
APPENDIX 3 – LAND AT BERE HILL LANDSCAPE AND VISUAL APPRAISAL

Land at Bere Hill, Andover: Landscape and Visual Appraisal

Prepared on behalf of Gallagher Estates Ltd

April 2018

Land at Bere Hill, Andover:
Landscape and Visual Appraisal

Gallagher Estates Ltd

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1.0 INTRODUCTION

1.1 Barton Willmore Landscape Planning and Design (BWLPD) were commissioned in December 2017 by Gallagher Estates to undertake a landscape and visual appraisal of land at Bere Hill, ('The Site') located on the southern edge of Andover, in the county of Hampshire, in order to determine its suitability for residential development for up to 200 dwellings ('the Proposed Development') and advise on landscape and visual considerations in order to successfully integrate the Proposed Development into the surrounding landscape.

1.2 The landscape and visual appraisal assesses the potential of the Site to accommodate residential development, and identifies the opportunities and constraints associated with the Site and the surrounding area.

1.3 The location of the Site has been identified on Figure 1: Site Context Plan.

1.4 The objectives of this landscape and visual appraisal are:

- To identify, evaluate and describe the current landscape character and quality of the site and its surroundings, and its context within the wider landscape, and also any notable landscape elements and features, and in relation to existing designations and policies;
- To appraise the visibility of the Site and the nature and quality of existing views towards the Site, and to identify potential visual receptors;
- To determine the sensitivity of the landscape and visual context of the Site and its surroundings to the type of development proposed; and the suitability of the Site to accommodate the potential development being considered; To identify the landscape and visual opportunities constraints to development to inform development proposals;
- Make recommendations for a suitable landscape strategy which assists with absorbing the development within the landscape and providing a network of green infrastructure; and limit the likely effects upon landscape character and visual amenity that would arise as a result of the proposed development on the Site.

1.5 This appraisal has been undertaken with regard to best practice guidelines within GLVIA3¹, with reference to shaping the design of development that may bring about

¹ Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute and IEMA, 2013

change in the landscape and in visual amenity, and to identifying the potential landscape and visual effects arising from proposed development.

1.6 This appraisal was undertaken in January 2018.

1.7 The following illustrative material supports the landscape and visual assessment:

- Figure 1: Site Context Plan
- Figure 2: Landscape Character Plan
- Figure 3: Topographical Features Plan
- Figure 4: Site Appraisal Plan
- Figure 5: Visual Appraisal Plan
- Figure 6: Landscape Opportunities and Constraints Plan
- Site Context Photographs

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2.0 SITE CONTEXT AND SITE APPRAISAL

2.1 **Figure 1: Site Context Plan** provides an overview of the location of the Site, located to the immediate south of the settlement of Andover, within Test Valley Borough and the County of Hampshire. As illustrated on **Figure 1**, the Site is located on the southern edge of Andover, outwith but adjoining the settlement boundary of Andover. The Site is set between the A3093 and 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.

2.2 The Study Area covers the settlement of Andover and extends to the Harewood Forest in the south east, the settlement of Upper Clatford in the south west, and the North Wessex Downs to the north-east. The A303 carriageway runs east-west through the central portion of the Study Area and links with several highways to provide access throughout the immediate area.

The Surrounding Area

2.3 The Study Area is strongly influenced by the settlement of Andover and the network of roads that cross the Study Area, particularly the A303 and the A3093 carriageways. The area comprises a mixture of residential and industrial land uses distributed within Andover and around, and includes the recent extension of Andover at Picket Twenty to the immediate east and south-east of the Site, and recent extension of Picket Piece to the north east, both within the Settlement Boundary of Andover; and Andover Down to the east, beyond the Settlement Boundary, as illustrated on **Figure 1**. Further residential development is identified through Allocation Site Areas at Picket Piece, and to the east of Picket Twenty, extending to Andover Down.

2.4 The large industrial area of Walworth Industrial Estate lies to the north of the Site and comprises large scale buildings of varying height, including the Twinings Tea Facility which is a distinctive building visible from many locations in and around Andover.

2.5 The southern edge of Andover, in the immediate locality of the Site, comprises residential streets branching off London Road, with areas where local schools are present, such as The Markway School, Vigo Infant and Junior Schools, Norman Gate School, and Winton Secondary School. There are several areas of recreational space interspersed amongst the housing, including open space between the residential areas and Ladies Walk, Public Right of Way (PROW) 005/4/1, to the immediate north of the Site.

- 2.6 Further to the west lies the historic core of Andover which is a designated Conservation Area. The Site does not adjoin, nor is it intervisible with, the Conservation Area, being separated from the Conservation Area by the intervening residential area along Micheldever Road, London Road, and London Street.
- 2.7 The North Wessex Downs Area of Outstanding Natural Beauty is located to the north of Andover, some 735m and 500m from the northern and eastern settlement boundary of Andover, respectively.
- 2.8 To the south of Andover, beyond the A303, the landscape is more rural and open, with scattered farms and small settlements located amongst large scale agricultural fields. The large scale solar farm at Cowdown Farm has a strong influence over this part of the immediate study area, beyond which the landscape is largely formed by the large woodland area of the Harewood Forest. The linear settlement at Goodworth Clatford is one of several small villages that lie within this setting.

Landscape Policy Context

- 2.9 The relevant landscape policy context for the Site makes reference to:
- The National Planning Policy Framework (March 2012),
 - The Test Valley Borough Revised Local Plan 2011 – 2029 (January 2016),
 - North Wessex Downs Area of Outstanding Natural Beauty (AONB) Management Plan 2014-2019

National Planning Policy Framework (NPPF) 2012

- 2.10 The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF promotes a presumption in favour of sustainable development, defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”, and providing it is in accordance with the relevant up-to-date Local Plan, and policies set out in the NPPF including those identifying restrictions with regard to designated areas, such as National Parks, Areas of Outstanding Natural Beauty (AONB) and Green Belt.
- 2.11 Twelve Core Planning Principles are set out in paragraph 17, of which the following are relevant to landscape and visual matters, and state that planning should:
- *“not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."*

2.12 Paragraphs 56-68 focus on promoting good design of the built environment. Developments should have a strong sense of place, respond to local character and history, create safe and accessible environments and be visually attractive with appropriate landscaping.

2.13 In relation to conserving and enhancing the natural environment, paragraph 109 notes that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Paragraph 114 requires planning authorities to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

The Test Valley Borough Revised Local Plan 2011 – 2029 (Adopted January 2016)

2.14 The Revised Local Plan for the Test Valley forms the main part of the Development Plan for the Borough and sets out the policies and proposals which form the spatial strategy to guide development within the Borough between 2011 and 2029. The Key Diagram for Test Valley Borough, as illustrated on Page 38, identifies the general strategy for growth at Andover, with housing proposed on the north-eastern and eastern edge of the settlement and with 'Gaps' identified to the north, between the settlement and the North Wessex Downs Area of Outstanding Natural Beauty, and to the west and south-west.

2.15 The policies that are relevant to landscape character and visual amenity, and potential residential development, are set out below.

2.16 Policy COM2: Settlement Hierarchy defines the settlement boundaries and countryside on the Proposals Map, and states that:

“Development outside the boundaries of settlements in the hierarchy (as identified on map 1 - 55) will only be permitted if:

- a) it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10, LE16-LE18; or*
- b) it is essential for the proposal to be located in the countryside”*

2.17 **Figure 1: Site Context Plan** identifies the Settlement Boundary for Andover. Policy COM2 also identifies Andover as a Major Centre. The Site falls outside the settlement boundary and within countryside, where it states that development would be restricted to:

- *“Replacement dwellings*
- *Re-use of buildings*
- *Rural Affordable Housing sites*
- *Community-led Development*
- *Employment sites in the Countryside*
- *Small business uses”*

2.18 Policy E1: High Quality Development in the Borough states that:

“Development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development:

- a) should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;*
- b) should not detract from the dominance of, or interrupt important views of, key landmark buildings or features;*
- c) should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and*
- d) makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.*

Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.”

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

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

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

2.20 Policy E6: Green Infrastructure states that:

“Development will be permitted provided that:

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

North Wessex Downs (Area of Outstanding Natural Beauty) AONB Management Plan 2014-2019

2.21 The North Wessex Downs AONB is located to the north of Andover, some 735m and 500m from the northern and eastern settlement edge of Andover, respectively. The Site is located on the southern edge of Andover, approximately 2.5km from the southern boundary of the North Wessex Downs AONB, with the substantial expanse of Andover located between the Site and the AONB. The primary description of the North Wessex Downs AONB, as set out within the Management Plan 2014-2019 is:

“Vast dramatic, undeveloped and distinct chalk downlands with nationally significant areas of semi-natural chalk grassland, contrasting with well-wooded plateaux, arable lands and intimate and secluded valleys, all rich in biodiversity and cultural heritage; a national landscape that stands apart from the increasing urban pressures that surround it; where people live, work and relax; and where visitors are welcomed and contribute to a vibrant rural economy.”

2.22 The defined Special Qualities and Policies relate to: Landscape, Land Management, Biodiversity, Historic Environment, Natural Resources, Development, Communities, and Leisure Tourism.

2.23 The North Wessex Downs AONB is the third largest AONB in the country, covering 1730 sq km, or 668 sq miles. It is sparsely populated, but it is acknowledged that *“around the North Wessex Downs, there are the significant urban centres of Reading, Newbury, Basingstoke, Andover, Swindon and Didcot”*.

2.24 With regard to development the Management Plan states that:

“Despite the relatively low density of population, there are particular development pressures on the North Wessex Downs. This is due in part to its location within the South East of England and its proximity to London. There is a need to manage these pressures with sensitivity both within and in the setting of the area in order to maintain a balance in promoting economic and social viability whilst retaining the character of the North Wessex Downs.”

2.25 It goes on to state that:

“A number of sizable and expanding towns lie just outside the North Wessex Downs...”

“There are other proposals for growth outside but on the edge of the North Wessex Downs. These include at Wantage, Didcot, Andover and Devizes. The potential for harm on the setting of the area from large-scale urban extensions is substantial. Any new uses or development proposed outside but within the setting of the area should consider the North Wessex Downs AONB Position Statement on Setting. Proposals should include detailed measures to mitigate against harm on and into the area. Forms of mitigation may include strategic landscape buffers, restrictions on building heights, care over massing and scale, care over roofscape design, or avoidance of development in the most exposed locations.”

2.26 With regard to "Landscape", one of the "Key Issues is identified as:

"The potential for development beyond the AONB boundary to visually damage or undermine the scale and critical qualities of landscape character areas."

North Wessex Downs AONB Position Statement – Setting (October 2012)

2.27 The Position Statement on Setting published by the North Wessex Downs AONB provides guidance to be read as an extension to the NWD AONB Management Plan above; and is to be used a guide to development outside but within the setting of the AONB.

2.28 The setting of the North Wessex Downs AONB is the surroundings outside the AONB but this extent is not fixed or defined. The Position Statement states that *"development proposals that affect views into or out of the AONB need to be carefully assessed to ensure that they conserve and enhance the natural beauty and landscape character of the AONB"*, and that *"the further away a development is from the AONB boundary the more the impact is likely to be reduced"*.

2.29 The Position Statement identifies examples of adverse impacts on the setting of the North Wessex Downs AONB, which could include:

- *"development which would have a significant visual impact on views in or out of the AONB;*
- *loss of tranquillity through the introduction or increase of lighting, noise, or traffic movement or other environmental impact like dust, vibration, spatial associations and historic relationships*
- *introduction of abrupt change of landscape character;*
- *loss of biodiversity, particularly if of habitats or species of importance to the AONB;*
- *loss or harm to heritage assets and natural landscape, particularly if these are contiguous with the AONB;*
- *change of use of land where of a significant enough scale to cause harm to landscape character; and*
- *development individually or cumulatively giving rise to significantly increased traffic flows to and from the AONB, resulting in loss of tranquillity and erosion of the character of rural roads and lanes."*

2.30 The Position Statement notes that "the best way of minimising adverse visual impacts on the setting of the AONB is through avoidance in the first place so that schemes conserve or enhance the setting of the AONB". However, it also sets out approaches to in relation to development within or affecting the setting of the AONB that it supports:

- *“measures to consider impact on the setting of the AONB, including where required through Landscape and Visual Impact Assessments;*
- *care over orientation, site layout, height and scale of structures and buildings;*
- *consideration not just of the site but also the landscape, land uses and heritage assets around and beyond it;*
- *careful use of colours, materials and non-reflective surfaces;*
- *restraint and care over the installation and use of street lighting, floodlighting and other external lighting to prevent harm to the dark night skies of the AONB;*
- *the grouping of new structures and buildings close to existing structures and buildings to avoid new expanses of development that are visible and out of context (though detrimental impact on historic buildings/groupings will need special consideration to avoid insensitive development); and*
- *detailed mitigation measures, for example including native landscaping (where possible contributing to BAP targets), and noise reduction (though again landscaping in certain contexts can be damaging to historic features/deposits/landscape/character so again will require careful consideration).”*

2.31 However, the existing development at Andover provides a significant amount of physical and visual separation between the Site and the AONB, and there is no strong physical or visual relationship between the two. Therefore, it is unlikely that the Site makes a significant contribution to the setting of the AONB, given the existing separation between the two.

Landscape Character Context

National Landscape Character Assessment

- 2.32 National Character Areas (NCAs) were originally prepared by the former Countryside Agency but the assessments are now managed by Natural England. These landscape character assessments identify a number of key landscape characteristics for broad areas covering England, and wash over urban areas, towns, villages and areas of settlement.
- 2.33 The site is located within NCA 130: Hampshire Downs, part of a belt of chalk in central southern England, as shown on **Figure 2: Landscape Character Plan**. The majority of the NCA comprises elevated rolling landscape with scattered woodland blocks and shelter belts, with three major settlements at Andover, Winchester and Basingstoke.
- 2.34 A full description of the NCA 130 Hampshire Downs can be found here: <http://publications.naturalengland.org.uk/publication/6738147345956864>.

2.35 The key characteristics of the Hampshire Downs include:

- *“The rolling, elevated, chalk arable downland has an open, exposed character that provides open skies and long-distance views.*
- *Elevated plateaux and upper valley slopes are characterised by extensive open tracts of large, low-hedged fields with thin chalky soils, shelterbelts, and ancient semi-natural woodland blocks on clay-with flint caps on some of the steeper slopes.*
- *In contrast, within the sheltered valleys and to the east of the area, the network of hedgerows, interspersed by numerous areas of oak/ash or hazel woodland coppice and smaller meadow fields, gives a strong sense of enclosure.*
- *The rivers and streams of the Test and Itchen catchments are internationally significant, and distinctive chalk rivers, running in deep valleys, cut into the Chalk.*
- *A network of distinctive and ancient droving roads and trackways is a particular feature across the Downs.*
- *There is widespread evidence of prehistoric settlement on the open downlands, including burial mounds with visually prominent iron age hill forts. In the valleys, there is evidence of Roman estates and nucleated medieval village settlement patterns, and fieldscapes and farmsteads across the downlands evidence the gradual and planned enclosure from the medieval period.*
- *The area’s distinctive appearance derives from the use of chalk cob (in the west), weatherboarded timber frame and small, handmade local brick with flint in traditional rural buildings and walls surrounding farm courtyards, with thatch surviving in many places.*
- *The settlement pattern varies between the relatively dense strings of villages along the lower river valleys and the very low-density, nucleated settlements in the upper reaches of the rivers and on the Downs.*
- *The ancient city of Winchester is located at the heart of this landscape and at the centre of the Itchen Valley, and the more modern, rapidly expanding towns of Basingstoke and Andover are on downland sites at the head of the Loddon and Test valleys.”*

2.36 The Hampshire Downs are described as the central block of a broad belt of chalk downland that runs through southern England from west Dorset to East Sussex and Kent. The NCA notes that there are several major transport arteries which cut through the Downs to connect London and the South West with Southampton and up to The Midlands, and acknowledges that the traffic on these routes has a significant impact on the landscape.

2.37 With regard to the area surrounding the settlement of Andover, and including the Site, the NCA notes that 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. There is extensive woodland to the east of the study area at Harewood Forest, which comprises Ancient Woodland which contains ancient sessile oaks and exhibits a rich diversity of woodland plants.

- 2.38 With regard to settlement, the NCA identifies that three major settlements dominate the Downs, with Andover identified as sitting at the Head of the Test catchment. Andover has seen significant expansion after the Second World War; and continues to expand, with the large new residential area of Picket Twenty to the immediate south east of the Site, currently under construction.

Hampshire Integrated Character Assessment

- 2.39 The Site lies within the Landscape Character Area 8D: Andover Open Downs which lies along the western edge of Hampshire County and forms a bowl of higher downland which surrounds the town of Andover, as illustrated on **Figure 2: Landscape Character Plan**. The eastern edge of this character area is bordered by the Test Valley, and the Landscape Character Area 3B: Test Valley; while the southern and northern boundaries are defined by marked scarps.
- 2.40 The LCA 8D: Andover Open Downs, on the eastern edge of Andover, is comprised of Landscape Character Types of Open Downland and Downland Mosaic Large Scale.
- 2.41 The Key Characteristics of the Andover Downs LCA are defined as:
- *“Plateau downland with gentle undulating ridges and dry chalk valleys.*
 - *Occasional prominent hills within the downland create visual features.*
 - *Open, expansive landscape with long distant views across downland and the river valleys which dissect the plateau.*
 - *Biodiversity value from Harewood Forest, and dispersed areas of chalk grassland, including internationally-designated sites... .*
 - *There is little woodland cover creating a simple composition of landscape elements except where there are notable deposits of clay with flints - here woodland cover becomes dominant e.g. Harewood Forest.*
 - *A landscape with significant time depth and important archaeology particularly from prehistoric and Roman periods, especially associated with the areas of open downland and higher areas -, including burial mounds and hill forts such as Danebury.*
 - *Very regular formal enclosure pattern dates predominately from the 19th century. Defined in places by a weak hedgerow structure or no boundaries at all*

and particularly in the open downland tends to overwrite earlier field boundary patterns.

- *Occasional parkland landscapes provide visual diversity.*
- *Urban edges of Andover extend into this character area.*
- *Dispersed pattern of nucleated villages and farmsteads.*
- *Tranquil and remote away from Andover and particularly in the south where there is little settlement."*

2.42 With regard to Physical Characteristics and Land Use, the Andover Down LCA notes that the Upper Chalk geology surrounding the town of Andover forms 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.

2.43 It goes on to note that open arable farmland is the principal land use with some concentrated areas of woodland to the east at Harewood Forest. Otherwise the open, large scale, arable fields form a simple landscape pattern defined by a weak structure of hedgerows or no hedgerows at all.

With regard to Experiential and Perceptual Characteristics, the Andover Down LCA identifies that tranquillity reduces towards Andover; that elements which detract from tranquillity include pylons and major trunk roads which converge on Andover; and that views towards urban development or the spread of urban development along radial roads has also caused an urbanising influence on downland.

2.44 With regard to the Built Environment, the Andover Down LCA notes that many roads cross the landscape radiating out from Andover, such as the A303 and A343, and that in places such as east of Andover the criss-crossing of the road network physically and visually fragments the landscape, and that, beyond the major trunk roads, a network of minor rural lanes connects nucleated settlements and the river valleys.

2.45 The Andover Down LCA notes that the town of Andover is at the centre of this character area, and that in addition to this general growth, urban development has also occurred along the linear routes which radiate out from the town and relatively recent settlements have formed at Picket Piece and Andover Down; and that the development of the Walworth Industrial Estate on the eastern side of the town has almost merged with these modern settlement clusters.

2.46 The Forces for Change within the Andover Down LCA, relevant to the Site, include:

- 2) *“Urban/ suburban influences, including MDAs for housing and employment around Andover.*
- 3) *3. Demand for recreation and access, particularly due to its proximity to centres of population.”*

2.47 With regard to the eastern edge of Andover and the locality of the Site, the following threats are identified:

- *“Poor maintenance of farmland reduces visual quality of the agricultural landscape.*
- *Lost or poorly-managed hedgerows resulting in a weak landscape structure.*
- *Amalgamation of settlements in built-up areas (for example the Pentons and Andover).*
- *High visual impact of Andover, particularly where dense residential development abuts open fields.*
- *Urban fringe land uses around Andover (golf courses, sewage works etc) altering the landscape pattern.*
- *Ribbon development into downland along roads around Andover, leading to a degraded feel to the landscape, and a wide transition zone from urban to rural character.”*

2.48 With regard to Opportunities, the following relevant opportunities are identified:

- *“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.*

Test Valley Community Landscape Project

2.49 The aim of the Test Valley Community Landscape project *“has been to provide a clear framework to guide the future development and management of the borough landscape in order to ensure that the distinctive character of the borough is retained and change is accommodated in a positive way to the benefit of the people who live and work in the borough, the ecological and historical value of the borough, and the overall condition of the landscape”*. The Site lies within the Landscape Character Type (LCT) 10: Open Chalklands, which is described within the Test Valley Community Landscape Project as:

“a large scale arable landscape, characteristic of the most extensively farmed chalkland areas, where the chalk geology is generally not masked by the deposit of Clay with Flints. The hedgerow structure is fragmented and commonly

replaced by fences, adding to the open landscape character. A limited number of small hedged pasture fields are found adjacent settlements and farmsteads. Blocks or belts of trees occasionally break up this open landscape, but are infrequent and isolated woodland blocks can be found adjacent to farmsteads. Small streams or winter bournes divide the type but generally it is noted for its dry valleys.

The settlement pattern is scattered and dominated by large farms. There is an occasional large house with parkland found sited within a dry valley. A pattern of right angled roads, often running straight for considerable distances and with wide verges, is typical of the Open Chalklands landscape type."

2.50 The Site is situated within Landscape Character Area (LCA) 10F: Andover Chalk Downland, which is defined by the urban edge of Andover and extent of Harewood Forest, and forms part of the wider Open Chalklands, as illustrated on **Figure 2: Landscape Character Plan**. The Andover Chalk Down LCA features open areas of arable land separated by areas of settlement, infrastructure and large farms which creates a fragmented character area of Downland.

2.51 The key characteristics of the Andover Chalk Downland are set out below:

- *"Fragmented area of chalk downland*
- *Small woodlands conceal old disused pits*
- *Settlements resulting from ribbon development at Andover Down and Picket Piece*
- *Urban fringe activities are visible within this open area of downland*
- *Largely a landscape dominated by 19th century parliamentary enclosure*
- *Two Roman Roads, the Ickneild Way and Portway extend through this area*
- *Golf courses."*

2.52 The landscape character area comprises a number of isolated woodlands within arable areas, with small woodland located on non-productive land around the A303. Ribbon development along the radiating roads out of Andover has caused urbanisation of this area of downland, and there is a higher sense of enclosure to the south of the character area provided by dense shelter belts and thick hedgerows in the surrounding area.

2.53 There are several recent residential developments within this area, notably Picket Piece and Picket Twenty, which are indicative of settlement expansion on the outskirts of Andover to the east.

2.54 The Landscape Strategy for LCA 10F Andover Chalk Downland, is stated as:

“To 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.”

2.55 Additionally, the strategy sets out the following Land Management objectives:

“Landscape Distinctiveness:

- *Protect significant open vistas from visual intrusion*
- *Protect and enhance views to valued local landscape features... .*

Hedgerows

- *Restore lost and fragmented hedgerows on former hedgerow lines*
- *Seek opportunities mitigate impact from existing and future development through new hedgerow planting*

Woodland and Trees

- *Seek opportunities for new woodland planting to link existing wooded areas and integrate modern development into the landscape*
- *Promote good management of woodlands*

Urban Fringe

- *Reinforce the edge of Andover through careful design and appropriate landscape planting*
- *Avoid deterioration in the urban fringe landscape arising from poor design and intrusive development*
- *Improve management of the landscape around settlements... .”*

2.56 With regard to Land Use and Development, the strategy set out the following objectives:

“Built Developments

- *Development to respond to the local characteristics of the landscape*
- *Opportunities to be sought to restore local landscape features and create a stronger landscape structure within the settlement edge of Andover*
- *Maintain the historic integrity of the existing settlement pattern... .”*

- 2.57 The strategy also highlights the importance of reinforcing the edge of Andover and in the creation of a stronger landscape structure within the settlement edge of Andover.

North Wessex Downs AONB Character Assessment (March 2002)

- 2.58 The landscape of the North Wessex Downs AONB, to the north of Andover, is defined as Landscape Character Type 2: Downland with Woodland. Landscape Character Area 2E: Chute Forest – Faccombe, and Landscape Character Area 2F: Litchfield Downs, form the closest parts of the LCT to Andover, and thus the Site. Existing development at Andover provides a significant amount of physical and visual separation between the Site and the AONB, and therefore there is a very limited physical or visual association between the Site and the landscape of the AONB.

Topography and Hydrology

- 2.59 The landform surrounding Andover forms 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.
- 2.60 The Site is located at between approximately 94m Above Ordnance Datum (AOD) and 120m AOD on a localised spur to the immediate south of Andover, as illustrated on **Figure 3: Topographical Features Plan**. The Site is undulating with the highest part of the Site located at the western part of Site. There is a reservoir within the Site and adjacent to the Site, between the western boundary and Micheldever Road.
- 2.61 The A3093 lies in cutting immediately adjacent to the eastern boundary of the Site.
- 2.62 The surrounding area is also undulating with many valleys and ridges forming localised low and high points throughout the Study Area, as illustrated on **Figure 3: Topographical Features Plan**. The highest points within the Study Area are located to the immediate south west of the Site within farmland known locally as Bere Hill. Further to the south the land rises up to 120m AOD associated with Cow Down Farm; and to the east, Tinkers Hill to the east of Picket Piece, rises up to 121m AOD.
- 2.63 The River Anton runs through the centre of the Study Area and through the centre of Andover itself, flowing southwards into the farmland beyond the A303. There are several lakes associated with the River Anton, such as Mill Lake and Brooks Lake to the west of the Site, and Anton Lakes to the north-west of the Site.

Land Use and Settlement

- 2.64 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, as illustrated on Figure 4: Site Appraisal Plan. 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.
- 2.65 The Site is generally well enclosed on all sides, with the northern boundary formed by a tree belt with Ladies Walk, PROW005/4/1, passing between the two lines of trees. Beyond the tree belt is a linear strip of greenspace that falls towards residential properties that line streets off London Road. The eastern boundary is formed by the significant element of the A3093 and a tree belt that lines it. Beyond the A3093 is the recent residential development of Picket Twenty and the sports pitches at Picket Twenty Sports Ground, extending beyond the A3093 to the south of the B3400.
- 2.66 The southern boundary of the Site is formed by hedgerows and tree belts that line a surfaced cycle route between Micheldever Road and the A3093. To the immediate south of the cycle path is an arable field that sits between the Site and the A3093/A303 junction. The western boundary of the Site is formed by dense hedgerow and tree belt vegetation that lines Micheldever Road, beyond which are arable fields that are enclosed by hedgerow vegetation.
- 2.67 The Site is elevated above the land to the immediate north, with the topography of the Site sloping gently down to the east, south and west, as illustrated on **Figure 3: Topographical Features Plan**. The highest point on the Site is on the western boundary, while the lowest point on the Site is in the middle of the southern boundary to the south of Flagstaff House and The Grange.
- 2.68 The Site relates strongly to, and is set within, the settlement edge of Andover. The existing settlement of Andover, as defined by the settlement boundary, extends from approximately 55m just north of the Site, to the west and south-west, to adjoin the A303 in the further west. The Site adjoins the settlement boundary on its eastern boundary, with recently constructed residential development, residential development under construction, and land with planning consent for further residential development, all at Picket Twenty and within the settlement boundary, extending south along the A3093 to the junction with the A303; with Allocation Site Areas for residential development located to the further east, extending to Andover Down.

- 2.69 The existing settlement to the west and the planned settlement to the east extend further south than the Site, with the Site being located within a parcel of land between residential development to the east of the A3093 and west of the A3057, north of the A303.
- 2.70 Flagstaff House and The Grange are located within the southern part of the Site, with the associated built form having an influence on the southern part of the Site.
- 2.71 The Site is generally well contained by dense tall hedges and belts of trees, although there are areas of fragmentation and loss within these boundary features. Overhead lines of pylons cross the site, with the large pylons punctuating the skyline and forming strong vertical elements along the horizon in places. The line of pylons extends southwards from the Site before crossing the A303 and leading into the wider countryside associated with the large scale Cow Down Farm Solar Park to the immediate south of the A303.
- 2.72 Although the Site itself is formed largely by an area of arable land, the character of the Site is fragmented and disturbed by a variety of features such as the pylons and overhead lines; the existing built form at Flagstaff House and The Grange; the reservoirs and associated infrastructure both on and off-site; and, externally, the proximity of the A303 to the south and the A3093 to the immediate east, with the associated street lights, street signs, and traffic, and the surrounding residential development; as well as frequent human activity and traffic movement to the east and south especially. These elements combine to create a strong urbanising context to the Site and its immediate surroundings.

Green Infrastructure and Open Space

- 2.73 To the north of the Site there is a linear recreational space associated with the residential area off London Road, which has several access points and provides links to Ladies Walk PROW to the south and west, and to the east, where there is a bridge crossing over the A303, connecting to the residential area of Picket Twenty.
- 2.74 To the north of this recreational space there are several sports facilities accessed off Vigo Road, offering formal sports provision as well as recreational open spaces. Andover Golf Course lies 1km to the west of the Site adjacent to the A303.
- 2.75 There are several large areas of woodland in the study area, including the Harewood Forest which forms an extensive swathe of Ancient Woodland to the east, south-east, and south of the study area, bisected by the A303 to the south-east of the Site. Throughout the study area there are scattered small copses and shelter belts of woodland which punctuate the downland landscape.

Vegetation

- 2.76 The southern part of the Study Area, to the south and east of Andover, is a settled farmed landscape where large scale fields are bounded by maintained hedgerows, and there are small areas of copses and woodlands scattered throughout. There are significant areas of woodland at Harewood Forest to the east, south east and south of the site.
- 2.77 Farmland is made up of medium to large fields with varying degrees of enclosure by hedgerows and trees, however levels of vegetation in the immediate area surrounding the Site are generally high.
- 2.78 Boundary vegetation to roads and properties within the Study Area is generally tall and linear and provides tree cover in the area and generally containing and enclosing road and highway corridors.

Designations

- 2.79 There are no Landscape designations such as Areas of Outstanding Natural Beauty (AONB) or National Parks within the immediate vicinity of the Site, however the North Wessex Downs AONB boundary lies over 2.5km to the north of the Site at its closest point. The historic core of Andover, to the west of the Site, is a designated Conservation Area.

Public Rights of Way

- 2.80 No Public Rights of Way (PROW) cross the Site. Ladies Walk PROW 005/4/1 runs along the northern boundary of the Site and is formed of a tree lined footpath, it continues south west beyond Micheldever Road, as PROWs 005/4/2 and PROW 005/4/3, connecting with the network of PROWs to the west of the Site, as illustrated on **Figure 1: Site Context Plan**.
- 2.81 PROW 005/2/2 lies 55m to the south of the Site at its closest point, running south-west through an arable field to the A303. It then continues, crossing underneath the A303 and leading further south along the edge of the Cow Down Farm Solar Park and into the wider farmland beyond, as PROWs 005/2/1 and 096/9/1; and also connects with PROW 005/3/3, which runs north and west, which in turn connects with PROWs 005/3/2, 005/52/2, 005/5/2 and 005/5/3, and which, along with Ladies Walk, form the network of PROWs to the west of the Site.
- 2.82 Further PROWs run south from the A303, to the south-west of the Site, including PROWs 005/5/5, 236/13/1 and 096/10/1 which runs south through the Cow Down Farm Solar Park, and on to Cow Down Lane.

2.83 To the east of the Site, PROW 005/67/1 and 005/1/1 runs from the A303 east and north, initially to the immediate south of the Picket Twenty residential development and along the western edge of the Harewood Forest, and whilst it lies within the woodland for the majority of the route along the edge of Harewood Forest there are locations where gaps in the trees allow framed open views towards Andover.

Landscape Appraisal Summary

2.84 The Site, at the broadest levels is located within the Hampshire Downs, and within Andover Open Downs, as defined at a National and County level respectively. Test Valley Community Landscape Project identifies that the Site lies within the Landscape Character Type (LCT) 10: Open Chalklands; and within Landscape Character Area (LCA) 10F: Andover Chalk Downland, which is defined by the urban edge of Andover and extent of Harewood Forest, and forms part of the wider Open Chalklands. The Andover Chalk Down LCA features open areas of arable land separated by areas of settlement, infrastructure and large farms which creates a fragmented character area of Downland.

2.85 The overall Landscape Strategy for the Andover Chalk Downland is to enhance and re-create a landscape structure of small woods and hedgerows; and create new appropriate landscape features to contain and integrate Andover into its landscape. This includes management objectives to seek opportunities to mitigate impact from existing and future development through new hedgerow planting; seek opportunities for new woodland planting to link existing wooded areas and integrate modern development into the landscape; reinforce the edge of Andover by careful design and appropriate landscape planting; improve the management of the landscape around settlements; and seek opportunities to restore local landscape features and create a stronger landscape structure within the edge of Andover.

2.86 The Site relates strongly to, and is set within, the settlement edge of Andover. The existing settlement of Andover, as defined by the settlement boundary, extends from approximately 55m just north of the Site, to the west and south-west, to adjoin the A303 in the further west. The Site adjoins the settlement boundary on its eastern boundary, with recently constructed residential development, residential development under construction, and land with planning consent for further residential development, all at Picket Twenty and within the settlement boundary, extending south along the A3093 to the junction with the A303; with Allocation Site Areas for residential development located to the further east.

2.87 The existing settlement to the west and the planned settlement to the east extend further south than the Site, with the Site being located within a parcel of land between residential development to the east of the A3093 and west of the A3057, north of the A303.

- 2.88 The context of the Site is therefore heavily influenced by the existing surrounding development of Andover which lies to the east, south east, north, and west of the Site, and by the adjacent A3093, and A303 which lies 300m to the south of the Site.
- 2.89 In the immediate area, there are many urbanising features such as street signs, street lights, pylons and overhead lines associated with the A3093 and the adjacent residential development at Picket Twenty. Furthermore, Flagstaff House and The Grange are located within the southern part of the Site, and the associated built form has an influence on the southern part of the Site. The Site and its immediate surroundings are, therefore, settled and urbanised in context.

3.0 VISUAL APPRAISAL

- 3.1 A visual appraisal of the Site was undertaken in January 2018 to consider the nature of the views towards the site from publicly accessible viewpoints including roads and public Rights of Way.
- 3.2 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.
- 3.3 The highest land within the Site is formed by the localised highpoint within the north western extent of the Site adjacent to Micheldever Road and Ladies Walk PROW.
- 3.4 A series of **Site Context Photographs 1-21** have been taken to illustrate a representative selection of views towards the Site. The location of **Site Context Photographs 1-21** are indicated on **Figure 5: Visual Appraisal Plan**.
- 3.5 **Site Context Photograph 1** is taken from the A3093 and Picket Twenty Roundabout, looking north west towards the Site. The vegetation along the southern boundary of the Site obscures views into the Site from this location on the approach to Andover from the A303 carriageway. The context of the view is influenced by the A3093 road, the new development at Picket Twenty to the east, and the associated road signs, street lights and other urbanising features. The Site boundary vegetation forms the horizon of the view and obscures any views further north from this location.
- 3.6 **Site Context Photograph 2** is taken from the A3093 at the access point to the cycle path leading to Micheldever Road, looking north west. The residential development at Picket Twenty and along the A3093 is clearly visible directly adjacent to the road, and clearly signifies the entrance to the settlement of Andover. The boundary vegetation of the Site offers a degree of screening to views further north west where the rising ground within the Site obscured views further north. There is a gap in the boundary vegetation which offers a framed glimpsed view into the Site at this location. However, the majority of the Site is not visible, being located behind intervening vegetation.
- 3.7 **Site Context Photograph 3** is taken from the cycle path which links the A3093 and Micheldever Road, and which runs adjacent to the southern boundary of the Site. The dense line of vegetation that forms the southern boundary of the Site is the dominant element within the view and obscures any views into the Site from the cycle path. There are glimpses of the residential development at The Grange which lies within the Site, and

other urbanising elements such as telegraph poles and overhead lines. To the east, the residential development at Picket Twenty is visible and extends the urban edge of Andover south and east within the view.

- 3.8 **Site Context Photograph 4** is taken from the western end of the cycle path where it meets the Micheldever Road, at the entrance drive to The Grange and Flagstaff House, looking north east. The view is largely curtailed by the roadside vegetation that forms the western boundary of the Site. Where the vegetation is lower, to the southern part of the view, receptors gain longer distance views eastwards towards the residential development at Picket Twenty. Views into the Site are largely of the access drive to Flagstaff House and The Grange, and the vegetation associated with these properties.
- 3.9 **Site Context Photograph 5** is taken from the northern end of PROW 005/2/2 to the south west of the Micheldever Road, looking north. This view is from the public footpath within arable fields that lies to the south west of the Site and is an open view due to the lack of vegetation within the farmland. The view is characterised by the strong line of vegetation that runs along the Micheldever Road and forms the western boundary of the Site, and the filtered views of the development at Picket Twenty to the south east of the Site. The pylons and overhead lines that cross the Site and the farmland to the west form tall vertical elements that detract from the view. The centre of the Site is visible in the middle distance due to the undulating topography within the Site and the lack of taller vegetation along the southern boundary of the Site where the hedgerow has been managed to a lower height along the access drive to Flagstaff House.
- 3.10 **Site Context Photograph 6** illustrates the view gained from the cycle path at the western extent where it meets the Micheldever Road, and where the boundary hedgerow has been maintained to a lower height along the access drive to Flagstaff House and The Grange. The existing development within the Site can be glimpsed between and amongst vegetation, whilst to the south-east, the new residential development at Picket Twenty is clearly visible in the middle distance. The wooded backdrop of the Harewood Forest is visible on the horizon beyond. Views into the northern and central parts of the Site are restricted by the boundary hedgerow and the nature of the undulating topography.
- 3.11 **Site Context Photographs 7, 8, and 10** are taken from PROW 005/4/1 Ladies Walk, which runs along the northern boundary of the Site. These photographs illustrate typical views eastwards along the route of the footpath, with the Site located to the right of the footpath, to the south of the receptors. Typical views along this route when heading east are of the existing development of Andover to the left (north) of the route, set back beyond the recreation ground that abuts the northern side of the PROW. In places there are intermittent, filtered views, and in places a lack of vegetation allows clear framed views,

either side of the footpath. There is a strong sense of a settled context along the length of Ladies Walk, informed and characterised by the townscape pattern of development to the north, with occasional views of the Twinings Tea Facility set within the Walworth Industrial Estate, and St Marys Church Spire. The unifying element of the views from this path is the close proximity of residential development formed by properties associated with Highlands Road, Winton Chase, Pearman Drive and Springfield Close. Views into the site are intermittent and fragmented; and are curtailed by the rising ground of the Site obscuring any distance views further to the south.

- 3.12 **Site Context Photograph 9** illustrates the view from Ladies Walk when heading west. As above, the view is characterised by the settled context to the north with glimpsed and occasional open views over Andover being available as receptors travel along the PROW. Views into the Site are intermittent and fragmented due to the linear vegetation running along the southern boundary of the footpath, with the rising ground within the site containing distant views. There are no places along this footpath where the Site can be viewed in its entirety due to the undulating landform restricting wider views.
- 3.13 **Site Context Photograph 11** is taken from the footbridge over the A3090 to the east of the Site, looking south west. The vegetation along the eastern boundary of the Site forms the immediate foreground of the view with part of the Site visible through the hedgerow. The view is truncated by the hedgerow which would form a dense screen during Summer, and receptors are directed along the existing path, which is not a designated right of way. Heading west over the footbridge from Picket Twenty, the views are characterised by the presence of the A3093 in cutting adjacent to the site.
- 3.14 **Site Context Photograph 12** is taken from Cow Down Lane to the south of the A303, looking north towards Andover. This view illustrates the nature of the undulating down land landscape interspersed with linear vegetation and woodland. Traffic along the A303 detracts from the view, as does the industrialising context of the Cow Down Farm Solar Park, which is seen in filtered transient views through roadside vegetation. 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. Further to the east, the existing development at Picket Twenty is visible behind and between the intervening vegetation.
- 3.15 **Site Context Photograph 13** is taken from PROW 096/10/1 to the south of Cow Down Farm Solar Park, looking north. From this location, the Site is not readily discernible within the wider landscape, due to the topographical undulations and the layering of vegetation.

The vertical elements of the transmission mast and pylons within the Site can be glimpsed but are very small elements in a wide panoramic view dominated by the solar farm in the middle distance.

- 3.16 **Site Context Photograph 14** illustrates the view from the A303 heading east towards Andover, located to the south west of the A3093 slip road. Due to the high and dense roadside vegetation, views to the Site are not available. Given the transitory nature of receptors using this road and the oblique and fleeting glimpses of landscape to either side of the road where gaps in the vegetation allow, it is considered that there are no views available of the Site from this carriageway.
- 3.17 **Site Context Photograph 15** is taken from PROW 146/36/4 on the edge of Harewood Forest, to the west of the Old Micheldever Road, looking north-west. The undulating landscape in the foreground, combined with the vegetation of Blake's Bushes forming a high localised point on the skyline, effectively obscure any views of the Site from this location. The wooded area of the Harewood Forest forms a vegetated horizon which is continued across the landscape by Blake's Bushes and vegetation associated with the Cow Down Farm buildings to the west. The Site, and the majority of Andover, is obscured from view, although there is a glimpse of development at Picket Twenty available to the east.
- 3.18 **Site Context Photograph 16** is taken from PROW 005/1/1 on the edge of Harewood Forest, looking west over the Picket Twenty development. Whilst the majority of the route runs through woodland, there are locations where gaps in the trees allow framed open views towards Andover, and from these locations, the development at Picket Twenty characterises the foreground of the view, with the Site situated on rising ground beyond. The residential development at Picket Twenty effectively extends the development edge of Andover east and south into the farmland and has an urbanising, settled effect upon the view.
- 3.19 **Site Context Photograph 17** illustrates the view from the minor road to the east of Lower Wyke Farm, looking west towards the Site, from within the North Wessex Downs AONB, at approximately 4.1km from the Site. However, as a result of the distance to the Site, the oblique and transitory nature of the view, and the undulating topography, the Site is imperceptible within the wider view. The view is characterised by large scale open fields with limited intervening vegetation cover, and a wooded backdrop formed by the Harewood Forest. Andover and the Site are not discernible.
- 3.20 **Site Context Photograph 18** is taken from the Finkley Road to the south of Trinley Wood and the Trinley Buildings, on the edge of the North Wessex Downs AONB, looking south west towards the Site. As a result of the distance to the Site, over 3.2km, and the

combination of the undulating topography and layers of intervening vegetation, views of the Site are not readily available, and it is obscured by linear hedgerows and trees. The built form of Andover itself is not discernible within the view either.

- 3.21 **Site Context Photograph 19** is taken from further west along the Finkley Road, to the west of the Trinley Buildings, on the edge of the North Wessex Downs AONB, approximately 3km from the Site, looking south west. From this location, distant views of the existing residential development at Picket Piece and the Walworth Industrial Estate are visible although they do not form dominant elements within the wider view. The character of the view at this location is of an open agricultural landscape with linear hedges and shelter belts, with the existing settlement forming a recessive element in the distance. The Site is not readily discernible from this location within the North Wessex Downs AONB.
- 3.22 **Site Context Photograph 20** illustrates the view from the Finkley Road to the south of Finkley Manor Farm, looking south towards the Site. Views from the Finkley Road tend to be focussed along the route of travel, but there are intermittent oblique views across the landscape to the south of the road, and towards Andover where the hedges are trimmed or there are gaps to provide agricultural access. The view is characterised by the large scale agricultural fields in the foreground, with the existing context of development at Andover beyond. From this location, the development at the Walworth Industrial Estate and the residential area of Picket Piece, combined with the large pylons and overhead lines, form the context of a settled landscape, with a wooded horizon curtailing longer distance views. The Site is not readily discernible due to the layers of intervening vegetation and the distance of the receptors, however the recreation ground to the north of the Site is glimpsed.
- 3.23 **Site Context Photograph 21** is taken from further west along Finkley Road, to the east of Smannell Road, looking south. This open view across agricultural fields is characterised by the existing residential development at Picket Piece and Finkley Farm Road on the eastern extent of Andover, and the East Anton residential area at the northern extent of the settlement. The Walworth Industrial Estate is also visible within the wider view with pylons punctuating the skyline in places. The wooded backdrop that is consistent with the majority of views towards the Site from the north and east continues to form the horizon. The Site itself is not readily discernible due to the boundary and intervening vegetation obscuring clear views. The open space of the recreation ground between the Site and existing development at Highlands Road and Winton Chase is visible as it forms a small pocket of open space amongst the surrounding woodland and shelter belt vegetation.

Visual Appraisal Summary

- 3.24 Visibility into the Site is largely restricted to immediate close range views from the south and north, with glimpsed and partial views available from the east and west. The combination of local undulations in the topography and the layers of intervening vegetation and built form that surround the Site, mean that the entirety of the Site is never seen from any publicly accessible location.
- 3.25 On the approach to Andover from the south along the A3093, the context of the view is formed by the large scale Picket Twenty residential development that extends the southern extent of Andover to the south and east towards the A303 Andover bypass. The development at Picket Twenty informs a perception of arrival to the settlement and forms the context and character of the view. From the A3093, views of the Site are restricted by the dense vegetation along the southern and eastern boundaries, with the occasional view available through gaps in the hedgerow, typically represented by Site Context Photograph 2. Views generally are of residential development situated along the roadside behind boundary vegetation, with a clutter of street signs, streetlights and telegraph poles and overhead lines.
- 3.26 From the countryside to the south of the A303, there are limited locations where the Site is visible due to the rolling landscape and the layers of vegetation obscuring views, excepting the view towards the Site gained from an elevated position on Cowdown Lane, typically represented by **Site Context Photograph 12**.
- 3.27 Views from the east are also largely restricted due to the combination of undulating topography and dense linear hedgerows and shelter belts that obscure and contain views. The extensive wooded area of the Harewood Forest blankets the landscape to the south east and east of Andover, and effectively restricts views from these locations due to the high density of tree cover. Where glimpsed views are available, the development at Picket Twenty is seen in the foreground of the view and characterises the context of the settled edge of Andover, typically represented by **Site Context Photograph 16**.
- 3.28 From the north east, within the North Wessex Downs AONB, views are generally available from the Finkley Road which forms the southern boundary of the AONB designation. The existing vegetation that surrounds the Site and the layers of vegetation in the landscape combined with the undulating topography and extent of existing development at the eastern extents of Andover, restrict clear views of the Site. Where glimpses of the Site are available, it is seen in the context of the surrounding settlement, and the wooded backdrop remains consistent, typically represented by **Site Context Photographs 18 to 21**.

- 3.29 There are occasional clear views into the northern part of the Site from the Ladies Walk footpath that runs along the length of the northern boundary of the Site. The footpath is bounded by trees and scrubby vegetation along its length, but there are occasional gaps in the vegetation which allow framed views into the Site. However, the entirety of the Site is not visible from these locations due to the rising ground associated with the central part of the Site, which restricts and contains views.
- 3.30 In summary, 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. The Site lies adjacent to settlement on the north and east and is bounded by a robust line of vegetation to the western and southern boundaries.

4.0 DESIGN CONSIDERATIONS AND LANDSCAPE STRATEGY

4.1 Following the landscape and visual appraisal of the Site, the following Landscape and Visual Opportunities and Constraints for the development on the Site, as illustrated on **Figure 6: Landscape and Visual Opportunities and Constraints Plan**, have been identified:

Site Opportunities and Constraints

Opportunities

4.2 Opportunities for development within the Site include:

- The Site is not covered by any landscape designations;
- The Site relates well to development on the southern edge of Andover and is contained to the north of the A303;
- The Site relates well to adjacent parcels of recent residential development and allocated land on the south-eastern edge of Andover, within the boundary created by the A303; and
- The established vegetation on the boundaries of the Site offers visual screening and a makes strong contribution to Green Infrastructure.

Constraints

4.3 Constraints to development within the Site include:

- High voltage power cables traverse the Site, crossing it diagonally from the south-west corner to the north-east corner;
- Elevated land, within the north-eastern part of the Site, which forms part of an elevated ridge that runs along the southern edge of Andover; and
- Proximity of the North Wessex Downs to the east.

4.4 In considering the Landscape and Visual Opportunities and Constraints, it is considered that the Site provides the opportunity for residential development, located on the lower parts of the Site, reflecting the distribution of existing and proposed residential development on the eastern and south-eastern edge of Andover, at Picket Piece and Picket Twenty. The most elevated parts of the Site should be retained free from development, to maintain the relationship with the settlement and surrounding landform, and to limit any potential visual impact, both in the surrounding landscape and from the North Wessex Downs AONB.

- 4.5 Development should be set within a Landscape Framework, based on the existing retained boundary vegetation, and supplemented and enhanced with reference to the guidance in the relevant landscape character assessment. The elevated open space, retained existing vegetation, and landscape proposals for the Landscape Framework would provide comprehensive network Green Infrastructure; and would provide both a substantial recreation resource, linked with the Ladies Walk and associated recreation area to the north of the Site, and assist in assimilating both the existing and the proposed southern settlement edge of Andover in to the wider landscape.
- 4.6 The Site would be contained within the significant element of the A303 that forms the southern extent to the settlement of Andover and would form a strong relationship to recent development and allocated land between the south-eastern and southern edge of the settlement and the A303.

Response to Landscape Policy

- 4.7 By focusing development on the lower sections of the Site, it would not detract from the visual amenity of the local area while respecting the character of neighbouring land which would enable it to comply with Policy E1: High Quality Design, of the Test Valley Borough Revised Local Plan. The design considerations identified in **Figure 6: Landscape and Visual Opportunities and Constraints Plan**, would enable development to positively integrate into the landscape character of the area without affecting important local features, in line with Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough. Additionally, the retention and enhancement of existing vegetation, supplemented with a comprehensive Landscape Framework, on the Site would comply with Policy E6: Green Infrastructure.
- 4.8 The siting of development within the lower parts of the Site would also avoid causing any adverse effects upon the setting of the North Wessex Downs AONB when seen in views from within the AONB, looking to the south; in accordance with the Position Statement on Setting, which identifies that the best way of minimising adverse visual impacts on the setting of the AONB is through avoidance in the first place.

Response to Landscape Character

- 4.9 The Landscape Strategy for development of the Site would reflect the land management objectives set out within the Test Valley Community Landscape Project for LCA 10F: Andover Chalk Downland.

4.10 As such, development on the Site would incorporate new landscape features, appropriate to the landscape character, to help integrate the southern edge Andover into its surrounding landscape, while retaining the distinctiveness of the landscape by protecting the most prominent parts of the Site from development and any associated visual intrusion, in line with the objectives of the landscape strategy for the Andover Chalk Downland, which state the following:

“Landscape Distinctiveness:

- *Protect significant open vistas from visual intrusion*
- *Protect and enhance views to valued local landscape features... .”*

4.11 Any development would retain and enhance the vegetation that forms the boundaries to the Site, with new tree and hedgerow planting on the southern boundary to link with the existing hedgerow network. Opportunities for woodland, hedgerow and tree planting would be identified within the development, in line with the landscape strategy for the Andover Chalk Downland, which identifies that:

“Hedgerows

- *Restore lost and fragmented hedgerows on former hedgerow lines*
- *Seek opportunities mitigate impact from existing and future development through new hedgerow planting*

Woodland and Trees

- *Seek opportunities for new woodland planting to link existing wooded areas and integrate modern development into the landscape*
- *Promote good management of woodlands”*

4.12 Additionally, development on the Site would respond to the characteristics of the Site itself and wider local landscape without compromising the integrity of the existing settlement pattern in that development of the Site would not extend built form beyond the extent of existing development on the southern edge of Andover where the A303 forms a strong defensible edge to the settlement; and would be located within the bounds of the A303 and being framed by existing development at Picket Twenty and land allocated for development to the east and existing settlement to the west. This, combined with the comprehensive Landscape Strategy, within which development would be set, would have regard for the Andover Chalk Downland, in the immediate vicinity of Andover and the Site, which states that:

Urban Fringe

- *“Reinforce the edge of Andover through careful design and appropriate landscape planting*
- *Avoid deterioration in the urban fringe landscape arising from poor design and intrusive development*
- *Improve management of the landscape around settlements...”*

“Built Developments

- *Development to respond to the local characteristics of the landscape*
- *Opportunities to be sought to restore local landscape features and create a stronger landscape structure within the settlement edge of Andover*
- *Maintain the historic integrity of the existing settlement pattern...”*

5.0 SUMMARY AND RECOMMENDATIONS

- 5.1 The Site is located on the southern edge of Andover, outwith but adjoining the settlement boundary of Andover, as illustrated on **Figure 1: Site Context Plan**. The Site is set between the A3093 and 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.
- 5.2 The area surrounding the Site is strongly influenced by the settlement of Andover and the network of roads that cross the Study Area, particularly the A303 and the A3093 carriageways. The area comprises a mixture of residential and industrial land uses distributed within Andover and around; and includes the recent extension of Andover at Picket Twenty to the immediate east and south-east of the Site, and recent extension of Picket Piece to the north east, both within the Settlement Boundary of Andover; and Andover Down to the east, beyond the Settlement Boundary, as illustrated on Figure 1. Further residential development is identified through Allocation Site Areas at Picket Piece, and to the east of Picket Twenty, extending to Andover Down.
- 5.3 The North Wessex Downs Area of Outstanding Natural Beauty is located to the north of Andover, some 735m and 500m from the northern and eastern settlement boundary of Andover, respectively. However, the existing development at Andover provides a significant amount of physical and visual separation between the Site and the AONB, and there is no strong physical or visual relationship between the two. Therefore, it is unlikely that the Site makes a significant contribution to the setting of the AONB, given the existing separation between the two.
- 5.4 To the south of Andover, beyond the A303, the landscape is more rural and open, with scattered farms and small settlements located amongst large scale agricultural fields. The large scale solar farm at Cowdown Farm has a strong influence over this part of the immediate study area, beyond which the landscape is largely formed by the large woodland area of the Harewood Forest. The linear settlement at Goodworth Clatford is one of several small villages that lie within this setting.
- 5.5 With regard to policy context, the Key Diagram for Test Valley Borough, as illustrated on Page 38, identifies the general strategy for growth at Andover, with housing proposed on the north-eastern and eastern edge of the settlement and with 'Gaps' identified to the north, between the settlement and the North Wessex Downs Area of Outstanding Natural Beauty, and to the west and south-west.

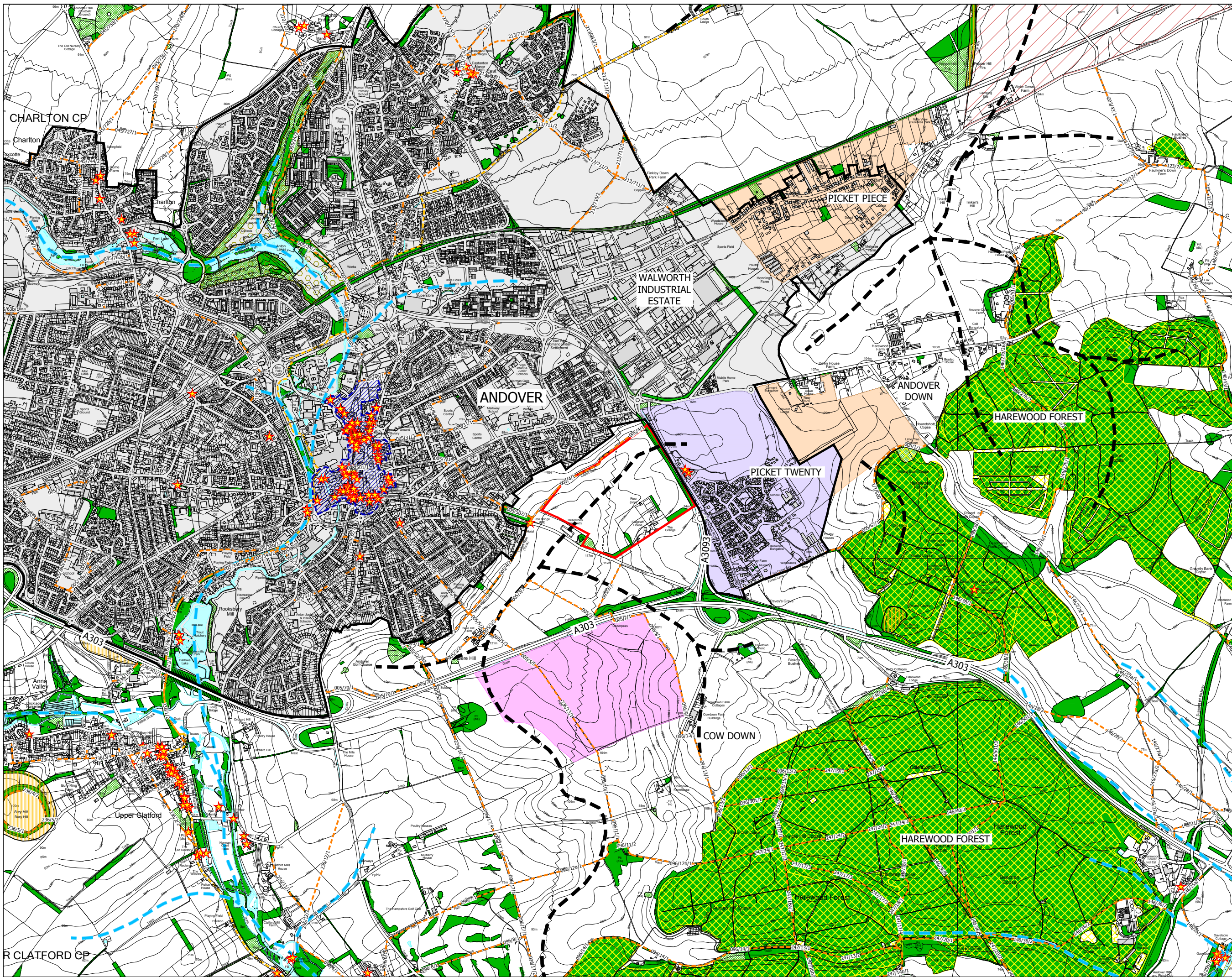
- 5.6 With regard to development, policy looks to ensure high quality design; the protection, conservation and enhancement of the Landscape Character of the Borough; and the protection, conservation and enhancement of Green Infrastructure network of the Borough.
- 5.7 The Site, at the broadest levels is located within the Hampshire Downs, and within Andover Open Downs, as defined at a National and County level respectively. Test Valley Community Landscape Project identifies that the Site lies within the Landscape Character Type (LCT) 10: Open Chalklands; and within Landscape Character Area (LCA) 10F: Andover Chalk Downland, which is defined by the urban edge of Andover and extent of Harewood Forest, and forms part of the wider Open Chalklands. The Andover Chalk Down LCA features open areas of arable land separated by areas of settlement, infrastructure and large farms which creates a fragmented character area of Downland. The aim of the Test Valley Community Landscape Project *“has been to provide a clear framework to guide the future development and management of the borough landscape in order to ensure that the distinctive character of the borough is retained and change is accommodated in a positive way to the benefit of the people who live and work in the borough, the ecological and historical value of the borough, and the overall condition of the landscape”*.
- 5.8 The overall Landscape Strategy for the Andover Chalk Downland is to enhance and re-create a landscape structure of small woods and hedgerows; and create new appropriate landscape features to contain and integrate Andover into its landscape. This includes management objectives to seek opportunities to mitigate impact from existing and future development through new hedgerow planting; seek opportunities for new woodland planting to link existing wooded areas and integrate modern development into the landscape; reinforce the edge of Andover by careful design and appropriate landscape planting; improve the management of the landscape around settlements; and seek opportunities to restore local landscape features and create a stronger landscape structure within the edge of Andover.
- 5.9 However, the Site relates strongly to, and is set within, the settlement edge of Andover. The existing settlement of Andover, as defined by the settlement boundary, extends from some 55m just north of the Site, to the west and south-west, to adjoin the A303 in the further west. The Site adjoins the settlement boundary on its eastern boundary, with recently constructed residential development, residential development under construction, and land with planning consent for further residential development, all at Picket Twenty and within the settlement boundary, extending south along the A3093 to the junction with the A303; with Allocation Site Areas for residential development located to the further east. The existing settlement to the west and the planned settlement to the east extend further south than the Site, with the Site being located within a parcel of land between

residential development to the east of the A3093 and west of the A3057, north of the A303.

- 5.10 Visibility into the Site is largely restricted to immediate close range views from the south and north, with glimpsed and partial views available from the east and west. The combination of local undulations in the topography and the layers of intervening vegetation and built form that surround the Site, mean that the entirety of the Site is never seen from any publicly accessible location.
- 5.11 From the countryside to the south of the A303, there are limited locations where the Site is visible due to the rolling landscape and the layers of vegetation obscuring views, with the exception of from the elevated location at Cowdown Lane.
- 5.12 Views from the east are also largely restricted due to the combination of undulating topography and dense linear hedgerows and shelter belts that obscure and contain views. The extensive wooded area of the Harewood Forest blankets the landscape to the south east and east of Andover, and effectively restricts views from these locations due to the high density of tree cover. Where glimpsed views are available, the development at Picket Twenty is seen in the foreground of the view and characterises the context of the settled edge of Andover, typically represented by Site Context Photograph 16.
- 5.13 From the north east, within the North Wessex Downs AONB, views are generally available from the Finkley Road which forms the southern boundary of the AONB designation. The existing vegetation that surrounds the Site and the layers of vegetation in the landscape combined with the undulating topography and extent of existing development at the eastern extents of Andover, restrict clear views of the Site. Where glimpses of the Site are available, it is seen in the context of the surrounding settlement, and the wooded backdrop remains consistent.
- 5.14 In summary, 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. The Site lies adjacent to settlement on the north and east and is bounded by a robust line of vegetation to the western and southern boundaries.
- 5.15 In considering the Landscape and Visual Opportunities and Constraints, and the relevant Policy Context and Landscape Character Area guidance, it is considered that the Site provides the opportunity for residential development, located on the lower parts of the Site, reflecting the distribution of existing and proposed residential development on the eastern and south-eastern edge of Andover, at Picket Piece and Picket Twenty. The most elevated parts of the Site should be retained free from development, to maintain the

relationship with the settlement and surrounding landform, and to limit any potential visual impact, both in the surrounding landscape and from the North Wessex Downs AONB.

- 5.16 Development would be set within a Landscape Framework, based on the existing retained boundary vegetation, and supplemented and enhanced with reference to the guidance in the relevant landscape character assessments. The elevated open space, retained existing vegetation, and landscape proposals for the Landscape Framework would provide comprehensive network Green Infrastructure; and would provide both a substantial recreation resource, linked with the Ladies Walk and associated recreation area to the north of the Site, and assist in assimilating both the existing and the proposed southern settlement edge of Andover in to the wider landscape.
- 5.17 The Site would be contained within the significant element of the A303 that forms the southern extent to the settlement of Andover and would form a strong relationship to recent development and allocated land between the south-eastern and southern edge of the settlement and the A303, without extending built form beyond the extent of existing development on the southern edge of Andover where the A303 forms a strong defensible edge to the settlement; and would provide the opportunity to enhance the existing settlement edge of Andover, through careful design, appropriate landscape planting, avoiding intrusive development, and creating a stronger landscape structure within the settlement edge of Andover, and accord with the overall aims of the Test Valley Community Landscape Project.



The scaling of this drawing cannot be assured

Revision _____ Date _____ Dm _____ Cld _____

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

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.

FIGURE 1

Project
Bere Hill, Andover

Drawing Title
Site Context Plan

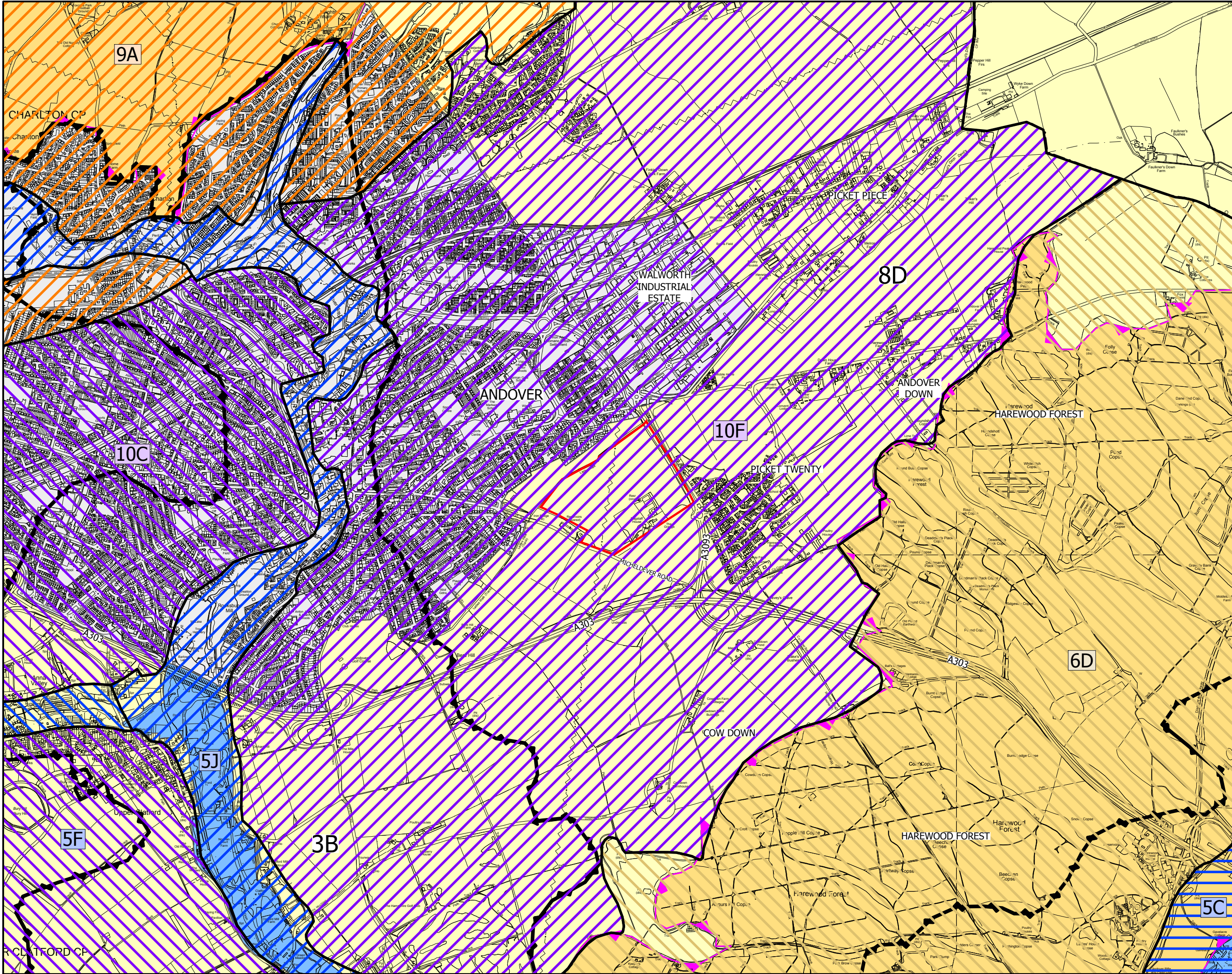
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Project No	28060	Drawing No	RG-LP-01	Revision	-		

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Legend

- Site Boundary

- National Landscape Character Areas #**
 The whole area shown lies within Character Area 130, Hampshire Downs
- Hampshire County Landscape Character Areas ***

 - Character Area 3b, Test Valley
 - Character Area 8d, Andover Open Downs

- Hampshire County Landscape Character Types ***

 - Downland Mosaic Large Scale
 - Open Downs
 - River Valley Floor
 - Urban

- Test Valley District Landscape Character Types +**

 - Landscape Character Type: 5 River Valley Floor

 - Area: 5C Upper Test Valley Floor
 - Area: 5H Pillhill Brook Valley Floor
 - Area: 5J Lower River Anton Valley Floor

 - Landscape Character Type: 6 Enclosed Chalk and Clay Woodland

 - Area: 6D Harewood Forest Wooded Downs

 - Landscape Character Type: 9 Semi Enclosed Clay Plateau Farmland

 - Area: 9A North Andover Plateau

 - Landscape Character Type: 10 Open Chalk Lands

 - Area: 10C Thruxton and Danebury Chalk Downland
 - Area: 10F Andover Chalk Downland

Sources:
 # Natural England GIS Data Set
 * Hampshire County Integrated Character Assessment - May 2012
 ^ Test Valley Community Landscape Project

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FIGURE 2

Project
 Bere Hill, Andover

Drawing Title
 Landscape Character Plan

Date 19.04.2018	Scale 1:10,000 @A1 1:20,000 @A3	Drawn by LH	Check by LT
Project No 28060	Drawing No RG-LP-03	Revision -	

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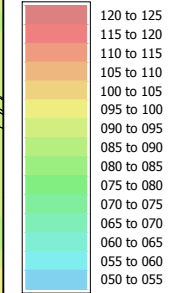
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Legend

- Site Boundary
- Existing Water Courses and Features

Elevation (metres aOD)



Sources: OS Mapping
 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.

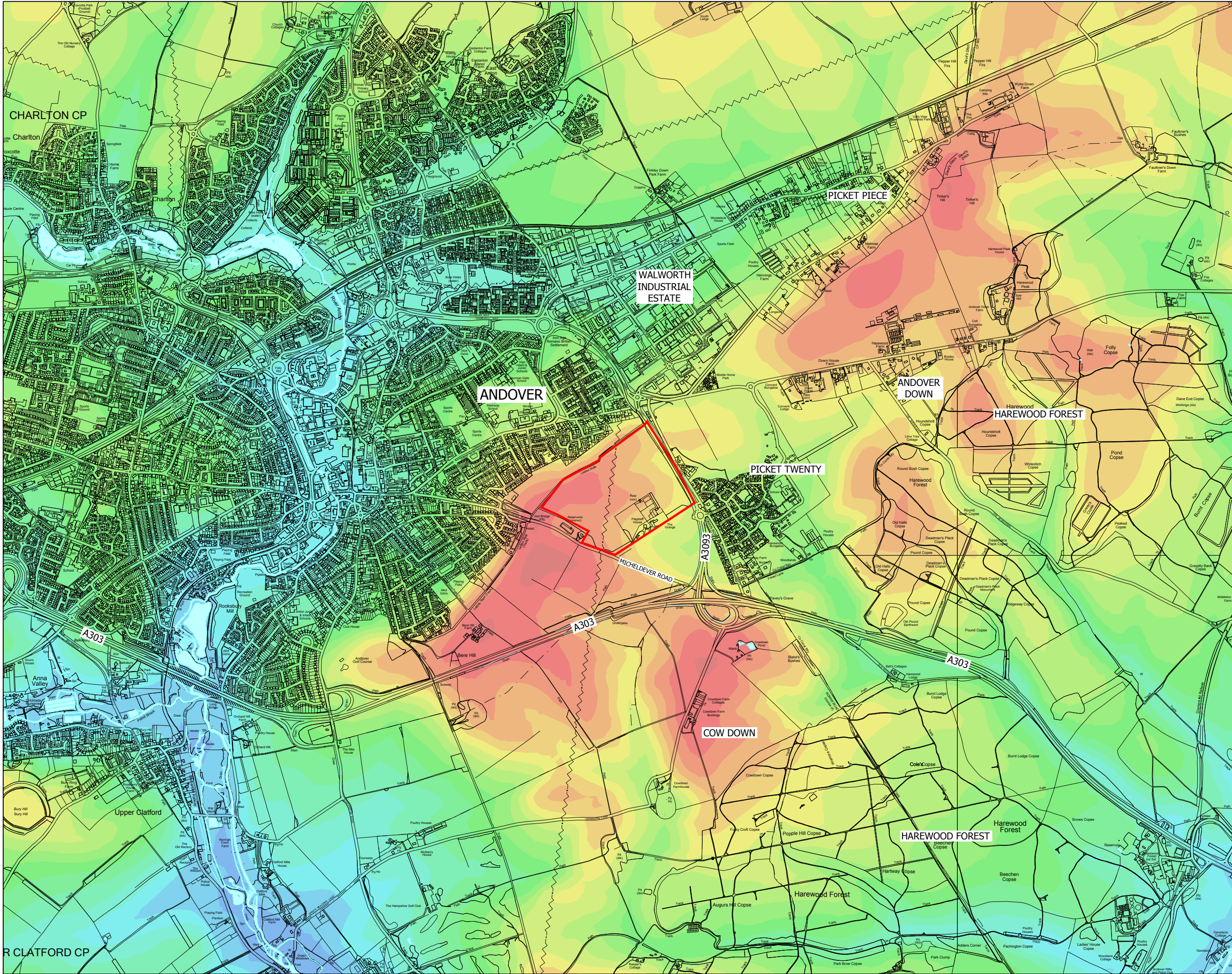


FIGURE 3

Project
 Beres Hill, Andover

Drawing Title
 Topographical Features Plan

Date	Scale	Drawn by	Check by
02.02.2018	1:10,000 @A1 1:20,000 @A3	LH	LT
Project No	Drawing No	Revision	
28060	RG-LP-02	-	

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Revision _____ Date _____ Dwn _____ Ckd _____

Legend

- Site Boundary
- Contours/Spot Heights (Metres AOD) ^
- No. Public Rights of Way *

Sources:
 ^ OS Mapping
 * Hampshire Definitive Map

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

FIGURE 4

Project
Bere Hill, Andover

Drawing Title
Site Appraisal Plan

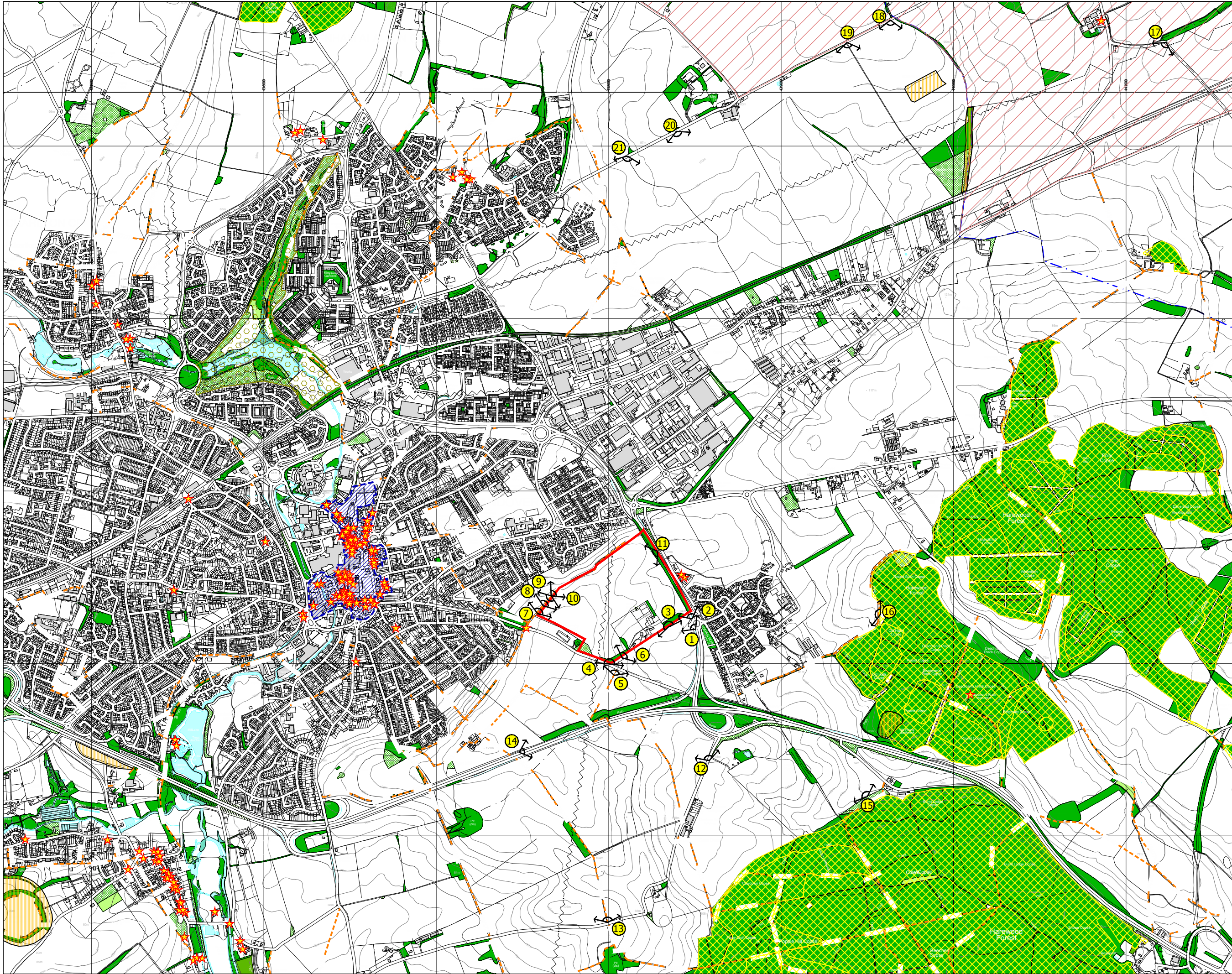
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Project No 28060	Drawing No RG-LP-06	Revision -	

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Legend

- Site Boundary
- Ancient Woodland #
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way *
- Listed Buildings ~
- Conservation Area #/##
- Scheduled Monument ~
- Area of Outstanding Natural Beauty #
- Local Nature Reserve #

Sources:
 ^ OS Mapping
 # Natural England GIS Data Set
 * Historic England National Monument Record GIS Data Set
 ~ Hampshire Definitive Map
 ## 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.

FIGURE 5
 Project
 Bere Hill, Andover
 Drawing Title
 Visual Appraisal Plan

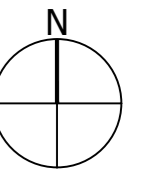
Date 15.02.2018	Scale 1:10,000 @A1 1:20,000 @A3	Drawn by LH	Check by PD
Project No 28060	Drawing No RG-LP-04		Revision -

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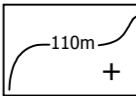
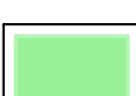
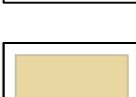
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Legend

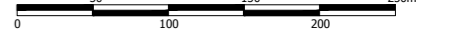
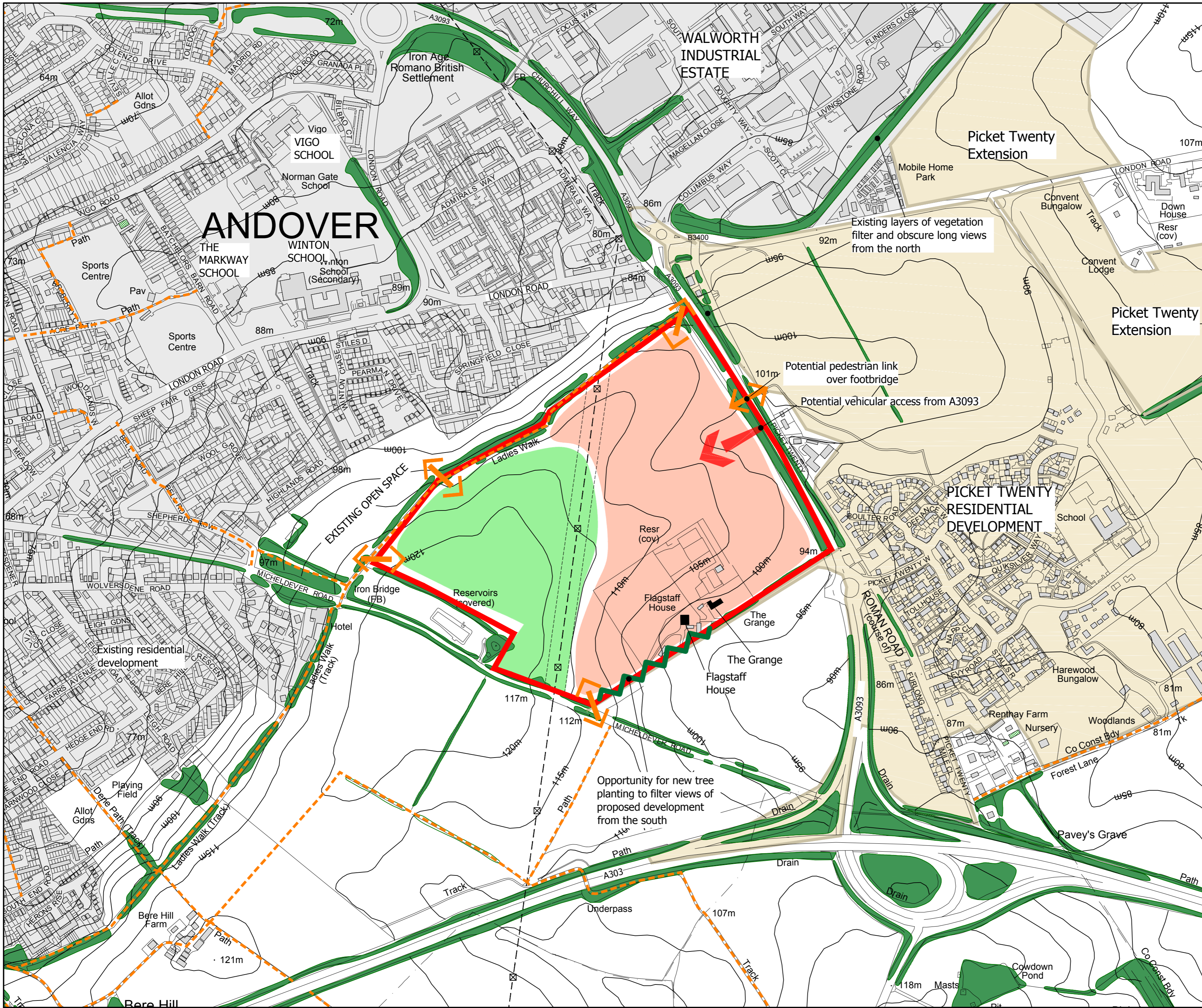
-  Site Boundary
-  Existing Woodlands, Copses and Tree Belts ^
-  Contours/Spot Heights (Metres AOD) ^
-  Existing definitive Public Rights of Way *
-  Existing pylons and overhead lines with 20m buffer
-  Potential Open Space on visually prominent ridge top (High Landscape/Visual Constraint)
-  Potential area for residential development on lower slopes (Medium - Low Landscape/Visual Constraints)
-  Proposed new tree and hedgerow planting
-  Opportunity to provide new pedestrian and cycle links
-  Sites with Permission or Under Construction

Sources:
 ^ OS Mapping
 * Hampshire County Council Definitive Map
 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.

Project
Bere Hill, Andover

Drawing Title
Landscape and Visual Opportunities and Constraints Plan

Date	Scale	Drawn by	Check by
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Project No	Drawing No	Revision	
28060	RG-LP-05	-	

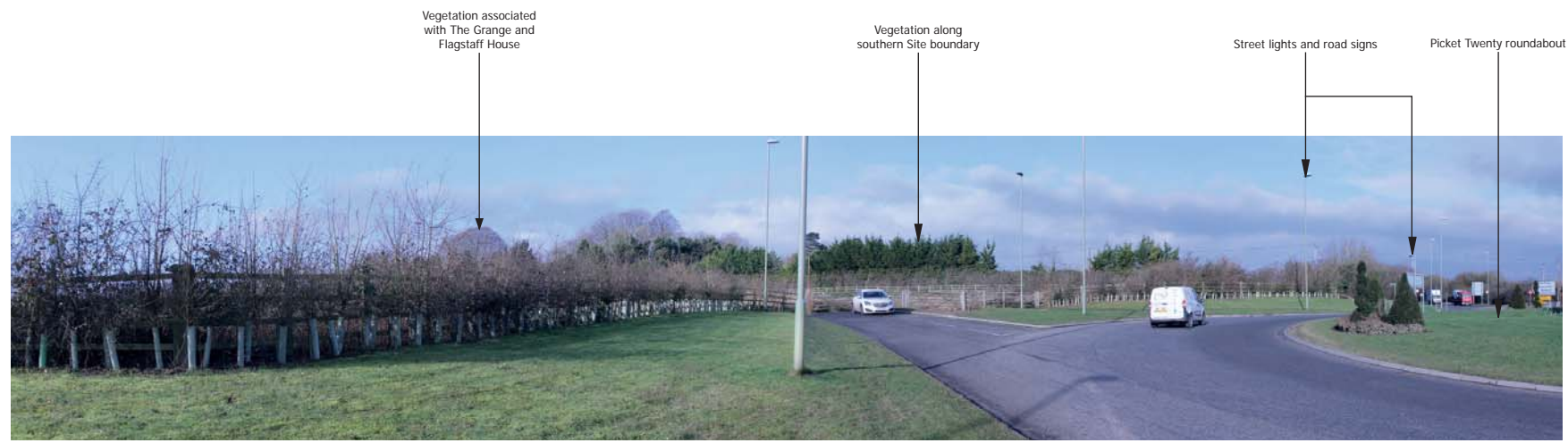
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SITE CONTEXT PHOTOGRAPH 1: FROM THE A3093 AND PICKET TWENTY ROUNDABOUT, LOOKING NORTH WEST

Distance: 104m
Elevation: 94.1m AOD



SITE CONTEXT PHOTOGRAPH 2: FROM THE A3093 AT CYCLE PATH LINKING TO MICHELDEVER ROAD, LOOKING NORTH WEST

Distance: 43m
Elevation: 89.9m AOD



SITE CONTEXT PHOTOGRAPH 3A/3B: FROM CYCLEPATH LINKING A3093 AND PICKET TWENTY WITH MICHELDEVER ROAD, LOOKING WEST (3A) AND LOOKING EAST (3B)

Distance: 7m
Elevation: 98.3m AOD

**BERE HILL,
ANDOVER**

**SITE CONTEXT
PHOTOGRAPHS: 1 - 3A/3B**

**RECOMMENDED VIEWING
DISTANCE: 20CM @A1**

DATE TAKEN: JAN 2018

PROJECT NUMBER: 28060



SITE CONTEXT PHOTOGRAPH 4: FROM MICHELDEVER ROAD AT ENTRANCE TO THE GRANGE AND FLAGSTAFF HOUSE, LOOKING NORTH EAST

Distance: 9m

Elevation: 121.7m AOD



SITE CONTEXT PHOTOGRAPH 5: FROM PROW FP2 SOUTH WEST OF MICHELDEVER ROAD, LOOKING NORTH

Distance: 74m

Elevation: 110.4m AOD



SITE CONTEXT PHOTOGRAPH 6: FROM CYCLEPATH LINKING A3093 AND PICKET TWENTY WITH MICHELDEVER ROAD, LOOKING NORTH EAST

Distance: 10m

Elevation: 109m AOD

BERE HILL,
ANDOVER

SITE CONTEXT
PHOTOGRAPHS: 4 - 6

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

PROJECT NUMBER: 28060

**BARTON
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Existing residential development of Andover at Highlands Road and Winton Chase

PROW FP4

Approximate extent of the Site



SITE CONTEXT PHOTOGRAPH 7: FROM PROW FP4 'LADIES WALK' TO THE NORTH OF THE SITE, LOOKING NORTH EAST

Distance: 8m

Elevation: 119.1m AOD

Existing residential development at Winton Chase and Pearman Drive

PROW FP4

The Site



SITE CONTEXT PHOTOGRAPH 8: FROM PROW FP4 'LADIES WALK' TO THE NORTH OF THE SITE, LOOKING EAST

Distance: 11m

Elevation: 115.9m AOD

The Site

PROW FP4

Existing residential development at Highlands Road

St. Marys Church



SITE CONTEXT PHOTOGRAPH 9: FROM PROW FP4 'LADIES WALK' TO THE NORTH OF THE SITE, LOOKING WEST

Distance: 7m

Elevation: 112.2m AOD

BERE HILL,
ANDOVER

SITE CONTEXT
PHOTOGRAPHS: 7 - 9

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

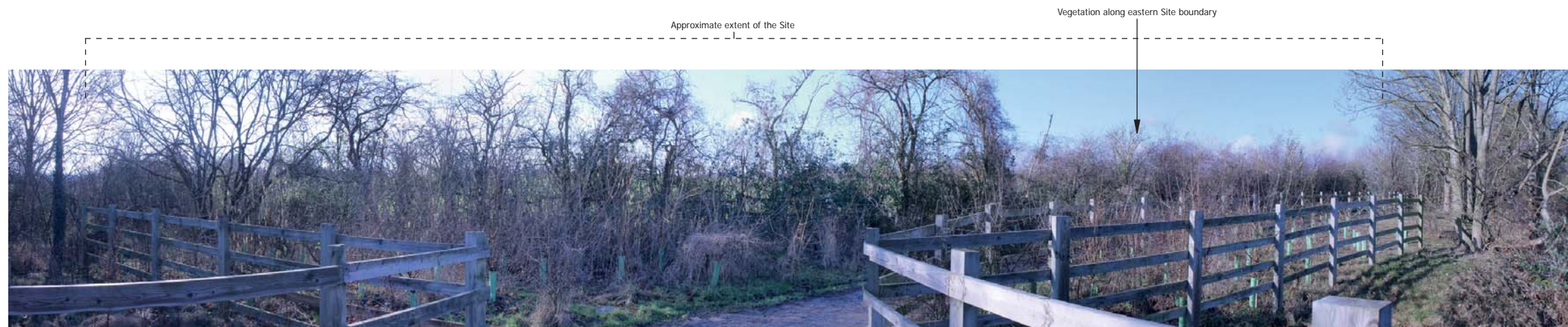
PROJECT NUMBER: 28060

**BARTON
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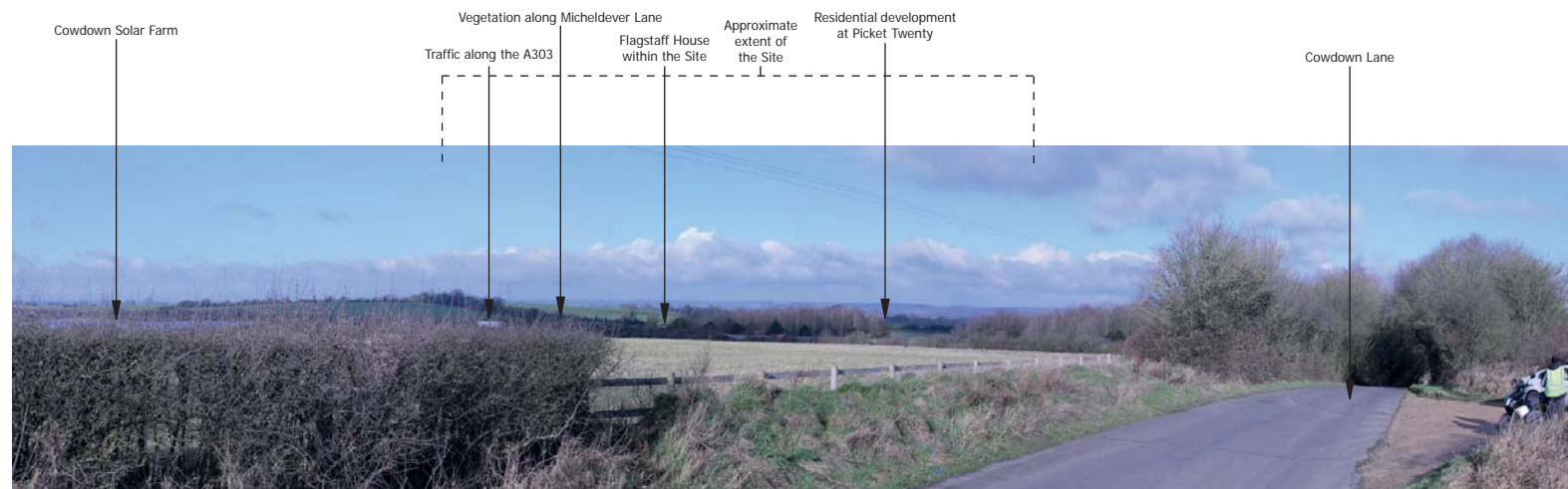
SITE CONTEXT PHOTOGRAPH 10: FROM PROW FP4 'LADIES WALK' TO THE NORTH OF THE SITE, LOOKING NORTH EAST

Distance: 10m
Elevation: 112.2m AOD



SITE CONTEXT PHOTOGRAPH 11: FROM FOOTBRIDGE OVER A3093, LOOKING SOUTH WEST

Distance: 10m
Elevation: 97.3m AOD



SITE CONTEXT PHOTOGRAPH 12: FROM COWDOWN LANE SOUTH OF THE A303, LOOKING NORTH

Distance: 783.8m
Elevation: 119.4m AOD

BERE HILL,
ANDOVER

SITE CONTEXT
PHOTOGRAPHS: 10 - 12

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

PROJECT NUMBER: 28060



SITE CONTEXT PHOTOGRAPH 13: FROM PROW FP10 TO THE SOUTH OF COWDOWN SOLAR FARM, LOOKING NORTH

Distance: 1.5km
Elevation: 104m AOD



SITE CONTEXT PHOTOGRAPH 14: FROM A303 LAYBY TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST

Distance: 680m
Elevation: 115.5m AOD



SITE CONTEXT PHOTOGRAPH 15: FROM PROW FP36 TO THE WEST OF OLD MICHELDEVER ROAD, LOOKING NORTH WEST

Distance: 1.48km
Elevation: 77.2m AOD

BERE HILL,
ANDOVER

SITE CONTEXT
PHOTOGRAPHS: 13 - 15

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

PROJECT NUMBER: 28060

**BARTON
WILLMORE**

Approximate extent of the Site

Existing new development at Picket Twenty

The Grange and Flagstaff House



SITE CONTEXT PHOTOGRAPH 16: FROM PROW FP1 AT HAREWOOD FOREST, LOOKING WEST OVER PICKET TWENTY

Distance: 1.1km
Elevation: 96.7m AOD

Approximate extent of the Site

Faulkner's Down Farm

Harewood Forest

Wyke Down Farm



SITE CONTEXT PHOTOGRAPH 17: FROM MINOR ROAD TO THE EAST OF LOWER WYKE FARM, LOOKING WEST

Distance: 4.14km
Elevation: 107.8m AOD

Approximate extent of the Site

Pepper Hill Firs

Pylons and overhead wires

Harewood Forest



SITE CONTEXT PHOTOGRAPH 18: FROM FINKLEY ROAD TO THE SOUTH OF TRINLEY WOOD AND TRINLEY BUILDINGS, LOOKING SOUTH WEST

Distance: 3.28km
Elevation: 106.8m AOD

BERE HILL,
ANDOVER

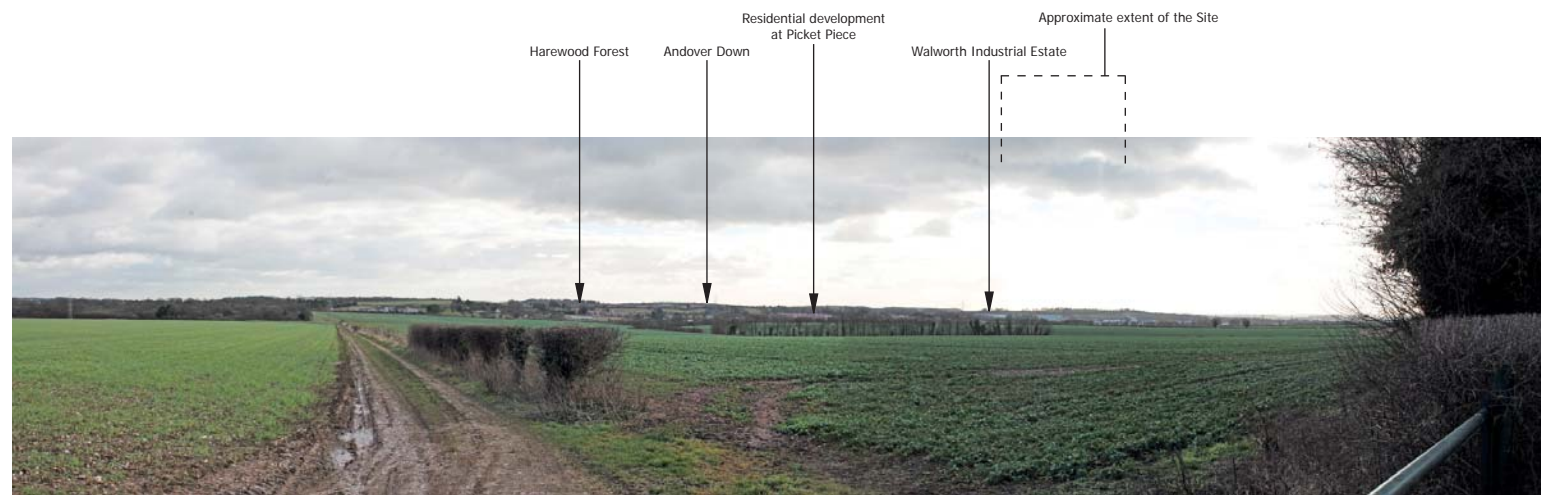
SITE CONTEXT
PHOTOGRAPH: 16 - 18

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

DATE TAKEN: JAN 2018

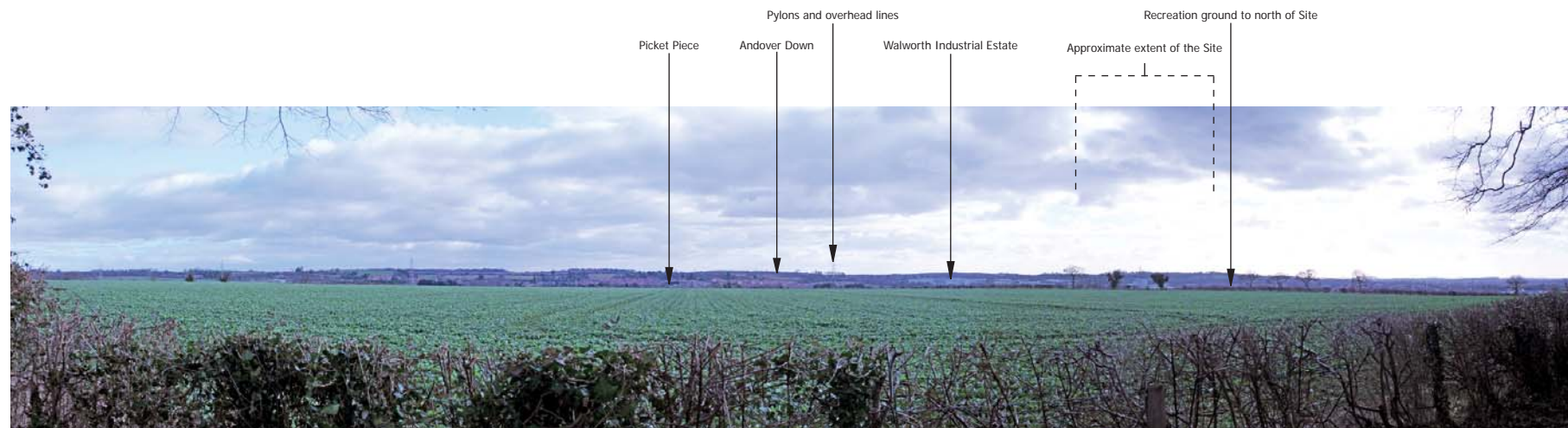
PROJECT NUMBER: 28060

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SITE CONTEXT PHOTOGRAPH 19: FROM FINKLEY ROAD TO THE WEST OF TRINLEY BUILDINGS, LOOKING SOUTH WEST

Distance: 3.06km
Elevation: 104.8m AOD



SITE CONTEXT PHOTOGRAPH 20: FROM FINKLEY ROAD TO THE SOUTH OF FINKLEY MANOR FARM, LOOKING SOUTH

Distance: 2.32km
Elevation: 97.8m AOD



SITE CONTEXT PHOTOGRAPH 21: FROM FINKLEY ROAD, EAST OF SMANNELL ROAD, LOOKING SOUTH

Distance: 2.17km
Elevation: 91.1m AOD

BERE HILL,
ANDOVER

SITE CONTEXT
PHOTOGRAPHS: 19 - 21

RECOMMENDED VIEWING
DISTANCE: 20CM @A1

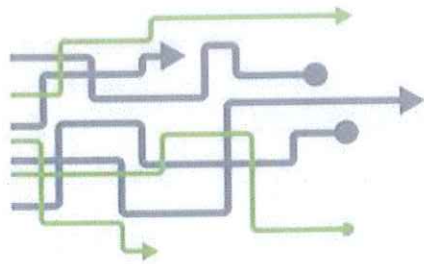
DATE TAKEN: JAN 2018

PROJECT NUMBER: 28060

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APPENDIX 4 – LAND AT BERE HILL ACCESS FEASIBILITY



TPHS

TRANSPORT PLANNING
& HIGHWAY SOLUTIONS

Project Title: Access Feasibility Study
Topic Area: Bere Hill Development Area, Andover
Date: 26th January 2018
Reference: TPHS/164/TN01 (Rev A)

Executive Summary

This report has been commissioned by Gallagher Estates Ltd to investigate the feasibility of providing a new access off A3093 into the Bere Hill development site in Andover.

TPHS have undertaken this study that has identified the issues in relation to the feasibility including investigation of the committed developments and traffic flows associated with sites that could have an impact on the future traffic flows in the immediate area.

Up to date traffic surveys have been commissioned at the Picket Twenty roundabout as have up to date accident records from the local highway network to ensure that a robust assessment of current activity is undertaken.

A Transport Assessment from the most recent permitted extension to the Picket Twenty development has been used to derive the trip generation and background growth traffic flows for the assessment.

Committed developments have been assessed and considered in terms of build out and occupation, with residual traffic flows of extant permitted development added to the 2018 surveyed traffic flows to arrive at the future scenario to the end of the local plan period.

The design of the new junction has been considered with reference to the DMRB and other local factors.

Capacity assessments undertaken at this new junction and the Picket Twenty roundabout conclude that a development of 500 dwellings at Bere Hill, with committed development flows taken into consideration, shows that both junctions can operate within acceptable capacity levels in the future scenario.

The overall conclusion is that a roundabout junction off the A3093 appears to be achievable in principle in this location to access the Bere Hill development.

1 Background

- 1.1.1 This report has been prepared on behalf of Gallagher Estates Ltd to assess the feasibility of providing access to the Bere Hill Development Area off A3093 in Andover.
- 1.1.2 The terms of reference have been agreed with the client and the work is to focus on providing advice on whether access can be taken directly from the A3093, in a location to be determined, north of the existing Picket Twenty roundabout.
- 1.1.3 TPHS representatives met the client on 15th December 2017 to walk over site and to assess the immediate area of the road frontage to consider the issues that may arise from the siting of an access.
- 1.1.4 The site is located off A3093 to the south east of Andover town centre. The A3093 forms the main link into the southern part of the town centre from the A303.
- 1.1.5 This report identifies the feasibility of providing access into the site as well as background assessment of the flows and committed developments in the local area which may affect traffic flows on the A3093 in the future.
- 1.1.6 A plan showing the location of the Bere Hill site is provided in **Appendix A**.

Report Considerations

- 1.1.7 The scope of the work that has been undertaken can be differentiated into key areas and topics. These comprise investigations on previous work undertaken on the site, assessment of the adjacent Picket Twenty planning permissions, investigation of committed developments in the area and consideration of design parameters and testing of a new access.
- 1.1.8 TPHS have commissioned new peak period traffic surveys on the A3093 at the existing roundabout junction access into Picket Twenty, in addition to a speed survey in the general area of the potential new access and an assessment of the recent accident history on this immediate stretch of the A3093.
- 1.1.9 The feasibility of access has considered the design of a new junction and siting of the access in addition to undertaking capacity assessments using DFT approved junction software.
- 1.1.10 The work undertaken and the results of the assessment are contained in the following sections of this report.

2 Background Assessment of Picket Twenty and Extant Permissions

- 2.1.1 Picket Twenty is the neighbouring development adjacent to the Bere Hill site and is currently being built out, the planning application history and submitted transport information for this site has been reviewed.

- 2.1.2 The previous work on the Picket Twenty development gives the background and parameters that are likely to be sought for a planning application for the Bere Hill site in the future. This would provide an appropriate and robust steer on the background flows and committed developments that would need to be taken into consideration for assessment purposes.
- 2.1.3 The Picket twenty development was granted permission for a core development of 1200 units, dwellings in around 2008. Subsequently this development is being built out.
- 2.1.4 The site was granted a further planning permission for 500 further Dwellings and the decision notice was issued in January 2018, taking the total permitted development to 1,700 Dwellings on the site.
- 2.1.5 As part of the original permission for Picket Twenty, an access roundabout off the A3093 was constructed with an Inscribed Circular Diameter (ICD) of approximately 60m, as a four-arm roundabout with one arm providing the main access into Picket Twenty and a further arm provided as a stub end to provide for potential future development to the western side of the A3093.
- 2.1.6 A Secondary access point was also permitted for Picket Twenty to the North of the site off B3400 London Road.
- 2.1.7 As part of the he most recent permission, a TA was submitted in late2016 with the application, which was prepared by PFA on behalf of the developer. The report identified the following developments which were agreed as being future developments that should be included within the assessment: -
- Picket Twenty – the residual balance of 1200 Dwellings (655 at that time (2016))
 - Picket Piece – 800 Dwelling
 - The Rice Land – 200 Dwellings
 - Harewood Farm – 180 Dwelling
 - East Anton Development – residual balance of 1542 (out of 2500)
 - East Anton Secondary School site – 350 Dwellings

Total committed additional development 3,727 Dwellings to end of 2029 Local Plan Period over and above that built out by the time of the TA in 2016.

- 2.1.8 Within the TA it was argued that the above developments represent the total residential growth factors in the immediate area for the local plan period and no additional factors should be included.

2.1.9 In terms of how this represents future growth for identified time horizons, WS Atkins on behalf of the Highway Authority, in their response to the application, questioned the years of the growth. Nevertheless, it was agreed that the total growth represented in the committed developments identified above could be utilised to represent the end of the local plan period. Thus, the traffic flows produced in the TA are representative of flows to the end of 2029 Local Plan period.

Capacity Assessment provided on the Picket Twenty Roundabout for the 2016 TA

2.1.10 Within the TA for the additional 500 dwellings at Picket Twenty, the transport consultants provided the highway authority with a series of capacity assessments to justify the development.

2.1.11 The parameters of the Picket Twenty / A3093 roundabout were agreed with the highway authority consultants and was modelled using the computer program ARCADY for the AM and PM peak period with committed developments (representing the end of the 2029 Local plan Period).

2.1.12 The results of the ARCADY capacity assessment from the PFA TA are included at **Appendix B** to this Report. These results show that the existing roundabout access junction, modelled as a three-arm junction with no flows through the fourth arm, peaked at an RFC of 0.87 in the PM peak hour on the Southbound approach to the junction.

2.1.13 The queue represented seven vehicles. Thus, the results show that the junction operates within theoretical capacity.

3 Traffic Flows and Surveys

3.1.1 As identified in the introduction to this note, to ensure a robust assessment of the current highway network, a series of traffic and speed surveys have been commissioned.

3.1.2 K and M Traffic Surveys, a specialist sub-contractor, were commissioned to undertake peak period (07.00 – 10.00 and 15.00 – 19.00) manual classified traffic counts at the existing Picket Twenty / A3093 roundabout junction on Thursday 11th January 2018. The enumerators also recorded queue lengths on the approach arms to the junction.

3.1.3 Additionally, K and M carried out a speed survey using a radar gun in each direction along A3093 near the likely access position of a new junction off A3093. The survey was taken from the footbridge across the A3093 and aimed in a southerly direction.

3.1.4 The results of the traffic surveys identified the AM and PM peak periods of traffic flow on the local highway network as being 07.30 – 08.30 and 16.45 – 17.45, although for consistency of assessment and comparison with the PFA work on Picket Twenty the peak periods of assessment have been taken as 08.00 – 09.00 and 17.00 – 18.00. These 2018 peak period traffic flows are reproduced on **Figure 1**.

- 3.1.5 The speed survey identified the 85th percentile dry weather speeds on the A3093 as being 52 mph in each direction and the corresponding wet weather speeds to be 49.5 mph in each direction, which accords with the Design Manual for Roads and Bridges (DMRB) to a Sight Stopping Distance (SSD) of 160m. This is below the 215m SSD for a road of traffic speed of 60 mph.

Committed Development

- 3.1.6 To ensure a robust and as accurate and assessment as possible at this feasibility stage, the committed development flows as identified in Section 2 of this report need assessment to ensure accuracy of what has been built out and occupied up to the time of the traffic survey.
- 3.1.7 Recently occupied dwellings that have been identified in the committed development flows earlier in the report would be double counted if merely added onto the 2018 traffic flows.
- 3.1.8 Test Valley Borough Council publish periodically a resident newsletter, which provides updates on the levels of build out and occupation of various developments including some of the committed developments identified earlier in this report.

Picket Twenty

- 3.1.9 The latest newsletter available for the Picket Twenty development (from November 2017) identified that some 1031 dwellings were occupied at the time the newsletter was published.
- 3.1.10 It may be the case more were occupied by the time the surveys were undertaken in January 2018, but the figure of 1031 will be used to assess impact of the new junction, to ensure a robust.
- 3.1.11 Thus, for Picket Twenty there would be an aggregate of 669 dwellings to be accounted for within the future flows assessment to be added to the 2018 surveyed flows.

Picket Piece

- 3.1.12 The latest newsletter to be published that is available for the Picket Piece development is the Picket Piece resident newsletter 4 which dates to July 2017, where 358 dwellings were indicated as being occupied.
- 3.1.13 Whilst this situation may have changed and more dwellings may have been completed and occupied since this time to ensure a robust assessment the figure of 442 additional dwellings to still be occupied has been utilised and added to the 2018 surveyed flows.

The Rice Land

- 3.1.14 There appears to be no up to date information available regarding this development so all 200 dwellings have been assumed still to be occupied and the future traffic associated with this development will be added to the 2018 surveyed traffic flows.

Harewood Farm

3.1.15 As with the Rice Land, there appears to be no information available regarding this development so all 180 dwellings have been assumed still to be occupied and the traffic associated with this development will be added to the 2018 surveyed traffic flows.

Land at East Anton – (now referred to as Augusta Park)

3.1.16 The latest information on the Test Valley website for this development is from December 2016. At that time, it was indicated that 1381 dwellings were occupied out of a total of 2500.

3.1.17 It would be reasonable to assume that between December 2016 and the most recent surveys in 2018, that a further level of dwellings could have been occupied.

3.1.18 To ensure fairness the Test Valley Borough Council website suggests that development in this area typically adds 180 dwellings per year build out per site. It has been assumed that an additional 180 dwellings have been added to the 1381 recorded as being occupied at the time of the surveys in 2018. A total occupation of Augusta Park of 1561, leaving a residual 939 dwellings to be added to the 2018 surveyed traffic flows.

East Anton Secondary School

3.1.19 No information would seem to be available regarding this development and to ensure a robust assessment all the net trips associated with residential dwellings as identified in the FRA TA, have been assumed to be still to be constructed and the traffic associated with this development will be added to the 2018 surveyed flows.

Changes to Traffic Flows with 2018 Surveys

3.1.20 The traffic generation figures from the PFA TA have been used as a base from which to generate traffic flows for the highway network for the future scenario.

3.1.21 The net changes in the level of development that need to be assessed in terms of traffic flows are summarised in **Table 1** below. The traffic flows pro rated for the table below from the PFA work have been added to the 2018 surveyed flows in **Figure 1** to produce the updated baseline traffic flows for future scenarios as presented in **Figure 2**.

Development	Number of Dwellings added
Picket Twenty	669
Picket Piece	442
The Rice Land	200
Harewood Farm	180
Land at East Anton (Augusta Park)	939
East Anton Secondary School	350
Total Additional Dwellings	2780

Table 1 – Committed Future Growth for Development as at 2018

Bere Hill Development Traffic Flows

3.1.22 The trip rates for the Bere Hill development have been derived from the latest agreed trip rates for the Picket Twenty extension, that received its notice of consent in January 2018.

3.1.23 These trip rates for the latest Picket Twenty application are reproduced in **Table 2** below: -

	AM Peak Period			PM Peak Period		
	<i>Arr</i>	<i>Dep</i>	<i>Total</i>	<i>Arr</i>	<i>Dep</i>	<i>Total</i>
Trip Rate per dwelling	0.169	0.412	0.588	0.419	0.246	0.658
Total Trips (500 dwellings)	85	206	291	210	123	333

Table 2 – Trips Rates for Development (From Picket Twenty recent permission)

3.1.24 The above represents quite a high trip rate for residential dwellings and it may be that as part of any Transport Assessment produced for the development that a fuller trips assessment is undertaken considering TRICS and updated information to try to reduce the level of trips generated by the development.

3.1.25 However, for feasibility purposes it is considered a robust assessment for the evaluation of access to and from the development site.

3.1.26 The trips in **Table 2** have been added to the future years flows derived from the residual developments that are yet to be constructed as shown in **Figure 2** to produce the “with Bere Hill development” series of AM and PM peak flows which is included at **Figure 3**.

3.1.27 **Figure 3** will be the traffic flows that have been used in the capacity assessments and for design purposes in the following Section of this report.

4 Access Design Considerations

4.1.1 As part of the site visit, the local highway network was assessed including the local junctions and potential constraints. From an initial assessment the type of access that is likely to provide optimum access to the site, whilst keeping the context of the A3093 would be a roundabout.

4.1.2 Previous assessment of this site considered a compact roundabout of between 28 – 32m ICD as capable of providing access. However, given the national speed limit of the wide single carriageway road, the through traffic flows and the fact that a previous development (Picket twenty) provided a larger roundabout, it is believed the highway authority would wish for a better arrangement than a small compact roundabout in this location.

4.1.3 Consideration has also been given to the position of the access, being best suited, it is believed, to take access where the site is at grade with the road. This would minimise cut and fill and the overall gradient of the access.

Design

4.1.4 DMRB Volume 6 considers the design of roundabouts. Section 2 Part 3, within the TD 16/07 – **Geometric Design of Roundabouts**. This document was consulted to assess the basic parameters that could afford an access roundabout in this location. Parameters to take into consideration include Sight Stopping Distance (SSD), existing road geometry, traffic flows and speeds and the proximity to other junctions.

4.1.5 The TD notes at paragraph 4.8 that:

Where several roundabouts are to be installed on the same route, they should be of similar design in the interests of route consistency and hence safety, to the extent that this is possible with the traffic volumes concerned

4.1.6 Thus, the previous conclusion that a compact roundabout would not be the “most optimum” fit for this location can be justified.

4.1.7 It is also the conclusion, based on the capacity assessment of the future Picket Twenty roundabout as provided in Appendix A, that a left in left out junction would add significant u turning traffic movements to this junction and the Twining’s roundabout further north which may have a detrimental effect on capacity at these junctions.

4.1.8 Given that the ARCADY results for the Picket Twenty junction presented by PFA indicate it operates at 0.87 RFC, then significant additional U turning traffic may affect these results negatively and cause additional adverse queuing.

4.1.9 The design of roundabout has tried to maximise SSD for both the main road approaches and has tried to accomplish minimum level differences into the site to manage cut and fill.

4.1.10 It is acknowledged that being sited on the crest of the gradient is not ideal, but as the DMRB states:

Roundabouts should preferably be sited on level ground or in sags rather than at or near crests because it is difficult for drivers to appreciate the layout when approaching on an up gradient. However, there is no evidence that roundabouts on crests are intrinsically unsafe if correctly signed and where the visibility standards have been provided on the approach to the give way line. Roundabouts should not be sited at the bottom of or on long descents.

4.1.11 The location of the access is considered optimum for this site and SSD and visibility standards can be met. The indicative roundabout sketch design and location is shown in **Appendix C** of this report.

4.1.12 The choice of size of roundabout is dictated by the approach lane widths and traffic flows through the junction. There is a requirement to provide two lanes for through traffic as a result of the high throughput.

4.1.13 As the capacity analysis suggests a single lane with flare will have capacity issues over the two-lane entry and exit. Through investigation of the Picket Twenty design and the Twining's roundabout these have similar characteristics in that two lanes into one on exit on some of these arms is present.

4.1.14 Indeed, in situations where there are high levels of flow through larger roundabouts it is good practice to provide double lane tapering exits to manage this throughput.

4.1.15 It may be through future design and assessment iterations that the exact location for the roundabout and its design could be tweaked. However, for the purposes of this report we have considered it necessary to include the design in its current sketch form.

Accident Analysis

4.1.16 The last 5 years of accident records to the end of 31/10/2017 were obtained and assessed for the stretch of highway between Picket Twenty and Twining's roundabouts.

4.1.17 Over the five-year period there were six accidents reported, with five of these being slight in nature and occurred at the Twining's roundabout. One serious accident was reported in the five years, which occurred on the A3093 north of the Picket Twenty roundabout.

4.1.18 The description of this accident indicates that a vehicle was travelling north from Picket Twenty roundabout and crossed the centre line then collided with a goods vehicle travelling southbound. The vehicle then collided with a van in front of it. This crash occurred for reasons unknown but was attributed to aggressive driving.

4.1.19 The assessment of the accident analysis indicates that the stretch of road is not the causes of significant accidents or patterns. What can be inferred is that the Picket Twenty roundabout since its construction does not appear to have led to any additional accidents in this location.

Capacity Analysis

4.1.20 In terms of the capacity, the new roundabout junction has been assessed using ARCADY.

4.1.21 The flows that have been utilised include all future growth plus development trips as shown in **Figure 3**.

4.1.22 **Table 3** below identifies a summary of the results of the ARCADY assessment for the AM and PM peak scenario for the new roundabout junction.

Arm	AM Peak (08.00 – 09.00)		PM Peak (17.00 – 18.00)	
	<i>RFC</i>	<i>Max Queue</i>	<i>RFC</i>	<i>Max Queue</i>
A3093 from South	0.87	6.2	0.87	6.4
Bere Hill Development	0.41	0.7	0.22	0.3
A3093 from North	0.74	2.8	0.7	2.3

Table 3 – Bere Hill New Access Roundabout Capacity Assessment

4.1.23 The table below indicates that the new roundabout junction into the Bere Hill site operates within theoretical capacity, with future year committed development flows added, with no significant adverse queuing demonstrated in either of the peak periods.

4.1.24 For robustness, the Picket Twenty roundabout junction (as a three-arm junction) has also been assessed for the future flows including development. This is since the throughput from and to the new roundabout junction access to Bere Hill will put additional traffic through Picket Twenty Roundabout.

4.1.25 The ARCADY parameters from the PFA TA have been utilised and input into the ARCADY model with development flows as shown on **Figure 3**. A summary of the results of the ARCADY output is presented in **Table 4** below: -

Arm	AM Peak (08.00 – 09.00)		PM Peak (17.00 – 18.00)	
	<i>RFC</i>	<i>Max Queue</i>	<i>RFC</i>	<i>Max Queue</i>
A3093 from South	0.69	2.2	0.8	4
A3093 from North	0.88	6.9	0.86	5.6
Picket Twenty Development	0.88	6.1	0.39	0.6

Table 4 – Picket Twenty Roundabout Capacity Assessment with Bere Hill Development Flows

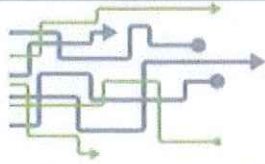
4.1.26 From the table above is it clear that the new roundabout junction and flows associated with Bere Hill development will not have a significant detrimental effect on the operation of the Picket twenty roundabout in the future year.

5 Conclusions

- 5.1.1 This report has considered the potential to provide a new access junction into the Bere Hill development directly off A3093 in Andover to access circa 500 residential dwellings.
- 5.1.2 The assessment has considered the future committed development flows associated with several developments that have been granted planning permission in the recent past.
- 5.1.3 Details of the committed development flows and trip rates for the recently granted permission at Picket Twenty have formed the basis of trip generation figures.
- 5.1.4 The type of junction has been assessed based on the existing road layout and junctions that have already been sited on the A3093.
- 5.1.5 Up to date traffic and speed surveys as well as the most recent five years of accident statistics have been gathered to assess the feasibility of access.
- 5.1.6 A full roundabout junction has been assessed as viable based on the parameters assessed. Capacity assessments of the new junction and the throughput of development flows at Picket Twenty have shown that both junctions could operate within theoretical capacity with no adverse queueing in the future scenario.
- 5.1.7 The future assessment of the access may be finessed as part of any Transport Assessment work that may accompany a planning application on the Bere Hill site and any changes to traffic flows and or parameters such as trip generation may have an effect on the design that has been shown as part of this report.

- 5.1.8 Emergency access into the development would it is envisaged be provided either from Micheldever Road or via a separate point on the A3093.

- 5.1.9 The sketch drawings produced should they be taken forward would need to undergo a thorough process of further investigation such as being subject to Road Safety Audit and compliance checks to ensure the design is acceptable and compatible with the highway authority and other reviewing bodies.



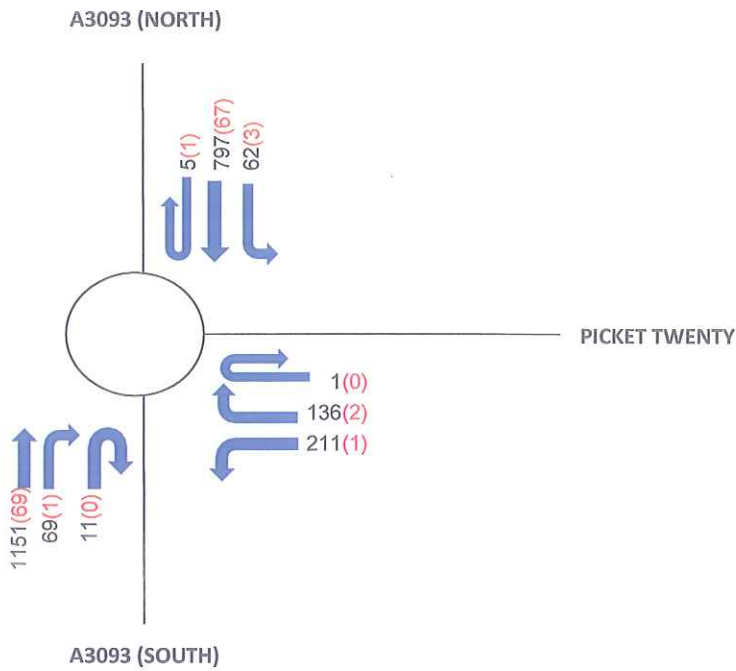
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FIGURES

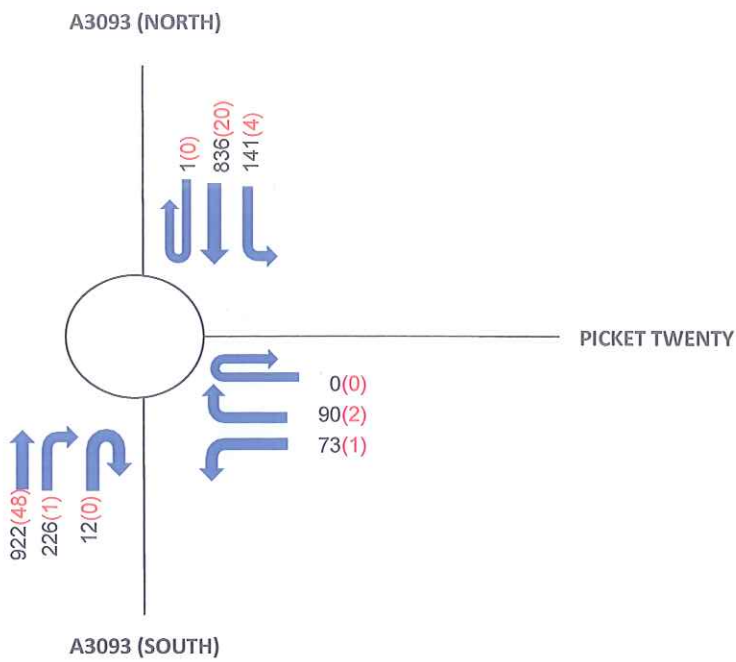
FIGURE 1: 2018 BASELINE SURVEYED FLOWS
(PICKET TWENTY ROUNDABOUT)

A.M. PEAK HOUR - 08:00-09:00



TOTAL VEHICLES (BUSES & HGVS)

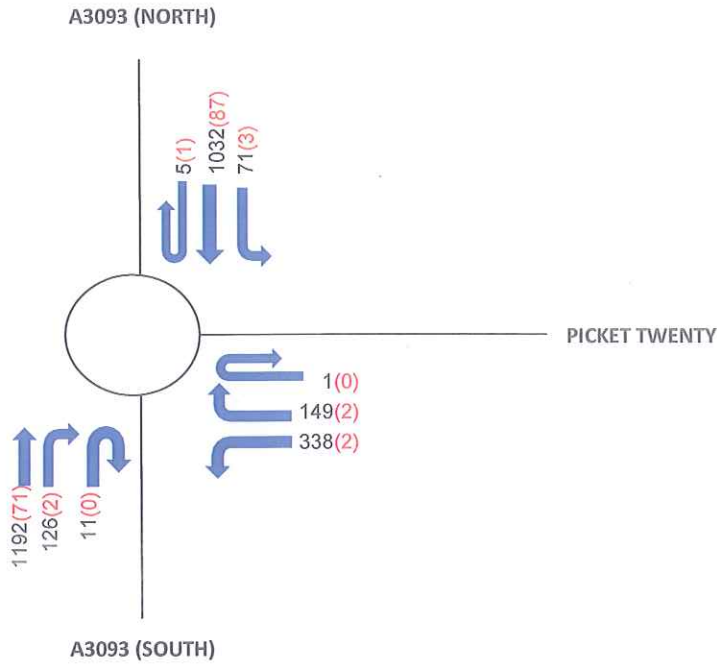
P.M. PEAK HOUR - 17:00-18:00



TOTAL VEHICLES (BUSES & HGVS)

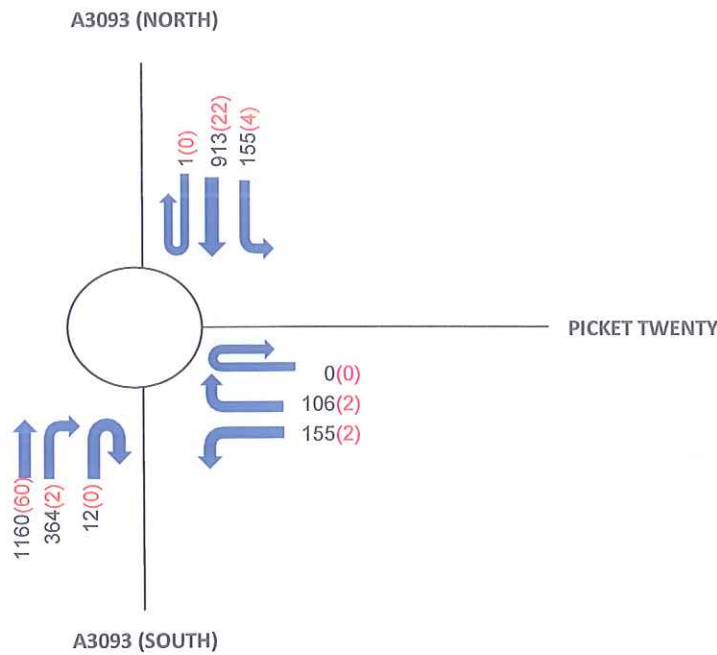
FIGURE 2: BASE + UPDATED COMMITTED DEVELOPMENT
(PICKET TWENTY ROUNDABOUT)

A.M. PEAK HOUR - 08:00-09:00



TOTAL VEHICLES (BUSES & HGVS)

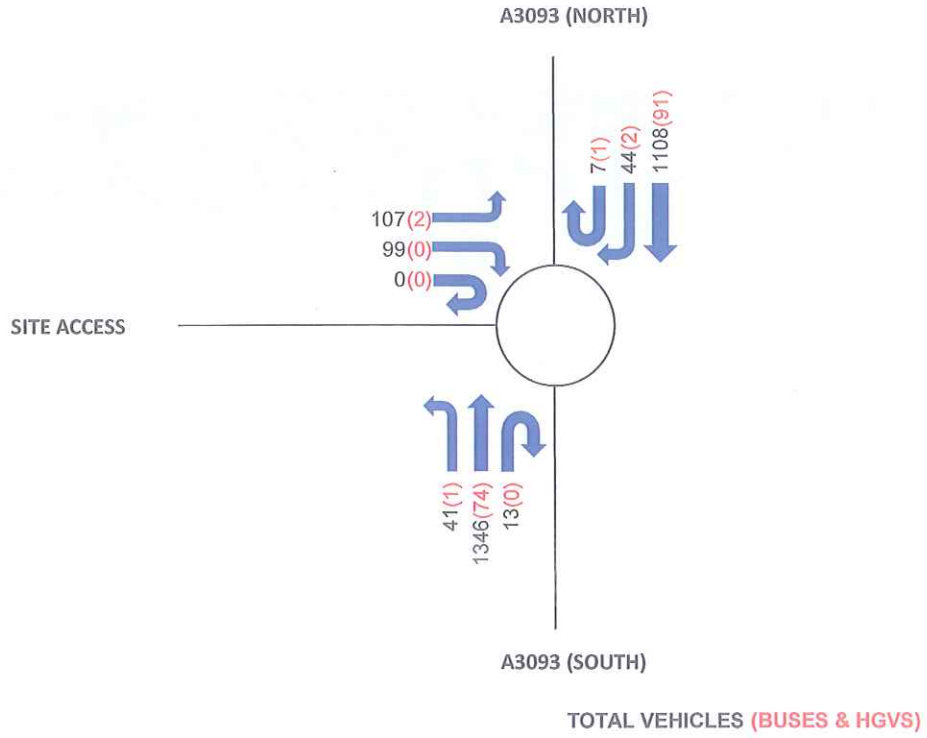
P.M. PEAK HOUR - 17:00-18:00



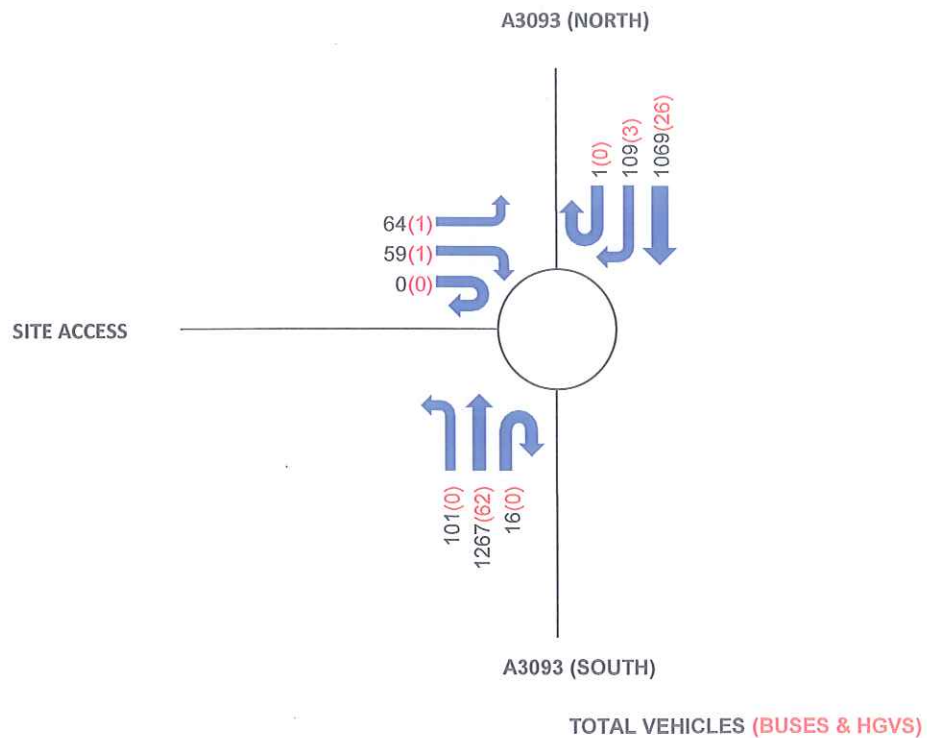
TOTAL VEHICLES (BUSES & HGVS)

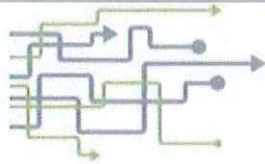
FIGURE 3: BASE + COMMITTED + DEVELOPMENT FLOWS
(PROPOSED SITE ACCESS)

A.M. PEAK HOUR - 08:00-09:00



P.M. PEAK HOUR - 17:00-18:00

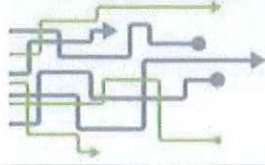




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APPENDICES



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APPENDIX A

BERE HILL, ANDOVER – SITE AREA OVERVIEW







PICKET TWENTY EXTENSION, ANDOVER

SUPPLEMENTARY TRANSPORT ASSESSMENT

PERSIMMON HOMES SOUTH COAST

MARCH 2017



Web: www.pfapl.com

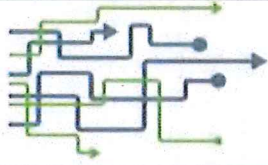
engineering the future

Arm	2016 Baseline			Forecast with Committed Development			Forecast with Committed Development + Picket 20 Extension		
	Queue	Delay (secs)	RFC	Queue	Delay (secs)	RFC	Queue	Delay (secs)	RFC
AM Peak									
A Internal Spine Road (APVR)	0.4	6.24	0.29	1.9	16.74	0.66	4.0	29.42	0.81
B A3093 Northbound	1.3	3.78	0.57	1.7	4.57	0.64	1.9	4.85	0.66
C Un-used Western Arm	0.0	0.00	0.00	0.0	0.00	0.00	0.0	0.00	0.00
D A3093 Southbound	1.1	4.96	0.52	3.5	11.12	0.78	4.0	12.64	0.81
PM Peak									
A Internal Spine Road (APVR)	0.2	5.64	0.16	0.6	7.92	0.36	0.8	9.03	0.44
B A3093 Northbound	0.9	3.07	0.48	2.3	5.40	0.70	2.9	6.40	0.75
C Un-used Western Arm	0.0	0.00	0.00	0.0	0.00	0.00	0.0	0.00	0.00
D A3093 Southbound	2.2	7.05	0.69	4.8	13.80	0.83	6.2	17.89	0.87

Table 7.4 Note: Delay is the maximum value of average delay per arriving vehicle.

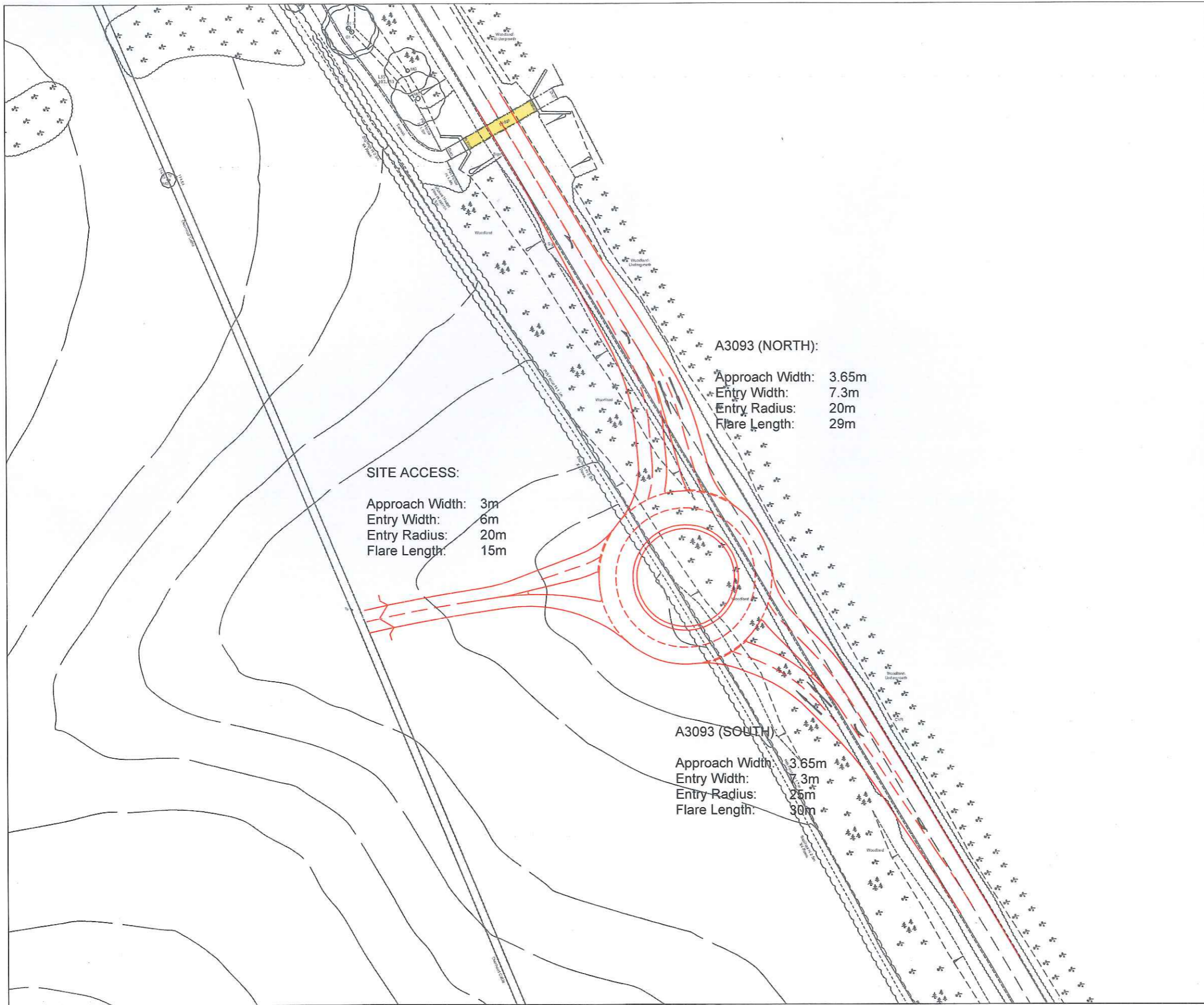
7.10. There is no predicted capacity problems predicted for any arm, for all scenarios, with the maximum RFC predicted 0.87 on the southbound A3093 below capacity, with a maximum queue of 6 vehicles in the PM peak hour. It is acknowledged that the junction includes a fourth arm that could potentially serve development to the west (Bailiffs Bottom); this arm has been modelled with no traffic flows, as requested by HCC/Atkins.

7.11. The revised modelling makes no difference to the conclusions of the modelling presented in the TA.



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APPENDIX C



NOTE: For indicative purposes only; further design subject to Road Safety Audit work and detailed design.

DRAFT



CLIENT: GALLAGHER ESTATES

PROJECT: BERE HILL, ANDOVER

TITLE: SITE ACCESS APPRAISAL - PROPOSED ROUNDABOUT (based on 500-unit scheme)

SCALE: 1:1000	PLOT SIZE: A3	DATE: 24/01/18
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DRAWING No. TPHS/165/DR/001	REV. A
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APPENDIX 5 – LAND AT BERE HILL ECOLOGICAL APPRAISAL

30 November 2017

Land at Bere Hill and
The Grange, Andover

Preliminary Ecological
Appraisal

Report Number: 11267_R01_SC_HM

Author: Sara Curtis ACIEEM

Checked: Julian Arthur MCIEEM CEnv



Birmingham • Cotswolds • Exeter • London • Manchester

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References	

Appendices

- Appendix 1: Legislation and Planning Policy
- Appendix 2: Ecology Survey Planner

Plan

Habitat Features
11267_P01_Habitat Features_301117_SC

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange LLP Terms & Conditions, Tyler Grange LLP shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the date of this report.



Summary

- S.1. This report has been prepared by Tyler Grange LLP on behalf of Gallagher Estates. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of a parcel of land at Bere Hill, Andover, Hampshire, SP11 6LB (OS Grid Reference SU 380 454), hereinafter referred to as the 'site' to inform the site's promotion for residential development. A previous Ecology Statement was prepared by Nicholas Pearson Associates (NPA) in March 2014 to supplement the Vision Statement.
- S.2. The majority of the site comprises of a large arable field, with a number of residential buildings and outbuildings with associated hardstanding and improved grassland, all of negligible ecological importance. A field margin of poor semi-improved grassland with encroaching tall ruderal vegetation, both of site ecological importance surrounds the arable field. Previous species-rich grassland (local ecological importance) was identified on the site in 2006, although a lack of management has deteriorated its quality. Species-rich hedgerows and mature tree (local ecological importance) and species-poor hedgerows (site ecological importance) forming the site boundary.
- S.3. The site is not covered by any sites that are the subject of statutory or non-statutory protection. With respect to protected or otherwise important fauna, preliminary bat surveys of the buildings have confirmed a roost of low numbers of individuals. Bats could use the boundary features for commuting and foraging and further roosting opportunities are available within the mature trees on the site. A badger sett is located within a hedgerow in the south east of the site and the poor semi-improved grassland has potential for reptiles.
- S.4. Overall, there are no ecological constraints which would affect the principle of development. By adopting ecological design principles described in this report, future development could be designed to be in conformity with relevant planning policy and legislation relating to wildlife. Further detailed survey work would be needed in due course to inform a planning application. The potential to improve the biodiversity of the site exists, and the recommendations are made that should contribute to local BAP targets.



Section 1: Introduction, Context and Purpose

Introduction

- 1.1. This report has been prepared by Tyler Grange LLP on behalf of Gallagher Estates. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of a parcel of land at Bere Hill, Andover, Hampshire, SP11 6LB (OS Grid Reference SU 380 454), hereinafter referred to as the 'site' to inform the site's promotion for residential development.

Context

- 1.2. The site, which is approximately 34 hectares of mainly arable land, is being promoted through the emerging Core Strategy for a residential development. An indicative masterplan for the site has been produced, which will form the basis for a planning application in the near future. A previous planning application of the residential development was submitted in 2006 and for the site to be adopted in the Local Plan. However, Test Valley Borough Council pursued a strategy for a competing site. An Ecology Statement was prepared by Nicholas Pearson Associates in March 2014 to supplement the Vision Statement for the site to provide representation to Test Valley Borough Council on the Revised Local Plan.

Purpose

- 1.3. This report:
 - Uses available background data, reports and results of field surveys, to describe and evaluate the ecological features present within the likely 'zone of influence' (Zoi)¹ of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's future development for housing;
 - Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in **Appendix 1**; and
 - Assuming site allocation, identifies further work required to inform a future planning application.
- 1.4. It is not intended that this report should be submitted with a planning application for development of the site, unless supported by the results of further surveys and a detailed assessment of the effects of the proposed development.
- 1.5. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2016).

¹ Defined as the area over which ecological features may be subject to significant effects as a result of activities associated with a project and associated activities (CIEEM, 2016).

Section 2: Methodology

Data Search

- 2.1. The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- 2.2. The data search has been undertaken for a 10km radius around the site for European statutory sites, a 2km radius for national statutory and non-statutory sites and a 1km radius for protected and priority species records.
- 2.3. The following organisations and individuals have been contacted and, where relevant, the information provided has been incorporated with acknowledgement within this report:
 - Hampshire Biodiversity Information Centre (HBIC) for details of protected and priority species and non-statutory sites;
 - Multi-Agency Geographic Information for the Countryside website² was accessed for information on the location of statutory designated nature conservation sites within a 10km radius of the site;
 - Test Valley Borough Council website was consulted for details of relevant local planning policies and supplementary planning guidance; and
 - Hampshire Biodiversity Action Plan (LBAP) was consulted for priority habitats and species subject to conservation action, to assist with the evaluation of ecological features and to inform site enhancement strategies.
- 2.4. The original ES chapter submitted in 2006 (Environmental Statement Revision, 2006) has been consulted for the background data and hereby referred to as the 'original ES chapter'.

Extended Phase I Habitat Survey

- 2.5. An 'extended' Phase I habitat survey was undertaken on 6th November 2017 by Sara Curtis, an experienced field ecologist and associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The technique was based upon Phase I survey methodology (JNCC, 2010). This 'extended' Phase I technique provides an inventory of the habitat types present and dominant species. Using the above method, the site was classified into areas of similar botanical community types with a representative sample of those species present at the time of the survey being described.
- 2.6. The weather conditions for the survey were dry, with a mist, a calm wind and a temperature of 1°C.
- 2.7. Owing to the timing of the surveys, some plant species may not have been visible. That said, given the nature of the habitats present and previous survey data this is not considered likely to affect the conclusions of this report.
- 2.8. Additionally, incidental records of fauna were also made during the survey and the habitats identified

² <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>



were evaluated for their potential to support legally protected and priority species³.

Preliminary Roost Assessment (PRA)

- 2.9. A PRA was undertaken on all the buildings present on the site in accordance with best practice (Collins, 2016). This is an external and internal inspection survey, the purpose of which is to assess the likelihood of bats being present and the need for further survey and/or mitigation.
- 2.10. A systematic search was made of the building and the ground, especially below potential roost access points, where present. Such features include windows sills, window panes, walls, tiles, weather boarding, lead flashing, eaves, behind peeling paintwork or surfacing materials and under tiles, and other cracks and crevices that provide protection from the elements. Such features are known to be used by roosting bats. Once the external inspection had been completed, an internal inspection was also undertaken of features and with kit listed in table 2.1 below.

Features where particular attention was paid to	Equipment used
Droppings, urine staining and bat corpses Timber beams (for free hanging bats) Clean swept floors (which may indicate evidence has been removed) Droppings beneath the ridge and hip beams of the roof and junctions between the two Droppings and urine staining on and at the base of dividing walls, gable end walls and around chimney breasts Droppings beneath timber work Droppings and corpses beneath roof insulation Corpses at the base of walls and near wall plates at the base of rafters Corpses in uncovered water (header) tanks or other containers in the roof Scratch marks and characteristic staining from fur oil on timber and walls Mortise joints and junctions between roof timbers and between timbers and walls Clean gaps and sections of ridge beam and other timber and walls within the roof Gaps between lintels above windows or doors Light gaps in the roof indicating access points to the outside Access to cavity or rubble-filled walls Cool areas suitable for torpor or hibernation Timber joints (for crevice-dwelling bats)	Binoculars Ladders Powerful torch to illuminate dark corners from the ground Endoscope and mirrors for inspection behind boarding and in cavities Collection pots and labels for corpses and droppings Camera to record evidence and potential roosting sites Personal protective equipment (e.g. boots, gloves, helmet, mobile phone).

Table 2.1: Features Surveyed and Equipment Used for PRA

Evaluation

- 2.11. The evaluation of habitats and species is defined in accordance with published guidance (CIEEM, 2016). The level of importance of specific ecological features is assigned using a geographic frame of reference, with international being most important, then national, regional, county, borough, local

³ UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPIs and HoPIs.

and lastly, within the site boundary only.

- 2.12. Evaluation is based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations (such as SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Quality Control

- 2.13. All ecologists at Tyler Grange LLP are members of CIEEM and abide by the Institute's Code of Professional Conduct.



Section 3: Ecological Features and Evaluation

Context

- 3.1. Bere Hill is situated in the south-east of Andover. The site gently slopes from north to south and comprises of mainly arable with three residential properties and associated outbuildings, mature tree lines, hedgerows and residential gardens. The site is bounded to the north east by the A3093, a no-through lane (Micheldever Road) to the south, a well-used public footpath to the north west named Ladies Walk and a hedgerow, part of which forms the boundary of the residential properties to the east.



Figure 1: Aerial image with site boundary (from Google Earth, 2017)

Protected Sites

Statutory Sites

- 3.2. The site is not covered by or adjacent to any sites designated on account of nature conservation importance. However, one Local Nature Reserve (LNR) Anton Lakes is located 2km north west of the site and is designated for its range of habitats following gravel extraction including water side habitats adjacent to the Anton River and chalk grassland.
- 3.3. LNRs are notified under Section 21 of the National Parks and Access to the Countryside Act 1949 by local authorities. They are not necessarily of great ecological importance, and are intended for public appreciation and enjoyment of wildlife. The LNR designation does not afford special protection, although LNRs are protected under legislation and planning policy and are considered to be of **local importance**.

Non-Statutory (Local) Sites

- 3.4. Eleven non-statutory sites (known in Hampshire as Sites of Importance for Nature Conservation (SINCs)) and three Road Verges of Ecological Importance (RVEIs) are located within 2km of the site and are listed in **Table 3.1** below:

Site Name	Designation	Distance and Direction from Site (km - N/S/W/E)	Description/Summary of reason for designation
Churchill Way - London Road Verges, Andover	SINC	0.3km north	Grasslands which have become impoverished through inappropriate management, but which retain sufficient elements of relic unimproved grassland to enable recovery.
Ladies Walk Down South	SINC	0.35km south west	Semi-improved grasslands which retain a significant element of unimproved grassland.
A3093 Walworth Road, Andover	SINC RVEI	0.5km south	Agriculturally unimproved grassland with narrow-leaved bird's-foot-trefoil <i>Lotus tenuis</i> .
Allotment Gardens Down	SINC	0.7km south west	Semi-improved grasslands which retain a significant element of unimproved grassland.
Harewood Forest (2)	SINC	0.8km south east	Ancient semi-natural woodland and a significant element of ancient semi-natural woodland surviving with dormouse <i>Muscardinus avellanarius</i> and greater butterfly-orchid <i>Platanthera chlorantha</i> .
A3057 Northern Avenue, Andover	SINC	1.4km west	Other semi-natural woodland that comprise important community types of restricted distribution in the County. Areas of open freshwater which support outstanding assemblages of floating/submerged/ emergent plant species, invertebrates, birds or amphibians and fens, flushes, seepages, springs, inundation grasslands etc. that support a flora and fauna characteristic of unimproved and waterlogged (seasonal or permanent) conditions.
A3057 Fen adjacent to Sainsbury's	SINC	1.4km north	Other semi-natural woodland that comprise important community types of restricted distribution in the County.
Harewood Forest SW (including Upping Copse)	SINC	1.5km south	Ancient semi-natural woodland and a significant element of ancient semi-natural woodland surviving.
Harewood Forest (1) (3)	SINC	1.5km south east	Ancient semi-natural woodland and other woodland where there is a significant element of ancient semi-natural woodland surviving with dormouse.
A3057 Winchester Road, Goodworth	SINC RVEI	1.7km south west	Agriculturally unimproved grassland with narrow-leaved bird's-foot-trefoil.
A3093 Churchill Way	RVEI	Adjacent to north eastern boundary	Part of the Churchill Way – London Road Verges SINC designated for its chalk fauna including common juniper <i>Juniperus communis</i> .

Table 3.1: Non-statutory sites within 2km of the site

- 3.5. SINC and RVEI are selected on the basis that they meet the criteria for local wildlife site selection of ecological importance at a county level. They are therefore of **county importance**.

Habitats and Flora

- 3.6. The site supports the following habitats:

- Arable Land;



- Buildings, Hardstanding and Bare Ground;
- Grassland (improved, poor semi-improved and species-rich);
- Hedgerows and Mature Trees; and
- Scrub and Tall Ruderal.

3.7. For ease of reference, habitat types have been described alphabetically, below. All the features described are shown on the Habitat Features **Plan 11267/P01**.

Arable Land

3.8. The site is dominated by a large arable field with a monoculture crop. Arable land is a Habitat of Principle Importance (HoPI). Being common and widespread habitat, it is considered to be of **negligible ecological importance**. However, it may hold supporting importance to fauna (see below).

Buildings, Hardstanding and Bare Ground

3.9. Three residential buildings, three garages and one stable are present on the site with access from Micheldever Road and a hardstanding track.

3.10. Building A is currently regularly used as a garage and office (Photo 1). It is a single storey, brick building with wooden cladding. The roof is multi-pitched with slate tiles and ridge tiles with concrete stoppers on the end. All flashing is tight fitting with no gaps. Building A is relatively new and in a good condition. Internally, the building is open to the eaves with wooden boarding tightly backing the tiles. Skylights are present within the roof and no loft voids are present.



Photo 1: External view of building A

3.11. Building B is an occupied residential house. It is a two storey, brick built structure with rendering with a multi-pitched, slate tiled roof. The roof is in a good condition. The soffits are tight fitting as is the flashing around the two chimneys. Internally, one loft void is present. The void is approximately 2m high with the tiles backed by permeable roof membrane and insulation on the floor (Photo 2).



Photo 2: Internal loft void of building B

- 3.12. Building C is a second well used garage similar in structure and design to Building A. Building D is a second occupied residential house. It is a two storey, brick building with similar wooden cladding to building A. The roof is tiled and multi-pitched with skylights. Gaps are present beneath some of the tiles and around the chimney flashing. Internally, no loft voids are present, and the building is open to the apex.
- 3.13. Building E is a single-storey stable block with a multi-pitched, tiled roof with skylights. Building F is a two-storey residential building with a multi-pitched tiled roof. Building G is a single storey garage with a flat roof. Buildings E to G could not be surveyed internally.
- 3.14. Two horse training areas are located close to the buildings.
- 3.15. The buildings within the site boundary have limited ecological interest and are therefore considered to be of **negligible ecological importance**. However, they may hold supporting importance to fauna (see below).

Grassland (Improved)

- 3.16. The buildings are surrounded by improved grassland which is regularly mown, species-poor and kept as a short sward (Photo 3). It comprises common and widespread species and offers little to the local biodiversity resource; it is of **negligible ecological importance**.



Photo 3: Improved grassland with managed species-poor hedgerow

Grassland (Poor Semi-improved)

- 3.17. The arable field margins comprise of poor semi-improved grassland dominated by tussock forming cock's foot *Dactylis glomerate*, false oat grass *Arrhenatherum elatius*, perennial rye grass *Lolium perenne* and red fescue *Festuca rubra* with frequent broad-leaved dock *Rumex obtusifolius* and cleavers *Galium aparine* with forbs including ribwort plantain *Plantago lanceolata*, dandelion *Taraxacum officinale*, white clover *Trifolium repens*, germander speedwell *Veronica chamaedrys*, common sorrel *Rumex acetosa* and spear thistle *Cirsium vulgare*. Tall ruderal vegetation has encroached into the majority of field margins including rosebay willowherb *Chamerion angustifolium*, common nettle *Urtica dioica*, burdock *Arctium* sp., teasel *Dipsacus fullonum*, bramble *Rubus fruticosus* and buddleia *Buddleja davidii*. A further area of poor semi-improved grassland grazed by horses is located adjacent to building E.
- 3.18. The species composition is typical of nutrient enriched soils and supports common and widespread species that would be of **no more than site ecological importance**.

Grassland (Species-rich)

- 3.19. The original ES chapter identified a small area of species-rich grassland with buckthorn *Rhamnus cathartica* scrub at the northern corner of the site. Forty species of vascular plant and bryophyte were recorded during the NVC survey in this area (2004), although no legally protected or notable species were found. However, in the apparent absence of management, bramble scrub and self-seeded willow *Salix* sp., buddleia and dog rose *Rosa canina* have encroached into the grassland, which has become rank and tussocky, dominated by cock's foot, common bent *Agrostis stolonifera*, spear thistle, broad leaved dock and rosebay willowherb (Photo 4).
- 3.20. Species-rich grassland is uncommon in the surrounding landscape, HoPI and is considered to be of **local ecological importance**. However, due to lack of management and now rank structure, it is likely that the interest has been lost.



Photo 4: Poor semi-improved with lack of management

Hedgerows

- 3.21. The site is bounded by hedgerows with occasional trees. Hedgerows are a HoPI. An intact species-rich hedgerow forms the southern boundary of the site. The hedgerow is managed and dense and dominated by blackthorn *Prunus spinosa*, beech *Fagus sylvatica*, hawthorn *Crataegus monogyna*, sycamore *Acer pseudoplatanus* and field maple *Acer campestre* with spindle *Euonymus europaeus*, ivy *Hedera helix* ssp. *helix*, bramble and dog rose.
- 3.22. An intact hedgerow lies to the south of the residential houses and garden (Photo 3). This hedgerow is dominated by hawthorn with abundant blackthorn, hazel *Corylus avellana*, ivy and nettle with a semi-mature ash and horse chestnut *Aesculus hippocastanum*. The northern hedgerow comprises of recently planted whips including ash *Fraxinus excelsior*, field maple, hawthorn and beech, although any new growth is being eaten by deer.
- 3.23. A well-managed hedgerow runs adjacent to the track leading to the residential properties. This is dominated by hawthorn with occasional ivy, field maple, blackthorn, bryony *Bryonia dioica*, dog rose and dogwood *Cornus* sp. with ground flora comprising of common bent, hogweed *Heracleum sphondylium* and geranium *Pelargonium* sp.
- 3.24. The north-eastern boundary comprises a recently planted, managed, intact hawthorn hedge with frequent dog rose, Buddleja, holly *Ilex aquifolium*, blackthorn and clematis. The ground flora is poorly developed and limited to ivy.
- 3.25. The species-rich hedgerow along the southern boundary of the site is uncommon in the surrounding landscape, a HoPI and is not replaceable in the short to medium term. It is therefore considered to be of **local ecological importance**. The well-managed, newly planted and defunct hedgerows on the site area under-mature to semi-mature with frequent management and common in the surrounding area and are therefore considered to be of **site ecological importance**.

Trees

- 3.26. The site is bounded to the north by Ladies Walk. Broad-leaved mature trees line each side of the footpath including beech, sycamore and sessile oak *Quercus petraea* with an understorey of ivy and field maple. Mature trees are scattered within the residential gardens including four sycamore trees, beech, larch *Larix pinaceae*, Scot's pine, common lime *Tilia x europea* and horse chestnut.
- 3.27. The more mature specimens of trees are not replaceable in the short to medium term and are

considered to be of **local ecological importance**. Younger and semi-mature trees can be replaced in the short term and are considered to be of **site ecological importance**.

Scrub and Tall Ruderal

- 3.28. Occasional scattered scrub is located around the field boundaries and has encroached into the poor semi-improved grassland, along with tall ruderal vegetation into the poor semi-improved field margins.
- 3.29. The scrub and tall ruderal habitats are common and widespread and are of low botanical diversity. However, they could have supporting value to some fauna species (see below); they are therefore considered to be of **site ecological importance**.

Offsite Habitats

- 3.30. Areas of improved grassland public open space bound the site to the east and west. An adjacent Thames Water reservoir lies to the west of the site, although aerial images show it as dry (Figure 1).

Fauna

- 3.31. Details of protected and priority species using the site, including a summary of the results of detailed surveys, are described below and should be read in conjunction with **Plan 11267/P01**.

Amphibians

- 3.32. No records of amphibians within 2km of the site were provided by HBIC. No ponds or watercourses that could be used by breeding amphibians have been identified on the site. OS mapping identifies a Thames Water reservoir to the west of the site. However, aerial images show it grassed over (Figure 1).
- 3.33. The site does offer terrestrial habitat for amphibians, particularly common toad *Bufo bufo* within the rank and poor semi-improved grassland around the field margins and beneath the boundary hedgerows. However, as no ponds are located on the site or within 500m of the site boundary, great crested newt *Triturus cristatus* are not considered to be present on the site and are not considered further within this report.

Badgers

- 3.34. HBIC returned three records of badger *Meles meles* within 2km of the site. Nine active, three partially-used and two disused badger sett entrances were recorded on the site along the western hedgerow adjacent to building D (see Plan 11267/P01). Well-used mammal connects the sett entrances. Further mammal paths were also recorded within the northern hedgerow. Badgers are clearly active on the site, though the arable field would be expected to be sub-optimal forage habitat for the species.
- 3.35. Badgers and their setts are not subject to conservation action. However, the species is afforded legal protection due to historical issues of persecution. As such, the badger population is of **negligible ecological importance**.

Bats

- 3.36. HBIC returned records of common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, brown long-eared *Plecotus auritus*, Daubenton's *Myotis daubentonii*, Whiskered/Brandt's *M. mystacinus/brandlii*, serotine *Eptesicus serotinus* and western barbastelle *Barbastella*



barbastellus. The original ES chapter recorded positive evidence of a bat roost in the form of over 2000, older bat droppings identified as being of long-eared bats in building B.

- 3.37. The majority of the buildings on the site have low potential to support roosting bats with wooden cladding tight and the buildings in a good condition. Scattered potential long-eared droppings were identified beneath the ridge within the loft void of building B (**Photo 5**).



Photo 5: Scattered droppings in loft void within building B

- 3.38. Mature trees with suitable features to support roosting bats are located along Ladies Walk and Micheldever Road and, along with the boundary hedgerows, provide suitable linear foraging habitat for bats, though overall, based on the habitats present, large numbers of bats would not be expected.
- 3.39. The assemblage of bats utilising the site is unlikely to be of **local ecological importance**.

Birds

- 3.40. HBIC holds records of some Birds of Conservation Concern (BoCC – Eaton *et al.* 2015) which are red-listed⁴ including lesser redpoll *Acanthis cabaret*, skylark *Alauda arvensis*, tree pipit *Anthus trivialis*, hen harrier *Circus cyaneus*, hawfinch *Coccothraustes*, cuckoo *Cuculus canorus*, lesser spotted woodpecker *Dendrocopos minor*, yellowhammer *Emberiza citrinella*, merlin *Falco columbarius*, pied flycatcher *Ficedula hypoleuca*, linnet *Linaria cannabina*, twite *L. flavirostris*, grey and yellow wagtail *Motacilla cinerea* and *M. flava*, spotted flycatcher *Muscicapa striata*, house and tree sparrow *Passer domesticus* and *P. montanus*, grey partridge *Pardix*, black redstart *Phoenicurus*, wood warbler *Phylloscopus sibilatrix*, willow and marsh tit *Poecile montana* and *P. palustris*, whinchat *Saxicola rubetra*, woodcock *Scolopax rusticola*, starling *Sturnus vulgaris*, redwing *Turdus iliacus*, song thrush *T. philomelos*, fieldfare *T. pilaris*, mistlethrush *T. viscivorus*, ring ouzel *T. torquatus* and lapwing *Vanellus*.
- 3.41. The site, including hedgerows, trees and building and the wider area would be expected to support foraging habitat for both farmland and breeding birds, which may include some BoCC. The arable field is abundant locally, so it is unlikely wintering birds would be dependent on the site. No incidental records of BoCC were made during the survey.
- 3.42. Any assemblage of wintering and breeding birds on the site is unlikely to be any more than **site ecological importance**.

Dormouse

- 3.43. HBIC returned eleven records of dormouse with the closest over 0.55km east of the site, over the A3093. The suitable habitats for dormouse on the site are limited to the hedgerows and tree lines

⁴ Red listed bird species are those identified as having suffered severe population declines over the last 25 years (BoCC *et al.* 2015)

and these are being retained as part of the proposed development. These are connected and linked to adjacent offsite suitable habitats. Any dormouse population using the hedgerows and tree lines would be of **local ecological importance**.

Invertebrates

- 3.44. HBIC holds records of seventy-seven butterflies and moths within 2 km of the site, with the majority recorded 1.4km south east of the site. It is possible that notable invertebrates could use the habitats within the site, such as areas of scrub, rank grassland and tree lines, although given their limited extent, the potential of these habitats to provide food plants and nectar sources is low.
- 3.45. Given the nature of the habitats, the site is likely to support a common assemblage of invertebrate species that would likely be **no more than site ecological importance**.

Reptiles

- 3.46. The original ES chapter identified slow worm *Anguis fragilis* and common lizard *Zootoca vivipara* on the site and HBIC confirmed that the species have been recorded in the area. The field margins have potential to support small numbers of common reptile species, since they have previously been recorded on the site and may be present in the neighbouring open space. The majority of the arable field and improved grassland are unlikely to be suitable for reptiles being a low sward and offering little cover for reptiles or their prey. The reptile population is **likely to be of importance within the site** only.

Other Species

- 3.47. HBIC returned one record for Western European hedgehog *Erinaceus europaeus* and four records of brown hare *Lepus europaeus* within 2km of the site. The open farmland and grassland habitats onsite and within the local area would provide suitable habitat for hedgehogs and brown hare, although it is unlikely the species would be reliant on the site alone. There is no suitable habitat within the site for water vole *Arvicola amphibius* or otter *Lutra lutra*.

Section 4: Considerations in Respect of Future Development

Proposed Development

- 4.1. The site is being promoted for between 450 and 500 dwellings with supporting infrastructure and social/community requirements including pedestrian and cycle link, green links and public open space. Due to visual impact considerations, no residential housing is being built above the 90m contour to the west of the site and this area will comprise of public open space. The development will lead to the loss of arable field, improved grassland, small sections of hedgerows and new planting to allow access off the A3093 and field margins along the east of the site.
- 4.2. The potential consequences with respect to development of the site are set out below, with reference to relevant legislation and planning policy, which is summarised in **Appendix 1**.

Protected Sites

- 4.3. Owing to the distance between the site and statutory and non-statutory designated sites, it is not likely that future development would result in adverse effects to the features for which such sites are designated.

Habitats and Flora

- 4.4. The loss of features of negligible ecological importance, such as arable and improved grassland, will not trigger planning policy and as such, does not require specific mitigation.
- 4.5. The development concept has been designed to retain features of highest ecological importance including the mature trees, species-rich hedgerows (both of local ecological importance) and remnant species-rich grassland (local ecological importance). There will be a loss of small sections of field margins, hedgerows and newly planted whips, all of site ecological importance to the east of the site. These impacts could be more than mitigated within the proposed green infrastructure (see below).

Fauna

- 4.6. Badgers are not considered to be of conservation importance with badgers and their setts protected under the Protection of Badgers Act 1992. The current proposals indicate that badger sett entrances will be destroyed. A licence from Natural England can be applied for once planning is granted to close the sett.
- 4.7. In terms of other fauna:
- Great crested newt – not likely to occur so impacts are not likely;
 - Common toad – could occur in small numbers but impacts are not likely to be significant. New habitat creations are likely to provide better opportunities for this species;
 - Bats – impacts to roosting bats are unlikely to be significant due to the buildings and mature trees being retained. Impacts to commuting and foraging bats are also unlikely to be significant, given the nature of the retained habitats present and the small areas of hedgerow loss proposed. Habitat creation could increase the abundance of invertebrate prey, and new buildings could



provide improved roosting opportunities on the site;

- **Birds** – loss of predominately arable habitat is not likely to affect the conservation status of declining priority species. Opportunities for birds could be enhanced within the proposed public open space and additional nesting opportunities provided in new housing;
- **Dormouse** – impacts to dormouse are unlikely to be significant due to the majority of hedgerows and tree line being retained. Careful design of the access road through the north-eastern hedgerow would allow dormouse to continue to commute around the site, if present; and
- **Reptiles** – impacts to reptiles are unlikely to be significant due to the majority of grassland habitat being retained. Newly created habitat grassland habitat and reptile hibernacula being created within the public open space would allow reptiles to continue to use the site.

Ecological Design Principles and Enhancement Opportunities

4.8. There is the opportunity to enhance the biodiversity of the site by adopting design principles informed by local conservation strategies, notably the Local Biodiversity Action Plan (BAP). Delivery of such biodiversity gain would be in accordance with NPPF and policy E5 of the Test Valley Borough Revised Local Plan 2011 - 2029. An illustrative masterplan for the site has been provisionally designed that already includes many of the following recommendations, and has the potential to incorporate additional ones. These include:

- Creation of green infrastructure within the development, which can be multi-functional, delivering biodiversity, amenity, aesthetic and drainage benefits. This should form continuous corridors for wildlife movement and can include retained and newly created habitats, such as those listed below, which should be managed and monitored;
- Habitat creation, restoration and enhancement within the public open space including proposed chalk grassland, attenuation ponds and swales, hedgerows and trees. Newly created and retained habitats should be subject to an appropriate management regime to encourage structural diversity and opportunities for fauna (of benefit to amphibians, birds and invertebrates);
- Sensitive lighting along the north-west, southern and south-eastern boundary hedgerows and mature trees to provide dark corridors;
- Creation of hibernacula and log piles within areas of chalk grassland and retained rank grassland to provide suitable terrestrial habitat for reptiles;
- Use of native species of local provenance where possible in the landscape designs to provide new opportunities for fauna;
- Interpretation material provided to new residents to encourage understanding of the local habitats, flora and fauna; and
- Provision of new nesting and roosting opportunities for birds and bats through adoption of specific designs within buildings and erection of nest/roost boxes on retained trees.

Further Work to Inform a Future Planning Application

4.9. To inform future development designs and mitigation strategies, and in accordance with ODPM Circular 06/05 and BS 42020:2013 'Biodiversity – Code of practice for planning and development', it



will be necessary to undertake surveys to confirm whether legally protected and/or priority species would be affected by proposed development of the site. These surveys are summarised below, with survey timings provided in **Appendix 2**:

- Bats – activity and roosts (the latter if buildings would be affected by the proposals)
- Reptiles;
- Dormouse on sections of hedgerow to be removed; and
- Badger.



Section 5: Conclusions

- 5.1. No ecological issues that could affect the principle of development of the site have been identified. Those valuable ecological features that exist, or could exist, at the site could be accommodated by the adoption of relatively simple design principles, albeit these would need to be informed by further detailed survey work at a later stage, and prior to submission of a planning application. The potential to improve the biodiversity of the site also exists, and recommendations are made that should contribute to local BAP targets.
- 5.2. In conclusion, there is every reason to suspect that allocation and future development of the site would accord with relevant planning policy that seeks to protect and enhance ecological features.



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Appendix 1: Legislation and Planning Policy



Appendix 1: Legislation and Planning Policy

- A1.1. This section summarises the legislation and national, regional and local planning policies, as well as other reference documents, relevant to the baseline ecology results.

Legislation

- A1.2. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2010
- The Countryside and Rights of Way Act 2000
- The Natural Environment and Rural Communities Act 2006
- The Hedgerows Regulations 1997
- The Protection of Badgers Act 1992

- A1.3. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2010 (as amended).

- A1.4. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

- A1.5. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Planning Policy

National Planning Policy Framework

- A1.6. The relevant adopted policy at the national level is set out in The National Planning Policy Framework (NPPF; 2012), which replaces Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation (2005). The NPPF aims to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. It sets out the key principles of ensuring that development is sustainable and that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered (although the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined).



A1.7. Outline principles state that planning should:

- Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).

A1.8. Chapter 11, Conserving and Enhancing the Natural Environment, sets out a number of planning protocols, as follows:

- The NPPF provides guidance as to the protection of statutorily designated sites, including international sites, National Nature Reserves (NNR) and Sites of Special Scientific Interest (SSSIs), as well as non-statutory regional and local sites. The NPPF also addresses development and wildlife issues outside these sites and seeks to ensure that planning policies minimise any adverse effects on wildlife;
- The NPPF places emphasis on local authorities to further the conservation of those habitats of principal importance, or those habitats supporting species of principal importance, which are identified in Section 41 of the NERC Act 2006;
- The NPPF requires that adverse effects of development on species of principal importance should be avoided through planning conditions or obligations and that planning permission should be refused where harm to these species, or their habitats, may result, unless the need for and benefits of the development clearly outweigh the harm;
- The NPPF requires that opportunities for improving biodiversity within developments should be maximised. It states that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted and that opportunities to incorporate biodiversity in and around developments should be encouraged; and
- The NPPF states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

A1.9. The Government Circular 06/2005⁵ accompanies the National Planning Policy Framework and sets out the application of the law in relation to planning and nature conservation in England.

Local Planning Policy

Test Valley Borough Adopted Local Plan

A1.10. The Test Valley Borough Adopted Local Plan 2011-2029 details relevant policies relating to ecology and nature conservation and are presented in detail below.

Policy E5: Biodiversity

A1.11. *Development in the Borough that will conserve, and where possible restore and / or enhance, biodiversity will be permitted.*

⁵ Office of the Deputy Prime Minister (2005). *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*. [Online]. Available at: < <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147570.pdf>> Accessed: 27/11/17.



- A1.12. *Development that is likely to result in a significant effect, either alone or in combination, on an international or European nature conservation designation, or a site proposed for such designation, will need to satisfy the requirements of the Habitat Regulations.*
- A1.13. *Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological conservation interests, either directly or indirectly, will not be permitted unless:*
- a) the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest;*
- b) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and*
- c) measures can be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development.*
- A1.14. *The habitats and species of importance to biodiversity and sites of geological interest considered in relation to points a) to c) comprise:*
- *Sites of Special Scientific Interest (SSSIs);*
 - *legally protected species;*
 - *Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs);*
 - *priority habitats and species listed in the national and local Biodiversity Action Plans;*
 - *habitats and species of principal importance for the conservation of biodiversity in England;*
 - *trees, woodlands, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees, and hedgerows; and*
 - *features of the landscape that function as 'stepping stones' or form part of a wider network of sites by virtue of their coherent ecological structure or function or are of importance for the migration, dispersal and genetic exchange of wild species.*
- A1.15. *The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.'*

Biodiversity Action Plans

- A1.16. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.
- A1.17. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC)



Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Local Biodiversity Action Plan

A1.18. The Biodiversity Action Plan for Hampshire species and habitat are provided in **Table A1.1** below and are available on the Biodiversity Action Reporting System (BARS) website.

Habitats	Species
Ancient semi-natural woodlands	Rare flora
Wood pasture and parkland	Hericium tooth fungi
Hedgerows	Stipitate hydroid tooth fungi
Arable land	Woodland lichens
Neutral grassland	European otter
Lowland calcareous grassland	Water vole
Lowland wet grassland	Barbastelle bat
Heathland, acid grassland, bog	Serotine bat
Standing open water	Bechstein's bat
Chalk streams	Pipistrelle bat
Rivers and streams	Greater horseshoe bat
Canals	Seed-eating farmland birds
Coast	Birds of wet grassland
Wetland	Shorebirds
	Southern damselfly
	Butterflies and moths
	Bumblebees
	Hornet robberfly
	Noble chafer beetle
	Stag beetle
	Gilkicker weevil
	Medicinal leech
	Natterjack toad
	Great crested newt
	Smooth snake
	Sand Lizard
	White-clawed crayfish
	Large-mouthed valve snail

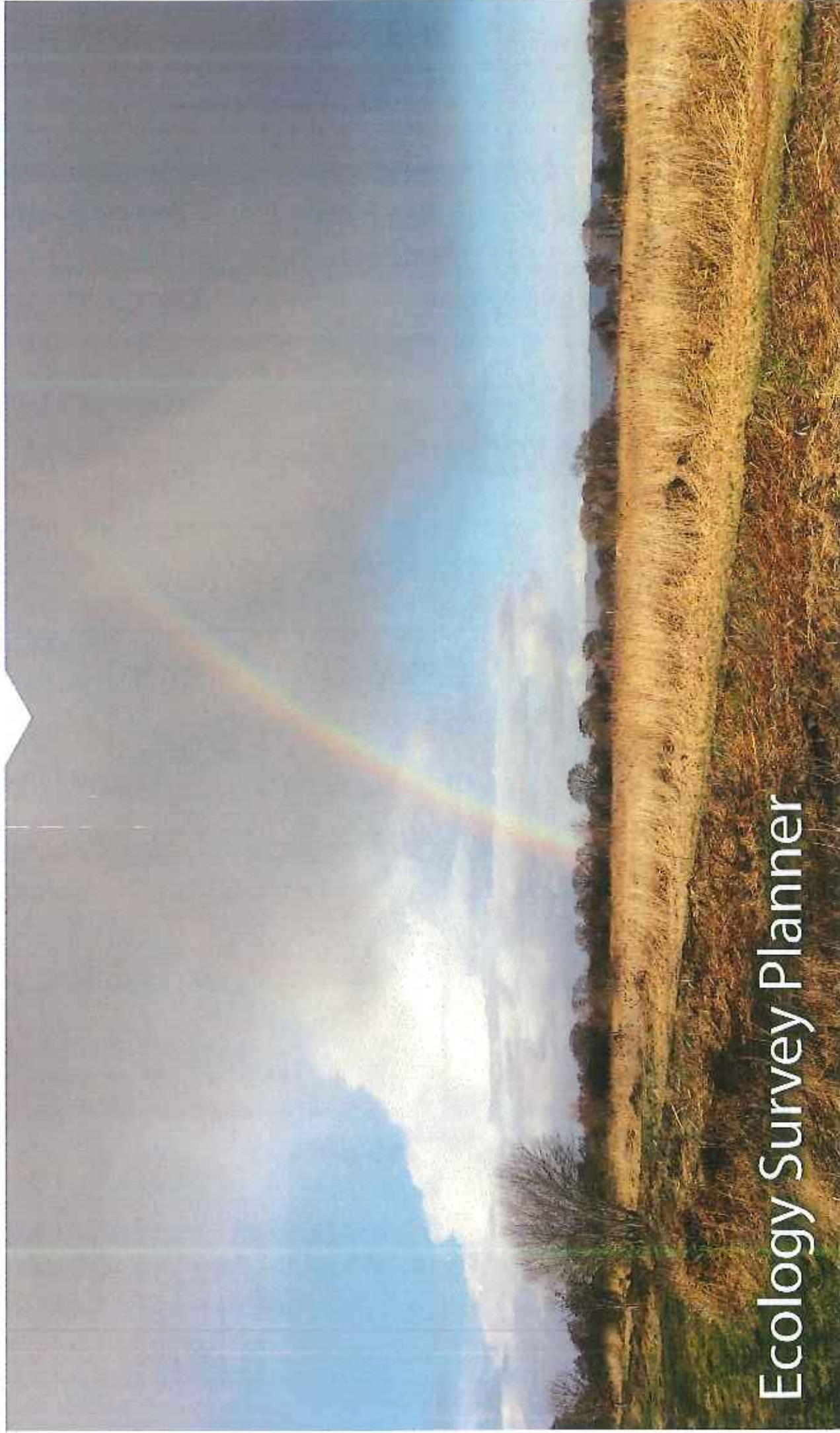
Table A1.1 Hampshire Biodiversity Action Plan Species and Habitat Action Plans

Appendix 2: Ecology Survey Planner



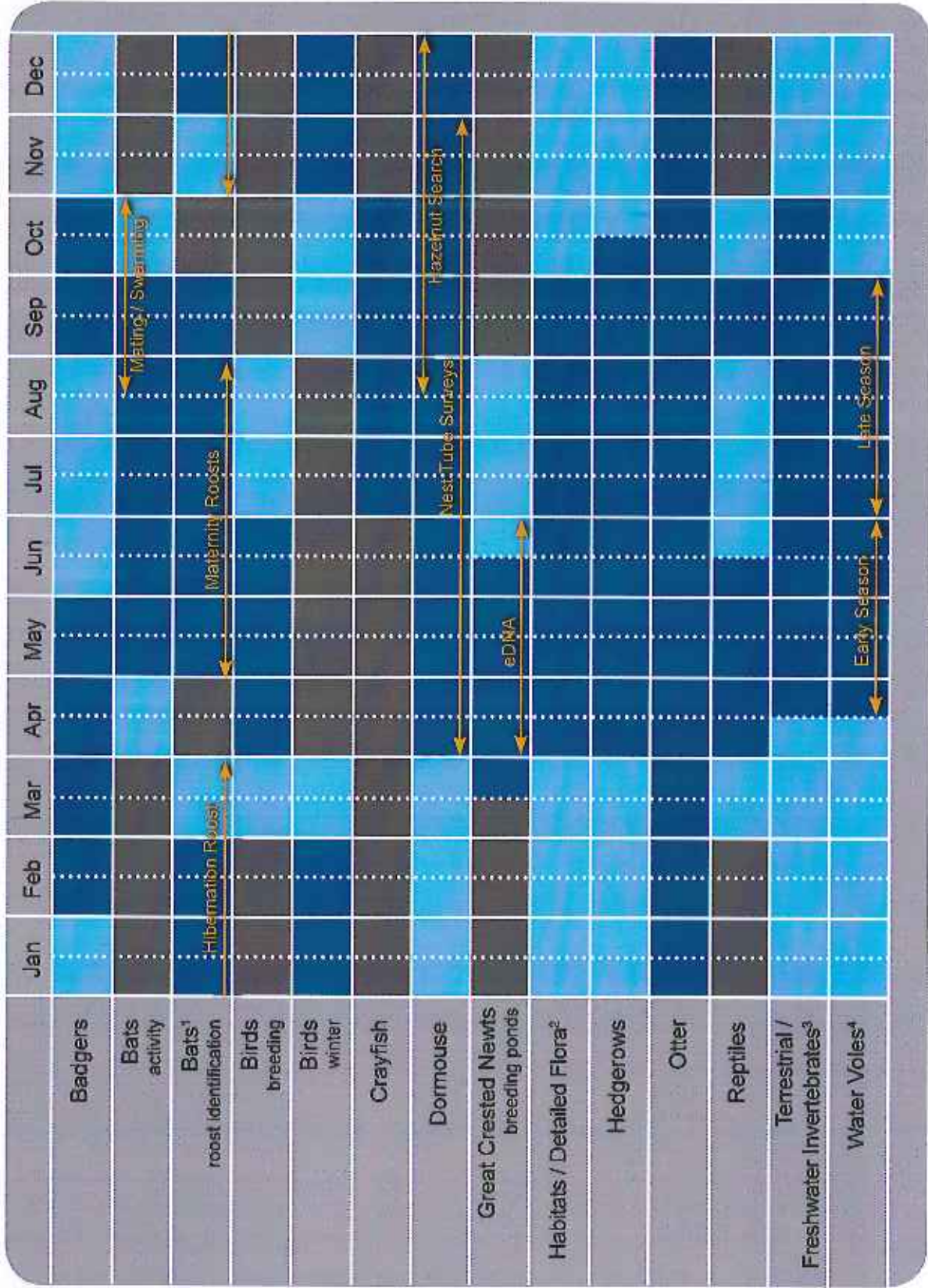


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¹ Internal building searches for evidence of bats can be undertaken at any time; winter is the best time for assessing trees for roosting potential, with further work to confirm potential undertaken in spring / summer.

² The timing of detailed flora surveys is dependent on the specific habitat type to be investigated. Lower plants should be surveyed in winter.

³ Timing is dependent on target species/group.

⁴ Surveys are required in both the early and late seasons.

Surveys optimal
 Surveys sub-optimal
 Surveys cannot be undertaken / results unreliable

Plan

Habitat Features
11267_P01_Habitat Features_301117_SC





- Site Boundary
- A Arable
- Building (With Label)
- Fence
- Grassland (Improved)
- pSI Grassland (Poor Semi-improved)
- Hardstanding
- Hedgerow (Newly Planted)
- Hedgerow (Species-poor)
- Hedgerow (Species-rich)
- Horse Riding Area (Bare Ground)
- Recently Planted Trees
- x Scrub (Scattered)
- Tall Ruderal
- Trees (Mature)
- Fauna**
- x Bat Droppings
- Active Badger Sett and Number of Entrances
- Partially Used Badger Sett and Number of Entrances
- Disused Badger Sett and Number of Entrances
- Mammal Path



Project Land at Bere Hill and the Grange, Andover

Drawing Title **Habitat Features**

Scale As Shown (Approximate)

Drawing No. 11267/P01

Date November 2017

Checked SC/JA



APPENDIX 6 – ARCHAEOLOGICAL APPRAISAL

border archaeology

unearth the past....resolve the future

Commercial Archaeology

Working throughout England and Wales

Archaeological Statement

Gallagher UK Limited
Bere Hill Andover Hampshire

February 2014



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1 Introduction

This Archaeological Statement, requested by Ian Hardwick Esq. Gallagher UK Ltd, relates to a proposed housing development on land at Bere Hill Andover Hampshire.

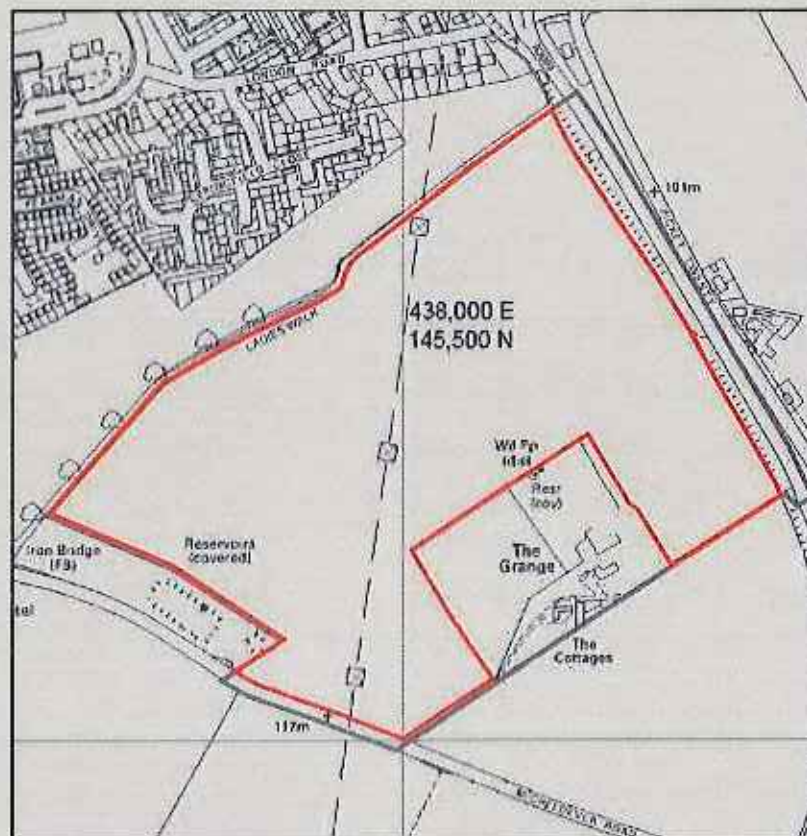


Fig. 1: Site plan (reproduced courtesy of Gallagher Estates)

This Statement, which is not intended to replicate a Desk-Based Assessment or similar formal appraisal, considers the archaeological monuments and events, as detailed by a rapid search of the Hampshire Archaeology and Historic Building Record (AHBR), within an 800m radius of the development (centred on NGR SU 3800 4530) in order to provide a statement of the extant archaeological potential of the site.

It is recognised that a considerably expanded programme of research may well be deemed appropriate in due course.

2 Results

Consultation of the Hampshire Archaeology and Historic Building Record identified a total of 18 archaeological events and monuments within a search radius of c. 800m of the proposed site (centred on SU 380 453).

Table 1 lists those sites recorded within the site boundary while Table 2 lists those sites identified outside the site boundary which are included within the 800m search radius.

HER Ref.	NGR	Date	Description
No sites recorded within the site boundary			

Table 1: List of archaeological sites recorded within the immediate site boundary

HER Ref.	NGR	Date	Description
SU34SE193	SU 3756 4515	Prehistoric	Linear feature recorded as cropmark SE of Ladies Walk
SU34SE50	SU 3793 4465	Prehistoric	Prehistoric enclosure recorded as cropmark N of A303
SU34SE30-31	SU 3773 4516	Bronze Age	Inhumation with dagger found during excavation of Andover Reservoir in 1932
18918-18919	SU 3750 4500	Bronze Age	Pair of Bronze Age barrows recorded as cropmarks
SU34SE23	SU 3748 4490	Bronze Age	Pair of Bronze Age barrows recorded as cropmarks
SU34NE197	SU 3841 4580	Bronze Age	Bronze Age ring ditch recorded as cropmark
SU34SE60-60A	SU 3798 4486	Iron Age	Probable Iron Age enclosure recorded as cropmark to S of Micheldever Road
SU34SE60B	SU 3804 4486	Iron Age	Internal feature within Iron Age enclosure recorded as cropmark S of Micheldever Road
N/A	SU 3750 4500	Iron Age	Linear cropmarks associated with unenclosed settlement of probable Iron Age date SE of Ladies Walk
N/A	SU 3810 4490	Iron Age/Roman	Iron Age/Roman irregular enclosure feature recorded as cropmark S of Micheldever Road
SU34NE24	SU 3700 4600	Roman	Course of Roman road from Cirencester to Winchester
SU34SE43	SU 3800 4470	Roman	Roman finds made in field N of A303
SU34SE113	SU 3722 4453	Medieval	Bere Hill Medieval Settlement
SU34SE74	SU 3940 4450	Undated (Post-Medieval?)	Earthworks at The Grange – date uncertain
AHBR No. 4725	SU 3750 4520	Post-Medieval	Iron Bridge – Grade II Listed cast iron bridge built in 1851

Table 2: List of archaeological sites in the immediate vicinity of the site but outside the site boundary

3 Discussion of Results

The site lies within an a multi-period broader landscape of archaeological sensitivity with significant potential for encountering archaeological remains ranging in date from the Bronze Age to the Roman period.

However, it should be noted that the results of the Statement and examination of the Andover Development Area Archaeological Study Option 11 (produced for Test Valley Borough Council in 2001) demonstrate that no recorded evidence of archaeological remains has been identified within the boundary of the proposed development site (based on an examination of these readily available sources of archaeological information). Aerial photographic surveys undertaken of the area have also revealed nothing specific, even in the work done by Crawford & Keiller in the mid-1920s.

Significant archaeological evidence has been identified in the immediate surrounding area (based on an 800m search radius centred on SU 380 453) which may be summarised as follows:

3.1 Bronze Age

Extensive evidence of Bronze Age activity, chiefly consisting of funerary sites, has been identified in the immediate and wider environs of the study area.

During excavations for the construction of the Andover Reservoir near Iron Bridge in 1932 (located adjacent to the NW boundary of the study area at SU 3773 4516), the mineralised remains of a skeleton were found, together with a dagger apparently 'sticking in its ribs', which were interpreted as being of probable Bronze Age date.

Further evidence of Bronze Age burial activity is represented by a group of at least two probable round barrow sites located within an area bounded by Ladies Walk and Micheldever Road which were originally identified as cropmarks from aerial photographs taken by O.G.S. Crawford and Alexander Keiller in the mid-1920s. These barrows were located in close proximity to the angle of a double ditched feature, possibly representing a rectilinear enclosure of uncertain date.

Another cluster of four round barrow sites (the Walworth Barrow group) has also been identified to the N of the study area at NGR SU 383 460. Excavation of two of the barrows by the Test Valley Archaeological Trust in 1987-8, in advance of industrial development, uncovered the remains of five Middle Bronze Age/Late Bronze Age inhumations and cremations together with a large quantity of Bronze Age pottery.

It is worth noting that an early Ordnance Survey map of the area, drawn up in 1808, shows a circular feature surrounded by trees at the far end of the field lying immediately NW of The Grange (formerly Pavey's Farm) which could possibly represent an unrecorded barrow site – significantly, however, it is not shown on later 19th century OS maps of the area and may well have been levelled or removed during the construction of Ladies Walk.

3.2 Iron Age/Roman

Significant evidence of Iron Age and Romano-British settlement activity has also been identified in close proximity to the study area.

Located about 120m to the S of the study area at NGR SU 380 448, the cropmark of a large sub-ovoid enclosure containing an internal pit feature or 'macula' has been identified from aerial photography within a pasture field to the SW of Micheldever Road which probably represents a settlement enclosure of late prehistoric or Romano-British date. Between this large sub-ovoid enclosure and the Micheldever Road, a complex of features including an irregular enclosure and possible pit features have been identified as cropmarks and have been broadly assigned a late Iron Age or Roman date.

A further complex of linears and possible pit features extending to the SW of the study area, parallel to Ladies Walk, may represent evidence of an unenclosed settlement, which again has been ascribed a late Iron Age or Romano-British date.

The course of a Roman road from Cirencester to Winchester has been identified as running NW-SE roughly along the same alignment as the existing modern roadway (Picket Twenty) which defines the NE boundary of the study area. The possibility of encountering evidence of the Roman road and associated roadside settlement activity cannot be entirely discounted.

3.3 Medieval

Situated approximately 780m SW of the study area is Bere Hill Farm, which has been identified as a farmstead/settlement site of medieval origin from documentary sources. Little archaeological evidence of medieval activity has been identified in the immediate environs of the study area.

3.4 Post-Medieval

Evidence of post-medieval activity is chiefly represented by The Grange which was originally known as Pavey's Farm (as shown on the OS 1st edition map of 1873) and later as Newstead Farm (as shown on the OS 3rd edition map of 1910). A farmstead is shown in this location on historic maps dating back at least to 1808 and probably dates back at least to the 18th century. The original name 'Pavey's Farm' may be associated with the burial of a suicide recorded to the S of the farmstead in the mid-18th century. Located immediately SE of the Grange are undated earthworks of uncertain extent and function listed on the Hampshire AHB, possibly associated with the post-medieval farmstead.

Located just outside the NW corner of the study area is the mid-19th century Iron Bridge, a Grade II Listed cast Iron footbridge constructed in 1851 to carry the footpath known as Ladies Walk across the old main road towards Winchester (present-day Micheldever Road).

Report title: Archaeological Statement: Land at Bere Hill Andover Hampshire		Report Ref: BA1404BHA	
Report written by	Stephen Priestley MA		
Issue No.	Status	Date	Edited for issue
1	Final	February 2014	Neil Shurety Dip.M G M Inst M

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