
Representations to Regulation 18 (Stage 2) Consultation: Test Valley Borough Council

Land at Upton Lane, Nursling

Prepared for: Crest Nicholson Partnerships and
Strategic Land

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Contents

1.	Introduction and Background	1
2.	Overview of the site and concept	3
3.	Representations on the Draft Test Valley Local Plan	9
4.	Conclusion	20

Appendices

1. Southern Area Policy 8 (SA8): Land at Upton Lane – Joint Statement from Promoters
2. Ecological Feasibility Appraisal (Aspect Ecology, March 2024)
3. Flood Risk and Drainage Appraisal (WSP, March 2024)
4. Landscape and Visual Technical Note (Aspect Landscape Planning, March 2024)
5. Concept Masterplan (UMC Architects, March 2024)
6. Concept Masterplan – Mixed Use Option (UMC Architects, March 2024)



1. Introduction and Background

Purpose

- 1.1. This document provides representations on behalf of Crest Nicholson Partnerships and Strategic Land ('Crest') to Test Valley Borough Council on the Draft Local Plan in relation to Land at Upton Lane, Nursling, in the Southern part of the Borough. The Local Plan ('LP') is at Regulation 18 ('R18') Stage 2 public consultation stage and is due for adoption in Quarter 2 2026. This R18 provides a whole draft plan with strategic policies, the proposed settlement hierarchy, new development management policies and draft allocations for meeting the District's needs for housing, employment, retail and other uses.
- 1.2. To date, Crest has been promoting Land at Upton Lane, identifying this site as being well-placed within the District for making a significant contribution towards housing and employment needs as well as other key objectives in the emerging Local Plan. The site has been promoted through the previous stages of the LP initially as part of the wider Grove promotion and then as an individual site (full submissions listed below) and has been submitted in the Strategic Housing and Economic Land Availability Assessment ('SHELAA') and provided the following references:
 - '385' – Land at Upton Lane, Nursling
- 1.3. The site had been promoted for up to 380 dwellings, to be delivered within the next 10 years (with commencement within the next 5 years), and confirmed to be available, achievable and deliverable. Crest has also demonstrated how the site could deliver a mix of uses, including employment land.
- 1.4. The Interim Sustainability Appraisal identifies the 'development mix/ floorspace capacity' for the site as '380 dwellings or 29,000sqm of E(g)(i) Offices, E(g)(ii) Research and development of products and processes, B2 and B8'.

Local Plan representations to date

- **Issues and Options Consultation (September 2018)**

Submission Pack:

Main Representations Document September 2018, supported by the following appendices:

No.	Title	Site	Author
1	Acoustic Note	Grove	WSP
2	Ecology Note	Grove	Aspect Ecology
3	Flood Risk and Drainage Note	Grove	WSP
4	Landscape and Visual Appraisal	Grove	Aspect Landscape
5	Transport Technical Note	Grove	WSP

**Representations to Regulation 18 (Stage 2) Consultation:
Test Valley Borough Council**
Land at Upton Lane, Nursling (SA8)



- **Refined Issues and Options Consultation (August 2020)**

Submission Pack:

Main Representations Document August 2020

- **Regulation 18 Stage 1 consultation of the Draft Local Plan (April 2022)**

Submission Pack:

Main Representations Document (8 April 2022), supported by the following appendices:

No.	Title	Site	Author
1	Ecological Feasibility Appraisal	Upton Lane	Aspect Ecology
2	Landscape Opportunities and Constraints Map	Upton Lane	Aspect Landscape
3	Landscape Technical Note	Upton Lane	Aspect Landscape
4	Flood Risk and Drainage Note	Upton Lane	WSP
5	Transport Note	Upton Lane	RPS
6	Vision Document	Upton Lane	Crest Nicholson

Representations Structure

1.5. This representation document is structured as follows:

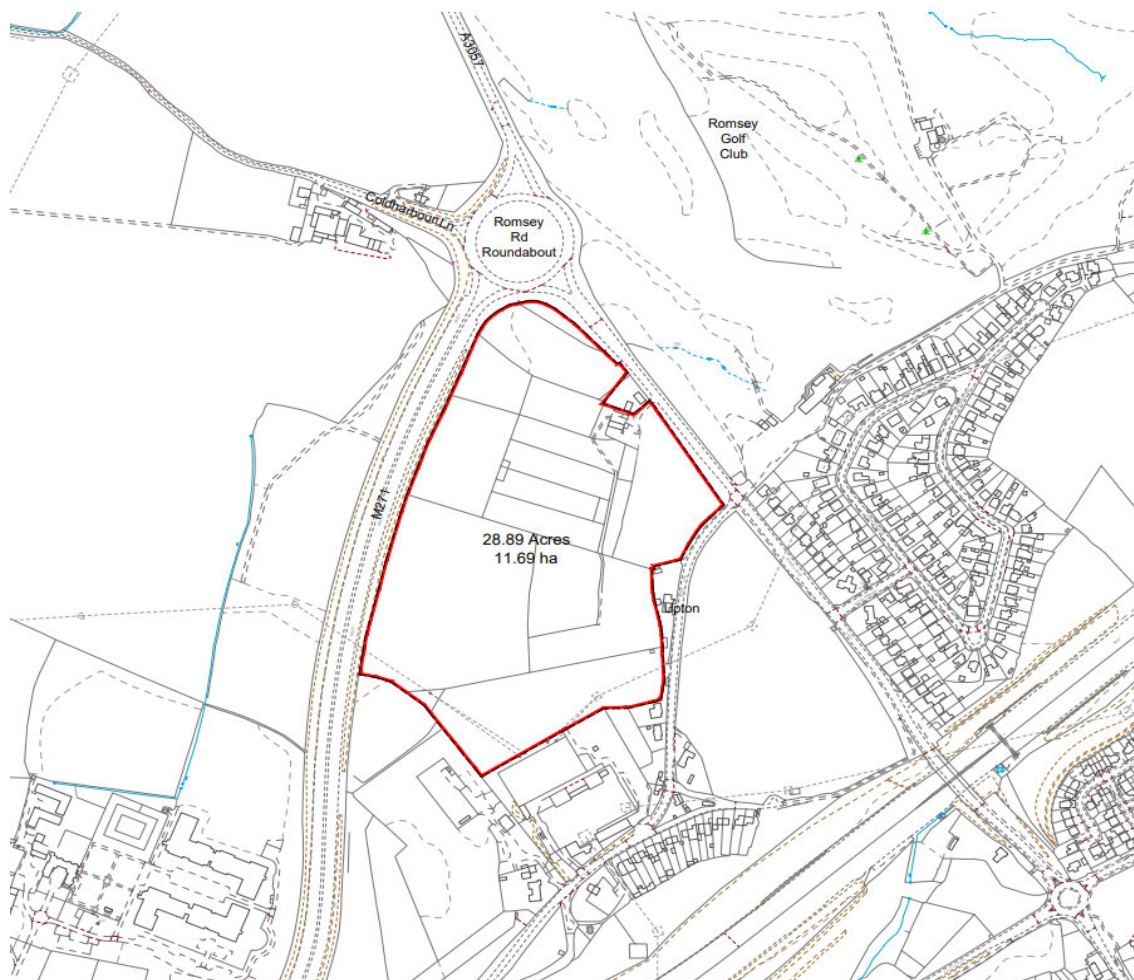
- **Section 2** sets out the background information on the Land at Upton Lane site and presents a summary of the technical inputs regarding transport connectivity, ecology and landscaping and flood risk and drainage.
- **Section 3** reviews the draft Test Valley Local Plan 2040 Regulation 18 Stage 1 consultation document and sets out how the land at Upton Lane is the optimal site to meet the employment and housing need of Southern Test Valley and support the employment and housing need of the Partnership for South Hampshire.
- **Section 4** concludes this report.

2. Overview of the site and concept

The Site

- 2.1. The site comprises c. 11.69 ha of land located to the East of the A3057 roundabout and East of the M271, circa 3 miles South of Romsey and 5 miles North West of Southampton City Centre [Figure 1]. The site is located in the countryside adjacent to the hamlet of Upton, which is within Nursling and Rownhams settlement, North-West of Southampton.

Figure 1 – Site Location



- 2.2. The site comprises a number of pastoral fields in use for horse grazing that lie between the M271 and Upton Lane. The site itself is highly enclosed, medium scale and is typical of the surrounding arable and pastoral landscape with a high degree of mature mixed deciduous woodland plantations.
- 2.3. The site is identified in the 2023 SHELAA as available, achievable and deliverable, and could commence in the next five years. The site is largely unconstrained as set out below:

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



- The site is not located within any of the Strategic or Local Gaps;
- The site is not subject to any qualitative landscape designations at a national or local level;
- The site is not subject to any open space, local gap or heritage designations;
- The site is of limited landscape quality located adjacent to the M271 slip road and an Electricity Distribution Site and associated overhead power lines and pylons that form detracting features of the immediate setting;
- There are no Public Rights of Way within the site;
- No statutory environmental or wildlife designations are located within or immediately adjacent to the site. The nearest statutory designation is River Test SSSI, located approximately 775m to the West of the site. Fir Copse SINC is located to the West of the M271; and
- The site and surroundings are in Flood Zone 1. There are very small areas of the edge of the site identified by the Environment Agency as low risk from surface water flooding.

2.4. The site is located in the administrative boundary of Test Valley Borough Council (TVBC), however it is very close to the district boundary with Southampton City Council (SCC). Spatially, the area in which the development is located also forms part of the Partnership for South Hampshire (PfSH).

Masterplan Strategy

2.5. Two concept plans provided in Appendix 5 and Appendix 6 of these representations. Appendix 5 provides a high level overview of how employment units can be delivered on the site, in line with emerging policy Southern Area Policy 8 – ‘Land at Upton Lane’. Appendix 6 shows how the site can deliver a mix of uses.

Transport and Access

2.6. The site is contiguous with the highway at the A3057 Romsey Road (to the North), the far Northern section of Upton Lane (to the East) and the M271 (to the West). Romsey Road and Upton Lane form part of the local highway network (managed and maintained by Hampshire County Council (HCC)) whilst the M271 forms part of the strategic road network (managed and maintained by National Highways).

2.7. The site is located in a sustainable location, with established employment, education and retail areas in Nursling and Lordshill providing a realistic opportunity for a significant number of residents to travel to these destinations without the need to use a motor vehicle.

2.8. The transport study, submitted as part of the representations in response to the R18 Stage 1 consultation, shows accessibility according to 5-minutes bands. Both Nursling and Rownhams St John’s primary school is accessible by foot or cycle, as is Nursling & Rownhams Village Hall. A larger supermarket, Sainsbury’s, as well as Lordshill Health Centre, are located approximately 2km away [paragraph 3.25]. These distances are in line with the Manual for Streets (2007) which promoted the concept of walkable neighbourhoods, and

Representations to Regulation 18 (Stage 2) Consultation: Test Valley Borough Council

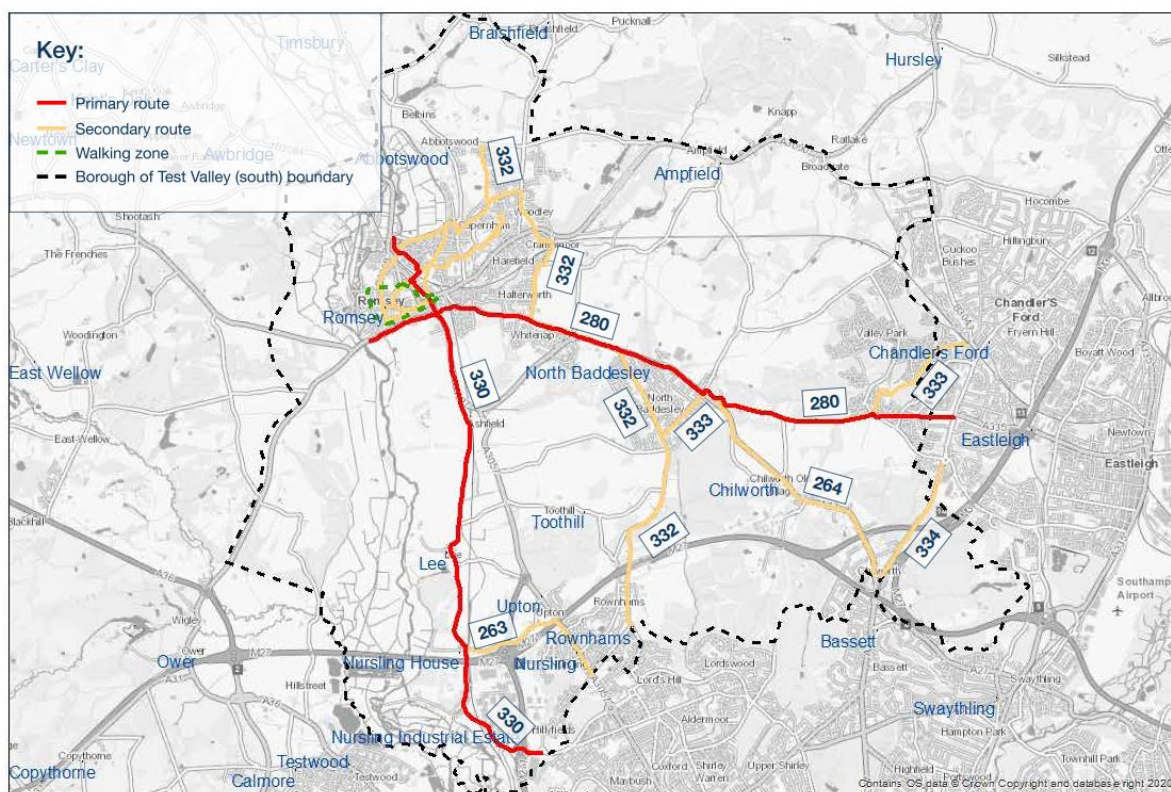


Land at Upton Lane, Nursling (SA8)

these are typically characterised by having a range of facilities within 10 minutes' walking distance (c. 800m) of residential areas. The MfS also advised that 800m should not be seen as “an upper limit” [paragraph 4.4.1] and refers back to the 2km advice in PPG13.

- 2.9. While a number of the local facilities are accessible on foot and bicycle, any residual car journeys made in connection with the above destinations would lead to comparatively shorter journeys that would be the case for other locations in the borough [paragraph 3.27].
- 2.10. The site is well served by existing public transport links, with various bus services operating in the area. The existing bus stops 200m from the site (known as Upton Crescent) are used by Bluestar 5A and 504 services [paragraph 6.6]. There is an opportunity for increasing the frequency of services that stop at the Upton Crescent bus stops and potential for service diversion upon implementation of the proposed development.
- 2.11. The Bluestar 4 service, operating between Romsey and Southampton currently serves Nursling with the closest bus stop to the site being accessible from The Balmoral public house, which is located on the A3057 Romsey Road. The service operates on a half hourly frequency for most of the day Monday-Friday and hourly on Sunday.
- 2.12. The site is strategically positioned in relation to the Southern Test Valley cycling network – see Figure 2 below from the Test Valley (South) Local Cycling Walking Infrastructure Plan.

Figure 2 - Extract from the Test Valley (South) LCWIP – Primary and Secondary Routes



Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



- 2.13. Route 330 (Lee Lane / Station Road – to the West of the site) is the primary North-South route through the area, linking Romsey to the North with Redbridge / Nursling and Southampton to the South.
- 2.14. Route 263: Lee Lane to Nursling is a secondary East-West route, linking route 330 with Upton and Nursling to the East – see Figure 6 below from the Test Valley (South) Local Cycling Waling Infrastructure Plan.

Figure 3 - Extract from the Test Valley (South) LCWIP – Route 263



- 2.15. Crest is exploring the option of a pedestrian / cycle access in the Southern part of the site to Upton Lane (to link directly with Routes 263 and 330).
- 2.16. Vehicular access from the M271 has been discounted due to the restrictive nature of National Highways' policies on new accesses to the strategic road network.
- 2.17. Vehicular access can be achieved from the Northern part of Upton Lane and from Romsey Road to the East of the site.

Ecology

- 2.18. As set out in **Appendix 2**, the site is not considered to be subject to any overriding ecological constraints, and the proposed development of the site is considered to be deliverable in ecological terms.
- 2.19. No statutory designations are located within or immediately adjacent to the site. The nearest statutory designation to the site is River Test Site of Special Scientific Interest (SSSI) located approximately 1.3km to the West of the site.

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



- 2.20. The site is in close proximity of a number of European designations, such that development of the site could result in adverse effects as a result of increased nitrogen enrichment, air quality and contaminated surface runoff. However, through the implementation of best practice mitigation in respect of these impacts, adverse effects on European designations can be avoided.
- 2.21. A number of non-statutory designations are present in the site surrounds, the closest of which is a road verge of ecological importance (RVEI) also bounds the site to the North-East, namely A3057 Romsey Road, Nursling RVEI.
- 2.22. The site is dominated by grassland pasture, likely of low ecological value. Habitats of elevated ecological value in the context of the site include Priority Habitat Lowland Mixed Deciduous Woodland and Hedgerows.
- 2.23. The site has the potential to support a number of protected species. Further faunal surveys will be undertaken to identify the interest present and inform any development proposals. With the use of sensitive design and construction safeguards, it is likely that mitigation solutions would be available to manage any identified interest and ensure the species future is safeguarded through the use of development enabled conservation management prescriptions.
- 2.24. It is concluded that the site is not considered to be subject to any overriding ecological constraints, and the proposed development of the site is considered to be deliverable in ecological terms.

Landscape and Visual

- 2.25. An updated Landscape and Visual Technical Note is provided in **Appendix 4**.
- 2.26. The site is not subject to any qualitative landscape designations and is, for the most part, undeveloped. It is considered to be of limited landscape quality and influenced by adjacent road and rail transport corridors as well as by the overhead power lines and pylons that are detracting features of the landscape. The site is in close proximity of urban areas to the south and the M27 major road corridor.
- 2.27. The extent of established woodland cover and boundary vegetation in the immediate and localised setting as well as the relatively limited topography changes are features that contain the site and would assist in the integration of future proposed built form within the site.
- 2.28. It is considered that the site has the capacity to accommodate a sensitively designed development comprising employment land use, which would not give rise to significant landscape or visual effects and would be in line with adopted and emerging planning policy and the Test Valley Landscape Character Assessment (2018).

Flood Risk and Drainage

- 2.29. The supporting Flood Risk and Drainage technical note (**Appendix 3**) states that the assessed risk posed to, and/or from, the proposed development in exacerbating flood risks within the catchment to neighbouring property, from tidal / coastal, fluvial, sewer and drainage infrastructure and artificial sources is assessed to

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



be **negligible to low**. The site is considered suitable for development in terms of flood risk and drainage, subject to the usual mitigation strategies.

3. Representations on the Draft Test Valley Local Plan

Overall response to Test Valley Regulation 18 Stage 2 Local Plan

- 3.1. This section sets out Crest's principal comments on the Draft Test Valley Local Plan (hereafter referred to as 'LP').
- 3.2. Land at Upton Lane is identified as a Draft Allocation in the draft plan (Southern Area Policy 8 (SA8)) for 8.5 hectares of employment land as part of a strategic mixed-use allocation with land to the South of Upton Lane. Land South of Upton Lane is identified to deliver additional limited residential development.
- 3.3. These representations are principally in respect of the allocated employment land, controlled by Crest (identified in Figure 1).
- 3.4. Crest supports the Draft Allocation of Land at Upton Lane as part of a mixed-use allocation. As described in Paragraphs 4.216-4.217 of the LP, the site is well located, adjacent to the motorway network and urban areas of Southampton and Eastleigh, and the site's location makes it suitable for all range of employment uses, being adjacent to the M27.

Comments on Chapter 1: Introduction

Four-Year Corporate Plan

- 3.5. Crest is supportive of the Council's strategic priorities and particularly highlight the importance of 'Prosperity' and the need to demonstrate economic growth, with positive outcomes for the local communities. The Council should target growth in the Industrial and Logistics (I&L) sector within the District to help boost economic growth, and to tackle unemployment within the local communities
- 3.6. The number of people still claiming benefits within Test Valley is still 38% higher respectively than the Count as of March 2020 before the onset of the Covid-19 Pandemic¹. The I&L sector has become far more diverse in the last decade in terms of the different types of occupations it supports. This is allowing it to be a key re-employer of people who have lost jobs in other sectors of the economy.
- 3.7. The logistics sector is also particularly good at providing employment opportunities to those that may not otherwise be in work.
- 3.8. Based on a recent independent survey undertaken by YouGov, Fronter-Economics found that 20% of people currently in logistics were previously unemployed, and that one in four within this group were long-term unemployed². These statistics clearly show that the I&L sector is benefiting deprived communities and is the result of innovative skills programmes.

¹ ONS Claimant Count by Sex and Age (2024)

² Frontier Economics (2022) The Impact of Logistics Sites in the UK. Available at <https://logistics.org.uk/CMSPages/GetFile.aspx?guid=d3e3d23c-2dca-4b0a-8406-0d126c71eb4d&lang=en-GB>

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Emerging Plan Period

- 3.9. TVBC adopted its Revised Local Plan DPD on 27 January 2016. The Revised Local Plan DPD sets out the long-term strategic plan for development within Test Valley Borough, and includes the strategic vision, objectives and the key policies needed to achieve sustainable development in Test Valley to 2029. The emerging Local Plan, is due to be adopted in Quarter 2 (April – June) 2026 (in accordance with the currently approved Local Development Scheme (LDS)). Paragraph 1.40 of the Reg 18 Stage 2 Draft Local Plan states that the Council is committed to adopt the Plan earlier than that set out in the LDS. The new Local Plan will set out policies and guidance for development of the Borough over the next 15 years to 2040, in line with the minimum requirements set out in the National Planning Policy Framework ('NPPF') 2023.
- 3.10. Crest considers that the plan period should be extended to 2042 to provide a more realistic adoption timescale and allow for any unexpected delays to adoption and sustain the policy requirement for a 15-year plan period as required by the NPPF.
- 3.11. If the emerging Plan is adopted later than 2026, as projected by the Council in its LDS, there will only be 14 years (April 2026 to 31 March 2040) following adoption. If, as seems more likely, the emerging Plan is not adopted until later 2026 or even 2027, there will be potentially only 13 years of the plan period remaining. As such, Crest considers that the plan period should be extended to at least 2042.
- 3.12. If the plan period was extended by two years based on the proposed housing requirement of 550 dpa, the overall requirement over the extended period would increase by 1,100 homes to 12,100 homes and increase by 473 homes in Southern Test Valley (STV) to 5,960 homes. With the allowance of a 10% buffer, the overall requirement would increase to 13,310 homes and increase by 993 homes in Southern Test Valley to 6,480 homes.

Comments on Chapter 2: 'Vision , Key Challenges and Objectives'

- 3.13. Paragraph 2.10: It is critical that the TVBC's timescales are adhered to, with adoption of the new plan not further delayed beyond Q2 2026. By then, 10 years will have elapsed since the adoption of the extant plan in 2016, and there would only be 3 years remaining on the current plan (which expires in 2029). Although TVBC undertook an interim review in 2021, that has produced no significant change, despite the context for planning having evolved significantly over the recent period.

Vision

- 3.14. Overall, Crest is supportive of the vision, in the LP40, in terms of recognising the key issues facing the District and its prioritisation of providing access to good quality homes for all, delivering employment and supporting infrastructure, encouraging inclusive communities in sustainable locations, developing thriving town centres, and safeguarding the diverse natural built and cultural resources, whilst tackling climate change. The site can help to achieve the Council's aspirations by delivering a highly sustainable employment-led mixed-use development, that will meet a range of needs and aspirations.

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Duty to Cooperate

- 3.15. **Paragraphs 2.18 – 2.23** state that the Council is engaging with all neighbouring authorities, including in relation to housing need. The Duty to Cooperate Topic Paper states that the Partnership for South Hampshire (PfSH) Spatial Position Statement (SPS) (December 2023) '*identifies a potential shortfall in identified supply of housing of 11,771 dwellings*' (page 6).
- 3.16. These 11,771 homes are currently unplanned for. The figure equates to approximately 1,000 dpa over the period 2024-2036.
- 3.17. As set out in Paragraphs 3.28-3.31 of the Housing Topic Paper, Havant Borough Council responded to the TVBC Local Plan Regulation 18 Stage 1 consultation seeking a commitment from Test Valley to accommodate Havant's unmet need (circa 2,000 homes). Whilst this request related to a now withdrawn Local Plan (Draft Havant Local Plan 2036), this unmet need is likely to still arise. Paragraph 3.30 states that '*given the geography and HMAs in South Hampshire and relative distance, we consider it is unlikely that this should reasonably be met in Test Valley*'. However, directly neighbouring authorities, such as New Forest District, are currently showing a significant shortfall in the SPS, New Forest has identified a shortfall of 5,652 homes, likely to result in significant unmet housing need.
- 3.18. The SPS sets out that Test Valley is one of the named authorities who, in the short to medium term, may be able to meet and exceed its standard method need in its respective Local Plan area. East Hampshire, Eastleigh, Fareham, and Winchester are also named (paragraph 6.33). The statement anticipates delivery from said authorities in the short to medium term to deliver unmet need and that long term need will be met via Broad Locations of Growth. The Broad Locations of Growth are estimated to have a combined capacity of 9,700 dwellings, leaving a shortfall of 2,071 dwellings to be delivered in other locations.
- 3.19. If the Emerging Local Plan is adopted as scheduled at in Quarter 2 2026, there will only be a need to review it by 2030/31 (or by 2031/2032, based on Savills estimate of adoption of the Local Plan to be expected later than 2026). If adopted without taking into account the potential for unmet need from South Hampshire there is the distinct likelihood that Test Valley will serve no role in helping to meet this unmet need and an increased risk that the unmet need will remain unmet.

Vision

- 3.20. Overall, Crest is supportive of the vision in the LP40 in terms of recognising the key issues facing the District and its prioritisation of providing access to good quality homes for all, delivering employment and supporting infrastructure, encouraging inclusive communities in sustainable locations, developing thriving town centres, and safeguarding the diverse natural built and cultural resources, whilst tackling climate change. We believe that our approach at Land at Upton Lane is fully compatible with the Council's vision.

Climate change

- 3.21. **Paragraph 2.27** states that the LP will contribute to reduced emissions, by both minimising the impact development has on emissions, and adapting to manage impacts. Crest fully supports this approach.

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



- 3.22. Crest is in complete support of the Council's climate change objective and recognise their responsibility to adapt operations and the developments they build to help tackle climate change. Crest is fully committed to responding to the sustainability agenda and driving down carbon emissions in our developments, reducing carbon emissions and waste in their business activities and have established new carbon and waste reduction and renewable energy targets. It is important to reduce Crest's developments have on the environment, create developments that are future proofed for a changing climate and deliver social value for customers and communities.

Communities

- 3.23. Crest supports the Council's objective set out on page 20 to deliver and strengthen sustainable, cohesive and healthy communities, and meeting the daily needs of local communities and residents. A mixed-use development at Upton Lane can deliver new homes and jobs for local people in a sustainable location.
- 3.24. Crest agrees with and support the statement set out in paragraph 2.32 that the sustainability of local communities is linked to their ability of having easy and safe access to facilities, services and amenities to serve economic and social needs, including shopping recreation, education and employment. The site is located within walking and cycling distance of a range of facilities, services and amenities. Thus, the site can assist in providing easy and safe access to local amenities and facilities and is in line with the transport and movement priorities set out in the LP40 by reducing the need for travel by private car and encouraging active and sustainable travel (paragraph 2.68).

Built, historic and natural environment

- 3.25. TVBC highlight the importance of conserving and enhancing the built, historic and natural environment, including the variety of local landscapes and the special landscape character of the Borough.

Ecology and Biodiversity

- 3.26. TVBC note in the LP that they are committed to conserving and enhancing biodiversity through enhancing the connectivity, quantity and quality of ecological and green infrastructure networks.
- 3.27. As set out in Section 2, development on the site is considered to be deliverable in ecological terms. There is opportunity to deliver strategic habitat creation and enhancements which will contribute to local action targets and to bring the site into active management to benefit biodiversity.

Housing

- 3.28. Paragraph 2.54 indicates that 550 homes per year is a minimum requirement in relation to the Standard Method introduced nationally. It would, however, be appropriate for the Council to plan for a significantly higher number due to the level of unmet need in the sub-region, and the less constrained nature of the Borough compared with many of the nearby authorities along the South coast.

Comments on Chapter 3: 'Spatial Strategy'

- 3.29. Whilst Crest broadly supports the proposed overarching Spatial Strategy and settlement hierarchy set out on page 32 and in Spatial Strategy Policy 1 (SS1), the Spatial Strategy needs to take account of guidance in NPPF and policies elsewhere in the plan; acknowledging that for certain types of development, locations will not always follow the settlement hierarchy. For logistics development in particular, a sustainable location requires good access to the strategic road network. Access to a workforce is also important which encourages locations close to centres of population in sustainable locations. Spatial Strategy Policy 1 (SS1) needs to consider locations outside or beyond settlement boundaries where sustainable development is possible.
- 3.30. There are residual benefits that flow from getting development in the right place from the outset and directing growth to locations that benefit from existing infrastructure. Such locations that do not require significant investment in transport infrastructure are better able to deliver employment growth.
- 3.31. Spatial Strategy Policy 7 (SS7) sets out the employment land requirement for the Borough to be a minimum of 71.7 hectares to be delivered over the plan period to 2040, with the minimum requirement for STV as 40.4 hectares.
- 3.32. Spatial Strategy Policy 3 (SS3) states that the housing requirement for the Borough is a minimum of 11,000 homes to be delivered over the plan period to 2040, with an annual requirement of 550 homes. Paragraph 3.100 (and the supporting Housing Topic Paper) states that the Council is making provision for a minimum buffer of 10% above the housing requirement, increasing the requirement to 12,100 homes. However, this is not reflected in Table 3.1 or draft Policy SS3

Housing Need

- 3.33. The NPPF states (paragraph 61) [our emphasis added]:
- “To determine the minimum number of homes **needed**, strategic policies should be informed by a local **housing need** assessment, conducted using the standard method in national planning guidance. ...”*
- 3.34. In this context, PPG explains (ID: 2a-001-20190220) [our emphasis added]:
- “Housing need is an unconstrained assessment of the number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. **It should be undertaken separately from** assessing land availability, **establishing a housing requirement figure** and preparing policies to address this such as site allocations...”*
- 3.35. The NPPF continues (ibid):
- “... The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be exceptional circumstances, including relating to the particular demographic characteristics of an area²⁵ which justify an alternative approach to assessing housing need ...”*

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



- 3.36. Paragraph 3.2 of the TVBC Housing Topic Paper states that ‘Since the Local Plan was adopted in 2016, the Government have amended national policy to introduce the ‘standard method’ to calculate our local housing need which provides the starting point for establishing our housing requirement’.
- 3.37. It is added in paragraph 3.18 that ‘Test Valley is not affected by strategic constraints that would affect the ability to meet LHN (derived from the standard method). Furthermore, in view of the available housing supply options it is not considered reasonable to explore a growth scenario below LHN leading to unmet need. This position is unchanged since this issue was considered through SA at Regulation 18 Stage 1 (2022)’.
- 3.38. Crest concurs with this conclusion, and would further note that the latest, 2021-based, population projections reinforce the approach in PPG that require the use of the 2014-based household projections, projecting an even greater increase in population (4.067 million versus 3.553 million) and higher future national population (64.923 million versus 64.747 million), as shown below.

Table 1 - Comparison of National Population Projections

Population Projections	Population end of 2022/23 (000s)	Population end of 2032/33 (000s)	Total growth (000s)
2021-based	60,856	64,923	4,067
2018-based	60,717	62,938	2,221
2016-based	60,832	63,497	2,665
2014-based	61,194	64,747	3,553

Source: ONS

- 3.39. However, the calculation of the Standard Method Local Housing Need (‘LHN’) figure itself warrants further discussion.

Standard Method Local Housing Need

- 3.40. TVBC’s current housing requirement set out in the Adopted Local Plan is 588 dwellings per annum (Policy COM1). The Strategic Housing Market Assessment (2022) set out the then local housing need assessment as 541 homes per year (based on 2014 household projections and 2020 affordability ratio). The latest Standard Method calculation (based on 2014 household projections and 2022 affordability ratio) is included in Appendix 1 of the Housing Topic Paper, which confirms TVBC’s local housing need figure is currently 550 homes per year, to be applied over the plan period 2020-2040. Crest concurs that this calculation is accurate for 2023.
- 3.41. The reason for the slight increase is in large part due to an increase of the affordability ratio that forms the basis for the calculation of the Standard Method ‘adjustment factor’ from 10.68 to 10.91. This figure is the multiplier of median gross workplace-based earnings to median house price – a proxy for the multiplier of one’s salary that would be needed to purchase a home.

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



- 3.42. The 2022 (the ratios are published a year after they are dated – the 2023 ratio is due to be published in March 2024) figure of 10.91 for Test Valley is notable in that it is a circa 2% increase on the previous figure; however, it is also (as is occasionally the case) based on annualised weekly earnings rather than annualised earnings as is usual (the methodology³ published by the ONS clarifies that annualised weekly earnings are used where annualised earnings data is not available).
- 3.43. Affordability ratios are reviewed and where necessary corrected when the next set of ratios are published. The 2022 ratios across the 10 other local authority areas in Hampshire ranged from a 5% reduction to a 12% increase, with an outlier being Gosport that showed a 25% increase.
- 3.44. Whilst Crest concurs that the 2023 LHN figure is 550 dpa, it should be noted that this figure will need to be recalculated in 2024, ahead of Regulation 19 consultation and around the time the Emerging Local Plan is submitted for Examination, PPG advising (ID: 2a-008-20190220):

“Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process. This number should be kept under review and revised where appropriate.

The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities.

However, local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination.”

Plan Period

- 3.45. The NPPF states (paragraph 22) (our emphasis added):
- “Strategic policies should look ahead **over a minimum 15 year period from adoption**¹³, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. ...”*
- 3.46. It is essential to appreciate the language used in paragraph 22, which expresses the 15 year period as an unambiguous minimum and arguably it should be exceeded where possible.
- 3.47. The proposed plan period is (1 April) 2020 to (31 March) 2040 (20 years).
- 3.48. As discussed elsewhere in our representations (see paragraphs 3.1-3.4), if the Emerging Plan is adopted by Q2 2026 as projected by the Council in its LDS, there will only be just over 14 years (June 2026 to 31 March 2040) following adoption. If, as seems more likely, the Emerging Plan is not adopted until later 2026 or even 2027, there will be potentially only 13 years of the plan period remaining. As such, Crest considers that the plan period should be extended to at least 2042.
- 3.49. In respect of supply; Spatial Strategy Policy 8 (SS8) identifies Land at Upton Lane, Nursling as contributing 8.5ha, the largest employment allocation in STV by a significant margin. Crest is supportive of the site being

³ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2022>

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



identified as part of a mixed-use allocation and Crest is committed to working with the Council to deliver a mixed-use scheme early on in the Plan period.

Unmet Need

3.50. The NPPF states (paragraph 67):

“Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. ...”

3.51. Paragraph 61 of the NPPF states that *‘In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for’.*

3.52. NPPF paragraph 35 adds that Plans are ‘sound’ if they positively prepared *‘providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities so that unmet need from neighbouring areas is accommodated where it is practical to do so, and is consistent with achieving sustainable development’.*

3.53. The Duty to Cooperate Topic Paper states that the Partnership for South Hampshire (PFSH) Spatial Position Statement (SPS) (December 2023) *‘identifies a potential shortfall in identified supply of housing of 11,771 dwellings’* (page 6). These circa 12,000 homes are currently unplanned for. The figure equates to approximately 1,000 dpa over the period 2024-2036.

3.54. The December 2023 SPS sets out that Test Valley is one of the named authorities who, in the short to medium term, may be able to meet and exceed its standard method need in its respective local plan area. East Hampshire, Eastleigh, Fareham, and Winchester are also named (paragraph 6.33), although Fareham has very recently adopted a new Local Plan. The statement anticipates delivery from these authorities in the short to medium term to deliver unmet need and that long term need will be met via Broad Locations of Growth. The Broad Locations of Growth are estimated to have a combined capacity of 9,700 dwellings, leaving a shortfall of 2,071 dwellings to be delivered in other locations. It is noted that the Broad Locations of Growth are currently speculative and therefore not concrete.

3.55. Eastleigh, East Hampshire and Winchester are all preparing new Local Plans that do not currently provide for any of the 12,000 homes worth of unmet need. In this Regulation 18 Stage 2 draft, TVBC stated that individual Local Plans need to progress with evidencing the level of unmet housing need they may have, and *‘as this has not been produced yet by the relevant neighbouring authorities, we are unable to consider this at this time’* (paragraph 3.62).

3.56. If the Emerging Local Plan is adopted as scheduled by Quarter 2 2026 (or more likely later in 2026/early 2027) there will only be a need to review it by 2030/31 (or by 2031/2032 based on Savills estimates). If adopted without taking into account the potential for unmet need from South Hampshire there is the distinct

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



likelihood that Test Valley will serve no role in helping to meet this unmet need of 12,000 homes and an increased risk that the unmet need will remain unmet, and affordability worsen further.

- 3.57. The potential need to accommodate the unmet needs from other authorities will need to be firmly established prior to the emerging Plan being finalised and the next consultation undertaken. If, as projected, this consultation is undertaken in the summer of this year, then the source and quantum of these unmet needs should be established over the next few months. Failing to do so would render the Emerging Plan contrary to national policy and guidance (ref. NPPF paragraph 35).

Comments on Chapter 4: 'Test Valley Communities'

Proposed Employment Sites

- 3.58. Paragraph 4.208 states that the proposed strategic employment site allocations in STV are focussed mainly on expanding existing sites, with Land at Upton Lane (the site) the only new employment site being put forward in the draft Plan.

Land at Upton Lane, Nursling

- 3.59. Crest supports the Draft Allocation of Land at Upton Lane as a strategic employment-led allocation. It is important that this allocation delivers a mix of uses to be wholly sustainable and of benefit to the local community. Criterion a) of Policy SA8 allows for a flexibility of employment uses, which is supported by Crest.
- 3.60. Criterion e) states that site access will be via Upton Lane. However, paragraph 4.221 states that 'site access is proposed off Romsey Road and Upton Lane'. Crest requests that the wording of criterion e) of Policy SA is amended to state:

'e) Site access via Upton Lane and Romsey Road'

Comments on Chapter 5: 'Theme Based Policies'

Climate Change

Delivering a Net Zero Carbon Future

- 3.61. Crest supports the wording of the Draft **Policy CL1**. Sustainability is a core foundation of Crest Nicholson's business strategy, with responsible practices integrated into operations and development designs. The company is dedicated to reducing its climate impact, preserving biodiversity, minimising waste and conserving natural resources.
- 3.62. In January 2023, Crest Nicholson became the first UK housebuilder to have its science-based net-zero target approved by the Science Based Targets initiative (SBTi). The commitment extends to achieving net-zero greenhouse gas (GHG) emissions across the entire value chain by 2045, with interim targets to significantly reduce emissions by 2030.

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



3.63. Crest Nicholson's commitment to positive placemaking and sustainability has resulted in the following recognition and achievements:

- Maintained a position on the FTSE4Good Index in 2023.
- Awarded a B Score in the CDP Climate Change submission.
- Named as one of the Financial Times' European Climate Leaders in 2023.
- A proud signatory of the Business Ambition to limit global temperature rise to 1.5°C.
- The first UK housebuilder to have its science-based net-zero target approved by the Science Based Targets initiative in 2023

Flood Risk

3.64. **Paragraph 5.32** states that it is essential to ensure that inappropriate development is **avoided** in areas at risk of flooding.

3.65. Crest support this approach. The site is wholly within Flood Zone 1. The Flood Risk Technical Note (**Appendix 3**) confirms that there are no perceived 'showstoppers' that would render the site unsuitable for development in terms of flood risk and drainage.

Water Use and Management

3.66. **Policy CL4** (Water Use and Management) requires all residential developments to demonstrate that they meet a water efficiency standard of no more than 100 litres per person per day unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable. Crest is supportive of Policy CL4 and the need to reduce water consumption rates.

Ecology and Biodiversity

3.67. As set out at paragraphs 3.15 and 3.16, Crest are supportive of the Biodiversity Net Gain (BNG) requirement and have several examples of successful implementation. Crest would employ these established methods of delivery BNG on site (i.e., habitats and faunal enhancement work) which would result in a beneficial ecological effect. As set out by the Aspect Ecology Report, the delivery of BNG and habitat enhancements is deemed achievable through active management.

Health, Wellbeing and Recreation

3.68. **Paragraph 5.274**, in support of Draft Policy HE1, states that a key part of helping to encourage and facilitate healthy lifestyles is to ensure access, protection and enhancement to open spaces, the countryside, recreational and sports provision, and that it is important that new developments provide open space to meet the needs of the future residents.

Housing

3.69. Crest supports Draft **Policy HOU6**, requiring all new residential homes to be provided to Part M4(2) standard and NDSS space standard, and the requirement for major residential sites to achieve 10% of

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



market housing to be completed to Part M4(3)A and 10% of affordable homes to be completed to Part M4(3)B standards. Crest homes are built to NDSS standards and are designed to meet local needs in line with the requirements set out in Draft Policy HOU6.

Sustainable Transport and Movement

- 3.70. **Paragraph 5.488** references the Local Transport Plan 4 (LTP4), which was published in February 2024. The LTP4 proposes a transformational change, including a shift away from planning for vehicle, towards planning for people and places and ensuring people have a choice of high-quality transport options.
- 3.71. This includes the development of Local Cycling and Walking Infrastructure Plans (LCWIPs), referenced in **paragraph 5.492** of the LP. LCWIPs are evidenced-based plans that identify preferred walking and cycling routes that connect places that people to get to. The Test Valley (South) Local Cycling and Walking Infrastructure Plan (2022) sets out the first phase of LCWIPs in Southern Test Valley, including Secondary route 263, which (in part) runs from Romsey Road along Upton Lane to the South of the site, and a Primary route 330 which runs from Nursling to Romsey, which connects with the route 263.
- 3.72. The site is therefore very close to the LCWIP and improvements to those routes would be of great benefit to the Upton Lane mixed-use allocation. As prescribed by Draft Policy TR1, financial contributions can be secured towards that off-site infrastructure.

4. Conclusion

- 4.1. This representations document responds to the TVBC Regulation 18 Stage 2 Consultation and promotes the land at Upton Lane on behalf of Crest as part of the mixed-use allocation (Policy SA8).
- 4.2. **Section 1** of the report provides an introduction and background to the history of the site. The site has been promoted over the last few years by Crest and was submitted to the SHELAA titled 'Land at Upton Lane, Upton, Nursling' (ref: 385) where it was deemed to have capacity for up to 380 dwellings. The SHELAA classified the site as available, achievable and deliverable, and noted that development could commence in the next five years meaning the site has realistic prospect for implementation in the plan period.
- 4.3. In **Section 2**, the report provides an overview of the site and the concept masterplan. It is set out that the site is suitably located to provide a sustainable development which would significantly contribute to the employment and housing need of STV:
- The site is highly self-contained visually and is located in a sustainable location, with established employment, education and retail areas in Nursling and Lordshill providing a realistic opportunity for a significant number of residents to meet their day-to-day needs by walking or cycling.
 - The site is adjacent to the existing settlement boundary of Nursling and Rownhams, a classified Tier 2 settlement under Policy SSP1 and is thus deemed a suitable location for development due to the presence of key facilities and infrastructure.
 - The site does not have any flood risk or drainage constraints and considerations that would restrict the site from being suitable for employment-led mixed-use development.
 - The site is not considered to be subject to any overriding ecological constraints nor does the site contain any statutory environmental designations, and thus the proposed development of the site is considered to be readily deliverable in ecological terms. Further, there are significant opportunities to deliver strategic habitat creation and enhancements, and bring the site into active management to benefit biodiversity.
- 4.4. It is at **Section 3** that this representation document reviews the Draft Test Valley Local Plan 2040 Regulation 18 Stage 2 consultation document and supporting evidence base. It is noted that Crest are in broad agreement with the draft policies presented in the document, and wholly supportive of the allocation of the site as part of an employment-led mixed-use development, combined with land South of Upton Lane ('Upton Triangle' – SHELAA ref. 394).
- 4.5. The primary concern raised by Crest relates to the potential under provision of housing to meet both the needs of TVBC but also of PfSH.

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



- 4.6. Thus, Crest urge the importance that the updated standard methodology need figure of 550 dwellings per annum in line with the updated affordability ratios is taken as an absolute minimum requirement as required by the NPPF. In addition, the Council should then include a non-implementation buffer of 10% to form the housing requirement set out in the Local Plan. We consider that this buffer is vital due to the reliance on current commitments to provide housing which could be subject to non-implementation as it will allow for greater resilience across the plan period and for the plan to be deemed sound.
- 4.7. Ultimately due to the reasons set out above, we consider that the land at Upton Lane is the ideal location to help both TVBC and the wider PfSH area meet their employment and housing requirement.
- 4.8. Crest are pleased to be collaborating and working jointly with Barker Mills Estate to bring forward the draft local plan allocation "Southern Area Policy 8 (SA8): Land at Upton Lane". We will continue to complete technical evidence and to work with the LPA to finalise the concept plan for the site.

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Appendices

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Appendix 1

Southern Area Policy 8 (SA8): Land at Upton Lane – Joint
Statement from Promoters

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Appendix 2

Ecological Feasibility Appraisal (Aspect Ecology, March 2024)

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Appendix 3

Flood Risk and Drainage Appraisal (WSP, March 2024)

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Appendix 4

Landscape and Visual Technical Note (Aspect Landscape
Planning, March 2024)

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



Appendix 5

Concept Masterplan (UMC Architects, March 2024)

Representations to Regulation 18 (Stage 2) Consultation:

Test Valley Borough Council

Land at Upton Lane, Nursling (SA8)



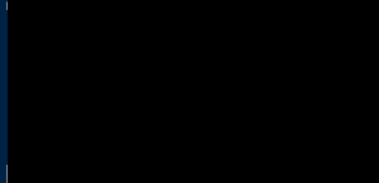
Appendix 6

Concept Masterplan – Mixed Use Option (UMC Architects,
March 2024)

Jonathan Steele
Director



Peter Warren
Associate Director



Joint Statement

This statement confirms that the Barker-Mill Estates and Crest Nicholson, and their collective agents and planning consultants are pleased to be collaborating and working jointly to bring forward the draft local plan allocation “Southern Area Policy 8 (SA8): Land at Upton Lane”.

In particular, all parties are working together to prepare a comprehensive site-wide masterplan for this important strategic employment led mixed-use allocation comprising employment floorspace and new homes.

The team has begun the process of gathering evidence and technical data to support the proposed masterplan which will underpin the provision of employment uses which we note may include offices, Research and Development, Industrial Processes, General Industrial and Storage and Distribution and open storage.

Production of a masterplan will commence later this year, and it will explore the potential for non-employment uses to support proposed on-site businesses and their employees.

The masterplan will also explore the potential for residential development to establish a positive relationship to the existing dwellings along Upton Lane and east of the Romsey Road in line with the Council’s aspirations.

The masterplan will be based upon a full sound technical evidence base and the evidence used to produce a noise mitigation strategy. The noise strategy will acknowledge and respond to the potential impacts of noise from the M27 and M271 motorways, and will influence the design of appropriate mitigation to ensure a comfortable relationship between noise sources, commercial uses and the existing and proposed dwellings.

The masterplan will explore the full range of topics necessary to test development options including, but not limited to archaeology, ecology, arboriculture, hydrology, landscape, architecture and highways, including the testing of options to access the site via Upton Lane.

As a project team, we have met already, and we will continue to meet regularly as a team and with officers and stakeholders to promote the development of Land at Upton Lane.



Carl Jackson
Trustee of the Barker-Mill Estates



Kenny Duncan
Strategic Land and Planning Director



Daniel Wiseman
Director



Colin Wilkins
Head of Development Services

Technical Note 04

Project: Land at Upton Lane, Southampton

Date: March 2024

Ecological Feasibility Appraisal

(Constraints, Opportunities and Deliverability)

1 Introduction

- 1.1 Aspect Ecology has been commissioned by Crest Nicholson Partnerships and Strategic Land to undertake an ecological feasibility appraisal of land at Upton Lane, Southampton, hereafter referred to as “the site”. The site has a draft allocation for employment use through the Local Plan, although consideration is also given in this appraisal for possible residential development.
- 1.2 To inform the ecological constraints and opportunities of potential development at the site, a desktop study and appraisal has been undertaken by Aspect Ecology. This is further informed by a walkover survey undertaken by Aspect Ecology in December 2023.
- 1.3 To gather information on records of protected or notable species within the site and its surrounds, in addition to details of any ecological designations, Hampshire Biodiversity Information Centre (HBIC) was contacted (2016). Information on statutory designations was also obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC) database, which utilises data provided by Natural England.

2 Site Description

- 2.1 The site is located in Upton, to the northwest of Southampton. The site is bound to the west by the M271, to the north by the A3057 and to the east by residential properties and Upton Lane, whilst Southern Electric occupy land to the south.
- 2.2 The site itself is dominated by semi-improved grassland with scattered scrub, along with woodland to the north, east and south.

3 Overview of the Ecological Baseline of the Site

3.1 Designations

- 3.1.1 No statutory designations are located within or immediately adjacent to the site. The nearest statutory designation to the site is River Test Site of Special Scientific Interest (SSSI) located approximately 1.3km to the west of the site. The SSSI is designated for its chalk stream habitat, being one of the most species-rich lowland rivers in England and which supports 13 notified habitats.
- 3.1.2 A number of European-level designations are also located within 15km of the site, as set out below:

- Solent and Southampton Water Special Protection Area (SPA)/Ramsar located approximately 1.6km to south of the site;
- Solent Maritime Special Area of Conservation (SAC) located approximately 1.9km to south;
- Emer Bog SAC located approximately 4.1km to the north;
- New Forest SAC and SPA/Ramsar located approximately 5.0km and 7.1km to the west respectively;
- River Itchen SAC located approximately 6.9km to the east; and
- Mottisfont Bats SAC located approximately 10.7km to the north.

3.1.3 A number of non-statutory designations are present in the site surrounds, the closest of which comprises a road verge of ecological importance (RVEI) bounding the site to the north (namely A3057 Romsey Road, Nursling RVEI).

3.2 Habitats

3.2.1 The walkover survey undertaken in December 2023 recorded the site to be dominated by grassland pasture, which, at the time of the survey, was observed to be grazed by a small number of horses. A moderate number of grass and herbs species were recorded within the grassland, whilst gorse and Bramble scrub thickets were also noted to be present. The grassland is likely to comprise semi-improved grassland, a habitat not uncommon in the surrounding area, and therefore is unlikely to form a constraint to development of the site. However, the exact classification and condition of this habitat would need to be confirmed through a specific survey undertaken within the optimal season (April – September), to inform a Biodiversity Net Gain assessment.

3.2.2 Three woodlands are present within the site, located to the north, east and south. These were recorded to comprise predominately of deciduous trees and are therefore likely to qualify as the Priority Habitat type 'Lowland Mixed Deciduous Woodland', as indicated on Natural England's MAGIC database. A hedgerow is present along the eastern boundary of the site, which also likely qualifies as the Priority Habitat type 'Hedgerows'. The woodlands and hedgerow are therefore of elevated ecological value and should therefore be retained as much as possible under any proposals.

3.3 Protected Faunal Species

3.3.1 The site has the potential to support a number of protected faunal species including bats, Badger, Dormouse, breeding birds, Great Crested Newt and reptiles. As such, any future planning application should be informed by further Phase 2 survey work, carried out at a suitable time of year in accordance with published guidance.

4 Constraints and Opportunities Relevant to the Site

4.1 Ecological Designations

European-level Designations

4.1.1 A number of European-level designations are present within the wider proximity to the site. Following a review of TVBC's Habitat Regulations Assessment (dated November 2013) and

associated documentation, it can be concluded that there are unlikely to be any adverse effects on Mottisfont Bats SAC as a result of the proposals due to the distance between the site and the designation. However, potential adverse effects could arise on the Solent designations as a result of nutrient enrichment and air quality, and Solent and Southampton Water SPA/Ramsar, New Forest SAC and Emer Bog SAC as a result of recreational pressure if allocated for residential development. Accordingly, any planning application would be accompanied by a report to inform a Habitats Regulations Assessment.

Other Ecological Designations

- 4.1.2 The nearest statutory designation to the site is River Test SSSI located approximately 1.3km to the west of the site at its closest point. The site does not appear to have direct hydrological connectivity to this designation, and therefore development of the site is unlikely to result in any adverse effects.
- 4.1.3 The nearest non-statutory designation to the site is A3057 Romsey Road, Nursling RVEI, located immediately to the north of the site. Given its location and nature of the designation type, it is unlikely to be adversely affected as a result of development at the site, whilst implementation of general construction safeguards will ensure any construction effects are minimised.

4.2 Habitats

- 4.2.1 Habitats of elevated ecological value at the site are generally limited to the onsite woodlands and boundary hedgerow, both of which likely comprise Priority Habitats and should be retained as far as possible under any scheme. Any losses of these habitats would be mitigated through new woodland/hedgerow creation on at least a like-for-like basis. The rest of the site is likely to be of low ecological value and therefore should not form a constraint to development of the site.
- 4.2.2 It should be readily achievable to develop a masterplan for the site that focusses development on the grassland areas in order to retain the features of greater ecological interest (i.e. the woodland) as far as possible. Further, the site is not currently subject to active conservation management. Therefore, a sensitive development of the site creates an opportunity to bring retained and new habitats into active conservation management, ensuring net gains for biodiversity.
- 4.2.3 Any planning application would be subject to a Biodiversity Net Gain assessment, whereby any development would need to demonstrate at least a 10% net gain. Should it not be possible to deliver this gain onsite, offsite opportunities would be explored.

4.3 Protected Faunal Species

- 4.3.1 The site has the potential to support a number of protected faunal species including bats, Badger, Dormouse, breeding birds, Great Crested Newt and reptiles. It should be readily achievable to develop a sensitive layout which retains the habitats of greater comparative value (e.g. woodland), which would minimise the effects of the proposals on protected species. Due to the size of the site, there will likely be sufficient space available to deliver any necessary mitigation, whilst the proposals provide an opportunity for enhancement for faunal species to ensure net gains for biodiversity, including:
- Creation of new roosting opportunities for bats in the form of bat boxes/roost units on buildings and trees;

- Enhancements to foraging and commuting bats could be provided by creating a stronger vegetated corridor along the M271 corridor. In addition, the creation of species-rich greenspace within the development will likely provide enhanced foraging opportunities for this group;
- New tree/shrub planting could provide additional opportunities for Dormouse, if present;
- Provision of fruit-bearing species in the landscaping of the open space could provide opportunities for Badger under the proposals;
- Development could provide significant new opportunities for declining urban species such as the UK Priority Species House Sparrow, Starling and Swift. These species could be particularly targeted for enhancement through benefits arising from the installation of bird nest boxes within new buildings. In addition, new greenspace and landscape planting would provide enhanced nesting opportunities for a variety of other species in the long term, such as the Priority Species Song Thrush; and
- Creation of permanent water features in SuDS could increase opportunities for wetland species.

5 Deliverability of the Proposed Development

- 5.1 In summary, the site is in close proximity of a number of European designations, such that development of the site could result in adverse effects as a result of increased nitrogen enrichment, air quality and recreational pressure. However, subject to the implementation of mitigation in respect of these impacts, adverse effects on European designations could be avoided. The site also lies adjacent to a non-statutory designation, although it is anticipated that this will be unaffected as a result of development at the site.
- 5.2 The site is dominated by grassland, likely of low ecological value. Habitats of elevated ecological value in the context of the site include Priority Habitat Lowland Mixed Deciduous Woodland and Hedgerows, however it should be readily achievable to develop a sensitive masterplan which seeks to retain these habitats as far as possible. Where this is not possible, mitigation in the form of new habitat creation would be provided on at least a like-for-like basis. The opportunity exists to deliver strategic habitat creation and enhancements which will contribute to local action targets and to bring the site into active management to benefit biodiversity.
- 5.3 The site has the potential to support a number of protected species and it is recommended that further faunal surveys are undertaken to identify the interest present and inform any development proposals. With the use of sensitive design and construction safeguards, it is likely that mitigation solutions would be available to manage any identified interest and ensure the species future is safeguarded through the use of development enabled conservation management prescriptions.
- 5.4 As a result, the site is not considered to be subject to any overriding ecological constraints, and the proposed development of the site is considered to be deliverable in ecological terms.

Landscape & Visual Technical Note

7858 – Land at Upton Lane, Romsey, Hampshire

March 2024

1 Introduction

- 1.1. It is understood that Land at Upton Lane, Romsey in Hampshire, hereafter referred to as ‘the Site’, is being promoted as part of a mixed used employment and residential site allocation within the emerging Test Valley Local Plan 2040. Aspect Landscape Planning Ltd has been commissioned by Crest Nicholson to provide a high-level Landscape and Visual Technical Note (LVTN) in order to determine and inform the Site’s suitability and capacity for future employment land use and/or residential development and to provide an overview of any likely landscape opportunities and constraints present within the Site.
- 1.2. A desktop study and site visit have been undertaken alongside a high level review of the landscape and visual context in order to provide recommendations for developing the Site and any necessary landscape mitigation that may be required.
- 1.3. This technical note provides an overview of the baseline landscape and visual situation, providing further information to support the associated Landscape Opportunities and Constraints Plan attached. It is anticipated that a full Landscape and Visual Impact Assessment (LVIA) will be undertaken at the appropriate planning stage.

2 Baseline Assessment

- 2.1. The Site is located directly east of the M271 slip road and north of the M27, between Southampton and Romsey. The location of the Site is illustrated on **ASP1 – Site Location Plan**. The suburbs of Nursling and Rownhams, which form the north-western extents of Southampton, lie just south of the M27, with the A3057 Romsey Road defining the north-eastern Site boundary and providing a road link between Romsey, located approximately 3.5km to the north, and the wider urban area of Southampton to the south-east. Residential development at Upton Crescent east of the Site and the A3057 and has extended the built up edge north of the M27.
- 2.2. A roundabout is located adjacent to the northern Site boundary, providing direct links to the M27 motorway via the M271 slip road that runs along the western Site boundary. A large area of woodland, Nightingale Wood, lies to the north and north-east of the Site, with a golf course, Romsey Golf Club, characterising the transition between the woodland and the urban areas to the east.
- 2.3. To the west of the M271 slip road and extending up to and including the roundabout is an established woodland known as Fir Copse, which separates the Site from the localised landscape setting and wider Test Valley to the north and west. A section of the Wessex Main Line railway, which runs north – south between Romsey and Southampton, is located beyond this woodland approximately 600m to the west of the Site. The River Test lies approximately

- 1.4km to the west. To the south-west beyond the M271 roadside vegetation structure lies Grove Place Retirement Village.
- 2.4. The eastern Site boundary is mostly defined by Upton Lane, which includes several residential properties extending southwards to Lymer Villas Road. Immediately south of the Site and north of a row of properties along Upton Lane lies large-scale built form and infrastructure associated with an Electricity Distribution Site, with overhead power lines and pylons running south-east and east from this location, as well as to the north-west and north-east across the southern extents of the Site.
 - 2.5. The Site itself mostly comprises a series of small grassland paddocks for horse grazing separated by temporary wire fencing, along with areas of native scrub in its western extents. Deciduous woodland blocks characterise the Site in its northern, north-eastern and south-western extents. Established native hedgerow and scrub interspersed with occasional hedgerow trees on an embankment forms the western boundary treatment with the M271 slip road, with a timber post and rail fence running along the top of this embankment. Intermittent native hedgerow and native scrub form the boundary treatment along the southern Site boundary with the Electricity Distribution Site.
 - 2.6. The built form associated with Grove Lodge lies partly within the Site in its north-eastern extents and is accessed off the A3057 Romsey Road. The rear and side curtilages associated with residential properties along Upton Lane are located immediately adjacent to the eastern Site boundary and the grassland paddocks extend up to the boundaries of these properties, with a post and wire fence and areas of native hedgerow and native scrub providing the boundary treatment.
 - 2.7. The Site itself is considered to be well enclosed except for along its southern extents by the adjacent Electricity Distribution Site and residential built form, with properties along Upton Lane overlooking the Site and with boundary vegetation limited. The Site is of medium scale and is characterised by a series of small grassland paddocks as well as by the surrounding mature mixed deciduous woodland that is typical of the localised and wider setting. It is considered to be strongly influenced by the adjacent M271 slip road, the large-scale built form to the south and the associated overhead power lines and pylons, however. The internal structure and landscape components of the Site are mostly considered to be of limited landscape value except for the established vegetated boundaries and mature woodland blocks.
 - 2.8. The location of the Site and its surrounding context is illustrated on **ASP1** – Site Location Plan and **ASP2** – Site and Setting Plan.

Vegetation Cover

- 2.9. Vegetation cover internally is limited as a result of the current land use and there are few internal landscape features beyond the aforementioned native boundary hedgerows, occasional native hedgerow trees and woodland blocks. Sporadic pockets of native scrub are present in the south-western extents of the Site albeit these are considered to be of limited landscape value. The existing woodland areas and established roadside vegetation structure in the immediate and localised landscape setting create a high degree of visual containment and compartmentalise the landscape. As a result, the Site itself is considered to be visually and physically highly contained from the wider landscape to the north, north-east and west and relates more closely to the adjacent built form to the south and east.

- 2.10. Arable and pastoral land use along with woodland areas are key components of the localised and wider landscape setting to the north and west, with irregular large-scale fields separated by established hedgerows, treebelts and some mixed species woodland, which assist in compartmentalising the landscape. A number of woodland areas within the localised setting to the north and east are identified as Ancient Woodland, including Nightingale Wood to the north.

Topography

- 2.11. In terms of topography, the Site lies on the eastern side of the Test Valley, with the land being low-lying, gently undulating and falling from east to west. The western boundary includes an embankment associated with the M271 slip road.
- 2.12. The high point of the Site itself is at its easternmost corner by the Upton Lane junction with the A3057 Romsey Road at over +45m Above Ordnance Datum (AOD). The low point of the Site is along the western boundary between the +30-35m AOD contours. The localised topography is illustrated on **ASP1** – Site Location Plan.

Public Rights of Way

- 2.13. The Site itself is not publicly accessible and there is a limited number of Public Rights of Way (PRoWs) within the localised landscape. The closest footpath, PRoW FP 175/7/1 runs north-east from the A3057 Romsey Road along the southern extents of the golf course and through woodland before emerging onto Upper Toothill Road.
- 2.14. Two smaller sections of PRoW are located within the localised setting to the south. PRoW FP 175/501/1 connects Lymer Villas Road and the A3057 Romsey Road to the south-east and PRoW FP 175/20/1 runs across land off Upton Lane to the south.

Designations

- 2.15. Neither the Site nor its immediate setting are subject to any national or local qualitative landscape designations. It is noted that the northern extents of the New Forest National Park are located approximately 4.1km to the west of the Site and there is limited intervisibility between the southern extents of the Site and the distant wooded hills associated with this national landscape designation as a result of a cutting through Fir Copse for the overhead power lines and pylons.
- 2.16. The Site itself is not considered to fall within the immediate setting of any heritage designations. A group of listed buildings associated with Grove Place Retirement Village lie to the south-west, including the grade I listed 'Grove Place House Northcliffe School', though the intervening woodland vegetation prevents intervisibility between the Site and these properties.
- 2.17. A Scheduled Monument site, 'Toot Hill Camp', occupies an area of localised high ground at +84m AOD approximately 1.5km to the north-east, though the intervening woodland vegetation structure prevents any relationship between the Site and this heritage asset.
- 2.18. 'Broadlands' grade II* listed Registered Park and Garden lies approximately 2km to the north-west, though the intervening roadside vegetation structure and woodland in the immediate setting of the Site prevents intervisibility with this designation.

- 2.19. Regarding ecological designations, it is noted that the River Test corridor to the west is a Site of Special Scientific Interest (SSSI) and the Lower Test Valley SSSI covers wetland associated with the River Test approximately 1.6km to the south-west at its nearest point. The intervening woodland vegetation associated with Fir Copse prevents intervisibility with this designation, however.
- 2.20. Surrounding woodland areas, including Fir Copse to the west of the M271 slip road and Nightingale Wood to the north, are recognised as Sites of Importance for Nature Conservation (SINCs).

Landscape-related Policy

- 2.21. The Site is covered by the policies of the adopted Test Valley Borough Local Plan 2011-2029 (January 2016) prepared by Test Valley Borough Council (TVBC). It is understood that the Site itself is not covered by any Neighbourhood Plan.
- 2.22. The Site is situated outside of a defined settlement boundary and therefore within the countryside, though there is a high degree of separation from the wider rural countryside to the north and west as a result of the surrounding woodland vegetation and the Site is influenced by the M271 slip road to the west and by the Electricity Distribution Site and overhead power lines and pylons to the south.
- 2.23. The Site is not located within any of the Strategic or Local Gaps identified within the adopted Local Plan or the emerging Test Valley Local Plan 2040.
- 2.24. It is noted that the Site is included within the Test Valley Borough Council Strategic Housing and Economic Land Availability Assessment (SHELAA; 2024). It is referred to as 'Land at Upton Lane' (SHELAA Ref 385), which could accommodate a total of 380 dwellings. The Site also forms part of a wider land parcel referred to as Grove Farm (SHELAA Ref 159), which could accommodate a total of 2000 dwellings. It is understood that land to the west associated with the Grove Farm land parcel, 'Land south of Coldharbour Lane' (SHELAA Ref 424) is also being considered for employment (industrial and logistics). It is clear therefore that the Site and local context has already been considered for future development as part of the Draft Test Valley Local Plan 2040 evidence base.
- 2.25. The Site Appraisal for the Site (SHELAA Ref 385) states that there would be no effect on the landscape character were the Site to be developed. The Site is considered to display an urban fringe landscape character and is of reduced landscape sensitivity as a result of the adjacent M271 slip road, residential properties and electricity substation. The Appraisal also states that the Site contains few features of landscape value.
- 2.26. It is understood the emerging Test Valley Local Plan 2040 has reached consultation of the Regulation 18 Stage 2, with a draft version of this published in February 2024. The Site is included as part of a new mixed use site allocation known as 'Land at Upton Lane, Nursling', with the Site itself proposed to accommodate approximately 8.5 hectares of employment land. A separate parcel of land between Upton Lane and the A3057 Romsey Road also forms part of this new site allocation, which could accommodate approximately 80 dwellings.
- 2.27. Emerging policy *Southern Area Policy 8 (SA8): Land at Upton Lane* provides the following:

“A strategic employment led allocation comprising approximately 8.5ha of employment and limited residential development is proposed at Upton Triangle. Development will be guided by a comprehensive site-wide masterplan. Development will be permitted subject to:

- a) *The provision of employment uses which may include offices Research and Development, Industrial Processes, General Industrial and Storage and Distribution and open storage,*
- b) *Where ancillary non-employment uses are proposed, these will primarily support onsite businesses and their employees,*
- c) *Residential development will be located appropriately to establish a positive relationship to existing dwellings at Upton Lane and east of the Romsey Road,*
- d) *Submission of a noise mitigation strategy in relation to the impact of noise from the M27 and M271, and*
- e) *Site access via Upton Lane.”*

Landscape Character

- 2.28. At national level and as per Natural England’s National Character Area Profiles (September 2014), the Site and wider landscape are located within the western extents of **National Character Area (NCA) 128 ‘South Hampshire Lowlands’**, a low-lying plain between the chalk hills of Hampshire and South Downs and Southampton Water.
- 2.29. At county level, the Hampshire Integrated Character Assessment (2012) classifies the various landscapes within Hampshire into Landscape Types (LTs), which are generic landscapes that can occur anywhere in the county, and geographically unique areas known as Landscape Character Areas (LCAs). The Site is identified within the **Lowland Mosaic Heath Associated LT** and lies within the south-eastern extents of **LCA 3B Test Valley**. Adjacent land to the south and east is covered by the south-western extents of LCA 2D Romsey to Eastleigh Wooded Lowland Mosaic.
- 2.30. At a more local level, the Test Valley Community Landscape Project has undertaken a Landscape Character Assessment (2004; updated in 2018), categorising the landscape based on areas with similar characteristics. The Site is identified as being located within **LCA 2B North Baddesley to Chilworth Woodland Mosaic**, which forms part of the wider **Pasture and Woodland Associated with Heathland Landscape Character Type (LCT) 2**. An extract from the assessment is included within Enclosure 3.
- 2.31. It is noted that to the west of the M217 slip road and A3057 to the north the landscape changes and is covered by LCA 3A ‘Baddesley Mixed Farm and Woodland’ within LCT 3 ‘Mixed Farmland and Woodland – Medium Scale’.
- 2.32. The assessment identifies that **LCA 2B North Baddesley to Chilworth Woodland Mosaic** is characterised by a number of landscape features, the most relevant of which are:
 - *“Pockets of gently undulating pasture and arable fields within a strong framework of hedgerows and woodland cover, including plantation”;*
 - *“Remnant heathlands and unimproved grassland”;*

- *“Large areas of assarting present with the northern portion of this character area, many of a small scale intimate character”;*
 - *“Woodland provides containment to golf courses and aids in reducing their potential landscape and visual impact”;*
 - *“Woodland and generous woodland belts provide containment to suburban residential development extending from Southampton and Chandler’s Ford”;* and
 - *“Views are generally short, mostly to the next field boundary or woodland edge [...]”.*
- 2.33. The key detracting features of LCA 2B considered relevant to the Site and its setting are provided as follows:
- *“Poor fragmented hedgerow structure along arable field boundaries”;*
 - *“M27 and M271 corridor and major junctions in the south of the area”;*
 - *“Areas of suburban residential development, sometimes with poor and abrupt interfaces with open fields, and large-scale visually prominent buildings [...]”;*
 - *“Pylons crossing open fields running east-west in the central part of the area” ;* and
 - *“Spread of equestrian activity, with sub-division of open areas of grassland with poor quality fencing and field stables.”*
- 2.34. Regarding local natural and cultural landscape issues affecting LCA 2B, those considered most relevant to the Site and its setting are included below:
- *“Increased impact upon the pre-1810 woodland along the southern border of the Borough from the development of afforestation, recreation, housing, industry and transport links”;*
 - *“Erosion of rural character by the M27, M271, Chilworth and Nursling junctions”;*
 - *“Erosion of remaining sense of tranquillity away from developed areas”;*
 - *“Pressure for additional development, including large-scale commercial development, and the potential erosion of the surrounding landscape arising from further development extending from the main settlements”;* and
 - *Increased ‘horsiculture’ with the loss of the rural character of pasture fields.”*
- 2.35. The overall landscape strategy for LCA 2B is to: ***“restore a dominant wooded and heathland character to the North Baddesley and Chilworth Woodland Mosaic through the conservation of existing habitats and new landscape opportunities and protect and enhance the key valued characteristics.”***
- 2.36. Regarding land management guidelines, a number of strategies are outlined within the assessment under various sub-headings:
- Landscape Distinctiveness
- *“Maintain the present balance of urban and rural land uses and vegetation pattern in the area.”*
- Agriculture
- *“Encourage the reversion of arable land to woodland pasture*

- *Maintain existing pattern of assarting in the north of the area.”*

Hedgerows

- *“Restore the continuity and quality of field hedgerows*
- *New boundary hedgerows to be planted using locally native species.”*

Woodland and Trees

- *“Maintain and strengthen existing woodland cover, particularly east and north of the M27 and M271 and around large-scale commercial buildings*
- *Avoid replacement of open land with plantation*
- *Woodland management and new woodlands to be planted with locally native species [...]*”

Historic Landscapes

- *“Identify and seek opportunities to restore historic landscapes as appropriate.”*

Settlement Fringe

- *“Avoid deterioration in the urban fringe landscape arising from poor design and intrusive development*
- *Improve management of the landscape around settlements*
- *Protect and enhance the important green spaces around and within the settlement fringe and their contribution to green infrastructure, links with the wider countryside, nature conservation, the setting the settlement and breaking up the built form.”*

2.37. A set of land use and development guidelines specific to LCA 2B are also provided as part of the assessment and are included below:

Built Development

- *“Maintain the wooded separation of areas of residential development [...]*
- *Ensure proposals for large-scale commercial buildings are appropriately sited and incorporate appropriate landscape proposals to reduce their potential landscape and visual impact.”*

Infrastructure

- *“Protect the area from further noise and visual intrusion from the motorways and associated infrastructure*
- *Avoid increased suburbanisation arising from introduction of highway measures which conflict with the predominant rural character*
- *Telecommunications and other high structures to be sited to take advantage of woodland screening*
- *Seek opportunity to reduce visual fragmentation by placing electricity cables underground*
- *Reduce the landscape and visual impact of existing pylons and cumulative impacts with other intrusive features.”*

2.38. The TVBC assessment does not include an assessment of sensitivity or value in terms of the individual LCAs but does provide a useful overview of the landscape setting in which the Site is situated, as well as guidelines to restore, protect and enhance this landscape.

Test Valley Landscape Studies: Landscape Sensitivity Study (January 2024)

2.39. The Landscape Sensitivity Study, prepared for TVBC by Stephenson Halliday, forms part of the evidence base for the emerging Test Valley Local Plan 2040. As part of this Study, the candidate sites in the TVBC SHELAA are considered in terms of their landscape sensitivity.

2.40. The Site forms one of two land parcels associated with Nursling 1 – Land west of A3057 (Also known as Land at Upton Lane / Upton Triangle). The Study assesses these land parcels as being of Moderate to Low landscape susceptibility given the existing landscape elements that are commonplace and the surrounding detracting features. When this is considered along with a discussion on the landscape value of the land parcels, the Study concludes their overall landscape sensitivity is Moderate to Low given the degraded character as a result of the surrounding detracting components of the landscape.

2.41. The Study also provides guidance and recommendations for these land parcels, with those relevant to the Site itself provided below:

- *“The northern parcel is far less related to the existing settlement, relating more to large scale transport infrastructure and thereby being better placed for employment development (noting the practical and environmental constraints formed by the pylons). This is subject to the retention of the mature landscape edges to the parcel, minimising vegetation losses for site access and retaining an appropriate buffer between the rootzones of the trees defining the boundaries and any development in the parcel.”*
- *“Further Landscape and Visual Appraisal and potentially also Environmental Colour Assessment is recommended to guide the design process.”*

Aspect Character Assessment

2.42. Having considered the findings of the Landscape Sensitivity Study (2024) in relation to these land parcels, Aspect has undertaken a site-specific assessment of the Site itself and its localised landscape setting in relation to the criteria set out within Box 5.1 of Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) (Landscape Institute and the Institute and the Institute of Environmental Management and Assessment; 2013) and the subsequent review of this in the Landscape Institute Technical Guidance Note 02/21 ‘Assessing landscape value outside national designations’ (2021) as per Table 1 below:

Table 1: Assessment of Landscape Value of the Site and its immediate setting

Factor	Definition	Assessment of Value
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic	Medium – Fir Copse SINC is an ecological designation to the west, so too is Nightingale Wood SINC to the north, with the latter comprising a mix of Ancient and Semi-Natural Woodland and Ancient Replanted Woodland. The existing established woodland areas, boundary vegetation and areas of native scrub are likely to be of some ecological value. The ‘horsiculture’ land use of the

Factor	Definition	Assessment of Value
	interest which contribute positively to the landscape.	majority of the Site together with the detracting components of the landscape (adjacent transport corridors and overhead power lines and pylons) limit the overall natural heritage value of the Site itself, however.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	Low –The high degree of containment provided by the woodland areas on-Site and in its immediate setting ensure that there is no relationship between the Site and the listed buildings associated with Grove Place Retirement Village to the south.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	Medium / Low – In terms of the quality and condition of the Site and its immediate setting, despite the woodland areas that generally appear to be in good condition, the internal structure of the Site itself has been impacted by the ‘horsiculture’ land use and areas of the Site appear unmanaged, with declining boundary vegetation. Furthermore, the presence of detracting features such as the local transport network, urban fringes and the Electricity Distribution Site and overhead power lines and pylons have permanently reduced the overall quality of the landscape setting.
Associations	Landscape which is connected with notable people, events and the arts.	None – No known literary or artistic associations have been identified relating to either the Site itself or its immediate setting.
Distinctiveness	Landscape that has a strong sense of identity.	Medium – The woodland areas on-Site and in the immediate setting are a notable feature of the landscape. However, aside from this feature, there are no other features associated with the Site or its setting that are considered particularly rare or representative and neither the Site nor its immediate setting are subject to any qualitative landscape designations either at a national or a local level.
Recreational	Landscape offering recreational opportunities where experience of landscape is important.	Negligible – The Site itself is not publicly accessible and has no current recreational value. The localised setting is characterised by a limited network of public rights of way, limiting opportunities for the public to access the local countryside.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense.	Medium / Low – In terms of the visual quality of the Site and its setting, a strong sense of enclosure is established as a result of the presence of mature woodland that limits the majority of views to the immediate setting. The Site itself does not contain any features of particular visual merit aside from the woodland areas,

Factor	Definition	Assessment of Value
Perceptual (Wildness & Tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.	with the overhead power lines and pylons and M271 slip road reducing the visual amenity of the Site and its immediate setting. Medium / Low – While the majority of the Site is undeveloped, the presence of the road corridors and Electricity Distribution Site and overhead power lines and pylons significantly reduces the perceived tranquillity, remoteness and wildness of the Site and its setting. Road traffic noise from the M27 and M271 slip road has a notable detracting aural influence on the Site.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	Low – Neither the Site nor its immediate setting are considered to contribute greatly to the healthy functioning of the landscape, noting that the areas of woodland on-Site and in the immediate setting are green infrastructure assets.

- 2.43. Based on the above assessment, it is considered that the Site and its immediate setting are of Medium / Low landscape value and do not represent a “valued landscape” with reference to paragraph 180 of the NPPF.
- 2.44. As noted above, it is acknowledged that much of the Site is currently undeveloped. However, the proximity of the Site to the M271 slip road and the Electricity Distribution Site along with the associated overhead power lines and pylons, and noting that the Site is not subject to any qualitative landscape designations, reduces the susceptibility of the Site to carefully and sensitively designed employment land use and/or residential development. It is therefore considered that the susceptibility of the Site is Low / Medium.
- 2.45. Given the assessment of landscape value and susceptibility above, it is considered that the Site would typically be of Low / Medium landscape sensitivity.

The Visual Environment

- 2.46. An initial site visit has been undertaken in March 2024 and the Photographic Record is appended to this technical note. Views of the Site itself are highly localised due to the extent of mature established woodland and vegetation structure, as well as the relatively level topography. Where land does rise to the north and west, this is heavily wooded and there are no publicly accessible views of the Site from these locations as a result.
- 2.47. It is noted that from the southern extents of the Site there is limited intervisibility with the distant wooded hills to the west associated with the New Forest National Park where a cutting through Fir Copse has been created for the overhead power lines and pylons.
- 2.48. The Site is perceived from along Upton Lane where built form is already a component of this road corridor (refer Viewpoints 2 and 3). The Electricity Distribution Site and overhead power lines and pylons are also prominent features within localised views and the immediate context of the Site to the south and east (refer Viewpoint 4). Opportunities exist for the reinforcement

of the southern and eastern Site boundaries with new native hedgerow planting to create a more robust and defensible green edge.

- 2.49. The internal areas of the Site are not typically perceived from the small section of PRoW (PRoW FP 175/501/1) to the south-east as a result of the fall in the intervening landform (refer Viewpoint 6). The established woodland vegetation associated with the eastern extents of the Site prevents views of the open, internal areas of the Site from PRoW FP 175/7/1 by Romsey Golf Club (refer Viewpoint 10).
- 2.50. From A3057 Romsey Road to the east and south-east, the Site is perceived to varying degrees. On the approach from Nursling over the M27, while the internal areas are not perceived, it is likely that any development in the southern extents of the Site would be (refer Viewpoint 7). From the residential edge along this road to the east of the Site, the intervening vegetation mostly contains views of the Site, though fleeting, filtered views are afforded where gaps in the roadside vegetation occur (refer Viewpoints 8 and 9). South-westerly facing residential properties are likely to have views of the southern extents of the Site from the first floors only.
- 2.51. Viewpoints 1, 5, 10, 11, 12 and 13 demonstrate the existing woodland cover associated with the Site boundaries and within the localised setting which restrict direct views into the Site from the immediate, localised and wider landscape setting.
- 2.52. Overall the Site is visually well enclosed within its immediate setting and there is a high degree of containment between the Site and the localised and wider landscape, mostly as a result of the surrounding woodland and vegetation cover as well as the relatively flat topography. It is considered there are clear opportunities to retain and enhance the woodland cover on the Site and to further reinforce the degree of enclosure as part of landscape enhancements to the Site.

3 Landscape Opportunities & Constraints

- 3.1. With a development of this type there is a risk of adverse landscape and visual effects if the proposals are not carefully and sympathetically designed. However, it is envisaged that development of the Site would adopt a high-quality, landscape-led approach ensuring that future proposals could be integrated without significant adverse effects upon the receiving landscape character or visual environment. Refer to **ASP3** – Landscape Opportunities and Constraints Plan.
- 3.2. Any development within the Site should incorporate the following elements:
 - Retain and reinforce the existing field boundary hedgerow, vegetation structure and woodland areas within the layout, where possible, to create an established landscape setting for the new development;
 - Incorporate a comprehensive scheme of landscaping utilising locally native species including:
 - Conserve and enhance existing vegetation structure and pattern of woodland cover;
 - Reinstatement of and creation of new hedgerow network with locally mixed native species;

- Introduction of additional new woodland planting and hedgerow trees to provide additional structure and reinforce and strengthen the existing woodland cover;
 - Inclusion of species rich wildflower areas in open spaces, and along Site boundaries and hedgerow margins; and
 - Retention and reinforcement of vegetation structure adjacent to the road corridors to provide ecological connectivity and minimise visual intrusion.
- Adopt a layout that is sensitive to and integrated within its setting, including the following elements:
- Development offsets of a minimum 15 metres to be established along key boundaries to retain the existing woodland and provide appropriate buffers;
 - Ensure development heights are sensitive to the identified visual receptors and do not break the established tree line;
 - Offset and provide a robust landscape buffer from the adjacent M271 slip road along the western extents of the Site, incorporating any necessary noise buffer;
 - Sensitive treatment to the eastern boundary to respect and respond to the existing residential properties along Upton Lane, with the provision of an open space / biodiversity enhancement area to maintain the open character in the immediate setting of these properties;
 - Incorporate a network of open spaces within the Site including along the proposed development edges to provide formal and informal recreation facilities, break up the built environment and assist in placemaking;
 - Create new, varied habitats that are characteristic of this landscape setting. In particular, trees and woodland planting should be incorporated into the landscaping scheme where appropriate to reinforce the presence of this characteristic local landscape feature;
 - Provide integrated SuDS features on existing areas of lower ground;
 - Should employment land use be pursued, provide a landscape buffer comprising native tree and woodland planting and a noise bund if required between the proposed open space / biodiversity enhancement area and the proposed development area, to visually integrate future development into the Site and minimise visual and noise disruption to properties along Upton Lane;
 - Provide a sensitive and appropriate landscape buffer to Grove Lodge;
 - Any loading bays required as part of employment land use should be located so as to minimise visual and noise disturbance on existing residents;
 - Should the Site be developed for employment land use and residential development, an appropriate landscape buffer and development offsets should be provided between such built form;

- Should the Site be developed for residential use, it is considered there may be scope to extend residential built form into the proposed open space / biodiversity enhancement area in the south-eastern extents of the Site providing this is of a size, scale and type that is sensitive to the existing properties along Upton Lane;
 - Provide Site access in an appropriate location subject to further analysis, minimising disturbance to existing residential properties and vegetation loss to established woodland and boundary vegetation; and
 - Incorporate a simple palette of materials and architectural detailing that reflect the local vernacular.
- 3.3. The assessment of landscape opportunities and constraints will feed into the emerging concept plans for the Site to ensure that a sympathetic layout that respects its landscape and visual context can be achieved.
- 3.4. It is considered that a sensitive approach to the masterplanning of the layout, built form and landscaping with the integration of the various elements identified above would ensure that the proposals comply with the design-related policies within the Borough planning documents and the guidelines within the Test Valley Community Landscape Character Assessment (2018).
- 3.5. The proposed masterplan should retain the key boundary woodland areas, hedgerows and hedgerow trees associated with the Site as well as including further additional planting to ensure a mature landscaped context for the development. New areas of open space should form the immediate setting of these features to strengthen and reinforce these positive landscape components. The Landscape Opportunities and Constraints Plan (ASP3) identifies these areas as well as the proposed development area. It is considered that the proposed landscape treatment, when combined with the existing vegetation that is to be retained, would ensure that future proposals benefit from a high degree of physical and visual integration, with the vegetation structure providing a high level of visual containment.
- 3.6. The inclusion of an organic site layout would respond to the existing settlement character and allow any future proposals to be seen as an integrated feature within the context of the wider rural and urban fringe setting.

4 Summary & Conclusions

- 4.1. As set out above, the Site is not subject to any qualitative landscape designations and is an undeveloped site of limited landscape quality located adjacent to the M271 slip road and an Electricity Distribution Site and associated overhead power lines and pylons that form detracting features of the immediate setting. The extent of woodland cover and relatively limited topography changes, along with mature vegetation structure both to the Site boundaries and that which characterises the Site's setting would assist the integration of future proposed built form within the Site.
- 4.2. In addition, it is considered the adoption of a sensitive, landscape-led approach to the design development of employment land use and/or residential proposals would ensure that the proposals could be successfully integrated in this location without significant adverse landscape or visual effects.

- 4.3. Due to the nature of the current land use of the Site for horse grazing, the existing components within the Site are of relatively limited landscape value and there are clear opportunities for landscape enhancements. The key vegetation structure and woodland to the boundaries is the key landscape component of value and should be retained and further reinforced.
- 4.4. As part of an iterative design process the defining characteristics of the local landscape and Site context would inform any future layout to provide a cohesive development that responds sensitively to the existing landscape character and provide localised and wider landscape enhancements.
- 4.5. It is considered that the Site has the capacity to accommodate sensitively designed employment land use and/or residential development which would not give rise to significant landscape or visual effects and is in line with landscape-related adopted and emerging planning policy, as well as the guidelines within the Test Valley Landscape Character Assessment (2018). Proposed development would not be out of context and would present opportunities to improve management of the existing woodland and enhance the local and wider landscape characteristic through habitat creation.
- 4.6. The inclusion of the Site and its immediate setting to the west within the Test Valley Borough Council SHELAA (2024) demonstrates that the Site and its surrounding context have already been considered for future development as part of the emerging Draft Test Valley Local Plan 2040 evidence base. The draft site allocation 'Land at Upton Lane, Nursling' and emerging policy *Southern Area Policy 8 (SA8): Land at Upton Lane* within the published draft version of the emerging Local Plan are further evidence that the Site is considered to have the capacity to accommodate new development, with the Site itself proposed to accommodate approximately 8.5 hectares of employment land as part of this new allocation.
- 4.7. It is therefore considered that subject to the inclusion of the landscape elements outlined above, development on the Site could be accommodated in this location without detriment to the localised or wider visual amenity and that the integrity of the receiving landscape character would be preserved, with existing and proposed landscape features contributing positively to the identified wider landscape character. It is noted, however, that a full Landscape and Visual Impact Assessment (LVIA) would be required at the appropriate planning stage to fully assess the likely effects of any future development proposal.

Aspect Landscape Planning Ltd, March 2024

Enclosed:

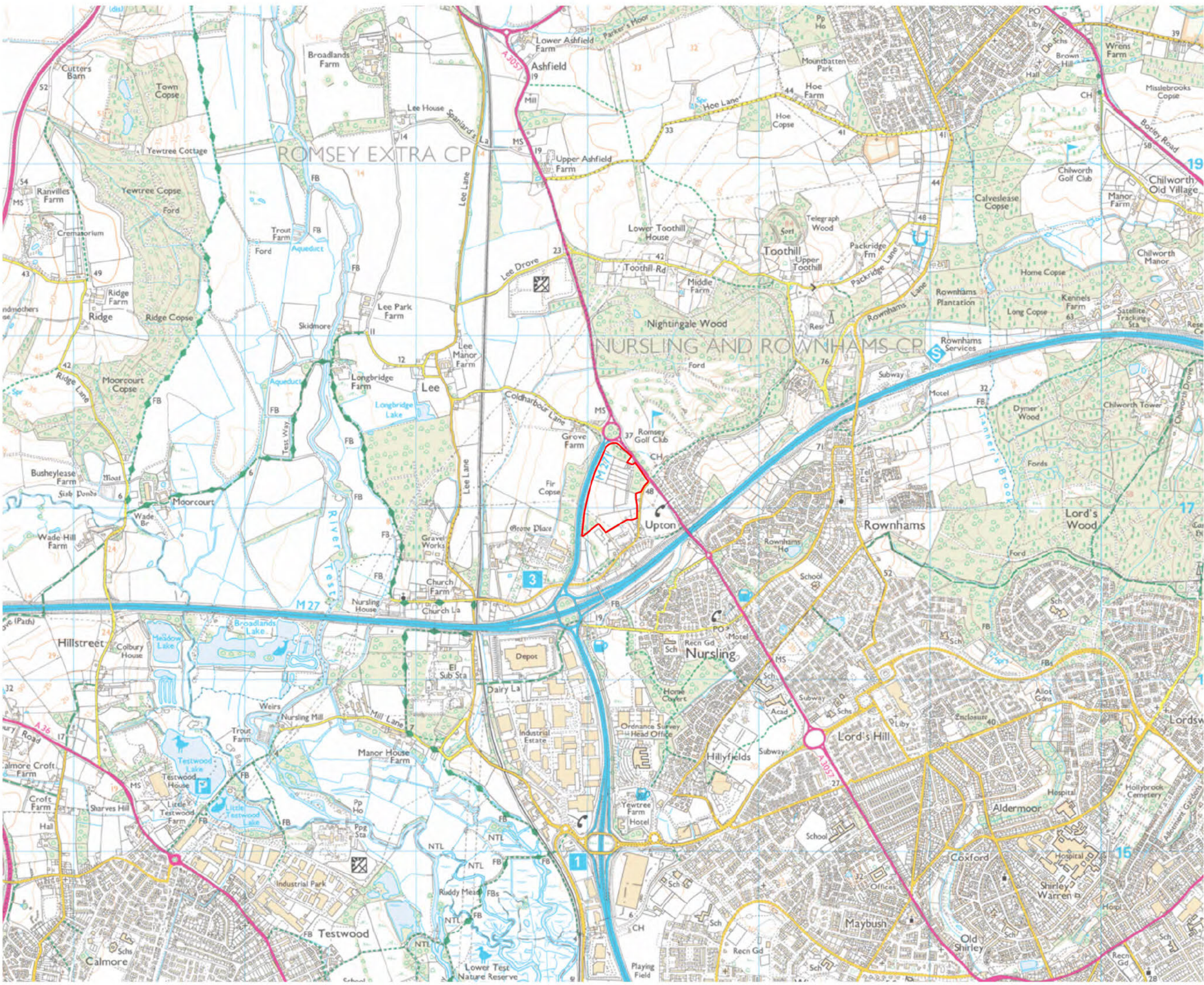
Enclosure 1:

- Plan ASP1 – Site Location Plan
- Plan ASP2 – Site and Setting Plan
- Plan ASP3 – Landscape Opportunities & Constraints

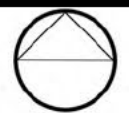
Enclosure 2: Viewpoint Locations & Photographic Record

Enclosure 3: Extract from Test Valley Landscape Character Assessment (2018)

Enclosure 1 – Aspect Plans



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0m 200m 400m 1km

Key:
Application Site Boundary

REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

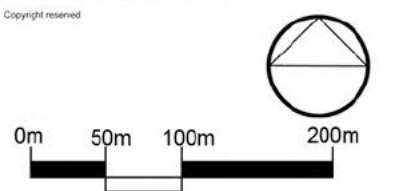
TITLE
Land at Upton Lane, Romsey
Site Location Plan

CLIENT
Crest Nicholson

SCALE	DATE	DRAWN	CHK'D
1:20,000@A3	MAR 2024	EL	IC
DRAWING NUMBER	REVISION		
7858 / ASP1 / SLP			



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- Key:
- Site Boundary
 - Public Rights of Way
 - ▲ Listed Buildings
 - Ancient Woodland

REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
**Land at Upton Lane, Romsey
Site and Setting Plan**

CLIENT
Crest Nicholson

SCALE 1:5,000 @ A3	DATE MAR 2024	DRAWN EL	CHK'D IC
DRAWING NUMBER 7858 / ASP2 / SS		REVISION	

1. Proposed noise and landscape buffer to the M271 slip road to the west to limit intervisibility with this road corridor and reduce noise levels from passing traffic.

2. Interface with adjoining large-scale Electricity Distribution Site. The associated overhead powerlines and pylons that run across the southern extents of the Site limit the extent of the proposed developable area.

3. Interface with adjoining residential properties characterises the immediate setting of the Site to the south-east. Opportunities to strengthen and reinforce existing boundary treatments.

4. Existing on-Site mature woodland along the northern, north-eastern and south-western extents of the Site provide a high degree of visual and physical containment and integrate the Site into its immediate setting. These woodland areas should be retained and sensitively considered, with appropriate buffers and development offsets of a minimum 15 metres.

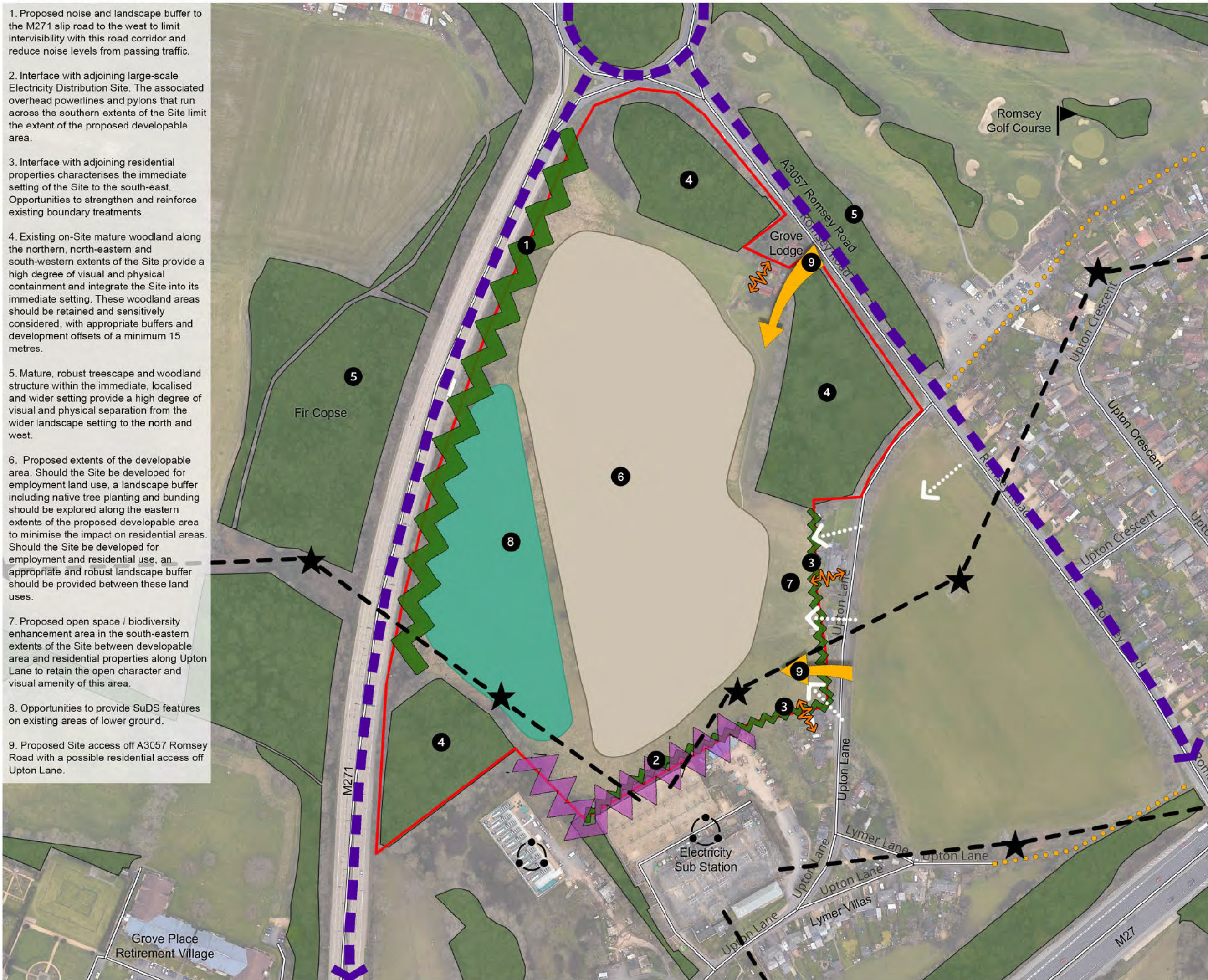
5. Mature, robust treescape and woodland structure within the immediate, localised and wider setting provide a high degree of visual and physical separation from the wider landscape setting to the north and west.

6. Proposed extents of the developable area. Should the Site be developed for employment land use, a landscape buffer including native tree planting and bunding should be explored along the eastern extents of the proposed developable area to minimise the impact on residential areas. Should the Site be developed for employment and residential use, an appropriate and robust landscape buffer should be provided between these land uses.

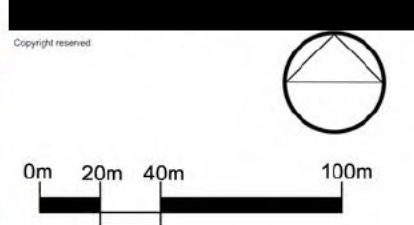
7. Proposed open space / biodiversity enhancement area in the south-eastern extents of the Site between developable area and residential properties along Upton Lane to retain the open character and visual amenity of this area.

8. Opportunities to provide SuDS features on existing areas of lower ground.

9. Proposed Site access off A3057 Romsey Road with a possible residential access off Upton Lane.



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- Key:
- Site Boundary
 - Woodland
 - Main Road Corridors
 - Built Up Areas & Built Form
 - Overhead Power Lines & Pylons
 - M271 Noise / Landscape Buffer
 - Interface with Electricity Sub Station
 - Interface with Residential Properties
 - Glimpsed Localised Views into Site
 - Reinforced Boundary Treatments
 - Potential SUDs Area
 - Proposed Developable Area
 - Possible Site Access Locations

A	REV	DATE	Updated red line boundary	EL	IC
	28	03/24			
REVISIONS			NOTE	CHK'D	CHK'G

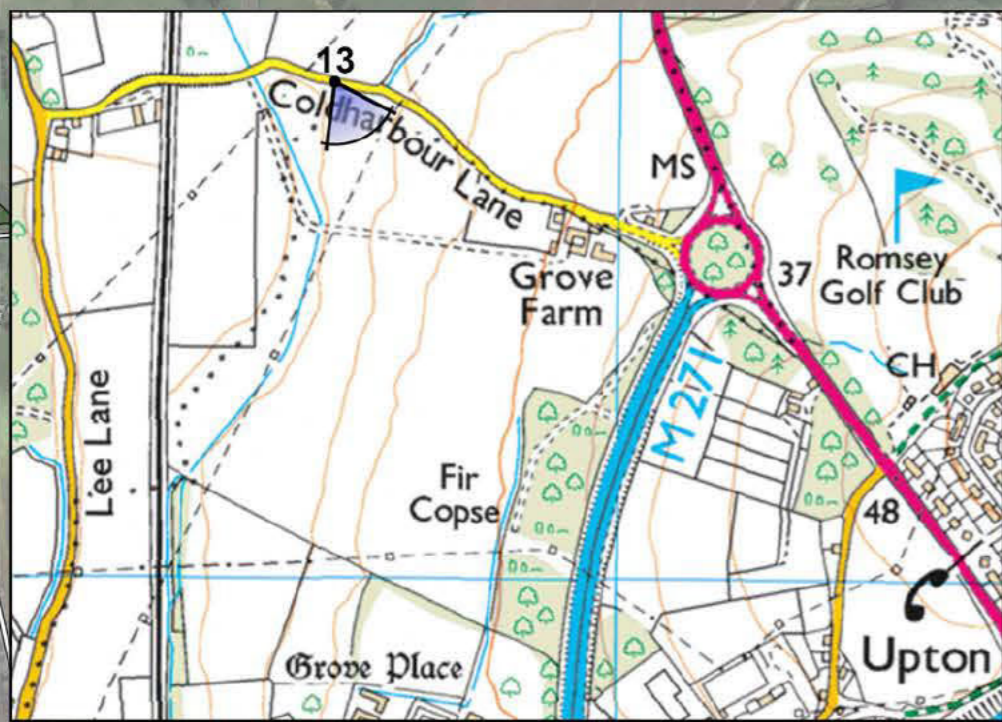
aspect landscape planning

TITLE
Land at Upton Lane, Romsey
Landscape Opportunities & Constraints

CLIENT
Crest Nicholson

SCALE	DATE	DRAWN	CHK'D
1:2,500 @ A3	MAR 2024	EL	IC
DRAWING NUMBER	REVISION		
7858 / ASP3 / O&C	A		

Enclosure 2 – Viewpoint Locations & Photographic Record



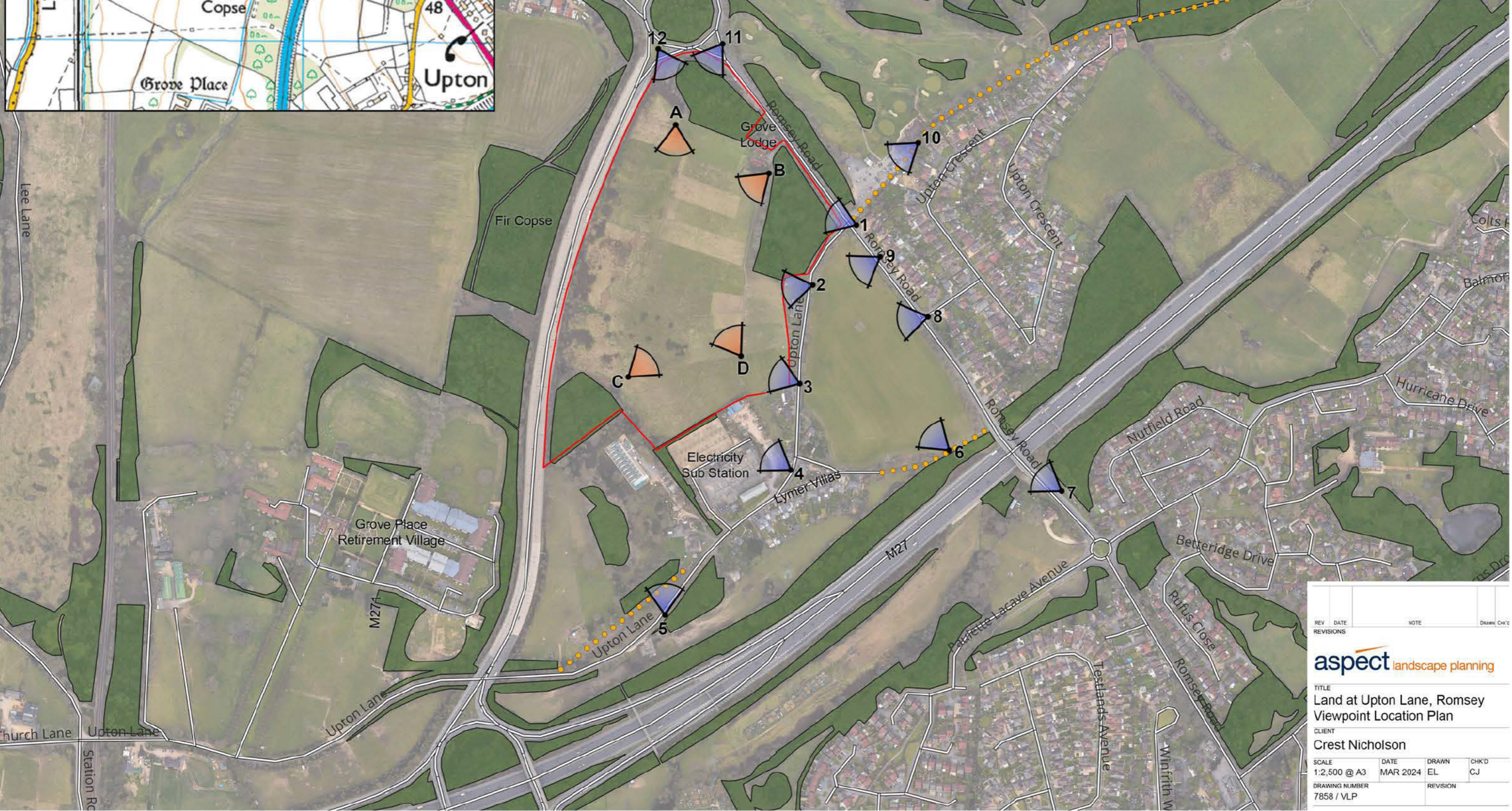
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0m 20m 40m 100m

Key:

- Site Boundary
- Viewpoint Location
- Internal Viewpoint Location
- Public Rights of Way



REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
Land at Upton Lane, Romsey
Viewpoint Location Plan

CLIENT
Crest Nicholson

SCALE	DATE	DRAWN	CHK'D
1:2,500 @ A3	MAR 2024	EL	CJ

DRAWING NUMBER	REVISION
7858 / VLP	



Viewpoint Coordinates: E 437389, N 117155 Date & time of photograph: 15/03/2024 14:21 AOD & Viewing height: c. 50m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 1 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 437317, N 117073 Date & time of photograph: 15/03/2024 14:12 AOD & Viewing height: c. 44m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 2 (Annotated Panorama Image for Context Only)



Glimpsed, filtered views of the southern extents of the Site comprising horse grazing paddocks through roadside vegetation along Upton Lane

Viewpoint Coordinates: E 437296, N 116940 Date & time of photograph: 15/03/2024 14:09 AOD & Viewing height: c. 39m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 3 (Annotated Panorama Image for Context Only)



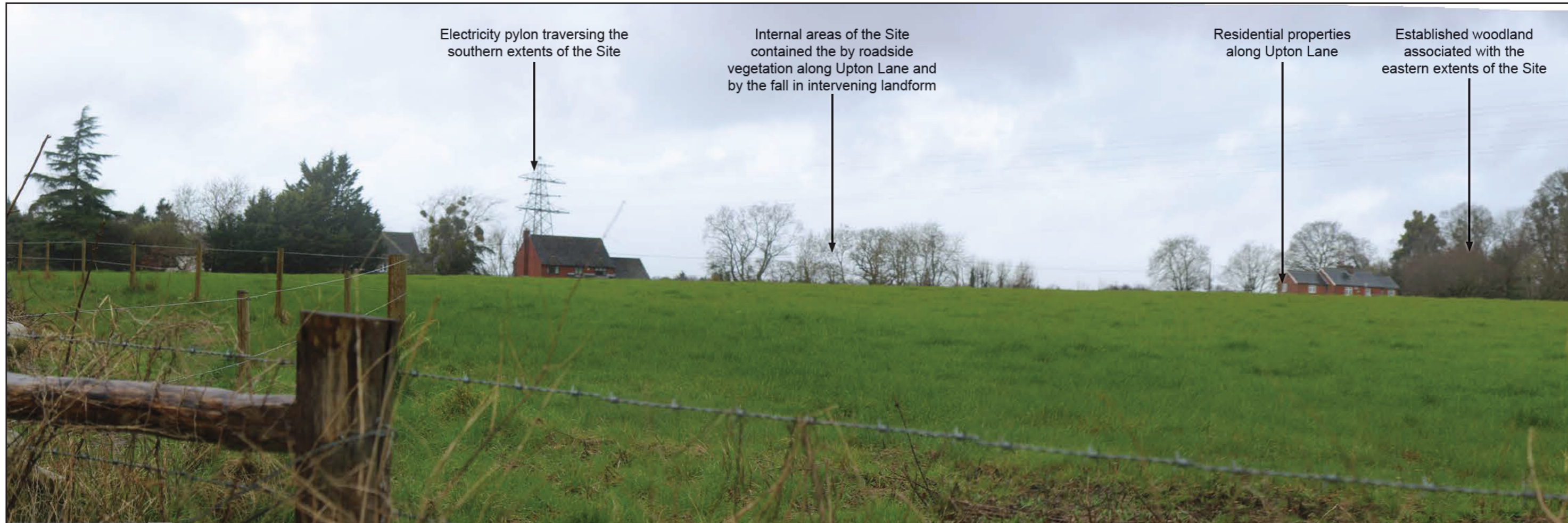
Site located beyond Electricity Distribution Site

Garden of property no.6 Upton Lane

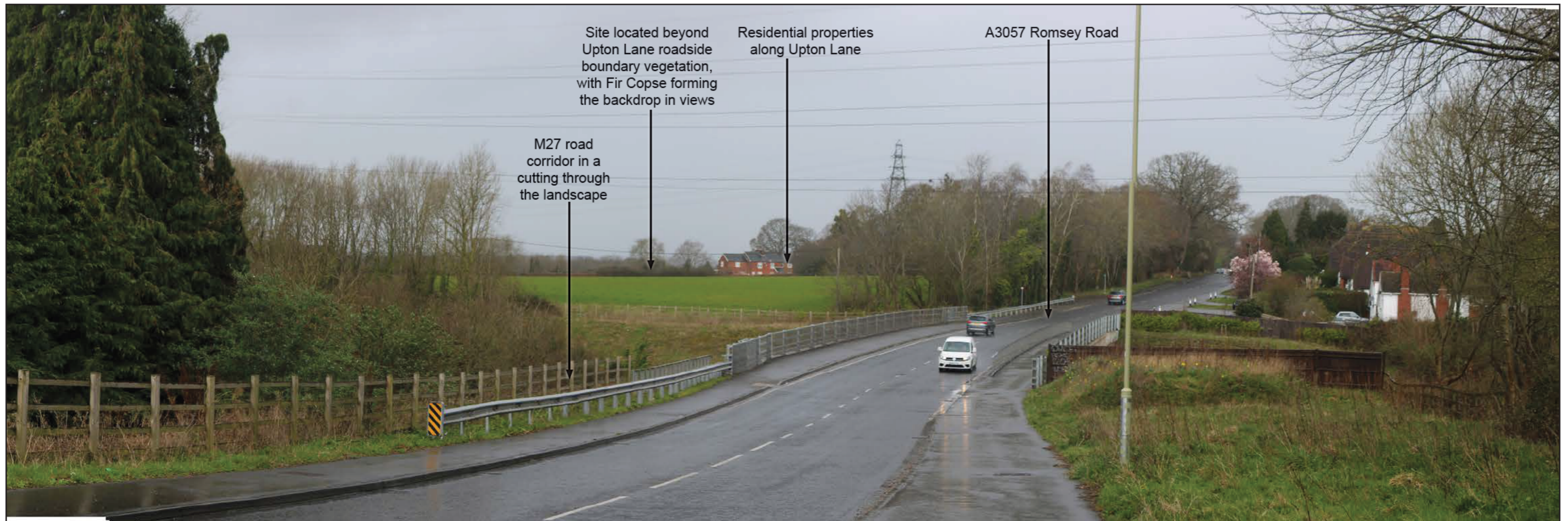
Viewpoint Coordinates: E 437291, N 116812 Date & time of photograph: 15/03/2024 13:49 AOD & Viewing height: c. 39m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 4 (Annotated Panorama Image for Context Only)



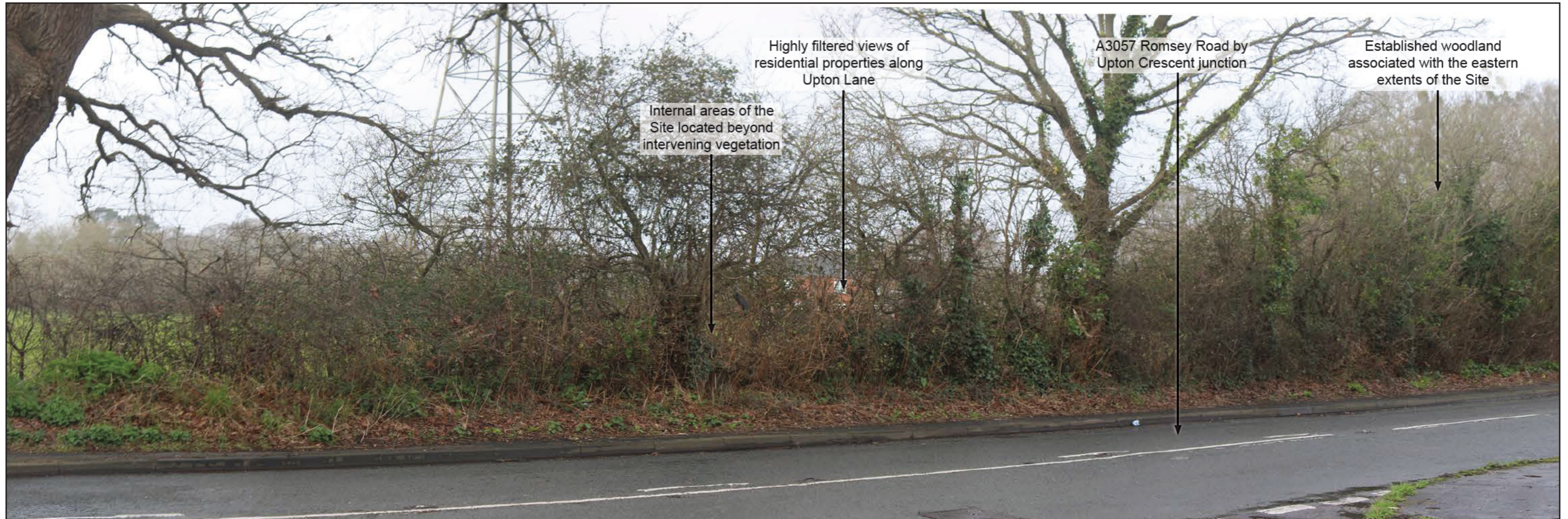
Viewpoint Coordinates: E 437123, N 116638 Date & time of photograph: 15/03/2024 13:57 AOD & Viewing height: c. 25m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 5 (Annotated Panorama Image for Context Only)



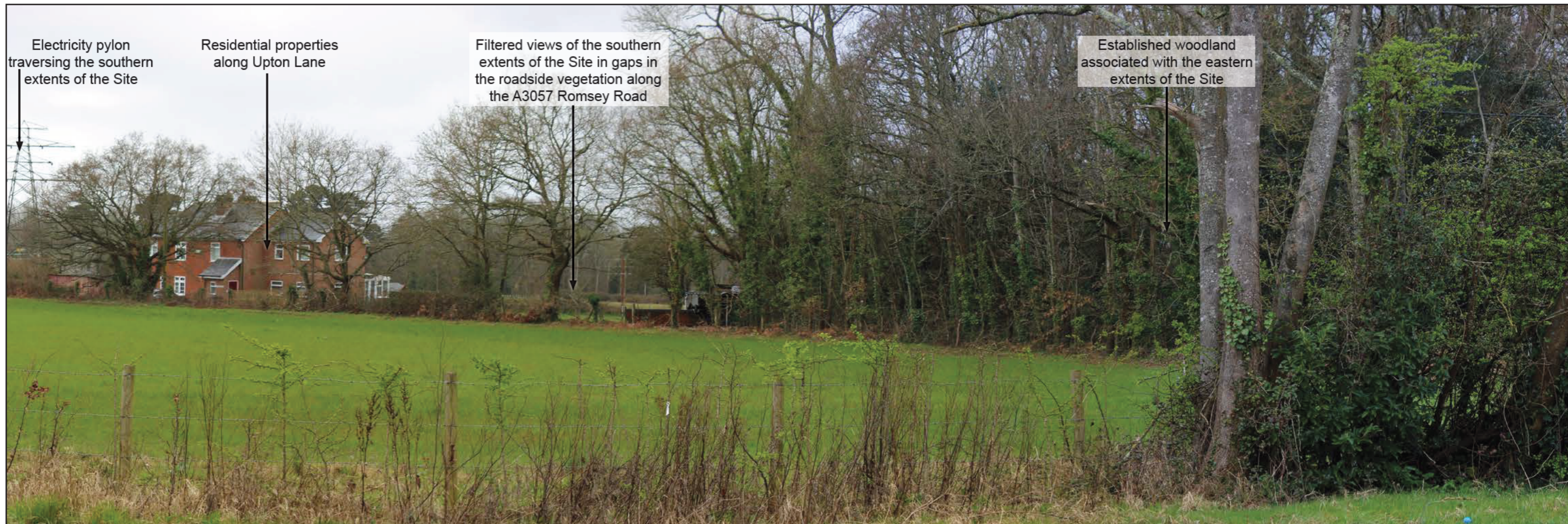
Viewpoint Coordinates: E 437517, N 116860 Date & time of photograph: 15/03/2024 13:44 AOD & Viewing height: c. 39m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 6 (Annotated Panorama Image for Context Only)



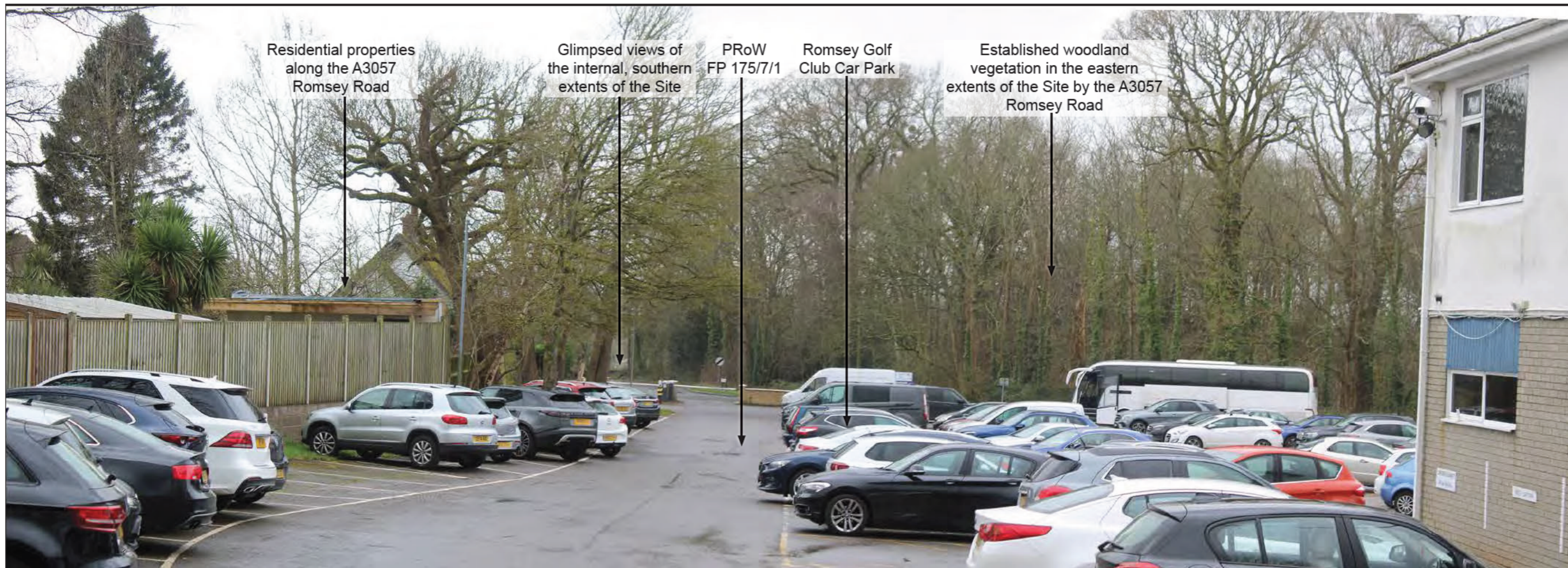
Viewpoint Coordinates: E 437633, N 116815 Date & time of photograph: 15/03/2024 13:37 AOD & Viewing height: c. 40m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 7 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 437478, N 117029 Date & time of photograph: 15/03/2024 13:32 AOD & Viewing height: c. 48m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 8 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 437412, N 117118 Date & time of photograph: 15/03/2024 14:17 AOD & Viewing height: c. 47m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 9 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 437448, N 117246 Date & time of photograph: 15/03/2024 13:23 AOD & Viewing height: c. 53m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 10 (Annotated Panorama Image for Context Only)



A3057 Romsey Road

Internal area of the Site located beyond established woodland vegetation in its northern extents

Viewpoint Coordinates: E 437202, N 117403 Date & time of photograph: 15/03/2024 13:10 AOD & Viewing height: c. 36m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 11 (Annotated Panorama Image for Context Only)



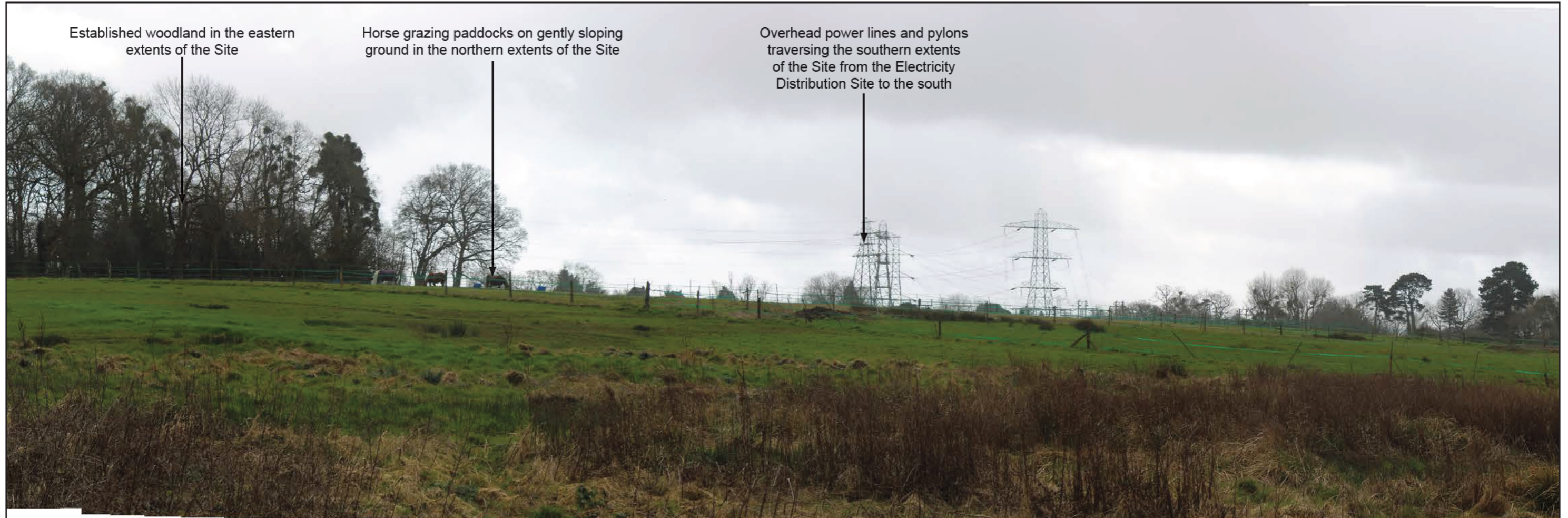
Internal area of the Site located beyond the existing vegetation

M271 slip road

Viewpoint Coordinates: E 437113, N 117392 Date & time of photograph: 15/03/2024 13:13 AOD & Viewing height: c. 31m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 12 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 436553, N 117698 Date & time of photograph: 15/03/2024 14:53 AOD & Viewing height: c. 12m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 13 (Annotated Panorama Image for Context Only)



Viewpoint Coordinates: E 437139, N 117284 Date & time of photograph: 15/03/2024 12:49 AOD & Viewing height: c. 38m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint A (Annotated Panorama Image for Context Only)



Horse grazing paddocks in the northern extents of the Site

Fir Copse

Viewpoint Coordinates: E 437255, N 117219 Date & time of photograph: 15/03/2024 11:47 AOD & Viewing height: c. 44m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint B (Annotated Panorama Image for Context Only)



Grove Lodge and associated outbuildings

Grassland and pockets of native scrub characterise the south-western extents of the Site

Established woodland in the eastern extents of the Site

Residential properties along Upton Lane

Viewpoint Coordinates: E 437085, N 116964 Date & time of photograph: 15/03/2024 12:12 AOD & Viewing height: c. 37m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint C (Annotated Panorama Image for Context Only)



Fir Copse

Open grassland in the central extents of the Site

Horse grazing paddocks in the northern half of the Site

Viewpoint Coordinates: E 437231, N 116982

Date & time of photograph: 31/03/2022 12:07

AOD & Viewing height: c. 39m AOD 1.6m

Weather conditions: Clear, good visibility.

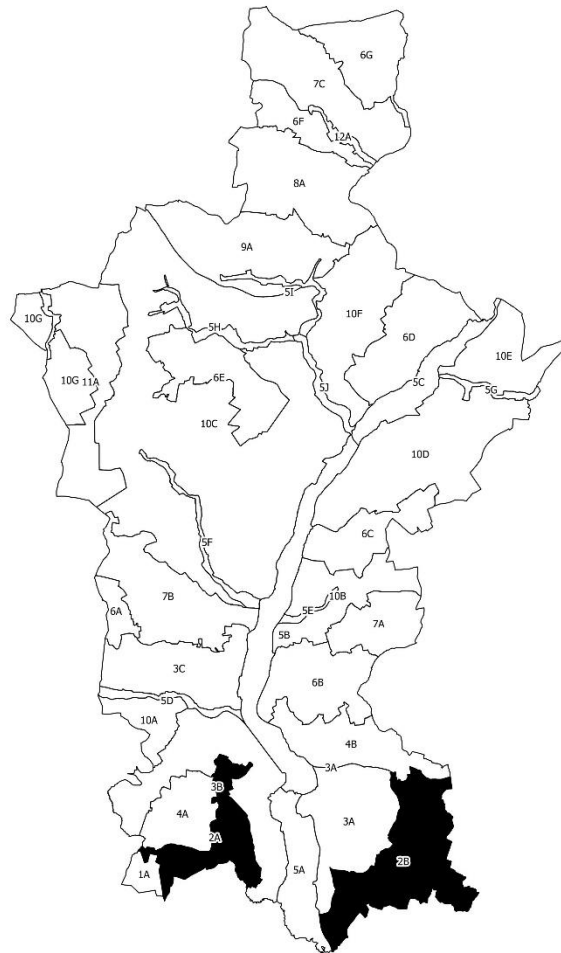
Viewpoint D (Panorama Image for Context Only)

Enclosure 3 – Extract from Test Valley LCA

LCT2 Pasture and Woodland Associated with Heathlands

General Description

2.1 The Pasture and Woodland Associated with Heathland landscape character type is an enclosed landscape with pockets of low intensity grazed pasture in a well-wooded setting. The character type includes the heathland edge around the New Forest and is closely associated with a zone of former heathland, which still retains a heathy character.



Parklands are a typical feature, characterised by landscape features such as scattered trees, rows of trees, wood pasture (in the case old deer parks) exotic trees, ancient pollard trees and veteran trees. Woodlands and shelter belts often occur with these parklands.

2.2 Settlements are characteristically found to have an open but nucleated settlement pattern having developed in an essentially open, heathland environment to support the rapid growth of Southampton and Chandler's Ford.

Location

2.3 Pasture and Woodland Associated with Heathland is found in the southern areas of the Borough on higher ground. It is closely associated with heathland (including LCT1) to the south, which extend into the New Forest and is generally more heavily wooded, and influenced by non agricultural human activity, than the adjacent areas of mixed farmland and woodland (LCT3 and 4) to the north. Two character areas have been classified within this landscape character type.

- LCA2A Embley Wood and Heathland
- LCA2B North Baddesley and Chilworth Woodland Mosaic

Physical Influences

2.4 **Geology and Soils:** The boundary of the character type is mainly defined by local geology and relates to the transition where shallow poor soils over gravels become deeper initially in patches and then becoming uniform and so more viable to cultivate. This landscape typically occurs on a varying geological formation of sands, sandy clays and gravels.

Landform: A very gently rolling landscape, almost a plateau, with generally small dry valleys, smooth ridges and no sharp escarpments.

Drainage: This type lies within the Test and Itchen catchment areas and includes small streams and ponds.

Biodiversity and Vegetation Pattern

2.5 Pasture and Woodland Associated with Heathland is characterised by extensive ancient semi-natural woodland (ASNW) as well as plantations on ancient woodland sites (PAWS) and active coppice, linked by hedgerows. There are several pockets of wet woodland. There is a high proportion of improved grassland and localised arable use on patches of more favourable soils. Fields of unimproved acid and neutral grassland form important habitats. There are occasional patches of lowland heath dominated by heather, together with mosaics of acid grassland, patchy woodland and scrub. There are some smaller watercourses and wet flushes, and damp grassland to the valley bottoms.

Notable habitats

- Ancient semi-natural woodland (encompassing lowland mixed deciduous woodland of varying community types, as well as wet woodland)
- Unimproved grassland (lowland meadows / acid grassland priority habitats)
- Fragments of lowland heathland.

Historical Influences

- 2.6 This landscape is characterised by tracts of nineteenth century woodland and some elements of woodland with a pre-1810 origin interspersed with areas of small and irregular assarting up on the higher ground flanking the river valleys. Where the ground slopes down towards the valley floor, the agricultural landscape changes with more parliamentary fields, associated with the wooded areas.
- 2.7 These characteristics demonstrate a process of developing human influence over what has traditionally been a largely forested environment. The generally linear alignment of the assarted field boundaries suggests a later, possibly early nineteenth century, date for their creation although some earlier assarting may exist particularly closer to the interface with the New Forest. Valley associated parliamentary field systems indicate the rapid enclosure of the lower land of this character type.

Settlement Pattern

- 2.8 Heath Associated Settlement Types dominate this landscape character type. These settlements characteristically have an open but nucleated settlement pattern having developed in an essentially open, heathland environment. Some fragmentary historic cores dating to the seventeenth and eighteenth century can be identified within some of these heath associated settlements although they tend to be the extant remains of apparently isolated farms and manorial complexes which have attracted later settlement growth. These settlements appear to have generally later post-medieval origins with relatively extensive areas of nineteenth and twentieth century development. This process of later post-medieval expansion is particularly associated with the rapid growth of Southampton and its principal suburbs during this period.

Communication Network

2.9 Several gently winding roads, in part respecting the contours of the land, appear to extend north south through this character type particularly in the west of the Borough. These may be the remains of the drove roads connecting the ancient forest farmland to the core of the New Forest to the south of the River Blackwater. In general the east west aligned roads appear to be much straighter and extend directly between principal settlements. Recreational opportunities are high with a good density of footpaths in some areas.

Key Natural and Cultural Landscape Issues

2.10 Key natural and cultural landscape issues are as follows:

- Hedgerow fragmentation and loss
- Pressures for new built development
- Cumulative visual impact from extensive storage of caravans, redundant farm machinery
- Pressure for further recreational provision on heathland and woodland in the settlement / urban fringe
- Dilution of locally distinctive character through standard development form and design
- Potential change in farming practices, with increased areas managed as 'hobby farms' or as horse paddocks, characterised by rank weedy grassland and poorly managed boundaries.
- Loss of open heathland resulting from conifer plantation, and in some instances manicured golf course designs
- Loss of parkland features
- Increased risk of localised flash flooding due to run off from new developments
- Isolation of small patches of lowland heathland and unimproved grassland and threat to remnant heathland and unimproved pasture
- Loss of historic landscape character with assarted field systems giving way to the development of large open fields associated with mechanised forms of agriculture

- Loss of historic heathland areas to settlement development associated with the continuing growth of Southampton.

Land Management Guidelines

2.11 All of the Borough wide land management guidelines in the introduction apply to this Landscape Character Type. Land management guidelines specific to this Landscape Character Type are:

2.12 Agriculture

- Manage the agricultural landscapes for biodiversity such as incorporating hedgerows or grass field margins
- Encourage replanting of hedgerows and hedgerow trees
- Ensure the careful siting of new agricultural buildings

2.13 Hedgerows

- Restore hedgerows and encourage replanting of former hedgerow lines, ensure oak standards grow up to from hedgerow trees

2.14 Woodland and Trees

- Avoid use of coniferous plantations and shelter belts

2.15 Biodiversity

- Seek opportunities to link existing woodland and heathland through habitat restoration

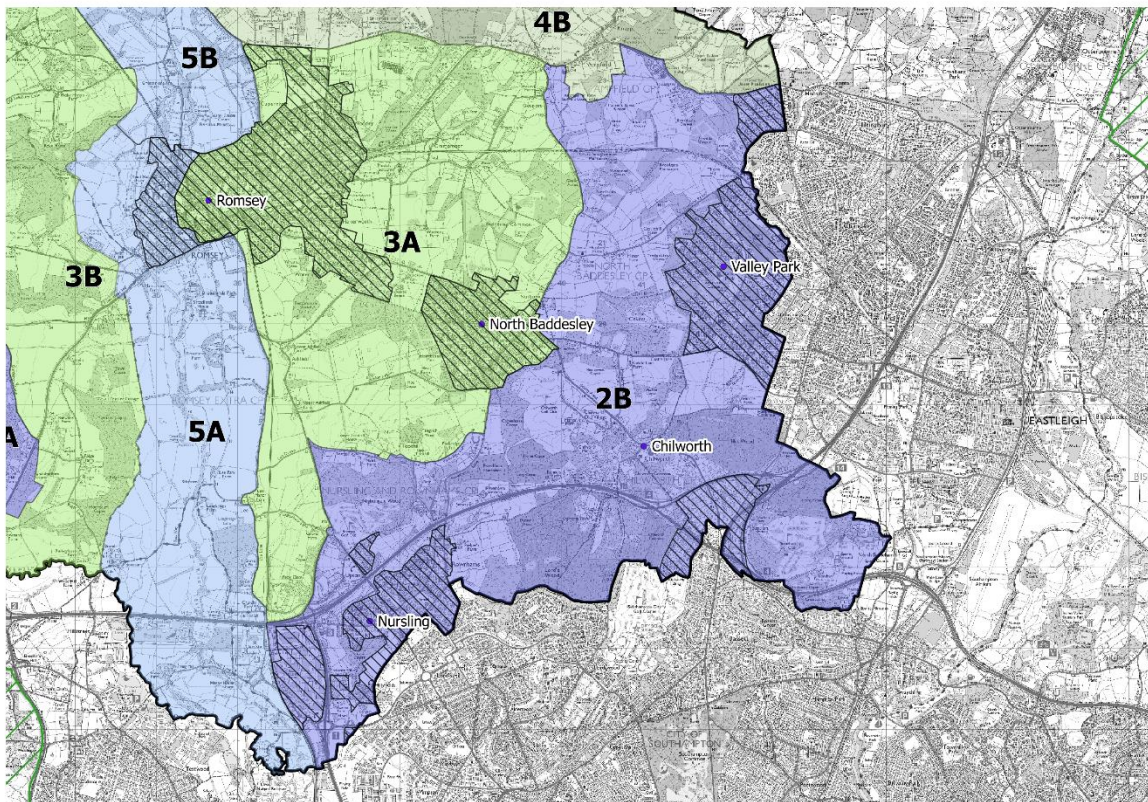
Land Use and Development Guidelines

2.16 All of the Borough wide land use and development guidelines in the introduction apply to this Landscape Character Area. Specific to this Landscape Character Type are:

2.17 Recreation, Tourism and Access

- Encourage management of woodlands to enable greater public access

LCA2B North Baddesley and Chilworth Woodland Mosaic



General Description

- 2B.1. North Baddesley and Chilworth Woodland Mosaic is a mix of large areas of woodland including plantations, predominantly along the northern edge of Southampton, with open areas of arable land, and rough grassland with heathland located to the west of Chandler's Ford. The areas of arable farmland have generally poor quality hedgerows, with fields collectively forming larger open areas that are contained within the woodland framework.
- 2B.2. There are pockets of higher density residential development adjacent to Southampton and Chandler's Ford. Business Parks with large scale buildings are located between Southampton and the M271/M27. A number of golf courses occupy sites adjacent to woodlands, for example at North Stoneham and Nightingale Wood, with golf courses also located within open areas south of North Baddesley. The M27 runs through the landscape to the south, with

junctions and slip roads encroaching into the wooded and open arable landscape on either side.

Location

- 2B.3. North Baddesley and Chilworth Woodland Mosaic has close links with the Baddesley Mixed Farm and Woodland to the west. The area is located in the south-east corner of the Borough extending to the southern and eastern Borough boundaries. The built up areas of Chandler's Ford and Southampton lie immediately to the east and south.

Local Physical Influences

- 2B.4. **Geology and Soils:** Complex area of London Clay, Wittering Formation and Earnley Sand Formation, with some areas of Alluvium and River Terrace Deposits.

Landform: Gentle undulating ground sloping south to Southampton Water, becoming more pronounced south of the M27.

Drainage: This is within the Itchen and Test catchments and has numerous streams and ponds.

Local Biodiversity and Vegetation Pattern

- 2B.5. Most of the more extensive woodlands in this area are plantations on ancient woodland sites (PAWS), such as Great Covert SINC, Home Copse and part of Lords Wood. There are also areas of ancient semi-natural woodland (ASNW), notably Trodd's Copse SSSI and the SINC woodlands around Valley Park along the western fringes of Chandler's Ford.

- 2B.6. Native broadleaved woodland is an important habitat in this area (particularly where this is Ancient Woodland). Oak and birch are abundant in these areas, while other species such as ash, rowan, holly, whitebeam and field maple are also represented. Poplar and aspen are found in the damper areas. There are locally-abundant areas of sweet chestnut and this has often been historically managed by coppicing, although this has somewhat fallen into neglect.

- 2B.7. There are areas of acid and neutral grassland including some traditional grazed hay meadows. The more unimproved and species-rich grasslands are generally dominated by fine-leaved grasses such as red fescue, crested dog-tail and velvet bent. Coarser grasses such as cocksfoot and Yorkshire fog are not so frequent although are ubiquitous in most other more improved grasslands. There is a variety of flowering plants that in some cases can comprise a substantial proportion of the herbage in these grasslands.
- 2B.8. Other notable habitats include occasional patches of lowland heath dominated by heather, together with mosaics of acid grassland, patchy woodland and scrub. Often the valleys have wet areas. Ancient and semi-natural woodlands link with hedgerows and provide an important resource, contributing to wider ecological networks and are particularly key to species such as hazel dormouse, which is well-represented in the woodlands in this LCA.
- 2B.9. The table below identifies the broad habitat types for LCA2B.

Broad habitat type	Area of habitat (Hectares)	Percentage of the LCA (%)
Acid grassland	54.56	2.07
Arable and horticulture	108.91	4.13
Boundary and linear features	179.26	6.79
Bracken	5.16	0.20
Broadleaved, mixed, and yew woodland	657.30	24.92
Built-up areas and gardens	444.10	16.83
Coniferous woodland	298.21	11.30
Dwarf shrub heath	3.17	0.12
Fen, marsh and swamp	3.93	0.15
Improved grassland	717.45	27.19
Inland rock	8.92	0.34
Neutral grassland	27.42	1.04
Standing open water and canals	3.91	0.15
Unidentified habitat	119.25	4.52
Unidentified water	6.61	0.25
Total	2638.17	

Local Historical Influences

- 2B.10. Parliamentary field enclosure can be found close to several heath associated settlements and principally close or within the valley of the River Test at the

western end of North Baddesley and Chilworth Woodland Mosaic. Further north the dominant form of historic landscape is regular assarted fields with straight boundaries typical of 19th or 20th century woodland clearance. Close by are surviving 19th century plantations further supporting the 19th/20th century date for the nearby regular assarted fields.

- 2B.11. Earlier pre-1810 woodland does survive. When this is combined with the evidence for extensive assarting this suggests the presence within this area of Test Valley of a significant forested environment, possibly associated during the prehistoric period with the New Forest.

Designations

- 2B.12. Designations that lie wholly or in part within this Landscape Character Area comprise:

2B.13. **Nature Conservation**

SSSI

- Trodds Copse – Ancient semi-natural woodland

SINC

- 77 SINCs including ancient semi-natural woodlands, pasture woodland, agriculturally unimproved grasslands, wetlands, heathland remnants, scrub and sites which support notable species

2B.14. **Historic**

Scheduled Monuments

- Castle Hill
- The Ring earthworks
- Section of Roman Road SW of Titlark Farm

Conservation Areas

- Chilworth Old Village Conservation Area and part of Ampfield Conservation Area lie within this LCA

Listed buildings

- There is a notable cluster of listed buildings in Chilworth Old Village Conservation Area and small numbers of other listed buildings across the LCA, including North Baddesley Manor House: Grade II Listed Building

Settlement Pattern

- 2B.15. Settlements within this area are concentrated towards the south and east, linking to the areas of existing development of Southampton and Chandler's Ford. This has resulted from localised growth of the individual settlements in the 19th century and in the extensive development of new suburbs along major roads.
- 2B.16. The larger and more regular assarts farmsteads appear to be considerably more spaced apart than within areas where smaller assarted fields predominate. The various elements of woodland at the southern end of this character area appear to have no farmsteads within them.
- 2B.17. The built form is dominated by modern building styles and materials, predominately housing of brick construction with concrete tiled roof.
- 2B.18. The settlement pattern of this area is largely dominated by expansion from Southampton and its suburbs during the later post-medieval period

Local Settlements

- 2B.19. Local Settlements and their corresponding Settlement Type (see Appendix 2 for more information):
- Chilworth: Heath Associated Settlement Type
 - North Baddesley: Heath Associated Settlement Type
 - Nursling: Heath Associated Settlement Type.

Remoteness and Tranquillity

- 2B.20. The M27 and M271, with associated slip roads and junctions, and adjacent large scale commercial buildings have had an impact on levels of tranquillity within the adjacent area. Areas of woodland away from traffic noise still offer some sense of remoteness and tranquillity. The visibility of golf courses as well as residential development on the open landscape, has affected the sense of rural remoteness, with a more urban character.

Key Valued Characteristics

2B.21. Key valued characteristics of LCA2B are as follows:

- Pockets of gently undulating pasture and arable fields within a strong framework of hedgerows and woodland cover, including plantation
- Remnant heathland and unimproved grassland
- Some parliamentary enclosure close to heath associated settlement and nearby the valley floor of the River Test which flanks the western boundary of this character area
- Wooded character of Chilworth
- Large areas of assarting present within the northern portion of this character area, many of a small scale intimate character
- Retained mature former hedgerow trees within business parks
- Woodland provides containment to golf courses and aids in reducing their potential landscape and visual impact
- Woodland and generous woodland belts provide containment to suburban residential development extending from Southampton and Chandler's Ford
- Views are generally short, mostly to the next field boundary or woodland edge with some long views in the vicinity of Ampfield looking southwards across open countryside and northwards and westwards in the vicinity of Chilworth Old Village to wooded ridges
- Pattern of fields separating Ampfield and Chandler's Ford / Valley Park / North Baddesley

Key Detractors

2B.22. Key detractors of LCA2B are as follows:

- Poor fragmented hedgerow structure along arable field boundaries
- M27 and M271 corridor and major junctions in the south of the area
- Areas of suburban residential development, sometimes with poor and abrupt interfaces with open fields, and large-scale visually prominent buildings within business parks extending from Southampton and Chandler's Ford
- A large number of golf courses are more prominent in areas of open landscape and frequently use landscape treatments not in keeping with the rural landscape, including ornamental hedge and tree planting

- These larger post-medieval settlements are characterised by large areas of planned housing with clearly defined boundaries and connected by an often straight and well-connected network of roads.
- Pylons crossing open fields running east-west in the central part of the area
- Visually intrusive caravan parks
- Spread of equestrian activity, with sub-division of open areas of grassland with poor quality fencing and field stables

Local Natural and Cultural Landscape Issues

2B.23. Local natural and cultural landscape issues for LCA2B are as follows:

- Increased impact upon the pre-1810 woodland along the southern border of the Borough from the development of afforestation, recreation, housing, industry and transport links
- Erosion of rural character by the M27, M271, Chilworth and Nursling junctions
- Erosion of the remaining rural gaps between Southampton, the M27 and Chilworth, notably the significance of the open land north of Southampton in maintaining the perception of separation of fringe settlements
- Erosion of remaining sense of tranquillity away from developed areas
- Further loss of historic parkland to modern use and design
- Parcels of farmland left unmanaged due to aspirations for future development.
- Pressure for additional development, including large-scale commercial development, and the potential erosion of the surrounding landscape arising from further development extending from the main settlements
- Potential erosion of the rural character of the area from solar and other renewable energy development
- Expansion of farmsteads and conversion of farm buildings to residential
- Increased 'horsiculture' with the loss of the rural character of pasture fields

Landscape Strategy and Guidelines

2B.24. Landscape Strategy and Guidelines for LCA2B are as follows:

- North Baddesley and Chilworth Woodland Mosaic retains strong elements of its wooded character and patches of heathland but these are being eroded. The area is also at risk from the cumulative effects of urban fringe facilities.

The overall strategy is therefore to restore a dominant wooded and heathland character to the North Baddesley and Chilworth Woodland Mosaic through the conservation of existing habitats and new landscape opportunities and protect and enhance the key valued characteristics.

Land Management

2B.25. All of the Borough wide and Landscape Character Type land management guidelines apply to this Landscape Character Area. Specific to this Landscape Character Area are as follows:

2B.26. **Landscape Distinctiveness**

- Maintain the present balance of urban and rural land use and vegetation pattern in the area

2B.27. **Agriculture**

- Encourage the reversion of arable land to woodland pasture
- Maintain existing pattern of assarting in the north of the area

2B.28. **Hedgerows**

- Restore the continuity and quality of field hedgerows
- New boundary hedgerows to be planted using locally native species

2B.29. **Woodland and Trees**

- Maintain and strengthen existing woodland cover, particularly east and north of the M27 and M271 and around large-scale commercial buildings
- Avoid replacement of open land with plantation
- Woodland management and new woodlands to be planted with locally native species

2B.30. **Biodiversity**

- Conserve and enhance remnant heathland and unimproved grassland
- Encourage woodland and hedgerow management and restoration to conserve and enhance the local population of hazel dormouse

2B.31. **Historic Landscapes**

- Identify and seek opportunities to restore historic landscapes as appropriate
- Safeguard historic features and their settings, especially where they lie within urban areas and are most vulnerable

2B.32. **Settlement Fringe**

- Avoid deterioration in the urban fringe landscape arising from poor design and intrusive development
- Improve management of the landscape around settlements
- Protect and enhance the important green spaces around and within the settlement fringe and their contribution to green infrastructure, links with the wider countryside, nature conservation, the setting of the settlement and breaking up the built form

Land Use and Development

2B.33. All of the Borough wide and Landscape Character Type land use and development guidelines apply to this Landscape Character Area. Specific to this Landscape Character Area are:

2B.34. **Built Development**

- Maintain the wooded separation of areas of residential development
- Avoid loss of separate identity of well-defined settlements through coalescence and homogeneous design
- Proposals for new solar development should consider the cumulative impacts on the valued, predominantly rural, character with mixed farmland
- Ensure proposals for large-scale commercial buildings are appropriately sited and incorporate appropriate landscape proposals to reduced their potential landscape and visual impact

2B.35. **Infrastructure**

- Protect the area from further noise and visual intrusion from the motorways and associated infrastructure
- Avoid increased suburbanisation arising from introduction of highway measures which conflict with the predominant rural character
- Telecommunications and other high structures to be sited to take advantage of woodland screening
- Seek opportunity to reduce visual fragmentation by placing electricity cables underground
- Reduce the landscape and visual impact of existing pylons and cumulative impacts with other intrusive features

2B.36. Recreation, Tourism and Access

- Minimise the impact of golf course construction and maintenance through locally appropriate planting, and avoid damage to remnant heathland



Long views, in the vicinity of Chilworth Old Village, to wooded ridges



Small-scale intimate character of assorted fields



Retained mature trees within business parks



Strong framework of woodland



Undulating arable fields within a strong framework of hedgerows and woodland

- Dimensions are in millimeters, unless stated otherwise.
 - Scaling of this drawing is not recommended.
 - It is the recipient's responsibility to print this document to the correct scale.
 - All relevant drawings and specifications should be read in conjunction with this drawing.



Schedule of Accommodation

Total GIA	-	306,800 ft²	(28,502 m²)
Site Area	-	28.89 acres	11.69 ha
Site Density GIA	-		24.38%

Unit 100

Warehouse Area	-	90,100 ft ²	(8,370 m ²)
Office Area (incl. GF core)	-	4,700 ft ²	(437 m ²)
Unit 100 GIA	-	94,800 ft²	(8,807 m²)

Unit 200

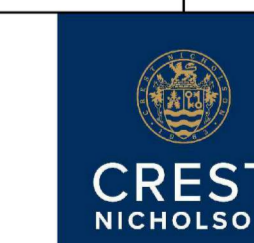
Warehouse Area	-	198,800 ft ²	(18,469 m ²)
Office Area (incl. GF core)	-	10,400 ft ²	(966 m ²)
Transport Office	-	2,500 ft ²	(232 m ²)
Gatehouse	-	300 ft ²	(28 m ²)
Unit 200 GIA	-	212,000 ft²	(19,695 m²)



P02	Attenuation added	RAC	MS	27.03.24
P01	Initial Issue	RAC	MS	20.03.24
rev	amendments	by	ckd	date

The Grove, Romsey,
 Southampton
 Concept Plan

LOD 1	LOI 1
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RIBA PoW Stage:	0 - Strategic Definition
Document Suitability:	S1
Drawn / Checked:	RAC / MS
Date:	20/03/2024
Scale:	1:2000 A1
UMC Project Number:	24147
Document Reference:	Drawing no: Revision:
24147 - UMC - ZZZZ - SI - DR - A	0109 P02

10m SCALE 1:2000

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Schedule of Accommodation

Total GIA	-	115,600 ft²	(10,740 m²)
Site Area	-	28.89 acres	11.69 ha
Site Density GIA	-		9.19%

Unit 100

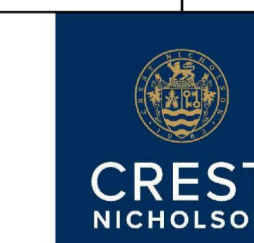
Warehouse Area	-	109,900 ft²	(10,210 m²)
Office Area (incl. GF core)	-	5,700 ft²	(530 m²)
Unit 100 GIA	-	115,600 ft²	(10,740 m²)



P02	Attenuation added	RAC	MS	27.03.24
P01	Initial Issue	RAC	MS	21.03.24
rev	amendments	by	ckd	date

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