

Planning Policy

From: Alex Higgin <...>
Sent: 13 September 2018 16:14
To: Planning Policy
Subject: 28060 - Bere Hill, Andover - File Transfer - Regulation 18 representations - Gallagher Estates Ltd

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Project Name: 28060 - Bere Hill, Andover
Project Number: 28060
From: Alex Higgin (Barton Willmore LLP)
To: planningpolicy@testvalley.gov.uk
CC: Rebecca Horrocks (Barton Willmore LLP); Sarah Griffiths (Gallagher Estates); Darren Mace (Gallagher Estates)
Subject: Regulation 18 representations - Gallagher Estates Ltd
Purpose: For Your Information
Sent via: Info Exchange
Expiration Date: 10/13/2018
Remarks: On behalf of Gallagher Estates Ltd, please find attached representations to the Test Valley Borough Council Regulation 18 Local Plan Consultation. Please can you confirm that you have received the information contained in this transmittal?
 Regards,
 Alex Higgin

Transferred Files

NAME	TYPE	DATE	TIME	SIZE
Transmittal - 00005 1.pdf	PDF File	9/13/2018	4:13 PM	126 KB
28060 130918 A3 AH TVBC Reg 18 representations with appendices.pdf	PDF File	9/13/2018	3:58 PM	54,927 KB

Alex Higgin

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Transmittal

PROJECT: 28060 - Bere Hill, Andover DATE: 9/13/2018
 28060

SUBJECT: Regulation 18 representations - TRANSMITTAL ID: 00005
 Gallagher Estates Ltd

PURPOSE: For Your Information VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
	Barton Willmore LLP		

TO

NAME	COMPANY	EMAIL	PHONE
planningpolicy@testvalley.gov.uk		planningpolicy@testvalley.gov.uk	

REMARKS: On behalf of Gallagher Estates Ltd, please find attached representations to the Test Valley Borough Council Regulation 18 Local Plan Consultation.

Please can you confirm that you have received the information contained in this transmittal?

Regards,

Alex Higgin

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	9/13/2018	28060 130918 A3 AH TVBC Reg 18 representations with appendices.pdf	

Transmittal

DATE: 9/13/2018
TRANSMITTAL ID: 00005

COPIES:

Rebecca Horrocks
Darren Mace
Sarah Griffiths

(Barton Willmore LLP)
(Gallagher Estates)
(Gallagher Estates)

Regulation 18 Consultation Test Valley Borough

Representations on Behalf of Gallagher Estates Ltd.

September 2018

Test Valley Borough Council Local Plan Regulation 18 Consultation

Representations on behalf of Gallagher Estates Ltd.

Project Ref:	28060/A3	28060/A3	28060/A3
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Date:	20/08/18	28/08/18	13/09/18
Prepared by:	AH	AH	AH
Checked by:	RH	RH	RH
Authorised by:	RH	RH	RH

Barton Willmore LLP

Ref: 28060/A3/
Date: September 2018

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1.0 INTRODUCTION

- 1.1 Barton Willmore are providing representations on behalf of Gallagher Estates Ltd. to the Regulation 18 Consultation for the emerging Test Valley Borough Council Local Plan. Gallagher Estates Ltd. have interests at Bere Hill, Andover, and are seeking to promote the site for residential development through the Local Plan process. A site location plan is included at Appendix 1. The site's sustainable location and ability to connect to existing public transport networks offers an opportunity for the delivery of homes in a location close to Andover town centre, supporting the Council's future growth aspirations at the Borough's largest settlement.
- 1.2 Attached to these representations at Appendix 2 is a Vision Document prepared for the site which details its planning history, constraints and utilities and opportunities for development. The Vision Document should be read in conjunction with these representations. Appendices 3-6 provide supplementary technical information relating to the site for landscape, access, ecology and archaeology.
- 1.3 The site was submitted to the Call for Sites exercise run by Test Valley Borough Council in late 2017, with the resulting SHELAA published in early 2018.

2.0 RESPONSES TO THE QUESTIONS IN THE ISSUES AND OPTIONS CONSULTATION DOCUMENT

Q1. What is good about living and/or working in Test Valley?

- 2.1 Test Valley offers a high quality of life for its residents. A range of employment opportunities are offered across the Borough including at Andover, and public transport connections link to other major economic centres at Winchester, Salisbury, Eastleigh and Southampton as well as access to the Borough's rural areas. The Borough has a strong economy supported by engineering, manufacturing and local business and there are opportunities for future growth.

Q2. What could be improved about living and/or working in Test Valley?

- 2.2 Future growth in the Borough should aim to continue to support the local economy, and opportunities should be taken to diversify the economy and attract more skilled workers to Test Valley. The NPPF at Paragraph 8(a) highlights that the planning system needs to achieve as part of sustainable development:

“an economic objective – to help build a strong, responsive and competitive economy... to support growth, innovation and improved productivity”.

- 2.3 Test Valley Borough Council should seek to continue to support Andover's role as a major employer and location for business within the Borough. This growth can be supported through the provision of housing in sustainable locations, such as at Bere Hill, ensuring those residing in Test Valley have access to employment and facilities. This will help reduce the outflow of commuters to other authorities, as highlighted in Chapter 3 of the Test Valley Borough Council Issues and Options Consultation document.

- 2.4 The Council should also seek to improve the resident's access to high quality green space in and around the larger settlements in the Borough. The Andover Vision identifies a need to enhance green and recreational spaces and to acquire additional green spaces and parkland as the town grows. Test Valley does not currently have any Country Park provision, and so through the provision of a Country Park at Bere Hill there is the opportunity to provide new high-quality green space.

Q3. What should the Local Plan aspirations be for the next 20 years?

- 2.5 Gallagher Estates Ltd. believe that the emerging Local Plan should be seeking to guide development towards the most sustainable locations in the Borough, including at Andover

as the Borough's largest settlement. This is the approach that has been taken through previous Test Valley Local Plans, due to the sustainable nature of the major settlements and we encourage this approach to continue.

2.6 This consolidation of Andover's role as the largest settlement in the Borough is important as continued housing development in the town helps to secure the growth and diversification of the local economy. Andover plays a vital role as an employment centre and service provider for smaller rural communities which the Local Plan should be seeking to maintain.

2.7 A significant proportion of the Borough's residents live and work in Andover, and the provision of additional housing at Bere Hill is an opportunity to provide sustainable development within proximity of existing public transport links, existing services and Andover town centre. Andover is well located within the Borough and has public transport links to London, Salisbury and Basingstoke. Close to the site lie existing schools, supermarkets, sports facilities at Picket Twenty and the A303 strategic trunk road offering connections to the A34, M3 and the south west. Additionally, Bere Hill presents the opportunity for the provision of a Country Park, increasing the quality of life for Andover's residents and according with the aspiration to improve the quality of the green space in Andover as set out in the Andover Vision.

Q4. Should the Local Plan's housing requirement be consistent with Government's standard methodology?

2.8 Paragraph 60 of the NPPF (2018) sets out a requirement for Local Planning Authorities:

"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 – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals."

2.9 The housing requirement that the standard methodology determines is a minimum requirement for the Borough when preparing their emerging Local Plan. It is appropriate to be consistent with national policy (as set out in Paragraph 60 above) and to use the standard methodology when calculating housing requirements. However, Gallagher Estates Ltd. consider that the Council should implement a housing requirement that is higher than this minimum for the reasons set out below.

- 2.10 Test Valley Borough when compared with neighbouring authorities such as Wiltshire, West Berkshire and the New Forest has much lower levels of constraint including Area of Outstanding Natural Beauty (AONB), National Park and Special Protection Area (SPA). Only the very northern part of the Borough lies within the North Wessex Downs AONB and only a small area in the southwest lies within the New Forest National Park. This lower level of constraint indicates that Test Valley can have an important role in meeting housing need within the wider south Hampshire area without impacting upon designated areas, by the accommodating of overspill from neighbouring authorities through the Duty to Cooperate process.
- 2.11 Whilst the final housing requirement for the Borough is yet to be confirmed, it is recommended that the housing requirement for the Borough is also increased above the standard methodology's requirement to accommodate for population projections, as the Government released the latest projections in May 2018. The 2016-based ONS Sub National Population Projections indicate an increase for Test Valley from 7,700 in the 2014 figure to 9,113 new households formed. Test Valley have a duty to proactively plan to accommodate this growth through the supporting of new communities where possible.
- 2.12 Alongside the population projections, the housing target for the Borough should be increased to align with the Council's economic growth aspirations. Paragraph 80 of the NPPF (2018) states that:
- “Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*
- 2.13 The Consultation document for the Test Valley Borough Council Issues and Options consultation sets out the current strength of the economy and how it supports the success of the Borough. Paragraph 6.2 outlines the Council's aspirations to attract investment to the Borough, ensuring that workers do not have to travel elsewhere for work. Gallagher Estates Ltd. believe that the Council should plan proactively for an economic uplift in the Borough's housing requirement, which ensures the continued supporting of the local economy through the increase in workers brought by additional housing, and additionally through the provision of strategic infrastructure growth and contributions to the local economy.
- 2.14 Andover's sustainable location within the Borough should also be maximised, in line with national policy intentions to locate development in sustainable locations. The town has public transport links to Salisbury, Basingstoke, Winchester and London and lies on the

strategic A303 trunk road that offers wider connections to the A34, the M3 and the South West. It acts as the supporting urban centre for much of the northern part of the Borough through the provision of services, education facilities and community infrastructure and is a major employment location within the Borough. Development sites that lie in accessible, sustainable locations, such as Bere Hill, should be maximised in order to support Andover's current role and make use of sustainable transport connections and employment opportunities.

Q5. Should the Local Plan increase its housing requirement to help support economic growth? If yes, do you have any evidence to support this?

- 2.15 The use of the Government's standard methodology is appropriate and in line with national policy, but the figure should be seen as a minimum requirement and Local Planning Authorities should plan for higher amounts of housing where possible in order to encourage economic growth, particularly where population projections are indicating higher levels of growth is anticipated. Where necessary, Test Valley should also consider taking on unmet housing need from other neighbouring authorities and accommodating for London overspill as the Borough has lower levels of constraint than those adjacent to it. As set out at Paragraph 81 (a) of the NPPF (2018), planning policies should:

"Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth."

- 2.16 Economic growth and the provision of housing are closely linked through the NPPF, with both Paragraphs 8 and 15 referencing their interdependence as priorities for the planning system. Paragraph 92 (e) also states that planning policies and decisions should:

"Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."

- 2.17 Gallagher Estates Ltd. believe that the provision of more housing at the largest settlement within Test Valley could help to attract more skilled workers, which is a key demographic needed to ensure economic prosperity. The attraction of skilled workers may help to rebalance the current economic provisions in Andover, which is currently focused towards manufacturing than office-based employment. Andover's key role as an employment centre can only be supported through the continued allocation of housing development to ensure the town meets its existing economic requirements and sees future growth.

2.18 At present TVBC's evidence base does not provide up-to-date evidence to show the number of homes required to support job growth, or what the number of jobs being targeted is. The most recent forecast to have been considered in the evidence base appears to be the Experian forecast set out in the Test Valley Economic Assessment (TVEA), March 2016. This is over two years old and requires updating. Notwithstanding this, the forecast showed projected growth of 6,100 jobs, 2015-2035 (305 jobs per annum). It is unclear whether the number of homes required to support such growth was determined, and whether this level of job growth is considered sufficient to achieve the ambitions of the TVBC Issues and Options Consultation Plan. This should be looked at fully by the Council through the preparation process of the emerging Local Plan.

Q6. Do you think the HMA boundary is broadly right? If not, how and why do you think it should be changed?

2.19 Andover and Romsey, whilst being the largest and second-largest settlements in the Borough respectively, perform very different functions and lie within two very different HMAs. This is in part due to the geographical relationship that the southern part of Test Valley has with Southampton, and why a large quantum of development has historically come forward at Romsey, North Baddesley and the other settlements close to the Southampton boundary. The southern part of Test Valley Borough is also included within the wider Partnership for Urban South Hampshire (PUSH) boundary given its proximity to and role in meeting need from Southampton and wider south Hampshire.

2.20 In contrast, Andover acts as the major supporting urban core and service provider for the network of villages and small settlements that are spread out across the largely rural remainder of the Borough. It also has connections to Salisbury, Basingstoke and London which contribute to the housing and economic needs of the Borough. While there may be some opportunities to review the boundaries around rural villages, given the different roles of the two settlements that form the centres of the two housing market areas, the previously adopted principle of two HMAs within the Borough (northern and southern Test Valley) should be retained.

Q7. Are there any other approaches to distributing development across the Borough that we should consider?

2.21 Gallagher Estates Ltd. believe that the majority of the Borough's strategic growth should be supported at Andover as the most sustainable location, as it contains the highest level of services and access to employment opportunities. It also has the greatest ability to provide sustainable development and to provide a mix of housing, which can meet the wider needs of the market, which is much more difficult to achieve with proportional or piecemeal

development. This approach is at the heart of national planning policy, as set out at Paragraph 103 of the NPPF (2018):

“Significant development should be focused on locations with are or can be made sustainable, through limiting the need to travel”.

2.22 A focus of strategic development at the Borough’s largest settlements promotes both development in the most sustainable locations and the retaining of existing services. Land at Bere Hill provides an opportunity to cater for the development needs of Andover in a location close to its town centre, with the site having opportunities to link into existing public transport networks alongside having access to the services at the nearby urban extension of Picket Twenty.

2.23 It is understood that some growth is required at rural settlements in order to support rural communities and services, but development needs to be focused in the most sustainable areas. Test Valley, outside of Andover and Romsey is a largely rural Borough and it, therefore, needs to focus growth where there is existing infrastructure, or opportunities to enhance existing infrastructure. Given the ability of the Borough’s two largest settlements to support new development, they should be the focus of development within the emerging Local Plan.

Q9. How should the settlement boundaries be defined in the next Local Plan?

2.24 Gallagher Estates Ltd. believe that the emerging Local Plan should consider the reviewing of settlement boundaries so that land parcels that present opportunities to meet housing need in sustainable locations can be included within them. Bere Hill was assessed in the 2018 SHELAA by the Council and was concluded to be available immediately, likely to be achievable and possibly deliverable but not suitable due to its location outside of the current settlement boundary. It is, therefore, appropriate to seek alterations to the settlement boundary to include the site within Andover’s settlement boundary.

2.25 The Council needs to identify sites which can deliver housing and provide a rolling supply of housing land, in order to meet the requirements of the NPPF Housing Delivery Test paragraph 215. The February 2018 SHELAA recognises that there are plenty of sites that lie outside of current settlement boundaries that could in the future contribute towards housing supply, given that the current capacity of sites within existing settlement boundaries and allocations was 1,251 dwellings and the overall housing requirement for the Borough stood at 10,584 at the time of publishing. Bere Hill is included in the list of sites that could in the future

contribute towards supply and as stated above, is immediately available for development and so can contribute towards the Borough's housing need and economic growth aspirations.

- 2.26 The Landscape and Visual Appraisal (LVA) submitted at Appendix 2 alongside these representations determine that Bere Hill's character has significantly altered over the last decade through the development of the adjacent Picket Twenty urban extension, a development of 1200 homes directly to the east of Bere Hill which breaks the Bere Hill/Tinker's Hill landscape ridge to the north of both Picket Twenty and Bere Hill. The development of the area that forms the Picket Twenty allocation and its further expansion to the east has urbanised the land to the south of the Bere Hill/Tinker's Hill ridge, and as such Bere Hill is now surrounded by residential development on three sides, with the A303 bordering the adjacent land parcel to the south. The site is deemed to no longer lie in a rural setting, offering the opportunity to accommodate housing growth at Andover without a significant extension into the countryside. As such, Bere Hill warrants inclusion within an amended settlement boundary.

Q10. Do you think we should continue with seeking up to 40% of new homes to be affordable, or should we change the percentage?

- 2.27 In the absence of any up to date evidence from the Council, it is difficult to judge whether a target of 40% affordable homes being sought within the Borough is still deliverable. Affordable housing targets should reflect local housing market needs but should be flexible enough to accommodate for individual site viability. It is recommended that the Council undertake an update of their housing needs evidence to determine an appropriate level of affordable housing provision and also that the new affordable housing definition set out in the NPPF 2018 is met, which includes affordable housing for rent, starter homes, discounted market sales housing and other types such as shared ownership.

- 2.28 The Council should seek the provision of affordable housing to be in line with the triggers set out at Paragraph 62 of the NPPF (2018):

"Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
- b) the agreed approach contributes to the objective of creating mixed and balanced communities."*

Q11. What should the trigger be for seeking affordable housing?

- 2.29 The trigger for the seeking of affordable housing should reflect national policy. Paragraph 63 of the NPPF (2018) states:

“Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).”

- 2.30 The policy that sets out the trigger for affordable housing should also include a clause acknowledging that the required provision is subject to the viability of individual sites. A blanket approach for triggers and the provision of affordable housing is inflexible and would not reflect market evidence for the housing needs of the Borough.

Q15. Should the Council change its approach and set out a requirement that certain sites should provide for the needs of such groups as the elderly?

- 2.31 Gallagher Estates Ltd. recommend that a blanket approach policy is not appropriate within Test Valley. Provision for the elderly should be considered on a site-specific basis as some locations and sites will be much more suitable to accommodate provision for the elderly than others. As stated above, a blanket approach to the provision of any needs-specific type of housing is inflexible and will not be able to respond to the needs of the Borough appropriately. Any policy needs to be flexible to respond to local demographics and local need. Additionally, the Council should seek to meet any needs from the Gypsy and Traveller community at the earliest opportunity.

Q16. Should we include a policy that requires a mix and type of housing, or should the housing market inform what mix and type of housing to build?

- 2.32 Gallagher Estates Ltd. wish to resist a prescriptive policy for a mix and type of housing. Paragraph 60 of the NPPF (2018) states that:

“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.”

- 2.33 The Council should update their housing needs assessment and other evidence informed by the needs of the housing market, and then use this as a basis to determine housing mix within the emerging Local Plan. Any mix needs to be justified by local need and included as part of the evidence base. Gallagher Estates Ltd. recommend that the housing mix policy

allows for applicants to produce their own market evidence to support chosen housing mixes on individual sites.

Q18. Should the Council establish density standards in the Local Plan?

- 2.34 Gallagher Estates Ltd. wish to resist a prescriptive policy for density, and instead propose that density issues are considered on a site-specific basis. Paragraph 122 of the NPPF (2018) states that:

“Planning policies and decisions should support development that makes an efficient use of land”.

- 2.35 It is important that developments promote an efficient use of land to accommodate for housing need, but also that they consider and respond to the character of an area. Any policy relating to density should be flexible enough to allow for sites to reflect local market conditions and viability as well as the availability of infrastructure and the establishing of good design.

Q19. Do you think we should establish internal space standards for future homes?

- 2.36 The Government has previously set out nationally described space standards within their statutory guidance. The PPG at Paragraph 020 (Reference ID: 56-020-20150327) states that Local Planning Authorities should provide justification if an internal space standards policy is required. Local Planning Authorities need to take account of need, viability and the timing of implementing internal space policies. Gallagher Estates Ltd. believe that if there is no issue to be addressed with regard to internal space standards within Test Valley then a policy should not be applied.

- 2.37 The Council are required to adhere to national policy regarding internal space standards and any future Local Plan policy requirements should also be consistent with the statutory guidance. Gallagher Estates Ltd. believe that the most appropriate approach is to review any evidence determining the need for internal space standards and to adhere to national guidance as to avoid becoming out of date if new standards are introduced.

Q20. Do you think we should establish standards for accessible, adaptable and wheelchair user dwellings?

- 2.38 As set out at Q19 above, the Council should adhere to national policy on space standards if the evidence is produced to justify this approach. Policy wording that is non-specific and seeks to address the diversity of housing needs for residents at all stages of life within the

Borough, including adaptable and accessible homes, is supported by Gallagher Estates Ltd. in principle.

Q23. Do you agree that we should have a specific policy on health and wellbeing? What sort of issues do you think it should cover?

2.39 Gallagher Estates Ltd. deem it to be inappropriate to have a specific policy in the Local Plan focused upon health and wellbeing and believe that it may be more suitable to instead include considerations of health and wellbeing as part of the vision or objectives of the wider Local Plan. The NPPF 2018 at Paragraph 8(b) states that the planning system has an objective to:

“support strong, vibrant and healthy communities... and support communities’ health, social and cultural wellbeing.”

2.40 Health and wellbeing should be a core concept of any Local Plan but Gallagher Estates Ltd. recommend that it should remain as an overarching theme of the Local Plan, rather than as a specific policy. The provisions set out through the NPPF are sufficient enough to ensure the health and wellbeing of new and existing communities.

Section 6 – Working in Test Valley

2.41 The location of employment uses should be sustainable and should be supported by market evidence. Test Valley Borough Council need to ensure that any policies are flexible enough to respond to market conditions and change. It is also recommended that employment uses are not located where they would be harmful to residential amenity.

Q33. Should we continue to retain the principle of Local Gaps? Should we define specific boundaries or a more general policy which aims to avoid coalescence?

2.42 The principle of Local Gaps is to retain a sense of separation between settlements and should not preclude development, where proposed development would not adversely affect the function of the gap. Any future Local Gap policy should be in accordance with national policy and should be relevant to the setting and character of the settlement pattern and should be supported by clear justification for the designation in terms of visual amenity and landscape character. Any policy should also be explicit that any local gap designations are not landscape designations and should not be treated as such, and if the Council chooses to allocate local gaps these do not have a bearing on the landscape quality of the area. The purpose of local gaps is to prevent coalescence between settlements and should only include land that is fundamental to maintaining the identify of those settlements.

Q34. Should the Local Plan identify and designate Local Areas of Green Space or should this be undertaken via Neighbourhood Plans?

2.43 The identification and designation of Local Areas of Green Space should be informed by an up to date evidence base that reflects local needs for green space and should be in accordance with national policy. Paragraph 100 of the NPPF (2018) states:

“The Local Green Space designation should only be used where the green space is:
a) in reasonably close proximity to the community it serves;
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) local in character and is not an extensive tract of land.”

2.44 Where local evidence or requirements indicate the need for green space, this should be accommodated. In this regard, the Andover Vision sets out aspirations for improvements to, and additional, green space provisions around the town. Whilst the Vision is not statutory policy it has identified a need which should be taken into account by the Council in the preparation of the emerging Local Plan. To help achieve this, Gallagher Estates Ltd. have incorporated a Country Park into the proposals for Bere Hill which would provide a different and independent offer, but is still able to be linked into the town’s network of green and open spaces.

Q38. Should the Local Plan encourage energy efficiency when constructing new development?

2.45 The Local Plan should promote sustainable construction standards, but this should be through national policy rather than through prescriptive requirements set out in Local Plan policy. Paragraph 148 of the NPPF (2018) states that:

“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to... support renewable and low carbon energy and associated infrastructure.”

2.46 With any sustainable construction standards and energy efficient policies, the Council should consider the financial impact of these requirements on future development proposals. Gallagher Estates Ltd believe it to be more appropriate to ensure that Test Valley Building Control enforces national sustainable standards.

Q40. Should the Local Plan be specific on the type of open space to provide or should it take account of existing provision/future requirements?

- 2.47 The evidence base for the emerging Local Plan needs to identify if there is an existing deficit in open space provision within the Borough to determine if there are opportunities for sites to provide for new open space within their proposals. There is an identified (although not quantified) need in the Andover Vision for enhanced green and recreational spaces to support the future wellbeing and sustainability of the town. The proposals for development at Bere Hill include proposals for the provision of a Country Park alongside housing, creating a high-quality green space that takes advantage of northern Test Valley's chalk downland landscape for which there is no current Country Park provision.
- 2.48 The provision of a Country Park at Bere Hill also gives access to a different kind of open space within the town, whilst benefitting from the site's location within proximity of the town centre and public transport links. Provision also offers the opportunity to create an alternative recreational destination, potentially relieving pressure from the area of Ancient Woodland and Site of Importance for Nature Conservation (SINC) at Harewood Forest to the southeast of Andover. A new Country Park as part of the proposals for Bere Hill is a key opportunity to provide the high-quality green space that the residents and stakeholders of the town aspire towards and to positively address both the wider deficit in provision of Country Parks with chalk downland landscapes and local recreational pressures.
- 2.49 Any policy for the provision of open space needs to be adaptable to allow for off-site provision where appropriate, which in turn can reap benefits through the pooling of contributions towards the provision of larger-scale facilities.

Q41. Should we continue to set a per dwelling or per hectare standard for recreational open space provision on residential developments? Or should the Council require the provision of recreational open space on residential developments to be based on the needs set out in the Playing Pitch Strategy?

- 2.50 Any provision of recreational open space should be through an up to date evidence base, reflecting the needs of the Borough. Gallagher Estates Ltd. support the use of the Playing Pitch Strategy if it were to be updated as part of the evidence base for the Local Plan. This would enable the provision of recreational open space to be where needs are identified, rather than provided through a prescriptive, blanket approach. An updated Playing Pitch Strategy would also provide the justification for any recreational open space provision.

Q42. Should alternative open space for mitigation be provided as part of new developments or should land be specifically allocated, or a combination?

- 2.51 Gallagher Estates Ltd. believe it is inappropriate for the Council to seek open space for mitigation as part of new development. Mitigation and alternative open space should be sought only in areas where there is an identified need, such in southern Test Valley in areas affected by the Solent SPA. There should be a mechanism within the Local Plan that enables the Council to secure off-site contributions if individual sites are unable to provide alternative open space, be it through CIL or S106 payments. If the Council are to seek an alternative open space requirement, this should be an evidenced standard.
- 2.52 The Country Park as part of the proposals at Bere Hill is an opportunity to provide formalised open space. This should not be for mitigation use but instead should be designed to provide for needs identified in the review of the evidence base, and to enhance the green space offerings at Andover for the benefit of its residents.

Q44. How can the Council promote more sustainable forms of transport such as walking, cycling and public transport?

- 2.53 In order for the Local Plan to truly reflect the needs of the Borough, an updated Infrastructure Delivery Plan needs to be published. The emerging Local Plan can, however, at this point consider opportunities to improve connectivity and movement and it may be appropriate to create policies to ensure increased connectivity where possible. However, any policies would need to be flexible enough to allow for individual sites to respond to the needs and opportunities specific to their locations. The Council should seek to promote sustainable transport by locating growth in sustainable locations such as at Bere Hill, close to existing transport facilities, or in places where the opportunity to enhance existing options is available. It is very difficult to achieve a modal shift through the use of sustainable modes of transport if development is located in rural areas where residents and occupants are reliant on the private car.
- 2.54 The proposals at Bere Hill provide an opportunity to create pedestrian and cycle links along Micheldever Road from the site into the neighbouring suburbs within Andover and to link into the existing networks that connect to the town centre. Established public transport links at Picket Twenty also provide opportunities for linking immediately adjacent services to the site as well as providing access to Andover town centre and train station.

Q45. How do you think the Council should be making provision for parking within new development?

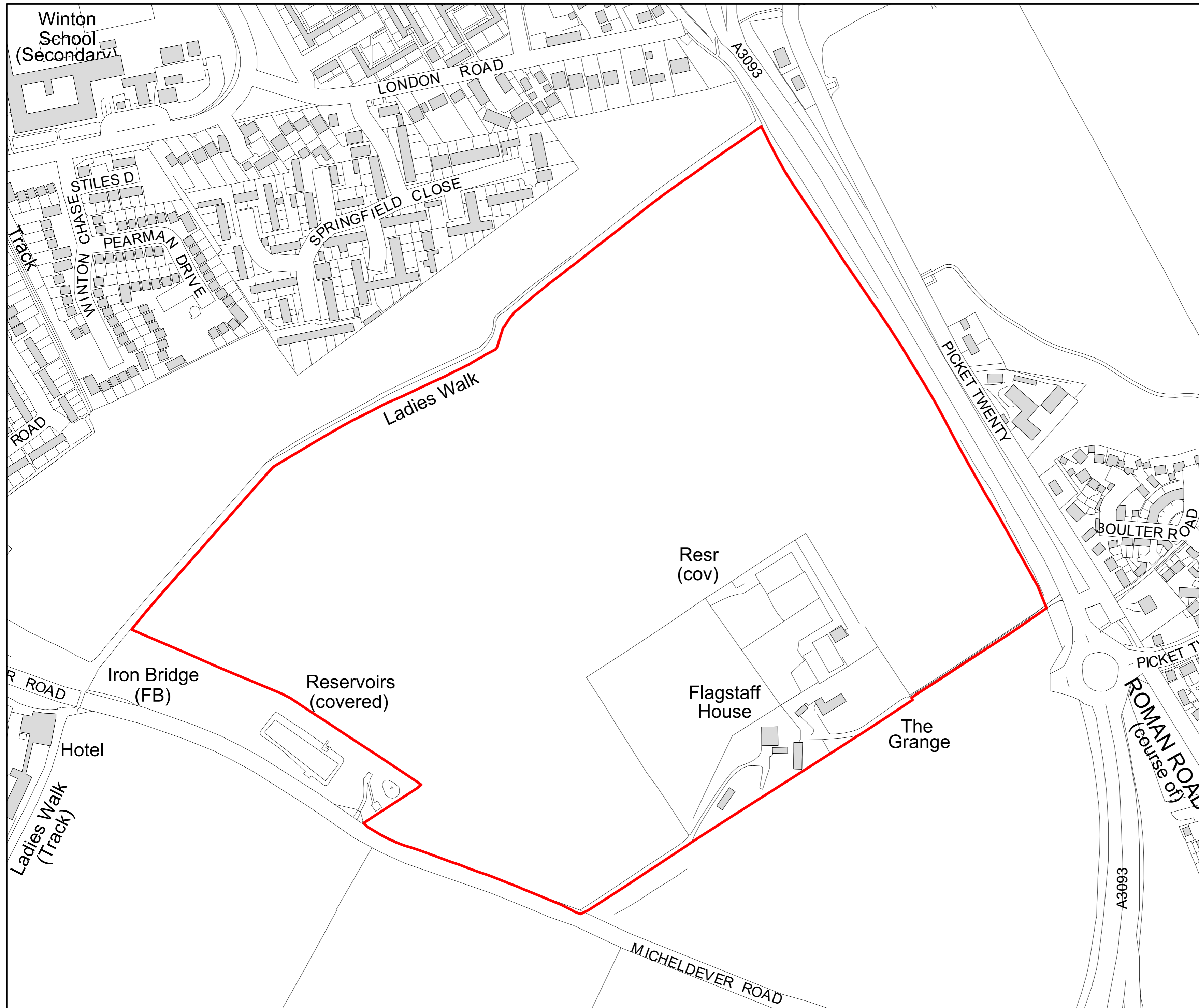
- 2.55 Parking standards should be flexible to reflect the location of each individual site and the local context. Policies and their supporting evidence for parking standards should balance market requirements, high quality design and opportunities to encourage modal shift where possible. Sites should utilise opportunities to promote the use of sustainable transport modes, but this may not be possible in all locations. The Council, however, should be engaging with public transport providers to ensure opportunities for enhanced facilities are explored as part of the Local Plan. Policies that are too prescriptive with parking standards may hinder high-quality design.

3.0 SUMMARY

- 3.1 The emerging Test Valley Borough Council Local Plan needs to be prepared positively in order to meet the Borough's housing need and future economic growth aspirations. Gallagher Estates Ltd. consider the most appropriate strategy for future growth is through the allocation of sites at the Borough's largest, and most sustainable, settlement at Andover.
- 3.2 Bere Hill represents an opportunity for the Council to provide housing in a highly sustainable location on the edge of the largest settlement in the Borough, close to existing services, public transport links and employment. The site can deliver approximately 500 new homes alongside landscaping and improved pedestrian and cycle links. The development proposals at Bere Hill also offer the opportunity to create a new Country Park on the edge of Andover, providing the community access to new high-quality green space.
- 3.3 Barton Willmore are positively engaging with Test Valley Borough Council on behalf of Gallagher Estates Ltd. and are keen to continue working together with the Council through the preparation of the Local Plan. Bere Hill enables the delivery of a mix of homes and tenures to cater for the varied population demographics in Andover, enabling both local housing needs to be met and the creation of a more diverse and inclusive community, within a sensitive landscape setting.



APPENDIX 1 – LAND AT BERE HILL SITE LOCATION PLAN



 Site Boundary

Project
 Bere Hill, Andover

Drawing Title
 Site Boundary

Date
 28.03.18

Scale
 1:2,500 @A2


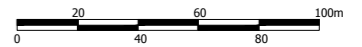
Drawn by
 ALC

Check by
 TL

Project No
 28060

Drawing No
 RG-M-04

Revision
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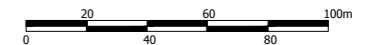
 Site Boundary

Project
 Bere Hill, Andover



Drawing Title
 Aerial Photo

Date 24.03.18	Scale 1:2,500 @A2	Drawn by ALC	Check by TL
Project No 28060	Drawing No RG-M-03	Revision -	



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APPENDIX 2 – LAND AT BERE HILL VISION DOCUMENT

LAND AT BERE HILL

ANDOVER

VISION DOCUMENT | SEPTEMBER 2018

INTRODUCTION

BACKGROUND

This document has been prepared by Barton Willmore on behalf of Gallagher Estates Limited to support a development of up to 500-550 homes, a country park and associated infrastructure at Bere Hill, Andover. The site is owned by Gallagher Estates and being promoted through the Local Plan review.

After introducing the site, the document provides a summary of planning policy and the emerging Local Plan. This is followed by a contextual analysis covering landscape and facilities. Next, the more site specific aspects are reviewed, such as ecology, drainage and access. The design rationale is then set out, followed by the Vision and Concept Masterplan covering land uses, block structure, access

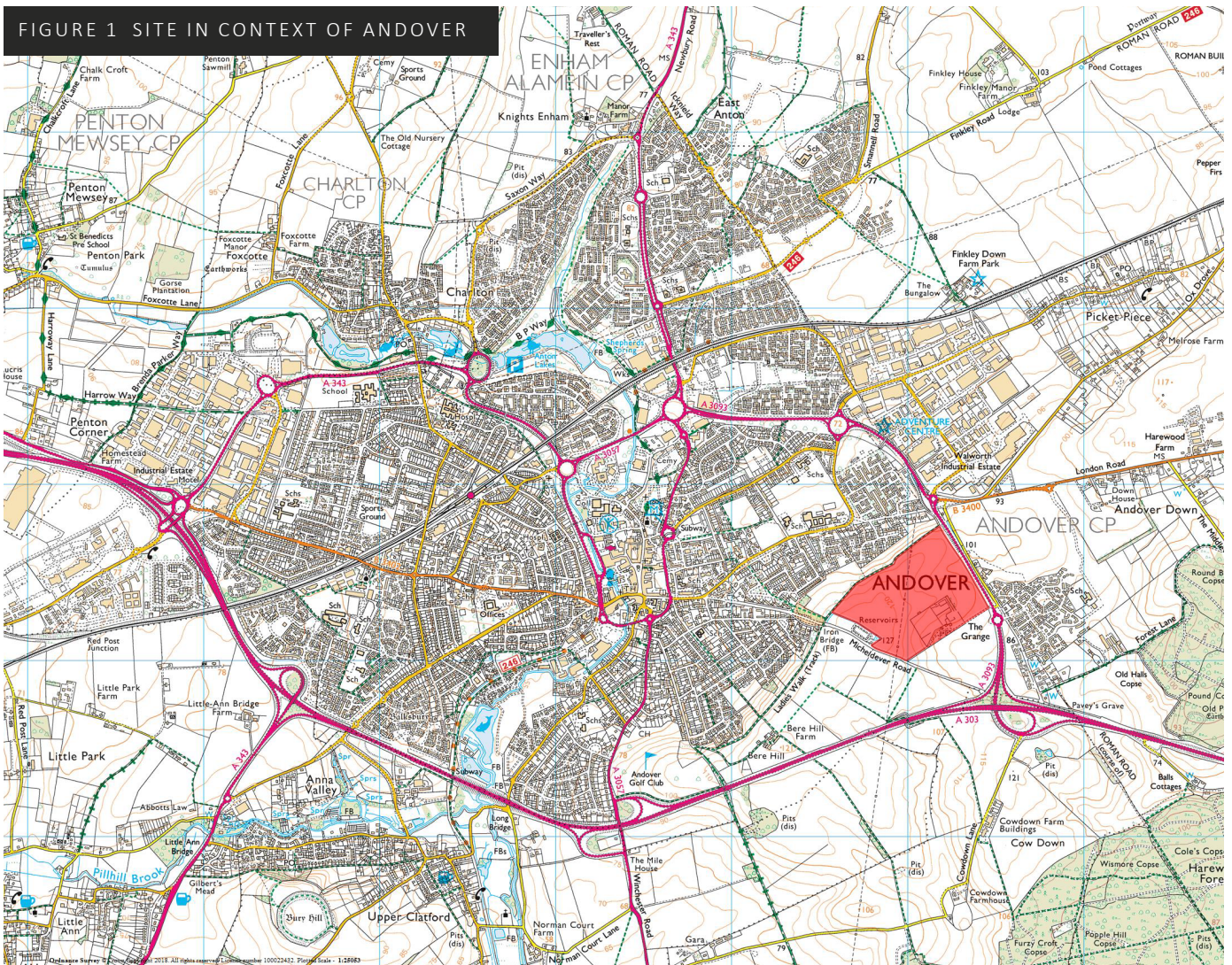
and the movement network. The document ends with the reasons in favour of allocating the site for housing in the emerging local plan.

THE OPPORTUNITY

The site offers the following opportunities:

- Delivery of homes in a sustainable location, within a walkable/cyclable distance from the full range of services and facilities in Andover town centre.
- The development can plug into the existing bus network, encourage more environmentally friendly means of travel into Andover and other settlements, reducing pressures on the local road network. The site is also well served by existing cycle and footpath routes.
- The site is close to a range of existing facilities, including schools, convenience stores, and recreation, meeting day-to-day needs.
- The site is able to deliver an attractive new country park, right on the edge of Andover, linking into a network of open space in the town.
- The proposal includes a large amount of new homes, including a mix of house types and tenures catering for the varied population demographics in Andover. This enables both local housing needs to be met and the creation of a more diverse and inclusive community.

FIGURE 1 SITE IN CONTEXT OF ANDOVER



SITE LOCATION

The site is located on the eastern edge of Andover, approximately 3/4 mile (1.1km) from the town centre. It lies within the A303, between the built up part of the town and the relatively new Picket Twenty development.

The site extends to approximately 34 hectares (84 acres) and comprises a field and two houses, The Grange and Flagstaff House, both of which have large gardens.

The northeast boundary comprises the A3093 bypass with connections onto the A303 to the south and the B3400 (London Road) to the

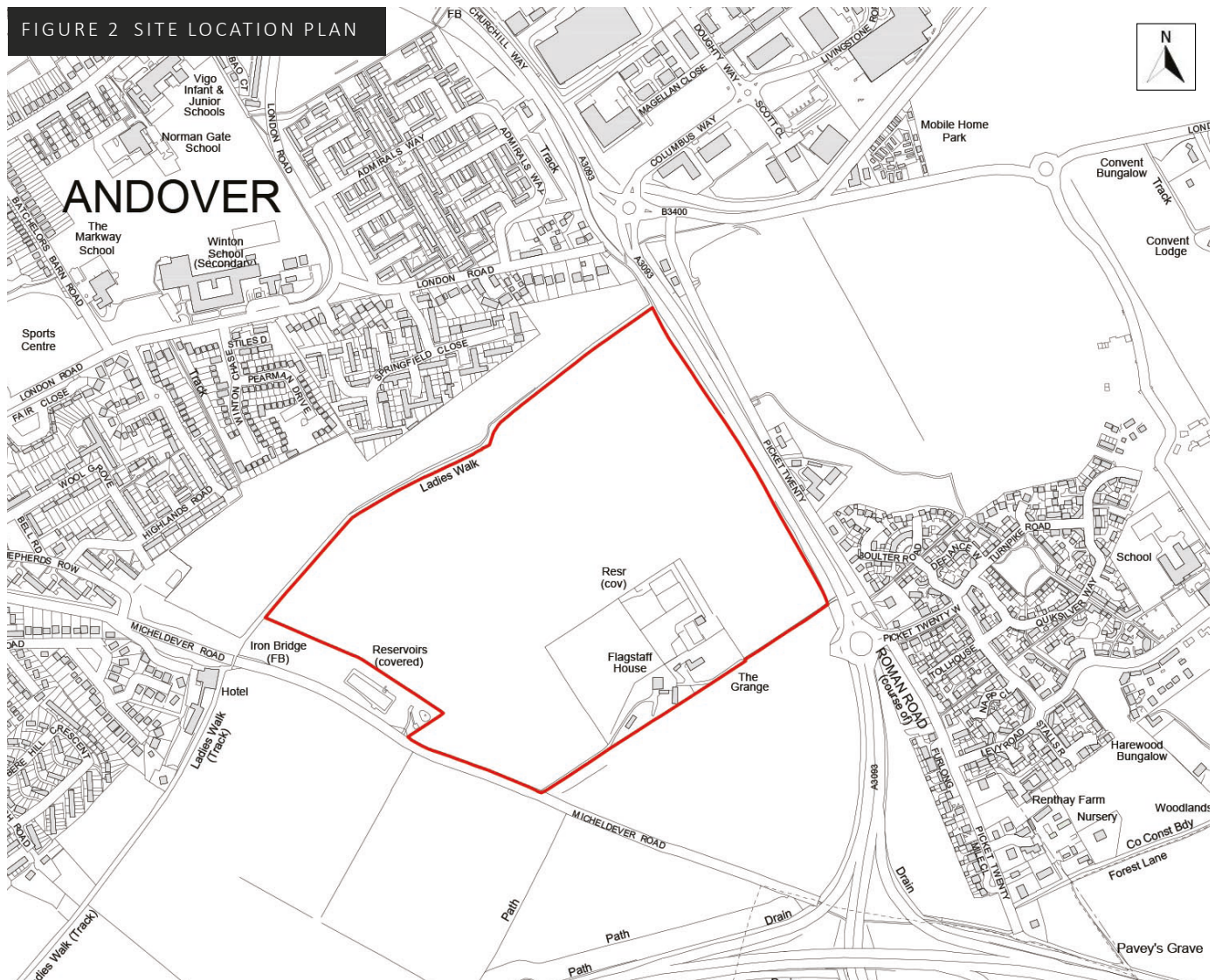
north. Walworth Industrial Estate lies to the north whilst on the other side of the A3093 lies the park for Picket Twenty.

To the east lies the recent completed Picket Twenty development with vehicular access via the roundabout along the A3093. There is a cycle track immediately south of the Grange joining Picket Twenty and Micheldever Road.

The southwest boundary comprises a covered reservoir and Micheldever Road, which lies within a cutting. The road connects onto

London Road to the west but is closed off where it meets the A3093/A303 junction.

The northwest boundary comprises a public right of way known as Ladies Walk. This runs from the A3093 over a listed iron bridge crossing Micheldever Road, and on past Bere Hill to the southwest.



PLANNING POLICY

PLANNING HISTORY

The site has been promoted for over 10 years through various iterations of the Test Valley Borough Local Plan. It was considered within part of a wider parcel of land at Bere Hill as an alternative site to Picket Twenty within the Major Development Area process in the Inspector's Report for the 2006 Test Valley Borough Local Plan. It was assessed against Picket Twenty, which lies to the east of Bere Hill, which at that time was being considered for 700 dwellings. The Inspector agreed that Bere Hill presented a more sustainably located site for development, stating (para 1.3.117):

'In conclusion on the Bere Hill sites, we agree that their proximity to the town centre, and the potential for improving accessibility by bus, are significant advantages over the Picket Twenty site. We consider the reliance on a single route to the town centre, referred to by the Council as a risky strategy, to be a small disadvantage having regard to its convenience and proximity as compared to the Picket Twenty site.'

However, at this time Bere Hill was not taken forward as a potential location for growth by the Council, who chose to allocate Picket Twenty for development. The Inspector's view on both Bere Hill and Picket Twenty was that development would have a 'visual impact on the landscape setting of Andover, because it would be perceived from a number of viewpoints including the A303 as a pocket of development in the countryside' (p. 196, Inspector's Report to the 2006 Test Valley Borough Local Plan) as both sites were separated from the main part of Andover by the higher Bere Hill / Tinker's Hill ridge which runs along their northern boundaries. This issue however did not stop the Council from allocating Picket Twenty in the 2006 Local Plan.

Since the adoption of the 2006 Test Valley Local Plan, the adjacent new community at Picket Twenty has emerged as a development location and has since gained planning permission for the development of 1200 homes.

Picket Twenty has now largely been built out and further sites have come forward at Picket Piece to the east. The landscape context against which Bere Hill was previously assessed therefore has changed dramatically as the construction of this new community has fundamentally altered the landscape character of this area of Andover both in short and long distance views. Bere Hill, previously discounted for being isolated on Andover's edge, is now surrounded by urban development to the east and south-east, as well as to the north.

ANDOVER VISION

The Andover Vision is a document that sets out the future aspirations for Andover as a town and a community, focusing ideas from key stakeholders such as the community and local groups into a semi-formal plan guided by five key aspirations.

These key aspirations are:

- being part of a connected community;
- having a great green environment;
- being part of a thriving town centre;
- supporting business, jobs and skills in the town; and
- access to great health.

It is the intention of Test Valley Borough Council to use the document to bring funding and new opportunities to the town, and to guide future policies and strategies relating to Andover.

A project tied to the environment that is emerging from the Andover Vision is the Countryside Access project, which has input from Test Valley Borough Council, Hampshire County Council, Andover Vision Stakeholders and the Andover Trees United community group. Its focus is on improved access to the countryside and links to the countryside from the town and new developments, and the creation of an unbroken network of green space.

RESPONSE TO TEST VALLEY BOROUGH COUNCIL'S CORPORATE STRATEGY THEMES

The Test Valley Borough Council Corporate Strategy sets out 4 key themes broadly linked to the concepts of "live, work, enjoy and contribute".

Live – the focus is to provide homes where local supply dictates their need. As Test Valley have concentrated growth within the northern part of the Borough at Andover, proposals that continue to propose growth there contribute to where housing is truly needed to support local communities. The proposals offer this in a location close to the centre of Andover, with sustainable links to the town centre and other parts of the town.

Work – the proposals contribute towards both the short term local economy through the generation of construction jobs and new job opportunities and the prospects of the long term economy through the continued economic activity of residents. The proposals enable contributions towards local initiatives such as retail centre vitality.

Enjoy – the creation of sustainable living standards and distinctive, high quality recreational green space to serve a wider need will enable future residents to enjoy living and spending time in the completed scheme.

Contribute – the new residents will be encouraged to become active members of their local community and to contribute towards and take part in local initiatives within Andover. Close ties could be created with community groups that have interests close to the development proposals, such as Friends of Ladies Walk and the Andover Vision.

ADOPTED LOCAL PLAN

Test Valley Borough Council adopted their Revised Local Plan in January 2016, with its plan period extending until 2029. It divides the district into northern and southern housing market areas, setting out a spatial strategy that intends to deliver 10,584 homes over the plan period.

Andover lies in the northern part of the Borough and acts as its urban centre, with the remainder of the area being largely made up of small rural villages. As such, Andover has been the historic focus for growth within the northern part of the Borough, with 6,444 dwellings allocated to the market town in the adopted Local Plan out of the 7,092 dwellings allocated to the northern area of the Borough as a whole.

Figure 3 is an annotated extract from the Adopted Local Plan and sets out the allocations for housing to the east of Andover.

EMERGING LOCAL PLAN

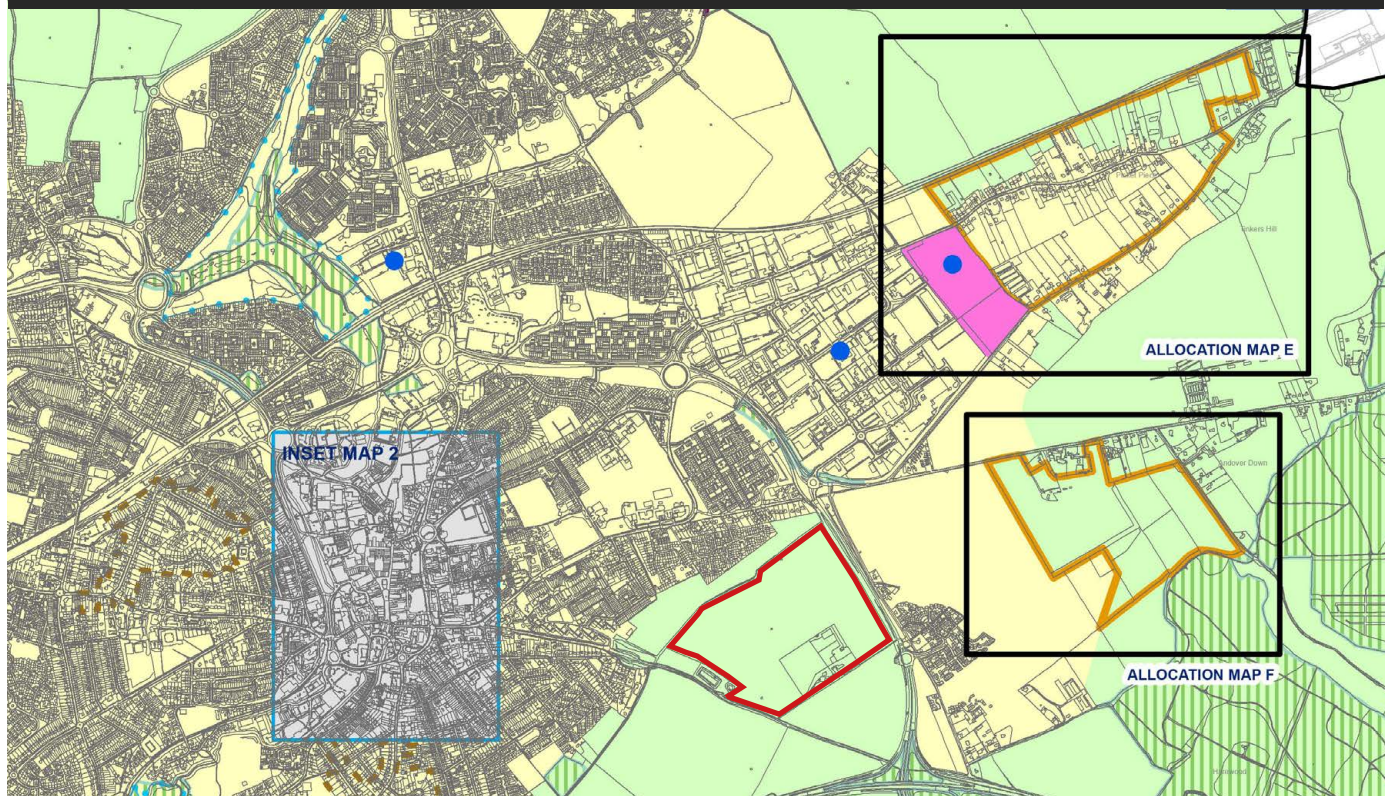
Test Valley are in the process of reviewing their Local Plan. A Call for Sites exercise was carried out in September 2017, with the findings published in early 2018 as an updated Strategic Housing and Economic Land Availability Assessment (SHELAA) document.

As with all strategic locations around Andover, land at Bere Hill (ref 167) was stated in this exercise as a site needing a change in planning policy to support development, as it lies outside the current Andover settlement boundary and is therefore currently designated as open countryside. However, the submitted selection of sites indicates that Test Valley are seeking to continue focusing growth at Andover, with a shortlist of sites being developed that have the ability to accommodate future development that lie outside of current settlement boundaries. Land at Bere Hill has been identified as one of these sites, as it has potential to contribute towards supply.

Given that Andover remains the largest settlement in Test Valley and the continued focus for growth, options that may have previously been discounted including Bere Hill will need to be reconsidered as the town will be unable to meet all of its allocated and future need on brownfield sites within the current settlement boundary.

The proximity of the North Wessex Downs AONB to the northern edge of the town indicates that expansion to the north only offers limited possibilities. Expansion to the south-east is contained by the strong boundaries offered by the A3093 and A303 roads and wider areas of mature woodland such as Harewood Forest and whilst the site character is still that of chalk downland, it is less sensitive and more contained downland than that to the north of Andover.

FIGURE 3 EXTRACT FROM ADOPTED LOCAL PLAN PROPOSALS MAP (SITE EDGED RED)



SITE APPRAISAL

LANDSCAPE

Site Context

The site is located adjacent to the south eastern settlement boundary of Andover and the recent Picket Twenty development to the immediate east; Micheldever Road to the immediate south-west; and residential development and associated open space to the immediate north. It is located 300m to the north of the A303, and junction of the A303 and the A3093, the latter of which provides access to the site. Figure provides a summary of the context.

The site relates strongly to, and lies within, the settlement edge of Andover. The site is generally well framed by existing tall and dense vegetation, adjacent to existing built development to the north, east and south east, and set within gently undulating topography; therefore, there are limited locations from which the entirety of the site can be seen due to the screening provided.

Visibility into the site is largely restricted to immediate close range views from the south at Cow Down Lane, and from the north along Ladies Walk, with glimpsed and partial views available from the east at the edge of the Harewood Forest, with the majority of views set within the urbanising context of Andover, and the new developments at Picket Twenty and Picket Piece.

From the north east, within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), the existing vegetation that surrounds the site, and the layers of vegetation in the landscape combined with the undulating topography, restricts views of the site, which is seen in the context of the surrounding settlement and a consistently wooded backdrop.

There are no landscape designations within the site or close to it, and there are no Public Rights of Way within the site. The Ladies Walk footpath (PROW) runs along the northern boundary of the site within a tree lined footpath, which connects the new development at Picket Twenty to the east, with the centre of Andover to the west.

The North Wessex Downs AONB is located to the north east of Andover, over 2.5km from the site at its closest point. There is a very limited physical or visual association between

the site and the landscape of the AONB due to the existing development at Andover, and the layered vegetation in the intervening landscape.

The site comprises an irregularly shaped agricultural field, Flagstaff House and The Grange residential properties with large curtilages that are mainly grassland or pasture, an underground reservoir, two small and enclosed areas of scrubby pasture, and blocks of woodland plantation. Overhead power lines and associated pylons bisect the site from the north-east corner to the south-west corner. Another line of overhead cables and associated telegraph poles runs in the east of the site, parallel to the eastern boundary.

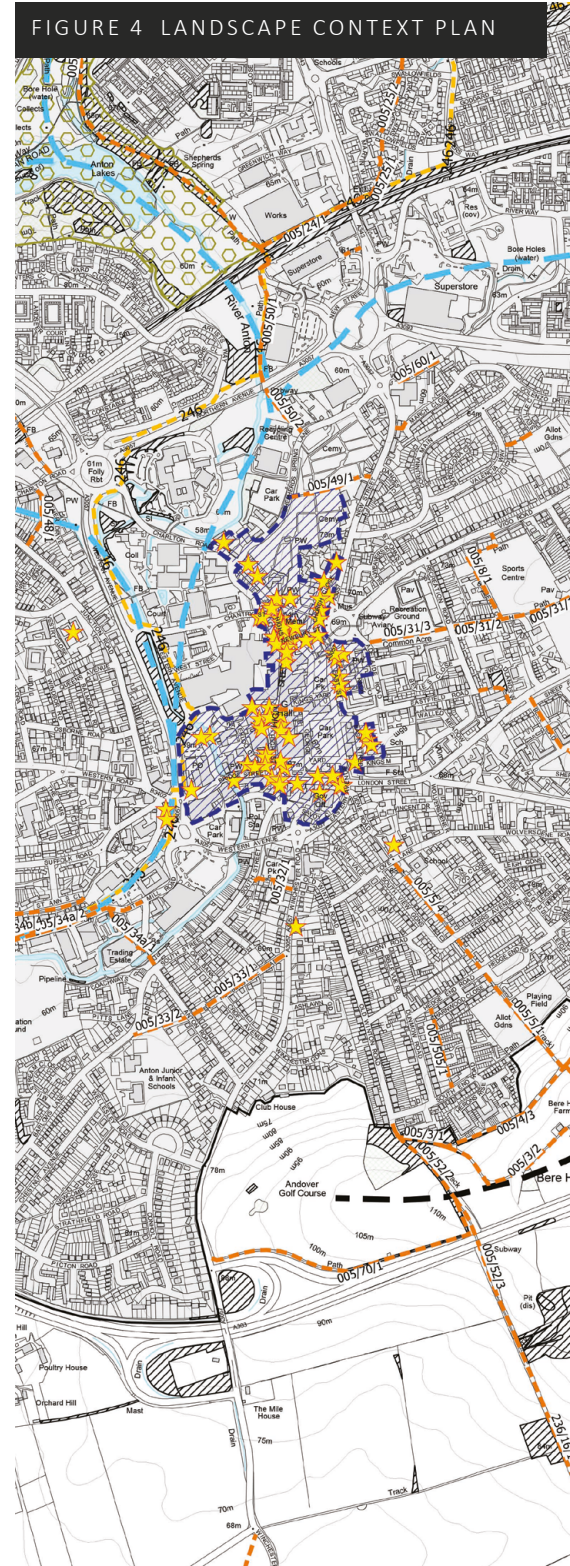
The site is generally well enclosed on all sides by existing hedgerows and tree belts, although there are gaps which would benefit from infill planting to reinforce the enclosure of the site.

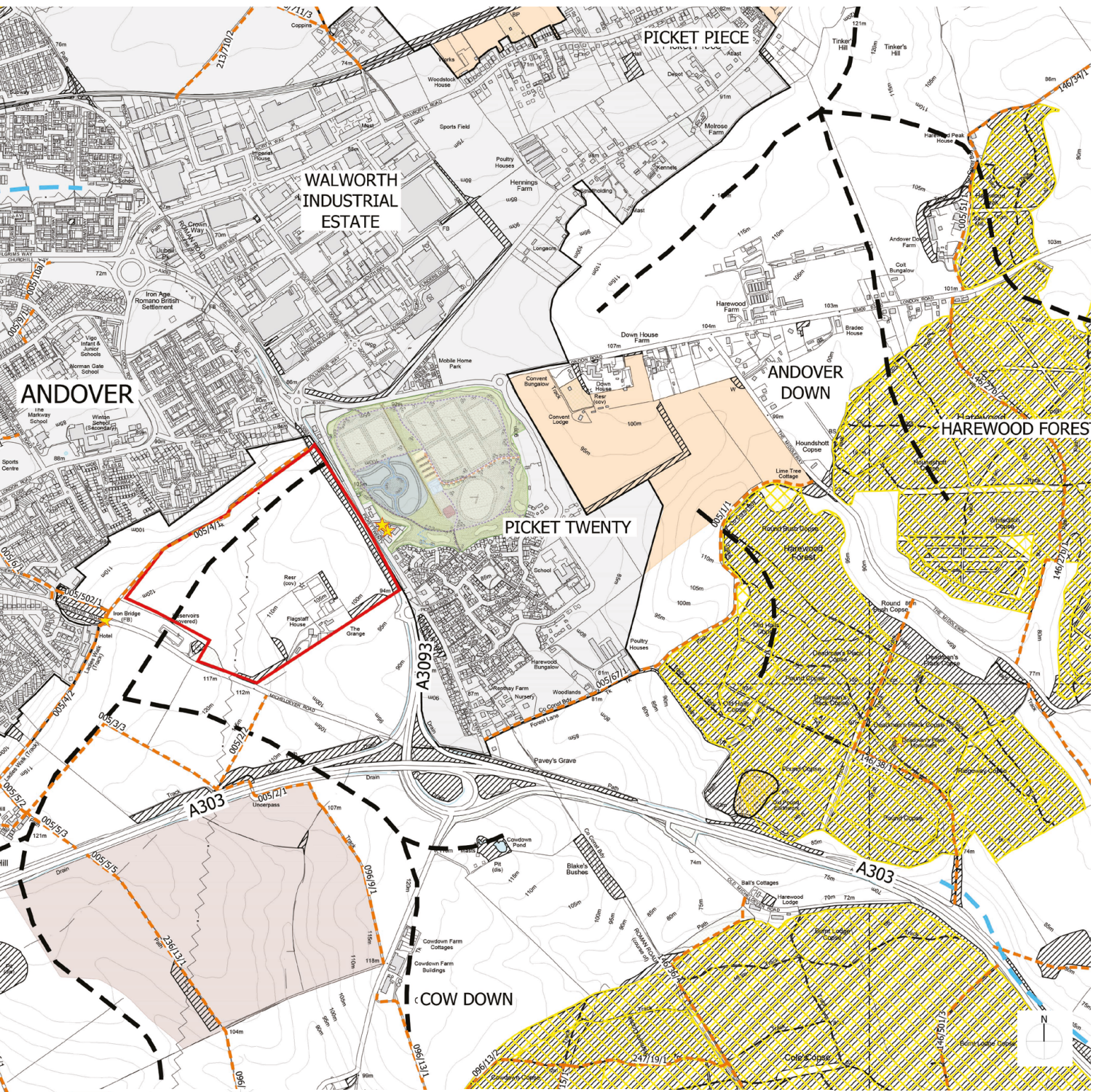
The site is undulating, with the highest part of the site located at the south western extent adjacent to the Micheldever Road and a reservoir. Andover is adjacent to the site's northern and eastern boundaries. The site is bounded by a robust line of vegetation to the western and southern boundaries.

The Landscape and Visual Appraisal concluded that there are no locations where the site can be seen in its entirety, and the majority of views are set within the context of the existing surrounding development that forms the northern and eastern extents of Andover.

Views into the Site are available from Cow Down Lane to the south of the A303, looking north towards Andover. The Site is visible in the middle distance beyond the A303, with the upper storey of Flagstaff House visible amongst the surrounding vegetation. The higher ground of the Site can be seen rising behind Flagstaff House, with the prominent vertical elements of the pylons, and the transmission mast at the reservoir within the Site evident in the landscape. The masterplan has been designed to retain the high ground of the Site and proposes to create a Country Park within the open downland landscape, to take promote views over the rolling countryside to the south of Andover.

FIGURE 4 LANDSCAPE CONTEXT PLAN





Site Boundary	Contours/Spot Heights (Metres AOD) ^	Listed Buildings ~	Settlement Boundary ##
Ancient Woodland #	Ridgelines	Conservation Area ###	Picket Twenty Housing Development
Existing Woodlands, Copses and Tree Belts ^	Valleys	Scheduled Monument ~	Housing Allocation ##
Existing Scrub ^	Public Rights of Way *	Area of Outstanding Natural Beauty #	Solar Farm
Existing Water Courses and Features ^	Sustrans Cycle Route +	Local Nature Reserve #	

Sources:
 - OS Mapping
 # Natural England GIS Data Set
 - Historic England National Monument Record GIS Data Set
 + Hampshire Definitive Map
 + Sustrans National Cycle Network GIS Data
 ++ Department of Transport Cycle Network Model
 * Department for Communities and Local Government GIS Data
 ## Test Valley Borough Council Revised Local Plan (2016)

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

Landscape Character and Topography

The surrounding area is strongly influenced by the settlement of Andover and the variation in the undulating topography that characterises the area. Urban development has occurred along linear routes which radiate out from the town and spread along the lower valley slopes, enclosed by dense shelter belts and hedgerows, with the higher plateaux landscape largely remaining open and more exposed.

As illustrated in Figure 6, the countryside is large-scale, open and rolling, with broad undulating plateaux and hill tops, ridges and scarps dissected by both steep and shallow valleys. There are several areas of scattered woodland and shelterbelts which punctuate the broad sweep of downland and form wooded horizons on higher ground.

Existing development extends up the slopes of the chalk downland and is surrounded by a gently undulating plateau of downland with characteristic rounded simple landforms and a 'fan' of dry river valleys which slope towards the tributaries of the Test.

Several areas of woodland and scattered shelterbelts punctuate the broad sweeps of downland and form wooded horizons on higher ground. The highest ground locally is to the immediate west of the Site within farmland known locally as Bere Hill.

The Site is situated within National Character Area 130: Hampshire Downs, Hampshire Landscape Character Area 8D: Andover Open Downs, and within the Test Valley Community Landscape Project Type 10: Open Chalklands. These published landscape character assessments set out proposed guidance and strategy notes for each of the character areas. Those of which are relevant to the Site include:

- Reinforce the edge of Andover through careful design and appropriate landscape planting
- Seek opportunities for new woodland planting to link existing wooded areas, and to integrate modern development into the landscape
- Seek opportunities to restore local landscape features and create a stronger landscape structure within the settlement of Andover

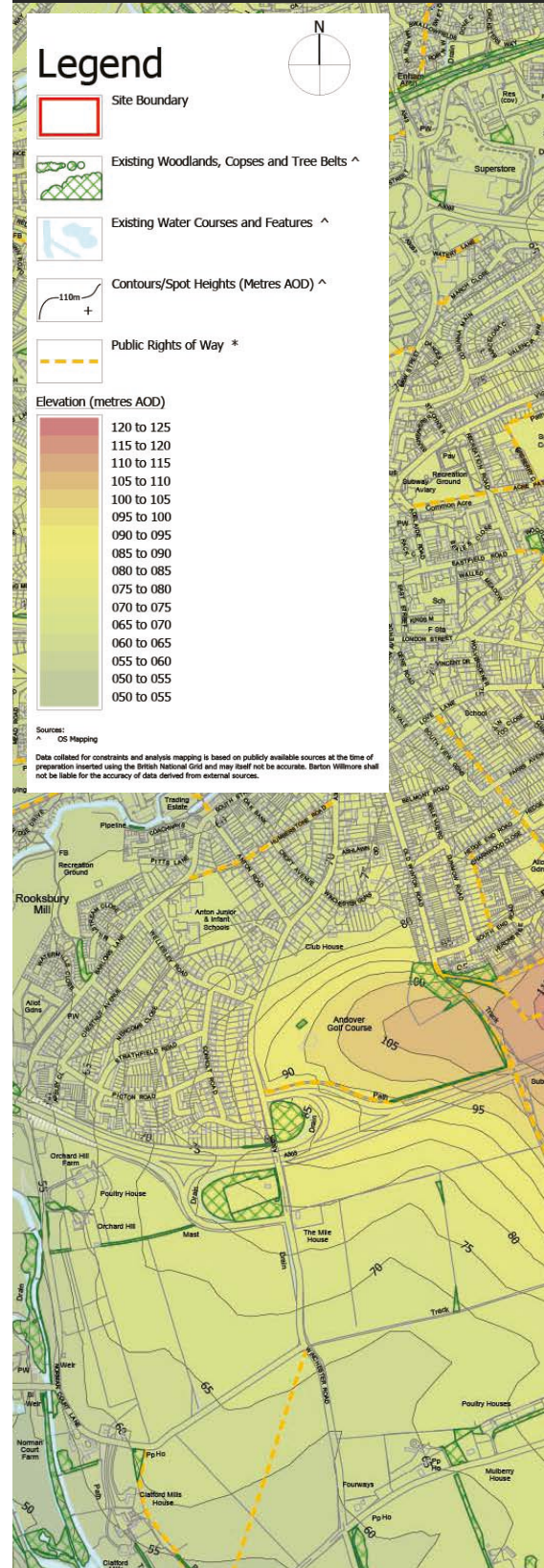
- Enhance and re-create a landscape structure of small woods and hedgerows within Andover Chalk Downland and to create new appropriate landscape features to contain and integrate Andover into its landscape
- Protect significant open vistas from visual intrusion
- Restore lost and fragmented hedgerows on former hedgerow lines
- Seek opportunities for new woodland planting to link existing wooded areas and integrate modern development into the landscape
- Development to respond to the local characteristics of the landscape.

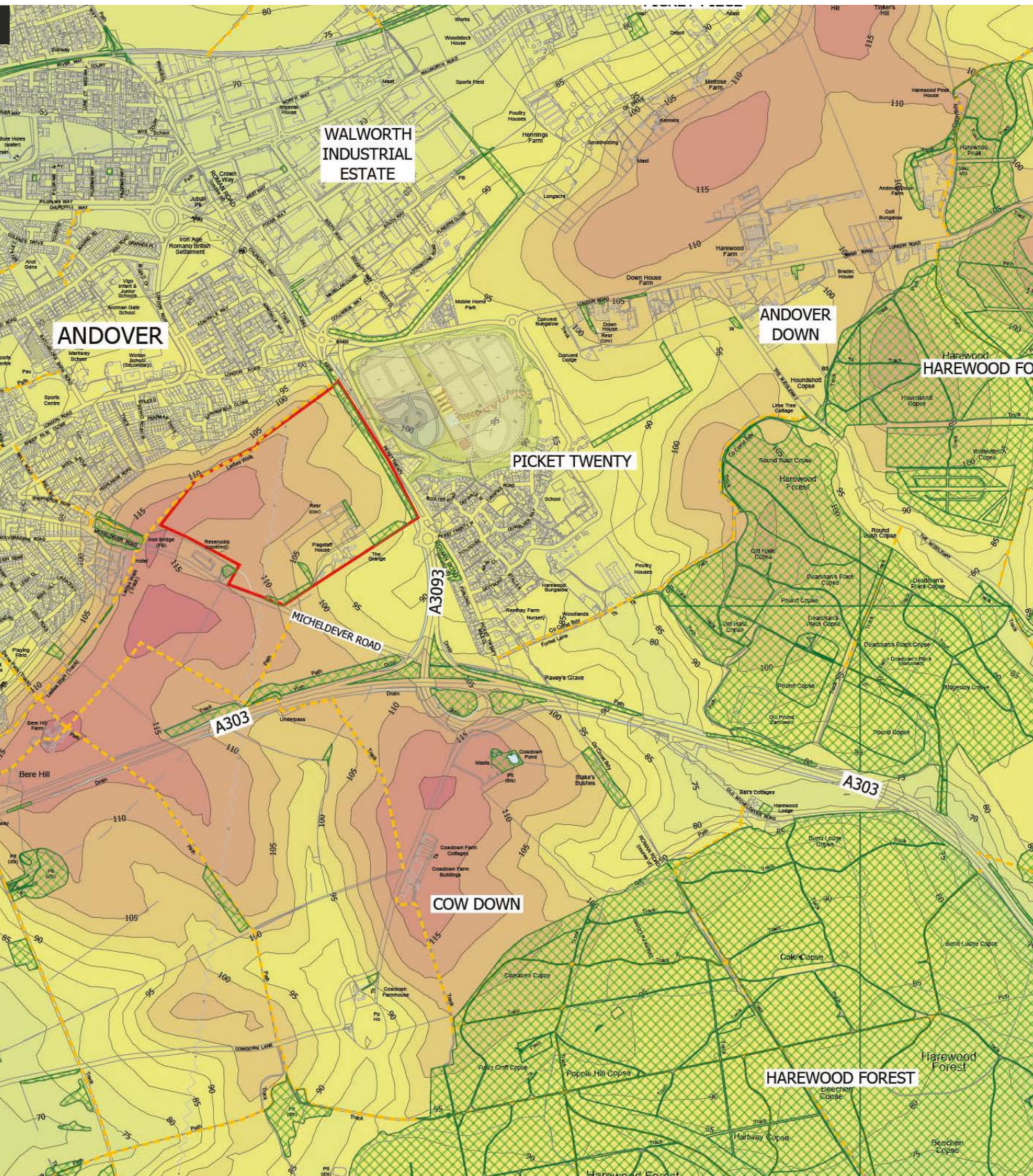
Findings

Given the sloping landform and the containment provided by the boundary vegetation, it is considered that development should be located within the lower parts of the site, which would also reflect the distribution of existing and proposed residential development on the eastern and south eastern edge of Andover. The most elevated parts of the site, within the south western extent, should be retained as open space, free from development, to maintain the relationship with the settlement and surrounding landscape, and respond to the undulating chalk downland landscape.

The retention and enhancement of the existing boundary vegetation would integrate built development into the site and the surrounding landscape, and the elevated open space within the western part of the site would provide a substantial recreation resource, linking with Ladies Walk and the associated recreation area to the north.

FIGURE 5 TOPOGRAPHIC FEATURES





ANDOVER

Andover is a market town with a population of 46,000. It is the most populated town in Test Valley. Andover's history comes from it being a major stopping point on the London – Salisbury – Exeter road, with links to Basingstoke and then London by railway. Through both World Wars and the 20th century, Andover remained an important military location with the RAF being a major employer in the town at RAF Andover. Today the town is the location of the Army Headquarters with RAF Andover having been developed into a business and industrial park.

Other major employers in the town include Twinings, financial institutions such as Simple-health and Lloyds Banking Group, the milling company Rank Hovis and Co-operative Food Primary Logistics. The town has two main industrial estates that cater for a large collection of smaller businesses. The town also sees some out-commuting to London, with train journeys to London Waterloo (approximately 1 hour 10 minutes) and to Salisbury, Basingstoke and Southampton.

Andover has a higher percentage of younger people aged 0-19 than the borough average (24.8% vs 22.8%). It also has a higher percentage of young adults aged 20-39 than the borough average (24.7% vs 21.6%).

21.2% of Andover's population hold Level 4 or higher qualifications, and 13.1% hold Level 3 qualifications. 75.8% of Andover's residents are considered to be economically active, higher than the borough average of 73.4%. Andover's population are typically employed in associate professional and technical jobs,

administrative and secretarial jobs, the skilled trades and elementary occupations. Approximately 11% are managers, directors and senior officials and another 12% are professionals.

SERVICES AND FACILITIES

Andover's role as the only major settlement in the northern part of Test Valley ensures that the town has a good level of services. Education is provided by three state secondary schools and two independent schools, as well as a sixth form college and 10 primary schools. The town has a purpose-built arts venue managed by Test Valley Borough Council and a cinema. The Chantry Centre shopping centre accommodates for the area's retail needs, supported by several retail parks.

Several key projects proposed for the town centre include the Andover Town Mills project, which aims to open up the town centre and front onto the river, and the retail study which is intended to help Test Valley Borough Council create an initiative to support the high street offer in Andover.



Winton Community Academy, located within easy walking distance of the site

In terms of connectivity, the town is served by Andover station, which has links to Salisbury, Basingstoke and London. The A303 trunk road runs to the southern edge of the town, connecting Andover with the A34. Andover War Memorial Hospital provides outpatient services and some inpatient care, with emergency care met at Basingstoke and North Hampshire Hospital. There are multiple medical centres and GPs within the town.

Bus routes run from Picket Twenty and the residential areas to the north of the site to the town centre, Basingstoke, Fulflood (Winchester), Charlton and other parts of Andover.

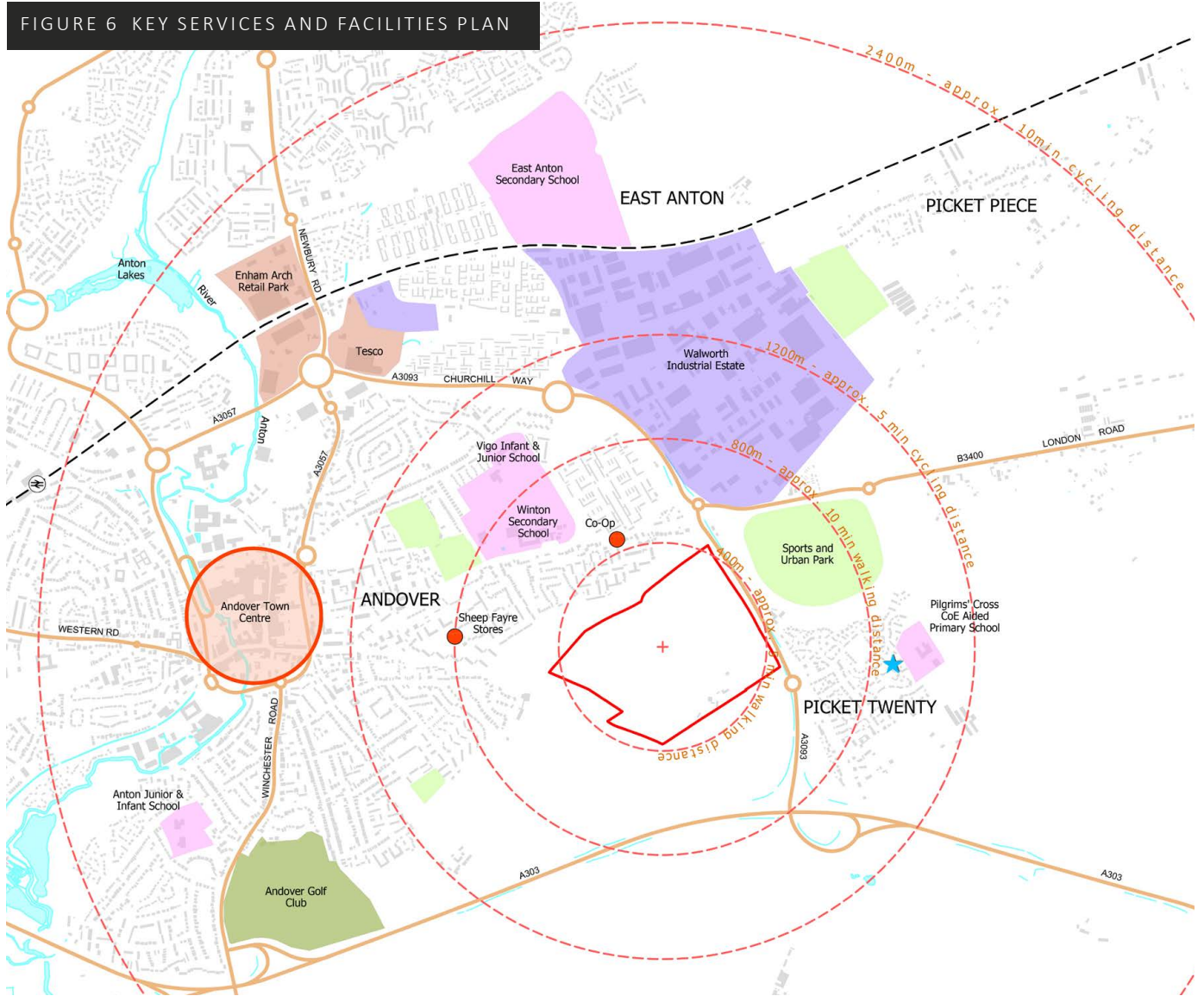
More locally, there are a selection of services and facilities that meet daily needs (Figure 6). These include small retail units, several primary, secondary schools and a youth centre. New services are also found in Picket Twenty, including a primary school, a nursery, a community centre, urban park and a sports hub. These could be reached via the pedestrian bridge or via the existing path in the south-east corner (subject to land ownership).

There are various types of open space in the south and east of Andover, located within the urban edges and around its edges. This includes school sports pitches, Andover Golf Club and the recently completed sports pitches at Picket Twenty.



Recently built pedestrian / cycle bridge and bus only route serving Picket Twenty.

FIGURE 6 KEY SERVICES AND FACILITIES PLAN













- | | | | |
|---|---------------------|---|----------------------------|
|  | Site Boundary |  | Playing Fields |
|  | Andover Town Centre |  | Andover Golf Club |
|  | Education |  | Picket Twenty Local Centre |
|  | Employment |  | Nearby Shops |
|  | Retail |  | Andover Station |

Figure 7 provides a summary of the site's key constraints and opportunities. These were informed by the analysis of the site and its context, particularly landscape and accessibility (see page 15).

LANDSCAPE & TOPOGRAPHY

The key findings of the Landscape and Visual Study concluded that development should be restricted to the lower parts of the site, whilst the western higher areas could be turned into a new park (see details on plan).

The highest point of the site is the southwest edge, next to the reservoir. This area forms part of an area of higher ground which extends towards Bere Hill and Bere Hill Farm to the southwest. The land falls away from this point (around 123m AOD) towards the eastern corner of the site (97m AOD). It also falls towards the northeast, where the ring road is located, and towards Ladies Walk. There is a slight valley running west to east and a ridge that follows a similar line as Ladies Walk.

The site's topography has influenced various aspects of the design, including land uses, surface water drainage and the size and location of the access.

EXISTING HOUSES

There are two houses located along the southeast side of the site. These are period properties but are not listed. The assumption is that the houses are retained along with a large proportion of their garden. Their access arrangements will remain unchanged.

TREES AND HEDGEROWS

Figure 7 shows the extents of the trees and vegetation within and adjoining the site. The site is well enclosed on all sides, which offer screening and containment. There is also some mature planting and trees around the edges of the gardens of the two houses.

The intention is to retain the majority of the existing trees and vegetation. New planting will also be added, including filling in any gaps around the edges of the site.

UTILITIES

There are high voltage overhead electricity cables crossing the middle of the site. These are supported by pylons, three of which lie within the site. Other overhead cables cross the eastern part of the site.

There is a covered reservoir located immediately southwest of the site whilst another much smaller one lies at the end of the garden of The Grange.

There are no known issues with connecting to existing water, gas, electric and telecommunication services. Further investigations will be undertaken in consultation with the statutory service providers at the appropriate time to ensure the site can be adequately served.

DRAINAGE

According to the Environment Agency website, the site is at low risk of flooding (Flood Zone Area 1). The National Planning Policy Framework shows that all land uses are permitted in this zone.

The Environment Agency's Flood Map for Surface Water shows the site has a very low risk from surface water flooding apart from a small area along the northeast boundary, next to the access location (not shown on plan).

Detailed assessments about drainage have yet to be completed. At present, the intention is to provide a series of surface water attenuation ponds towards the lowest points of the site. The proposal will incorporate an appropriate sustainable drainage system (SuDS) in accordance with planning policy.

Houses along Winton Chase and Pearman Drive

Ladies Walk (pedestrian and cycle route)




















The Site



View looking northeast along ladies walk

FIGURE 7 CONSTRAINTS AND OPPORTUNITIES PLAN



- | | | |
|--|---|---|
|  Site Boundary |  Trees and hedgerows |  Covered reservoirs ^ |
|  Existing Woodlands, Copses and Tree Belts ^ |  Opportunity to provide new pedestrian and cycle links |  NPA zone for retained buildings |
|  Existing Scrub Vegetation |  Potential vehicular access point | Sources: |
|  Contours/Spot Heights (Metres AOD) ^ |  Potential vehicular access point from existing roundabout | ^ OS Mapping |
|  Public Rights of Way * |  Existing access point | * Hampshire County Council Definitive Map |
|  Pylons and high voltage overhead lines with 20m buffer either side |  Listed Building ~ | ~ Historic England National Monument Record GIS Data Set |
|  Overhead cables |  Watercourses | |
|  Potential Open Space on more elevated land |  Off road cycle route | |
|  Potential area for residential development on lower slopes |  On road cycle route | |
- Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Barton Willmore shall not be liable for the accuracy of data derived from external sources.

ECOLOGY

An ecological survey of the site has been undertaken and the findings are set out in Figure 8 and summarised below.

The site consists of an arable field, two residential properties and associated grassland and outbuildings, and areas of semi-improved grassland towards the site's edges. The arable farmland and residential land is considered to be of no significant ecological value. The areas of semi-improved grassland, and some species-rich hedgerows that bound the site, are considered to be of some ecological value, although a lack of management has deteriorated the quality of this grassland.

The site does not contain any statutory or non-statutory designations. A low number of bats were previously recorded, with roosting opportunities provided in the mature trees onsite. A badger sett is located within a

hedgerow in the south-eastern part of the site, and the poor semi-improved grassland may have the potential for reptiles.

At present, there are no ecological constraints that would affect the principle of development of the site. The site has some potential to enhance its biodiversity.

HERITAGE

The nearest conservation area lies at Andover town centre. The nearest listed buildings are the Grade II Iron Bridge, straddling Micheldever Road, and two Grade II buildings at Picket Twenty Farm on the opposite side of the A3093. The site is outside the setting of these heritage assets and any impact of the development is therefore considered to be minimal.

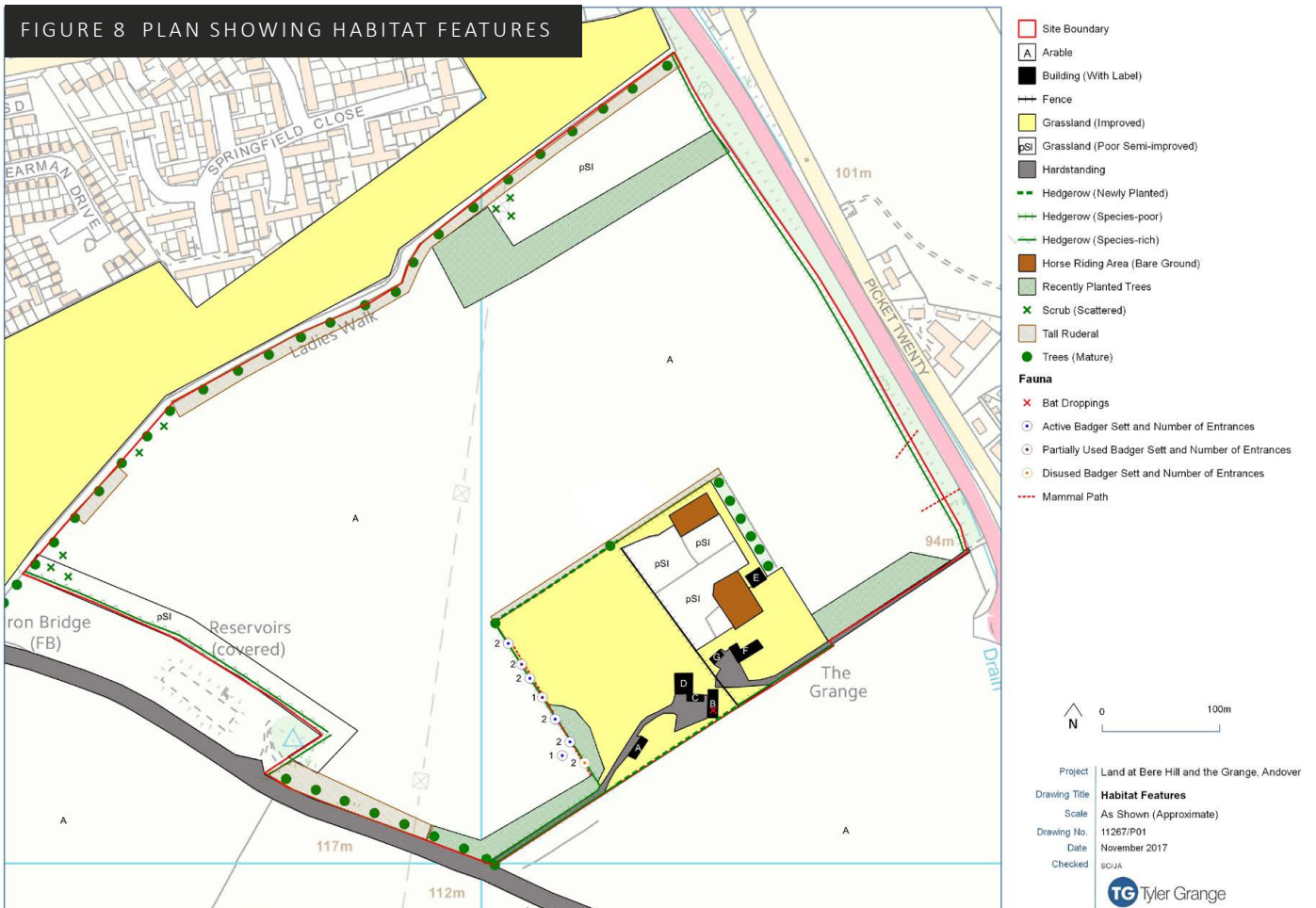
No archaeological sites have been recorded within the site but, given the presence in the

wider Andover area of historic interest, there may be a very low possibility of Bronze Age, Iron Age and Roman remains within the site.

SITE BOUNDARIES

The trees and vegetation around the edges of the site will need to have an appropriate stand-off from development in order to protect them and provide space for future growth and maintenance. This is particularly important for Ladies Walk which is an historic public right of way with mature trees and hedgerows on either side.

Development will need to be set back from the main road edge for the same reason and to reduce any noise impact upon the new homes.



ACCESS

A transport consultant has been appointed to assess the options for accessing the site and consider accessibility, including public transport.

Current Position

The field is currently accessed via gaps in the vegetation running along Micheldever Road, which also provides access to Flagstaff House. The Grange is accessed by a lane connecting onto the A3093 near the existing roundabout.

There are no public rights of way within the site. A public footpath known as Ladies Walk runs along the site's northwest edge. There is a separate footway running adjacent to the site's north east boundary connecting London Road to the north with the Picket Twenty development to the east via a footbridge over the A3093. A shared footway / cycleway runs primarily adjacent to the length of the site's south-eastern boundary – between the A3093 and Micheldever Road.

Vehicular Access

The proposal is to serve the development from a new roundabout along the A3093, as shown on Figure 9.

The new roundabout has been designed to take account of the difference in ground levels between the site and the A3093, the proximity of the pedestrian footbridge, and the roundabout serving Picket Twenty. The design approach is consistent with others along the A3093 corridor.

Taking account of traffic flows, the design proposes two lanes for through traffic, similar to the Andover Down and Picket Twenty roundabouts.

There is also the potential to take vehicular access from the fourth arm of the existing roundabout serving Picket Twenty (as shown on the Constraints and Opportunities Plan). However, this would require third party land and so has been discounted at this stage.

Micheldever Road is a rural lane and is consequently only suitable for an emergency access.

Walking and Cycling

There are opportunities for connecting with the existing pedestrian and cycle routes within the vicinity of the site, creating links initially into the suburbs of Andover and Picket Twenty, including its shops, village hall, nursery, primary school and sports facilities. There is also scope to connect with those into Andover town centre.

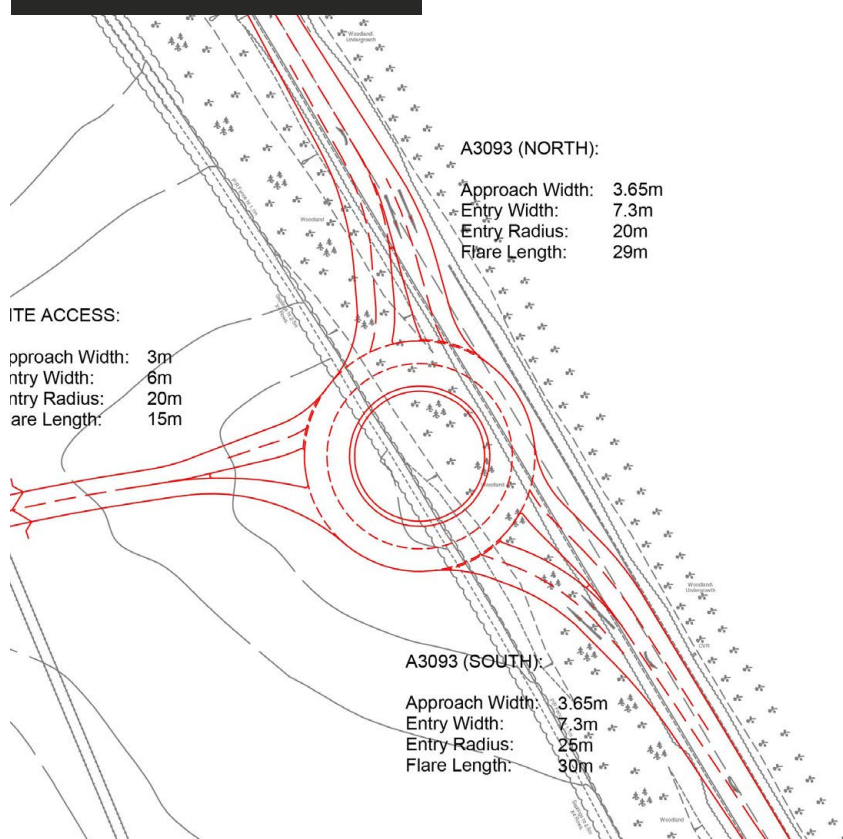
The proposal connects into these networks. This could include improving or widening existing routes.

Public Transport

To support public transport access of the site, the strategy seeks to add a bus stop near the pedestrian bridge and bus-only link to the northeast of the site, on the opposite side of the bypass. This would tap into the two high-frequency half-hourly services currently running between the Andover town centre area and Picket Twenty with some timetable enhancements also sought.

The access strategy would also seek a deviation or extension to the existing route running in both directions between the Andover Down roundabout and the proposed site access roundabout. This would include an on-site bus stop at the 'Central Square' area.

FIGURE 9 ACCESS DRAWING



DESIGN RATIONALE

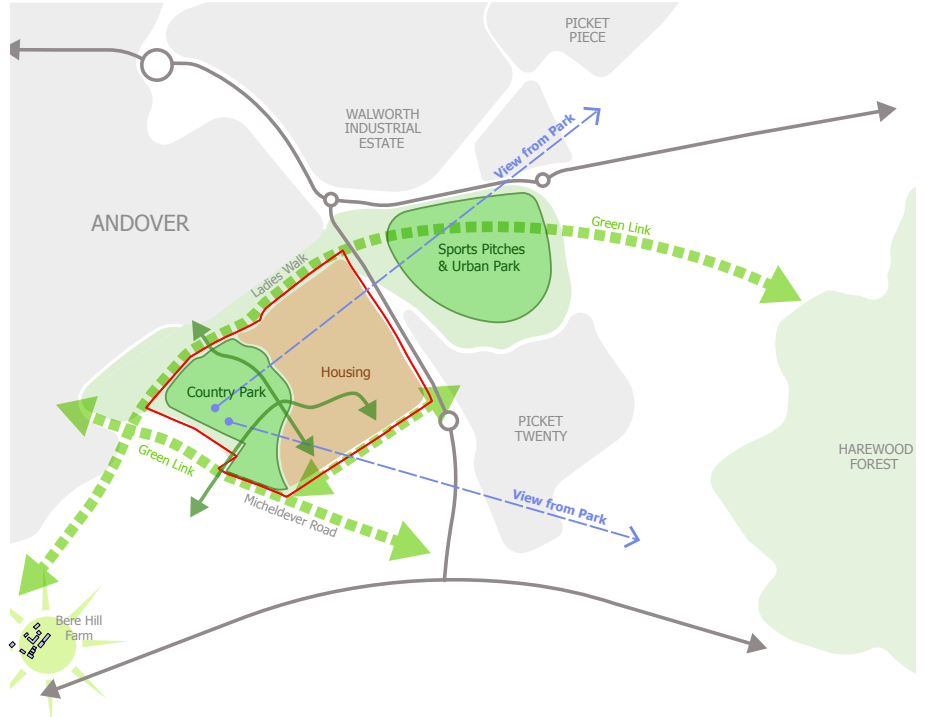
This section sets out the design principles and rationale behind the proposals, using four diagrams with accompanying text to explain the themes.

Responding to the Landscape and Providing New Green Infrastructure

In response to the landscape appraisal, the development is restricted to the eastern part of the site. This creates an opportunity for a new country park on the western part, which is well suited for this use, with attractive views towards Harewood Forest. A country park would complement the urban park at Picket Twenty and wider open infrastructure provision of Andover, fulfilling the aspirations of the Countryside Access Project.

The country park would deliver community benefits, such as allotments, community garden, children's play area, trim trail, etc.

The scheme builds upon existing green links across the site and with the surrounding area. These include green infrastructure along Ladies Walk, Micheldever Road, and the recently completed sports pitches/urban park at Picket Twenty (and Harewood Forest beyond).

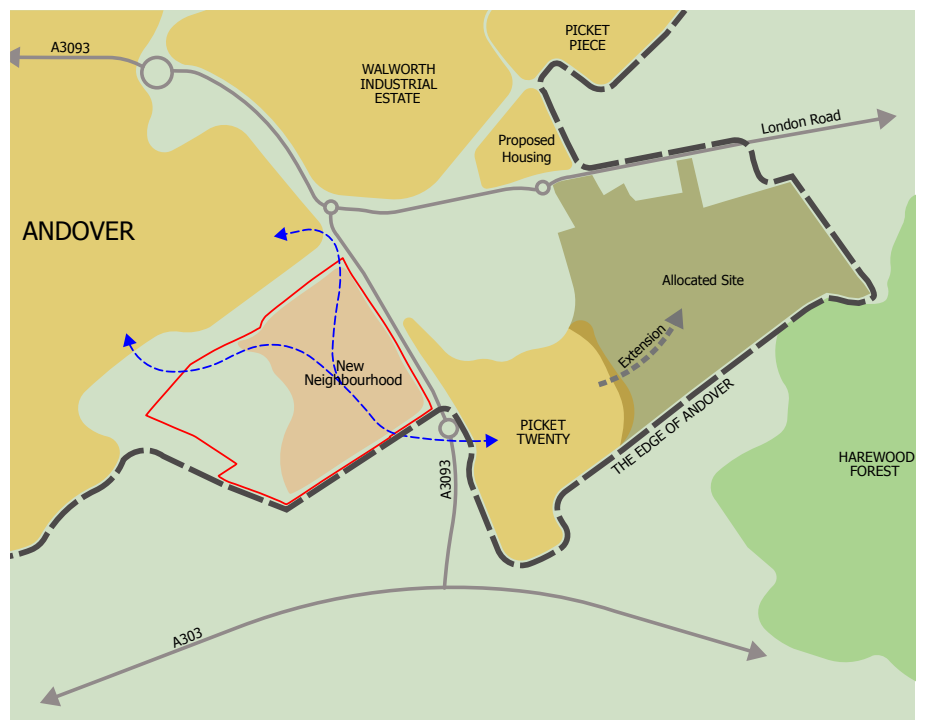


Neighbourhood Concept

The design creates a new neighbourhood on the eastern edge of Andover, which will be somewhere with its own character but in keeping with its surroundings, including Picket Twenty.

The new neighbourhood could act as a bridge between Picket Twenty and Andover, improving the physical and psychological links with the town (and the allocated site beyond).

The new neighbourhood would fit into a new settlement edge for Andover, established by the Picket Twenty development.



Maximising Connections

The concept proposes two potential connections with the existing bus routes nearby. The first is to utilise the regular service No.P20 to Picket Twenty by providing a new bus stop on the opposite side of the bypass. This would be accessed via the recently constructed pedestrian/cycle bridge.

The other is to connect with the No.76 service by extending it along the bypass with a potential turning point, or loop system within the development. This would be within a short walk.

The design maximises options for connecting into the existing pedestrian and cycle routes nearby.



Place Making

The concept aims to create a high quality environment with a good sense of place. Part of this character comes from the proposed park and the site's topography. The majority will, however, need to be created using key urban design principles, informed by a local character appraisal.

The proposal has different street types, connected to key spaces of varying size. This combines with the appropriate landscape structure, green wedges, views to the park and the architectural design itself.



PROPOSAL

VISION

The Vision is to add an attractive new neighbourhood to Andover which integrates with the town and respects its landscape setting.

A new country park will be created within the western half of the site where the elevated position provides attractive panoramic views towards Harewood Forest and elsewhere. The park will be an important part of the neighbourhood's identity with a variety of pedestrian connections providing easy access. Rising above the new homes, the park will also have a strong visual presence, including a landmark feature.

The new park will become a new asset for the town and a destination in its own right. There will be new community facilities, such as an equipped children's play area, a viewing platform, community garden and trim trail. These will all be easily accessible by new and existing residents. whilst a small car parking area will be provided for those travelling from further afield.

The new development will be of a high quality, adopting best practice in urban design, with a good sense of place and high sustainability credentials, including green infrastructure, SuDS and access to public transport. Residents will benefit from good connectivity, with walking and cycling links into Andover and Picket Twenty, and a regular bus service into the town centre on the other side of the main road, accessible via the recently completed bridge.

The development will respect the existing site features, such as mature trees, whilst responding positively to key edges such as the two existing houses and the historic Ladies Walk.

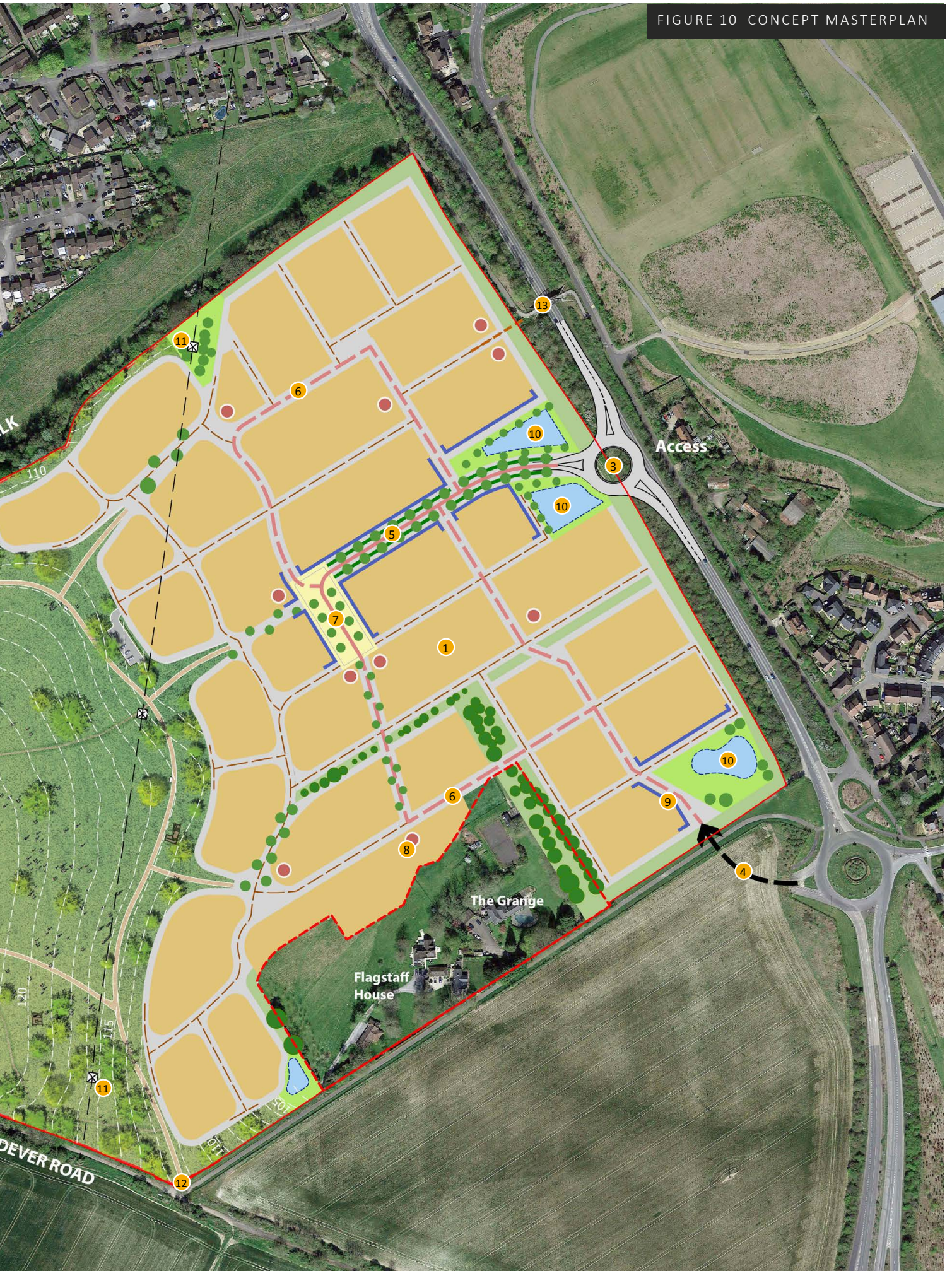
DESCRIPTION

The proposal is for:

- 1 Up to 500 - 550 new homes with a variety of housing types, sizes and tenures, including affordable.
- 2 A new 12ha country park, including new trees, paths, benches and community facilities.
- 3 New access off the A3093 in the form of a roundabout.
- 4 Potential access from the existing roundabout serving Picket Twenty (land owned by others).
- 5 A tree-lined main spine.
- 6 Secondary loops.
- 7 Small square and potential location for bus stop.
- 8 Landmark buildings at key vistas or gateways.
- 9 Key frontages.
- 10 Surface water drainage attenuation ponds
- 11 Existing pylons retained and screened.
- 12 Pedestrian, cycle and emergency access only.
- 13 Pedestrian or cycle links with the surrounding area.
- 14 Children's equipped play area, viewing platform, and potential landmark building.



FIGURE 10 CONCEPT MASTERPLAN



A NEW COUNTRY PARK

Strategic Benefits

The new country park within the western elevated part of the site would retain the open character of the downland landscape and reinforce the urban edge of Andover through good design, integration of landscape features, and the creation of a strong landscape structure at the settlement edge.

The new country park would reflect the aspirations of the community for more high-quality green spaces in Andover, as set out in the Andover Vision and the Countryside Access Project. This new recreational space would connect the town with the neighbouring countryside and other green spaces, forming a network of green links around the town.

There is the potential to connect this area of proposed recreational space with the locally important Ladies Walk which borders the site to the north, offering residents an improved link from the A3093 to Micheldever Road.

The park also has the potential to take recreational pressures off nearby Harewood Forest, which is designated as SINC and Ancient Woodland.

The plan on page 21 (Figure 11) shows how the new country park would fit into the Council's wider Green Infrastructure Strategy (July 2014). This Green Infrastructure Strategy seeks to improve and maintain Test Valley's green spaces and to seek additional provision.

Local Benefits

The new country park would be easily accessible to residents in the southeast part of Andover through existing/new pedestrian and cycle links, whilst creating a stepping stone to Picket Twenty. The proposal offers a different type of experience to Picket Twenty which mostly comprises of sports pitches.

The park would have a range of community facilities of benefit to new and existing residents. It would be more than just an area of open space, and would be a destination in its own right. Key features would include:

- A large neighbourhood equipped play area (NEAP) at the top of the hill where parents would be able to relax and enjoy the view and quite surroundings.
- A viewing platform to enhance the existing views towards Harewood Forest whilst acting as a landmark and potentially becoming another facility for children to enjoy.
- A community garden and/or allotments that would encourage local food production, greater connection with nature and the environment, potential education zone and a meeting place.
- A trim trail around the edge of the park, including gym equipment along its route, encouraging greater levels of activity.
- A possible cafe or pop up food stall, probably located near the car park.



FROM TOP: A species rich meadow delivering ecological benefits; new community garden; gravel paths, signage and bins to encourage walking and exploration; part of a potential neighbourhood equipped play area; a potential design for a viewing platform.



The panoramic photograph taken from the highest point of the park looking east

FIGURE 11 THE NEW COUNTRY PARK AND WIDER GREEN INFRASTRUCTURE STRATEGY FOR ANDOVER



SUMMARY

KEY BENEFITS

The landscape sensitivities raised when Bere Hill was previously assessed as a location for development have now been addressed, given the changing context of the site through the development of Picket Twenty.

The development proposals provide an opportunity to deliver a sustainably located and integrated development on the southeast edge of Andover that avoids adverse impact on nationally designated landscape features.

Allocating the site for housing would enable a major opportunity to provide a new country park for the town. This closely aligns with the Council's Countryside Access Programme.

The proposals set out in this document demonstrate that development can be designed sensitively to accommodate for landscape contours and wider visibility as well as be closely linked to the new community at Picket Twenty and existing transport services that feed Andover itself.

The site's location both close to Micheldever Road and the Picket Twenty new community offer opportunities for the site to embed itself in Andover's walking and cycling network, consolidating connections made by Picket Twenty to the town centre and other destinations.

The site's proximity to Andover town centre is closer than other sites currently promoted to the north, encouraging more sustainable journeys and providing opportunities for residents to use other means of transport than the private car.

The development proposals also offer an opportunity to provide housing on a greenfield site close to Andover town centre and existing services and facilities, and are considered to be deliverable now as demonstrated in the September 2017 Call for Sites submission.

SUSTAINABLE DEVELOPMENT

The proposal is considered to comprise Sustainable Development. The assessment, based upon the categories in the NPPF, are summarised below.



Social

It increases the supply of new homes on the edge of a large town where they are needed.

The new country park creates a new recreational facility and increases opportunities for greater social interaction.

The new neighbourhood can integrate well with the existing built up area and increase connectivity.



Economic

The additional housing boosts the labour market for local businesses.

Increasing the population will help support local shops and businesses and in Andover town centre.



Environmental

The landscape character will change but development has been restricted to the eastern lower part of the site.

The Country Park will improve biodiversity by introducing trees, grassland and other initiatives.

There will be new green links within and across the site, again improving biodiversity.

NEXT STEPS

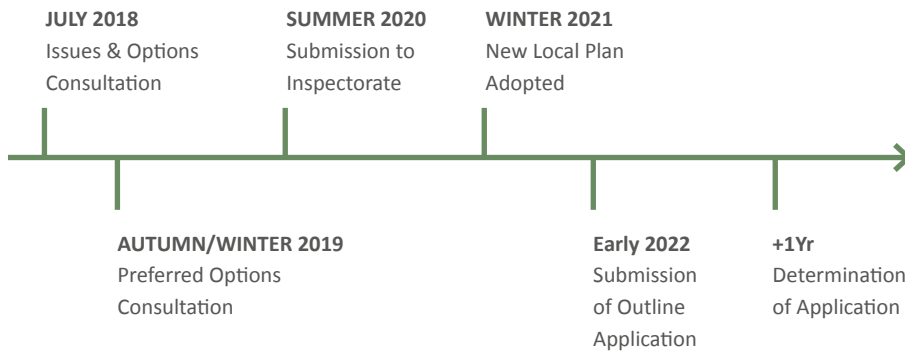
The estimated timetable for completion of the Local Plan and submission of a planning application is set out in Figure 12.

The Regulation 18 consultation for the emerging Test Valley Borough Local Plan is anticipated to start in early July 2018, with consultations running for 10-12 weeks.

Promotion of the site through the Local Plan process with Test Valley Borough Council will enable the development proposals to progress in line with the aspirations of the council.

Alongside this, there is the intention to engage with the Borough and Town Council along with other local stakeholders.

FIGURE 12 TIMELINE FOR NEW LOCAL PLAN AND APPLICATION



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