

LAND SOUTH OF FINKLEY FARM, FINKLEY ROAD, ANDOVER

SITE PROMOTION DOCUMENT | OCTOBER 2017

Prepared by Pro Vision on behalf of The Trinley Estate



LAND AT SOUTH OF FINKLEY FARM, FINKLEY ROAD, ANDOVER
SITE PROMOTION DOCUMENT
PROJECT NO. 1721

PREPARED ON BEHALF OF THE TRINILEY ESTATE

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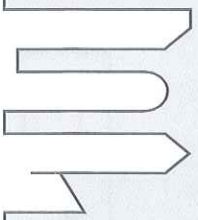
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PRO VISION

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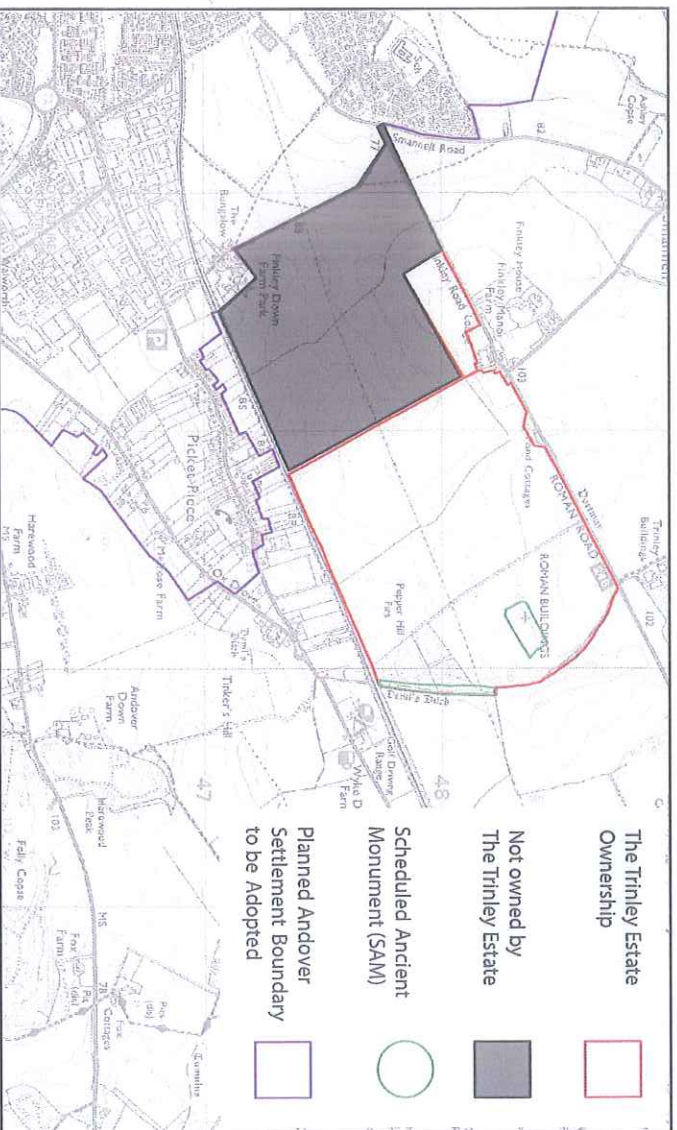
1. INTRODUCTION

Purpose of this Document

- 1.1 This is a Site Promotion Document prepared by Pro Vision on behalf of The Trinley Estate in respect of a c.130ha strategic development site located on the north-eastern edge of Andover.
- 1.2 This document seeks to demonstrate how development could be delivered on the site within the next plan period. This document is intended to provide a framework for the sites development, and is to be used as a tool in future discussions with the Local Planning Authority and key stakeholders as part of the review of the Borough Local Plan commencing in 2018.
- 1.3 The concept masterplan includes land in the control of others to demonstrate how a mix of housing, retail, commercial, educational and recreational open space could be delivered to provide comprehensive development on this land for future generations. This has been informed by an analysis of the sites constraints and opportunities.

- 1.4 The concept masterplan draws on existing design guidance including key urban design principles to promote a high-quality development which responds to the site and its wider context. This Site Promotion Document concludes by outlining the key benefits of development on land south of Finkley Farm.

Site location overview



The Team

Pro Vision

Lead Consultant covering Planning, Urban Design and Architecture

Pro Vision are independent Chartered Town Planning consultants, Architects and Urban Designers and are leading the public consultation, planning application and design process.



The Trinley Estate

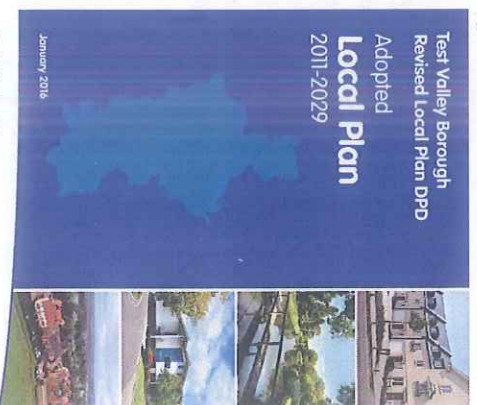
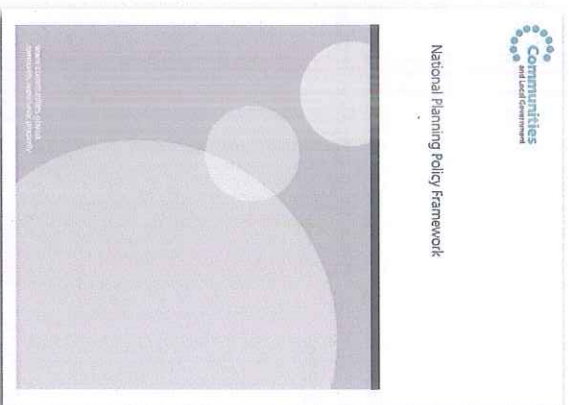
Land Owner

Trinley Estate is an extremely well equipped, good quality grade 3 arable farm with free draining chalky soils and a range of modern farm buildings, farm office, over 4,800 tonnes of grain storage, a self-storage business and 12 cottages. The Estate is extremely well managed and regularly awarded for the excellent approach to farming and the farm environment, including its diversification activities.



Planning Background

- 1.5** The Test Valley Borough Revised Local Plan was adopted in January 2016 and is intended to guide development within the Borough until 2029.
- 1.6** The Local Plan contains policies for determining planning applications and identifies strategic allocations for housing, employment and other uses.
- 1.7** The Adopted Local Plan has a requirement to deliver a minimum of 10,584 homes, with at least 6,444 new homes in Andover. These homes are being accommodated around the east of the town, in new developments at East Anton, Picket Piece and Picket Twenty.
- 1.8** To meet the future economic and social requirements of the Borough, the next review of the Local Plan, which is anticipated to commence in 2018, will need to make provision for additional housing and employment land.
- 1.9** It is expected that as the main town within the Borough, Andover will remain the primary focus for development meaning that in order to meet the future housing and economic requirements, the delivery of sustainable urban extensions to Andover will be necessary and will form an important source of the Borough's future land supply.



National Planning Policy Framework 2012

- 1.10** The purpose of the planning system is to contribute to the achievement of sustainable development.
- 1.11** The National Planning Policy Framework requires Local Planning Authorities to approach decision-taking in a positive way, to foster the delivery of Sustainable Development. Paragraph 14 of the NPPF states: "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking". The three dimensions to achieving sustainable development are defined in the Framework as Social; Environmental; and Economic.
- 1.12** The Core Planning Principles of the Framework state that planning should proactively drive and support sustainable development to deliver the homes and thriving places that the country needs. Every effort should be made to objectively identify and then meet the housing and development needs of an area and respond positively to the wider opportunities for growth.

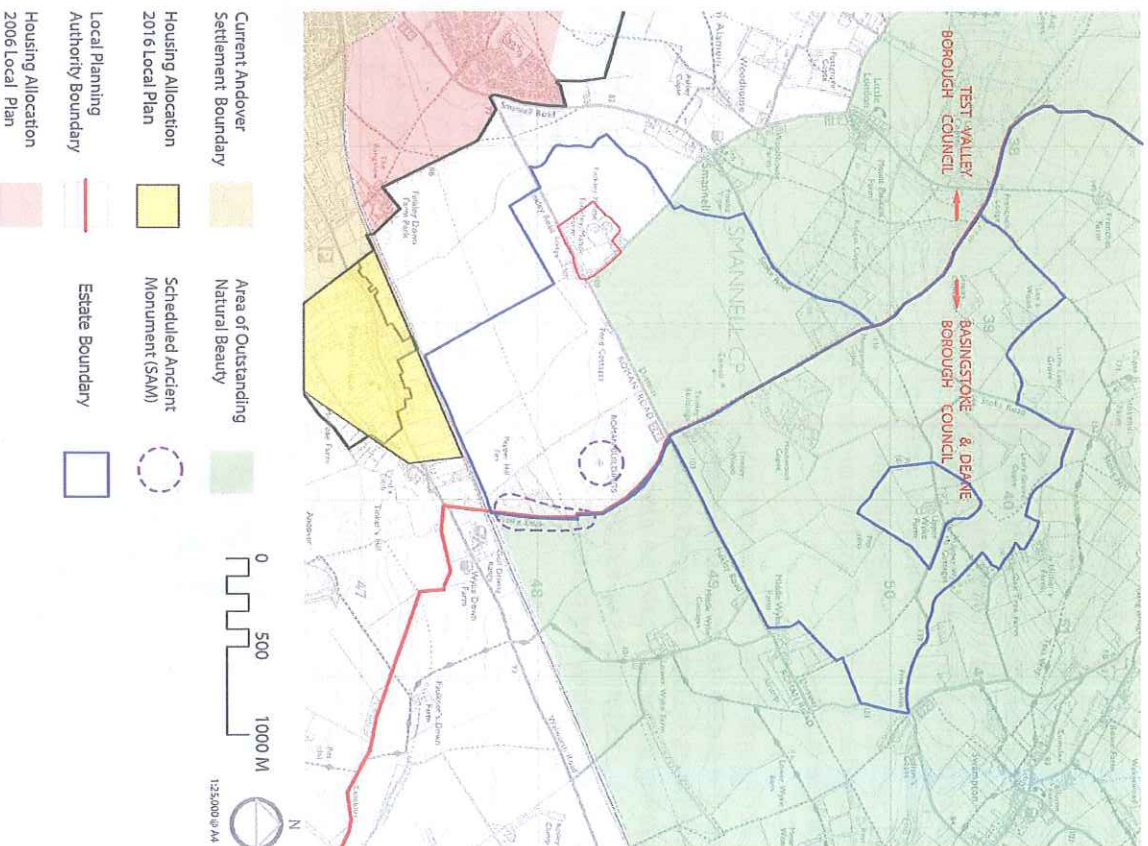
2. THE SITE

Contextual Analysis

2.1 The Trinley Estate is located in north Hampshire and straddles the administrative boundaries of both Basingstoke and Deane Borough Council and Test Valley Borough Council. The Estate is situated approximately 3 miles to the north-east of Andover Town Centre.

2.2 The Trinley Estate comprises approximately 728ha of mixed arable cropping, woodland and grassland. The arable land, is divided into three blocks of winter wheat, spring barley and winter oilseed which are rotated around the farm to maximise the return from each crop. A small number of cattle are bred on the Estate and graze on the grassland, managed under the Higher-Level Stewardship Scheme. The day to day operation of the farm is managed from the Estate Office, situated at Trinley Buildings (within the Borough of Basingstoke and Deane). The Finkley Shoot is also managed from the Estate Office along with a number of other enterprises that contribute to the overall farming income, which includes:

- Andover Storage
- Letting of 12 residential properties
- Educational visits
- Habitat Protection and Wildlife Conservation

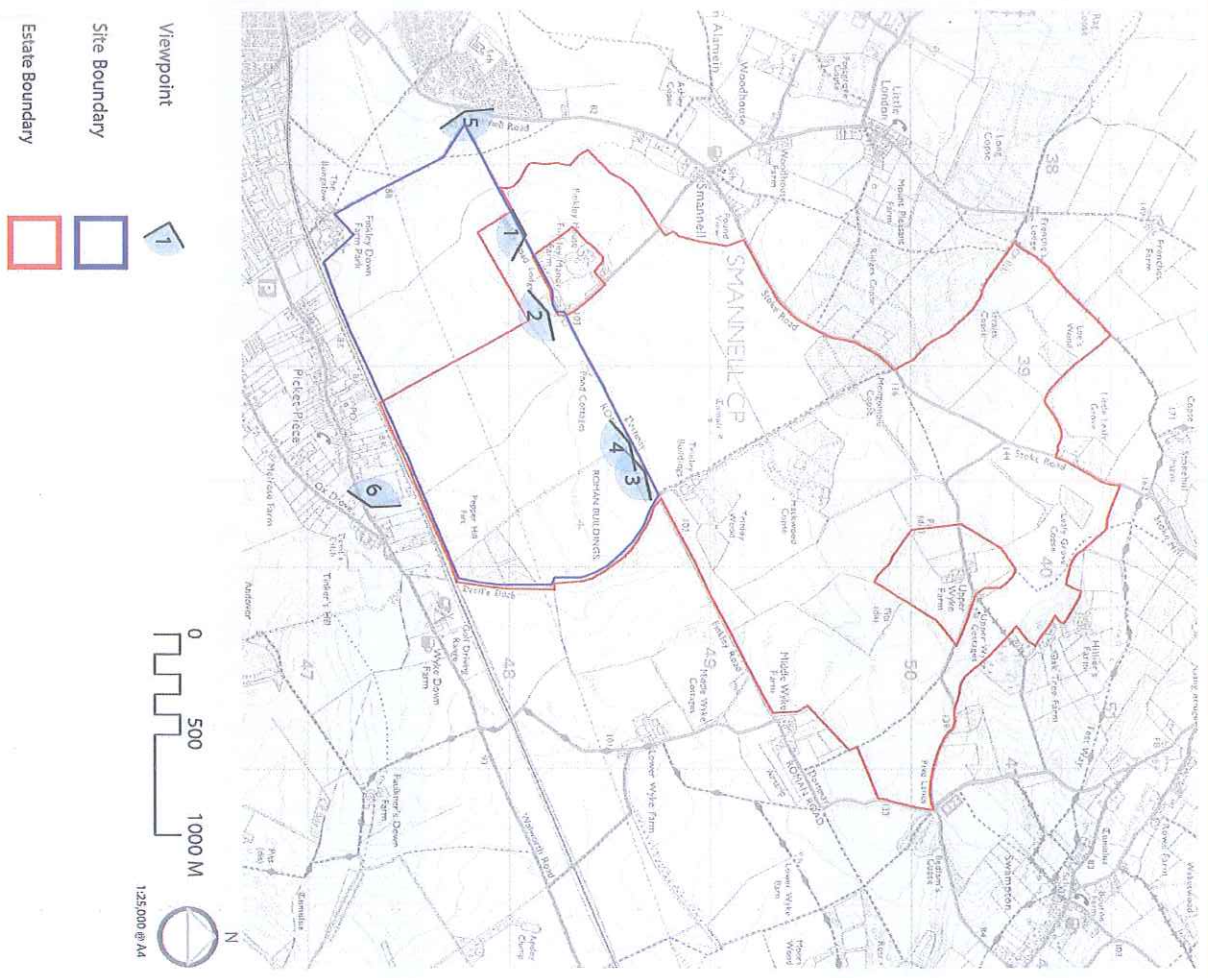


2.3 The site although comprising c.130ha includes a 3.73ha area of parkland around the Scheduled Ancient Monument and a 4.32ha block of woodland in the south-eastern corner. Devils ditch and the site of a Roman villa, and located in the south-eastern corner of the site.

2.4 The eastern part of the Estate, which is situated within the Borough of Basingstoke and Deane, is within the North Wessex Downs Area of Outstanding Natural Beauty.

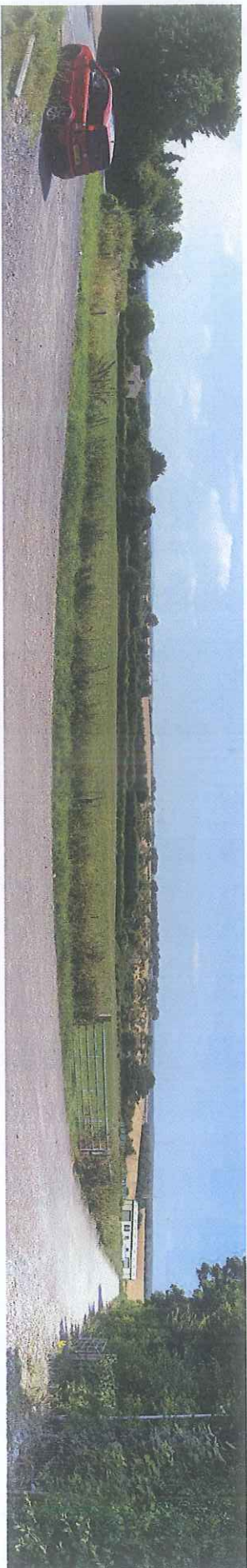
2.5 The land is rolling and predominantly rural with a cluster of dwellings and farm buildings located at Finkley Farm. Andover is clearly seen from the Estate, with the development at East Anton visible from the Sites.

2.6 A selection of photographs of the Estate taken from key viewpoints are shown over the next pages:









Landscape Context

2.7 The aim of the Test Valley Community Landscape Project is to provide a clear framework to guide the future development and management of the Borough's landscape in order to ensure that the distinctive character of the borough is retained and change is accommodated in a positive way.

2.8 The application site lies within the Andover Chalk Downland character area as shown in Figure 13. The Andover Chalk Downland is a gently undulating and rolling area of chalk downland. It features open areas of arable land, separated by areas of settlement, infrastructure and large farms creating a fragmented character area of Downland. The western edge of Andover Chalk Downland is defined by the built up edge of Andover and the River Anton valley.

2.9 The key characteristics of the Andover Chalk Downland character area are:

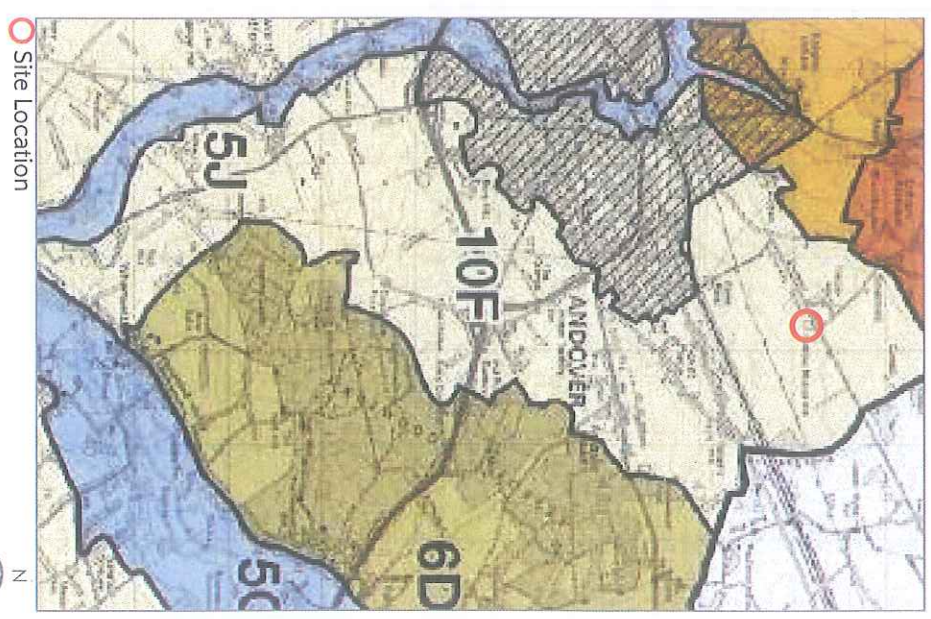
- Fragmented area of chalk downland;
- Small woodlands conceal old disused pits;
- Settlements resulting from ribbon development at Andover Down and Picket Piece;

- 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.

2.10 The Landscape Assessment describes the main issues which face the Andover Chalk Downland character area

- Expansion of Andover;
- Numerous lines of communication across the landscape (roads, railway line, pylons);
- Poorly managed and maintained farmland;
- Erosion and further fragmentation of the landscape structure.

Landscape Character Map



Heritage Context

- 2.11 There are two Scheduled Ancient Monuments located in the southeast corner of the site.
- 2.12 The first, Devil's Ditch includes a circa 500 metre long section of the prehistoric linear boundary earthwork, running north-south and marking the eastern boundary of Pepper Hill Firs to the south west of Lower Wyke Farm.
- 2.13 The second, is evidence of a Roman house east of Finkley Farm.

Local Context

- 2.14 The site is extremely well connected to Andover town centre by road and to the towns employment centres. The maps on the proceeding pages identify the sites proximity to:
 - Public transport links
 - Footpaths and cycle links
 - Main routes
 - Shops
 - Banks and day to day amenities
 - Schools
 - Education provision



Scheduled Ancient Monument Plan

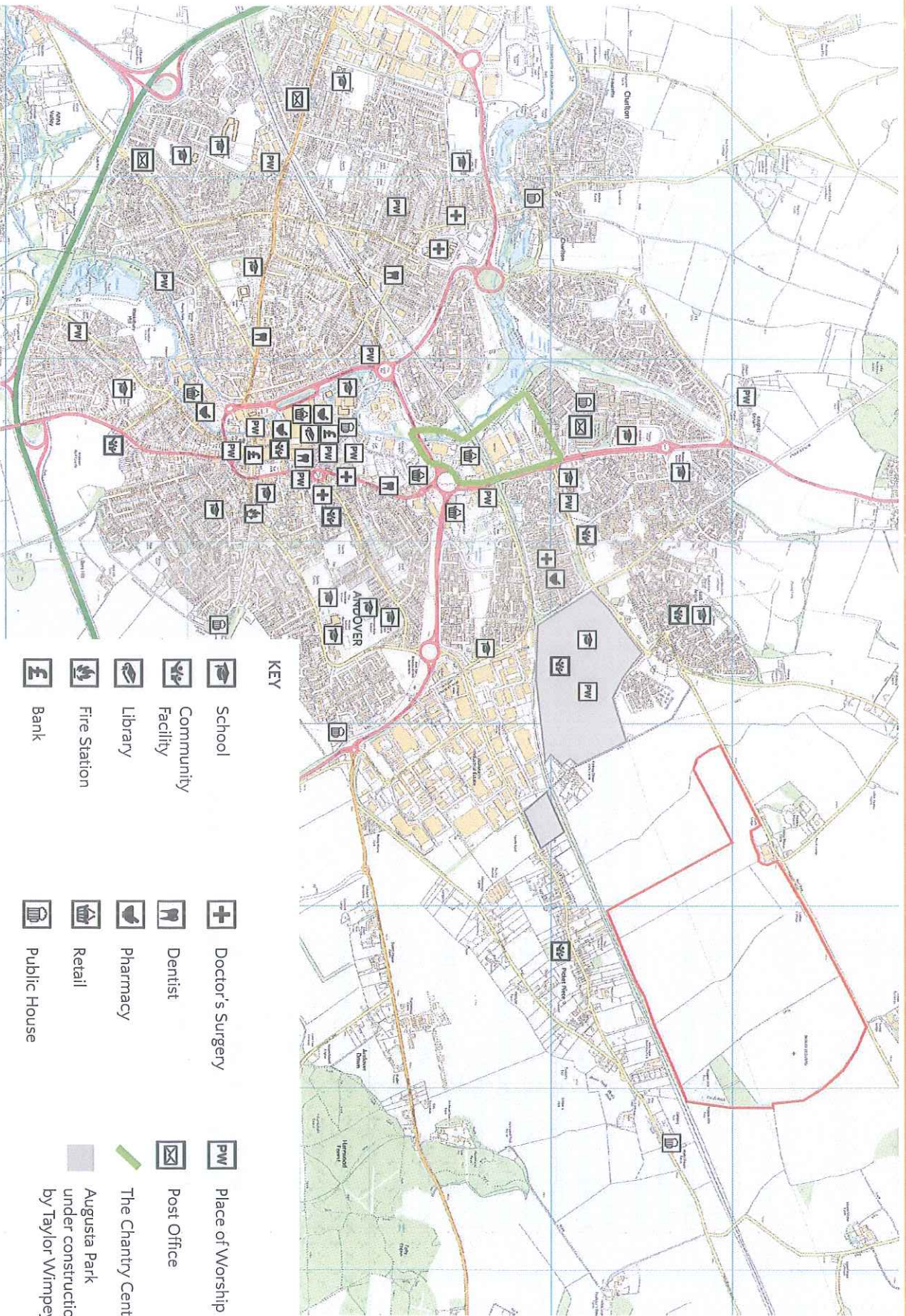


Scheduled Ancient Monument









3. THE CONCEPT

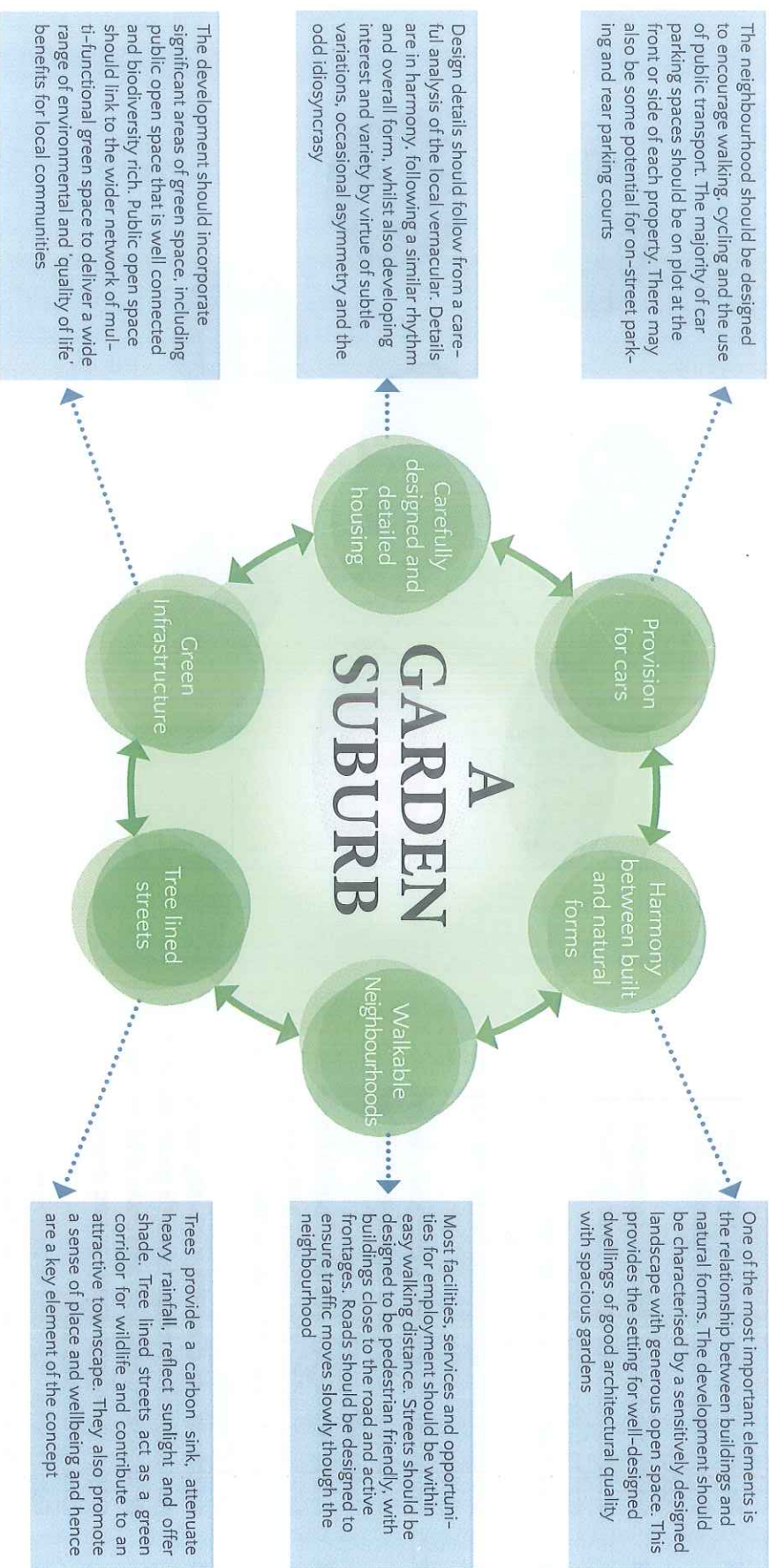
Urban Design Principles

3.1 The Vision for this site follows the principles of the Garden City Movement and aims to:

- Create a high-quality environment to deliver social, economic and environmental benefits for future generations;
- Deliver of a high quality and sustainable development, well connected to Andover and existing transport links;
- Provision of an appropriate mix of new market and affordable homes to respond to local needs;
- The expansion of Andover Storage into an employment hub to provide local job opportunities within an eco-business community;
- Provision of a local centre to support the day to day needs of the community;
- Creation of an education hub with space for a new secondary school;
- Design that is in harmony with the natural environment;
- Delivery of a new country park, set around the Scheduled Ancient Monuments both to improve accessibility and preserve setting;
- Creation of an attractive and enduring development with a strong sense of place.

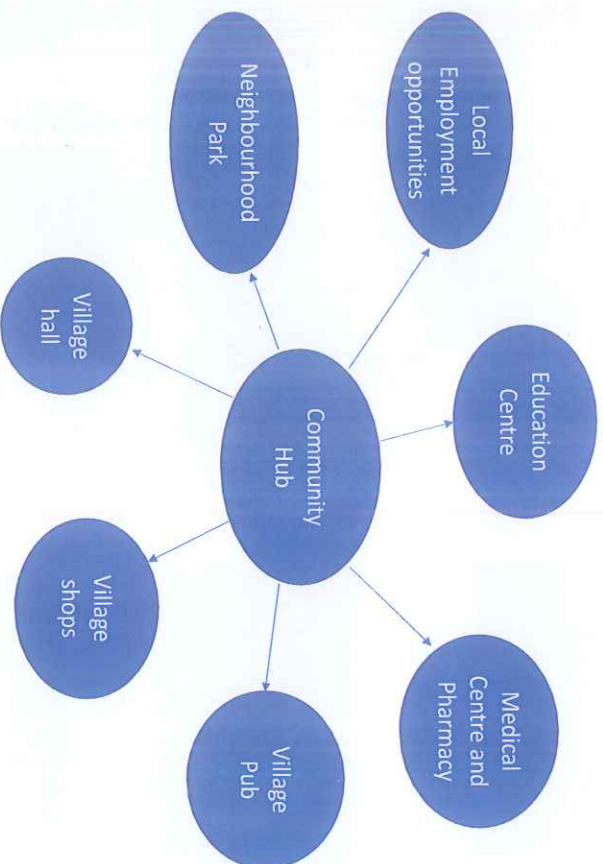
“The supply of new homes can sometimes best be achieved through planning for larger scale developments, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.”

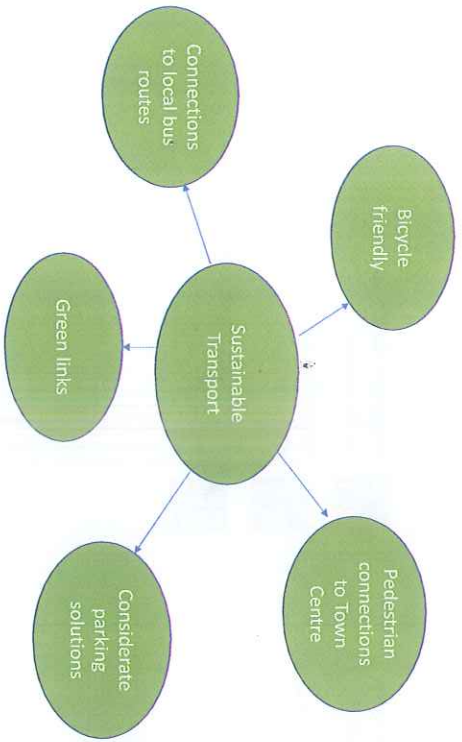
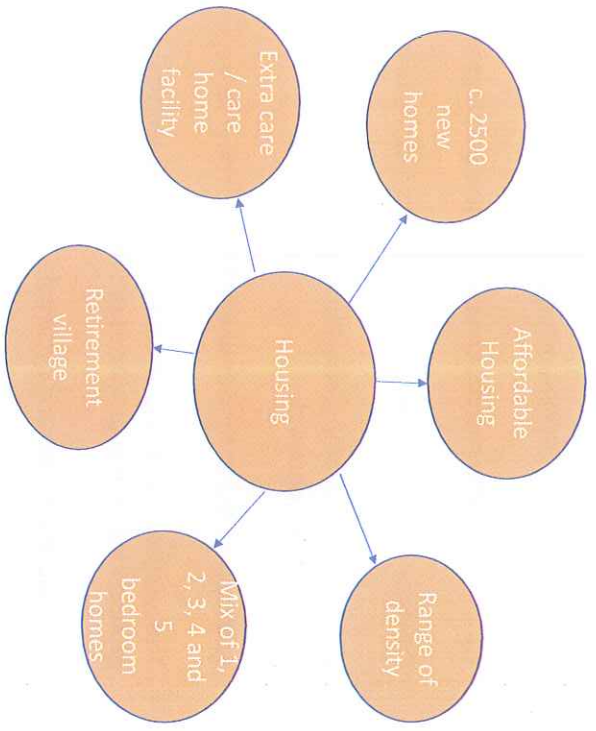
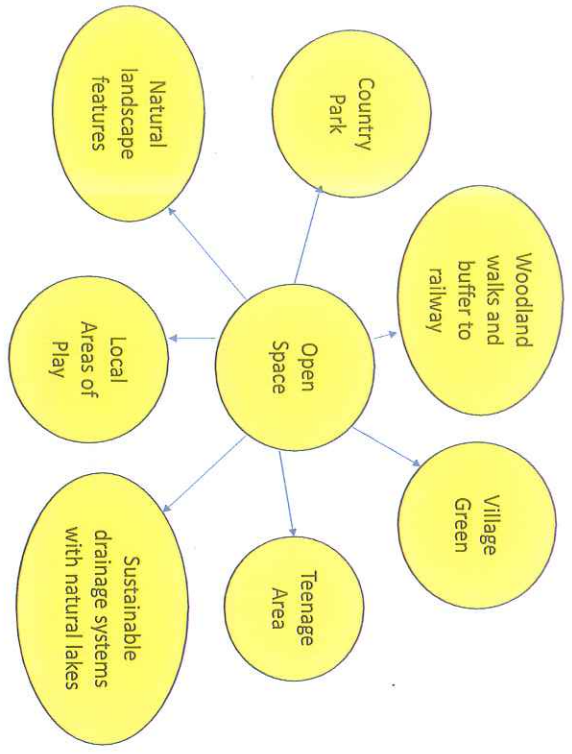
Paragraph 52: The National Planning Policy Framework



3.2 Translating these key principles into a concept for this site, the development should include the following key features:

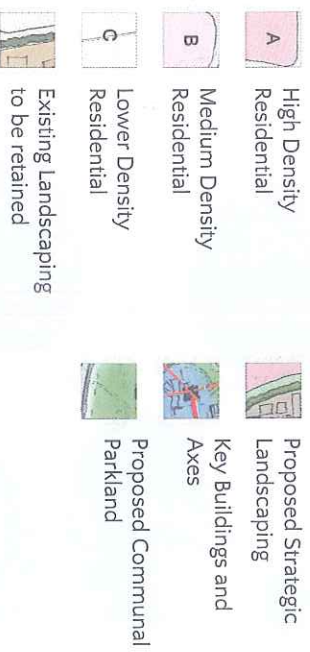
- An obvious gateway – a strong gateway to give the development area an identity and sense of place;
- Interlocking axes – following accessible routes and sightlines with key features on main vistas and to form visual stops;
- Tree lined avenues – with differing character and functions that help to ensure harmony between built and natural forms with filtered views;
- Green Infrastructure – within and around the development to ensure biodiversity, character and quality;
- Active frontages – a range of public frontages to create variety and identity and ensuring sufficient areas of private, protected and open garden space;
- Key views – to draw the eye along roads, generally follow routes towards green features or focal point buildings and assist with mental mapping and orientation as one moves through the site; and
- Focal points – key points that draw your attention, help create local character and features.





Concept masterplan

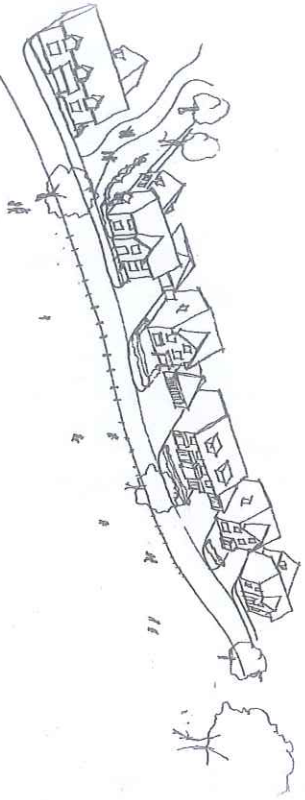
- Provision of circa 2500 dwellings.
- Provision of a commercial centre with new employment and retail opportunities (10-15ha).
- Provision of an education hub including a 4-5ha site for new secondary school.
- Creation of a country park with opportunities for formal and informal recreation – reinforcing the setting of the Scheduled Ancient Monument and existing woodland.
- Appropriate buffer to the railway line with new strategic landscape planting belt.
- The existing arable fields have limited ecological value, however the hedgerows surrounding the site provide wildlife corridors and foraging ground for a variety of species providing an opportunity for biodiversity net gain within the development.
- Strategic pedestrian and cycle links connecting to Andover Town Centre and existing public rights of way in the area.



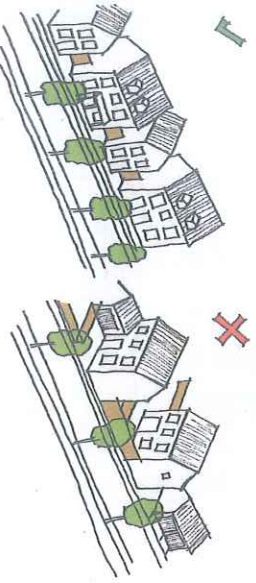


Principles for Creating a Sense of Place

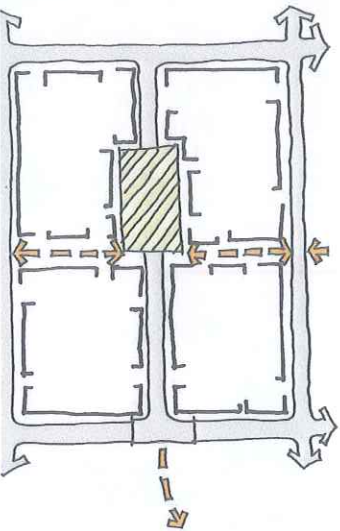
The layout and design should respect the character of the site and respond sensitively to its context



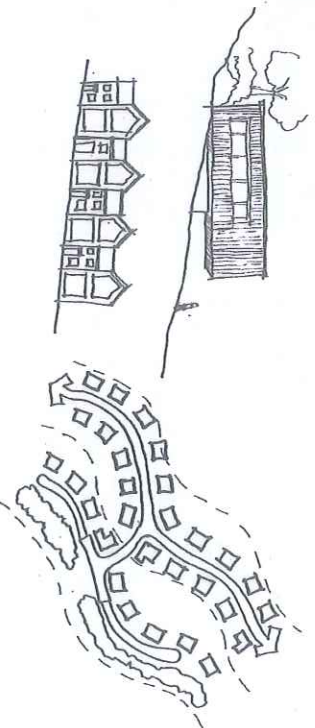
Routes and spaces should be addressed by active frontages



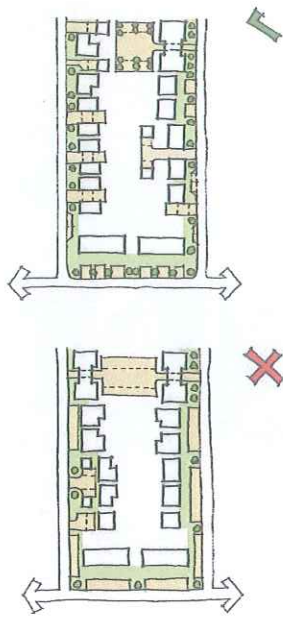
Connections and permeability should be integrated throughout the layout



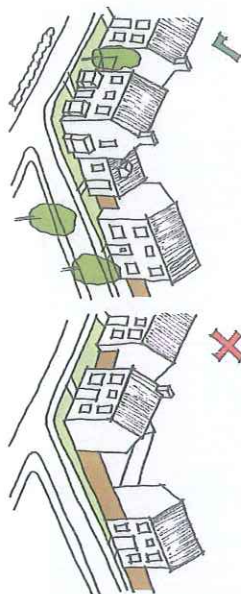
Development should respond to the sites topography



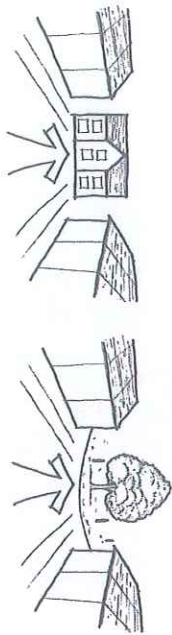
Car parking should have minimal visual impact



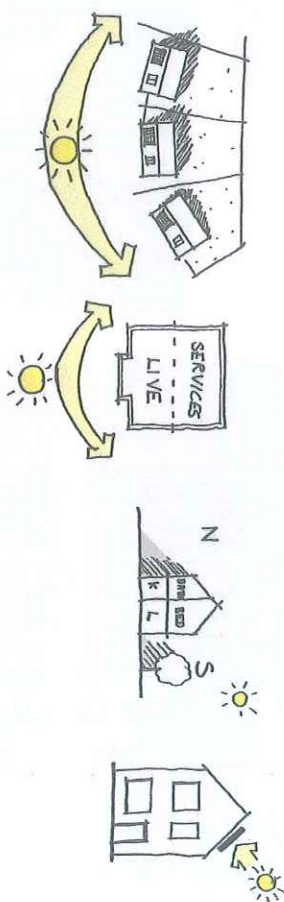
Corners should be positively addressed



Focal Points should be established through-out the development



Consideration should be given to Aspect and Orientation



Mood Board





Sustainable Drainage Solutions



Indigenous hedge planting to respect local Character



Opportunities to meet, play and relax



Opportunities to enhance Biodiversity



A place for exercise



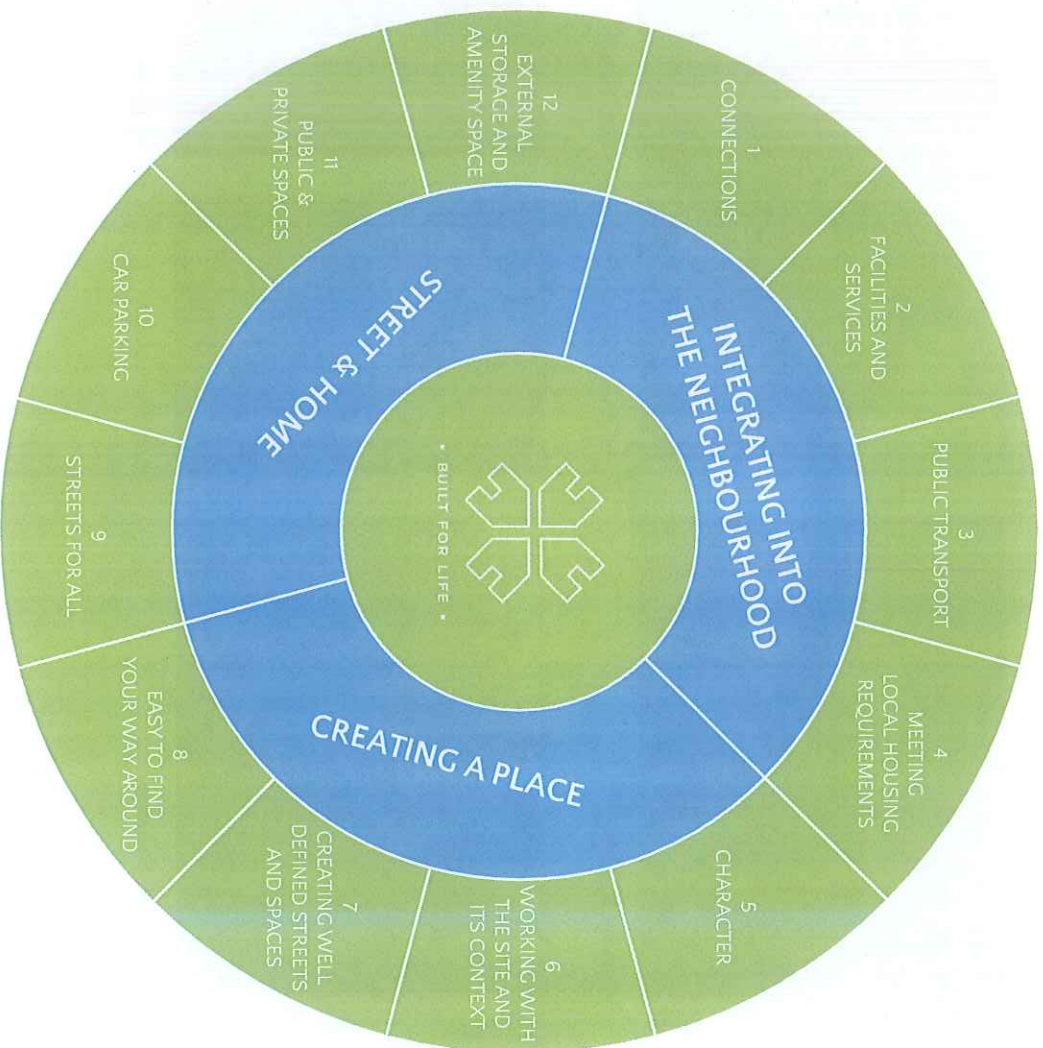
A place for everyone



A place for families

4. CONCLUSIONS

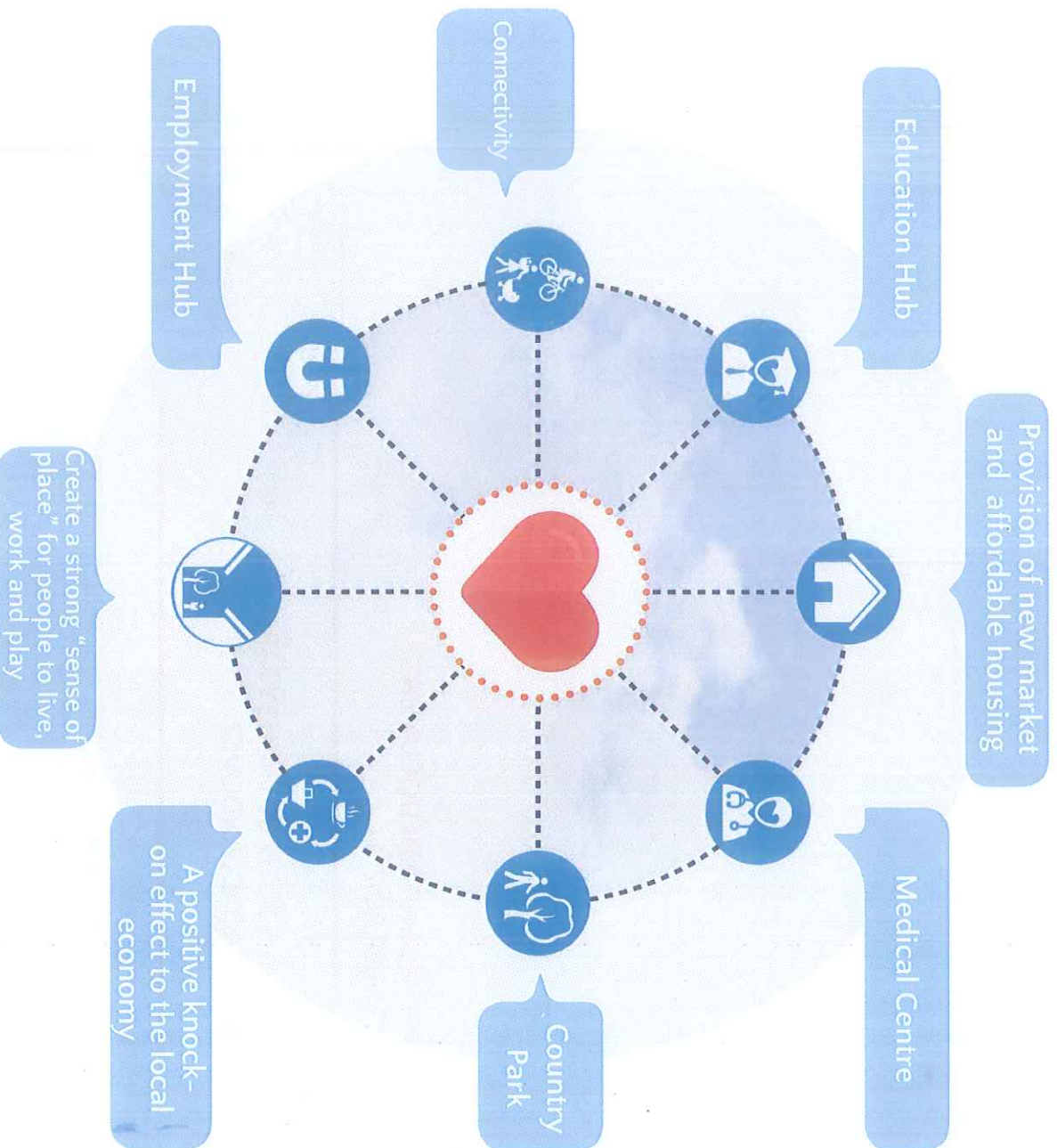
- 4.1 This Site Promotion Document sets out the vision for comprehensive development on land to the south of Finkley Farm, Andover. It is intended to provide a framework for bringing forward the site as a strategic urban extension.
- 4.2 The Document demonstrates that the land is suitable, available and deliverable for development within the next plan period to meet the future housing requirements of the Borough.
- 4.3 The development will be designed to have regard to the 13 Building for Life Principles.



Key Benefits

4.4 The proposals present the opportunity to create a distinctive new neighbourhood on the north-eastern edge of Andover with opportunities for employment, retail and education as well as new public open space.

4.5 It is our view that this site should be proposed for allocation as a strategic urban extension to Andover as part of the review of the Borough Local Plan.



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OCTOBER 2017

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FINKLEY ROAD, ANDOVER

PRO VISION

www.pro-vision.co.uk