOD, one adjacent to Micheldever Road and one at Bere Hill Farm. From these high points the site slopes down towards Ladies Walk, to approximately 110m AOD, in a north westerly direction. The land also slopes away from Bere Hill Farm to the west down to approximately 110m AOD and to a low point of approximately 100m AOD in the south eastern corner.

4.3 In the wider landscape to the north and west of the site the landform continues to slope quite steeply in to the centre of Andover town and the River Anton before the town rises up on the other side of the river. To the east the topography begins to slope away towards the A3093 and Andover Down before rising up again towards Harewood Forest north of the A303. To the south the landform falls gradually towards the area of Harewood Forest south of the A303 and the River Test.

Landuse, buildings and infrastructure

4.4 The site is mainly used for arable farming with a section to the west of the site being grassland. The Agricultural Land Classification for the site is a mix of Grade 3a (best and most versatile) and Grade 3b (moderate quality agricultural land).

4.5 There are several rights of way within the site that connect to a good network of footpaths in the surrounding landscape including Ladies Walk in the north and to Harewood Forest in the south.

4.6 An overhead power line runs across the eastern part of the site in a broadly north east, south west alignment.

4.7 A cluster of derelict buildings are present at Bere Hill Farm along with two modern dwellings (see Figure 7).

Vegetation

4.8 Vegetation on the site consists of a young tree buffer to the south of the site along the A303, mature trees along the majority of the boundary with Micheldever Road and along Ladies Walk. Thick, tall hedgerows with some mature trees form some field boundaries (see Figure 7), whilst other hedgerows are fragmented and bolstered with post and wire fencing. In terms of ground cover rapeseed is sown in fields in the north eastern part of the site and grassland in the south western half. An ecology report undertaken as part of the wider scope of works in relation to the site will have more detail on the type and quality of flora.

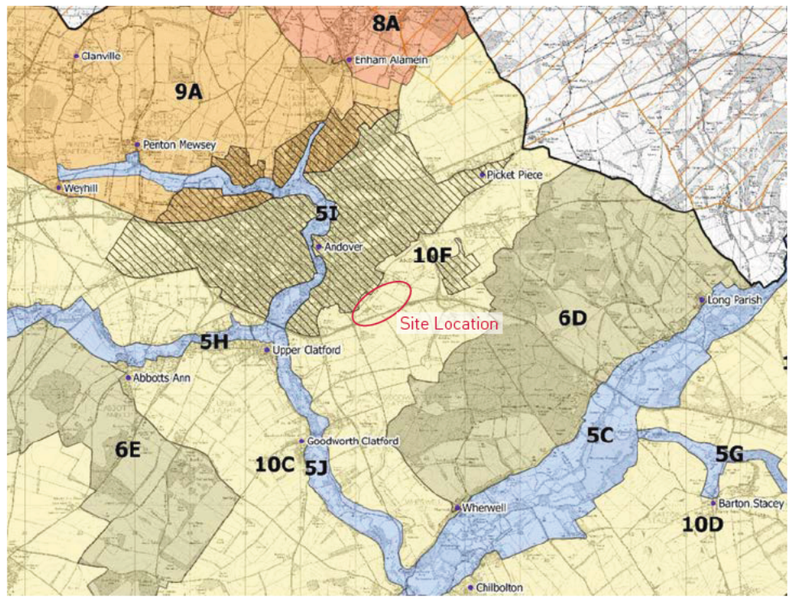


Figure 5: TVBC Landscape Character Assessment, map extract

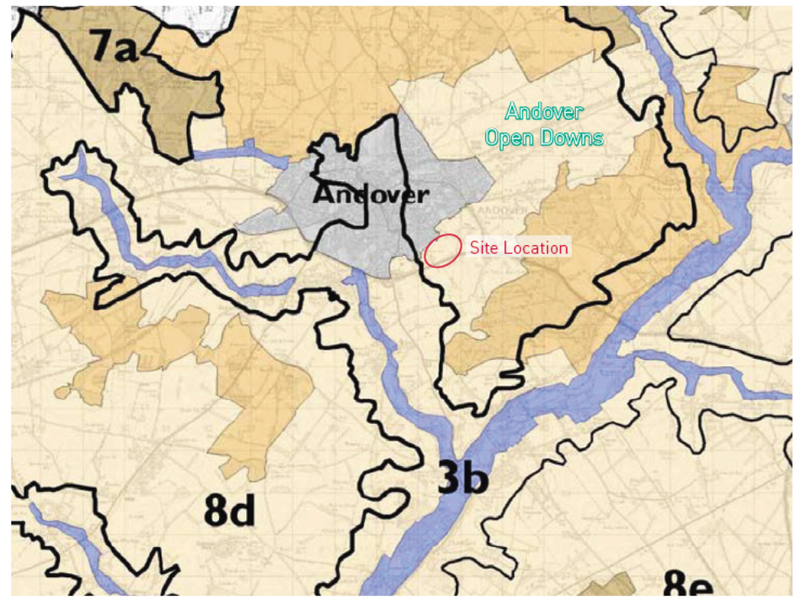


Figure 6: Hampshire County Council Character Assessment, map extract

4.9 Beyond the site itself arable land continues to the south with the exception of the solar farm north of Cowdown Lane, the large expanse of woodland at Harewood Forest and the Hampshire Golf Club. Field boundaries and lanes are mostly defined by hedgerows, in some instances they are relatively tall and thick with mature trees punctuating them. There is also a wooded disused pit adjacent to the restricted byway south of the site that forms a prominent feature in local views.

4.10 To the east, opposite Micheldever Road lie more arable fields with field boundaries defined by hedgerows and tree belts along the A3093. Further afield beyond the recent development at Picket Twenty are some smaller scale arable fields, although these have been allocated for residential development and work on site has already begun. Beyond this lies the mature trees along the Middleway and Harewood Forest. West of the site lies Andover Golf Club with scattered trees throughout the course.

Landscape Character

National Landscape Character Assessment

4.11 The site falls within National Character Area 130, Hampshire Downs. This national level assessment gives a broad impression of a region and provides a useful contextual overview of the character of the wider landscape, however, due to the small size of the proposal site, for the purpose of this assessment a greater degree of focus has been given to the Landscape Character Assessment provided by Test Valley Borough Council.

County Level Landscape Assessment

4.12 Hampshire County Council produced an Integrated Character Assessment in 2012. This identifies the site within Landscape Character Type 8D, Andover Open Downs. The assessment of this area provides a detailed resource of the landscape at a county level. Whilst this is at a broader level than the Test Valley Landscape Character Assessment discussed below, there are some useful points to note.

4.13 The assessment identifies occasional prominent hills within the downland that create visual features, and notes the urban edges of Andover extending in to this character area within the list of key characteristics. The principal land use is described as arable farmland with some concentrated areas of woodland. Particularly in the Harewood Forest area "*hedgerows comprise shelter belts or spinneys contributing to the general sense of enclosure found there and contrasting with the openness of the wider area*". The assessment mentions "*wide views, big skies and a visually simple composition*" as experiential and perceptual characteristics but states how the tranquillity of the LCA reduces towards Andover. Pylons and major trunk roads are some elements that detract from the tranquillity as well as "*views towards urban development and the spread of urban development along radial roads*" that have an urbanising influence on the landscape. Woodland is described as being scattered in small

Figure 7: Photographs of landscape features

Vegetation on Micheldever Road

Small woodland on ridge

Derelict buildings at Bere Hill Farm

Tall, thick hedgerow with trees within site

copses and strips throughout the character area with the exception of Harewood Forest. The assessment describes the built environment and its "*many roads that cross this landscape radiating out from Andover ... In places such as east of Andover the criss-crossing of the road network physically and visually fragments the landscape*".

4.14 Some of the threats in relation to development include the following:

- "*High visual impact of Andover, particularly where dense residential development abuts open fields.*
- *Ribbon development into downland along roads around Andover, leading to a degraded feel to the landscape, and a wide transition zone from urban to rural character*".

4.15 Opportunities suggest:

- "*Use of planning conditions to help integrate new development into the landscape through (for example) sensitive planting of hedgerows and woodlands to minimise the visual impacts of development and roads on the landscape.*
- *Maintain the close relationship between settlement pattern, historic field boundaries and surrounding parkland in order to protect and enhance the settings of settlements.*
- *Improve recreation opportunities and public access into the countryside from Andover, in line with CAP actions*".

Local Level Landscape Character Assessment

4.16 The Test Valley Community Landscape Project (TVCLP) aims to provide a clear framework to guide the future development and management of the borough landscape. The TVCLP Landscape Assessment was updated in 2018 based on previous work undertaken in 2004. There are twelve landscape character types (LCTs) within the Borough. These are sub-divided in to landscape character areas (LCAs).

4.17 The site falls within LCT '10 - Open Chalklands' and LCA '10F Andover Chalk Downland'.

4.18 The assessment describes this LCA as a "*gently undulating and rolling area of chalk downland, with small hills located to the east ... orientated and sloping down to the west with a series of dry valleys towards the River Anton and Test Valley ... It features open areas of arable land, and more recently fields of solar panels, separated by areas of settlement, new housing and infrastructure creating a fragmented character area of original downland. A number of isolated woodlands are seen within the open arable areas, often demarcating old disused pits ... Shelter belts or thick hedgerows are also a feature, with a high density found towards the south, linking and providing areas of enclosure between the wooded landscape type to the north and the river valley to the south ... Pylons are visible transecting the northern part of this LCA. Ribbon development along the radiating roads out of Andover has caused urbanisation of this area of Downland, as seen along the B3400*".

4.19 The landscape is described as gently undulating with higher ground at Andover Down with the southern area falling more steeply to the River Anton.

4.20 The assessment notes that the A303 traverses the character area from east to west and its junction with the A3093 forms "*a major feature within this generally open landscape*".

4.21 In terms of built form within the LCA "*there is extensive new residential development to the north of the A303*" as described further in paragraph 10F.20: "*The east of Andover has expanded dramatically within the last few years, with a new neighbourhood to the west of Finkley Down and enclosing East Anton. Picket Piece originally a ribbon-style settlement, with properties also having extensive gardens behind has now been re-structured with a housing development. The area of Andover Down, originally a line of properties along the London Road, has now in part been back filled across to the west up to the A3093 with a new neighbourhood*" [Picket Twenty].

4.22 The assessment describes the loss of remoteness and tranquillity resulting from the impacts of suburban elements and the open nature of this landscape which "*further extends the negative impact of urban fringe land uses*".

4.23 Some of the key valued characteristics of relevance to the site are listed below:

- "*An elevated downland landscape sloping down towards the River Anton and Andover, with far reaching views towards wooded horizons;*
- *Rural lanes with single-tracks, thick hedgerows with mature trees and soft unengineered verges;*
- *Traditional building styles include brick and brick with flint walls with clay tiled roofs;*
- *Disused pits marked in the landscape as small woodland copses;*
- *Woodland copses located on ridges* (see Figure 7) *; and*
- *Good public access from southern side of A303(T) out to countryside and Harewood Forest*".

4.24 The local natural and cultural issues for the LCA are listed in paragraph 10F.27 of the assessment and include road, rail and pylons crossing the landscape, poorly managed and maintained farmland, erosion and further fragmentation of the landscape structure, visual impact of large expanse of solar panels from A303(T), and the impact of tall structures such as communication masts and transmitters.

4.25 Along with the borough wide guidelines for the landscape, the assessment goes on to discuss a specific landscape strategy and guidelines for LCA 10F. The overall strategy is to "*enhance and recreate a landscape structure of small woods and hedgerows ... and to create new appropriate landscape features to contain and integrate Andover in to its landscape and protect and enhance the key valued characteristics*".

4.26 Specific land management guidelines to this LCA of relevance to the site include:

- "*Protect and enhance the contrast of a rural landscape with the*

urban character of Andover;

- *Protect significant open vistas from visual intrusion;*
- *Protect and enhance views to valued local landscape features e.g. Harewood Forest;*
- *Seek opportunities to mitigate the impact from existing and future development through new hedgerow planting;*
- *Seek opportunities for new woodland planting to link to existing wooded areas and integrate modern development into the landscape;*
- *Reinforce the edge of Andover through careful design and appropriate landscape planting; and*
- *Avoid deterioration in the urban fringe landscape arising from poor design and intrusive development"*;

4.27 Land use and development guidelines include the following points:

- "*Opportunities to be sought to restore local landscape features and create stronger landscape structure within the settlement edge of Andover*; and
- *Maintain and improve access into and around Harewood Forest, especially from the new areas of development within Andover*".

Figure 8: View towards the site from Hedge End Road (south of Andover Town)

Figure 9: View towards the site from Hatherden Road (north of Andover Town)

Character of the site and immediate surroundings

4.28 The site is located immediately adjacent to the south western residential edge of Andover. Views of the town are available in some locations from the higher points along the north western edge of the site. Glimpsed views of the ongoing Picket Twenty development across the A3093 to the east and the solar farm, across the A303 to the south are also available from some locations within the site. Existing dwellings and derelict farm buildings associated with Bere Hill Farm are situated on a high point of the site along with overhead pylons crossing the eastern area, all of which have an urbanising influence on the character of the site. The remainder of the site comprises arable fields and grassland with some mature hedgerows and others that are fragmented. The boundaries are generally defined by mature trees with the exception of the southern boundary that has been planted more recently, however this still offers a good degree of containment that will only increase over time. The other key views from the site focus mainly towards Harewood Forest to the south and east.

Character of Andover town

4.29 The town is set around a central low point with development rising up on all sides, within the 'Andover bowl'. Part of the centre is a Conservation Area, originally designated in 1969. The topography within which the town is set and the associated built form greatly restricts views from the town to the countryside beyond it.

4.30 As the outskirts of the town are approached to the south the trees that line Ladies Walk become visible on the horizon, typically along streets that are orientated toward this footpath and beyond the roof tops of existing buildings as illustrated in Figure 8.

4.31 From higher ground on the northern outskirts of the town views towards the site are restricted by existing built form and vegetation. An example is shown in Figure 9.

06 VISUAL BASELINE

6.1 A site visit undertaken in May 2019 demonstrated that the visibility of the site within the local area was limited by a combination of topography, vegetation and intervening built form.

6.2 The majority of the site slopes to the south east, this coupled with the mature vegetation along Ladies Walk restricts views of the majority of the site from Andover town. The built form within the town results in very limited opportunity for views in to the site. Where views are available in the direction of the site they are generally of the tops of trees that line Ladies Walk, seen behind existing built form. The fieldscape beyond Ladies Walk does not present itself as a feature in these views. Despite the northern side of the town rising up on the other side of the valley it is difficult to obtain a view towards the site due to existing built form, vegetation and landform.

6.3 Within the wider landscape to the east, south and south west, views of the site vary due to undulating landform and vegetation. Views tend to be from within close proximity or elevated locations and are generally filtered by vegetation and often include recent developments at Picket Twenty and / or the Cowdown Lane solar farm.

6.4 The photographs included in the Photographic Record in Appendix A illustrate the nature of existing views towards the site from publicly accessible locations within the surrounding landscape and townscape. The locations of these are illustrated opposite on Figure 10.

6.5 In order to assist with understanding the potential visibility of the scheme from the surrounding landscape, a digital Screened Zone of Theoretical Visibility (SZTV) was generated as a starting point to demonstrate the geographical area within which views are theoretically possible. This is illustrated in Figure 10 opposite and explained further on the following page. Guidelines for mapping the potential visibility

Screened ZTV Production Information -
- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

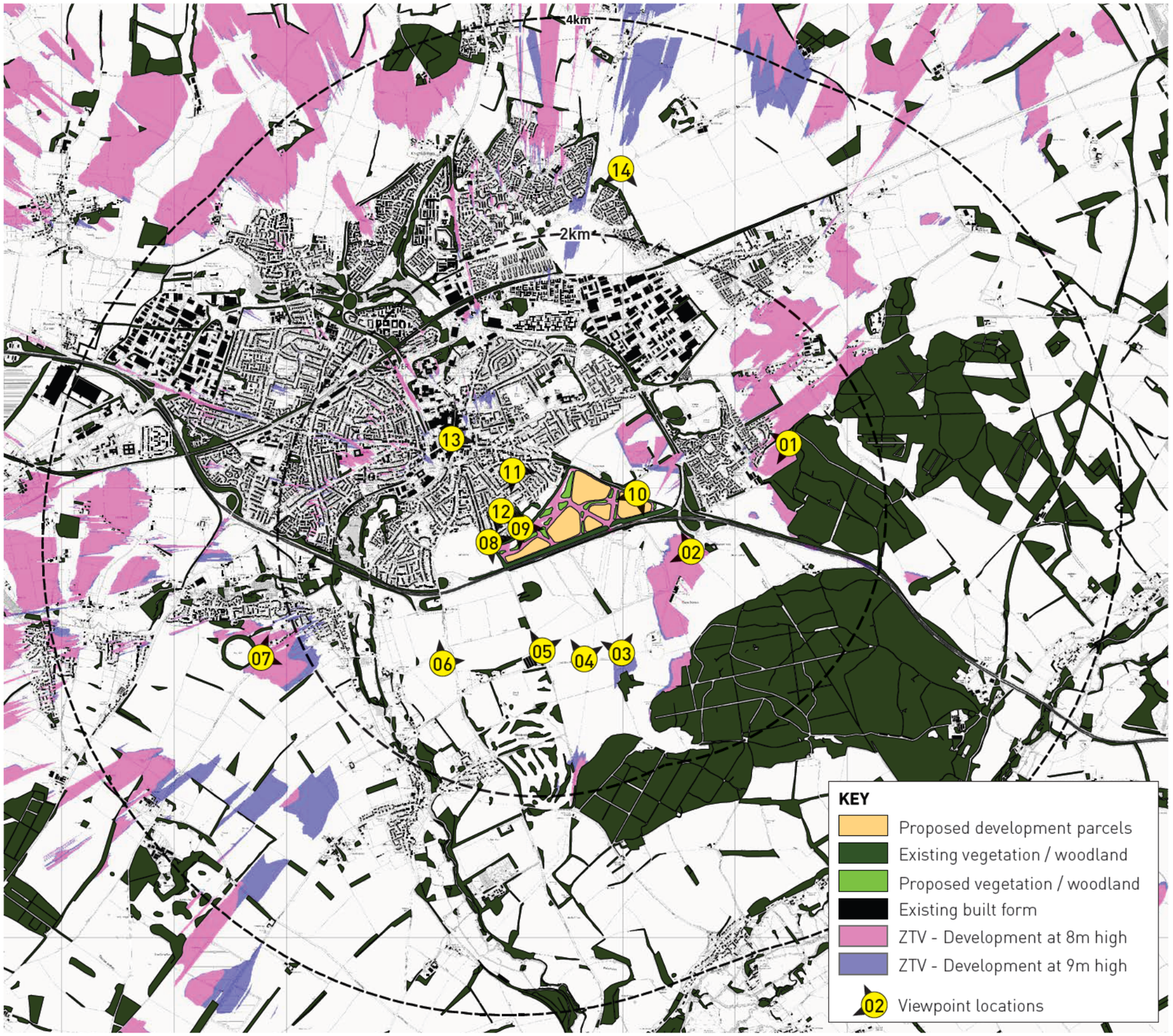


Figure 10: SZTV and Appendix A viewpoint locations

of proposals is set out in Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA 3) at Para 6.6 to 6.12. The guidelines note that visibility mapping is an important tool in preparing the potential visual effects baseline. Para 6.7 of GLVA3 notes that a digital approach to mapping potential visual effects uses elevation data to create a digital terrain model of the study area and calculates inter-visibility between points to construct a map showing the area from which the proposal may theoretically be visible. The use of digitally mapped areas of visibility is a common tool in landscape assessment.

6.6 A screened ZTV (SZTV) adds further layer of information to the digital map, (in addition to terrain data). The SZTV takes account of existing built form and existing substantive areas of vegetation at assumed heights of 10m and 15m. The SZTV has the development parcels modelled in at both 8m and 9m, the height of the proposed development is unknown at present and the output on Figure 10 illustrates both scenarios. Development at 8m is theoretically visible in the pink areas and development at 9m is theoretically visible in the pink and purple areas.

6.7 Whilst the appropriate study area for the site is considered to be 2km, the SZTV extends to 4km to demonstrate the minimal impact that development of the site would have on views from the town of Andover. Within 2km the SZTV demonstrates the very few places of theoretical visibility based on the proposals detailed in the Landscape Framework Plan (Figure 14). This has been checked on site is demonstrated by the viewpoints shown in Appendix A

6.8 Generating a SZTV is a useful tool to provide an initial indication of the receptors that are likely to be affected by the proposed development, however, verification of this should always be undertaken on site.

6.9 The text below discusses the key receptors within the vicinity of the site.

Visual Receptor Groups

Views from the local road network

6.10 To the north and west of the site views from local roads are limited. Roads within Andover town have very restricted views towards the site due to existing built form and the 'bowl' shape of the landform. This results in very occasional views of the tree tops along Ladies Walk beyond existing development. These tend to be from roads south of the town centre leading in the direction of the site such as Leigh Road and South End Road illustrated in Viewpoints 11 and 12.

6.11 To the south west the landform falls away towards the River Anton. This coupled with the network of narrow, hedge lined lanes and areas of woodland restricts views from the majority of locations. The A3057 leading in to the town from the south west has very limited views in the direction of the site due to intervening landform and vegetation.

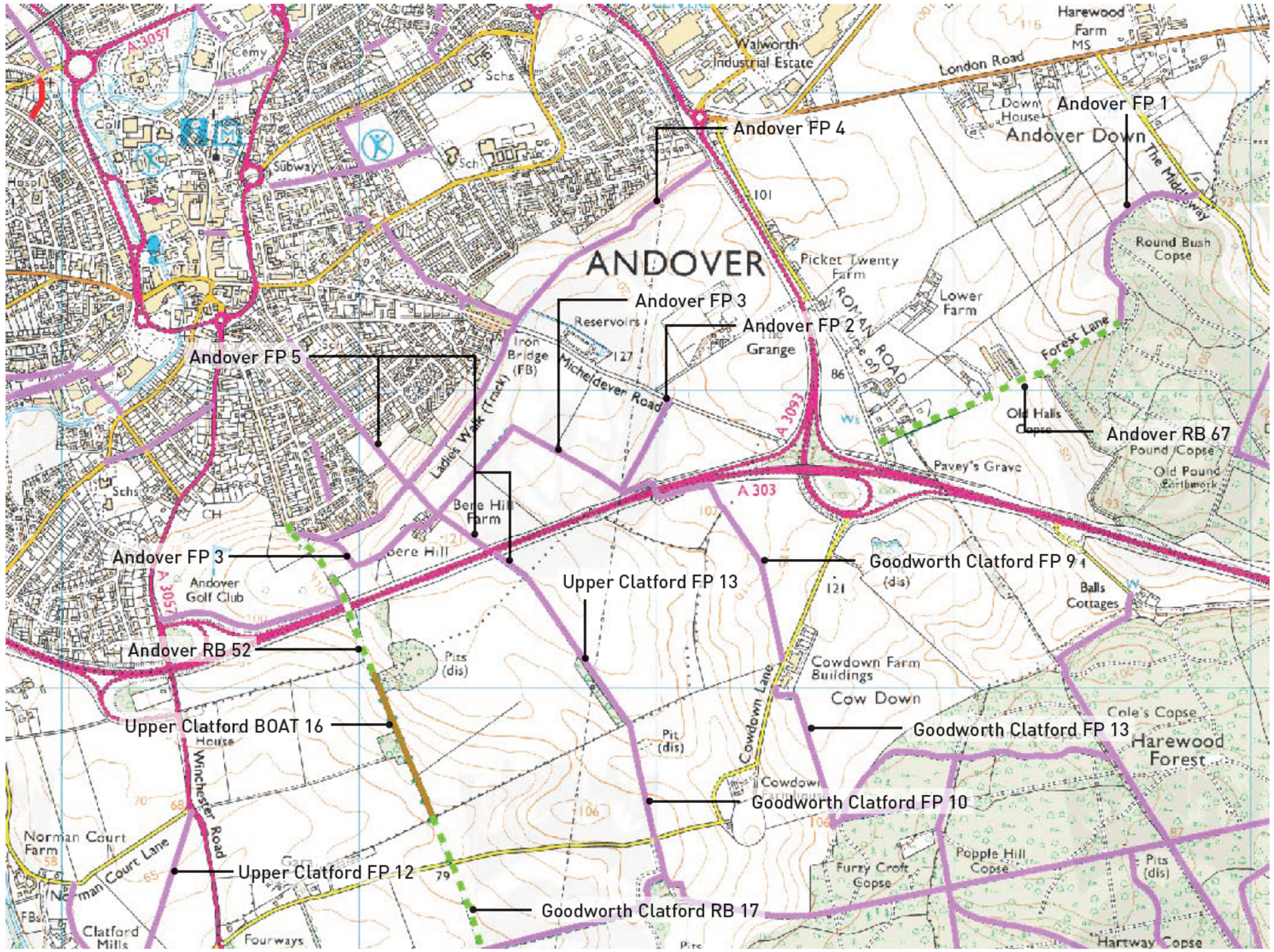


Figure 11: Extract from Hampshire's Rights of Way Online Map

RB - Restricted Byway
BOAT - Byway Open to All Traffic
FP - Footpath

6.12 To the south roads generally comprise narrow hedge lined lanes and as the landform falls away in to the Test Valley, views from roads south of Cowdown Lane are unlikely, especially beyond Harewood Forest. Cowdown Lane does offer some views of the site where there are breaks in the hedgerows or the hedgerow planting is lower, these often have the large solar farm development in the foreground as illustrated in Viewpoints 02 and 03, were a reduced portion of the site is sometimes visible and often occupies a smaller proportion of the view than the solar farm. Views from the A303 are restricted due to the tree buffer along the southern site boundary.

6.13 The sensitivity for the different road users is as follows:

- users of trunk/major roads = low
- users of minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape = medium
- users of minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape = high

Views from Public Rights of Way (PRoW)

6.14 There are several PRoW within site boundary which will inevitably be impacted as part of any development of the site. These include Andover Footpaths 2, 3 and 5. PRoW are shown on in Figure 11 opposite.

6.15 Within the wider landscape views from PRoW are restricted to the immediate south of the site and include Andover Footpath 5, Goodworth Clatford Footpaths 9, 10 and 13 as well as Upper Clatford Footpath 13. Views towards the site from these locations often include the large expanse of solar farms in the foreground view which have been built at levels between approximately 90m and 115m AOD.

6.16 To the west the main right of way with a view towards the site is Andover Footpath 1, although this path has recently undergone some realignment works with new planting between it and the site that will eventually screen views of the site (see Figure 12). From this receptor the site sits beyond the recent Picket Twenty development and occupies a much smaller proportion of the view (see Figure 13).

6.17 The sensitivity of users of PRoW is considered to be high.

Views from residential properties

6.18 Views of the site from residential properties are extremely limited. The nearest properties to the site are located adjacent to the north western boundary. Despite their close proximity to the site, the steeply sloping landform away from the site and the mature vegetation either side of Ladies Walk restricts views in to the site, properties do not have direct views of the site from this location.

6.19 Further north, properties located between the A303 and Micheldever Road have very limited views of the site due to the steeply rising landform in the direction of the site and intervening vegetation. At most they might glimpse vegetation along the Micheldever Road boundary.

Figure 12: Additional planting to Andover Footpath 1

Figure 13: The site located beyond Picket Twenty

6.20 To the east the properties at Flagstaff House and The Grange are unlikely to have views of the site due to mature vegetation within their curtilages and along Micheldever Road in combination with rising landform towards the site.

6.21 Beyond the A3093, the recent development at Picket Twenty is set behind mature tree belts which will be strengthened further by recent strips of tree planting, preventing views of the site from those properties located on the periphery of the development.

6.22 To the south there are few residential properties; Cowdown Farm Cottages are generally located behind a small tree belt that restricts views of the site. Where there are glimpses through the trees, the site is seen beyond the expanse of solar panels located in the fore-view.

6.23 Cowdown Farm House is set within a boundary of mature trees and views out from within the curtilage appear to be very limited. The view from Cowdown Lane immediately north of the property boundary is limited due to the undulating landform and intervening field boundary vegetation.

6.24 To the west, the land falls away towards the River Anton and views from properties in this direction are unlikely due to this change in landform and the intervening field boundary vegetation and mature vegetation along the River Anton, Andover Restricted Byway 52 and the A3057 adjacent to Andover Golf Course which also contains some mature tree planting.

6.25 The sensitivity for residential receptors is high.

6.26 This visual appraisal demonstrates that despite the site being above 90m AOD, the opportunity for views of the site from within the surrounding landscape are very limited. Where views are available they are often in the context of other modern development were the site is located further away and usually occupies a smaller proportion of the view.

07 SUMMARY PLANS AND LANDSCAPE FRAMEWORK

Opportunities and Constraints

7.1 The plan opposite illustrates the key opportunities and constraints in relation to the site, these are discussed further in the bullet points below:

Constraints:

- The site sits above the 90m contour level where generally development to date has been restricted, although not by any statutory guidance;
- Some areas of higher ground are more sensitive to development and will require careful integration with planting to avoid development becoming intrusive on the surrounding landscape;
- In limited locations some boundary planting has weakened and will need to be addressed within the site design;
- Overhead pylon route crosses the site; and
- The proximity to A303

Opportunities:

- Close proximity to town;
- The site is well served by the existing right of way network. Additional connections should be encouraged within the site and along Micheldever Road for pedestrian and cycle use;
- Strong existing vegetation framework that will be retained and enhanced where appropriate, particularly on the higher parts of the site. As stated in the TVCLP Landscape Assessment, LCA 10F, small woodland copses on ridges and shelterbelts are typical of the area and new planting in these locations will help to integrate the development in to the landscape, in line with Test Valley Borough Revised Local Plan DPD Policy E2;
- Thick hedgerows are a feature of the landscape and should be retained. H1 is tall and thick and largely screens the northern part of the site from views from the east and south, H2 is equally important in screening development to the south of it in views from the east;
- Key views out of the site, particularly towards Harewood Forest and the distant landscape to the north should be retained as discussed in the TVCLP Landscape Assessment and in line with Local Plan Policy E1;
- The steep slope of the land in to the town along with the mature vegetation on Ladies Walk minimises the opportunity for views in towards the site from the north; and
- Trees within gardens and along streets will also be an important feature as their overall impact will help to break up development and screen development.

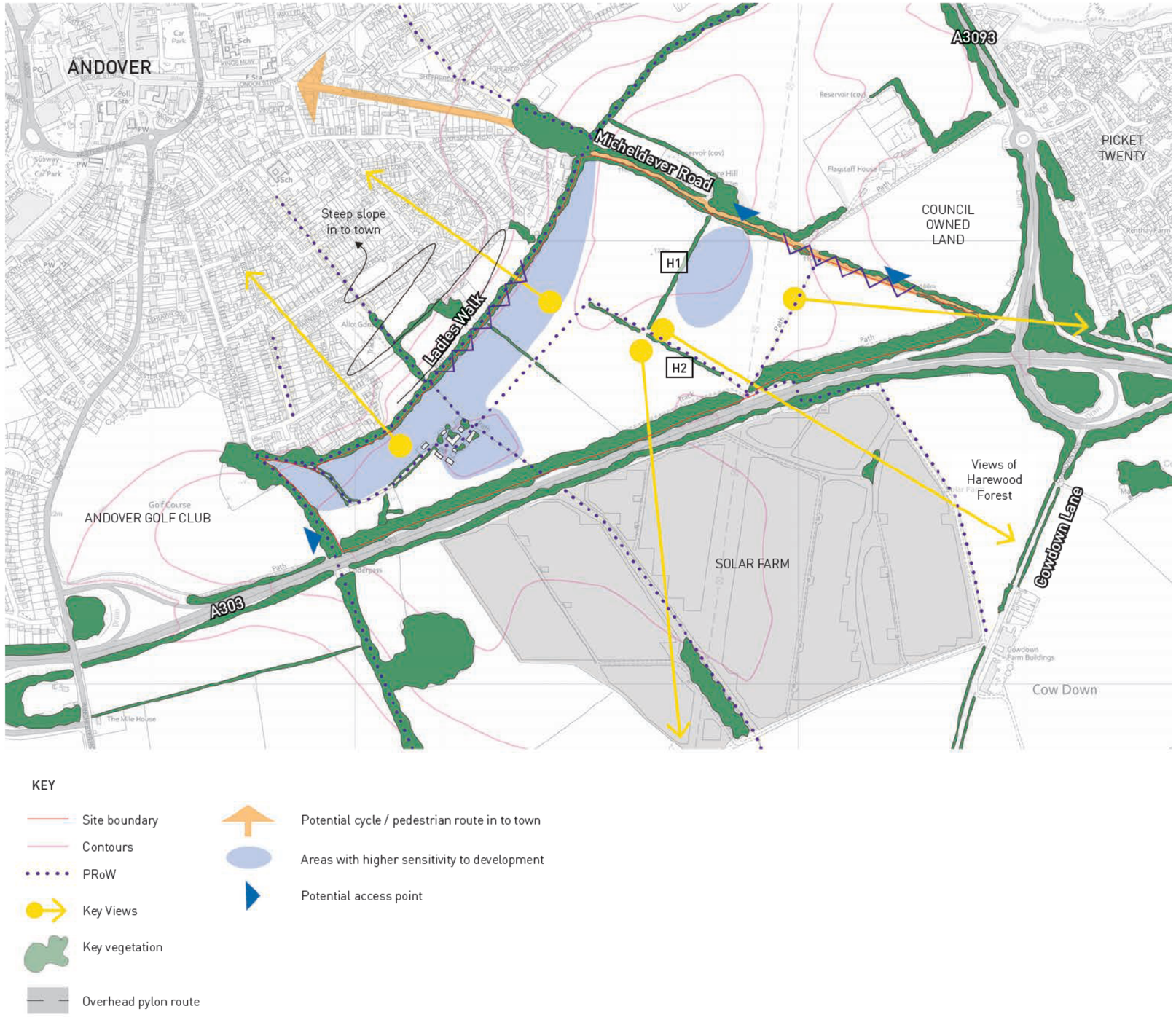


Figure 14: Opportunities and Constraints Plan

Landscape Framework Plan

7.2 The landscape framework plan opposite is the outcome of the desktop research undertaken and the experience gained from visiting the site and the surrounding landscape. Its aim is to guide further development of a detailed masterplan in such a way that will mitigate any potential landscape and visual issues associated with the development of this site for housing.

7.3 The masterplan shows that the majority of the existing vegetation has been retained. Proposed woodland is a fundamental part of the mitigation strategy for the site. Wooded areas are small in form and located on the higher parts of the site. This will help to integrate the site well in to its surroundings and also help to contain the site as discussed in the TVCLP Landscape Assessment guidelines, whilst avoiding one big mass of development. These wooded areas continue throughout the site, creating attractive open spaces with pedestrian and cycle routes as well as for informal recreation and an appealing outlook for dwellings to look on to. This provides the opportunity to create individual character areas within each part of the site.

7.4 The positioning of woodland will help to avoid any ridge-lines of properties forming a new skyline. Woodland commonly sits on the horizon in this area of the landscape and this can be achieved by the careful placing of tree planting within the site so that when viewing the site from the surrounding landscape the layering effect of trees should in time mature to form wooded skylines.

7.5 The area along Ladies Walk is sensitive as it slopes towards the town. Development on this north westerly slope has been avoided and the space forms a valuable part of the public open space provision.

7.6 The positioning of development and woodland also takes in to account the opportunities for views out of the site particularly towards Harewood Forest and to the north through thinner areas of vegetation along Ladies Walk.

7.7 Existing rights of way have been retained, with one proposed realignment, Andover Footpath 2, to allow for more efficient use of land in line with Local Plan Policy E1,d. Additional routes are proposed throughout the open space network ensuring connectivity through the site.

7.8 The lower areas of the site offer the potential for water attenuation and there is ample open space for both informal and formal play provision.

7.9 Building materials should draw on the local traditions where possible such as the use of brick and flint and timber framed properties.

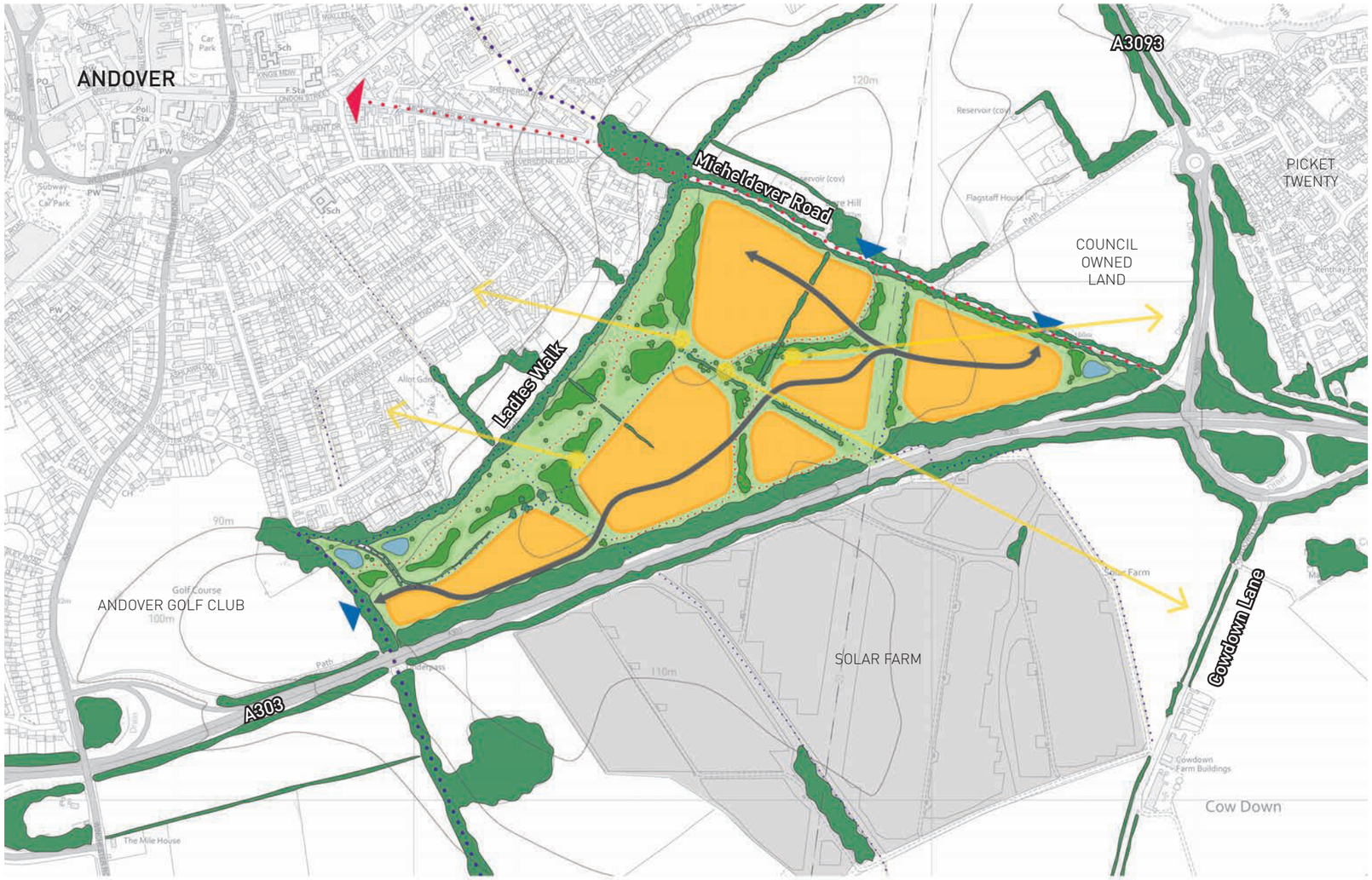


Figure 15: Landscape Framework

08 OTHER RECENTLY DEVELOPED SITES IN ANDOVER

8.1 This section provides some observations on other recently developed sites on the outskirts of Andover. Whilst it is acknowledged that the majority of development on these sites falls under the 90m contour it was observed in the field that these sites appear to have no less impact from a landscape and visual point of view than the site at Bere Hill.

Site 1: Picket Twenty

8.2 Outline permission was granted in 2008 for 1200 residential units with associated community facilities on land east of Andover. The Picket Twenty site has since been developed and illustrates some important points in relation to Landscape and Visual issues.

8.3 Picket Twenty falls within the same Landscape Character Area (LCA) as the site at Bere Hill, LCA '10F Andover Chalk Downland'. However, this character assessment was updated in 2018 after outline planning permission was granted for Picket Twenty but it is worth referencing the assessment in the context of this recent development and the site at Bere Hill.

8.4 The assessment for this LCA states in paragraph 10F.30 that views towards Harewood Forest should be protected and paragraph 10F.32 states that the open setting of Harewood Forest should be maintained. Figures 16, 17, 19 and 20 provide an example of how this view towards Harewood Forest has changed from a countryside view to one with strong urban influence. It also demonstrates how the open setting of Harewood Forest has changed in some locations.

8.5 Views towards Harewood Forest from PRoW within the site at Bere Hill vary due to topography and intervening vegetation but are generally less open than the view shown in Figure 16, where possible the landscape framework retains views out of the site to the south. There are no views of Harewood Forest from Ladies Walk due to mature vegetation and rising landform screening views. The development of the site would not directly impact on the open setting of Harewood Forest especially with the Cowdown Lane solar farm located closer to the forest and being visible within some views from the site.

8.6 The landscape character assessments at both the County and local level state that development sprawling out from Andover, despite being below 90m are fragmenting the landscape character. The assessment text for LCA 10F states that the character area consists of "o*pen areas of arable land, and more recently fields of solar panels, separated by areas of settlement, new housing and infrastructure creating a fragmented character area of original downland ... Pylons are visible transecting the northern part of this LCA. Ribbon development along the radiating roads out of Andover has caused urbanisation of this area of Downland".*

Figure 16: Extract from Part 9 - Landscape and Visual, of the Environmental Statement that accompanied the outline application for 1200 homes at Picket 20 - view towards the Picket Twenty site from Micheldever Road

Figure 17: Present view towards the Picket Twenty site from Micheldever Road

Figure 18: Picket Twenty Location Plan

8.7 One of the key visual receptors for Picket Twenty is Andover Footpath 1, located on the eastern boundary of the site, where the development is a prominent new feature in the view as illustrated in Figure 21. This is also the main receptor to the east of the site at Bere Hill, located in the distance beyond Picket Twenty, occupying a smaller proportion of the view.

8.8 The landscape and visual assessment for Picket Twenty identifies a range of impacts categorised from 1-5 years, after 10 years and after 15 years. The initial impacts identified for years 1-5 range from four 'high' impacts, two 'moderate', two 'low', one 'negligible' and one 'none'. The residual impacts recorded for year 15 onwards range from two 'moderate', two 'moderate / low', two 'low', two 'negligible' and one 'enhancement. Two of the viewpoints weren't given impact ratings. From the assessment work undertaken in relation to the site at Bere Hill, it is expected that if a fully assessed Landscape and Visual Impact Assessment were to be presented, that the resulting range of effects would not be too dissimilar to Picket Twenty as a result of the development of land at Bere Hill.

8.9 The points above begin to illustrate that any potential issues associated with development of land at Bere Hill are unlikely to be any more significant than the effects seen at Picket Twenty and that development above 90m AOD can be appropriate in some locations where a site is designed sensitively.

Figure 19: Extract from Part 9 - Landscape and Visual, of the Environmental Statement that accompanied the outline application for 1200 homes at Picket 20 - view towards the Picket Twenty site from London Road

Figure 20: Present view from London Road (Google Street View) looking south across Picket Twenty

Figure 21: Present view from Andover Footpath 1 looking west across Picket Twenty

Site 2: Augusta Park

8.10 Outline permission was granted in 2008 for 2500 dwellings, employment, and community facilities on land at East Anton, west on Smannell Road. The Visual Envelope plan (LA5) extracted from the Landscape and Visual Chapter of the Environmental Statement is shown opposite in Figure 22, the site boundary is highlighted in red. The site is located around 750m west of the North Wessex Downs AONB, marked on Figure 22 (orange) for reference. The plan illustrates the existing visual envelope in light grey and the approximate visual envelope based on development 15 years after completion in dark grey.

8.11 The extent of the visual envelope for the development at Bere Hill is considered to be of a lesser extent than the site at East Anton as illustrated in the SZTV in Figure 10.

8.12 The mitigation planting around the site periphery is still very young, although some hedgerow planting has matured offering some mitigation against the impact of development on this site. The before and after images taken from similar locations are illustrated opposite in Figures 20 to 23. Despite the close proximity of the site to the AONB and the potential harm it could have had to the setting of it and views from and in to it, the site was granted permission. The mitigation strategy with woodland buffers will in time serve to screen the development in views from the surrounding landscape and AONB and soften the appearance of development in the context of the AONB.

8.13 This helps to demonstrate that a site in the short term may have some adverse effects in landscape and visual terms but should be considered in light of landscape mitigation once these features have matured.

8.14 The site at Bere Hill is smaller in scale than East Anton and does not present any potential impacts on nationally designated sites. It also has less opportunity for open views in to the site in the short term and the topography of the site and the nearby surroundings means that much of the impact of development can be mitigated through locating development in appropriate parts of the site.

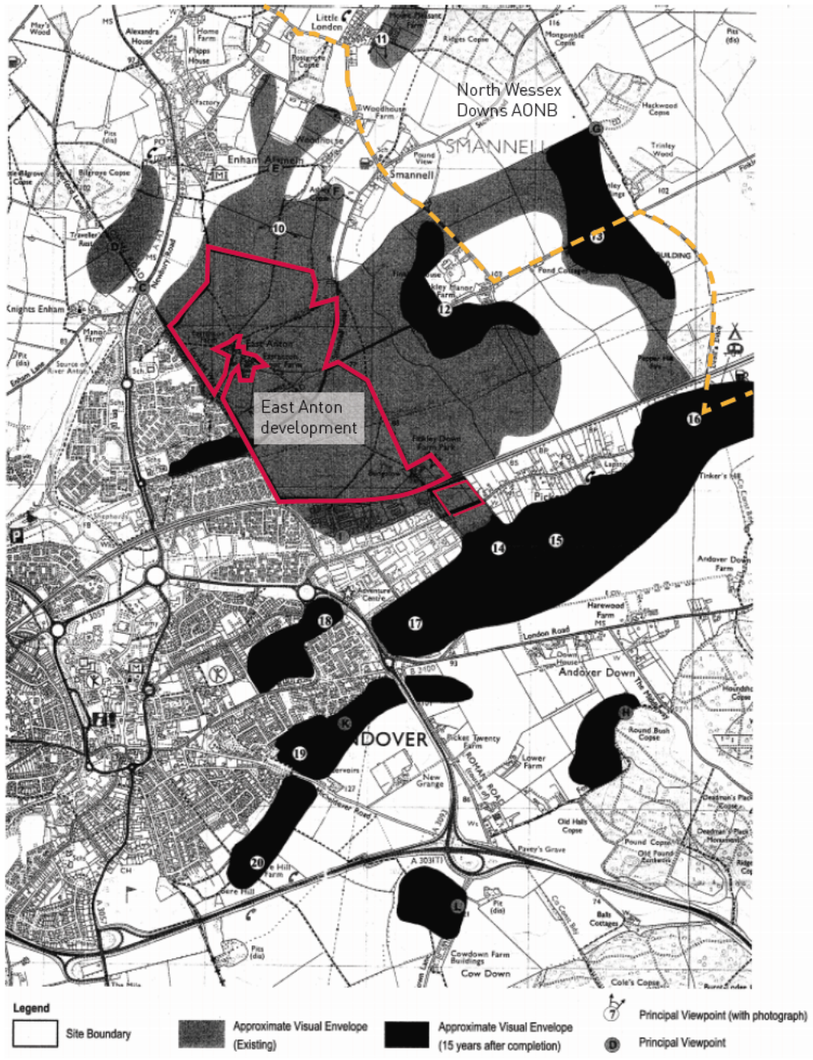


Figure 22: Extract from Plan LA5, Chapter 8, East Anton ES

Figure 23: Extract from Google Street View, Finkley Road looking west towards the East Anton Site

Figure 24: Present view from Finkley Road looking west towards the East Anton Site

Figure 25: Extract from Google Street View, Finkley Road looking south west towards the East Anton Site

Figure 26: Present view from Finkley Road looking south west towards the East Anton Site

Site 3: Cowdown Lane

8.15 The solar scheme is located on land at elevations between approximately 115m AOD in the north and 90m AOD in the south. Whilst this is not residential development, the scheme displays a mass of raised solar panels in a dense arrangement across the site and contradicts the 90m development limit applied in the area. Despite this, in 2015, an appeal overturned Test Valley Borough Council's decision to refuse the solar farm at Cowdown Lane.

8.16 The inspector noted that the development would have a significant adverse effect on the character of the site and also impact on the character of the surrounding landscape and visual amenity of the area (paragraph 23 of the appeal decision) but noted that this would be limited to within close proximity of the site to the south. The inspector discussed conflicts with saved planning policies and addressed these under 'the planning balance' where he concluded "*the harm that would be caused by the proposed development, taking in to account the limited harm that would be caused, is significantly and demonstrably outweighed by the substantial environmental benefits of the solar power scheme*".

8.17 It is therefore possible that a residential scheme at Bere Hill could be delivered that has less visual impact and will be in the context of the solar farm in the majority of views from the south causing limited potential additional harm to the landscape character of the area and on visual receptors.

8.18 Figure 27 opposite illustrates the visual envelope produced as part of the Environmental Statement supporting the application. This shows a relatively constrained area of visibility and is not too disimilar from the coverage shown in the SZTV produced for the site at Bere Hill in Figure 10.

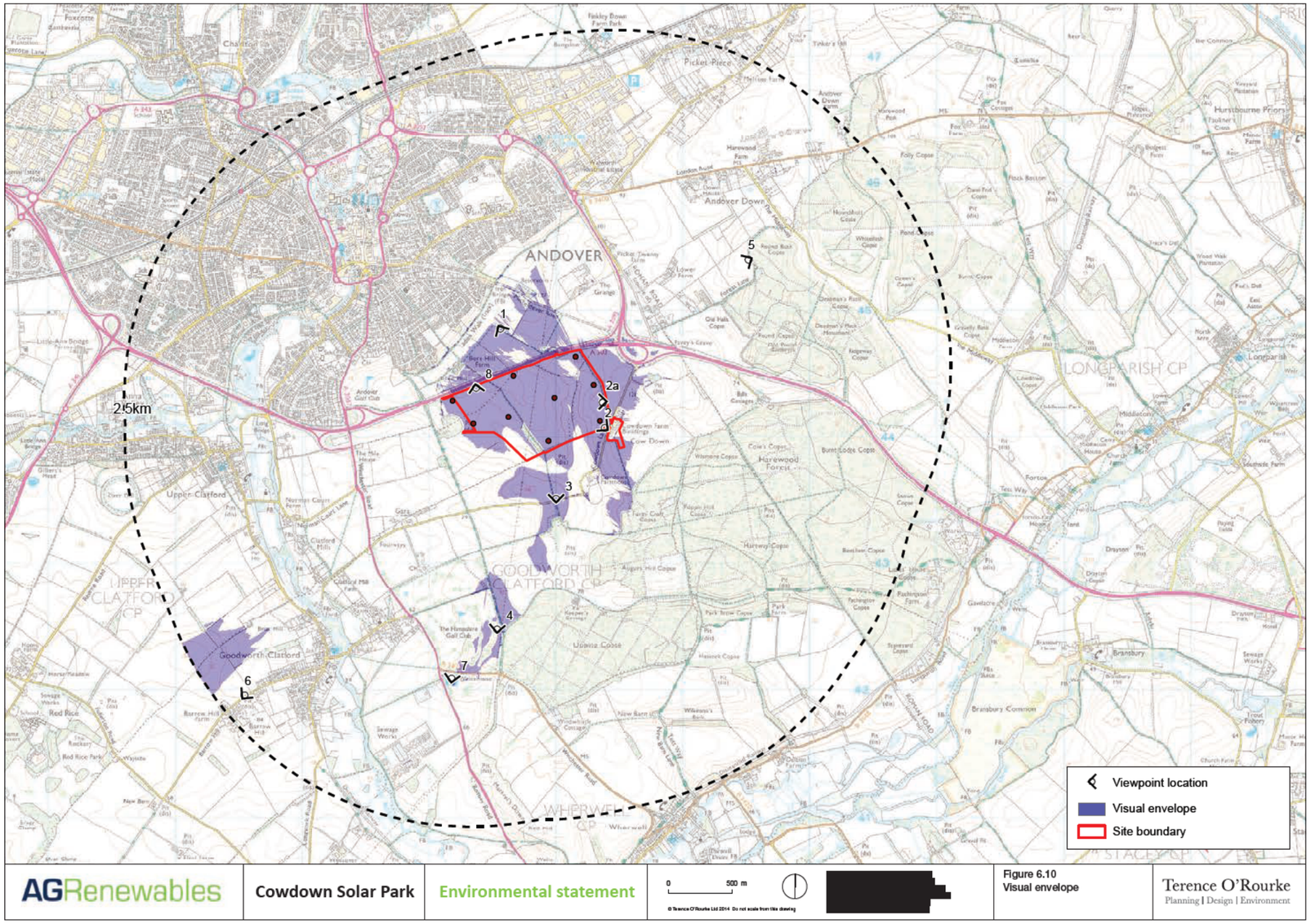


Figure 27: Extract of Visual Envelope (Figure 6.10) from Environmental Statement: Volume Two: LVIA Figures and Visualisations

09 SUMMARY AND CONCLUSION

9.19 This Landscape and Visual Statement has identified the sensitivities of the site and surrounding landscape in terms of landscape character, landscape features and visual receptors. It has made reference to the historic restriction on development above 90m AOD, which is not set in policy, and the implications this has on available sites and fragmentation of the surrounding landscape character.

9.20 The unique situation of the site from its topography, surrounding landform, location of the town and a strong existing vegetation framework presents a site that could be delivered with minimal effects on landscape character or visual amenity.

9.21 The findings of the observations made on other recently developed sites in Section 08 help to illustrate that the site at Bere Hill is unlikely to cause any additional harm to the landscape character of the confined area around the site that will be affected or on visual receptors than what these recent developments have caused. Bere Hill sits between Andover, Picket Twenty, the A303 and the Cowdown Lane solar farm and usually occupies a smaller proportion of the view at a greater distance away in views from the surrounding landscape.

9.22 A key point to take from observing both the recently developed sites and the proposed site at Bere Hill in the field, is that the design and mitigation strategy of a site is more important than if development exceeds 90m AOD. Each site should be considered on its individual merits, and should not be discounted if it has the capacity to accommodate development through thoughtful design.

8.23 It is clear from both the County level and local level landscape character assessments that development sprawling out from Andover, despite being below 90m is fragmenting the landscape character. It is possible that as this unwritten development rule continues its very purpose to protect the surrounding landscape and setting of the town may be being compromised. Valuable deliverable sites may be overlooked if above 90m yet could, if designed sensitively, have less of an impact than the sprawling development below 90m.

9.24 A development framework plan has been produced that is led by the desk top study that has been undertaken and experience gained in the field. It draws heavily on the recommendations made in the county and local level landscape character assessments about integrating sites in to the landscape, and recreating characteristic features, for example small woodlands on raised areas of land.

9.25 The site is well contained to the north by existing vegetation along Ladies Walk and the steep slope of the land in to Andover town. Equally to the west the level of containment is strong due to mature trees along the PRoW adjacent to the site and Andover Golf Course as well as from trees within the course and along the A3057; the land to the west also slopes away to the well treed River Anton, further reducing the visibility of the from the west.

9.26 To the south the site is contained fairly well, vegetation along the southern site boundary, still young in age, coupled with the mature trees along the A303 provide the initial vegetation buffer for the site. Further south small copses of woodland and the undulating landform result in limited opportunities for views, where they are available the site is generally seen in the context of the large Cowdown Lane solar farm in the foreground. As the landform falls away towards the River Test in the south the opportunity for views reduces even further, especially with the large expanse of woodland at Harewood Forest.

9.27 East of the site, Harewood Forest again acts as an important screen from views further east. Limited views of the site are available from the western side of Harewood Forest, with the main receptor being Andover Footpath 1. From this location the site is viewed over the recent development of Picket Twenty in the foreground which is currently being extended, where it occupies a much smaller proportion of the view at a greater distance away.

9.28 Woodland is a fundamental part of the mitigation for the Landscape Framework Plan (Figure 14) if it is to integrate well in to the landscape. The locations of which have been carefully thought through to screen development in views from the wider landscape and minimise any harm to the character of the surroundings or on visual receptors, whilst retaining opportunities for views out of the site to the surrounding landscape. Trees along streets and within private gardens will also help to break up development.

9.29 Another key mitigation measure is to ensure development is not placed in the sensitive areas of the site where mitigation can not prevent or reduce potential impacts on landscape or visual receptors. A generous area of public open space has been retained alongside Ladies Walk to avoid any potential, glimpse views from the town, as this area of the site slopes towards the town. It provides ample space for informal and formal recreation. The existing rights of way have been retained and additional routes provided ensuring continued access to the countryside to the south in line with the NPPF. The areas proposed for development remain within the existing development extents of the town.

9.30 In summary the site comprises arable fields, grassland and buildings associated with Bere Hill Farm. It is located immediately adjacent to the existing urban edge of Andover town to the north, and close to other surrounding development to the east and south. The site is located within a character area that has suffered from significant fragmentation due to recent development and infrastructure, as is stated repeatedly in the county and local level landscape character assessments (See paragraphs 4.13, 4.14, 4,18 and 4.22).

9.31 The site has good containment in all directions, particularly to the north and west. The main receptors present are users of public rights of way within the site and to the east and south. Where there are opportunities for views of the site from the south and east and potential impacts on landscape character, the landscape proposals will help to mitigate these issues.

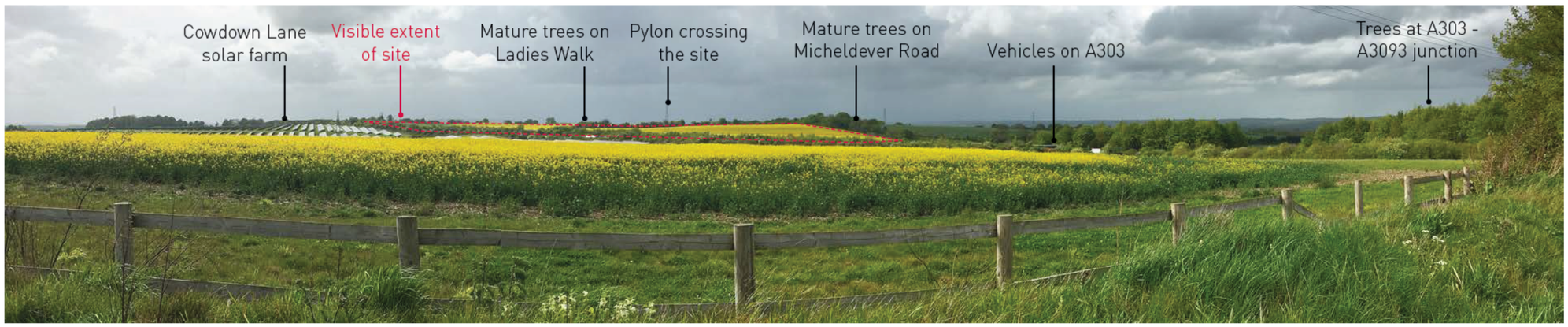
9.32 To date the unwritten rule on the 90m AOD development limit, has prevented an appropriate site from coming forward for development. The visual assessment made on site revealed that despite the site being above 90m AOD, the opportunity for views of it within the surrounding landscape were very limited and in turn, the potential impact on the landscape character of the area is relatively low, should it be developed in line with the recommendations made. It is important that this site is considered in its urban context adjacent to the town and the A303, immediately north of a solar farm and west of new residential development at Picket Twenty.

9.33 The site presents a valuable opportunity to deliver a high quality residential development with limited harm to the landscape or on potential visual receptors.

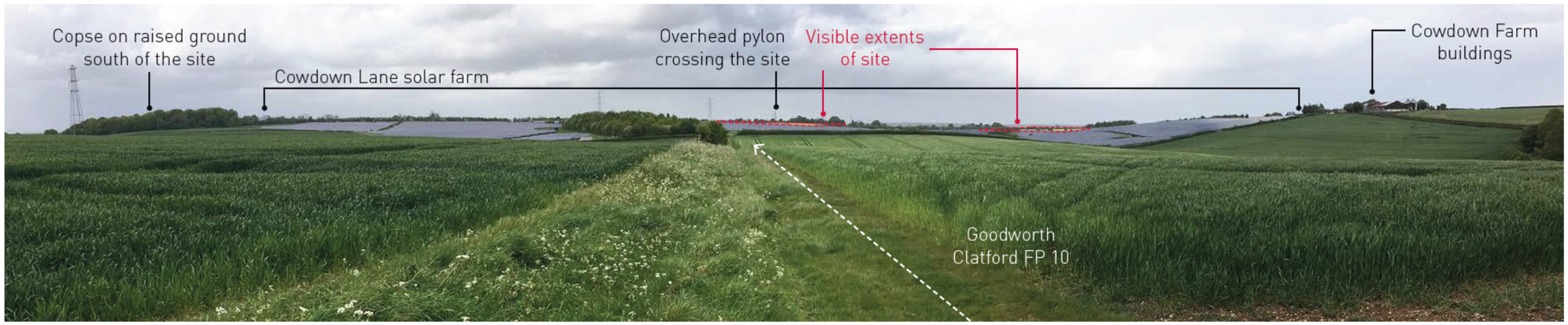
View towards the site from Cowdown Lane

APPENDIX A - PHOTOGRAPHIC RECORD

Viewpoint 01 : View looking west from Andover Footpath 1 across Picket Twenty



Viewpoint 02 : View looking north west from Cowdown Lane

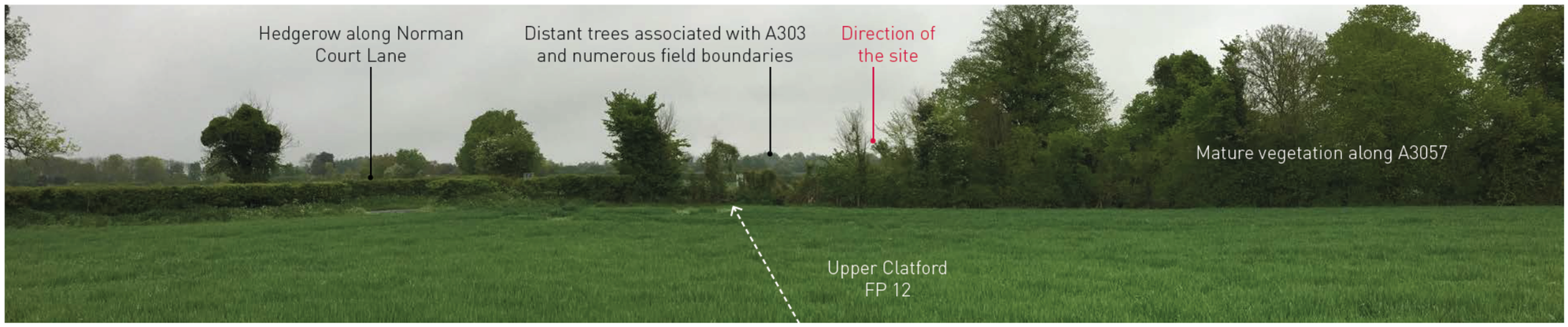


Viewpoint 03 : View from the junction of Goodworth Clatford Footpath 10 and Cowdown Lane, looking north

APPENDIX A - PHOTOGRAPHIC RECORD

Viewpoint 04 : View looking north from Cowdown Lane

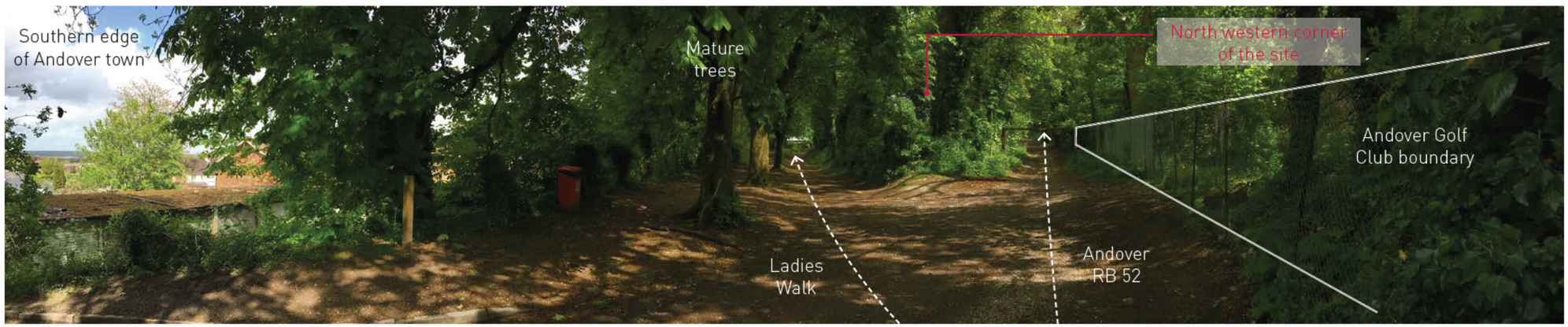
Viewpoint 05 : View from Upper Clatford BOAT 16, looking north east



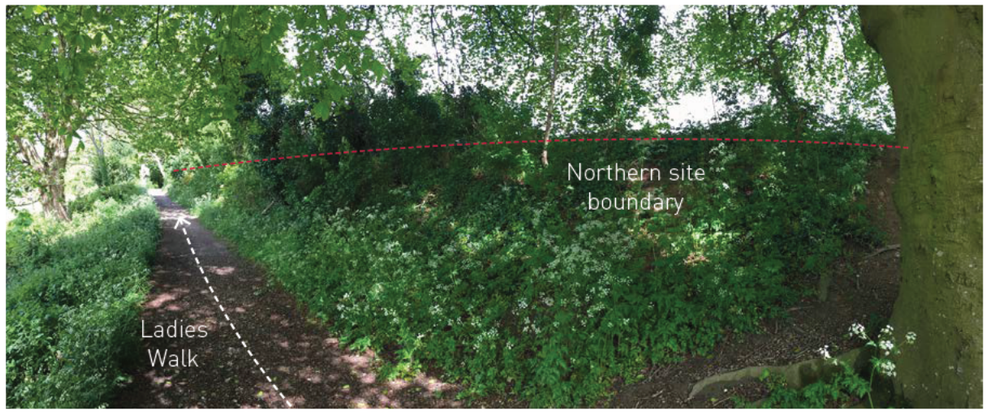
Viewpoint 06 : View from Upper Clatford Footpath 12, looking north east

APPENDIX A - PHOTOGRAPHIC RECORD

Viewpoint 07 : View looking north east taken from Redrice Road, adjacent to Bury Hill Scheduled Monument



Viewpoint 08 : View from the eastern end of Ladies Walk looking north west



Viewpoint 09 : View from Ladies Walk looking south east

Viewpoint 10 : View looking west along Andover Footpath 2, from Micheldever Road

APPENDIX A - PHOTOGRAPHIC RECORD

Viewpoint 11 : View from Leigh Road looking south east

Viewpoint 12 : View from South End Road looking south

Viewpoint 13 : View from High Street (within Conservation Area) looking south east

Viewpoint 14 : View from the junction of Smannell Footpath 713 and Finkley Road, looking south

THE ENVIRONMENT PARTNERSHIP

LAND AT BERE HILL

ANDOVER

PRELIMINARY ECOLOGICAL ASSESSMENT

[redacted]

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Preliminary Ecological Assessment
Prepared for	Peel Land and Property Ltd
Prepared by	TEP - Market Harborough
Document Ref	7614.002

Author	Christopher King
Date	May 2019
Checked	Andrew Nyul
Approved	Andrew Nyul

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Executive Summary

1. In April 2019, The Environment Partnership (TEP) was commissioned by Peel Land and Property Ltd (hereafter referred to as 'the Client') to prepare a Preliminary Ecological Assessment in support of the promotion of a site at Bere Hill, Andover for residential development.

2. The site comprises semi-improved grassland and arable fields, broadleaved plantation woodland, hedgerows, scrub and scattered trees. Bere Hill Farm comprising a complex of farm buildings is located within the western end of the site.

3. There are no predicted impacts on any statutory designated sites as a result of development. Standard pollution and dust control measures should be set out in a Construction Environmental Management Plan (CEMP) and implemented during site clearance and construction works. These measures will ensure the potential for indirect impacts on non-statutory designated sites and priority habitats within the vicinity of the site, and retained habitats within and immediately adjacent to the site, are reduced to a reasonable minimum.

4. Retained trees, woodland and hedgerows within and adjacent to the site should be protected from accidental damage during site clearance and construction, in accordance with BS5837:2012 Trees in relation to design, demolition and construction.

5. The woodland, hedgerows and scattered trees within the site are of ecological value. It should be possible to retain these habitats within the site within any future proposals. An appropriate buffer should be applied to protect these features during the development.

6. The majority of arable and semi-improved grassland fields, scrub and short sections of hedgerow will likely be lost under the development proposals. A soft landscaping scheme and ecological enhancement measures should be incorporated into the proposals to compensate for the loss of these habitats and enhance the habitats present within the site.

7. Three buildings within the site were assessed as having moderate to high bat roost suitability. Providing demolition or renovation works to these buildings are avoided, no further surveys would be required.

8. All trees with bat roost suitability should be retained where possible under the development proposals. Potential impacts on retained bat roost habitat within and adjacent to the site should be addressed through implementation of a sensitive lighting strategy. Installation of bat boxes on to new buildings and mature trees will enhance habitat on site for roosting bats.

9. It is likely that bat activity surveys appropriate for a site with 'Moderate Suitability' habitat for bats will be required to inform any future planning application. Inclusion of species-rich grassland planting, new hedgerow planting and hedgerow enhancement, and potential wetland habitat creation will enhance the bat foraging and commuting habitat within the site.

10. It is likely that reptile presence/absence surveys will be required to inform any future planning application. Depending upon the results of the surveys, a reptile mitigation strategy may be required.

11. A badger pre-construction survey should also be undertaken before works commence to confirm that no badger setts have been excavated within or immediately adjacent to the site which may be affected by the development. If badger setts are identified then a badger mitigation strategy may be required.

12. Given the size of the site, presence of suitable habitat and records of dormice within the immediate area it is likely a dormouse survey will be required to confirm the presence or absence of dormice on site. If confirmed present on site, a EPSL and mitigation strategy is likely to be required.

13. Vegetation clearance and building demolition should be completed outside the nesting bird season, otherwise a nesting bird check will be required a maximum of 24 hours in advance of clearance works. Installation of bird boxes in addition to the soft landscaping scheme and ecological enhancement strategy will compensate for the loss of nesting bird habitat on site.

1.1 Due to the presence of buildings providing suitable roosting and nesting opportunities for barn owl, a barn owl survey of suitable buildings is recommended.

14. A Reasonable Avoidance Measures Method Statement (RAMMS) should be implemented during site clearance to avoid impacts on protected or notable species, including badger, dormice, reptiles, birds, brown hare and hedgehog.

15. Precautionary working measures during site clearance have been recommended to avoid impacts on local wildlife and a variety of enhancement measures have been identified to benefit biodiversity in line with National Planning Policy Framework (NPPF) requirements.

16. NPPF directs Local Authorities, where possible, to allocate land of low environmental value for development and to ensure that development protects existing features of interest and enhances biodiversity and ecological networks. The arable and semi-improved grassland fields that dominate the site are of low ecological value. The features of interest, including woodland, hedgerows and trees along field boundaries can protected. Retained hedgerows can be enhanced and additional hedgerows can be planted to enhance biodiversity and ecological networks. On this basis, allocation for development is consistent with NPPF.

1.0 Introduction

1.1 In April 2019, The Environment Partnership (TEP) was commissioned by Peel Land and Property Ltd (hereafter referred to as 'the Client') to prepare a Preliminary Ecological Assessment in support of the promotion of a site at Bere Hill, Andover for residential development.

1.2 This report provides baseline information on the habitats present at the Bere Hill site gathered during a desktop study and a Phase 1 habitat survey undertaken in May 2019. This report presents the findings of the Preliminary Ecological Assessment, the objectives of which are to:

- Detail the methods and results of the aforementioned survey;
- Identify features of ecological value within the application site and potential constraints for the development proposals, thus informing the design process at an early stage;
- Provide recommendations for the scope of further survey work required to inform any future planning application;
- Provide recommendations on ongoing management of the site while the promotion process progresses; and
- Provide recommendations for mitigation measures aimed at maintaining net biodiversity value at the application site and identify where opportunities may exist to provide biodiversity enhancement in accordance with the revised National Planning Policy Framework (NPPF).

1.3 The site is located adjacent to the A303 (Andover Bypass), Andover. The application site is centred on grid reference SU 3757 4472. The site comprises semi-improved grassland and arable fields, broadleaved plantation woodland, hedgerows, scrub and scattered trees. Bere Hill Farm, comprising a complex of farm buildings, is located within the western end of the site.

1.4 The Andover Bypass and Micheldever Road border the southern and eastern site boundaries respectively. Ladies Walk public footpath and woodland border the northern site boundary, with Andover Golf Club located to the west. Arable fields lie further to the northeast with residential dwellings to the northwest of the site. Figure 1 shows the location of the site in the wider landscape.

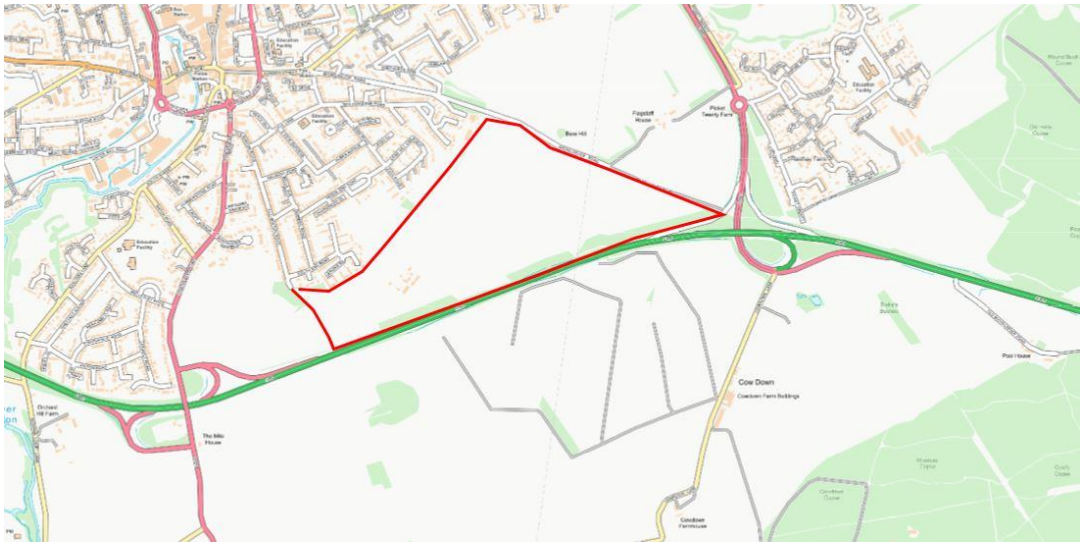

Figure 1. Site location and approximate boundary

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2.0 Methodology

Desktop Study

2.1 The desktop study was undertaken in May 2019 by reviewing records received from Hampshire Biodiversity Information Centre (HBIC) and publicly available online sources listed in Table 1. Review of existing records can be of assistance in establishing the extent to which species that could represent a material consideration in planning terms are likely to be present in suitable habitats locally.

Table 1. Desktop Study Information

Source of Information	Nature of Information
MAGIC map	Maps detailing statutory designated sites & priority habitats
Test Valley Borough Revised Local Plan 2011-2029 (adopted 27th January 2016)	Relevant planning policies
Hampshire Biodiversity Information Centre (HBIC)	Statutory and non-statutory designated sites and protected species records within 2km of the site

Phase 1 Habitat Survey

2.2 A Phase 1 habitat survey was completed by TEP Senior Ecologist Chris KIng (FISC Level 3) on 7th May 2019. Phase 1 habitat survey is a standardised method of recording habitat types and characteristic vegetation, as set out in the Handbook for Phase 1 Habitat Survey - a technique for Environmental Audit (JNCC, 2010). The survey method was extended through the additional recording of specific features indicating the presence, or likely presence, of protected species or other species of nature conservation significance, including invasive species, in accordance with Guidelines for Preliminary Baseline Ecological Appraisal (CIEEM 2017).

Daytime Bat Assessment

2.3 A daytime assessment of the buildings and trees within the site, to confirm their potential to support roosting bats, was completed by Chris King in conjunction with the Phase 1 habitat survey.

2.4 The ground based assessment of the buildings and trees involved the surveyor using close focussing binoculars to search from the ground for any features which may be used by bats. Most tree roosts are created by one or a combination of the following:

- Old woodpecker holes;
- Splits in trunk, bough or large branches;
- Rot holes in trunk, bough or large branches;
- Holes formed by two boughs or branches growing in contact;
- Loose or lifting bark; and

- Underneath a covering of dense latticed creeper, usually ivy (*Hedera helix*).

2.5 Building features commonly associated with providing bats with roosting opportunities include the following:

- Broken/slipped roof tiles including ridge tiles;
- Fascia's and soffit boxes;
- Gaps in masonry;
- Loose fitting cladding/weatherboarding (wooden/tile);
- Loose lead flashing; and
- Gaps around window and door frames.

2.6 Following this assessment, the buildings and trees were categorised in accordance with the criteria for roost assessments identified in the Bat Conservation Trust: Bat Surveys. Good Practice Guidelines (2016), and as shown in Table 2.

Table 2. Bat Roosting Habitat Categories (BCT, 2016)

Roost Category	Description
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed)
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat

Limitations

2.7 The survey was undertaken within the optimum period for Phase 1 habitat surveys (April to early October). There were no seasonal limitations to the survey.

3.0 Results

Desktop Study

3.1 Full desktop study results are provided within the Ecology Desk Study (Appendix A).

Designated Sites

3.2 Review of the UK Government internet site MAGIC, along with data received from HBIC, confirmed that the site does not benefit from any statutory nature conservation designation. There are no internationally designated sites within 10km of the site boundary. There are four nationally designated sites within 5km of the site boundary. The nearest statutory site to the development is Anton Lakes Local Nature Reserve (LNR), located approximately 1.8km to the northwest of the site boundary.

3.3 The site falls within the SSSI Impact Risk Zone (IRZ) for The River Test Site of Special Scientific Interest (SSSI), located approximately 3.8km to the southeast of the site boundary.

3.4 Data received from HBIC confirmed that the site does not benefit from any form of non-statutory nature conservation designation. Two Sites of Importance for Nature Conservation (SINCs), Allotment Gardens Down SINC and Ladies Walk Down South SINC are located adjacent to the northern site boundary. Another SINC in close proximity to the site is A3093 Walworth Road, Andover, located approximately 0.03km southeast of the site. A further 20 non-statutory nature conservation sites are located within 2km of the site, details of which are provided in full in Appendix A.

3.5 In addition to non-statutory nature conservation sites, there are six Road Verges of Ecological Importance (RVEI) located within 2km of the site. The closest RVEI, A3093 Walworth Road, Andover is located approximately 0.03km southeast of the site and supports 24 chalk grassland indicator plant species including woolly thistle, basil thyme and reflexed saltmarsh-grass.

Habitats

3.6 Review of MAGIC identified no habitats of principle importance under Section 41 (S41) of the NERC Act (2006) [1] within the site boundary. However, three types of priority habitat are located adjacent to the site boundary. Fields of lowland calcareous grassland and good quality semi-improved grassland lie adjacent to the northern site boundary. Areas of deciduous woodland are located adjacent to the northwest, northeast and southeast corners of the site.

[1] Section 41 of the Natural Environment and Rural Communities Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

Protected and Notable Species

3.7 Particular attention was paid during the desk based study to establishing whether any European protected species were likely to be present at the site. The biological data received from HBIC confirmed the presence of thirteen bat species within 2km of the site boundary. Species included Western barbastelle *Barbastella barbastellus*, serotine *Eptesicus serotinus*, Daubenton's bat *Myotis daubentonii*, Whiskered/Brandt's bat *Myotis mystacinus/brandtii*, brown long-eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Nathusius' pipistrelle *Pipistrellus nathusii*, noctule *Nyctalus noctula* and pipistrelle *Pipistrellus* species and long-eared bat species *Plecotus*. Records were also provided for the amphibian species great crested newt *Triturus cristatus*.

3.8 The MAGIC website identified two records for a European Protected Species Licence (EPSL) located within 1km of the site boundary. One licence relates to the destruction of a common pipistrelle resting place, granted in 2010, while the other relates to the destruction of a common pipistrelle and brown long-eared bat resting place, granted in 2012.

3.9 Records were provided for 27 UK protected Schedule 1 bird species including barn owl. Full details of Schedule 1 bird species are provided in Appendix A.

3.10 Records of the UK protected reptile species slow worm *Anguis fragilis* and common lizard *Zootoca vivipara*, and the mammal species badger *Meles meles* were also returned.

3.11 Records were also included for the following notable species:

- Birds - Records of 22 S.41 species, details of which are provided in full in Appendix A;
- Amphibians - Records of S.41 species common toad *Bufo bufo.*
- Mammals - Records of S.41 species hedgehog *Erinaceus europaeus and* brown hare *Lepus europaeus*. Records of county scarce yellow-necked mouse Apodemus flavicollis, and
- Invertebrates - Records of 57 S.41 species, details of which are provided in full in Appendix A.

Protected and Invasive Plant Species

3.12 No records were provided for Schedule 8[2] protected plant species within 2km of the site boundary.

3.13 Records were provided for Schedule 9[3] invasive plant species water fern (fairy moss) *Azolla filiculoides*, few-flowered garlic *Allium paradoxum*, wall cotoneaster *Cotoneaster horizontalis*, Himalayan cotoneaster *Cotoneaster simonsii*, Canadian waterweed *Elodea canadensis*, Nuttall's waterweed *Elodea nuttallii*, Japanese knotweed *Fallopia japonica*, giant hogweed *Heracleum mantegazzianum*, montbretia *Crocosmia pottsii x aurea*, variegated yellow archangel *Lamiastrum galeodbolon argentatum* and Himalayan balsam *Impatiens glandulifera*.

[2] Species listed on Schedule 8 of the Wildlife Countryside Act 1981, as amended.
[3] Species listed on Schedule 9 of the Wildlife Countryside Act 1981, as amended.

Habitats

3.14 Full Phase 1 habitat survey target notes are provided within Appendix B. Phase 1 habitats are displayed on drawing G7614.001.01-03 Phase 1 Habitat Plan.

Arable

3.15 Four large arable fields are present within the northern and eastern parts of the site. Oil seed rape was growing in all fields at the time of survey.

Semi-Improved Grassland

3.16 The site contains four semi-improved grassland fields located within the southern and western parts of the site and surrounding Bere Hill Farm.

3.17 The field at TN15 slopes from south to north and supports a grassland sward approximately 20-30cm in height, dominated by cock's foot *Dactylis glomerata* and Yorkshire fog *Holcus lanatus,* with meadow grass *Poa* species. Dandelion *Taraxacum officinale*, daisy *Bellis perennis*, meadow buttercup *Ranunculus acris*, white-dead nettle *Lamium album* and common field speedwell *Veronica persica* are abundant amongst the sward.

3.18 The grassland field that lies to the south of Bere Hill Farm (TN16) comprises similar species to TN15 with the addition of rare meadow foxtail *Alopecurus pratensis* and barren brome *Bromus sterilis*. Other species within the sward included sun spurge *Euphorbia helioscopia*, ribwort plantain *Plantago lanceolata*, creeping thistle *Cirsium arvense*, germander speedwell *Veronica chamaedrys*, greater stitchwort *Stellaria holostea* and creeping buttercup *Ranunculus repens*.

3.19 The largest grassland field to the east of the farm (TN17) supports a slightly taller grassland sward. As well as the species listed above the grassland also supports perennial rye grass *Lolium perenne*, fescue *Festuca* species, smooth meadow grass *Poa pratensis*, common sorrel *Rumex acetosa*, bulbous buttercup *Ranunculus bulbosus* and cut-leaved cranesbill *Geranium dissectum*.

3.20 The grassland field to the northwest of the farm (TN18) falls away steeply to the northern boundary and comprises broadly similar species composition as other grassland fields on site with the addition of frequent broad-leaved dock..

3.21 The wide arable field boundaries and farmers tracks within the fields, measuring approximately 5m in width, comprise semi-improved grassland with dominant perennial rye grass and common field speedwell.

Broadleaved Plantation Woodland

3.22 A strip of broadleaved plantation woodland, measuring approximately 30m in width, lies along the entire southern site boundary (TN19). Planted as screening for the Andover Bypass, the woodland comprises young field maple *Acer campestre*, ash *Fraxinus excelsior*, sycamore *Acer pseudoplatanus*, wild cherry *Prunus avium*, oak *Quercus* species, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hazel *Corylus avellana* and lime *Tilia* species. The ground flora comprises rank grasses with ground ivy *Glechoma hederacea*, cow parsley *Anthraces sylvestris*, common cleavers *Galium aparine* and common nettle *Urtica dioica* becoming dominant. Creeping thistle, germander speedwell and meadow buttercup are found frequently with the addition of occasional forget-me-not *Myosotis* species, broad-leaved dock *Rumex obtusifolius*, teasel *Dipsacus fullonum* and white dead-nettle.

3.23 The woodland in the southwest corner of the site is slightly more mature with the notable absence of plastic guards at the base of the trees (TN20). Ash is more dominant in this area with hawthorn, blackthorn and field maple dominant along the grassland field edge.

3.24 Plantation woodland towards the eastern corner of the site (TN21) comprises similar species composition to other areas of woodland with the addition of hazel and elder *Sambucus nigra*. The ground flora along the woodland edge comprises dominant common field speedwell, common vetch *Vicia sativa*, cut-leaved cranesbill and clover *Trifolium* species with occasional lesser burdock *Arctium minus*, hogweed *Heracleum sphondylium*, common ragwort *Jacobaea vulgaris*, greater stitchwort and rare cowslip *Primula veris*.

Broadleaved Semi-Natural Woodland

3.25 The northern site boundary lies adjacent to a narrow strip of broadleaved semi-natural woodland alongside Ladies Walk public footpath running the length of the site boundary (TN22). The canopy comprises mature horse chestnut *Aesculus hippocastanum*, sycamore and lime trees reaching a maximum height of 15m. The understorey supports further sycamore and lime with additional ash, elder, elm, hawthorn, wild cherry, blackthorn, rose *Rosa* species and wayfaring tree *Viburnum lantana*. The ground flora is heavily shaded therefore ivy *Hedera helix* is dominant, with the occasional lords and ladies *Arum maculatum*, germander speedwell, garlic mustard *Alliaria petiolata* and lesser celandine *Ficaria verna* also present.

3.26 A small patch of woodland located in the northwest corner of the site which connects to a hedgerow to the east comprises broadly similar species composition as listed above. Mature ash and sycamore support dense ivy cladding (TN23).

Hedgerows

3.27 The site supports a number of native species rich and species poor hedgerows, both managed and unmanaged. Native intact species rich hedgerows are located at TN24 and TN28. While native intact species poor hedgerows were recorded at TN25, TN26 and TN27. Hedgerows at TN24, TN25 and TN26 are managed to a height of 1.5m and width of 1.5m. While unmanaged hedgerows at TN27 and TN28 reach a height of approximately 5-6m and a width of 4-5m.

3.28 Commonly occurring woody species noted from the hedgerows included dominant hawthorn, blackthorn and field maple with wayfaring tree, ash, elder, horse chestnut, rose and rare common box *Buxus sempervirens* and hazel.

3.29 Defunct hedgerows were recorded along either side of the access road between TN24 and TN26.

3.30 A mature sycamore tree is located within the hedgerow (TN25). All hedgerows onsite support a diverse ground flora including garlic mustard, herb Robert *Geranium robertianum*, lungwort *Pulmonaria officinalis*, common field speedwell, cow parsley, white dead-nettle, lesser burdock, teasel, common cleavers, hogweed, ivy and germander speedwell.

3.31 The entire northeast site boundary comprises a small stock fence with outgrown species rich intact and defunct hedgerows along its length. The section of defunct species rich hedgerow starts in the eastern corner of the site and extends approximately 500m along Micheldever Road to the northwest (TN30). The hedgerow is heavily outgrown reaching approximately 5-6m in height and 4-5m wide, comprising sycamore, horse chestnut, ash, elder, rose, wayfaring tree, blackthorn, hawthorn with dense bramble, ivy and travellers joy *Clematis vitalba*.

3.32 The intact species rich outgrown hedgerow (TN31) extends approximately 450m to the northwest, comprising the same woody species as TN30. Ground flora at the base of both hedgerows within the site comprises barren brome, cocks foot, shepherds' purse *Capsella bursa-pastoris*, green alkanet *Pentaglottis sempervirens*, cleavers, common nettle and cow parsley. Both hedgerows, especially TN31 contain mature trees of various species that could support potential roosting features for bats. However due to the vegetation density, visual inspection of the trees was limited.

3.33 Ground flora alongside Micheldever Road comprises dominant nettle and cleavers with garlic mustard, herb Robert, white dead-nettle, wood avens *Geum urbanum* and doves-foot cranesbill *Geranium molle* found in shaded areas. In more open areas, lungwort, hybrid bluebell *Hyacinthoides x massartiana*, lords and ladies, green alkanet *Pentaglottis sempervirens* and hogweed are present.

Scattered Broadleaved Trees

3.34 Scattered broadleaved trees are present throughout the site. Trees within the site range from young to mature comprising species such as sycamore, hawthorn, ash and horse chestnut.

Scattered Coniferous Trees

3.35 A group of three/four mature conifer trees are present within the garden of the farm house at TN8.

3.36 Full tree descriptions are provided within Table 3 and Appendix B.

Scrub

3.37 An area of dense scrub comprising bramble and young elder and sycamore saplings is present between tall ruderal and plantation woodland (TN34).

3.38 Scattered scrub is present alongside a public footpath between a semi-improved grassland field and arable field comprising dense bramble (TN29). The bramble scrub becomes denser further north along the fence line.

3.39 Scattered bramble and tree sapling scrub is located amongst the Bere Hill Farm buildings.

Tall Ruderal

3.40 A small area of tall ruderal vegetation is situated between two semi-improved grassland fields (TN33). Dominated by common nettle with white dead-nettle and teasel, this area is beginning to be encroached by bramble scrub.

Buildings and Hardstanding

3.41 The site supports a number of buildings associated with the Bere Hill Farm complex. Full building descriptions are provided within Table 3.

3.42 Areas of hardstanding are present within the farm complex.

Protected and Invasive Plant Species

3.43 No protected or invasive plant species were identified during the survey.

Fauna

Bats

3.44 Descriptions of buildings and trees within the site and immediately adjacent to the site, and an assessment of the potential roost category for each feature described, are provided within Table 3 below.

Table 3. Tree and Building Descriptions and Roost Categories

Target Note	Description	Roost Category
TN1	Detached residential bungalow with brick walls and a mono-pitched pantile roof in a relatively good condition. The wooden barge boards are in a poor state of repair and ivy cladding on the northeast end of the house extends up the wall towards the roof. The roof supports two chimneys with lead flashing in good condition. Some mortar joints are missing.	Low/Moderate

Target Note	Description	Roost Category
TN2	Detached barn of brick construction supporting a hipped clay tiled roof. The building is in a poor state of repair with numerous mortar joints missing and wooden barge board and soffit boxes in poor condition with multiple gaps. Windows and doors are boarded up by not tightly fitted. A metal outbuilding is attached to the northern aspect covered in ivy.	High
TN3	Large farm storage building typical of a Dutch barn construction, open on two sides with domed metal sheet roof. The building is used to store machinery and hay/straw bales. Although not suitable for roosting bats the building does provide suitable foraging habitat for bats.	Negligible
TN4	Large L-shaped dilapidated farm building comprising a combination of concrete block units and large metal sheeted barn.	Negligible
TN5	Farm outbuilding currently in use as a storage building. Concrete block walls and sheet metal sides and roof. Windows are boarded but loosely fitted.	Negligible
TN6	Group of three dilapidated and disused former farm buildings. All roofs are missing with some walls (formerly of concrete block construction) also missing. Scattered scrub has started to grow over the remaining rubble.	Negligible
TN7	Long rectangular outbuilding currently used for machinery storage. Building almost entirely open on one side with the remaining walls constructed from concrete block. A pitched corrugated asbestos roof is present but is in poor condition	Negligible
TN8	Residential detached two storey farm house. Traditional brick wall construction supporting clay tile cladding from first floor and above with a complex roof structure (clay tile). PVC windows and doors and soffit boxes.	Low/Moderate

Target Note	Description	Roost Category
TN9	Semi-mature/mature sycamore tree within hedgerow. Approximately 7-8m high and supporting dense ivy cladding.	Low
TN10	Group of 6/7 mature ash trees along western site boundary supporting dense ivy cladding.	Low
TN11	Mature ash and sycamore trees within woodland, approximately 8-9m high supporting dense ivy cladding	Low
TN12	Broadleaved woodland alongside northern site boundary (Ladies Walk) contains multiple mature trees supporting various potential roost features	Individual trees range from Low - High
TN13	3/4 mature ash trees within southern section of hedgerow. Trees support dense ivy cladding	Low
TN14	Two mature trees of unknown species located within close proximity to TN2. Trees are approximately 8m in height and support dense ivy cladding	Low

3.45 A total of three buildings within the site were assessed as having bat roost suitability.

3.46 The site supports a large number of semi-mature and mature trees that were assessed as having low suitability to support roosting bats. The various blocks of broadleaved semi-natural woodland and hedgerows within and adjacent to the site contain mature trees that are likely to support a variety of features suitable for roosting bats.

3.47 Woodland, scrub, grassland and hedgerow habitats within and adjacent to the site are likely to be used by foraging and commuting bats, with the diverse vegetation structure likely to support good numbers of invertebrate prey. Additionally, the site is well connected to the wider landscape via the woodland and hedgerow habitats.

Amphibians

3.48 The desktop study returned records of common toad and great crested newt within 2km of the site. There are no waterbodies, which provide potential breeding habitat for amphibians, within the site. Review of OS mapping identified two waterbodies within 500m of the site, located approximately 450m to the southeast of the site boundary. The waterbodies are separated from the site by arable fields and the A303 Andover Bypass. This road is considered a significant barrier to great crested newt dispersal.

3.49 The habitats within the site, including woodland, scrub, scattered trees, hedgerow and grassland provide opportunities for foraging, ranging and hibernating amphibians.

Reptiles

3.50 The desktop study returned records of slow worm and common lizard within 2km of the site. One record of slow worm was recorded on Ladies Walk, adjacent to the site, in 2010.

3.51 The semi-improved grassland, woodland, scrub and hedgerow habitats on and adjacent to the site provide suitable ranging, foraging, basking and hibernation opportunities for common reptile species including slow worm, grass snake and common lizard. There are a number of newly created log piles within the woodland along the northern site boundary created from recent tree felling which provide suitable hibernation opportunities. Additionally, rubble piles formed from either already demolished or dilapidated buildings represent potential hibernacula.

Badgers

3.52 Records of badger were identified during the data search from within 2km of the site boundary.

3.53 Although no badger setts were identified at the time of survey, pathways typical of being created by badger were identified radiating throughout the site, as well as foraging signs (snuffle holes) alongside some of the arable field edges.

3.54 The site contains suitable sett creation habitat in the form of hedgerows, woodland and scrub, with the grassland, tall ruderal and scrub habitats providing suitable foraging and ranging opportunities.

Dormice

3.55 Numerous records of dormice were returned during the data search from within 2km of the site, with one record originating approximately 300m southeast of the site boundary. A total of seven European Protected Species Licence (EPSL) associated with dormice have been identified located approximately 1.8km northeast of the site.

3.56 The unmanaged and managed hedgerows, woodland, scrub and scattered trees within the site provide suitable ranging and foraging habitat to support dormice. Suitable dormouse habitat is well connected to the wider landscape through connecting hedgerows and woodland blocks.

Birds

3.57 The desktop study returned numerous records of multiple protected and notable bird species within 2km of the site. Barn owl have been recorded within 2km of the site. The following species have all been previously recorded within the site hen harrier *Circus cyaneus*, wheatear *Oenanthe oenanthe*, siskin *Spinus spinus*, lesser redpoll *Acanthis cabaret*, skylark *Alauda arvensis*, grey heron *Ardea cinerea*, black-headed gull *Chroicocephalus ridibundus*, yellowhammer *Emberiza citrinella*, cuckoo *Cuculus canorus*, brambling *Fringilla montifringilla*, herring gull *Larus argentatus*, lesser black-backed gull *Larus fuscus*, linnet *Linaria cannabina*, red kite *Milvus milvus*, grey wagtail *Motacilla cinerea*, spotted flycatcher *Muscicapa striata*, house sparrow *Passer domesticus*, grey partridge *Perdix perdix*, golden plover *Pluvialis apricaria*, bullfinch *Pyrrhula pyrrhula*, firecrest *Regulus ignicapilla*, mistle thrush *Turdus viscivorus*, fieldfare *Turdus pilaris*, song thrush *Turdus philomelos*, redwing *Turdus iliacus* and starling *Sturnus vulgaris*.

3.58 Chaffinch *Fringilla coelebs*, swallow *Hirundo rustica*, linnet, meadow pipet *Anthus pratensis*, great tit *Parus major* and magpie *Pica pica* were all identified at the time of survey.

3.59 The semi-improved grassland in the south and west of the site and filed margins throughout the site represent suitable potential barn owl foraging habitat. Furthermore, some of the buildings associated with Bere Hill Farm could support roosting/nesting barn owl. The woodland, scrub, scattered trees and hedgerows also provide opportunities on site for a range of nesting bird species. All habitats on site provide potential foraging bird habitat.

Invertebrates

3.60 Multiple records of S.41 invertebrates were returned within 1km of the site. Common blue *Polyommatus icarus*, orange tip *Anthocharis cardamines* and clouded yellow *Colias croceus* butterflies were identified at the time of survey.

3.61 The arable fields, semi-improved grassland, woodland, hedgerows, scrub, scattered trees provide good potential habitat on site for invertebrates.

Other species, including Section 41 Species

3.62 Records of hedgehog and brown hare were returned within 1km of the site. The habitats on site provide potential foraging, shelter and hibernation opportunities for hedgehog and foraging and shelter opportunities for brown hare.

3.63 Two young roe deer were observed foraging in the plantation woodland at the time of survey.

4.0 Discussion and Conclusion

Designated Sites

4.1 There are no internationally designated sites within 10km of the site boundary. There are four statutory designated sites of national importance located within 5km of the site. The nearest statutory site is Anton Lakes LNR, located approximately 1.8km to the northwest of the site boundary. There will be no direct or indirect impacts on the LNR due to distance and a lack of hydrological connections.

4.2 The site falls within the SSSI IRZ for The River Test SSSI, located approximately 3.8km to the southeast of the site boundary. Residential development does not fall within a category of concern, therefore no further consultation with Natural England is required.

4.3 There are 23 non-statutory designated sites within 2km of the site, two of which, Allotment Gardens Down SINC and Ladies Walk Down South SINC are located adjacent to the site boundary. A third non-statutory site, A3093 Walworth Road, Andover, lies within 0.03km of the site. There is potential for indirect impacts on a number of non-statutory sites during site clearance and construction as a result of surface run-off, dust deposition, light spill and noise pollution.

Habitats and Plants

4.4 The areas of lowland calcareous grassland, good quality semi-improved grassland and deciduous woodland that lie adjacent to the site qualify as S.41 habitats of principal importance. These habitats provide potential foraging and ranging habitat for a variety of protected and notable species. There is potential for indirect impacts on these habitats during site clearance and construction as a result of surface run-off, dust deposition, light spill and noise pollution.

4.5 The arable fields within the site are of low ecological value. The arable fields provide sub-optimal foraging habitat for protected and notable species, including bats and birds, although represent potential foraging habitat for badger and brown hare. Arable fields are extensive within the wider area, extending to the northeast of the site, and to the south of the site beyond the A303. Loss of arable habitat will not significantly affect the ecological value of the site but could potentially impact specific species such as skylark.

4.6 The broadleaved plantation woodland and broadleaved semi-natural woodlands provide potential foraging and nesting habitat for birds and foraging and commuting habitat for bats. The woodlands also provide potential habitat for badger, dormice, reptiles and hedgehog. These linear habitats provide good connectivity between the east and west of the site, leading to the wider landscape.

4.7 Although cut for silage twice a year, the semi-improved grassland fields provide potential foraging and ranging habitat at certain times of the year for birds, bats, badger and reptiles. Loss of this habitat will reduce the ecological value of the site.

4.8 The dense and scattered scrub throughout the site provides potential to support nesting and foraging birds, foraging bats, and provides potential habitat for reptiles, badger and hedgehog. Loss of the scrub habitat, which is limited in extent, is considered unlikely to have a significant impact on the ecological value of the site.

4.9 The species rich and species poor hedgerows within the site qualify as S.41 habitats of principal importance. The hedgerows provide potential foraging and commuting habitat for bats and dormice, nesting and foraging habitat for birds, foraging habitat for badger and opportunities for sett creation, and potential to support small mammals including hedgehog and brown hare. It should be possible to retain hedgerows within the site under the proposals, however some short stretches of hedgerow may be lost to facilitate site access. Loss of significant stretches of hedgerow will have a negative impact on the ecological value of the site.

4.10 Scattered trees within hedgerows and along site boundaries provide potential nesting and foraging habitat for birds and foraging and commuting habitat for bats and dormice. A number of trees also offer potential sites for roosting bats. It should be possible to retain trees around the periphery of the site under the proposals, although any loss of semi-mature and mature trees will significantly reduce the ecological value of the site.

4.11 Implementation of a soft landscaping strategy and ecological enhancement measures will compensate for any negative impacts on the site's ecological value from loss of arable, grassland and woodland habitats, and help offset negative impacts of any unavoidable tree and hedgerow loss.

4.12 No protected plant species (Schedule 8 of the Wildlife and Countryside Act) or invasive plant species (Schedule 9 of the Wildlife and Countryside Act) were identified within the site boundary at the time of survey.

4.13 Opportunities to enhance habitats present on site are identified and discussed in the following chapter.

Fauna

Bats

4.14 A total of three buildings within the site were assessed as having between low and high bat roost potential. It is not currently known if the buildings associated with Bere Hill Farm will be impacted on. Further surveys may be required if demolition or refurbishment works to the buildings with suitability are impacted.

4.15 A number of semi-mature and mature trees within and adjacent to the site were assessed as having low to high bat roost potential. All semi-mature and mature trees around the periphery of the site, particularly those with bat roost potential, should be retained where possible under the proposals.

4.16 Retention of woodland, hedgerows and semi-mature and mature trees around the periphery of the site will ensure that development does not have a significant impact on foraging and commuting bats.

4.17 There is potential for indirect impacts on potential bat roost habitat within trees, and on foraging and commuting bats along woodland, hedgerows and field boundaries, as a result of increasing light spill. It will be possible to address any potential indirect impacts through a sensitive site design, including a sensitive lighting strategy, during site clearance and construction, and post development.

4.18 The habitats on site, including semi-improved grassland, scrub, scattered trees, woodland and hedgerows provide suitable habitat for foraging and commuting bats, although the arable habitats to the north and east of the site are considered sub-optimal. Loss of these habitats will have a negative impact on local foraging and commuting bats within the site. However, given the extensive presence of similar habitats in the wider landscape, significant impacts on local bat populations within the wider area are considered unlikely.

4.19 Implementation of a soft landscaping strategy and ecological enhancement measures, including the creation of species-rich grassland buffers along retained hedgerows, planting of new species rich hedgerows, and enhancement of retained hedgerows, will enhance the foraging habitat within the site for local bat populations.

Amphibians

4.20 Two waterbodies were identified within 500m of the site, however the waterbodies are separated from the site by significant barriers to amphibian dispersal. Protected amphibian species are therefore unlikely to be present on site. Amphibians are not considered a constraint to the development.

Reptiles

4.21 Given that records of reptiles, specifically slow worm, were returned immediately adjacent to the site and within the wider area, and that there is suitable habitat for reptiles on site, comprising semi-improved grassland, woodland, scrub, field margins and established hibernacula, there is potential for reptiles to be present on site.

4.22 Given the extent of suitable habitat within the site, and that the habitats are continuous with suitable habitat for reptiles adjacent to the site, reptile surveys to establish whether or not reptiles are present on site, their population size, and species composition, will be required to inform any future planning application.

4.23 Loss of the habitats on site would have a negative impact on the local reptile population, if present, with the potential for harm to individual reptiles. Implementation of a soft landscaping strategy and ecological enhancement measures will minimise the impact on reptiles as a result of the development.

Badger

4.24 No badger setts were recorded on site however evidence of badger activity in the form of foraging activity and badger pathways were recorded throughout the site during the survey.

4.25 Given that there is suitable habitat on site for badger, and records of badger are present within the wider area, there is potential that badgers will forage and range within the site.

4.26 Development will result in the loss of potential badger foraging and ranging habitat and habitats which provide opportunities for sett creation. There will be a negative impact on badgers which use the site, but given the presence of other similar habitats locally, this impact is unlikely to be significant on the local badger population. Retention of woodland and areas of dense scrub and hedgerow will ensure habitat for badger foraging and sett creation is retained on site.

4.27 Precautionary working measures should be adopted to ensure no harm to badger or their setts which may be present on site.

Dormice

4.28 The large unmanaged and managed hedgerows within the site provide suitable habitat to support dormice. They are well connected to areas of further suitable habitat on site including other hedgerows, broadleaved semi-natural woodland and although young, the broadleaved plantation woodland supports a good species composition including favoured foraging species such as hazel, hawthorn and oak to support dormice. The suitable dormouse habitats present on site are well connected with the wider landscape via hedgerows and link to a large area of ancient woodland located approximately 1km to the southeast.

4.29 Furthermore, multiple records of dormice were identified during the desk study as well as previously granted EPSLs for this species. The hedgerows and woodland present on site contain a variety of woody species that could provide a suitable foraging resource.

4.30 Current proposals are likely to include the removal of sections of hedgerow and woodland to facilitate site access. Given the presence of suitable habitat and records of dormice within the immediate area it is likely a dormouse survey will be required to confirm the presence or absence of dormice on site.

Nesting Birds

4.31 Arable fields, woodland, scrub, semi-improved grassland, hedgerows, trees and buildings all provide suitable nesting and foraging habitat for birds. It is anticipated that small sections of hedgerow, which provide potential foraging and nesting habitat for birds, will be lost to facilitate the proposals. Large proportions of the arable fields, which provide limited seasonal foraging habitat and potential nesting habitat for ground nesting birds, and the semi-improved grassland fields, which provide sub-optimal foraging habitat, will also be lost.

4.32 Retention of woodland, scrub, scattered trees and hedgerows as far as possible will help minimise the impact of the development on the nesting bird community. Implementation of a soft landscaping strategy, including additional tree, shrub and hedgerow planting, and incorporating nesting features such as bird boxes into the scheme design, will generate additional bird nesting and foraging habitat on site.

4.33 Barn owl have been recorded within 2km of the site and the semi-improved grassland fields and arable field margins represent potential foraging habitat for this species. Additionally the disused farm buildings provide potential roosting and nesting opportunities for barn owl. Further consideration for barn owl will be required.

4.34 Given the size of the site, and extent of suitable bird nesting and foraging habitat which will likely be lost, further assessment of the breeding bird assemblage using the site will be required to inform the planning application.

4.35 All nesting birds are protected under the Wildlife and Countryside Act 1981, as amended, during the nesting season. It is an offence to take, damage or destroy the nest of any wild bird whilst it is in use or being built. There may be implications with regards nesting birds if vegetation clearance is proposed during the nesting period (typically taken to be March to August inclusive). Measures will therefore need to be implemented to avoid the potential disturbance or destruction of nests.

Invertebrates

4.36 Given the structural diversity of the habitats present, particularly around the periphery of the site, it is possible that the site could support an important invertebrate assemblage. A variety of butterfly species were observed during the survey. Furthermore the site is located within 2km of Anton Lakes LNR partly designated for its butterfly assemblage. Consultation with the Local Planning Authority should be undertaken to establish whether invertebrate surveys will be required to inform any future planning application.

Other species, including S.41 Species

4.37 The habitats within the site provide potential habitat for S.41 species hedgehog and brown hare. Given the extent of suitable habitat on site, loss of these habitats will likely have an impact on local hedgehog and brown hare populations using the site.

4.38 Implementation of a soft landscaping strategy and ecological enhancement measures will help mitigate for negative impacts on hedgehog and brown hare as a result of the development.

4.39 Precautionary working measures should be adopted to ensure no harm to hedgehog which may be present on site.

5.0 Recommendations

Designated Sites

5.1 Standard pollution prevention and dust control measures should be set out in a Construction Environmental Management Plan (CEMP) and implemented during site clearance and construction works. These measures will ensure the potential for indirect impacts on the non-statutory designated sites and priority habitats, located immediately adjacent to the site, are reduced to a minimum.

Habitats and Plants

5.2 The CEMP will identify measures to ensure no damage to retained habitats within or adjacent to the site.

5.3 The S.41 species rich and species poor hedgerows should be retained and enhanced where possible under the proposals. Any potential minor loss of hedgerow can be mitigated by compensatory planting of species-rich hedgerow elsewhere on site. The minimum aim should be to result in a 'net positive gain' of species-rich hedgerow within the site.

5.4 Retained woodland, trees and hedgerows within and adjacent to the site should be protected from accidental damage during site clearance and construction, in accordance with BS5837:2012 Trees in relation to design, demolition and construction. The CEMP would also identify measures to ensure no damage to these habitats.

5.5 It is recommended that mature trees are retained under the proposals. Semi-mature trees and broadleaved semi-natural and plantation woodland should also be retained as far as possible under the proposals.

5.6 It is recommended that species-rich meadow grassland is planted within areas allocated for soft landscaping to help compensate for loss of arable and semi-improved grassland habitats as a result of the development.

Fauna

<u>Bats</u>

5.7 If buildings assessed as having suitability to support roosting bats are to be demolished or directly impacted by the development, further surveys of the buildings will be required. This may include internal inspections (providing the buildings are structurally safe) and subsequent dusk emergence and/or dawn re-entry surveys. The dusk emergence and dawn return surveys must be completed between May and September, inclusive.

5.8 It is likely that all trees with bat roost potential can be retained under the proposals. If any trees with moderate or high suitability for roosting bats are to be directly impacted by the development, further surveys of the trees will be required. This may include aerial inspections and subsequent dusk emergence or dawn re-entry surveys, completed between May and September, inclusive.

5.9 Given the size of the site, and that the habitats within the site are continuous with suitable bat foraging and commuting habitat adjacent to the site, it is recommended that bat activity surveys appropriate for a site with 'Moderate Suitability' habitat for bats are conducted to support any future planning application. One dusk activity survey must be completed per month between April and October, with one dawn survey also completed within this time period.

5.10 A Sensitive Lighting Strategy should be implemented to minimise light spill from the scheme on to retained woodland, hedgerows and trees within and adjacent to the site, which provide potential bat roosting, foraging and commuting habitat. The Sensitive Lighting Strategy will benefit bats and other nocturnal and crepuscular species. The Sensitive Lighting Strategy will address four key design principles:

- Use of unnecessary lighting will be avoided, particularly along the hedgerows which provide habitat for foraging and commuting bats.
- Spatial spread of lighting – the horizontal and vertical spread of artificial light will be minimised, and take into account both primary and reflected light sources. Directional lighting can be achieved through the use of LED bulbs and by angle and orientation of beam. Use of a cowl, louvre or other light shield could also be implemented if required.
- Variable lighting regime – Timers will be used to ensure that overall illumination is reduced during core night-time hours.
- Intensity and colour of lighting – light intensity will be as low as possible whilst meeting the objectives of the intended function. Light sources selected will emit zero ultra-violet light wherever possible.

5.11 Implementation of a soft landscaping strategy and ecological enhancement strategy will ensure no significant impacts on foraging or commuting bats. Detailed habitat mitigation and enhancement measures for bats will be outlined once development proposals have become clear and upon completion of the nocturnal bat surveys.

Reptiles

5.12 Reptile species are partially protected under the Wildlife and Countryside Act 1981, as amended, from killing. Given historical records occurring adjacent to the site and that the site has the potential to support reptiles, measures are required to avoid contravention of the legislation pertaining to these species.

5.13 Given the extent of suitable habitat within the site, and that the habitats on site are continuous with suitable habitat for reptiles adjacent to the site, reptile surveys are recommended to support any future planning application. This would involve the laying of artificial refugia within the site, followed by seven visits to check the artificial refugia for reptiles. The surveys can be conducted between April and September, although April to May and September are the optimal periods. Depending upon the results of the surveys, a reptile mitigation strategy may be required.

5.14 Implementation of a soft landscaping strategy and ecological enhancement measures, including installation of hibernacula, will help compensate for the loss of potential reptile habitat on site.

Badger

5.15 Badgers and their setts are legally protected in the UK under the Protection of Badgers Act 1992, such that mitigation measures are required to avoid contravention of the legislation pertaining to this species.

5.16 A pre-construction check for badgers would be required prior to works commencing to confirm that no setts have been excavated within or immediately adjacent to the site which may be impacted by the proposals.

5.17 In the event that a potential sett is uncovered during vegetation clearance or construction works, works would stop immediately and an appropriate buffer would be put in place to ensure no damage or disturbance. The potential sett would be monitored to confirm whether it is an active sett. If active then mitigation would be agreed between Natural England (NE) and the Project Ecologist and a licence would likely be required before works could lawfully proceed in that area of the site.

5.18 There is the potential for indirect impacts on badgers during site clearance and construction works. Standard precautionary working measures will need to be implemented to ensure no harm or disturbance to badgers as a result of the development.

Dormice

5.19 Hazel dormice receive protection under both the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Dormice and their resting places are fully protected, it is an offence to deliberately capture, injure or kill them or to damage, destroy or obstruct their breeding or resting places. It is also an offence to disturb dormice in their breeding or resting places. They are also listed as a S.41 species.

5.20 Given the size of the site, presence of suitable habitat and records of dormice within the immediate area it is likely a dormouse survey will be required to confirm the presence or absence of dormice on site.

5.21 In line with current guidance[4], a minimum of 50 nest tubes should be set out between the months of May and October in suitable dormouse habitat. As per the current guidance, a minimum index of probability score of 20 should be achieved. Nest tubes should be installed in March/April, at least a month before the first survey in May.

5.22 If present on site, it is likely a Natural England EPSL would be required in order for the proposed development to commence.

Nesting Birds

5.23 Due to the size of the site, and extent of suitable bird nesting and foraging habitat which will likely be lost, breeding bird surveys will be required to assess the breeding bird assemblage present at the site. Breeding bird surveys must be completed between March and June, with one survey visit per month required.

[4] The Dormouse Conservation Handbook (2006) English Nature. 2nd Edition.

5.24 Due to the presence of buildings providing suitable roosting and nesting opportunities for barn owl, a barn owl survey of suitable buildings is recommended.

5.25 To avoid impacts on nesting birds, all vegetation clearance and building demolition required to accommodate the proposed development should be undertaken outside of the nesting bird season, which is generally accepted to be from March to August inclusive, although nesting can take place outside this period. If vegetation clearance or building demolition works are necessary during this nesting season, a nesting bird check will be required by a suitably qualified ecologist a maximum of 24 hours in advance of works. If evidence of nesting is observed, a buffer zone will need to be set up around the nest, the size of which will be dependent upon the species nesting and the surrounding habitats. The ecologist will monitor the nest to confirm when any young have fledged and clearance works can proceed.

5.26 Further details of habitat mitigation and enhancement measures for birds are outlined in the Habitat Enhancements section below.

Other S.41 Species

5.27 Brown hare could potentially be present within the arable habitat, with hedgehog potentially present within the areas of suitable habitat present on site. The precautionary working measures identified to avoid injury to herptile species and badgers would also ensure no harm to brown hare or hedgehog during site clearance works.

Habitat Enhancements

5.28 Under the revised National Planning Policy Framework (NPPF), developments should aim to minimise impacts on biodiversity and identify and pursue opportunities for securing measurable net gains for biodiversity. To comply with this national planning policy a Biodiversity Impact Assessment calculation may be required. This requirement should be established through early consultation with the Local Planning Authority. To comply with the NPPF a number of opportunities for habitat enhancements which will benefit biodiversity should be included within future development proposals.

5.29 Habitat creation measures should seek to incorporate and/or increase the provision of habitats as identified within the Hampshire Biodiversity Action Plan (BAP) (e.g. hedgerows, neutral grassland and standing open water) and habitats for priority species which occur in the surrounding area (e.g. bats, butterflies and moths, birds, great crested newt and stag beetle).

5.30 The planting strategy across the site, both within private and public areas, should aim to utilise a range of native nectar and berry bearing species and, where necessary, non-native/ornamental species which have an acknowledged value for biodiversity. The aim of the planting schemes should be to create structural diversity and maximise connectivity to the wider area.

5.31 Hedgerows within the site could be retained and enhanced through planting of additional native and/or wildlife friendly species. Species rich hedgerows could be planted throughout the site, improving the connectivity within the site and to the wider landscape. The creation of hedgerows on site will provide benefits such as enhanced nesting opportunities for birds and enhanced foraging habitat for bats, birds and other wildlife. Species suitable for planting within the hedgerows include hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, blackthorn *Prunus spinosa*, dogwood *Cornus sanguinea*, elder *Sambucus nigra*, guelder rose *Viburnum opulus*, dog rose *R. canina agg*. and wild privet *Ligustrum vulgare*.

5.32 Creation of wildlife friendly SuDS ponds within the site will introduce valuable aquatic habitat in to the site. The SuDS ponds would function for both nature conservation and the drainage system for the site. The SuDS ponds should be designed to incorporate shallow sloping banks and be planted with suitable vegetation, appropriate for the ground conditions, for amphibian egg laying and invertebrates to maximise their value to biodiversity. The habitat creation surrounding the ponds should provide potential refuge and foraging habitat for amphibian, reptile and bird species and foraging opportunities for bats and badgers.

5.33 Species rich grassland could be incorporated into areas of open space and in landscape buffers adjacent to retained and created hedgerows and retained woodland. Where possible, grassland areas should include a mosaic of sward heights to include short, intermediate and long grass, with long grass retained over winter adjacent to hedgerows and trees. This would enhance the foraging opportunities for a variety of local species, including invertebrates, bats, birds, badgers and hedgehogs.

5.34 Fitting integral or built-in bat roosting bricks into new buildings facing semi-natural habitat, or bat boxes in mature trees on site, will provide long-lasting opportunities for roosting bats that require minimal maintenance. Models suitable for local species include the Schwegler 1FR Bat Tube, Schwegler 2F General Purpose Bat Box and Schwegler 1FW Hibernation box.

5.35 Bat lofts could be incorporated into the design of the existing buildings if they are to be retained and converted under development proposals.

5.36 Dormouse nest boxes could be installed within retained woodland to increase the availability of nesting opportunities for dormice.

5.37 Artificial bird nesting habitat should be provided through the installation of nest boxes, either integrated within the new buildings, as for bats, or placed on suitable retained trees. The installation of nest boxes will increase the availability of nesting habitat within the site. Nesting features should be targeted for those species on the Hampshire BAP and known to occur in the surrounding area, including Passerine species. A range of prefabricated models are available. The Schwegler 1SP Sparrow Terrace is a suitable specification, although there are a number of sparrow terraces available on the market. The Schwegler 3S Starling Nest Box is ideal for starlings. A variety of nest boxes are available from www.nhbs.com.

5.38 A barn owl nest box could be installed on site, either attached to a mature tree or erected on a pole to provide barn owl with a suitable nesting opportunity.

5.39 Gaps should be left under fences to allow for easy movement of hedgehogs and other small mammals. Hedgehog hibernation boxes could also be installed to provide shelter, nesting and hibernation opportunities for hedgehog.

5.40 Amphibian and reptile hibernacula could be installed within semi-natural habitat to provide hibernation opportunities for amphibians and reptiles. Should trees require felling to facilitate the development, these logs could be used to provide further shelter opportunities in the form of log piles.

5.41 Small bug hotels could be installed within the vicinity of semi-natural habitat. This will provide habitat for Section 41 invertebrates on site.

5.42 Green walls and trellis structures accommodating native climbing plant species such as roses and honeysuckle could be incorporated into building and/or retaining wall structures.

Design Principals

5.43 The assessment of potential impacts outlined above starts from the premise that good design and the mitigation hierarchy (assess, avoid, mitigate, compensate, enhance) would be applied by the design team, as reinforced by any protected species or Tree Preservation Order legislation relevant to the site.

5.44 These design measures, which can also be termed “embedded mitigation”, should include the following:

- Avoidance and protection of areas of ancient woodland, veteran trees, mature woodland, TPO trees, Important Hedgerows;
- Application of BS5837:2012 to trees and woodland on and off-site;
- Ancient/mature woodland and veteran trees given special consideration in terms of buffer zones;
- Avoidance of S41 priority habitats (other than small unavoidable losses of S41 habitats which are readily replaceable - unavoidable losses usually arise from site access);
- High standards of masterplanning and layout which encourage positive human interaction with areas of ecological interest;
- Creation of a landscape structure (appropriate to the scale of development) which includes ecological networks and use of native-species and wildlife-friendly landscape treatments;
- Conservation of any protected species in line with statutory and licence requirements;
- Retained habitats and protected features to be incorporated into a long-term habitat management plan.

5.45 Given the scale of the scheme there is likely to be pressure from the Local Planning Authority (LPA) for the inclusion of green infrastructure, including in the form of buffer zones around retained hedgerows and mature trees.

Ongoing Site Management

5.46 The site is comprised of mainly arable habitat, which offers limited ecological function for species foraging or ranging, and semi-improved grassland which is cut twice a year for silage. Continued active management of the site for agricultural purposes during the promotion process is recommended.

5.47 The species poor hedgerows within the site qualify as S.41 habitat of principal importance and represent a feature of ecological value. The majority of hedgerows are unmanaged. Regular cutting of hedgerows is recommended during the promotion process.

Additional Survey Work Required to Inform Planning

5.48 Although the scope of additional survey work required to inform any future planning application would be negotiated with the LPA, the following surveys are likely to be required.

5.49 An updated extended Phase 1 habitat survey would form the basis of any future Ecological Assessment (EA), or Ecological Impact Assessment (EcIA) if a Screening Opinion confirmed the need for a full Environmental Impact Assessment. This survey visit could also include pre-construction surveys for badger.

5.50 If impacts on the buildings assessed as having suitability to support roosting bats can be avoided, then the need for additional dusk and dawn emergence/return surveys can likely be scoped out through consultation with the LPA.

5.51 If impacts on semi-mature and mature trees assessed as having suitability to support roosting bats can be avoided, then the need for additional dusk and dawn emergence/return surveys can likely be scoped out through consultation with the LPA.

5.52 Due to the size of the site and the presence of woodland, hedgerows and scattered trees along the field margins and site boundaries, bat activity surveys are likely to be required to assess use of the site by local bat populations and to inform any future EcIA or EA. Although dominated by arable habitat, the site also contains large areas of grassland, woodland and hedgerows and therefore is assessed as having 'Moderate Suitability' habitat for foraging and commuting bats. One dusk activity survey must be completed per month between April and October, with one dawn survey also completed within this time period Static detectors would also be required.

5.53 Given the extent of suitable habitat within the site, and that the habitats on site are continuous with suitable habitat for reptiles adjacent to the site, reptile surveys are recommended to support any future planning application. This would involve the laying of artificial refugia within the site, followed by seven visits to check the artificial refugia for reptiles. The surveys can be conducted between April and September, although April to May and September are the optimal periods. Depending upon the results of the surveys, a reptile mitigation strategy may be required.

5.54 Given the size of the site, presence of suitable habitat and records of dormice within the immediate area it is likely a dormouse survey will be required to confirm the presence or absence of dormice on site.

5.55 The UK Government has a commitment to reverse the long-term decline in the number of farmland birds. As such a breeding bird survey is likely to be required. Survey effort would involve four survey visits over the breeding bird season (late-March-June).

APPENDIX A: Ecology Desk Study

THE ENVIRONMENT PARTNERSHIP

LAND AT BERE HILL
ANDOVER
ECOLOGY DESK STUDY

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Land at Bere Hill Ecology Desk Study
Prepared for	Pegasus Group
Prepared by	TEP – Market Harborough
Document Ref	7614.001

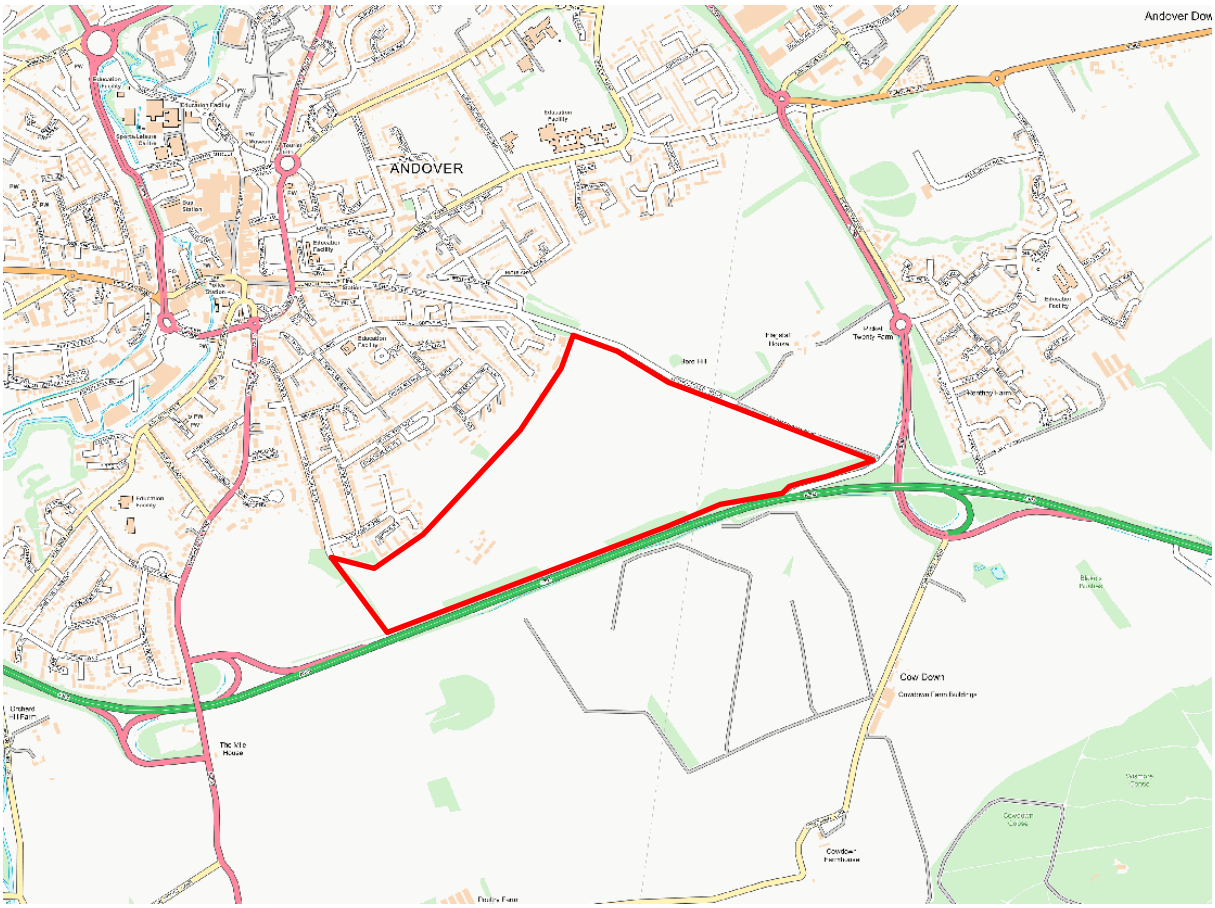
Author	Ruth Woolston
Date	May 2019
Checked	Chris King
Approved	Chris King

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status

Contents

Site Location Plan

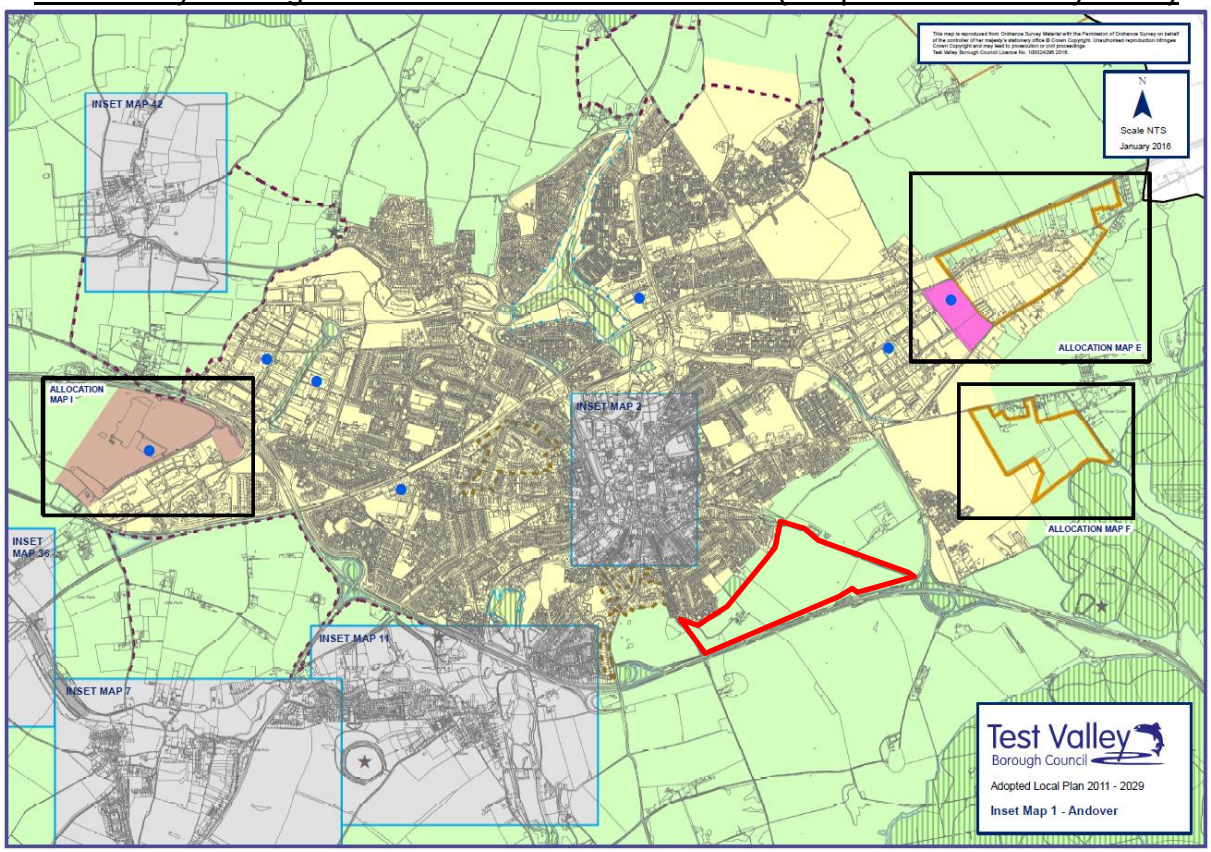
Approximate Central Grid Reference: SU 3757 4472



Site Boundary

Relevant Local Planning Policies

Test Valley Borough Revised Local Plan 2011-2029 (adopted 27th January 2016)



The site and adjacent land is allocated as: Countryside, Policy COM2

The following policies relate to biodiversity and nature conservation and are applicable to the site:

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

To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that:

a) it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located;
b) it is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced;
c) the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area;
d) arrangements for the long term management and maintenance of any existing and proposed landscaping have been made; and
e) it conserves the landscape and scenic beauty of the New Forest National Park or the North Wessex Downs Area of Outstanding Natural Beauty where applicable; and
f) does not result in the loss of important local features such as trees, walls, hedges or water courses.

Policy E6: Green Infrastructure

Development will be permitted provided that:

a) it protects, conserves and where possible, enhances the Borough's Green Infrastructure network;
b) it avoids the loss, fragmentation, severance or a negative impact on the function of the Green Infrastructure network;
c) mitigation is provided where there would be an adverse impact on the Green Infrastructure network; and
d) where it is necessary for development to take place on identified areas of Green Infrastructure an appropriate replacement is provided.

Policy E5: Biodiversity

Development in the Borough that will conserve, and where possible restore and / or enhance, biodiversity will be permitted.

Development that is likely to result in a significant effect, either alone or in combination, on an international or European nature conservation designation, or a site proposed for such designation, will need to satisfy the requirements of the Habitat Regulations[98].

Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological conservation interests, either directly or indirectly, will not be permitted unless:

a) the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest;
b) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and
c) measures can be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development.

The habitats and species of importance to biodiversity and sites of geological interest considered in relation to points a) to c) comprise:

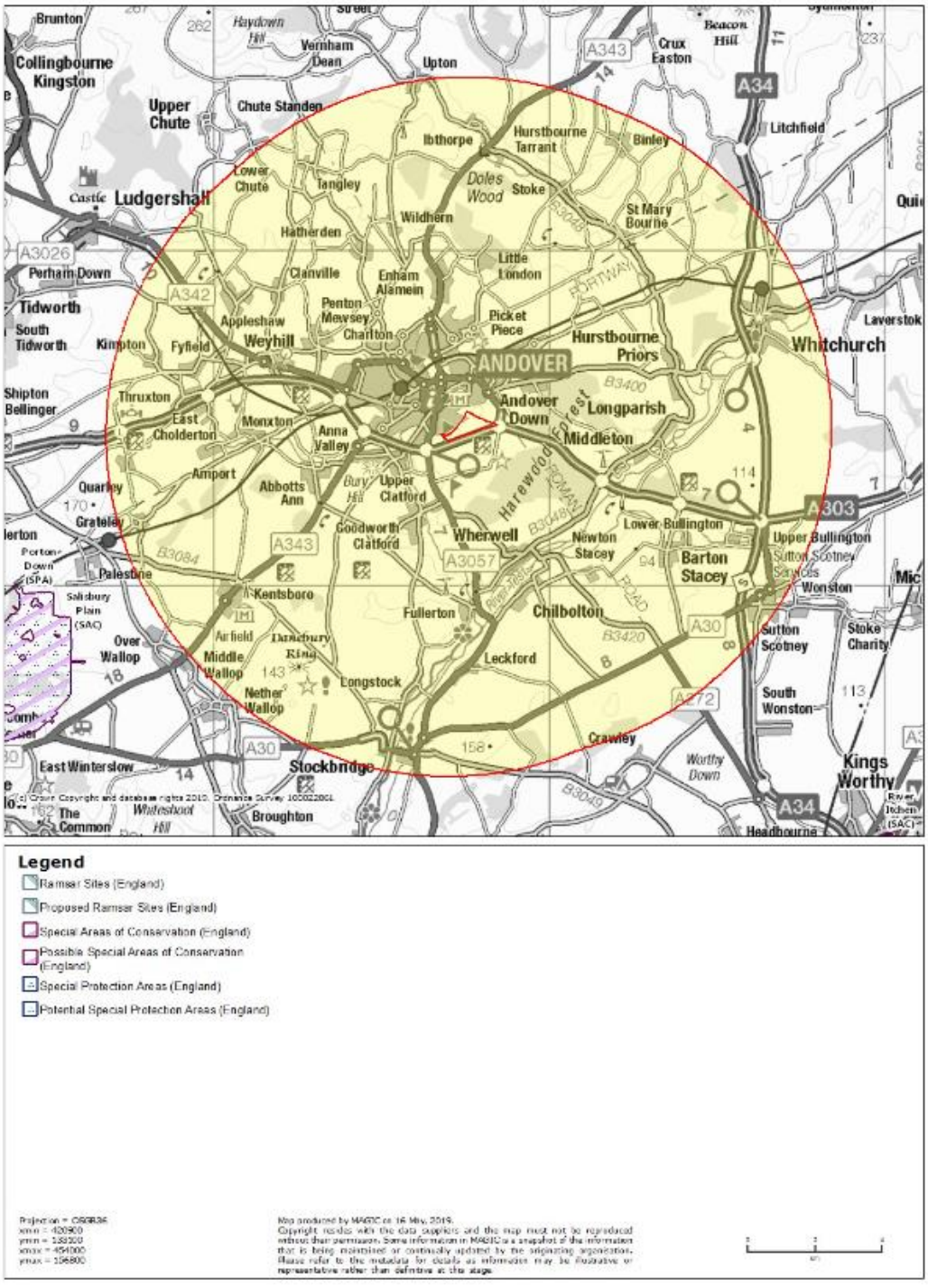
- Sites of Special Scientific Interest (SSSIs);
- legally protected species;
- Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs);
- priority habitats and species listed in the national and local Biodiversity Action Plans[99];
- habitats and species of principal importance for the conservation of biodiversity in England[100];
- trees, woodlands, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees, and hedgerows; and
- features of the landscape that function as 'stepping stones' or form part of a wider network of sites by virtue of their coherent ecological structure or function or are of importance for the migration, dispersal and genetic exchange of wild species.

The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.

Site Designations

Internationally Designated Wildlife Sites within 10km of the Site

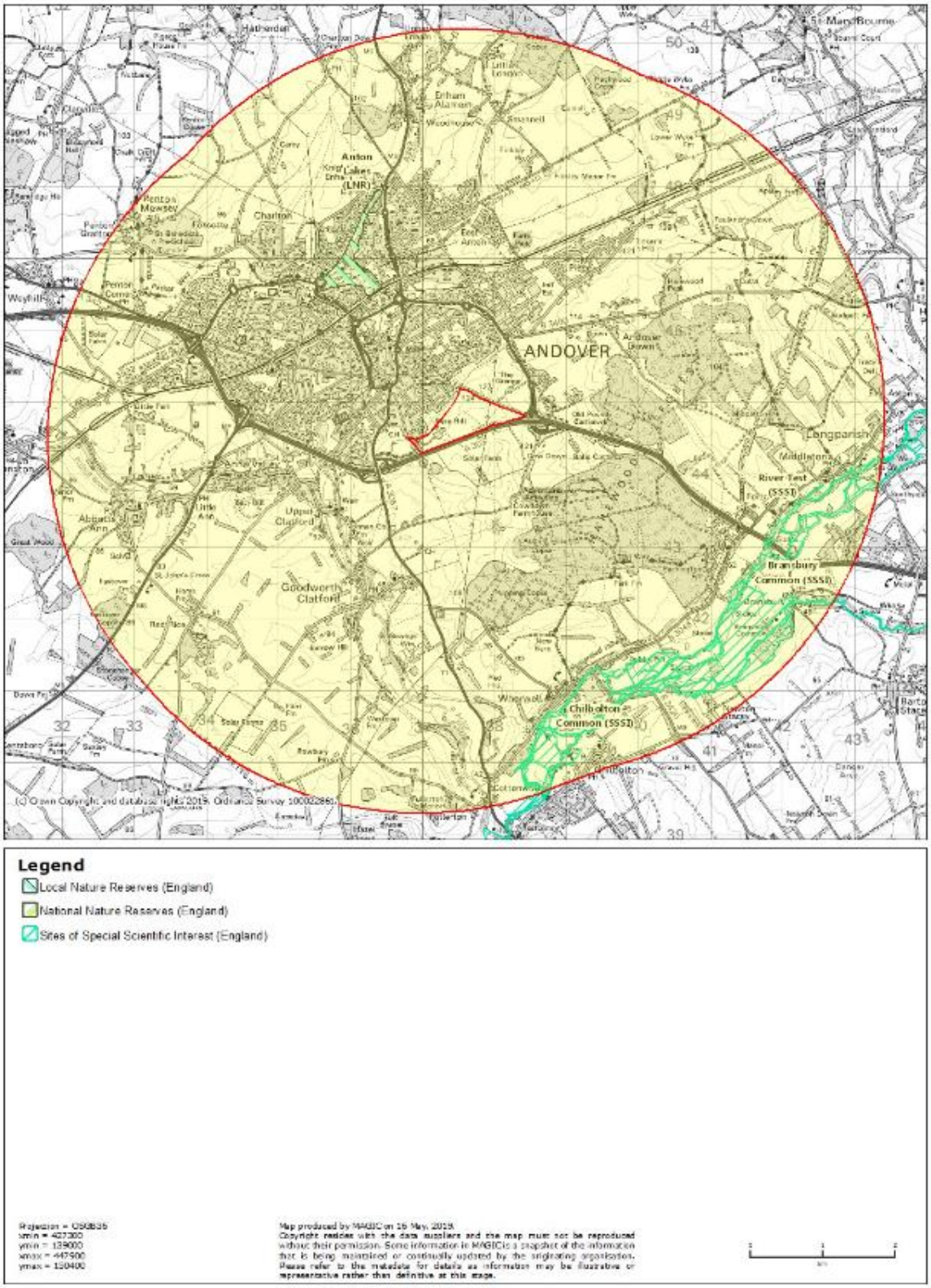
Source: MAGIC Maps



There are no internationally designated wildlife sites within 10km of the site.

Statutory Designated Wildlife Sites within 5km of the Site

Source: MAGIC Maps



There are four statutory designated wildlife sites within 5km of the site.

Name of Site	Designation	Distance from Site	Reason for Designation
Anton Lakes	Local Nature Reserve (LNR)	1.78km North West	• Lakes supporting a variety of birds including great-crested grebe • Chalk grassland providing habitat for a variety of butterflies • Fen meadows supporting orchids • Supports otters and water voles
Bransbury Common	SSSI	3.75km South East	• Site lies in the flood plain of the upper Test valley and consists of two main elements – the common and the disused water meadow • The meadows and the common embrace a remarkable range of grassland and grass/sedge communities
River Test	Site of Special Scientific Interest (SSSI)	3.80km South East	• Chalk stream which is one of the most species-rich lowland rivers in England • Supports a high diversity of invertebrate species and is especially rich in aquatic molluscs
Chilbolton Common	SSSI	4.21km South	• The site comprises a wide range of meadow types including sallow carr and unimproved marshy meadow • Supports a species-rich and ecologically diverse flora with communities of the flood plain marsh being of particular importance

SSSI Impact Risk Zones for Site Only

Source: MAGIC Maps

The site is located within the Impact Risk Zone for The River Test SSSI, located approximately 3.8km to the South East of the site.

SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution

Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t).

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Composting

Discharges

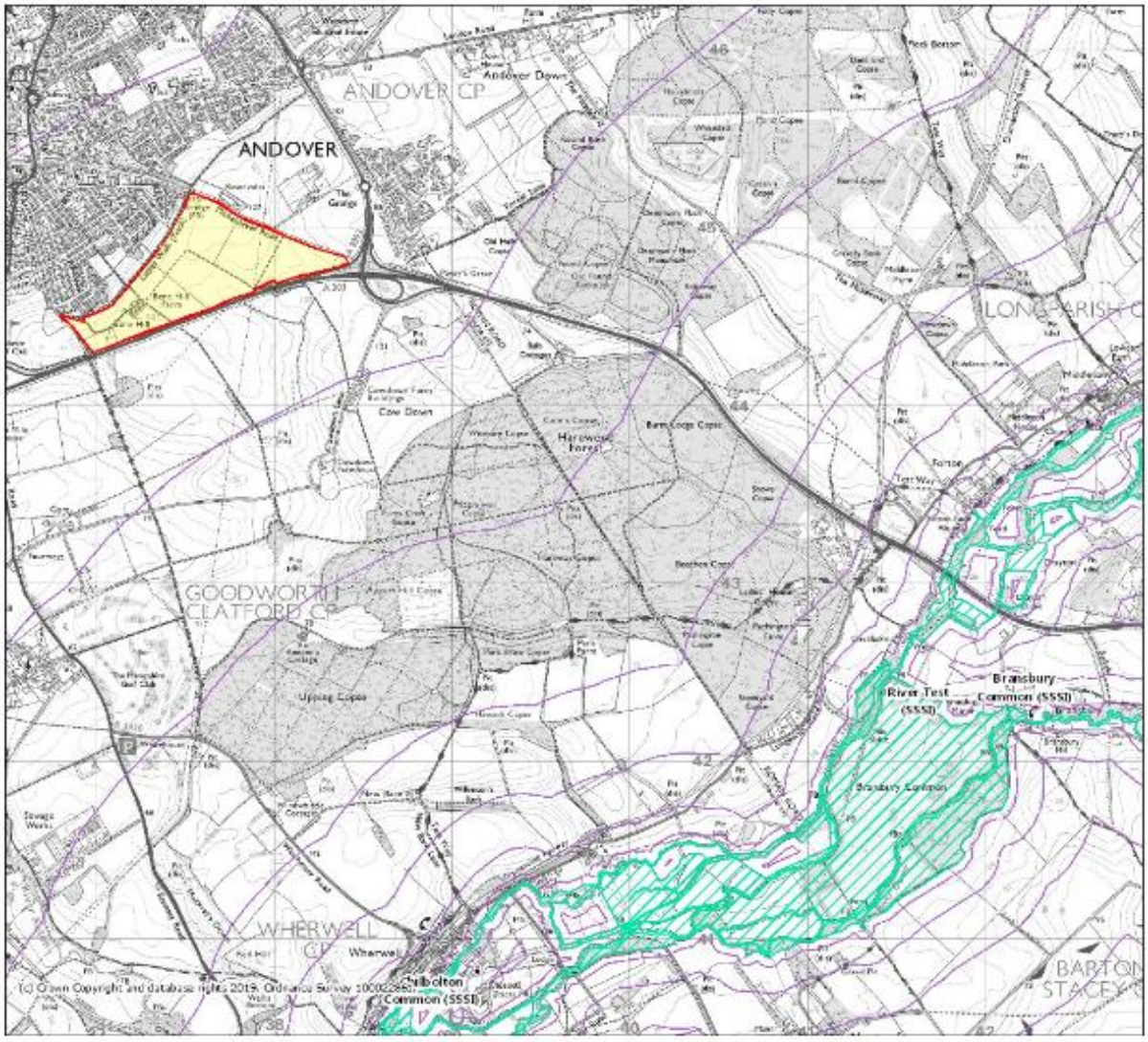
Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream (NB This does not include discharges to mains sewer which are unlikely to pose a risk at this location).

Water Supply

Notes

GUIDANCE - How to use the Impact Risk Zones

/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf



Legend

- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

Projection = OSGB36
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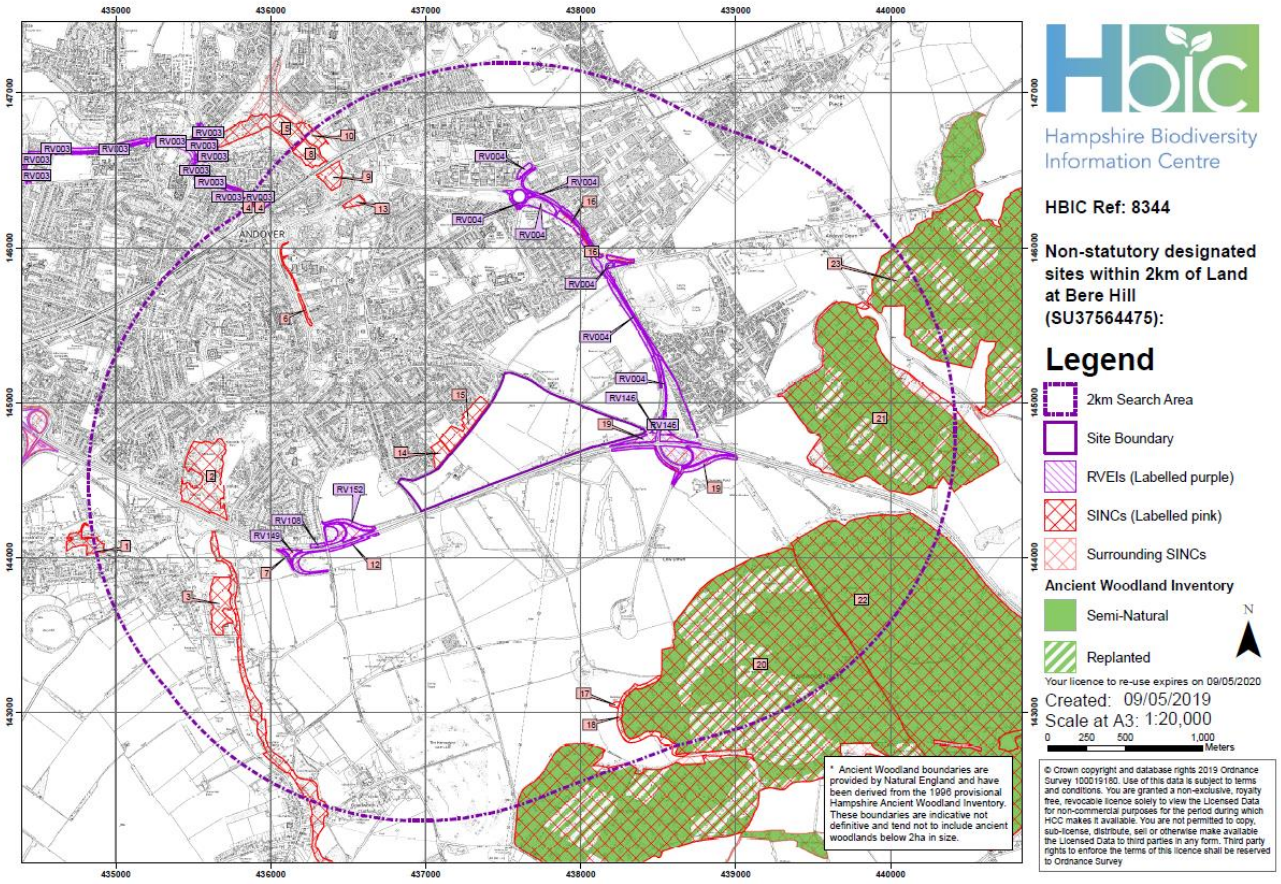
Watercourses within or Adjacent to the Site

Main rivers are statutory watercourses designated by the Environment Agency (in England). 'Main rivers' are usually larger streams and rivers, but some of them are small watercourses of significance. Works within 8m of main rivers are generally prohibited or require permission as there could be flood risk implications.

There are no main rivers within 8m of the site.

Local Site Designations within 2km of the Site

Source: Hampshire Biodiversity Information Center (HBIC)



Sites of Importance for Nature Conservation (SINCs)

Map Label	Status	SINC Ref	SINC Name	Central Grid Ref.	Distance from Site	SINC Criteria	Species supported that meet Section 6 of SINC Selection Criteria	Area (ha)
1	SINC	TV0275	Anna Valley Watercress Beds	SU3490 4410	2.00km	5A/6A	Ranunculus penicillatus (Stream Water-Crowfoot) [Hants Priority]	1.98
2	SINC	TV0293	Rooksbury Mill	SU3560 4450	1.16km	5A/6A	Ranunculus penicillatus (Stream Water-Crowfoot) [Hants Prio] Thymallus thymallus (Grayling) [Ann5]	9.75
3	SINC	TV0299	Church Meadow	SU3570 4370	1.32km	2A/5B		3.96
4	SINC	TV0306	Andover Ring Road (Redon Way)	SU3586 4634	2.00km	2D		0.93
5	SINC	TV0312	Anton Lakes - Lakes & Surround	SU3600 4680	2km	5A/5B/6A/7A	Arvicola amphibius (Water Vole) [s41] Ceratophyllum demersum (Rigid Hornwort) [nHS] Crepis biennis (Rough Hawk's-Beard) [CS]	6.56

							Lotus tenuis (Narrow-Lvd Bird's-Foot-Trefoil) [nHR]	
							Ranunculus penicillatus pseudofluitans (Stream Water-Crowfoot) [CS]	
6	SINC	TV0561	A3057 Northern Avenue, Andover	SU3607 4593	1.17km	1Cii/5A/5B		0.63
7	SINC	TV0599	A303 Winchester Road Junction West	SU3616 4398	0.81km	2A/6A	Lotus tenuis (Narrow-Lvd Bird's-Foot-Trefoil) [nHR]	1.18
8	SINC	TV0321	Anton Lakes - Meadows A & B	SU3630 4650	1.83km	2B/5A/5B/6A	Bromus commutatus (Meadow Brome) [nHS]	2.1
							Eleocharis uniglumis (Slender Spike-Rush) [CS]	
							Ranunculus penicillatus (Stream Water-Crowfoot) [Hants Priority]	
							Salmo trutta (Brown/Sea Trout) [s41]	

9	SINC	TV0326	Anton Lakes - Meadow C	SU3640 4640	1.73km	2A/5A/5B/6A	Ranunculus penicillatus (Stream Water-Crowfoot) [Hants Priority]	1.82
10	SINC	TV0327	Shepherd's Spring Meadow	SU3640 4670	1.92km	2A/2B/5A/5B/6A	Bromus commutatus (Meadow Brome) [nHS]	1.48
							Eleocharis uniglumis (Slender Spike-Rush) [CS]	
							Ranunculus penicillatus (Stream Water-Crowfoot) [Hants Priority]	
							Salmo trutta (Brown/Sea Trout) [s41]	
11	SINC	TV0331	River Anton	SU3650 4150	1.19km	5A/6A	Arvicola amphibius (Northern Water Vole) [s41]	25.97
							Austropotamobius pallipes (White-Clawed Crayfish) [Ann2np, An]	
							Lutra lutra (European Otter) [Ann2np, An]	

12	SINC	TV0332	A3057 Winchester Road, Goodworth Clatford	SU3650 4410	0.42km	2A/6A	Lotus tenuis (Narrow-Lvd Bird's-Foot-Trefoil) [nHR]	2.9
13	SINC	TV0563	A3057 Fen adjacent to Sainsbury's	SU3655 4630	1.46km	1Cii		0.62
14	SINC	TV0584	Allotment Gardens Down	SU3710 4470	Adjacent	2B		1.17
15	SINC	TV0353	Ladies Walk Down South	SU3720 4480	Adjacent	2B		3.26
16	SINC	TV0384	Churchill Way - London Road Verges, Andover	SU3799 4612	1.06km	2D		1.29
17	SINC	TV0393	Harewood Chalk Pit	SU3820 4305	1.65km	2D		0.16
18	SINC	TV0408	Augurs Hill Arable Field Corner	SU3860 4270	1.56km	6A	Ajuga chamaepitys (Ground-Pine) [s41] Teucrium botrys (Cut-Leaved Germander) [s8]	2.75
19	SINC	TV0409	A3093 Walworth Road, Andover	SU3860 4466	0.03km	2A/6A	Lotus tenuis (Narrow-Lvd Bird's-Foot-Trefoil) [nHR]	6.31
20	SINC	TV0427	Harewood Forest SW (including Upping Copse)	SU3900 4300	1.08km	1A/1B		262.82

21	SINC	TV0476	Harewood Forest (2)	SU4000 4500	0.95km	1A/1B/6A	Muscardinus avellanarius (Dormouse) [Ann4] Platanthera chlorantha (Greater Butterfly-Orchid) [RDB]	91.23
22	SINC	TV0487	Harewood Forest (3)	SU4030 4350	1.21km	1A/1B/6A	Muscardinus avellanarius (Dormouse) [Ann4]	193.14
23	SINC	TV0509	Harewood Forest (1)	SU4100 4550	1.72km	1A/1B		193.94

Road Verges of Ecological Importance (RVEI)

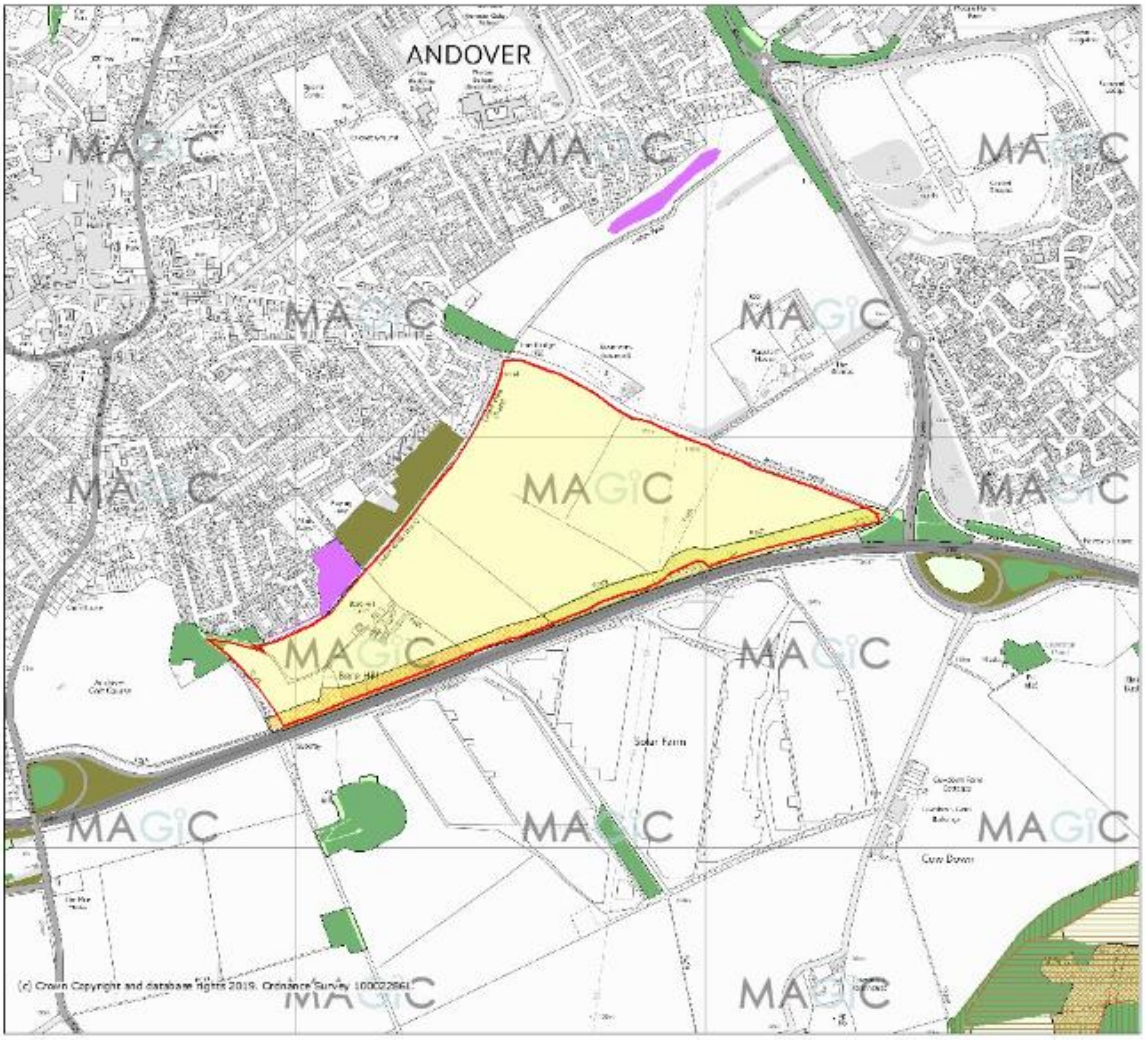
RVEI Ref.	RVEI Name	Grid Ref.	Distance from Site	Description	Designation	Interest Type	Interest Features	Period of Interest	Management required	Length (m)
RV003	A3093 Churchill Way West	SU3488 4664	2.00km	Roundabout west side of Churchill Way West, Churchill way West to Redon Way roundabout. Redon Way to the Railway bridge.	SINC	Chalk Flora	11 Indicator Species, Ranunculus penicillatus ssp (Stream Water-crowfoot)	Apr-Sep	Apr - Sep (4 cuts)	2,400
RV004	A3093 Churchill Way	SU3819 4575	0.22km	North east side of London roundabout, down Churchill Way to A303 J A3093 Join E	Part SINC	Chalk Flora	Juniperus communis (Common Juniper NERC Act species,UKBAP), Anthriscus caucalis (Bur Chervil CR)	Apr-Sep	Apr and Late Sep Cut	2,000
RV108	A303 Andover	SU3628 4406	0.47km	North side of A303 west of junction with A3057 Winchester Road	RVEI	Chalk Flora	Helleborus foetidus (Stinking Hellebore NS)	Jan-Apr	Late Sep cut	94

RV146	A3093 Walworth Road, Andover	SU3863 4465	0.03km	A3093/ A303 junction, south-east of Andover	SINC	Chalk Flora	Cirsium eriphorum (Woolly Thistle), Clinopodium acinos (Basil Thyme), Lotus glaber (Narrow Leaved Bird's Foot - Trefoil), Puccinellia distans (Reflexed Saltmarsh-Grass), 24 indicator species	May-Aug	Apr and Late Sep cut	818
RV149	A303 Winchester Road junction west	SU3616 4396	0.81km	A303/A3057 junction, west of A3057 Winchester Road	RVEI	Chalk Flora	21 indicator species	Apr-Sep	Late Sep cut	408
RV152	A303 Junction with A3057 (East), Andover	SU3651 4414	0.35km	A303/A3057 junction, east of A3057 Winchester Road and south side of A303	SINC	Chalk Flora	24 indicator species, Anacamptis pyramidalis (Pyramidal Orchid), Lotus glaber (Narrow-leaved bird's-foot trefoil CS)	Jun-Aug	Apr and Late Sep Cut	681

Notable Habitats

Habitat Inventory Data within or Adjacent to the Site

Source: MAGIC Maps



Legend

- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)

National Forest Inventory (GB)

- Assumed woodland
- Broadleaved
- Cloud \ shadow
- Conifer
- Coppice
- Coppice with standards
- Felled
- Felled
- Ground prep
- Low density
- Mixed mainly broadleaved
- Mixed mainly conifer
- Shrub
- Uncertain
- Windthrow
- Young trees

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Notable Species

Extract of Species Data within 2km of the Site

Source: Hampshire Biodiversity Information Centre (HBIC)

Species records which are listed under the following have been included:

- European Protected Species (EPS);
- Protected bird species under Schedule 1 of the Wildlife and Countryside Act 1981, as amended (WCA1);
- Protected animal species under Schedule 5 of the Wildlife and Countryside Act 1981, as amended (WCA5);
- Protected plant species under Schedule 8 of the Wildlife and Countryside Act 1981, as amended (WCA8);
- Invasive non-native species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9);
- Species of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006 (S41); and
- Red and Amber listed Birds of Conservation Concern (BRd/BAm).

NB. Only records post 2000 are displayed.

Protected and Notable Amphibians and Reptiles within 2km of Site

Taxon Name	Common Name	Status	Grid Ref	GR Blurred	Location	First Year	Last Year	No. of Records	Max Count
Amphibians & Reptiles									
Anguis fragilis	Slow-worm	NERC_s41	SU357452		Salisbury Road, Andover, Developed 2007	2007	2007	2	124
		WCA_s5s91(t)	SU360466		Anton Lakes, Andover	2007	2007	4	9
			SU360466		Anton Lakes, Andover (release Site)	2007	2007	2	124
			SU371446		Andover	2017	2017	1	1
			SU3744		Lady's Walk	2010	2010	1	1
			SU40274426		Burnt Lodge Copse	2009	2009	1	1
Bufo bufo	Common Toad	NERC_s41	SU353437		Upper Clatford	2015	2015	1	1
			SU353438		Upper Clatford	2007	2010	2	2
			SU3544		Rooksbury Mill, Andover	2010	2010	1	1
			SU3546		Anton Lakes West, Andover	2010	2010	1	1
			SU355440		Up Town Upper Clatford	2009	2009	1	1
			SU355442		Toad Crossing - Water Lane, Upper Clatford	2003	2003	1	Present
			SU355442		Upper Clatford High Street	2003	2004	17	100
			SU35584462		Rooksbury Mill	2016	2016	1	1
			SU356443		Andover	2017	2017	1	1
			SU356444		Rooksbury Lakes	2018	2018	1	312
			SU357440		Appleshaw	2017	2017	1	1
			SU357452		Salisbury Road, Andover, Developed 2007	2007	2007	2	2
			SU359447		Butterfly Garden Watermills Park Andover	2013	2013	1	1
			SU360466		Anton Lakes, Andover	2007	2007	2	63
			SU360466		Anton Lakes, Andover (release Site)	2007	2007	2	2
			SU361466		Andover	2018	2018	1	16
			SU363467		Shepherds Spring Meadow	2007	2007	1	1

Triturus cristatus	Great Crested Newt	EU_Hab_2np	SU35404440		Location Name Not Provided	2017	2017	1	1
		EU_Hab_4							
		HabReg_s2							
		NERC_s41							
		WCA_s5s94b							
		WCA_s5s94c							
		HBAP							
Zootoca vivipara	Common Lizard	NERC_s41	SU360466		Anton Lakes, Andover	2007	2007	2	1
		WCA_s5s91(t)	SU383461		Walworth Industrial Estate - Scrub Land By Columbus Way	2009	2009	1	10

Bat Species within 2km of Site

Taxon Name	Common Name	Status	Grid Ref	GR Blurred	Location	First Year	Last Year	No. of Records	Max Count
Mammals - Terrestrial (bats)									
Barbastella barbastellus	Western Barbastelle	EU_Hab_2np	SU363455	Yes	Sensitive	2015	2015	1	1
		EU_Hab_4							
		HabReg_s2							
		NERC_s41							
		WCA_s5s94b							
		WCA_s5s94c							
		HBAP							
		CI	SU387466			2016	2016	1	Present
Chiroptera	Bats	EU_Hab_2np	SU358454	Yes	Sensitive	2002	2002	1	Present
		EU_Hab_4	SU369451			2012	2012	1	Present
		HabReg_s2							
		NERC_s41							
		WCA_s5s94b							
		WCA_s5s94c							
		HBAP							
		CI							
	Serotine	EU_Hab_4	SU349436	Yes	Sensitive	2016	2016	1	1

Eptesicus serotinus		HabReg_s2							
		WCA_s5s94b	SU358435			2014	2014	1	1
		WCA_s5s94c	SU360427			2011	2011	5	1
		HBAP	SU387466			2016	2016	4	Present
Myotis	Unidentified Bat	EU_Hab_2np	SU360427		Sensitive	2011	2013	8	2
		EU_Hab_4							
		HabReg_s2							
		NERC_s41							
		WCA_s5s94b							
		WCA_s5s94c							
		HBAP							
		CI	SU387466			2016	2016	4	2
Myotis daubentonii	Daubenton's Bat	EU_Hab_4	SU354443	Yes	Sensitive	2014	2014	1	2
		HabReg_s2	SU354444			2014	2014	1	2
		WCA_s5s94b	SU355443			2014	2014	1	2
		WCA_s5s94c	SU356443			2014	2014	1	2
			SU357436			2014	2014	1	1
			SU357437			2014	2014	1	1
			SU357437			2014	2014	1	2
			SU358436			2014	2014	1	1
			SU359427			2014	2014	1	2
			SU360426			2014	2014	1	4
			SU361426			2014	2014	1	3
			SU361459			2004	2004	2	1
			SU395455			2004	2004	1	Present
Myotis mystacinus/brandtii	Whiskered/Brandt's Bat	HabReg_s2	SU395455		Sensitive	2004	2004	1	Present
		WCA_s5s94b							

		WCA_s5s94c							
Nyctalus noctula	Noctule Bat	EU_Hab_4	SU354444	Yes	Sensitive	2014	2014	1	1
		HabReg_s2	SU357436			2014	2014	1	1
		NERC_s41	SU357437			2014	2014	1	1
		WCA_s5s94b	SU357437			2014	2014	1	1
		WCA_s5s94c	SU360427			2011	2013	8	7
			SU387466			2016	2016	3	Present
Pipistrellus	Pipistrelle Bat species	EU_Hab_4	SU352438	Yes	Sensitive	1991	2002	2	2
		HabReg_s2	SU360425						
		NERC_s41	SU360446						
		WCA_s5s94b	SU361425						
		WCA_s5s94c	SU366425						
		HBAP	SU366470			2007	2007	1	1
			SU370452			2005	2005	1	1
			SU370462			2013	2013	1	Present
			SU387447			2007	2007	1	1
Pipistrellus nathusii	Nathusius's Pipistrelle	EU_Hab_4	SU387466		Sensitive	2016	2016	2	Present
		HabReg_s2							
		WCA_s5s94b							
		WCA_s5s94c							
Pipistrellus pipistrellus	Pipistrelle	EU_Hab_4	SU349436	Yes	Sensitive	2016	2017	5	2
		HabReg_s2	SU354443			2014	2014	1	1
		WCA_s5s94b	SU354444			2014	2014	1	3
		WCA_s5s94c	SU355445			2014	2014	1	3
		HBAP	SU356443			2017	2017	1	1
			SU358433			2015	2015	1	2
			SU360426			2014	2014	1	1

			SU360427			2011	2013	16	7
			SU361426			2014	2014	1	1
			SU363455			2016	2016	1	1
			SU387466			2016	2016	7	3
			SU395455			2004	2004	1	Present
Pipistrellus pygmaeus	Soprano Pipistrelle	EU_Hab_4	SU354443	Yes	Sensitive	2014	2014	1	4
		HabReg_s2	SU354444			2014	2014	1	1
		NERC_s41	SU354445			2014	2014	1	1
		WCA_s5s94b	SU356442			2014	2014	1	8
		WCA_s5s94c	SU356443			2014	2014	1	2
			SU357435			2014	2014	1	1
			SU357436			2014	2014	1	1
			SU357437			2014	2014	1	1
			SU357437			2014	2014	1	2
			SU358433			2015	2015	1	6
			SU358435			2014	2014	1	1
			SU359427			2014	2014	1	2
			SU360426			2014	2014	1	2
			SU360426			2014	2014	1	3
			SU360427			2011	2013	18	35
			SU365457			2011	2011	1	1
			SU387466			2016	2016	3	Present
			SU395455			2004	2004	1	Present
Plecotus	Long-eared Bat species	EU_Hab_4	SU360427		Sensitive	2011	2013	10	1
		HabReg_s2							
		NERC_s41							
		WCA_s5s94b							

		WCA_s5s94c							
		HBAP	SU3645			2016	2016	1	Present
		CI	SU387466						
Plecotus auritus	Brown Long-eared Bat	EU_Hab_4	SU353438	Yes	Sensitive	2006	2006	1	2
		HabReg_s2	SU360426			2014	2014	1	2
		NERC_s41	SU361451			2012	2012	1	1
		WCA_s5s94b	SU367454			2018	2018	1	1
		WCA_s5s94c	SU369461			2014	2014	1	1
			SU389455			2017	2017	1	1
			SU395455			2004	2004	1	2

Protected and Notable Mammal Species within 2km of Site

Taxon Name	Common Name	Status	Grid Ref	GR Blurred	Location	First Year	Last Year	No. of Records	Max Count
Mammals - Terrestrial (non-bats)									
Apodemus flavicollis	Yellow-necked Mouse	HBAP CS	SU37074430		Bere Hill, Andover	2010	2010	1	3
Erinaceus europaeus	West European Hedgehog	NERC_s41	SU35074483		Andover	2017	2017	1	1
			SU365461			2017	2017	1	1
			SU369465			2017	2017	1	1
Lepus europaeus	Brown Hare	NERC_s41 HBAP	SU401452		Round Bush Copse	2016	2016	1	7
			SU4045		Harewood Forest	2016	2016	1	1
Meles meles	Eurasian Badger	PBA	SU401442	Yes	Sensitive	2010	2010	1	Present
			SU403442	Yes	Sensitive	2010	2010	1	1

Muscardinus avellanarius	Hazel Dormouse	EU_Hab_4	SU387447	Yes	Sensitive	2010	2010	1	Present
		HabReg_s2	SU387447	Yes	Sensitive	2010	2010	1	Present
		NERC_s41	SU388447	Yes	Sensitive	2010	2010	2	Present
		WCA_s5s94b	SU388447	Yes	Sensitive	2010	2010	1	Present
		WCA_s5s94c	SU388466	Yes	Sensitive	2016	2016	1	Present
		HBAP	SU390446	Yes	Sensitive	2010	2010	1	1
		CI	SU391455	Yes	Sensitive	2013	2013	1	Present
			SU394445	Yes	Sensitive	2010	2010	2	2
			SU396444	Yes	Sensitive	2010	2010	1	Present
			SU398444	Yes	Sensitive	2010	2010	1	Present
			SU398450		Sensitive	2004	2004	1	Present
			SU400444	Yes	Sensitive	2010	2010	1	1
			SU401442	Yes	Sensitive	2010	2010	1	Present
			SU401442	Yes	Sensitive	2010	2010	2	1
			SU401443	Yes	Sensitive	2010	2010	1	Present
			SU402442	Yes	Sensitive	2010	2010	1	1
			SU403441		Sensitive	2009	2009	1	1
			SU403442	Yes	Sensitive	2010	2010	1	Present
			SU403442	Yes	Sensitive	2010	2010	1	Present
			SU403442	Yes	Sensitive	2010	2010	1	Present

Protected and Notable Bird Species within 2km of Site

Taxon Name	Common Name	Status	Grid Ref	GR Blurred	Location	First Year	Last Year	No. of Records	Max Count
Birds									
Acanthis cabaret	Lesser Redpoll	BOCC_Red NERC s41	SU4045		HDN Harewood Forest	2017	2017	6	2
Acanthis flammea	Common (Mealy) Redpoll	CI	SU3943		Harewood Forest	2010	2010	1	6
Accipiter gentilis	Goshawk	WCA_s1p1 CR	SU44	Yes	Sensitive	2017	2017	4	2
Acrocephalus palustris	Marsh Warbler	BOCC_Red NERC_s41 WCA_s1p1 HBAP	SU3546		Tv Anton Lakes	2005	2005	1	1
Acrocephalus scirpaceus	Reed Warbler	HBAP	SU3544		And Rooksbury Mill	2017	2017	3	2
Alauda arvensis	Skylark	BOCC_RedNERC_s41 HBAP	SU4044		HDN Cutty Brow	2016	2016	3	47
Alcedo atthis	Kingfisher	EU_Bird_1 WCA_s1p1	SU360448		And Andover	2017	2017	1	2
Anas clypeata	Shoveler	CR	SU3544		And Rooksbury Mill	2016	2016	1	3
Anas querquedula	Garganey	WCA_s1p1	SU3544		Anv Rooksbury Mill	2010	2010	1	Present
Anas strepera	Gadwall	HBAP	SU3543		TV Upper Clatford	2017	2017	2	2

Anthus spinoletta	Water Pipit	CS	SU3544		Anv Rooksbury Mill	2010	2010	1	Present
Anthus trivialis	Tree Pipit	BOCC_RedNERC_s41	SU4045		Tv Harewood Forest	2014	2014	1	1
Ardea cinerea	Grey Heron	CS	SU3443		And Bury Hill	2017	2017	1	1
Asio flammeus	Short-eared Owl	EU_Bird_1	SU3544		Anv Rooksbury Mill	2010	2010	1	Present
Aythya ferina	Pochard	BOCC_RedHBAP CS	SU355445		And Rooksbury Mill	2017	2017	1	1
Aythya marila	Scaup	BOCC_RedNERC_s41WCA_s1p1	SU3744		Anv Rooksbury Mill	2009	2009	4	1
Branta bernicla	Dark-bellied Brent Goose	NERC_s41 HBAP	SU3544		Anv Rooksbury Mill	2010	2012	2	1
Branta leucopsis	Barnacle Goose	EU_Bird_1	SU3546		Tv Anton Lakes	1993	2003	4	1
Caprimulgus europaeus	Nightjar	EU_Bird_1NERC_s41 HBAP Cl	SU4045		Andover Down Farm	2010	2010	1	Present
Cettia cetti	Cetti's Warbler	WCA_s1p1 HBAP CS	SU3543		Tv Upper Clatford	2013	2017	2	1
Chroicocephalus ridibundus	Black-headed Gull	CR	SU3443		And Bury Hill	2017	2017	1	150
Circus aeruginosus	Marsh Harrier	EU_Bird_1 WCA_s1p1 CR	SU3543		Tv Upper Clatford	2014	2014	1	1

Circus cyaneus	Hen Harrier	EU_Bird_1BOCC_Red NERC_s41WCA_s1p1 HBAP	SU3744		Bere Hill Farm	2009	2009	1	1
Coccothraustes coccothraustes	Hawfinch	BOCC_Red NERC_s41 HBAP Cl	SU3644		HDN Cutty Brow	2017	2017	1	1
Cuculus canorus	Cuckoo	BOCC_RedNERC_s41	SU3642		Tv Goodworth Clatford	2014	2017	6	1
Dendrocopos minor	Lesser Spotted Woodpecker	BOCC_Red HBAP	SU4044		HDN Cutty Brow	2017	2017	1	1
Egretta garzetta	Little Egret	EU_Bird_1 HBAP CR	SU3544		And Rooksbury Mill	2016	2017	25	11
Emberiza calandra	Corn Bunting	BOCC_Red HBAP CS	SU3443		Bury Hill	2013	2013	1	1
Emberiza citrinella	Yellowhammer	BOCC_RedNERC_s41	SU370428		TV Goodworth Clatford	2017	2017	1	1
Emberiza schoeniclus	Reed Bunting	NERC_s41 HBAP	SU3646		And Anton Lakes	2017	2017	1	1
Falco columbarius	Merlin	EU_Bird_1 BOCC_RedWCA_s1p1HBAP	SU370451		AnV Andover	2013	2013	1	1
Falco peregrinus	Peregrine	EU_Bird_1 WCA_s1p1 CR	SU34	Yes	Sensitive	2013	2017	5	1

Falco subbuteo	Hobby	WCA_s1p1 HBAP Cl	SU34M	Yes	Sensitive	2013	2017	3	1
Ficedula hypoleuca	Pied Flycatcher	BOCC_Red CR	SU4045		Andover Down Farm	2010	2010	1	1
Fringilla montifringilla	Brambling	WCA_s1p1	SU4044		HDN Cutty Brow	2017	2017	5	3
Gallinago gallinago	Snipe	HBAP CS	SU3546		Anv Anton Lakes	2012	2012	1	5
Ixobrychus minutus	Little Bittern	EU_Bird_1 WCA_s1p1	SU3645		Anv Andover	2010	2010	1	Present
Larus argentatus	Herring Gull	BOCC_Red CR	SU3546		And Anton Lakes	2017	2017	4	2
Larus fuscus	Lesser Black-backed Gull	BOCC_Red CR	SU3445		And Andover	2016	2017	18	10
Larus marinus	Great Black-backed Gull	CR	SU3544		And Rooksbury Mill	2017	2017	4	2
Larus melanocephalus	Mediterranean Gull	EU_Bird_1 WCA_s1p1 HBAP CR	SU3544		Anv Rooksbury Mill	2009	2010	2	6
Linaria cannabina	Linnet	BOCC_Red HBAP	SU3544		And Rooksbury Mill	2017	2017	1	1
Linaria flavirostris	Twite	BOCC_Red	SU3645		Andover	2010	2010	1	2
Locustella naevia	Grasshopper Warbler	BOCC_Red NERC_s41 HBAP CR	SU357435		Tv Upper Clatford	2012	2012	1	1
Loxia curvirostra	Common Crossbill	WCA_s1p1 CS	SU3543		TV Upper Clatford	2016	2016	1	1

Lullula arborea	Woodlark	EU_Bird_1 NERC_s41 WCA_s1p1 HBAP Cl	SU4045			2013	2013	2	1
Luscinia megarhynchos	Nightingale	BOCC_Red HBAP CS	SU3544		Tv Harewood Forest	2008	2008	1	1
Mergus merganser	Goosander	HBAP CR	SU3646		And Anton Lakes	2016	2017	6	1
Milvus migrans	Black Kite	EU_Bird_1	SU3546		Tv Anton Lakes	2006	2006	1	1
Milvus milvus	Red Kite	EU_Bird_1 WCA_s1p1 HBAP CR	SU3443		And Bury Hill	2017	2017	15	2
Motacilla cinerea	Grey Wagtail	BOCC_Red	SU3543		Tv Upper Clatford	2013	2017	5	2
Motacilla flava	Yellow Wagtail	BOCC_Red HBAP CR	SU3542		Crawley	2015	2015	1	5
Muscicapa striata	Spotted Flycatcher	BOCC_Red NERC_s41 HBAP	SU3543		TV Upper Clatford	2017	2017	1	1
Oenanthe oenanthe	Wheatear	CS	SU3745		And Andover - Bere Hill Farm	2016	2017	5	7
Pandion haliaetus	Osprey	EU_Bird_1 WCA_s1p1	SU3645		And Andover	2017	2017	1	1
Passer domesticus	House Sparrow	BOCC_Red NERC_s41	SU3443		And Bury Hill	2017	2017	11	5

Passer montanus	Tree Sparrow	BOCC_Red NERC_s41 HBAP CR	SU3745		Anv Andover	2011	2011	1	1
Perdix perdix	Grey Partridge	BOCC_Red NERC_s41 HBAP	SU3443		And Bury Hill	2017	2017	1	2
Pernis apivorus	Honey-buzzard	EU_Bird_1 WCA_s1p1 HBAP CR	SU34	Yes	Sensitive	2010	2010	1	Present
Phoenicurus ochruros	Black Redstart	BOCC_Red WCA_s1p1	SU3645		Anv Andover	2010	2010	1	1
Phoenicurus phoenicurus	Redstart	CI	SU4044		HDN Cutty Brow	2016	2017	3	1
Phylloscopus sibilatrix	Wood Warbler	BOCC_Red NERC_s41 CI	SU3643		Tv Clatford Mills	2009	2009	1	1
Pluvialis apricaria	Golden Plover	EU_Bird_1 HBAP	SU4046		And Andover - Down Farm	2016	2016	1	30
Podiceps auritus	Slavonian Grebe	EU_Bird_1WCA_s1p1 HBAP	SU3546		Tv Anton Lakes	2003	2003	2	1
Podiceps cristatus	Great Crested Grebe	CI	SU3544		And Rooksbury Mill	2017	2017	14	3
Poecile palustris	Marsh Tit	BOCC_Red	SU3646		And Anton Lakes	2017	2017	1	1
Pyrrhula pyrrhula	Bullfinch	HBAP	SU3443		And Bury Hill	2017	2017	1	2
Rallus aquaticus	Water Rail	CS	SU3544		And Rooksbury Mill	2016	2017	16	2

Regulus ignicapilla	Firecrest	WCA_s1p1 HBAP CS	SU4045		HDN Harewood Forest - Pond Copse area	2016	2016	1	1
Riparia riparia	Sand Martin	CS	SU3546		And Anton Lakes	2017	2017	1	6
Saxicola rubetra	Whinchat	BOCC_Red HBAP CR	SU4044		HDN Cutty Brow	2016	2017	7	3
Scolopax rusticola	Woodcock	BOCC_Red	SU3443		And Bury Hill	2017	2017	1	1
Spinus spinus	Siskin	CI	SU375448		And Andover - Bere Hill Farm	2017	2017	1	4
Stercorarius parasiticus	Arctic Skua	BOCC_Red	SU3544		Anv Rooksbury Mill	2010	2010	2	Present
Sterna hirundo	Common Tern	EU_Bird_1 CR	SU356444		AnV Rooksbury Mill	2015	2015	1	1
Sterna paradisaea	Arctic Tern	EU_Bird_1	SU3544		Anv Rooksbury Mill	2012	2012	1	2
Streptopelia turtur	Turtle Dove	BOCC_Red NERC_s41 HBAP	SU3443		Bury Hill	2009	2010	2	4
Sturnus vulgaris	Starling	BOCC_Red	SU4046		And Andover - Down Farm	2017	2017	1	100
Sylvia undata	Dartford Warbler	EU_Bird_1 WCA_s1p1 HBAP CI	SU4044		Tv Harewood Forest	2015	2015	19	1
Tadorna ferruginea	Ruddy Shelduck	EU_Bird_1	SU3546		Anv Anton Lakes	2009	2009	3	2
Tadorna tadorna	Shelduck	CI	SU3642		Tv Goodworth Clatford	2010	2010	2	4
Tringa ochropus	Green Sandpiper	WCA_s1p1	SU3642		Tv Goodworth Clatford	2015	2015	1	2
Tringa totanus	Redshank	HBAP	SU4044		HDN Cutty Brow	2016	2016	1	1

Turdus iliacus	Redwing	BOCC_Red WCA_s1p1	SU3443		And Bury Hill	2017	2017	5	70
Turdus philomelos	Song Thrush	BOCC_Red HBAP	SU3545		And Andover	2016	2016	1	1
Turdus pilaris	Fieldfare	BOCC_Red WCA_s1p1	SU3443		And Bury Hill	2017	2017	2	50
Turdus torquatus	Ring Ouzel	BOCC_Red NERC_s41	SU3642		AnV Andover	2015	2015	1	1
Turdus viscivorus	Mistle Thrush	BOCC_Red	SU3443		And Bury Hill	2017	2017	6	2
Tyto alba	Barn Owl	WCA_s1p1	SU351437		TV Upper Clatford	2016	2016	1	1
Vanellus vanellus	Lapwing	BOCC_Red NERC_s41 HBAP	SU4044		HDN Cutty Brow	2017	2017	4	2

NB: Only the most recent record is displayed for each bird species

Protected and Notable Invertebrates within 2km of Site

Taxon Name	Common Name	Status	Grid Ref	Location	First Year	Last Year	No. of Records	Max Count
Invertebrates - Lepidoptera								
Achlya flavicornis	Yellow Horned	nHS	SU400450	Harewood Forest, Monument Compartment, Main North South Ride	2004	2004	1	Present
Acompsia cinerella	Ash-coloured Sober	CR	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1
Acronicta psi	Grey Dagger	NERC_s41	SU374465	[redacted]	2016	2016	1	2
Acronicta rumicis	Knot Grass	NERC_s41	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2017	2017	1	1
Adela cuprella	Early Long-horn	CR	SU3544	Rooksbury Mill	2014	2014	1	2
Aethes beatricella	Hemlock Yellow Conch	CR	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1
Agriopis aurantiaria	Scarce Umber	CS	SU357442	Rooksbury Mill A303 Underpass	2013	2013	1	1
Agriopis leucophaearia	Spring Usher	nHS	SU357442	Rooksbury Mill Underpass	2011	2013	3	1
Agrochola litura	Brown-spot Pinion	NERC_s41	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	1	2
Agrochola lychnidis	Beaded Chestnut	NERC_s41	SU374465	[redacted]	2017	2017	1	1

Allophyes oxyacanthae	Green-brindled Crescent	NERC_s41 nHS	SU374465	[redacted]	2015	2017	3	1
Amphipoea oculea	Ear Moth	NERC_s41	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	2	3
Amphipyra tragopoginis	Mouse Moth	NERC_s41	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1
Angerona prunaria	Orange Moth	CS	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1
Apamea remissa	Dusky Brocade	NERC_s41	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Apamea sublustris	Reddish Light Arches	CS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	1	1
Apatura iris	Purple Emperor	IUCN_GB_2001:NT HBAP CS	SU3544	Rooksbury Mill	2014	2014	1	1
Aphelia paleana	Timothy Tortrix	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2012	2012	1	1
Aplocera plagiata	Treble-bar	nHS	SU374465	[redacted]	2016	2016	1	1
Apocheima hispidaria	Small Brindled Beauty	nHS	SU400450	Harewood Forest, Monument Compartment, Main North South Ride	2004	2004	1	Present
Apoda limacodes	Festoon	HBAP	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Apterogenum ypsillon	Dingy Shears	nHS	SU357445	Rooksbury Mill, Andover	2005	2005	1	1
Archiearis parthenias	Orange Underwing	nHS	SU4045	Harewood Forest: Su4045 Square - Houndshott Copse Area	2010	2010	1	1

Archips crataegana	Brown Oak Tortrix	CR	SU40034511	Harewood Forest, Deadman's Plack Copse	2004	2004	1	2
Arctia caja	Garden Tiger	NERC_s41 nHS	SU357442	Rooksbury Mill A303 Underpass	2014	2014	1	1
Argynnis aglaja	Dark Green Fritillary	CS	SU4045	Harewood Forest	2012	2012	3	3
Argynnis paphia	Silver-washed Fritillary	HBAP Cl	SU3943	Harewood Forest	2017	2017	1	41
Asteroscopus sphinx	Sprawler	NERC_s41 CS	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2015	2015	1	1
Atethmia centrago	Centre-barred Sallow	NERC_s41	SU357442	Rooksbury Mill A303 Underpass	2013	2013	1	1
Atolmis rubricollis	Red-necked Footman	CS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	1	1
Brachylomia viminalis	Minor Shoulder-knot	NERC_s41	SU361458	Andover College Car Park	2013	2013	1	1
Bryotropha similis	Obscure Groundling	CR	SU40024475	Harewood Forest, Deadman's Plack Monument	2004	2004	1	1
Bucculatrix cristatella	Crested Bent-wing	CR	SU401444	Harewood Forest, Pound Copse Wood-edge	2004	2004	1	Present
Bupalus piniaria	Bordered White	nHS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Caradrina morpheus	Mottled Rustic	NERC_s41	SU357442	Rooksbury Mill Underpass	2011	2011	1	1
Carpatolechia decorella	Winter Oak Groundling	CR	SU394448	Harewood Forest, Pound Copse	2004	2004	1	2
Cataclysta lemnata	Small China-mark	CR	SU374465	[redacted]	2016	2016	1	1

Catocala promissa	Light Crimson Underwing	IUCN_GB_pre94:R NERC_s41 HBAP	SU40324483	Harewood Forest, Deadman's Plack Monument, Eastern Edge	2004	2004	1	1
Catocala sponsa	Dark Crimson Underwing	IUCN_GB_pre94:R NERC_s41 HBAP	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2012	2012	1	1
Celypha cespitana	Thyme Marble	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	2	1
Celypha rivulana	Silver-striped Marble	CR	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	2
Cirrhia icteritia	Sallow	NERC_s41	SU357442	Rooksbury Mill A303 Underpass	2014	2014	1	1
Cleorodes lichenaria	Brussels Lace	CS	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2015	2017	5	1
Coenonympha pamphilus	Small Heath	IUCN_GB_2001:NT NERC_s41	SU371447	Ladies Walk Down Transect: Section 2	2017	2017	1	1
Coleophora saxicolella	Orache Case-bearer	CR	SU40334475	Harewood Forest, Ridgeway Copse	2004	2004	1	1
Conistra ligula	Dark Chestnut	nHS	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2016	2016	1	1
Crassa tinctella	Tinted Tubic	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2014	2014	1	1
Cucullia lychnitis	Striped Lychnis	NERC_s41 HBAP	SU3842	Harewood Forest	2010	2010	1	1
Cupido minimus	Small Blue	IUCN_GB_2001:NT NERC_s41 HBAP CS	SU393451	Harewood Common Transect: Section 3	2017	2017	1	2

Cydia conicolana	Pine-cone Piercer	CR	SU356455	Andover	2017	2017	1	Present
Cymatophorina diluta	Oak Lutestring	NERC_s41 nHS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2012	2013	2	7
Deileptenia ribeata	Satin Beauty	CS	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1
Depressaria badiella	False Brown Flat-body	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	1	8
Depressaria chaerophylli	Streaked Flat-body	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2012	2012	1	1
Diarsia rubi	Small Square-spot	NERC_s41	SU374465	[redacted]	2015	2017	5	5
Diloba caeruleocephala	Figure of Eight	NERC_s41 CS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Ecliptopera silaceata	Small Phoenix	NERC_s41	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2017	2017	3	2
Eilema sororcula	Orange Footman	HBAP	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2016	2016	1	1
Elachista atricomella	Black-headed Dwarf	CR	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	4
Elaphria venustula	Rosy Marbled	CS	SU40044510	Harewood Forest, Monument Compartment, Main North-south Ride	2004	2004	1	1
Elegia similella	White-barred Knot-horn	NS HBAP	SU39944477	Harewood Forest, Monument Compartment, Main North-south Ride	2004	2004	1	1

Endothenia ericetana	Heath Marble	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Endothenia nigricostana	Black-edged Marble	CR	SU374465	[redacted]	2015	2017	5	1
Ennomos erosaria	September Thorn	NERC_s41	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2016	2017	2	1
Ennomos fuscantaria	Dusky Thorn	NERC_s41 nHS	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2016	2017	2	1
Ennomos quercinaria	August Thorn	NERC_s41 nHS	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2015	2017	2	1
Epione repandaria	Bordered Beauty	nHS	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2016	2016	1	1
Erynnis tages	Dingy Skipper	IUCN_GB_2001:VU NERC_s41 Cl	SU394441	Balls Cottages, Harewood Forest	2013	2013	1	1
Ethmia dodecea	Dotted Ermel	NS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	2	2
Eudonia delunella	Pied Grey	NS	SU40024475	Harewood Forest, Deadman's Plack Monument	2004	2004	1	2
Eupithecia assimilata	Currant Pug	nHS	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2016	2017	2	1
Eupithecia indigata	Ochreous Pug	CS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Eupithecia lariciata	Larch Pug	nHS	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1

Eupithecia phoeniceata	Cypress Pug	nHR	SU374465	[redacted]	2016	2016	1	1
Eupithecia subumbrata	Shaded Pug	CS	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1
Eupithecia tantillaria	Dwarf Pug	nHS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2012	2012	1	3
Eupithecia tenuiata	Slender Pug	nHS	SU395450	Harewood Forest, Old Halls Copse (conifer Plantation Edge)	2004	2004	1	Present
Euplagia quadripunctaria	Jersey Tiger	EU_Hab_2np	SU3642	Goodworth Clatford	2011	2011	1	1
Gastropacha quercifolia	Lappet	CS	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1
Griposia aprilina	Merveille du Jour	nHS	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	3
Hadena compta	Varied Coronet	nHS	SU374465	[redacted]	2015	2015	1	2
Hamearis lucina	Duke of Burgundy	IUCN_GB_2001:EN NERC_s41 HBAP CS	SU385428	S Of Augurs Hill Copse	2014	2014	1	1
Helotropha leucostigma	Crescent	NERC_s41 CS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2012	2012	1	1
Hemaris fuciformis	Broad-bordered Bee Hawk-moth	HBAP	SU3943	Harewood Forest, Beechen Copse	2005	2005	1	Present
Hemistola chrysoprasaria	Small Emerald	NERC_s41	SU374465	[redacted]	2016	2016	1	1

Hepialus humuli	Ghost Moth	NERC_s41	SU374465	[redacted]	2015	2017	2	1
Hoplodrina blanda	Rustic	NERC_s41	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	2	7
Hydraecia micacea	Rosy Rustic	NERC_s41	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2017	2017	1	1
Hypena crassalis	Beautiful Snout	CS	SU357445	Rooksbury Mill, Andover	2005	2005	1	1
Idaea straminata	Plain Wave	nHS	SU39984477	Harewood Forest, Deadman's Plack Monument	2004	2004	1	1
Idaea subsericeata	Satin Wave	nHS	SU39984477	Harewood Forest, Deadman's Plack Monument	2004	2004	1	2
Ipimorpha subtusa	Olive	nHS	SU357442	Rooksbury Mill A303 Underpass	2014	2014	1	1
Jodis lactearia	Little Emerald	nHS	SU4043	Harewood Forest: Su4043 Square - Beechen & Burnt Lodge Copses	2013	2013	1	1
Korscheltellus fusconebulosa	Map-winged Swift	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2014	2014	1	1
Leucania comma	Shoulder-striped Wainscot	NERC_s41	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	4
Leucoma salicis	White Satin Moth	CS	SU374465	[redacted]	2017	2017	1	1
Limenitis camilla	White Admiral	IUCN_GB_2001:VU NERC_s41	SU3943	Harewood Forest	2017	2017	1	13
Lithophane socia	Pale Pinion	nHS	SU374465	[redacted]	2017	2017	1	1
Lithosia quadra	Four-spotted Footman	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	1	1

Lobophora halterata	Seraphim	nHS	SU374465	[redacted]	2015	2017	2	1
Lycia hirtaria	Brindled Beauty	NERC_s41	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2015	2015	2	2
Meganola strigula	Small Black Arches	HBAP	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Melanchra persicariae	Dot Moth	NERC_s41	SU374465	[redacted]	2015	2016	3	8
Melanthia procellata	Pretty Chalk Carpet	NERC_s41	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Mesoleuca albicillata	Beautiful Carpet	CS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Micropterix tunbergella	Red-barred Gold	CR	SU400450	Harewood Forest, Monument Compartment, Main North South Ride	2004	2004	1	Present
Minoa murinata	Drab Looper	NERC_s41 HBAP	SU399434	Harewood Forest, Hartway Copse	2009	2009	1	1
Monopis obviella	Yellow-backed Clothes	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Mythimna albipuncta	White-point	nHS	SU374465	Andover: Pilgrims Way	2018	2018	1	1
Mythimna pudorina	Striped Wainscot	CS	SU355444	Rooksbury Mill Nature Reserve	2014	2014	1	1
Mythimna straminea	Southern Wainscot	nHS	SU357445	Rooksbury Mill, Andover	2005	2005	1	2
Naenia typica	Gothic	nHS	SU374465	[redacted]	2015	2015	1	1
Nephopterix angustella	Spindle Knot-horn	NS	SU374465	[redacted]	2017	2017	1	1

Noctua orbona	Lunar Yellow Underwing	NERC_s41 HBAP	SU374465	[redacted]	2016	2016	1	2
Nudaria mundana	Muslin Footman	CR	SU357442	Rooksbury Mill A303 Underpass	2013	2013	1	1
Orthosia gracilis	Powdered Quaker	NERC_s41	SU357442	Rooksbury Mill A303 Underpass	2014	2014	1	1
Orthosia miniosa	Blossom Underwing	CS	SU400450	Harewood Forest, Monument Compartment, Main North South Ride	2004	2004	1	Present
Parachronistis albiceps	Wood Groundling	CR	SU39984477	Harewood Forest, Deadman's Plack Monument	2004	2004	1	1
Pasiphila chloerata	Sloe Pug	CR	SU401444	Harewood Forest, Pound Copse Wood-edge	2004	2004	1	Present
Pechipogo strigilata	Common Fan-foot	NERC_s41 HBAP	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Perizoma affinitata	Rivulet	CS	SU39944477	Harewood Forest, Monument Compartment, Main North-south Ride	2004	2004	1	1
Philereme vetulata	Brown Scallop	nHS	SU374465	[redacted]	2017	2017	1	1
Phyllocnistis saligna	Willow Bent-wing	CR	SU358448	Andover	2017	2017	1	Present
Plodia interpunctella	Indian Meal Moth	CR	SU365465	Andover, Enham Arch Retail Park	2005	2005	1	1
Polychrysia moneta	Golden Plusia	nHS	SU375452	Andover Quality Hotel	2006	2006	1	1
Polymixis flavicincta	Large Ranunculus	CS	SU367458	Andover	2016	2016	1	1
Polyommatus coridon	Chalk Hill Blue	IUCN_GB_2001:NT HBAP CS	SU4045	Harewood Forest North	2013	2013	1	1

Pseudosciaphila branderiana	Great Marble	CR	SU40024475	Harewood Forest, Deadman's Plack Monument	2004	2004	1	1
Pseudoterpna pruinata	Grass Emerald	nHS	SU39984477	Harewood Forest, Deadman's Plack Monument	2004	2004	1	1
Psoricoptera gibbosella	Humped Crest	CR	SU39984477	Harewood Forest, Deadman's Plack Monument	2004	2004	1	1
Ptilodon cucullina	Maple Prominent	CS	SU374464	Pilgrims Way, Andover	2014	2014	1	1
Pyrgus malvae	Grizzled Skipper	IUCN_GB_2001:VU NERC_s41 CI	SU385428	S Of Augurs Hill Copse	2014	2014	1	1
Rheumaptera hastata	Argent & Sable	NERC_s41	SU400450	Harewood Forest, Monument Compartment, Main North-south Ride	2004	2004	1	1
		HBAP	SU401447	Harewood Forest, Deadman's Plack Monument	2004	2004	1	1
Satyrium w-album	White-letter Hairstreak	IUCN_GB_2001:EN NERC_s41 HBAP CS	SU396445	Harewood Forest, Old Pound (a303 Edge)	2004	2004	1	2
Schrankia costaestrigalis	Pinion-streaked Snout	nHS	SU40324483	Harewood Forest, Deadman's Plack Monument, Eastern Edge	2004	2004	1	1
Schrankia taenialis	White-line Snout	HBAP	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2017	2017	1	1
Scopula immutata	Lesser Cream Wave	nHS	SU39944477	Harewood Forest, Monument Compartment, Main North-south Ride	2004	2004	1	1
Scotopteryx chenopodiata	Shaded Broad-bar	NERC_s41	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	2	5

Spilosoma lubricipeda	White Ermine	NERC_s41	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2015	2017	10	3
Spilosoma lutea	Buff Ermine	NERC_s41	SU374465	Andover: Pilgrims Way	2018	2018	1	1
Synaphe punctalis	Long-legged Tabby	NS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East1	2015	2015	1	1
Theria primaria	Early Moth	nHS	SU354443	Andover: Rooksbury Mill A303 Underpass	2018	2018	2	2
Tholera cespitis	Hedge Rustic	NERC_s41 CS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	1	5
Tholera decimalis	Feathered Gothic	NERC_s41 nHS	SU371447	Andover	2017	2017	1	5
Thumatha senex	Round-winged Muslin	nHS	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2017	2017	1	1
Timandra comae	Blood-vein	NERC_s41	SU354443	Rooksbury Mill A303 Underpass,andover,test Valley District	2015	2017	4	1
Tinea pellionella	Case-bearing Clothes Moth	CR	SU374465	[redacted]	2017	2017	1	3
Trichiura crataegi	Pale Eggar	NERC_s41	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2012	2012	1	1
Trichopteryx polycommata	Barred Tooth-striped	NERC_s41 HBAP	SU401444	Harewood Forest, Pound Copse Wood-edge	2004	2004	1	1
Tyria jacobaeae	Cinnabar	NERC_s41	SU374465	Andover: Pilgrims Way	2018	2018	3	2
Watsonalla binaria	Oak Hook-tip	NERC_s41	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	2	2
Xanthorhoe biriviata	Balsam Carpet	IUCN_GB_pre94:R HBAP	SU39944477	Harewood Forest, Monument Compartment, Main North-south Ride	2004	2004	1	1

Xanthorhoe ferrugata	Dark-barred Twin-spot Carpet	NERC_s41	SU355444	Rooksbury Mill Nature Reserve	2014	2014	1	1
Xanthorhoe quadrifasiata	Large Twin-spot Carpet	CS	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2012	2013	2	1
Yponomeuta malinellus	Apple Ermine	CR	SU383426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East2	2015	2015	1	1
Zeiraphera griseana	Larch Tortrix	CR	SU40024475	Harewood Forest, Deadman's Plack Monument	2004	2004	1	1
Zelleria hepariella	Brown Ash Ermel	CR	SU382426	Harewood Forest: Goodworth Clatford: Su3842: Upping Copse: East	2013	2013	1	1
Zygaena trifolii	Five-spot Burnet	CS	SU374465	[redacted]	2016	2017	7	8
Invertebrates - Odonata								
Cordulia aenea	Downy Emerald	HBAP	SU4044	Harewood Forest	2005	2005	1	Present
Invertebrates - Coleoptera								
Abdera quadrifasciata	Abdera quadrifasciata	NS	SU3944	Harewood Forest	2004	2004	1	Present
Agelastica alni	Alder Leaf Beetle	IUCN_GB_2001:DD NR	SU3646	Anton Lakes	2017	2017	1	1
Ampedus rufipennis	Red-horned Cardinal Click Beetle	IUCN_GB_pre94:VU NERC_s41	SU3944	Harewood Forest	2004	2004	1	Present
Anaglyptus mysticus	Anaglyptus mysticus	NS	SU3944	Harewood Forest	2005	2005	1	Present

Anaspis (Nassipa) costai	Anaspis (Nassipa) costai	NS	SU3944	Harewood Forest	2004	2004	2	1
			SU398433	Harewood Forest, Andover	2010	2010	1	1
Bibloporus minutus	Bibloporus minutus	NS	SU3944	Harewood Forest	2004	2005	2	Present
Cathormiocerus spinosus	Cathormiocerus spinosus	NS	SU364441	Andover A303 Exit	2017	2017	1	1
Cerylon fagi	Cerylon fagi	NS	SU3944	Harewood Forest	2004	2004	1	1
Dendroxena quadrimaculata	Dendroxena quadrimaculata	NS	SU397433	Harewood Forest, Andover	2010	2010	1	1
			SU401451	Harewood Forest, Andover	2005	2005	1	1
Drupenatus nasturtii	Drupenatus nasturtii	NS	SU3544	Rooksbury Mill, Andover	2010	2010	1	1
			SU3546	Anton Lakes West, Andover	2010	2010	1	1
			SU3646	Anton Lakes, East	2010	2010	1	1
Elodes elongata	Elodes elongata	NS	SU3646	Anton Lakes, East	2010	2010	2	1
Epuraea (Epuraea) distincta	Epuraea (Epuraea) distincta	NS	SU3544	Rooksbury Mill, Andover	2010	2010	1	1
Ernoporicus fagi	Ernoporicus fagi	NS	SU3944	Harewood Forest	2004	2005	2	Present
Eucnemis capucina	False click beetle	IUCN_GB_pre94:EN	SU3944	Harewood Forest	2005	2005	1	Present
Longitarsus dorsalis	Longitarsus dorsalis	NS	SU3544	Rooksbury Mill, Andover	2010	2010	1	1

Magdalis (Odontomagdalis) carbonaria	Magdalis (Odontomagdalis) carbonaria	NS	SU3944	Harewood Forest	2004	2005	2	1
Malthodes pumilus	Malthodes pumilus	NS	SU3944	Harewood Forest	2005	2005	1	Present
Microrhagus pygmaeus	Microrhagus pygmaeus	IUCN_GB_pre94:R	SU3944	Harewood Forest	2005	2005	1	Present
Paracorymbia fulva	Paracorymbia fulva	IUCN_GB_pre94:R	SU3544	Rooksbury Mill, Andover	2016	2016	1	1
			SU3744	Lady's Walk	2010	2010	1	1
Pilemostoma fastuosa	Pilemostoma fastuosa	IUCN_GB_2001:NT NR, NS	SU364441	Andover A303 Exit	2017	2017	1	1
Plateumaris rustica	Plateumaris rustica	NS	SU3544	Rooksbury Mill, Andover	2010	2010	1	1
			SU3646	Anton Lake	2010	2010	1	1
Platystomos albinus	Platystomos albinus	NS	SU3944	Harewood Forest	2004	2005	2	1
Psylliodes chalcomera	Psylliodes chalcomera	NS	SU3646	Anton Lakes, East	2010	2010	1	1
Pyrochroa coccinea	Black-headed Cardinal Beetle	NS	SU3944	Harewood Forest	2005	2005	1	Present
			SU4043	Harewood Forest	2004	2004	1	1
Stenus (Metatesnus) canescens	Stenus (Metatesnus) canescens	NS	SU3546	Anton Lakes West, Andover	2010	2010	1	1
Tillus elongatus	Tillus elongatus	NS	SU3944	Harewood Forest	2005	2005	1	Present
			SU4043	Harewood Forest	2004	2004	1	1

Tomoxia bucephala	Tomoxia bucephala	NS HBAP	SU3944	Harewood Forest	2005	2005	1	Present

NB: Only the most recent record is displayed for each bird species

Protected and Notable Higher Plant Species within 2km of Site

Taxon Name	Common Name	Status	Grid Ref	GR Blurred	Location	First Year	Last Year	No. of Records	Max Count
Higher plants - Conifers									
Juniperus communis (L)	Juniper	IUCN_EN_2014:NT NERC_s41 HBAP	SU383455		A3093 Churchill Way	2001	2001	1	Present
Juniperus communis subsp. communis	Common Juniper	IUCN_EN_2014:NT NERC_s41	SU360447		Andover	2016	2016	1	Present
		HBAP	SU385446		Andover Se Of, A303/a3093	2014	2014	1	Present
Higher plants - Flowering Plants									
Adonis annua	Pheasant's-eye	IUCN_EN_2014:EN, IUCN_GB_2001:ENS NERC_s41 HBAP CR sHR, nHR	SU34X	Yes	Sensitive	2015	2015	1	Present

Centaurea cyanus (H)	Cornflower	NERC_s41 HBAP	SU3546 SU365461 SU366461		Anton Lakes West Andover Andover	2010 2010 2010	2010 2010 2010	1 1 1	Present Present Present	
Cephalanthera damasonium	White Helleborine	IUCN_EN_2014:VU, IUCN_GB_2001:VU NERC_s41	SU3544 SU363442 SU382462 SU384448 SU386445 SU386445 SU386445		Rooksbury Mill Andover Andover Andover, Cowdown A303/a3093 Junction Andover, A303/a3093 Junction Andover, A303/cowdown Junction	2010 2008 2015 2012 2014 2009 2011	2010 2008 2017 2012 2014 2018 2017	1 1 3 1 1 6 2	Present Present Present Present	9 22 97
Clinopodium acinos	Basil Thyme	IUCN_EN_2014:VU, IUCN_GB_2001:VU NERC_s41	SU358463 SU382430 SU382430 SU386446 SU386447		A3093 Churchill Way West Goodworth Clatford, Ne Of Su34w Andover A3093 Walworth Road, Andover	2010 1991 1991 2010 2010	2010 1991 1991 2010 2010	1 1 1 1 1	Present Present Present	1

Invasive non-native plant species under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (WCA9)

Taxon Name	Common Name	Status	Grid Ref.	Location	First Year	Last Year	No. of Records	Max Count
Higher plants - Ferns								
Azolla filiculoides	Water Fern (Fairy Moss)	NNS_Port WaCA9_2: 2010 Plantlife: Critical EA_List	SU3543	Dawson's Meadow	2011	2011	1	Present
Higher plants - Flowering Plants								
Allium paradoxum	Few-flowered Garlic	NNS_Port	SU361428	Goodworth Clatford	2010	2010	1	2
		WaCA9_2: 2010	SU362428	Goodworth Clatford, Green Meadow Lane	2003	2003	1	20
Cotoneaster horizontalis	Wall Cotoneaster	NNS_Port	SU3444	Anna Valley	2011	2011	1	Present
		WaCA9_2: 2010	SU362439	Upper Clatford, E Of	2013	2013	1	Present
		Plantlife: Critical	SU3644	Andover, Winchester Road Area	2011	2011	1	Present
			SU3645	Andover	2014	2014	1	Present
			SU3745	Andover, Micheldever Road Area	2011	2011	1	Present
			SU3746	Andover, River Way	2012	2012	1	Present
			SU3945	Andover, Forest Lane	2010	2010	1	Present

Cotoneaster simonsii	Himalayan Cotoneaster	NNS_Port	SU3544	Andover	2016	2016	1	Present
		WaCA9_2: 2010	SU367442	Andover, Winchester Road Area	2012	2012	1	Present
		Plantlife: Critical	SU379461	Andover, River Way	2012	2012	1	Present
Crocosmia x crocosmifolia	Montbretia	NNS_Port WaCA9_2: 2010 Plantlife: Critical	SU375469	Andover	2012	2012	1	Present
Elodea canadensis	Canadian Waterweed (Canadian Pondweed)	NNS_Port WaCA9_2: 2010 Plantlife: Critical	SU35604450	Rooksbury Mill	2007	2007	1	Present
		EA_List	SU35604455	Rooksbury Mill and Meadow	2014	2014	1	Present
Elodea nuttallii	Nuttall's Waterweed	NNS_Port WaCA9_2: 2010 Plantlife: Critical EA_List	SU35604450	Rooksbury Mill	2001	2007	2	Present
Elodea Sp.	Waterweed		WaCA9_2: 2010	Rooksbury Mill and Meadow	2014	2014	1	Present
Fallopia japonica	Japanese Knotweed	NNS_Port	SU3544	Andover	2012	2012	1	Present
		WaCA9_2: 2010	SU3544	Rooksbury Mill	2010	2015	2	Present
		EA_List	SU35604450	Rooksbury Mill	2001	2001	1	Present

			SU35604455	Rooksbury Mill and Meadow	2014	2014	1	Present
			SU356444	Andover, Rooksbury Mill	2005	2005	1	Present
			SU356444	Rooksbury Mill Area 1	2005	2005	1	Present
			SU361457	Andover, Harmony Wods	2015	2015	1	Present
			SU363458	Andover	2015	2015	1	Present
			SU363467	Andover	2015	2015	1	Present
			SU3645	Andover	2010	2010	1	Present
			SU375425	Clatford Golf Course	2012	2012	1	Present
			SU375425	Harewood Forest	2015	2015	1	Present
			SU376425	Su34r	1991	1991	1	1
			SU376425	Upping Copse, Harewood Forest	1991	1991	1	Present
Heracleum mantegazzianum	Giant Hogweed	NNS_Port WaCA9_2: 1981	SU35604450	Rooksbury Mill	2001	2001	1	Present
		EA_List	SU356444	Rooksbury Mill Area 1	2005	2005	1	Present
Impatiens glandulifera	Indian Balsam (Himalayan Balsam)	NNS_Port WaCA9_2: 2010 EA_List	SU3444	Anna Valley	2014	2014	1	Present
Lamiastrum galeodbolon argentatum	Yellow Archangel	NNS_Port WaCA9_2: 2010	SU3546	Anton Lakes West	2018	2018	1	Present

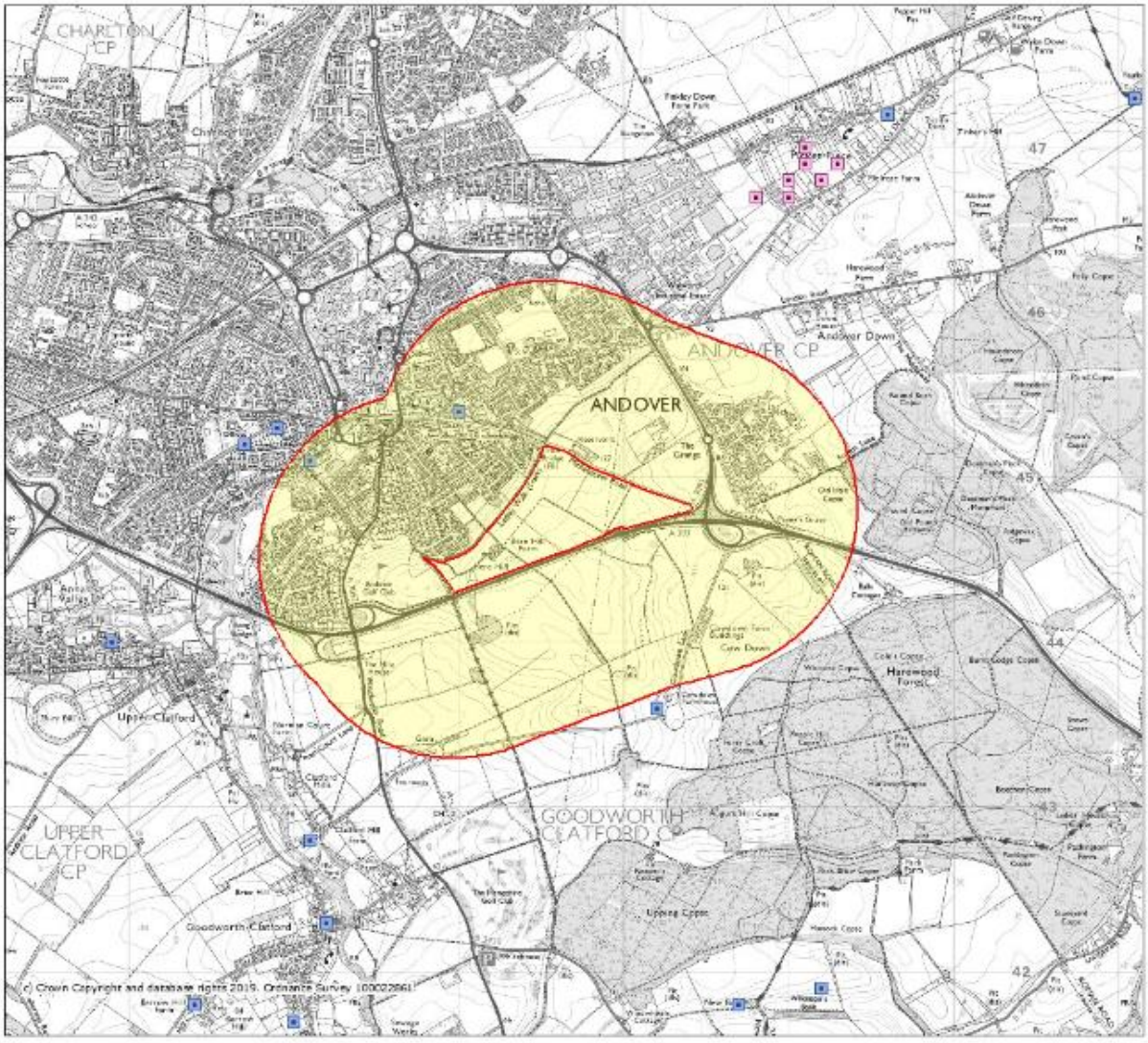
		Plantlife: Critical	SU3745	Andover, Micheldever Road Area	2012	2012	1	Present
Parthenocissus quinquefolia	Virginia-creeper	NNS_Port WaCA9_2: 2010 Plantlife: Urgent	SU359427	Goodworth Clatford	2013	2013	1	Present
Robinia pseudoacacia	False-acacia	NNS_Port WaCA9_2: 2005	SU3545	Andover	2010	2010	1	Present
		Plantlife: Critical	SU37054659	River Way, Andover	2017	2017	1	Present

EPS Licences within 1km of the Site

Source: Magic Maps

Note: The EPS licence database on Magic Maps is not fully up to date and more recent EPS licences may have been issued which are not shown.

Species	EPS Licence Ref	Licence Start and End Date	Reason for Licence
Common pipistrelle and Brown long eared	EPSM2012-5306	20/12/2012 to 01/12/2014	Unknown
Common pipistrelle	EPSM2009-1494	12/02/2010 to 30/06/2011	Unknown



Legend

Granted European Protected Species Applications (England)

- Amphibian
- Bat
- Cetacean
- Invertebrate
- Other Mammal
- Plant
- Reptile

Projection = OSGB36
xmin = 431400
ymin = 141300
xmax = 444000
ymax = 148000

Map produced by MAGIC on 20 May, 2019.
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Granted European Protected Species Applications (England)

Case reference of granted application
EPSM2009-1494
Species group to which licence relates
Bat
Species on the licence
C-PIP
Site county of licence
Hampshire
Licence Start Date
12/02/2010
Licence End Date
30/06/2011
Does licence impact on a breeding site
N
Does licence allow damage of breeding site
Does licence allow damage of a resting place
Does licence allow destruction of breeding site
N
Does licence allow destruction of a resting place
Y
Does licence impact on a hibernation site
Unknown
NERC agreement reference
Unknown
Case reference of granted application
EPSM2012-5306
Species group to which licence relates
Bat
Species on the licence
C-PIP;BLE
Site county of licence
Hampshire
Licence Start Date
20/12/2012
Licence End Date
01/12/2014
Does licence impact on a breeding site
N
Does licence allow damage of breeding site
Does licence allow damage of a resting place
Does licence allow destruction of breeding site
N
Does licence allow destruction of a resting place
Y
Does licence impact on a hibernation site
Unknown
NERC agreement reference
Unknown

Local BAP Habitats and Species

Hampshire Local Biodiversity Action Plan

Plants, Fungi and Lichens

- Bowman's horsetail
- Hericium tooth fungi
- Stipitate hydnoid tooth fungi
- Woodland lichens

Mammals

- European Otter
- Water Vole
- Barbastelle bat
- Serotine bat
- Bechstein's bat
- Pipistrelle bat
- Greater horseshoe bat

Birds

- Grey Partridge
- Skylark
- Tree Sparrow
- Linnet
- Yellowhammer
- Corn bunting
- Lapwing
- Common snipe
- Redshank
- Yellow wagtail
- Ringed plover
- Grey plover
- Knot
- Sanderling
- Dunlin
- Black-tailed godwit
- Bar-tailed godwit
- Turnstone
- Mediterranean gull
- Roseate tern
- Little tern

Butterflies and Moths

- Adonis blue
- Brown hairstreak
- Duke of Burgundy fritillary
- Glanville fritillary
- Grizzled skipper
- Marsh fritillary
- Pearl bordered fritillary
- Purple emperor
- Silver-spotted skipper
- Silver-studded skipper
- Small blue
- Small pearl bordered fritillary
- Chalkhill blue
- Dingy skipper
- Grayling
- Wall
- White admiral
- White-letter hairstreak

Bumblebees

- Brown banded carder bee
- Shrill carder bee
- Large garden bumblebee

Other Invertebrates

- Southern damselfly
- Hornet robberfly
- Noble chafer beetle
- Stag beetle
- Gilkicker weevil
- Medicinal leech

Amphibians and Reptiles

- Natterjack toad
- Great crested newt
- Smooth snake
- Sand lizard

Crustaceans and Molluscs

- White-clawed crayfish
- Large-mouthed valve snail

Habitats

- Ancient semi-natural woodlands
- Wood pasture and parkland
- Hedgerows
- Arable land
- Neutral grassland
- Lowland calcareous grassland
- Lowland wet grassland
- Heathland
- Acid grassland
- Bog
- Standing open water
- Chalk streams
- Rivers and streams
- Canals
- Coast
- Wetlands

APPENDIX B: Phase 1 Target Notes

Target Note	Description
TN1	Detached residential bungalow with brick walls and a mono-pitched pantile roof in a relatively good condition. The wooden barge boards are in a poor state of repair and ivy cladding on the northeast end of the house extends up the wall towards the roof. The roof supports two chimneys with lead flashing in good condition. Some mortar joints are missing. Low - Moderate bat roost suitability
TN2	Detached barn of brick construction supporting a hipped clay tiled roof. The building is in a poor state of repair with numerous mortar joints missing and wooden barge board and soffit boxes in poor condition with multiple gaps. Windows and doors are boarded up by not tightly fitted. A metal outbuilding is attached to the northern aspect covered in ivy. High bat roost suitability
TN3	Large farm storage building, open on two sides with domed metal sheet roof. The building is used to store machinery and hay/straw bales. Although not suitable for roosting bats the building does provide suitable foraging habitat for bats. Negligible bat roost suitability
TN4	Large L-shaped dilapidated farm building comprising a combination of concrete block units and large metal sheeted barn. Negligible bat roost suitability
TN5	Farm outbuilding currently in use as a storage building. Concrete block walls and sheet metal sides and roof. Windows are boarded but loosely fitted. Negligible bat roost suitability
TN6	Group of three dilapidated and disused former farm buildings. All roofs are missing with some walls (formerly of concrete block construction) are also missing. Scattered scrub has started to grow over the remaining rubble. Negligible bat roost suitability
TN7	Long rectangular outbuilding currently used as machinery storage. Building almost entirely open on one side with the remaining walls constructed from concrete block. A pitched corrugated asbestos roof is present but in poor condition. Negligible bat roost suitability
TN8	Residential detached two storey farm house. Traditional brick wall construction supporting clay tile cladding from first floor and above with a complex roof structure (clay tile). PVC windows and doors and soffit boxes. Low - moderate bat roost suitability
TN9	Semi-mature/mature sycamore tree within hedgerow. Approximately 7-8m high and supporting dense ivy cladding. Low bat roost suitability

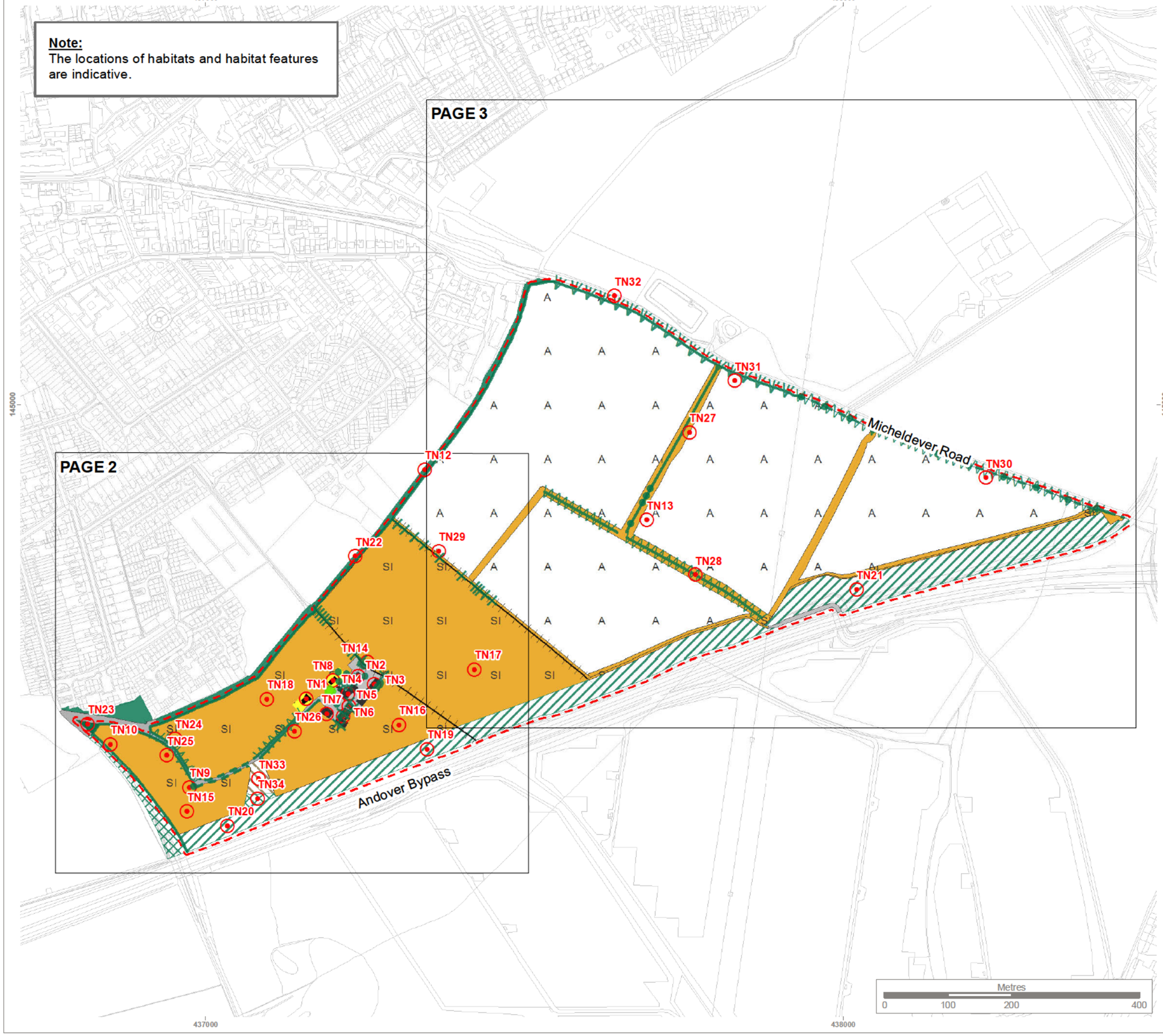
Target Note	Description
TN10	Group of 6/7 mature ash trees along western site boundary supporting dense ivy cladding. Low bat roost suitability
TN11	Mature ash and sycamore trees within woodland, approximately 8-9m high supporting dense ivy cladding. Low bat roost suitability
TN12	Broadleaved woodland alongside northern site boundary (Ladies Walk) contains multiple mature trees supporting various potential roost features Individual trees range from Low - High bat roost suitability
TN13	3/4 mature ash trees within southern section of hedgerow. Trees support dense ivy cladding. Low bat roost suitability
TN14	Two mature trees of unknown species located within close proximity to TN2. Trees are approximately 8m in height and support dense ivy cladding. Low bat roost suitability
TN15	Semi-improved grassland field slopes from south to north and supports a grassland sward approximately 20-30cm high, dominated by cocks foot *Dactylis glomerata* and Yorkshire fog *Holcus lanatus* with meadow grass *Poa* species. Dandelion *Taraxacum officinale*, daisy *Bellis perennis*, meadow buttercup *Ranunculus acris*, white-dead nettle *Lamium album* and common field speedwell *Veronica persica* are abundant amongst the sward.
TN16	The grassland field that lies to the south of Bere Hill Farm comprises similar species to TN16 with the addition of rare meadow foxtail Alopecurus pratensis and barren brome Bromus sterilis. Other species within the sward included sun spurge Euphorbia helioscopia, ribwort plantain Plantago lanceolata, creeping thistle Cirsium arvense, germander speedwell Veronica chamaedrys, greater stitchwort Stellaria holostea and creeping buttercup Ranunculus repens.
TN17	The largest grassland field to the east of the farm supports a slightly taller grassland sward. As well as the species listed above the grassland also supports perennial rye grass Lolium perenne, fescue Festuca species, smooth meadow grass Poa pratensis, sorrel Rumex acetosa, bulbous buttercup Ranunculus bulbosus and cut-leaved cranesbill Geranium dissectum.
TN18	Semi-improved grassland field northwest of Bere Hill Farm
TN19	Broadleaved plantation woodland. Planted as screening for the Andover Bypass, the woodland comprises young field maple, ash, sycamore, wild cherry, oak, hawthorn, blackthorn, hazel and lime.
TN20	Broadleaved plantation woodland more mature than TN19
TN21	Broadleaved plantation woodland

Target Note	Description
TN22	Broadleaved semi-natural woodland
TN23	A small patch of broadleaved woodland located in the northwest corner of the site which connects to a hedgerow to the east.
TN24	A species rich hedgerow, managed to 1.5m high and 1.5m wide is located along the eastern side of the access road leading to Bere Hill Farm
TN25	A species poor hedgerow, managed to 1.5m high and 1.5m wide is located along the western side of the access road leading to Bere Hill Farm
TN26	A managed, species poor hedgerow is present on either side of the access road leading towards the farm
TN27	An unmanaged species poor hedgerow reaching approximately 5m in height, 5m in width and measures 300m in length, comprises hawthorn, elder, field maple, ash and rose species
TN28	Unmanaged hedgerow, species rich and follows alongside the public footpath for approximately 340m
TN29	Scattered bramble scrub
TN30	Defunct outgrown species rich hedgerow with mature trees
TN31	Intact outgrown species rich hedgerow with mature trees
TN32	Off-site, chalk cliff face rising approximately 8m above the road level. Dense ivy and scrub cover the majority of the cliff face.
TN33	Tall ruderal dominated by nettle and teasel
TN34	Dense scrub

DRAWINGS

G7614.001-003 Phase 1 Habitat Map

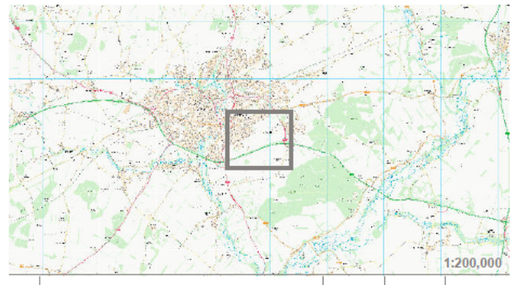
Note:
The locations of habitats and habitat features are indicative.



KEY

- Survey boundary
- Target note
- Scattered scrub
- Scattered broad-leaved trees
- Scattered coniferous trees
- Native species-rich intact hedge
- Species-poor intact hedge
- Native species-rich defunct hedge
- Species-poor defunct hedge
- Native species-rich hedge and trees
- Fence
- Semi-natural broad-leaved woodland
- Plantation broad-leaved woodland
- Dense/continuous scrub
- Semi-improved neutral grassland
- Tall ruderal
- Arable
- Amenity grassland
- Building
- Hardstanding

Site Map



Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

[redacted]

Project
Land at Bere Hill, Andover

Title
Phase 1 Habitat Plan

Drawing Number
G7614.001.1

Sheet 1 of 3

Drawn	Checked	Approved	Scale	Date
WC	MK	CK	1:6,000 @ A3	29/05/2019

Note:
The locations of habitats and habitat features are indicative.

437000

TN12 TN22 TN29 TN14 TN17 TN2 TN8 TN3 TN4 TN1 TN18 TN5 TN7 TN6 TN23 TN16 TN26 TN24 TN10 TN19 TN25 TN33 TN9 TN34 TN15 TN20

Andover Bypass

Metres
0 100 200 400

437000

KEY

- Survey boundary
- Target note
- Scattered scrub
- Scattered broad-leaved trees
- Scattered coniferous trees
- Native species-rich intact hedge
- Species-poor intact hedge
- Species-poor defunct hedge
- Fence
- Semi-natural broad-leaved woodland
- Plantation broad-leaved woodland
- Dense/continuous scrub
- Semi-improved neutral grassland
- Tall ruderal
- Arable
- Amenity grassland
- Building
- Hardstanding

Site Map

1:90,000

Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

[redacted]

Project
Land at Bere Hill, Andover

Title
Phase 1 Habitat Plan

Drawing Number
G7614.001.2

Sheet 2 of 3

Drawn	Checked	Approved	Scale	Date
WC	MK	CK	1:2,500 @ A3	29/05/2019

Note:
The locations of habitats and habitat features are indicative.

438000

145000

TN32
TN31
TN27
TN12
TN30
TN13
TN29
TN28
TN21
TN17
TN19

Micheldever Road

A
SI

Metres
0 100 200 400

438000

145000

KEY

- Survey boundary
- Target note
- Scattered scrub
- Scattered broad-leaved trees
- Native species-rich intact hedge
- Species-poor intact hedge
- Native species-rich defunct hedge
- Species-poor defunct hedge
- Native species-rich hedge and trees
- Fence
- Semi-natural broad-leaved woodland
- Plantation broad-leaved woodland
- Semi-improved neutral grassland
- Arable
- Hardstanding

Site Map

1:100,000

Rev	Description	Drawn	Approved	Date

TEP THE ENVIRONMENT PARTNERSHIP

[redacted]

Project
Land at Bere Hill, Andover

Title
Phase 1 Habitat Plan

Drawing Number				Sheet
G7614.001.3				Sheet 3 of 3
Drawn	**Checked**	**Approved**	**Scale**	**Date**
WC	MK	CK	1:4,000 @ A3	29/05/2019

HEAD OFFICE
MARKET HARBOROUGH
GATESHEAD
LONDON
CORNWALL

[redacted]

Noise Impact Assessment

Bere Hill, Andover

[redacted]

Peel L&P Investments (North) Ltd

Prepared by:

SLR Consulting Limited

[redacted]

SLR Project No.: 403.065412.00001

2 April 2024

Revision: 4.0

[redacted]

[redacted]

[redacted]

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	28 March 2024	R. James	M. Dawson	M. Dawson
2.0	2 April 2024	R. James	M. Dawson	M. Dawson
3.0	2 April 2024	R. James	M. Dawson	M. Dawson
4.0	2 April 2024	R. James	M. Dawson	M. Dawson

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Peel L&P Investments (North) Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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Tables in Text

Figures in Text

Appendices

1.0 Introduction

1.1 Background

SLR Consulting Limited (SLR) has been appointed by Peel L&P Investments (North) Ltd to undertake a noise impact assessment to support the promotion of land at Bere Hill, Andover (the Site) into the Test Valley Local Plan.

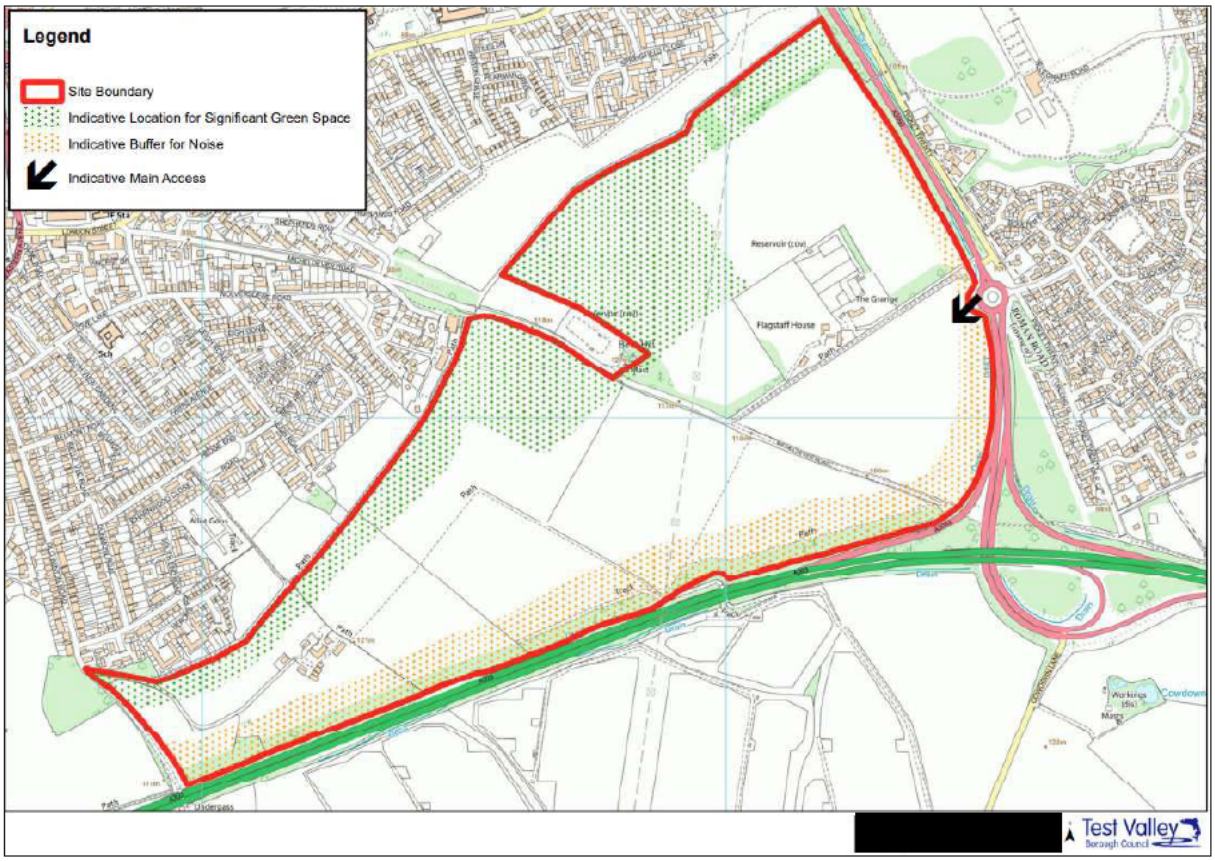
The Site is currently a draft allocation within the draft Test Valley Local Plan and is one land parcel of three that are included within strategic allocation NA6 (residential development).

The southern boundary of the Site is bound by the A303 Andover Bypass. Currently, NA6 policy H specifies that,

"…Development will be permitted subject to: h. Submission of a noise mitigation strategy in relation to the impact of noise from the A303 and A3093. An appropriate buffer to be applied to the southern and eastern site boundary abutting the A303 and A3093."

An extract from Figure 4.6 of the draft Local Plan, showing the indicative noise buffer zone within the southern and eastern boundaries of the wider NA6 allocation, is reproduced in Figure 1-1 below.

Figure 1-1: Test Valley Part 2 Plan NA6



The indicative noise buffer zone at the Site has been informed by Defra Strategic Noise Mapping, produced by Defra as part of their implementation of the Environmental Noise Directive. The Defra noise mapping has predicted sound levels from the A303 and A3093 using traffic flow data and computer modelling. As no noise measurements were made in the production of the noise maps, the strategic mapping does not necessarily represent an exact picture of the current situation at any given locality.

This Noise Impact Assessment has therefore been prepared to measure sound levels and assess the impact of environmental noise sources at the Site, relevant to overarching national and local policy requirements relating to noise impacts and new residential development.

Consideration of noise mitigation options to reduce sound levels to within acceptable levels in the indicative noise buffer zone has been given, to understand how sound levels within the buffer may be mitigated to acceptable levels, to allow residential development within this area.

This noise assessment has been completed with reference to guidance and criteria contained within:

- ProPG: Planning & Noise – *Professional Practice Guidance on Planning & Noise, New Residential Development* (2017); and
- British Standard BS 8233:2014 *Guidance on Sound Insulation and Noise Reduction for Buildings and The World Health Organisation Guidelines for Community Noise (1999)*.

It has been assumed that the entire development land area will be tested for residential use. The constraints associated with noise impacts have been determined in this report in accordance with the proposed use.

Whilst reasonable effort has been made to make this report easily understandable, it is technical in nature. To assist the reader, a glossary of acoustic terminology has been included in **Appendix A**.

This report has been prepared by an acoustician of 14-years consulting experience and a corporate member of the Institute of Acoustics.

1.2 Site Description

The Site, comprising 52.6 Ha, is located to the south of Andover. It is bound by the A303 Andover Bypass to the south, Micheldever Road to the northeast, and mainly residential use to the northwest. The Site comprises a mix of arable fields, grassland, tress and hedges associated with Bere Hill Farm. The Site extents are indicated by the red line in Figure 1-2.

Figure 1-2: Site Location Plan

2.0 Planning and Noise Guidance

2.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was introduced by The Department for Communities and Local Government in March 2012, with the latest revision dated December 2024. It acknowledges that there is a host of existing sources of national and international guidance which can be used, in conjunction with the Framework, to inform the production of Local Plans and decision making.

The NPPF defines the Government's planning policies for England and sets out the framework, within which local authorities must prepare their local and neighbourhood plans, reflecting the needs and priorities of their communities. The Government's stated purpose in producing the NPPF was to streamline policy so the planning process is less restrictive, to give a more easily understood framework for delivering sustainable development.

Under the heading of conserving and enhancing the natural environment and Paragraph 180 e), one aim of the NPPF is "*preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of … noise pollution…*".

Paragraph 191 requires planning policies and decision to ensure that new development is appropriate for its location. It stipulates a need to account for the likely effects of pollution on health and other matters, requiring the planning process to "*mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life*".

The NPPF acknowledges that there is a host of existing sources of national and international guidance which can be used, in conjunction with the Framework, to inform the production of Local Plans and decision making.

2.2 Noise Policy Statement for England

The Noise Policy Statement for England (NPSE) was published in March 2010. It sets out the long-term vision of government noise policy, which is fundamentally to: "*Promote good health and good quality of life through the effective management and control of noise within the context of Government policy on sustainable development*". The vision is supported by three key aims:

- Avoid significant adverse impacts on health and quality of life;
- Mitigate and reduce to a minimum, other adverse impacts on health; and
- Where possible, contribute to the improvement of health and quality of life.

The NPSE should apply to all forms of noise including environmental noise, neighbour noise and neighbourhood noise but does not apply to noise in the workplace. The NPSE has adopted the following concepts, to help consider whether noise is likely to have "*significant adverse*" or "*adverse*" effects on health and quality of life:

SOAEL – Significant Observed Adverse Effect Level. This is the level above which significant adverse effects on health and quality of life occur.

LOAEL – Lowest Observed Adverse Effect Level. This is the level above which adverse effects on health and quality of life can be detected.

NOEL – No Observed Effect Level. This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.

"*It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. It is acknowledged that further research is required to increase our understanding of what may constitute a significant adverse impact on health and quality of life from noise. However, not having specific SOAEL values in the NPSE provides the necessary policy flexibility until further evidence and suitable guidance is available (Defra, 2010).*"

2.3 National Planning Practice Guidance

Revised Planning Practice Guidance was released in March 2014 to support the NPPF and last updated in July 2021. The Guidance stipulates that Local Planning Authorities' plan making and decision making should take account of the acoustic environment and in doing so consider:

- Whether or not a significant adverse effect is occurring or likely to occur;
- Whether or not an adverse effect is occurring or likely to occur; and
- Whether or not a good standard of amenity can be achieved.

The guidance has also provided the following noise exposure hierarchy table "*when noise could be a concern*", presented in Table 2-1 below.

Table 2-1: Planning Practice Guidance Noise Exposure Hierarchy Table

Response	Example of Outcomes	Increasing Effect Level	Action
NOEL – No observed effect level			
Not present	No effect	NOEL	No specific measures required
No observed adverse effect level			
Present and not intrusive	Noise can be heard but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
LOAEL – Lowest Observed Adverse Effect Level			
Present and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for sleep disturbance. Affects acoustic character of the area and creates a perceived change in quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
SOAEL – Significant Observed Adverse Effect Level			
Present and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid

Response	Example of Outcomes	Increasing Effect Level	Action
Present and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory.	Unacceptable Adverse Effect	Prevent

2.4 BS8233:2014

The assessment of environmental noise arising from noise sources in the vicinity of the Site incident upon the proposed residential receptors will be completed with reference to BS8233:2014.

The standard suggests suitable internal noise levels within different types of buildings, including residential dwellings, as shown in Table 2-3 overleaf.

BS8233:2014 states that the recommended limits can be relaxed by up to 5dB *"where development is considered necessary or desirable"* (Paragraph 7.7.2).

Whilst it may be considered desirable to achieve the BS8233:2014 recommended internal noise levels with windows open, it is stated that where the limit cannot be met with an open window "there needs to be appropriate alternative ventilation that does not compromise the façade insulation or the resulting noise level" (Paragraph 7.7.2).

It is, therefore, not essential that the recommended internal noise levels are achievable with open windows if suitable alternative means of ventilation can be provided.

With regards to external noise, Section 7.7.3.2 of BS8233:2014 states that:

"For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces but should not be prohibited".

2.5 ProPG: Planning & Noise (2017)

ProPG: Planning & Noise – Professional Practice Guidance on Planning & Noise, New Residential Development was developed by a working group consisting of representatives from the Association of Noise Consultants (ANC), Institute of Acoustics (IOA), Chartered Institute of Environmental Health (CIEH) and practitioners from a planning and local authority background.

This guidance was made effective in May 2017 to provide a recommended approach to the management of noise within the planning system in England. It has drawn upon legislation, guidance and standards available at the time of publication to reflect the NPSE, the NPPF, Planning Practice Guidance (PPG-Noise) and other authoritative sources of guidance.

ProPG has been noted to advocate two sequential stages. Stage 1 comprises an 'initial noise risk assessment undertaken based on indicative external noise levels at the existing site, without accounting for the impact of any new or additional mitigation measures that may subsequently be included in development proposals. Figure 1 of ProPG relates the

increasing risk of adverse effect against indicative daytime noise levels ($L_{Aeq,16hr}$) and night-time noise levels ($L_{Aeq,8hr}$) without noise mitigation. This is recreated in Table 2-2.

Table 2-2: ProPG initial site noise risk assessment guidelines

Indicative External Daytime Noise Levels $L_{Aeq,16hr}$	Indicative External Night-time Noise Levels $L_{Aeq,8hr}$	Potential Risk of Adverse Effect without Noise Mitigation
≤ 50 dB	≤ 40 dB	Negligible / No adverse effect
> 50 dB and ≤ 60 dB	> 40 dB and ≤ 50 dB	Low
> 60 dB and ≤ 70 dB	> 50 dB and ≤ 60 dB	Medium
> 70 dB	> 60 dB	High
NOTES: The noise level limits are an interpretation of Figure 1 in ProPG, which is presented as a diagram rather than a table and does not explicitly state the limits at which each risk category exists. An indication that there may be more than 10 noise events at night with $L_{Amax,F}$ > 60 dB means the site should not be regarded as a negligible risk.		

The scope of ProPG considers new residential development that will be predominantly exposed to airborne noise from transportation sources. In cases where the site is exposed to noise of an industrial and/or commercial nature, this shall be considered at Stage 1 of the ProPG approach.

At Stage 2 a 'full assessment' considers the following four key elements:

- Element 1 – Good acoustic design process.
- Element 2 – Internal noise level guidelines.
- Element 3 – External amenity area noise assessment.
- Element 4 – Assessment of other relevant issues.

ProPG has provided a summary of internal noise level guidelines as part of Stage 2 assessment requirements, shown in Table 2-3 below. These guideline values have been derived from British Standard BS 8233:2014 *Guidance on Sound Insulation and Noise Reduction for Buildings and The World Health Organisation Guidelines for Community Noise (1999)*.

Table 2-3: ProPG Internal Ambient Noise Levels, dB

Activity	Location	07:00 to 23:00 dB $L_{Aeq,\ 16\ h}$	23:00 to 07:00 dB $L_{Aeq,\ 8\ h}$
Resting	Living room	35	-
Dining	Dining room/area	40	-
Sleeping (daytime resting)	Bedroom	35	30 45 dB $L_{Amax(F)}$ *
** Not normally exceeded more than 10 times per night.*			

ProPG strongly encourages an approach that can be considered as "good acoustic design". In short, "good acoustic design" means that the acoustic design should:

- Be considered early in the development control process;
- Take an integrated approach to achieve 'optimal' acoustic conditions both internally and externally, which does not just focus on compliance with noise exposure

standards, but aims to avoid compromises for other sustainable design objectives that may adversely affect living conditions and quality of life;

- Avoid “unreasonable” and prevent “unacceptable” acoustic conditions, without overdesigning or ‘gold plating’ the new development; and
- Consider the viability of alternative solutions rather than solely rely on the building envelope to provide sufficient sound insulation, which may adversely affect living conditions.

2.5.1.1 Noise Management Measures

ProPG recommends that alternative noise mitigation solutions should be considered before arriving at the use of fixed un-openable windows, as occupants would favour the ability to open the windows even if the resultant internal acoustic conditions are unsatisfactory. Supplementary Document 2 of ProPG therefore advises that the following hierarchy of noise management measures (in descending order of preference) should be followed:

- Maximising the spatial separation of noise source(s) and receptor(s).
- Investigating the necessity and feasibility of reducing existing noise levels and relocating existing sources.
- Using existing topography and existing structures (that are likely to last the expected life of the noise-sensitive scheme) to screen the Proposed Development site from significant sources of noise.
- Incorporating noise barriers as part of the scheme to screen the Proposed Development site from significant sources of noise.
- Using the layout of the scheme to reduce noise propagation across the site.
- Using the orientation of buildings to reduce the noise exposure of noise sensitive rooms.
- Using the building envelope to mitigate noise to acceptable levels.

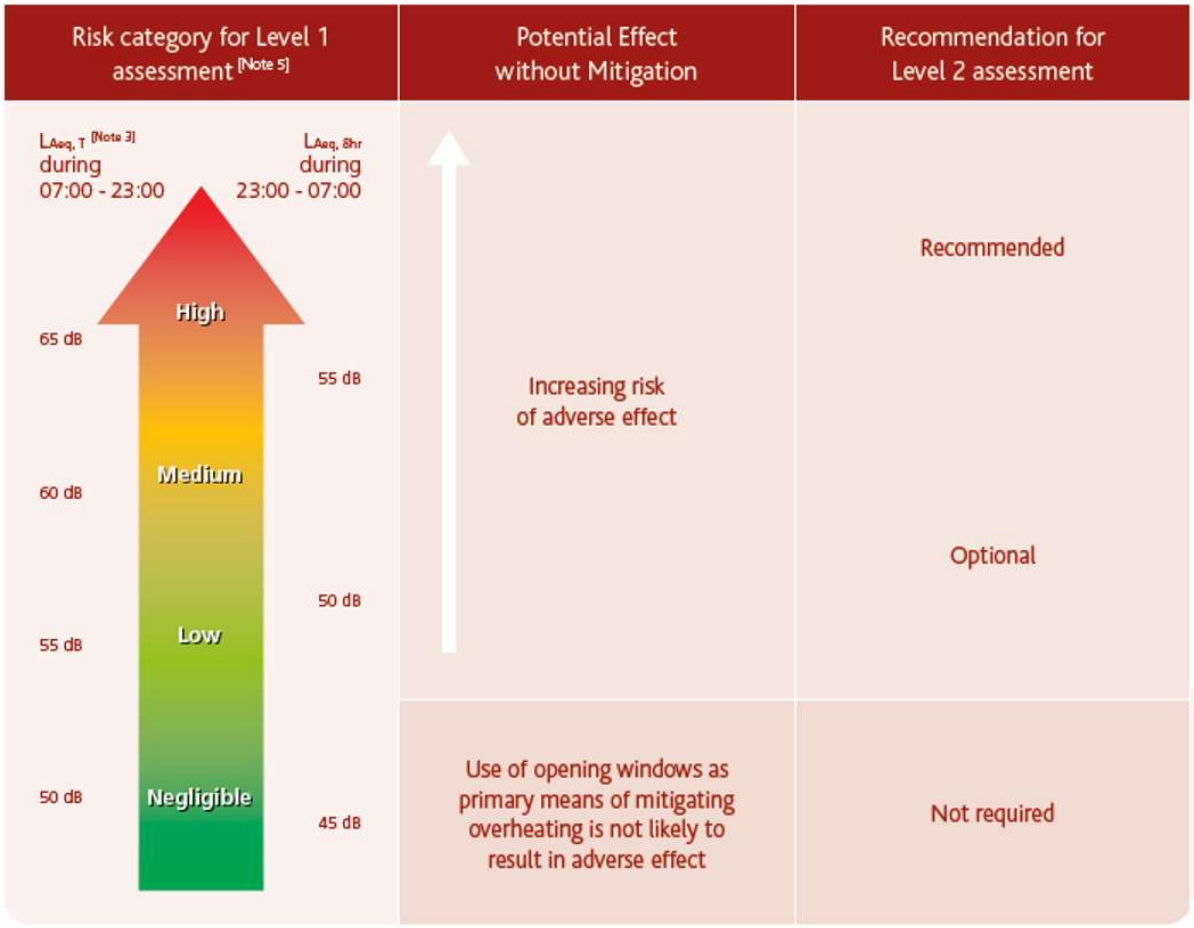
2.5.2 Acoustics Ventilation and Overheating (AVO) Guide (2020)

The AVO Guide has been published for application by practitioners when following Stage 2 Element 1 of good acoustic design within ProPG. This extended guidance document has aimed to assist designers to adopt an integrated approach to the acoustic design within the context of the ventilation and thermal comfort requirements.

It has been acknowledged from the AVO guide that there is a need to address how the ventilation strategy and overheating mitigation the impacts on the acoustic conditions and whether a more-informed strategy is required in the mitigation of overheating. The impact of noise during a night-time overheating condition has subsequently been regulated by The Building Regulations 2010 Approved Document O: Overheating (2021 edition).

Of importance for this assessment is Step One of the AVO Guide which includes a Level One Site Risk Assessment Stage which, similar to the ProPG, is based on external noise levels with no mitigation in place. Figure 2-1 (reproduced from the AVO Guide) illustrates the level of risk. The noise bands are similar to the ProPG limits (Table 2-3), although sound levels for each category are slightly lower than PropPG as ventilation limits are taken into account.

Figure 2-1: Site Risk Assessment



The aim of the Level 2 Assessment referenced in Figure 2-1 would be to ensure that there is an integrated approach to noise mitigation, ventilation provision and overheating requirements. In summary, if external noise levels fall within in the medium to high-risk bracket, if the design allows, façade treatment should not be considered as the primary noise mitigation measure. If the overheating condition is found to be met during the Level 2 Assessment, but opening a window will cause an exceedance of the noise limit, an alternative means of ventilation provision may be required. A Level 2 Assessment is beyond the scope of this Report and would normally be completed at the more detailed planning stages, one the Site masterplan layout has been finalised.

3.0 Environmental Noise Survey Summary

To establish the prevailing sound climate at the Site, an environmental noise survey was undertaken between Thursday 21st and Monday 25th March 2024. The equipment, survey methodology and results have been set out in this Section.

3.1 Equipment

Sound pressure level measurements were carried out using the following equipment listed in Table 3-1, conforming to Class 1 acoustic accuracy for sound level meters and matched calibrators.

The sound level meters were calibrated before the measurements were taken, using the handheld acoustic calibrator and the calibration was checked upon completion of the survey. No significant drift was observed with calibration offsets of ≤ 0.2 dB. The calibration chain of equipment has been maintained as at least traceable to National Standards, no greater than one year for sound calibrators and two years for sound level meters.

Table 3-1: Sound Monitoring Equipment

Location	Description	Serial No.
1	Cirrus CR:171B Class 1 Sound Level Meter	G300561
	Cirrus CR:515 Acoustic Calibrator	87922
2	Cirrus CR:171B Class 1 Sound Level Meter	G302667
	Cirrus CR:515 Acoustic Calibrator	94806
3	Cirrus CR:171B Class 1 Sound Level Meter	G400059
	Cirrus CR:515 Acoustic Calibrator	99960
	Davis Instruments – Vantage Vue Weather Station: 6250UK	MT211213028

3.2 Locations

Sound pressure levels were measured in free field conditions, 1.5 m above ground and at the following locations:

- Location ML01: In the south-western area of the Site, adjacent to woodland, nominally 50m from the carriageway of the A303. The purpose of this location was to understand the exposure levels of road traffic noise from the A303.
- Location ML02: In the south-eastern area of the Site, nominally 50m from the A303. The purposes of this location were to understand the exposure levels of road traffic noise from the A303/A3093 junction.
- Location ML03: In the northern area of the Site, nominally 20m from Micheldever Road. The purposes of this location were to understand the exposure levels of road traffic noise from Micheldever Road.

The monitoring protocol consisted of substantially unattended readings over the survey period with nominal 1-hour attendances at the start and end of the monitoring periods.

The following sound level indices have been reported at 15-minute intervals in decibels (dB):

- $L_{Aeq,T}$ – The A-weighted equivalent continuous noise level over the measurement period.
- $L_{A90,T}$ – The A-weighted noise level exceeded for 90% of the measurement period.

- $L_{A10,T}$ – The A-weighted noise level exceeded for 10% of the measurement period.
- $L_{Amax(F)}$ – The maximum A-weighted noise level during the measurement period.

It is noted that due to issues with the noise meter at ML01, survey results for the full period are not available. Therefore, a comparison with measured levels at ML02 for the available time-period has been undertaken to establish sound levels at ML01 for verification of the noise model.

Noise survey locations are shown in Figure 3-1.

Figure 3-1: Noise Survey Locations

3.3 Observed Sound Climate

The sound climate at locations ML01 and ML02 included dominant transportation noise comprising of road traffic from the A303 to the south of the site. Aircraft were occasionally audible at both locations. Sound from the natural environment included occasional rustling of vegetation and trees, as well as birdsong.

The sound climate at location ML03 comprised distant road traffic from the A303 (south) and also from the local road network further to the north, with occasional aircraft. Birdsong was considered to be dominant at this location. It is noted that a hotel is located directly to the north of ML03 and that no noise associated with that use was observed.

The trend of environmental sound within **Appendix B** has notably reflected a typical, diurnal pattern of transportation noise at all three locations.

3.4 Weather Conditions

A weather station was deployed at Location ML03 for the duration of the study. The results from this device have indicated that conditions were conducive to surveying works over parts of the duration of the study.

- The wind direction was predominantly east northeast (i.e. ENE) as accounting for over 70 % of the data measured.
- There was no rainfall recorded.

- Temperatures were measured to be 8 – 15 °C during the day and 3 – 8 °C at night.

Regarding windspeed, analysis of the weather data indicates that the study included consecutive days of calm weather conditions from Thursday 21st to Friday 22nd March, with wind speeds observed < 5 m/s along with an absence of rain, providing conducive conditions for sound surveying works.

Wind speeds (gusts) were elevated above 5 m/s for periods during Friday evening and into Monday 25th March. This may have caused elevated noise due to wind on the measurement microphone windshield; the potentially affected periods have been subsequently removed from summary analysis in this section.

3.5 Baseline Noise Survey Results

A summary of the baseline survey results is shown in Table 3-2, The full survey results can be seen in **Appendix B**.

Table 3-2:Summary of Measured Sound Levels, dB

Measurement Details				dB $L_{Aeq,T}$	dB $L_{Amax(F)*}$ Night	
Data Range	Location	Period	Time	Assessed	Range	Assessed
Thu 21/03/24 – Fri 22/03/24	1	Day	07:00 – 23:00	65	-	-
		Night	23:00 – 07:00	60	-	69
	2	Day	07:00 – 23:00	60	-	-
		Night	23:00 – 07:00	55	57-70	64
	3	Day	07:00 – 23:00	55	-	-
		Night	23:00 – 07:00	47	49-66	59
** Not normally exceeded 10 times per night.*						

Night-time levels have been established from the period 23:00 – 07:00, with maxima reviewed in terms of 15-minute dB $L_{Amax(F)}$ values, with the 10th highest reported.

It has been acknowledged per a published, statistical approach[1], that reviewing maxima in terms of 1 to 3-minute dB $L_{Amax(F)}$ values may be appropriate to avoid undercounting events which fall into the same interval. Short resolution of maximum sound level data was not directly recorded, as such the reported values in Table 3-2 may be marginally higher or lower if reviewed with a shorter resolution. Reviewing maxima in terms of 15-minutes has not however been viewed as critical to the design of the proposed development given the limited, observed magnitude at all locations.

Full survey results describing unattended monitoring periods have been provided for the above-listed metrics within **Appendix B**.

[1] Paxton, B. Conlan, N et al. Assessing Lmax for residential developments: the AVO guide approach. Proceedings of the Institute of Acoustics. Volume 41, Part 1, 2019.

4.0 Residential Noise Assessment

At this Local Plan promotion stage, in the first instance a ProPG *Initial Site Noise Risk Assessment*, and the Acoustics Ventilation and Overheating Residential Design Guide (2020) *Level One Site Risk Assessment* have been completed.

As the sound level limits for each assessment are similar, a combined assessment has been completed with reference to the Risk Assessment Categories presented in Table 4-1.

Table 4-1: Noise Risk Assessment Categories

Indicative External Daytime Noise Levels $L_{Aeq,16hr}$	Indicative External Night-time Noise Levels $L_{Aeq,8hr}$	Potential Risk of Adverse Effect without Noise Mitigation
≤ 50 dB	≤ 45 dB	Negligible / No adverse effect
> 50 dB and ≤ 55 dB	> 45 dB and ≤ 50 dB	Low
> 55 dB and ≤ 60 dB	> 50 dB and ≤ 55 dB	Medium
> 60 dB	> 55 dB	High

4.1 Road Traffic Noise Model

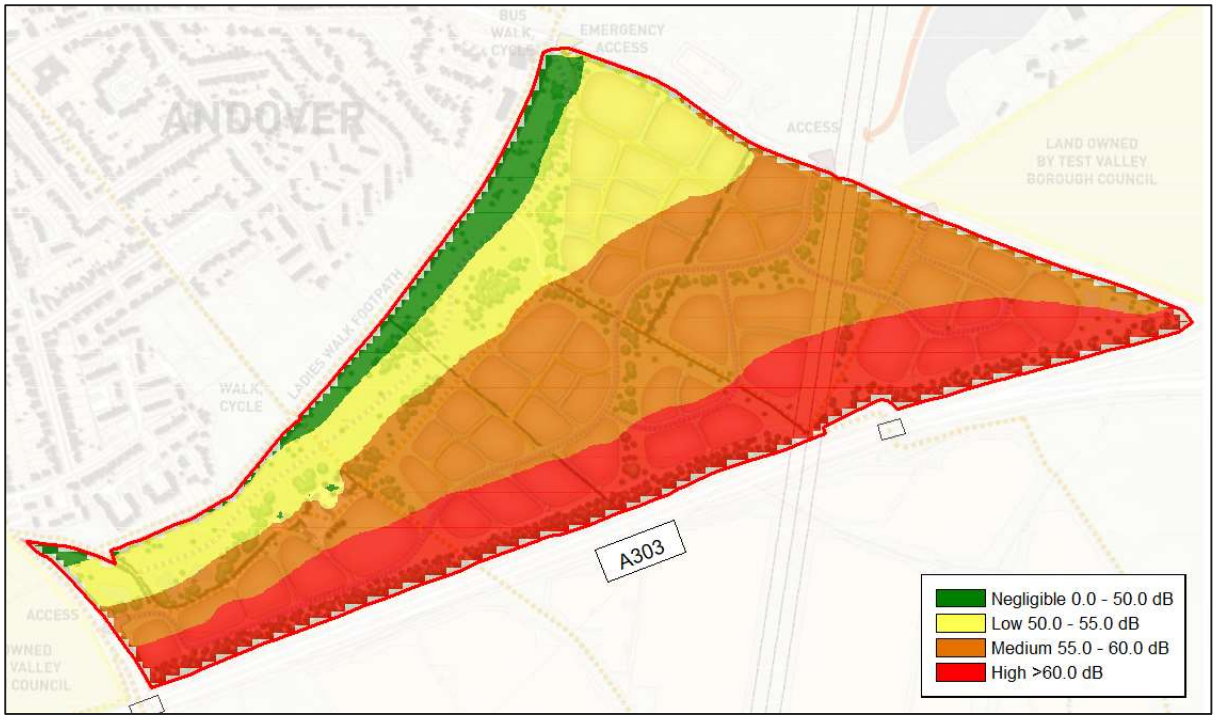
To determine the noise environment across the Site, a noise model of the area using the noise modelling software package CadnaA has been developed.

The noise survey results for each survey location have been used to calibrate the noise model, which contains the existing site contours and illustrative layout. The model has then been adjusted to ensure that the predicted sound level at each survey location closely matches the measured daytime and night-time sound levels.

4.2 Daytime Risk Assessment

The daytime external $L_{Aeq,16hr}$ sound levels and Risk Assessment Category of the open Site, at a height of 1.5m (representing ground floor receptors), can be seen in Figure 4-1.

Figure 4-1: $L_{Aeq,16hr}$ dB External Daytime Noise Level and Risk Assessment Category

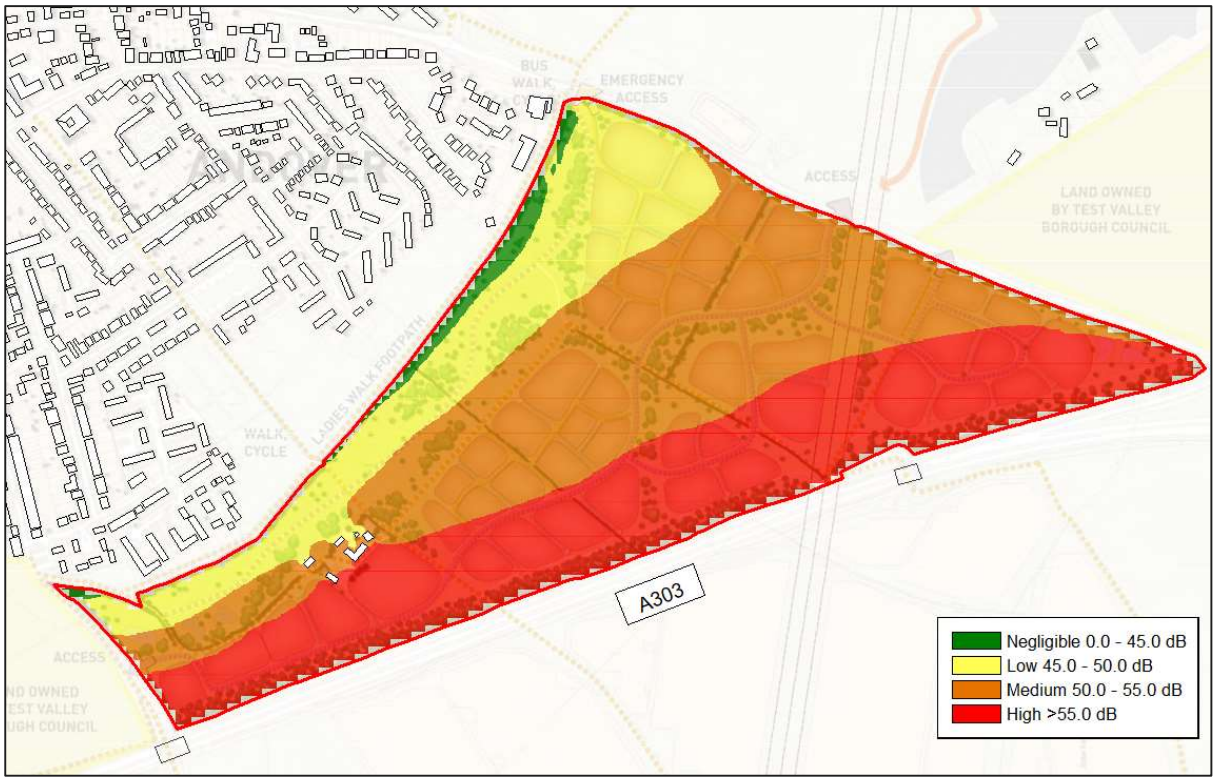


With reference to Figure 4-1:

- In the dark green area, external ambient sound levels are below 50dB(A) and the risk of adverse effect is Negligible. The BS8233:2014 internal noise limit of 35dB for sensitive spaces during the daytime is met and lower limit for amenity spaces of 50dB(A) is not exceeded. Additionally, use of opening windows as a primary means of mitigating overheating is not likely to cause an adverse impact in these areas, in-line with the AVO Guide. Additional mitigation measures are unlikely to be required.
- In the yellow area, external ambient sound levels are between 50 and 55dB(A). The BS8233:2014 upper limit for amenity spaces of 55dB(A) is not exceeded. The risk assessment has identified a Low Risk and additional mitigation measures are unlikely to be required.
- In the orange area, external ambient sound levels are between 55 and 60dB(A). The BS8233:2014 upper limit of 55dB(A) is exceeded, and the risk assessment has identified a Medium Risk. Mitigation measures would therefore be required to reduce sound levels to within recommended criteria within these areas.
- In the red area, external ambient sound levels are higher than 60dB(A) (with 65dB(A) being the highest measured and predicted level within the illustrative development area). The BS8233:2014 upper limit of 55dB(A) is exceeded, and the risk assessment has identified a High Risk. Mitigation measures would therefore be required to reduce sound levels to within recommended criteria within these areas.

4.3 Night-Time Noise Risk Assessment

Figure 4-2: $L_{Aeq,8hr}$ dB External Night-time Noise Level and Risk Assessment Category



The night-time external $L_{Aeq,8hr}$ noise environment and Risk Assessment Category of the open Site, at a height of 4.0m (representing first floor receptors), can be seen in Figure 4-2.

With reference to Figure 4-2:

- In the dark green areas, external ambient sound levels are below 45dB(A) and the risk of adverse effect is Negligible. The BS8233:2014 internal noise limit of 30dB for sensitive spaces during the night-time is met. Additionally, use of opening windows as a primary means of mitigating overheating is not likely to cause an adverse impact in these areas, in-line with the AVO Guide.
- In the yellow area, external ambient sound levels are between 45 and 50dB(A). The risk assessment has identified a Low Risk.
- In the orange area, external ambient sound levels are between 50 and 55dB(A). The BS8233:2014 upper limit is exceeded, and the risk assessment has identified a Medium Risk. Mitigation measures would therefore be required to reduce sound levels to within recommended criteria in these areas.
- In the red area, external ambient sound levels are higher than 55dB(A) (with 60dB(A) being the highest measured and predicted level within the illustrative development area). The BS8233:2014 upper limit is exceeded, and the risk assessment has identified a High Risk. Mitigation measures would therefore be required to reduce sound levels to within recommended criteria in these areas.

No noise model has been created to explain night-time maxima across the Site given that propagation from a line source would not occur in the same manner for average equivalent and maximum noise levels. It has been considered in following of the predicted average

equivalent to maximum sound level relationship, that dB $L_{Amax(F)}$ exposure would be equivalent to approximately 12 dB above the average equivalent dB $L_{Aeq,8h}$ level.

4.3.1 Noise Risk Assessment Summary

The initial site noise risk assessment has been categorised in the worst-case, of 'High Risk' on future occupants of the new noise sensitive development. Advice stated in ProPG has been provided as follows:

"As noise levels increase, the site is likely to be less suitable from a noise perspective and any subsequent application may be refused unless a good acoustic design process is followed and is demonstrated in an ADS [Acoustic Design Statement] which confirms how the adverse impacts of noise will be mitigated and minimised, and which clearly demonstrate that a significant adverse noise will be avoided in the finished development".

Mitigation measures, particularly relating to the indicative noise buffer zone, have been considered within Section 4.4 of this Report.

4.4 Mitigation Measures

Assessment indicates that to achieve acceptable internal and external sound levels within the indicative noise buffer zone, mitigation will be required.

ProPG has stated it is imperative for acoustic design to be considered at an early stage of the development control process, to avoid unreasonable acoustic conditions and prevent those which are unacceptable.

The main requirements for Good Acoustic Design have been explained relative to transportation sources incident on the site. Table 4-2 analyses the feasibility of the suggested mitigation measures for the Site.

Table 4-2: Analysis of Noise Mitigation Measures as Part of a 'Good' Acoustic Design Process

Mitigation Method	Analysis
Maximising the spatial separation of noise source(s) and receptor(s).	A good separation distance (approximately 50m) is provided by the wooded area along the southern boundary with the A303.
Investigating the necessity and feasibility of reducing existing noise levels and relocating existing sources.	The main noise sources are existing roads, thus reducing the level of traffic or relocating these would be unfeasible in this case.
Using existing topography and existing structures (that are likely to last the expected life of the noise-sensitive scheme) to screen the Proposed Development site from significant sources of noise.	There are no existing structures between the development and the main sources of noise.
Using the layout of the scheme to reduce noise propagation across the Site.	Boundary barrier and external amenity areas should be placed upon shielded facades of proposed buildings and face away from noise sources.
Using the orientation of buildings to reduce the noise exposure of noise sensitive rooms.	Most of the rooms across the development will be bedrooms and living spaces, which are equally noise sensitive. Therefore, floor plan arrangements to relocate all living areas to quieter facades is not a feasible approach. Where possible, windows should be placed on quieter facades.

Mitigation Method	Analysis
Using the building envelope to mitigate noise to acceptable levels.	Appropriate glazing and insulation would be recommended at properties which face the surrounding transport network.
Maximising the spatial separation of noise source(s) and receptor(s).	A good separation distance (approximately 50m) is provided by the wooded area along the southern boundary with the A303.

Based upon the potential practicable mitigation measures, testing using CadnaA modelling has been undertaken to inform the general mitigation strategy for the development.

Mitigation options that have been considered are:

1. A 3m high noise barrier along the site boundary with the A303;
2. Orientation of dwellings so that frontages face the A303, with gardens behind, i.e. dwellings provide screening to gardens behind;
3. A 3m high noise barrier along the site boundary with the A303 and orientation of dwellings so that frontages face the A303, with gardens behind, i.e. dwellings provide screening to gardens behind; and
4. The installation of appropriate glazing and ventilation systems to provide sufficient sound reduction.

It is noted that the consideration of screening provided by a noise barrier and dwelling orientation has focussed on reducing external daytime sound levels at ground floor level (1.5m height), to achieve the BS8233:2014 recommended value of $L_{Aeq,16hr}$ 55dB(A) within gardens. As external levels also relate to internal criteria, daytime and night-time internal sound levels would be mitigated by suitably attenuated glazing and ventilation elements.

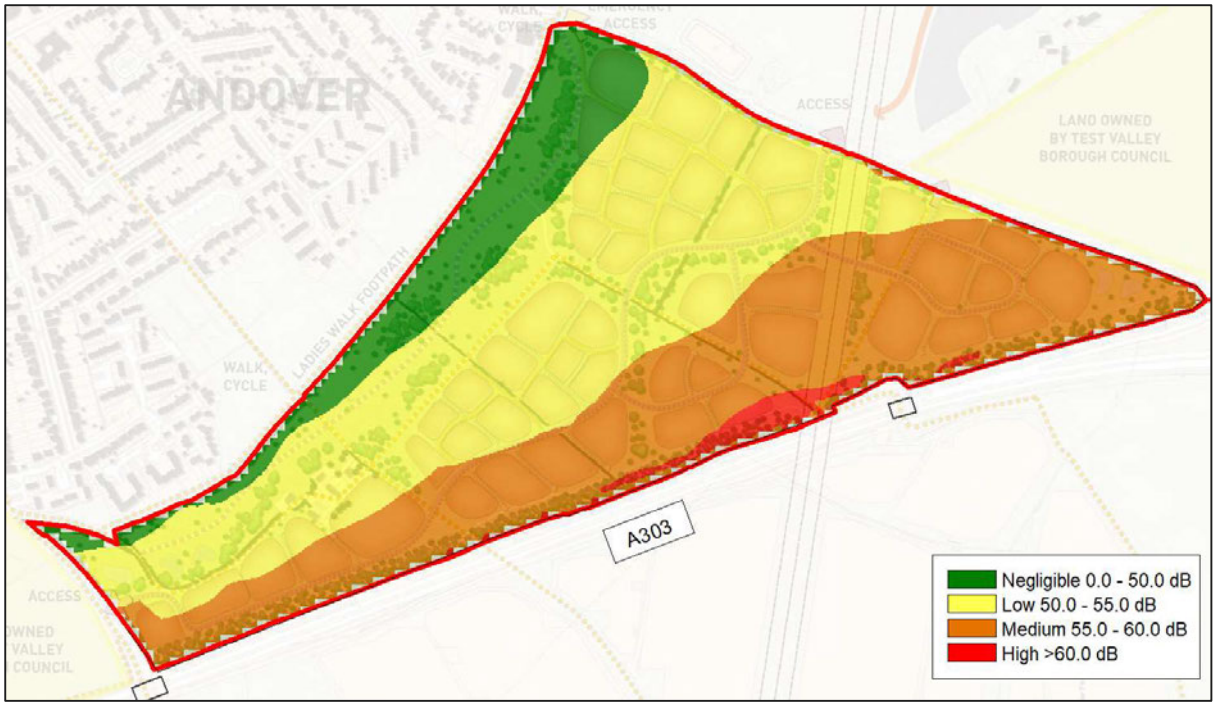
4.4.1 Daytime External Sound Levels

1. Noise Barrier

The noise contour map shown in Figure 4-3 indicates that, with the installation of an appropriately specified acoustic barrier of 3m height along the southern site boundary, daytime sound levels are predicted to remain within the BS8233:2014 recommended value of $L_{Aeq,16hr}$ 55dB(A), for the majority of the Site including the indicative noise buffer zone. Within these areas, it is anticipated that no further mitigation may be required to achieve acceptable sound levels within gardens, potentially allowing flexibility for the future site layout.

Sound levels within a small area adjacent to the central southern boundary (within the indicative noise buffer zone) are shown to be above 55dB(A). For development to take place in these areas, further mitigation to reduce sound levels to within the criteria may be required.

Figure 4-3: $L_{Aeq,16hr}$ dB External Daytime Noise Levels with 3m Noise Barrier



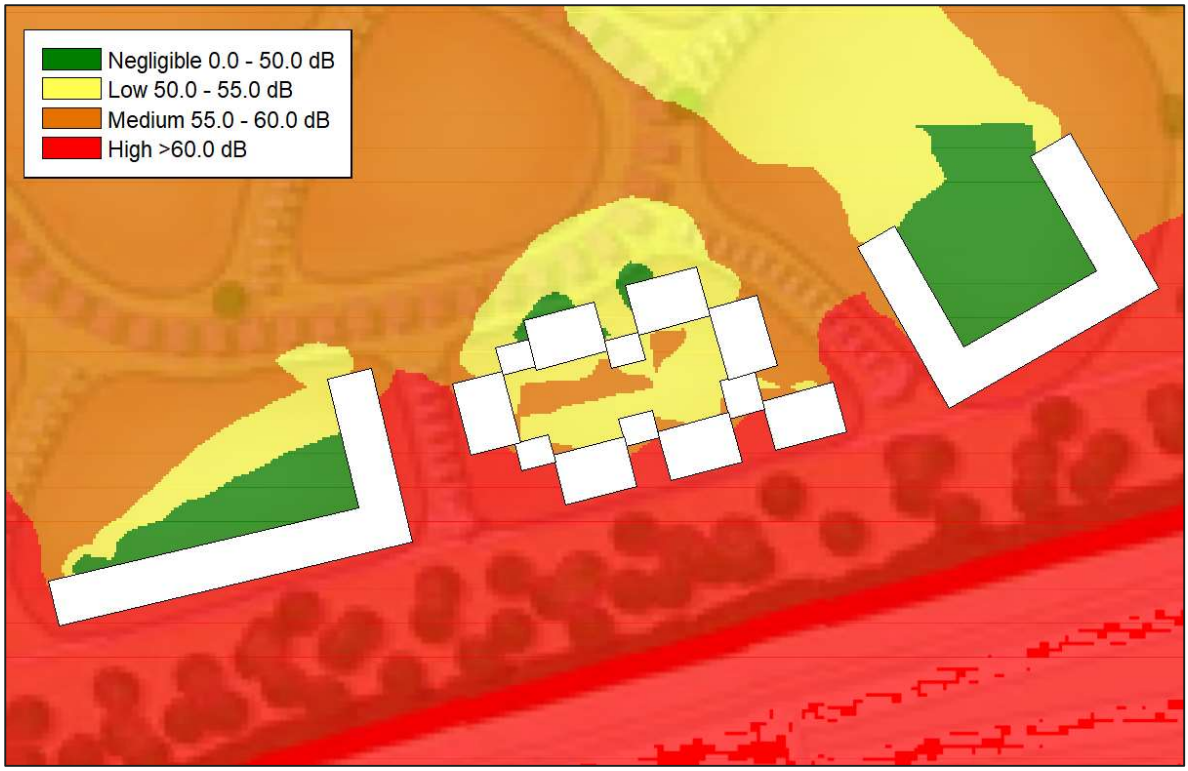
2. Orientation of Dwellings

The noise contour map shown in Figure 4-4 includes test dwellings that have been configured to provide minimal gaps and screening to gardens located at facades facing away from the A303. The noise contour map indicates that, in areas nearest to the A303 and within the noise buffer zone, with the careful consideration of dwelling arrangement and orientation, sound levels can be reduced to within the BS8233:2014 recommended value of $L_{Aeq,16hr}$ 55dB(A) within gardens.

However, it is noted that, with the use of only buildings to provide screening between gardens and the A303, the flexibility of the future site layout would be reduced.

It is noted that, with distance from the road and with screening provided by intervening dwellings, sound levels will reduce with distance into the Site and the requirements for mitigation will also reduce.

Figure 4-4: $L_{Aeq,16hr}$ dB External Daytime Noise Levels with Site Layout



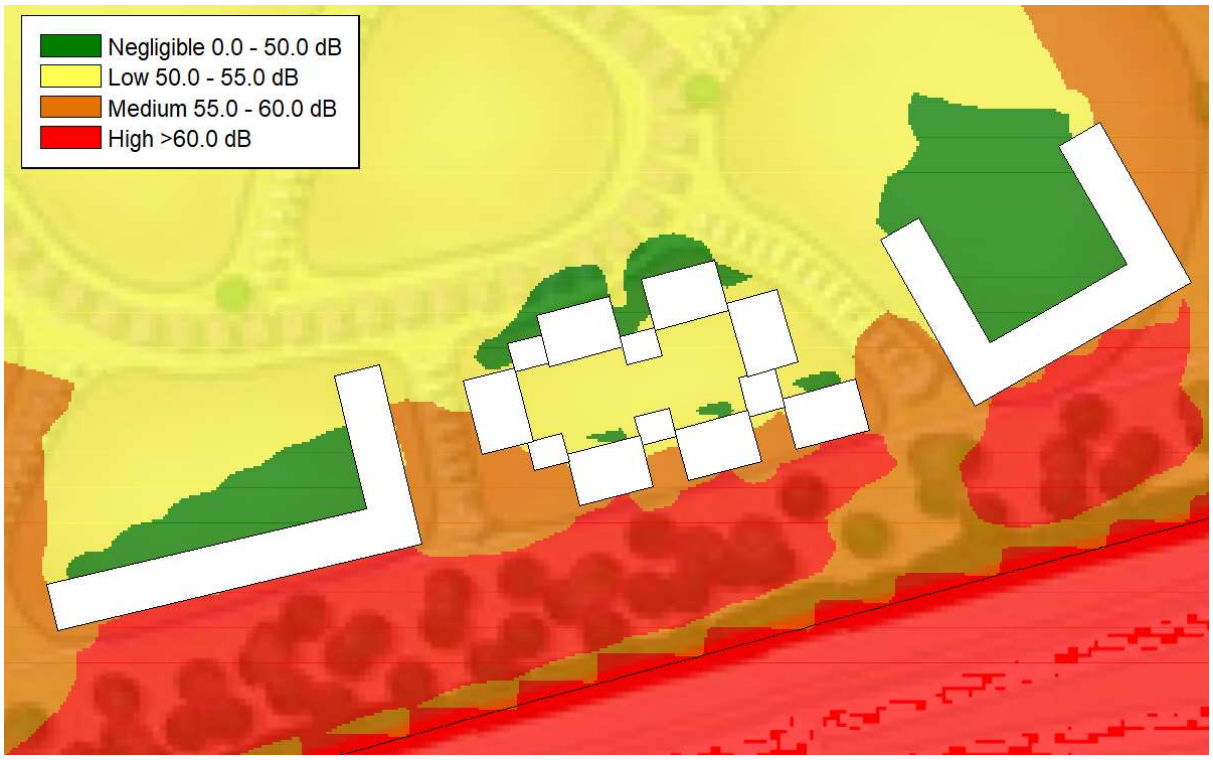
3. Noise Barrier and Orientation of Dwellings (combined)

The noise contour map shown in Figure 4-5 indicates that, in areas nearest to the A303 and within the noise buffer zone, with the installation of an appropriately specified acoustic barrier of 3m height along the southern site boundary and careful consideration of the site layout, sound levels are predicted to remain within the BS8233:2014 recommended value of $L_{Aeq,16hr}$ 55dB(A) within gardens.

The noise contour map indicates that with a combined mitigation strategy comprising a noise barrier and careful consideration of the site layout, greater flexibility of the site layout would be possible and that sound levels at facades facing the A303 would be lower, compared to the 'without barrier' scenario.

It is noted that, with distance from the road and with screening provided by intervening dwellings, sound levels will reduce with distance into the Site and the requirements for mitigation will also reduce.

Figure 4-5: $L_{Aeq,16hr}$ dB External Daytime Noise Levels with Noise Barrier & Site Layout



4.4.2 Daytime and Night-time Internal Sound Levels

The consideration of screening provided by a noise barrier and dwelling orientation has focussed on reducing daytime sound levels at ground floor level (1.5m height), to achieve the BS8233:2014 recommended value of $L_{Aeq,16hr}$ 55dB(A) within gardens.

With regard to internal sound levels, the noise contours show that daytime façade sound levels are expected to exceed the recommended value of $L_{Aeq,16hr}$ 35dB(A) for living and bedrooms by up to 31dB.

An open window can be expected to reduce the attenuation of a glazing unit to approximately 15dB sound reduction, mitigation will therefore be required in order to reduce sound levels further to within the guideline values for habitable rooms.

4. Glazing and Ventilation

Analysis of the Cadna-A noise contours shown in Figures 4-1 and 4-2 shows that:

- Daytime $L_{Aeq,16hour}$ façade sound levels are expected to exceed the recommended BS8233:2014 value of 35dB(A) by up to approximately 30dB.
- Night-time $L_{Aeq,8hour}$ façade sound levels are expected to exceed the recommended BS8233:2014 value of 30dB(A) by up to approximately 30dB.

Measured sound levels indicate that dB $L_{Amax(F)}$ exposure would be equivalent to approximately 12 dB above the average equivalent dB $L_{Aeq,8h}$ level.

Mitigation will therefore be required to reduce sound levels to within the recommended values in habitable rooms.

In terms of acoustics, windows are the ‘weakest’ point in any façade. Therefore, the required level of sound reduction would be provided by appropriate glazing and ventilation systems.

Glazing does not reduce noise equally across the entire frequency spectrum, so the frequency content of the sound will influence the overall sound reduction performance of a given window and by extension, the resulting noise levels within the receiving room.

However, many glazing manufacturers test their products under laboratory conditions using a typical road traffic noise frequency spectrum source. The resultant measured noise attenuation, in dB, gives a useful guide to in-situ sound reduction performance of the window for situations where road traffic noise dominates. This performance index is known as the $R_W + C_{tr}$ (the weighted sound reduction index, which takes into account the road traffic frequency spectrum).

Window mounted trickle vents, or through-wall ventilators should be acoustically attenuated to provide an equivalent sound reduction to the glazing.

It has been acknowledged from the AVO guide that there is a need to address how the ventilation strategy and overheating mitigation impacts the acoustic conditions and whether a more-informed strategy is required in the mitigation of overheating.

At this early stage, the mitigation measures relating to glazing and ventilation can only be outlined. The detailed design of the proposed development will affect both the required sound reduction performance of the façade and the appropriate selection of glazing and the ventilation strategy.

4.4.3 Mitigation Summary

It is considered that, based on the illustrative layout, and with the implementation of the mitigation principles outlined above, environmental sound levels associated with the road transport network surrounding the Site can be suitably controlled, using available and practicable techniques, to achieve the recommended external and internal sound level criteria.

It is therefore concluded that, in terms of noise, there are not any constraints to the principle of residential development within the indicative noise buffer zone and the wider Site.

5.0 Conclusion

Peel L&P Investments (North) Ltd has appointed SLR to undertake a noise impact assessment to support the promotion of land at Bere Hill, Andover (the Site) into the Test Valley Local Plan.

Stage 1 assessment in accordance with ProPG *Initial Site Noise Risk Assessment*, and the Acoustics Ventilation and Overheating Residential Design Guide (2020) *Level One Site Risk Assessment* has shown that the Site is influenced by road traffic noise. The initial site noise risk assessment has been categorised in the worst-case as High Risk on the future occupants of the new noise sensitive development due to road traffic noise.

Stage 2 assessment in accordance with ProPG has reviewed a good acoustic design process, internal ambient noise levels and external amenity areas. Commensurate mitigation options have been established considering current industry guidance. It has been shown that suitable internal and external amenity standards can be achieved across the Site, including within the currently designated indicative noise buffer zone.

On the basis that mitigation guidance within this report is adopted, it follows that any significant adverse noise impacts will be avoided in the finished development as to accord with overarching national and local planning requirements for new residential development.

It is therefore concluded that, in terms of noise, there are not any constraints to the principle of residential development within the indicative noise buffer zone and the wider Site.

6.0 Closure

The assessment has required a suitable level of technical ability and has been undertaken by a Suitably Qualified Person (SQP). An individual with all the following credentials has been considered a SQP for this assessment:

- Has a minimum of three years' verifiable experience (within the last five years) of providing noise impact assessments in planning. Such experience has clearly demonstrated a practical understanding of factors affecting acoustics in relation to the proposed development use and in the built environment in general, including acting in an advisory capacity to provide recommendations and design advice in planning, and;
- Holds a recognised acoustic qualification and membership of an appropriate professional body. The primary professional body for acoustics in the UK is the Institute of Acoustics.

This assessment has been led and managed by a SQP as defined above.

Where some elements of the assessment have been carried out by an acoustician who does not meet the requirements above, this has been undertaken with the direct guidance and supervision of a SQP who has reviewed, agreed and overseen the measurement methodology and any results obtained.

The SQP confirms that the relevant measurements and calculations:

- Represent good industry practice in accordance with available guidance.
- Are appropriate given the development being assessed and scope of works proposed.
- Avoid invalid, biased and exaggerated claims.

The checker and author of this document confirm that they both comply with the definition of a SQP defined in this Section.

Appendix A Glossary of Terminology

The human ear can detect a very wide range of pressure fluctuations, which are perceived as sound. In order to express these fluctuations in a manageable way, a logarithmic scale called the decibel, or dB scale is used. The decibel scale typically ranges from 0 dB (the threshold of hearing) to over 120 dB. An indication of the range of sound levels commonly found in the environment is given in the following table.

Table A-1: Sound Levels Commonly Found in the Environment

Sound Level	Location
0 dB(A)	Threshold of hearing
20 to 30 dB(A)	Quiet bedroom at night
30 to 40 dB(A)	Living room during the day
40 to 50 dB(A)	Typical office
50 to 60 dB(A)	Inside a car
60 to 70 dB(A)	Typical high street
70 to 90 dB(A)	Inside factory
100 to 110 dB(A)	Burglar alarm at 1 m away
110 to 130 dB(A)	Jet aircraft on take off
140 dB(A)	Threshold of Pain

dB (decibel) — The scale on which sound pressure level is expressed. It is defined as 20 times the logarithm of the ratio between the root-mean-square pressure of the sound field and a reference pressure (of 20 µPa).

dB(A) — A-weighted decibel. This is a measure of the overall level of sound across the audible spectrum with a frequency weighting (i.e. 'A' weighting) to compensate for the varying sensitivity of the human ear to sound at different frequencies.

$L_{Aeq, T}$ — $L_{Aeq, T}$ is defined as the notional steady sound level which, over a stated period T, would contain the same amount of acoustical energy as the A-weighted fluctuating sound measured over that period.

$L_{A10, T}$ & L_{A90} — If a non-steady noise is to be described it is necessary to know both its level and the degree of fluctuation. The Ln indices are used for this purpose, and the term refers to the level exceeded for n% of the time. Hence L_{10} is the level exceeded for 10% of the time and as such can be regarded as the 'average maximum level'. Similarly, L_{90} is the 'average minimum level' and is often used to describe the background noise. It is common practice to use the L_{10} index to describe traffic noise.

$L_{Amax(F)}$ — $L_{Amax(F)}$ is the maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the overall L_{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.

Appendix B Noise Survey Results

Figure B-01: Time History Graph – Location ML01, dB

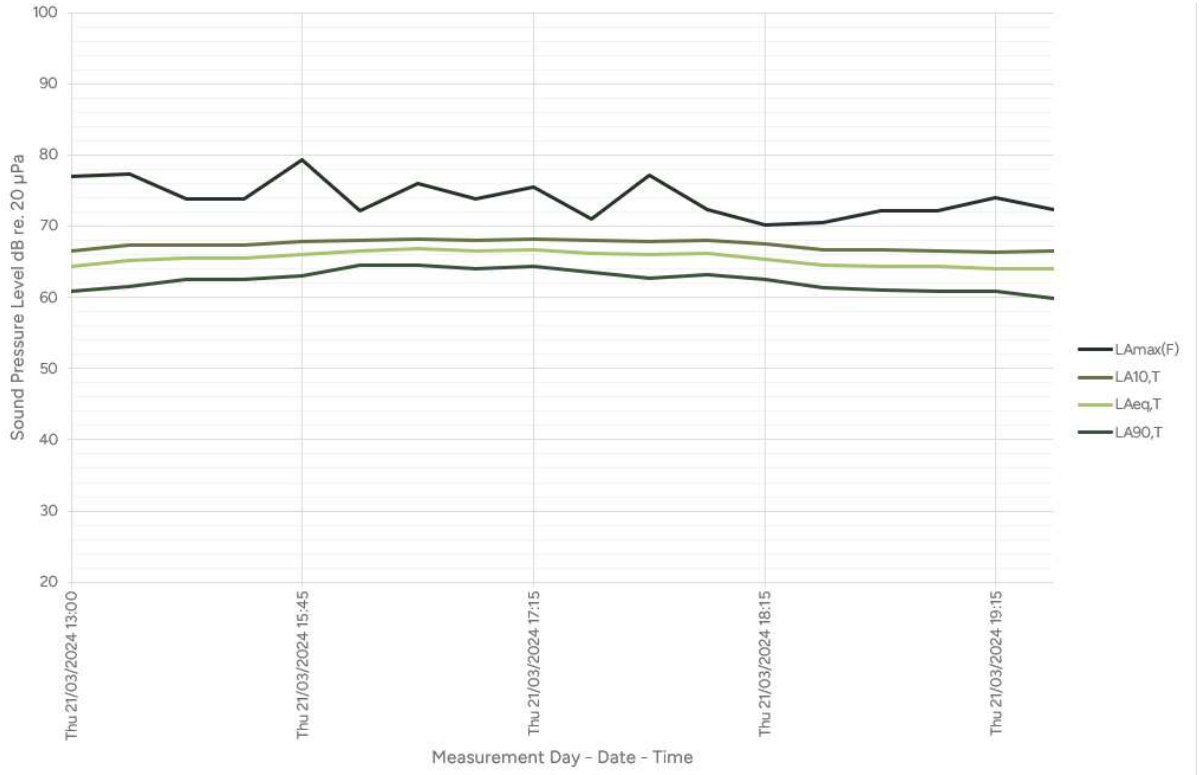


Figure B-02: Time History Graph – Location ML02, dB

Figure B-03: Time History Graph – Location ML03, dB

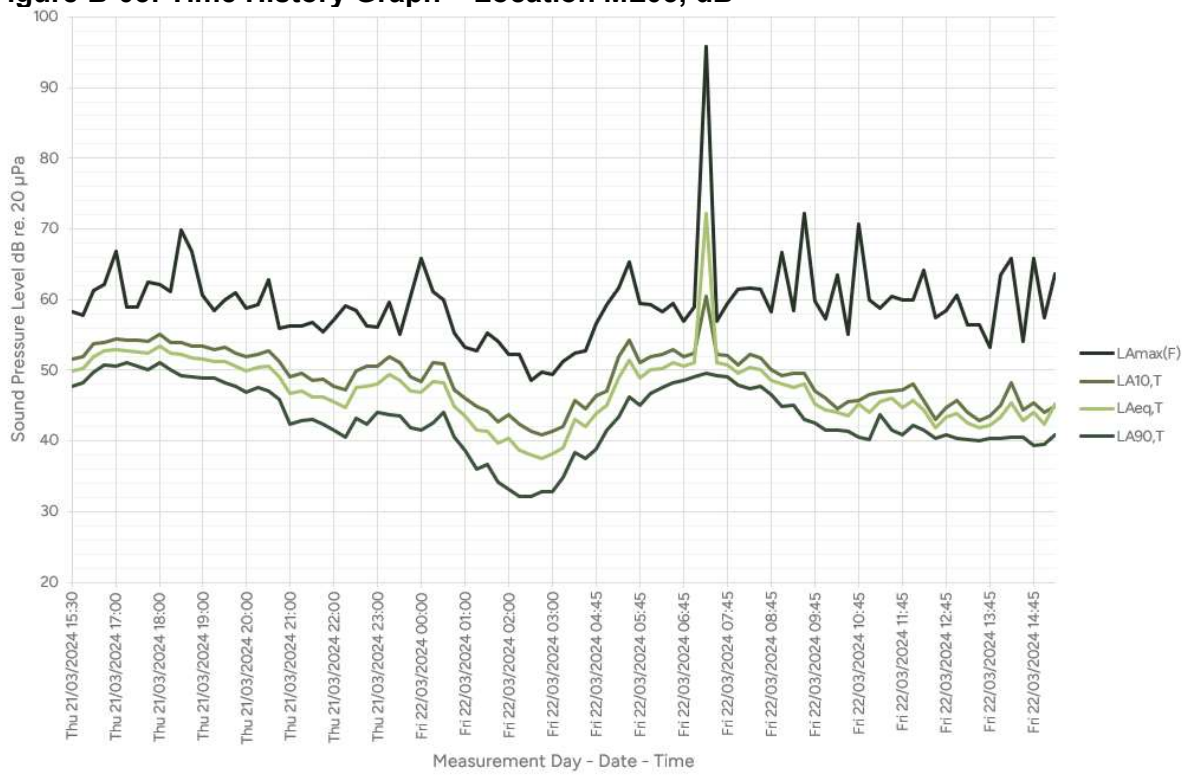
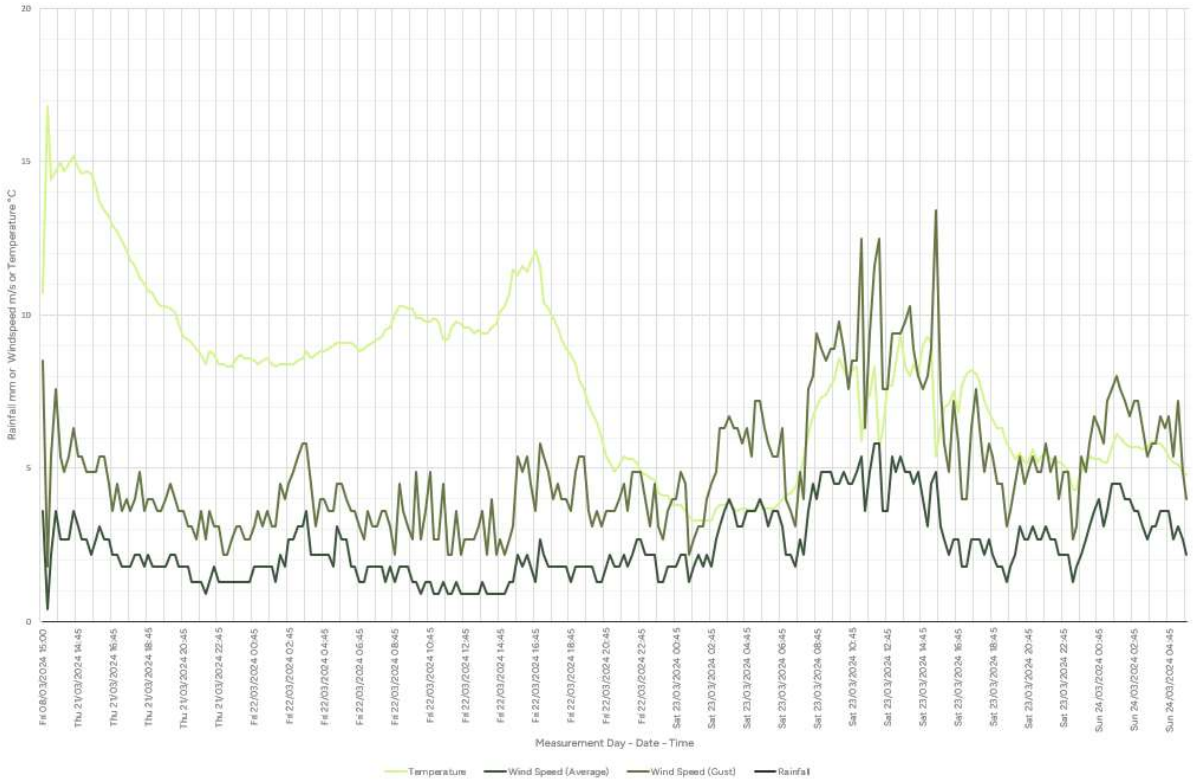
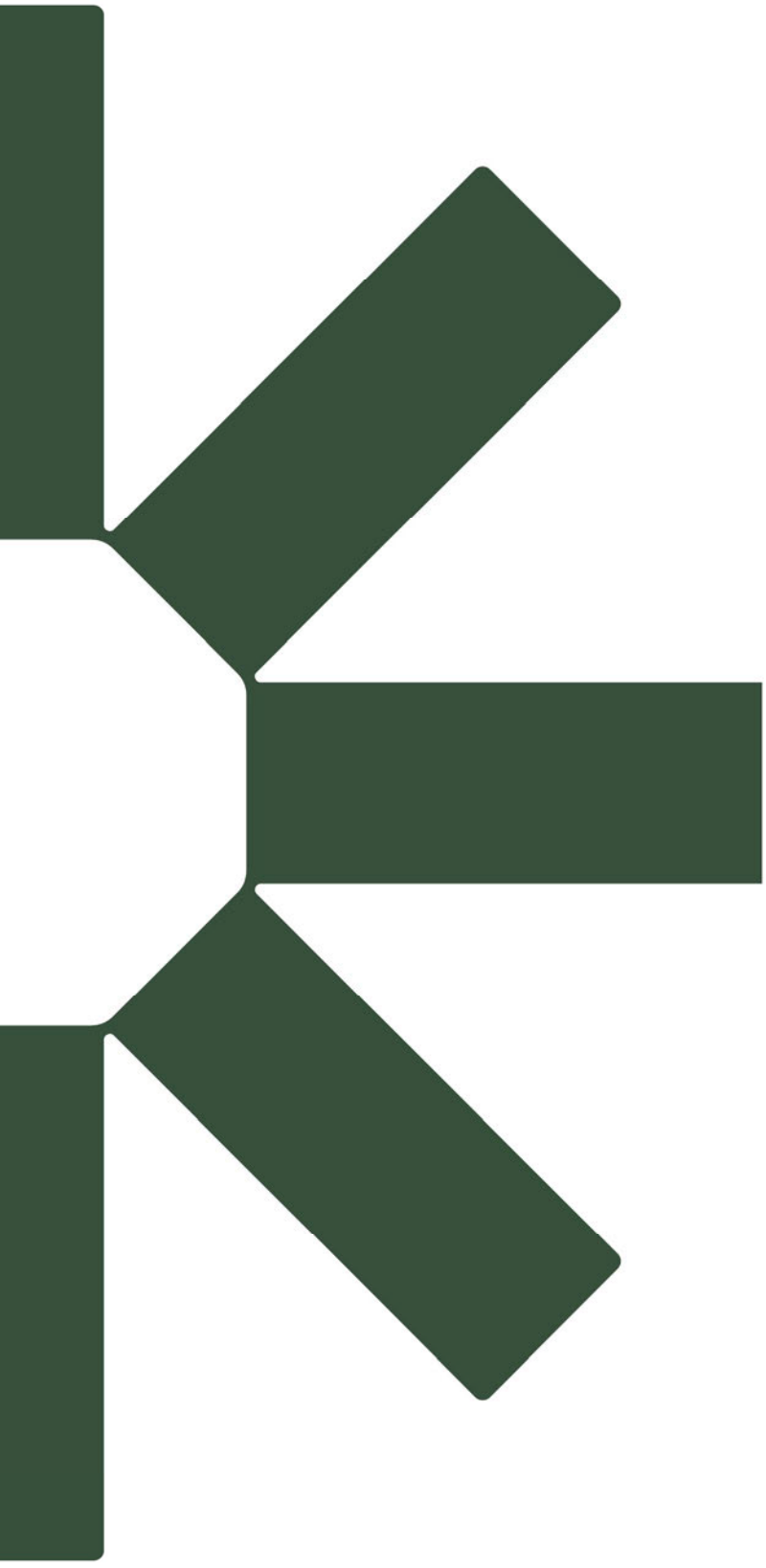


Figure C-04: Weather Time History Graph – Location ML03





Making Sustainability Happen

Marian Cameron Consultants Ltd
Environmental Consultancy

Land at Bere Hill, Andover

Nutrient Neutrality Report

For: Peel Land and Property

Date: March 2024

Document Status

Contents

Appendices

1.0 INTRODUCTION

Introduction

1.1. This report has been produced on behalf of Peel Land and Property to provide evidence that the Proposed Development at Land at Bere Hill, south of Andover in the Test Valley Borough, once fully designed, would be a nitrogen neutral development that would have no adverse effect on the site integrity of Solent and Southampton Water Special Protection Area (SPA) and Ramsar and the Solent Maritime Special Conservation Area (SAC) (collectively referred to as the Solent SPAs and SACs) as illustrated in **Appendix 1**.

1.2. The report takes into account the following:

- Court of Appeal Decision in relation to Wyatt, R. v Fareham Borough Council (2022), EWCA Civ 983;
- Natural England's latest letter dated 16 March 2022 setting out their 'Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitat sites'[1]; and
- Changes in advice from Natural England nationally since submission of the original report and the letter dated 16 March 2022.

Nutrient Neutrality

1.3. Nutrient neutrality is a concept promoted by Natural England as '*a means of ensuring that development does not add to existing nutrient burdens*'. By adhering to the concept, developers can provide certainty that their scheme is thus '*deliverable*' in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) which were highlighted by the recent Dutch Nitrogen Cases[2].

1.4. In the case of the Solent SPAs and SACs, the Solent is a coastal environment and therefore the key nutrient of concern is Total Nitrogen. There is no requirement for Total Phosphorus to be addressed. Therefore, the nutrient being addressed within this report is Total Nitrogen in soluble and suspended solid forms as discussed further in Section 2 below.

[1] Natural England (16 March 2022) Letter to LPA Chief Executives & Heads of Planning, County Council Chief Executives and Heads of Planning, EA Area and National Team Directors, Planning Inspectorate, Natural Resources Wales (Cross border sites only) & Secretary of State for Department for Levelling Up Housing & Communities titled Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitat sites.
[2] Coöperatie Mobilisation for the Environment and Vereniging Leefmilieu (C-293/17 & C-294/17).

The Site

1.5. The Site, as shown in **Appendix 2**, extends to an area of 52.6 hectares (ha) and is situated to the south of Andover, directly adjacent to the existing urban area and within 1km of the town centre. The approximate grid reference for the centre of the Site is SU376447.

1.6. The Site is located within an area of considerable new development with both recently completed and proposed housing, energy and employment developments in close proximity. It is bounded to the: south by the A303 and the Cowdown Lane solar farm; north and east by existing, predominantly residential development on the urban edge of Andover; and west by Andover Golf Club.

1.7. The Site comprises:

- 32.7 ha of arable fields (cereal) with an annual nitrogen export coefficient of 913.35 kg TN/yr);
- 4.3 ha of greenspace with an annual nitrogen export coefficient of 12.90 kg TN/yr;
- 14.9 ha of lowland grazing land with an annual nitrogen export coefficient of 174.94 kg TN/yr ;
- 0.12 ha of residential urban land with an annual nitrogen export coefficient of 1.85 kg TN/yr; and
- 0.58 ha of commercial/industrial land associated with Bere Hill Farm with an annual nitrogen export coefficient of 4.76 kg TN/yr.

1.8. The buildings associated with the farm consist of two residential dwellings and a cluster of derelict out buildings and machinery. Together the wastewater generated by the two residential dwellings result in an annual wastewater Total Nitrogen load of 6.63 kg TN/yr[3].

1.9. There is a watershed within the centre of the Site on a northeast-southwest alignment. The northern half of the Site is within the Upper Anton Catchment while the southern half of the Application Site is within the 'Test – Bourne Rivulet to confl Dever' Catchment. For the purposes of this report is assumed that the Site discharges into the Upper Anton Catchment[4] as this is where the public sewers are located.

1.10. The soils within the Site comprise shallow lime-rich soils over chalk or limestone to the north and south of the Site which are freely draining. In the centre of the Site on a southwest/northeast alignment is a swathe of freely draining slightly acid loamy soils[5]. The

[3] The annual wastewater Total Nitrogen load assumes the average occupancy is 2.40, the average water use is 140 l/pp/d and the wastewater will be treated at Fullerton Wastewater Treatment Works)
[4] https://environment.data.gov.uk/catchment-planning/search/near?name=Andover&center=51.20750448463174%2C-1.4791935521472572
[5] https://www.landis.org.uk/soilscapes/#.

Site is on a Nitrate Vulnerable Zone. Furthermore, the average rainfall for the Site is assumed to be 800-850mm[6].

The Proposed Development

1.11. This report supports the Illustrative Masterplan which has been prepared to support the proposed allocation of Land at Bere Hill, Andover for the delivery of 750 new family homes in the next Test Valley Borough Council's Local Plan period. The Proposed Development as shown in **Appendix 3** comprises:

'Development of approximately 750 residential dwellings with associated highways infrastructure, drainage system, landscaping and public open space'.

1.12. The Proposed Development, without Total Nitrogen specific mitigation, would result in:

- 25.59 ha of new residential urban land with an annual nitrogen export coefficient of 393.51 kg TN/yr; and
- 27.01 ha of greenspace including 1.5 ha of new wetlands (including SuDS and ponds) with an annual nitrogen export coefficient of 81.03 kg TN/yr.

1.13. Furthermore, the wastewater from the 750 new dwellings would result in an annual Total Nitrogen load of 2,130.14 kg TN/yr prior to 2030 and 710.05 kg TN/yr after 2030 once the Fullerton Wastewater Treatment Works (WTW) has been upgraded as discussed in Chapter 3.

[6] https://nrfa.ceh.ac.uk/data/station/spatial/42019

2.0 THE SOLENT

Solent Site Designations

2.1. The Solent is approximately 30km to the south of the Site and is designated for the following:

- Ramsar – the Solent and Southampton Water Ramsar Site comprises estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, reefs, saltmarsh and reedbeds, damp woodland, and grazing marsh. The Site exhibits an 'unusual strong double tidal flow' and has long periods of slack water at high and low tide. It supports internationally important numbers of wintering waterfowl (51,361 over the winter) including ringed plover *Charadrius hiaticula*, teal *Anas crecca* and dark-bellied brent goose *Branta bernicla bernicla*, important breeding gull and tern populations, and an impressive assemblage of rare invertebrates and plants;
- SAC – The Solent Maritime SAC encompasses a major estuarine system on the south coast of England with four coastal plain estuaries (Yar, Medina, King's Quay Shore and the Hamble) and four bar-built estuaries (Newtown Harbour, Beaulieu, Langstone Harbour, Chichester Harbour). The estuaries and Spartina swards (*Spartinion maritimae*) and Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) are the Annex 1 habitats which form the primary reason for selection of this site. Other Annex 1 habitats present as qualifying features include:
  - Sandbanks which are slightly covered by sea water all the time;
  - Mudflats and sandflats not covered by seawater at low tide;
  - Coastal lagoons;
  - Annual vegetation of drift lines;
  - Perennial vegetation of stony banks;
  - Salicornia and other annuals colonizing mud and sand;
  - Shifting dunes along the shoreline with *Ammophila arenaria*.

  Annex II species present as a qualifying feature include the Desmoulin's whorl snail *Vertigo moulinsiana*.
- SPA – The Solent and Southampton Water SPA extends from Hurst Spit to Hill Head along the south coast of Hampshire, and from Yarmouth to Whitecliff Bay along the north coast of the Isle of Wight. The site comprises a series of estuaries and harbours with extensive mudflats and saltmarshes together with adjacent coastal habitats including saline lagoons, shingle beaches, reedbeds, damp woodland and grazing marsh. In summer, the site is of importance for breeding seabirds, including gulls and four species of terns. In winter, the

SPA holds a large and diverse assemblage of waterbirds. The qualifying features are breeding common tern *Sterna hirundo*, little tern *Sterna albifrons*, Mediterranean gull *Larus melanocephalus*, roseate tern *Sterna dougallii* and sandwich tern *Sterna sandvicensis*. It also supports overwintering black-tailed godwit *Limosa limosa islandica*, dark-bellied brent goose, ringed plover, and teal. The area also regularly supports at least 20,000 waterfowl.

Key Issues for Maintaining the Solent

2.2. The key issues for maintaining the Solent designated sites relate to:

- Public Access/Disturbance;
- Coastal squeeze;
- Fisheries: Commercial marine and estuarine;
- Water pollution;
- Changes in species distributions;
- Climate change;
- Change to site conditions;
- Invasive species;
- Direct land take from development;
- Biological resource use;
- Change in land management;
- inappropriate pest control;
- Air pollution: impact of atmospheric nitrogen;
- Hydrological changes;
- Direct impact from third parties; and
- Extraction: non-living.

2.3. This report concentrates on effects from the Proposed Development on water quality and pollution as Natural England's position is that there is evidence of high levels of Total Nitrogen input to this water environment with sound evidence that these nutrients are currently caused mostly by wastewater from existing housing and agricultural sources. The high levels of Total Nitrogen is causing eutrophication at these designated sites with the resulting dense mats of green algae impacting on the Solent's protected habitats and bird species[7].

[7] Natural England (June 2020) Advice on Achieving Nutrient Neutrality for New Development in the Solent Region

The Solent SPAs and SACs and Nitrogen

2.4. In 2016, an Integrated Water Management Study (IWMS) for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities, with the Environment Agency and Natural England. The IWMS was completed in March 2018 and identified that there is currently uncertainty as to whether new housing growth, especially after 2020, can be accommodated without having a detrimental effect upon the water environment. This was because there was uncertainty about the efficacy of catchment measures to deliver the required reductions in nitrogen levels, and/or whether the upgrades to wastewater treatment works (WTWs) will be sufficient to accommodate the quantity of new housing proposed.

2.5. Natural England's current view is that *'one way to address this uncertainty is for new development to achieve nutrient neutrality. Nutrient neutrality is a means of ensuring that development does not add to existing nutrient burdens and this provides certainty that the whole of the scheme is deliverable in line with the requirements of the Conservation of Habitats Species Regulations 2017 (as amended)'.*

2.6. Nitrogen occurs in different forms. The key measurement is Total Nitrogen (both organic and inorganic forms of nitrogen) because this is what is available for plant growth. Total Nitrogen is the sum of the inorganic forms: nitrate-nitrogen (NO_3-N), nitrite-nitrogen (NO_2-N), ammonia and organically bonded nitrogen. Nitrogen comes from sources which include animal and human waste, fertilisers, vehicle exhausts, detergents, soil erosion and run-off. It also influences eutrophication of the water environment.

Water Quality in the Rivers Anton and Test as well as the Solent

2.7. To better understand the issue with concentrations of Total Nitrogen in the Solent, a source – pathway – receptor model is to be applied for the Proposed Development

2.8. In this case, surface water and foul water discharge from the Proposed Development are the potential impact sources being considered; the Rivers Anton and Test are the impact pathway; and the qualifying features of the Solent SPAs and SACs are the receptors being scoped for the risk of adverse effects upon them.

2.9. To demonstrate beyond reasonable scientific doubt that the Proposed Development will not adversely affect the integrity of the Solent SPAs and SACs, the following steps need to be taken:

i. Demonstrate that the impact source does not exist (i.e. demonstrate Total Nitrogen neutrality);

ii. Demonstrate that there is no functional pathway for Total Nitrogen transfer between the Site's surface and foul water discharge and the Solent SPAs and SACs via the Rivers Anton and Test; and/or

iii. Demonstrate that the qualifying features of the designated sites will not be adversely affected by any additional Total Nitrogen that reach the Solent SPAs and SACs.

2.10. If the risk of an adverse effect on site integrity at any of the above three points (source, pathway, receptor) cannot be discounted, the Proposed Development will need to deliver Total Nitrogen specific mitigation. If it is concluded that there is an existing adverse effect on site integrity as a consequence of nutrient levels within the water, then any additional inputs of Total Nitrogen to the Rivers Anton and Test from the Proposed Development's surface run-off and/or foul water discharging from the Site will need to be mitigated. The identified mitigation measures will need to be effective in mitigating any adverse effect on site integrity, and this effectiveness will need to be established beyond reasonable scientific doubt.

3.0 FULLERTON WASTEWATER TREATMENT WORKS

Introduction

3.1. The wastewater (alternatively referred to as foul water) generated by the Proposed Development, once operational, would in normal circumstances (assuming nutrient neutrality is not an issue and there is capacity at the Wastewater Treatment Works (WTW)) pass through Fullerton WTW as it is the closest WTW to the Site at approximately 2.5km to the south. Fullerton WTW treats sewage and water (the influence) by removing solids and pollutants, breaking down organic matter and restoring the oxygen content of treated water prior to being returned to the environment (the effluent) within the River Anton which then flows into the River Test. The mouth of the River Test is within The Solent.

3.2. Fullerton WTW is operated by Southern Water. The sewage from Andover is pumped 3km by a dedicated rising main to be treated at the Fullerton WTW, which is a double filtration plant, treating a population equivalent of 57,000. The last major upgrade to Fullerton WTW was in September 2009[8].

3.3. Since then, in May 2022, Southern Water identified investment needs within the Drainage and Wastewater Management Plan *'to increase capacity of the Wastewater Treatment Works (WTW). Optimisation or extension of site to allow for the approximately extra 5,730m³ required due to growth in the catchment'*[9].

3.4. On 6th March 2024, Southern Water released the following statement of Fullerton WTW[10]:

'We are aware of concerns about our wastewater treatment works at Fullerton, among customers online.

Following recent sustained rainfall, the site is facing pressure. However, we have been able to treat 520 litres of wastewater per second, which is far greater than what the site usually deals with.

Nevertheless, storm overflows have still been required to prevent flooding in the local community.

We are investigating reports made to us about this location to ensure our assets are operating as they should'.

3.5. There is no specific treatment within Fullerton WTW to remove Total Nitrogen at present. Therefore, the discharge consent limit is assumed to be 27 mg TN/litres. By 2030 upgrades

[8] Mulreid, G. and Stokes, M. (2009) Fullerton WTW upgrade to a major wastewater treatment plant for Andover, Hampshire
[9] https://www.southernwater.co.uk/media/6976/fullerton-full-ineeds.pdf
[10] https://www.southernwater.co.uk/the-news-room/the-media-centre/2024/march/southern-water-statement-on-fullerton-wastewater-treatment-works

to Fullerton WTW will lead to a discharge consent limit of 10 mg TN/litres in accordance with Guidance on Nutrient Neutrality by Department for Levelling Up, Housing & Communities[11].

[11] https://www.gov.uk/guidance/nutrient-neutrality-update

4.0 THE PROPOSED DEVELOPMENT AND ITS EMBEDDED DESIGN MEASURES

Introduction

4.1. The Proposed Development would comprise approximately 750 residential dwellings with associated highways infrastructure, drainage system, landscaping and public open space. It would lead to the conversion of: 32.7 ha of arable (cereal) land; 4.3 ha of greenspace and 14.9 ha of lowland grazing land; and 0.12 ha of residential urban land as well as 0.58 ha of commercial/industrial land associated with Bere Hill Farm, to 25.59 ha of new residential urban land, 27.01 ha of new greenspace including 1.5 ha of new wetlands (including SUDs and ponds). It would also result in the loss of two residential dwellings.

4.2. This chapter sets out the design principles for the Proposed Development that would minimise the discharge of Total Nitrogen from the Site during construction and operation to avoid nutrients reaching Solent SPAs and SACs. The measures and options discussed in this chapter, once fully designed, would inform the Natural England Nutrient Neutrality budget calculator for The Solent Marine Sites which would be issued with future planning applications to provide the evidence that the Proposed Development achieves Nutrient Neutrality.

Construction

4.3. Construction of the Proposed Development is anticipated to commence once planning permission has been granted. The Proposed Development's construction would involve the following main stages:

- Enabling works such as establishing haul routes and compound areas and clearance of vegetation;
- Site preparation with stripping of topsoil, re-profiling of the land as required for the design of the Proposed Development;
- Demolition of farm buildings and two existing residential dwellings;
- Excavation and diversion of utilities including drainage;
- Construction of internal roads, car parking and footways;
- Construction of the dwellings;
- Fit out of the dwellings; and
- Landscaping.

4.4. In theory, without embedded design measures in place, the construction of the Proposed Development could result in changes to water quality (including nutrients) within surface

water run-off and foul water which could adversely affect the site integrity of Solent SPAs and SACs.

Design Measures

4.5. A Construction Environmental Management Plan (CEMP) would be implemented during the construction of the Proposed Development in accordance with planning permission.

4.6. The CEMP would set out methods of managing environmental issues and minimising adverse construction effects on the environment, for all involved with the construction works, including the supply chain. The following specific standards measures would be included in the CEMP to maintain water quality and minimise the discharge of Total Nitrogen from the Site:

- Construction activities would be carried out in accordance with guidance contained within best practice pollution prevention guidelines;
- Prior to pumping from excavations, permits to operate pumps would be issued to the pump operator, indicating the point of discharge and all other necessary control procedures;
- There would be no pumping to controlled waters or surface water drains/ditches without a Discharge Consent obtained from the Environment Agency;
- Before any discharge of water is made from the Site, adequate provisions would be made to ensure that it is not polluting. This includes incorporating appropriate silt settlement techniques into the watercourses within and surrounding the Site, protecting gullies and if necessary blocking drains during specific operations;
- All spills regardless of size are to be reported and treated;
- Fuel, oil or chemicals would be stored on impervious bases of appropriate capacity and would be located away from watercourses in accordance with the best practice pollution prevention guidelines as well as COSHH Regulations 2002 and the Control of Pollution (Oil Storage) Regulations 2004;
- Where practicable, drainage from storage compounds would be passed through oil interceptors prior to discharge;
- Leaking and empty drums would be removed from the Site and disposed of appropriately;
- Any refuelling of mobile plants and machinery would be undertaken in a designated area away from watercourses and surface drains, and supplied with appropriate spill kits and bunded bowsers;
- All mobile plant would have drip trays or the equivalent under them to prevent any leaks getting to the ground;

- The handling and storage of potentially hazardous liquids on site e.g. fuels and chemicals are to be controlled and best practice guidance from the Environment Agency would be applied;
- Biodegradable hydraulic oil would be used for machinery/plant where possible;
- Operational outlets to public sewers would be protected from debris and filters/screens/sumps would be employed;
- All drums and barrels would be fitted with flow control taps and would be properly labelled;
- Portable toilets (for initial site set up works only) and good quality temporary toilet facilities would be provided for construction worker use to prevent water pollution resulting from worker-generated sewage effluents. The wastewater from these facilities would be tankered off site and disposed of appropriately;
- The placing of any wet concrete or cement in or close to any waterbody including culverts would be controlled through temporarily bunding the area of works to separate the wet concrete or cement and water to prevent leaks into the water body;
- No concrete wash outs would be permitted on site. Contractors using concrete wagons must employ the use of a concrete sock for each wagon. Manholes and catch pits would be covered to prevent concrete-cement ingress;
- Haul roads and hardstanding on the Application Site and approaches to a water body (or drains leading to a water body) would be regularly cleaned using water bowsers and/or road sweepers to prevent the build-up of mud, oil and dirt that may be washed into a water body or drain during heavy rainfall;
- The use of water sprays to reduce dust or wash down within construction areas would be carefully regulated to avoid washing substantial quantities of silt etc., into surface water drains;
- Spill kits would be located near to water bodies, within the works compounds and at any location where fuel, oil or other chemicals are in use;
- No temporary storage of materials, construction of haul routes, or site machinery would be sited within 20m of the watercourse;
- Where the works footprint is located adjacent to ponds, ditches and the watercourse, propped temporary Heras fencing fitted with debris netting would be maintained for the duration of works at a distance of at least 5m (where practicable) from the waterbodies' bank toes. The fencing would be removed once all the development works have been completed. The fencing would minimise the risk of damage to the bankside habitats and the risk of materials or debris entering the water bodies; and

- Waterbodies would be desilted where it is felt to be ecologically appropriate.

4.7. In summary, through the implementation of the Proposed Development's CEMP, there would be no adverse effects on the site integrity of Solent SPAs and SACs as a result of Total Nitrogen leaving the Site during construction.

Operation

4.8. In theory, the qualifying features of Solent SPAs and SACs during operation of the Proposed Development, without measures in place, would potentially be affected by increases of Total Nitrogen as a result of change of land uses and increase of foul water produced by the introduction of new residents to the Solent SPAs and SACs catchment. The additional nutrients could reach The Solent SPAs and SACs via wastewater treated at Fullerton WTW and discharged into the River Anton or via surface water ultimately discharging into the River Anton and/or River Test.

Landscape Plan and Landscape and Ecology Management Plan

4.9. As part of any future planning application, a Landscape Plan and a Landscape and Ecology Management Plan would be produced and then implemented as a condition of the planning permission. Together they would provide a framework for mitigation and management of the open space and soft landscaping within the Site, that would be enacted for the lifespan of the Proposed Development by a management company for the benefit of ecology and landscape within the operational development. The following measures would be included to control water quality and quantity discharged from the Site:

- Removal of accumulated sediment from the existing on-site watercourses, ponds and wetlands when water waterbodies become clogged with plants or sediment. Material would be left on the banks of the waterbody for at least 48 hours to allow wildlife time to re-enter the water, before being removed and composted or disposed of properly;
- Creation of a variety of habitats adjoining SuDS and other drainage features to encourage amphibians, wetland birds and aquatic invertebrates;
- Management of the grassland, wetlands and associated ponds would include rotational cutting of the sward and periodic scrub removal so as to allow the more diminutive species that are characteristic of the acid grassland to thrive and to keep the wetland habitat open and avoid succession to wet woodland;
- Planting of the open space areas have been designed for wildlife through the use of linking meadow, shrub, pond and hedge/tree lines along the key ecological features. The management of these areas would ensure that the connectivity remains in place throughout the lifetime of the Proposed Development;

- Herbicides and fertilisers would not to be used in the open spaces, with the exception of direct treatment for invasive species or plant diseases;
- Structural buffers which would slow down and intercept surface water flows as well as minimise soil erosion are likely, subject to detailed design, to be landscaped to create mosaics of woodland planting of varied widths, scrub and tall herb, grassland, local play areas and informal footpaths and/or cycleways;
- Bankside vegetation of waterbodies would be managed through cutting back 1/3 of vegetation on a three year rotation to control vigorous plants together with periodic dredging to control encroachment of tall emergent vegetation and maintain areas of open water. Cutting would be undertaken at an optimal time period between November to February;
- During the first two years of pond or ditch/swale creation, blanket weed would be thinned to 1/3 coverage. Care would be taken when clearing out algae to ensure that this activity does not disturb wildlife inhabiting or breeding within the plant mass; and
- Dog bins would be provided in strategic easily accessible locations throughout the development (including open space) and would be regularly emptied.

4.10. Furthermore, across the open spaces within the Site, the change in land use from agriculture to meadow grassland with trees, hedgerows, woodlands and wetlands would permanently improve the quality and stability of the remaining soils within the Site and thus their ability to also sequester and store Total Nitrogen as well as carbon and other nutrients.

4.11. At present the Site comprises mainly arable and grazing farmland, where the intensive farming practices have over time damaged the soil structure. However, within the open space and areas of soft landscaping, the establishment of permanent meadow grassland, trees, hedgerows and thicket and their roots would improve soil structure and stability which would also allow mycorrhizae and its associated glomalin to re-establish and spread through the soil further improving the soils carbon and other nutrients storage and sequestration.

4.12. Glomalin allows water, air and nutrients to filtrate through the soils. As plants grow, the fungal hyphae creep down the plant roots establishing new networks near the extending tips. Higher up the root, the defunct hyphae slough off their protective glomalin, which falls back into the soil and attaches to particles of sand, silt, clay and organic matter, forming lumps of soil, allowing water, air and nutrients to infiltrate the spaces between providing the soil within its structure and slowing down surface water run-off, which effectively locks in nutrients such as nitrogen.

4.13. Furthermore, garden waste (green) bins would be provided by the developer to each dwelling with a garden. The green bin would encourage the residents to remove green waste from

their gardens rather than compost or burn the waste within their gardens. A contract would be set up between the residents and Test Valley Borough Council to have the green bins regularly emptied[12]. The use of green bins would minimise the release of Total Nitrogen from rotting vegetation which could leach into the ground and surface water run-off.

Surface Water Drainage Strategy

4.14. There are no surface water bodies, ditches or streams currently on the Site. The surface water run-off instead currently infiltrates into the ground. The Site is not located within a groundwater source protection zone but it is within a Nitrate Vulnerable Zone. However, the Site is underlain by a principal aquifer within the underlying chalk bedrock. With respect to groundwater vulnerability, the soil within the Site has high leaching potential.

4.15. A Surface Water Drainage Strategy would be conditioned as part of the planning permission and therefore would be implemented. Due to the underlying geology of the Site, infiltration is a practicable solution for the Site with the surface water runoff conveyed across the Site, through the following methods before entering a soakaway:

- Water run-off from the roof surfaces of the proposed buildings located within the Site would be collected using traditional pipes, discharging locally to rain gardens and/or strategic swales which would provide flow attenuation and filtration of pollutants including Total Nitrogen before flowing eventually to attenuation basins in the low lying areas in the northwest and southeast of the Site;
- Run-off from the access/internal road would be attenuated in underground structures within the private curtilage and discharged via shallow roadside swales, where technically possible, or piped. The roadside swales would provide flow attenuation and filtration of pollutants including Total Nitrogen. The water would then route to the main attenuation basins in the low lying areas in the north west and south east of the Site;
- Patios and footpaths of private dwellings would drain to lawns and soft landscaped areas where the water would infiltrate into the ground via raingardens;
- Pervious paving (with no-infiltration) would be used for private roads and communal car parking areas which would provide 'interception' storage and water quality treatment including filtration and removal of Total Nitrogen;
- It is proposed to make full use of the attenuation capacity within the SuDS features while maintaining a discharge rate less than the Qbar for all storm events up to 1 in 100 years + 20% climate change; and
- Restricted discharges from SuDS attenuation basins to the soakaway.

[12] https://www.testvalley.gov.uk/wasteandrecycling/garden-waste-info?chapter=2

4.16. In accordance with CIRIA's guidance 'Using SuDS to reduce nitrogen in surface water runoff'[13], all the surface water would pass through at least two surface water attenuation/treatment feature listed above before being discharged from the Site via the soakaway so that the surface water run-off can be filtered using sand filters, gravels and wetlands within attenuation/retention basins. The surface water attenuation measures within the Proposed Development would improve the water quality and control of the water flows compared to the existing situation so that ultimately the peak flows from the Proposed Development would not exceed the peak greenfield run-off flow currently discharged from the Site.

Foul Water Drainage Strategy

4.17. There are two residential dwellings currently within the Site which would be demolished. The average water consumption in the UK in 2020 was 140 l/day/person[14,15] which has been used to calculate the current nutrient loading from the existing 4.8 residents on the Site[16] which, as discussed in Chapter 1 is 6.63 kg TN/yr.

4.18. Permanent water saving techniques and technologies would be incorporated into the Proposed Development to ensure that the water consumption per person is 110l/day to minimise the flow of foul/waste water leaving the Site[17]. This is equivalent to meeting the "*optional requirement*" of part G2 of the UK Building Regulations[18] and is standard practice across the building industry. This would be secured through a planning condition.

4.19. The reduction in water consumption would be achieved by implementing a combination of the following water saving techniques and technologies in accordance with BREEAM: ECOHOMES[19] and Building Regulations:

- High efficiency, aerated, censored or low flow taps/showerheads;
- Double flush or low flush toilets;
- Tankless hot water heaters;
- Water efficient dishwashers and washing machines;
- Insulator hot water cylinders;
- Pressure reducing valves; and

[13] CIRIA (2023) CIRIA C815 Using SuDS to reduce nitrogen in surface water runoff
[14] Waterwise (2018) WWT PR19 Challenge Report#5 Water Consumption https://waterwise.org.uk/wp-content/uploads/2019/10/WWT-Report-.pdf
[15] https://www.statista.com/statistics/827300/household-appliance-water-consumption-united-kingdom-uk/
[16] The average occupancy of dwellings is 2.4 according to the Natural England's Nutrient Neutrality Budget Calculator for the Solent Marine Sites
[17] An additional 10l/day have been added to the calculations in Appendix 3 as per the Natural England guidance (March 2022) as an additional buffer.
[18] HM Government, The Building Regulations 2010, Approved Document G, Sanitation, hot water safety and water efficiency
[19] BREEAM (April 2006) Ecohomes 2006 – The Environmental Rating for Homes The Guidance – 2006 / Issue 1.2.

- Rainwater harvesting including water butts.

4.20. The ongoing management and efficacy of these measures would be secured by planning condition.

4.21. The Proposed Development would implement a Foul Water Drainage Strategy which would provide a solution for the on-site foul drainage in line with Sewers for Adoption 7th Edition[20] which aims to minimise excavation depths and to drain foul water by gravity where possible. The Proposed Development's internal foul water drainage systems would potentially connect into the public foul sewer from where it would discharge to Fullerton WTW east of the River Anton and south of Goodworth Clatford for treatment[21] as discussed in Chapter 3.

4.22. Southern Water is responsible for the adopted surface water and foul drainage infrastructure in the area. Any upgrade works necessary to provide sufficient capacity would be carried out through the implementation of Southern Water's connection charges. This means that the capacity of the existing sewerage network, including the capacity at Fullerton WTW, is not a constraint to development, as any necessary upgrades would be carried out by Southern Water and paid for through the new infrastructure charge.

Next Steps

4.23. The design of the Proposed Development is only currently at a conceptual stage. During the design evolution prior to the submission of a future planning application a full evidenced based strategy to achieve Nutrient Neutrality would be designed and submitted in support of future planning applications. During this process the following additional design measures would be considered on their own and/or in combination to further minimise Total Nitrogen being generated by the Proposed Development.

Ponds with Floating Treatment Wetlands

4.24. During the design of a Surface Water Drainage Strategy as part of the Proposed Development, options would be considered regarding the SuDS treatment train and whether ponds with Floating Treatment Wetlands would form a practical solution for maximising the removal of Total Nitrogen from the surface water run-off before being discharged into the ground.

4.25. Floating Treatment Wetlands provide a natural biological method for the removal of Total Phosphorus from water through the provision of a floating matrix which supports the establishment of wetland plants. The submerged roots of the wetland plants along with the floating matrix provide a structure for biofilm (microbes and bacteria) development which trap and digest nutrients from the water flowing slowly through it in a process known as

[20] WRC (September 2012) Sewers for Adoption: 7th Edition
[21] Environment Agency (January 2017) Notice of variation and consolidation with introductory note. Southern Water services Limited, Fullerton Wastewater Treatment works, Romsey Road, Goodworth Clatford, Andover, Hampshire, SP11 7HR. Variation Number A.804/H/07/V002. Permit Number A.804/H/07

bioremediation. They remove up to 300 kg TN/ha/yr of Total Nitrogen available in the water within the pond.

4.26. The ponds and Floating Treatment Wetlands would be designed in accordance with:

- 'The Framework Approach for Responding to Wetland Mitigation Proposals'[22];
- CIRIA's 'Using SuDS to reduce phosphorus in surface water runoff'[23]; and
- CIRIA's 'Using SuDS to reduce nitrogen in surface water runoff'[24].

Phased Development Prior to 2030

4.27. Prior to submission of the planning application, consideration would be given to the phasing of the construction period and when the proposed dwellings would be occupied. During this, consideration would be given to potentially taking the arable land where the later phases of the Proposed Development would be located and replacing it with fallow land for as long as possible prior to 2030 to reduce the Total Nitrogen budget from the Site before the upgrade works to Fullerton WTW are completed.

Off-site Mitigation and/or Purchase of Nutrient Credits

4.28. Once the Proposed Development has been designed ahead of submission of a planning application, options would be considered, as required, for off setting any residual Total Nitrogen generated by the Proposed Development through off-site mitigation. This could take the form of fallowing arable land for up to 10 years after which it would be turned into woodland in perpetuity. It could also involve the purchase of Total Nitrogen Credits from approved strategic mitigation schemes within The Solent SPAs and SACs catchment upstream of The Solent SPAs and SACs to ensure that no additional Total Nitrogen resulting from the Proposed Development reaches the Solent SPAs and SACs.

[22] The Rivers Trust (June 2022) Framework Approach for Responding to Wetland Mitigation Proposals
[23] CIRIA (2022) Using SuDS to reduce phosphorus in surface water runoff
[24] CIRIA (2023) Using SuDS to reduce nitrogen in surface water runoff

5.0 SUMMARY

5.1. The Proposed Development would comprise approximately 750 residential dwellings with associated highways infrastructure, drainage system, landscaping and public open space. It would lead to the conversion of arable and grazing farmland to urban areas and open space and the demolition of two residential dwellings.

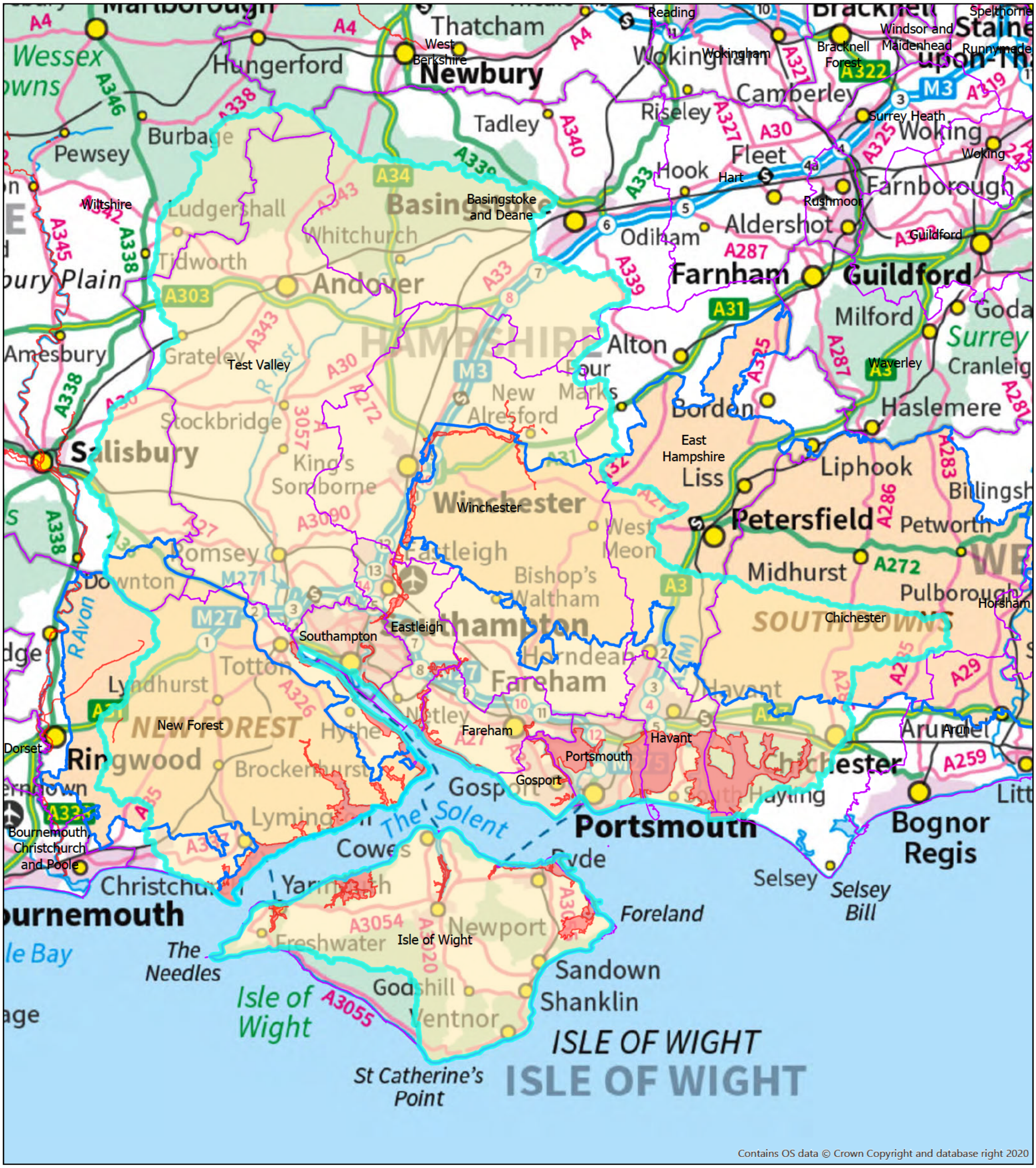
5.2. Through land use changes, management of habitats within the open space, and effective implementation of surface and foul water drainage strategies and potentially off-site measures (as required), the Proposed Development on its own or cumulatively would result in:

- No reduction of areas of key habitats;
- No significant disturbance to key species using the habitats within The Solent SPAs and SACs;
- No habitat or species fragmentation;
- No reduction in species density;
- No adverse changes in key indicators of conservation value (water quality etc.);
- No climate change impacts; and
- No changes in water levels within The Solent SPAs and SACs.

5.3. In conclusion, the Proposed Development's design measures to reduce and offset Total Nitrogen reaching The Solent SPAs and SACs would be fully implemented prior to the occupation of dwellings and can remain in place for the lifetime of the Proposed Development. Once fully designed, the Proposed Development would result in no additional Total Nitrogen being discharged from the Proposed Development via foul or surface waters. Therefore, there would be no adverse effect on the integrity of The Solent SPAs and SACs. Evidence to prove this would be provided as part of future planning applications.

5.4. There would also be no adverse in-combination effects associated with other residential or overnight accommodation developments within The Solent SPAs and SACs Catchment as each of the cumulative developments that could affect The Solent SPAs and SACs would also be nutrient neutral and therefore have no adverse effects on their own due to their locations and the mitigation and/or design measures being provided by each of the cumulative developments.

APPENDIX 1: THE SOLENT SPAs AND SACs CATCHMENT MAP



European protected sites requiring nutrient neutrality strategic solutions

Scale: 1:340,000

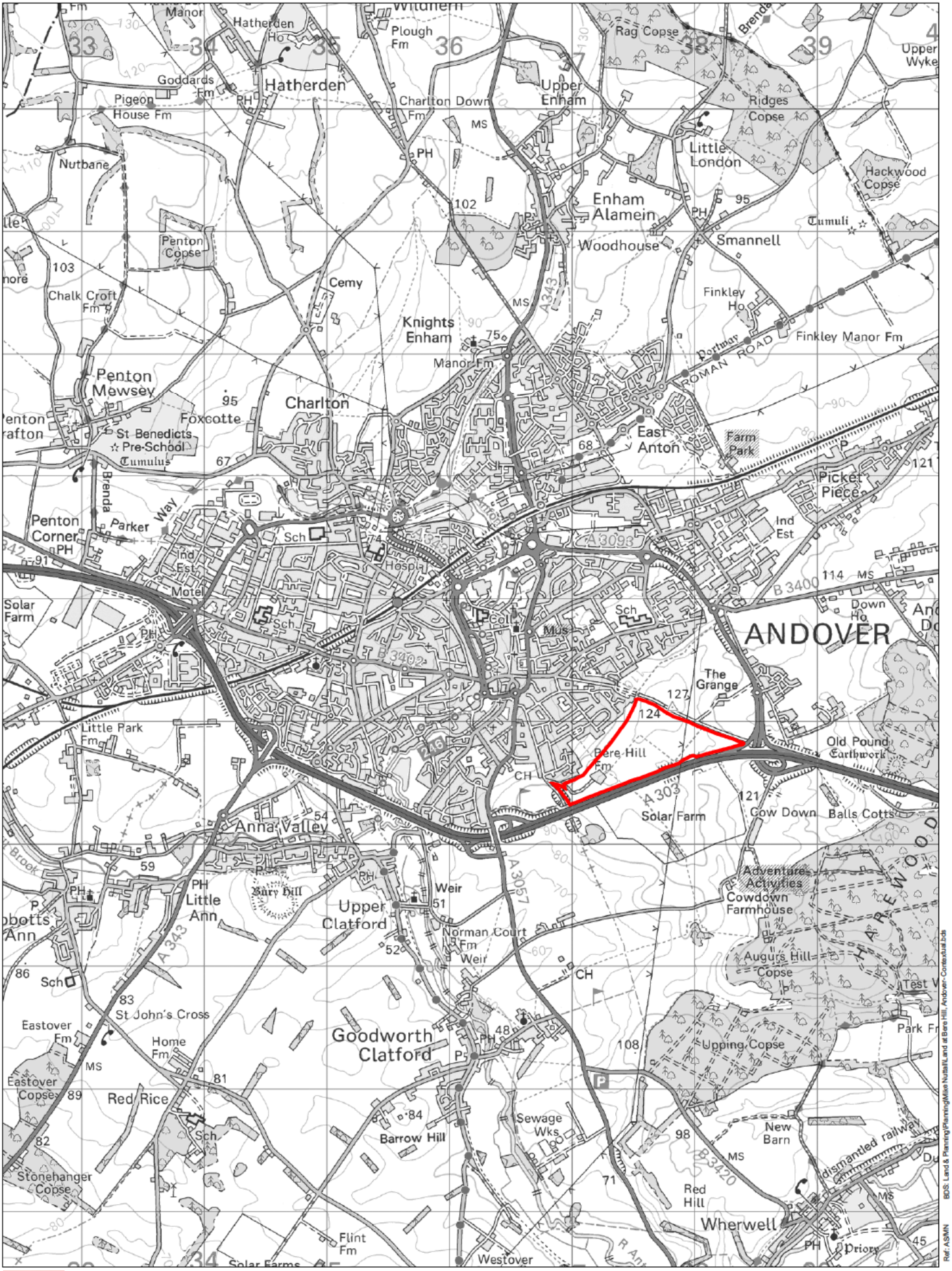
Component SSSIs of
Solent: Includes Chichester and Langstone Harbours SPA/Ramsar, Solent and Southampton Water SPA/Ramsar, Solent Maritime SAC, Portsmouth Harbour SPA/Ramsar

- Local Authorities
- SSSI subject to nutrient neutrality strategy
- Nutrient neutrality SSSI catchment
- National Parks

Produced by Defra Spatial Data Science

NATURAL ENGLAND

APPENDIX 2: THE SITE



Land at Bere Hill, Andover

Date: 14:09:18 Scale: 1:40000 @ A4

APPENDIX 3: THE PROPOSED DEVELOPMENT'S ILLUSTRATIVE MASTERPLAN

ANDOVER

BUS
WALK,
CYCLE

EMERGENCY
ACCESS

ACCESS

POTENTIAL
DEVELOPMENT BY
OTHERS

LAND OWNED
BY TEST VALLEY
BOROUGH COUNCIL

LADIES WALK FOOTPATH

WALK,
CYCLE

LAND OWNED
BY TEST VALLEY
BOROUGH COUNCIL

ACCESS

Solar Farm

KEY

- Site Boundary
- Development Parcels
- Open Space
- Water Attenuation Features
- Land owned by Test Valley Borough Council
- Principle Route
- Secondary Route
- Access to A3093
- Public Right of Way
- New Pedesdrian Links
- Overhead Transmission Line

Planning | Design | Environment | Economics
East Midlands

0 50 100 m

LAND AT BERE HILL, ANDOVER - **ILLUSTRATIVE MASTERPLAN**

P18-1774_P001B | MAY 2019 | DRAWN BY: AFM | APPROVED BY GL | SCALE:1:2000 | CLIENT: PEEL LAND AND PROPERTY LTD

Pegasus Design

Marian Cameron Consultants Ltd
Environmental Consultancy