



Site Deliverability Statement

development at:
Packridge Farm, North Baddesley



Persimmon Homes South Coast
May 2017

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1.0 Introduction

1.1 Introduction

This site delivery statement has been prepared to support the promotion of the land at Packridge Farm, North Baddesley for a residential led development. This document aims to demonstrate that the site is both sustainable and deliverable, and will make a much needed contribution towards meeting the future housing needs of North Baddesley, Test Valley and the wider sub-region.

1.2 Purpose

Test Valley Borough Council (TVBC) adopted their Revised Local Plan in January 2016, which covers the period 2011-2029. In September 2016 TVBC produced a revised Local Development Scheme (LDS), within which is a timetable for a review of the recently adopted Local Plan. This Local Plan Review will provide a new time period, ending in 2036, and is expected to be adopted in early 2022.

Through dialogue with Council Officers, Persimmon Homes have been informed that TVBC are open to site submissions at any point. This report is a formal site submission by Persimmon Homes so that the Council may consider the site as part of their Local Plan Review process. The primary purpose of this document is to show that the site is deliverable within the next 5 years, providing much needed family housing within Test Valley.

This document provides an assessment of the site's context, in both physical and policy terms. It also seeks to start the Design process through appraising a number of overlying factors and opportunities, including heritage, landscape, access and ecology.

The Document will highlight that the site is highly sustainable, with good access to existing services and facilities in North Baddesley, and is capable of delivering significant wider community benefits.

The document will also demonstrate that the site is deliverable in that it is suitable, available and achievable.

Based on the information in this document it is recommended that the Council support the promotion of the site, and that it be included as an allocated site in the upcoming Local Plan Review.



Image 1 (above) Site red line



Image 2 & 3 (above) examples of built Persimmon Homes properties

2.0 Site Context

2.1 Site Location

The site is located to the south of the settlement of North Baddesley, which sits within the southern part of Test Valley. North Baddesley is centrally placed within this part of the Borough, with Romsey to the west, Valley Park/Chandlers Ford to the east and Southampton to the south.

The site sits south of Hoe Lane, which is currently the southern edge of the settlement, and west of Rownhams Lane, which links southward to Rownhams and Southampton beyond.

2.2 Local Context

North Baddesley has a population of around 12,000 people and is classified as one of the largest villages in southern England. It has seen substantial growth since WW2, before which its population was only 400.

The urban area boundary of the North Baddesley runs along Hoe Lane, which forms the sites northern boundary. North of Hoe Lane is a residential area typified by small cul-de-sacs off of Hoe Lane and Sylvan Drive. These areas are some of the most recent additions to North Baddesley, having been built in the 70s and 80s.

North Baddesley's key facilities of schools and shops are located to the north and north west of the site, well within walking distance.

To the east of the site, on the opposite side of Rownhams Lane, is Calveslease Copse which is a designated Site of Importance for Nature Conservation. The land to the east is also identified as part of the "Local Gap" which aims to retain separation between North Baddesley and the village of Chilworth.

To the south of the site is Packridge Lane, beyond which is Kiln Farm Riding School, and Rownhams Plantation. Land to the west of the site is generally more open, apart from Packridge Wood (SINC) and Toothill Fort (Iron Age hill fort), which sits in a naturally elevated position.

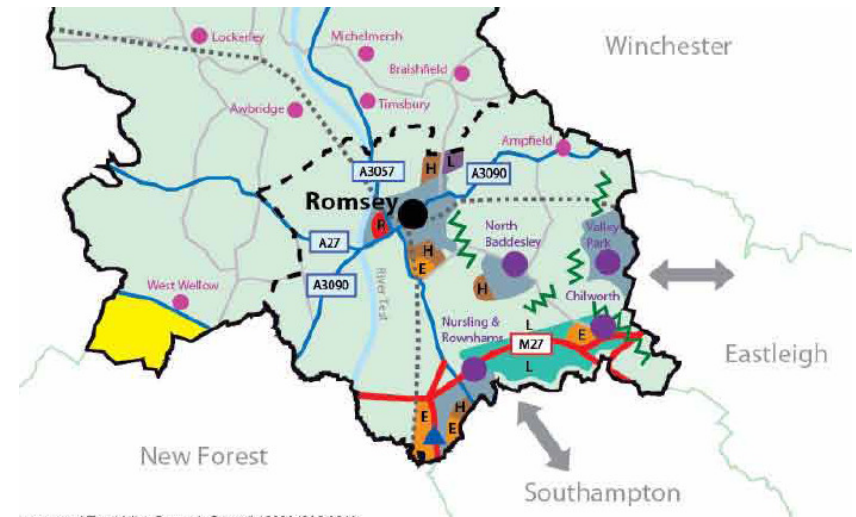


Image 3 (above) Test Valley Local Plan Spatial Strategy extract

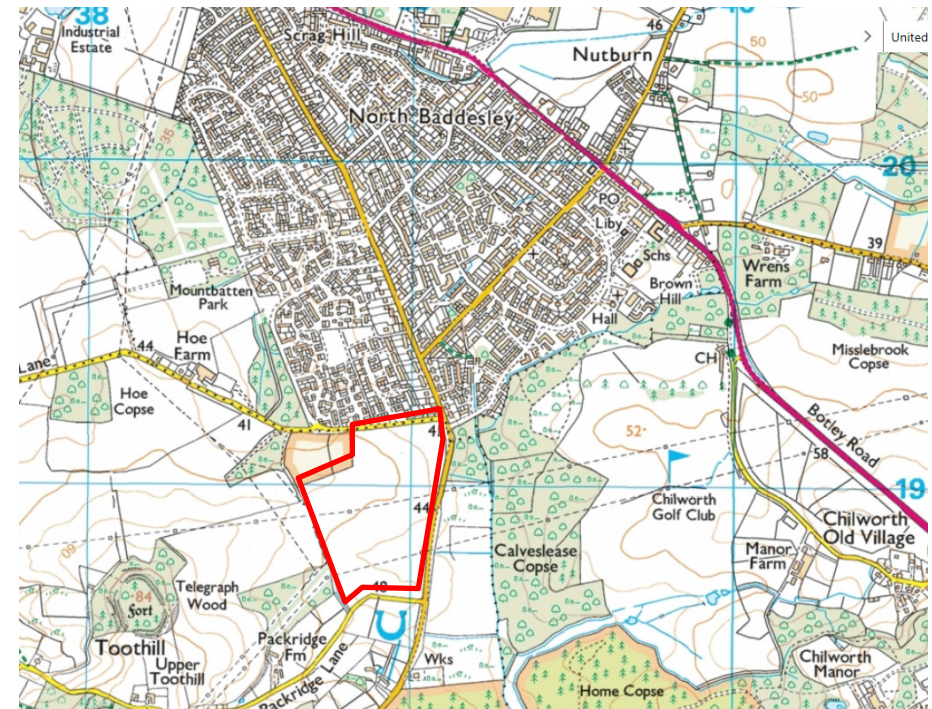


Image 4 (above) Site context Plan

2.3 National Planning Policy Context

The National Planning Policy Framework (NPPF) was published on 27th March 2012 as a key material consideration in the determination of planning applications. The document is an integral part of the governments aim to make the planning system less complex and more accessible, to protect the environment and to provide a more streamlined mechanism that delivers the Government's pro-growth strategy.

The following items constitute a brief summary of the frameworks key messages. (please refer to the NPPF for complete extracts)

Para 6

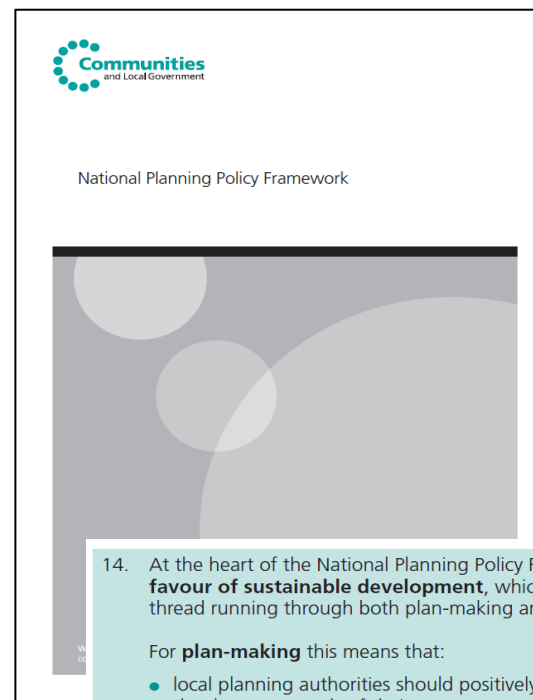
The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 14 (full extract across)

Sustainable Development is at the heart of the heart of the NPPF, and should be taken as a "golden thread" relating to both plan-making and decision-taking.

Local Plan should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

Local planning authorities should positively seek opportunities to meet the development needs of their area; where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits;



14. 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.

For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

For **decision-taking** this means:¹⁰

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.⁹

Images 5 and 6 (above) NPPF front cover and para 14 extract

2.3 National Planning Policy Context Cont.

Para 47

To boost significantly the supply of housing, local planning authorities should :-

Use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing.

Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing

Identify a supply of specific developable sites or broad locations for growth for 6-10 years and, where possible, for years 11-15

Para 49

Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of developable housing sites.

Para 157

Local Plans should...plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework.

Sustainable Development

Further to the individual paragraphs, the NPPF also states that there "are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles".

These dimensions are economic, social and environmental, and definitions are set out across.



- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Images 7 and 8 (above) Extracts defining "Sustainable Development"

2.4 Local Planning Policy Context

Test Valley Borough Council Revised Local Plan DPD 2011-2029

The Local Plan splits the development requirements for the Plan period spatially, between North and South Test Valley. North Baddesley falls within Southern Test Valley, and is identified as a key service centre within this area, making it a second tier settlement behind Romsey. The Plan acknowledges the accessibility of Southern Test Valley stating: *"The relationship between the settlements of Southern Test Valley and the adjoining areas of Southampton and Chandler's Ford is important to recognise for access to employment and services."*

The Local Plan seeks to find 3,492 homes in Southern Test Valley in the period 2011-2029. It does make one allocation in North Baddesley, which is at Hoe Lane, immediately North West of Packridge Farm.

A summary of some of the key policies relevant to housing in North Baddesley are summarised below:

COM1: Housing Provision 2011-2029; set out the housing distribution across the District. Requires 3,492 for Southern Test Valley.

COM2: Settlement Hierarchy; restricts development outside of settlements.

COM4: New Neighbourhood at Hoe Lane, North Baddesley; allocates 300 dwellings with improved community and education facilities in the land to the north west of Packridge Farm.

COM7: Affordable Housing; requires 40% affordable units on all schemes of 15 dwellings or more.

E1: High Quality Development in the Borough; sets out principles for design and local distinctiveness which should be applied to all new developments.

E2: Protect, Conserve and Enhance the Landscape Character of the Borough; ensures all new development does not have a detrimental impact on the character of the area.

E3: Local Gaps; Allocates a "local gap" between North Baddesley and Chilworth to prevent coalescence. Packridge Farm sits outside this designation.

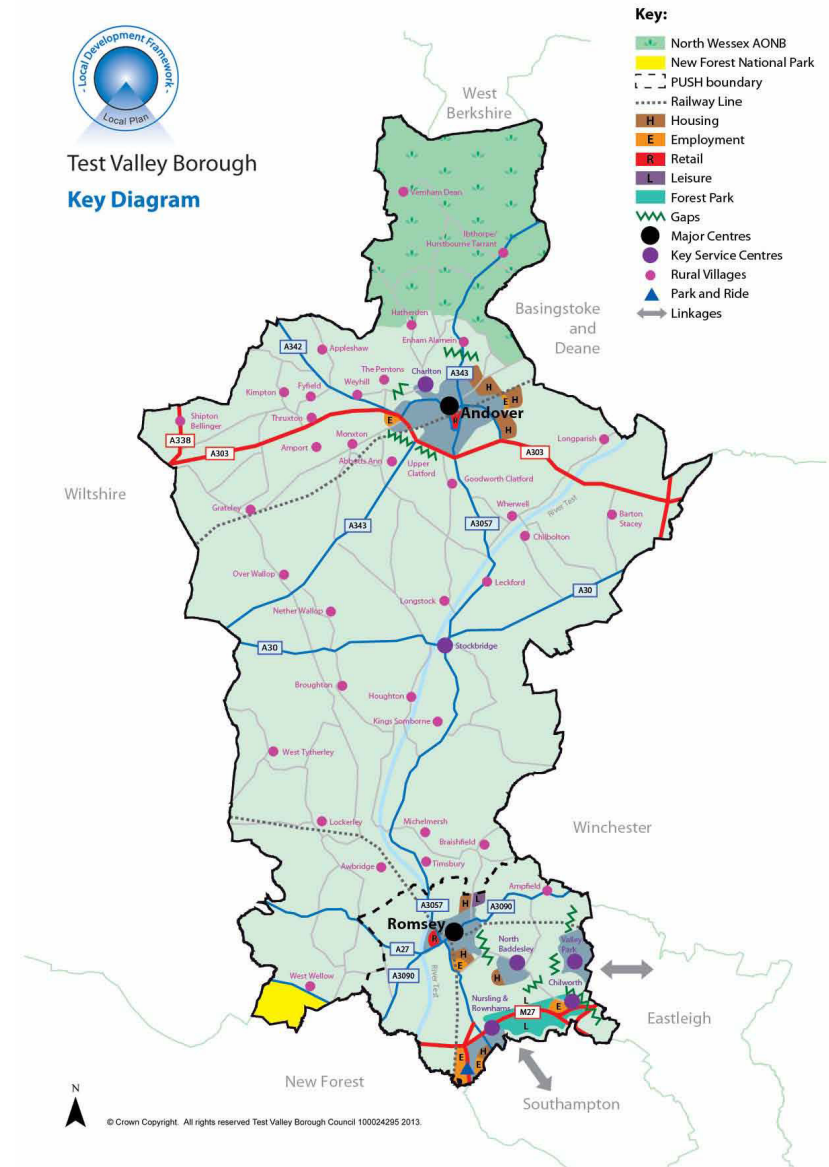


Image 9 (above) Test Valley Borough Council Local Plan Key Diagram

2.4 Local Planning Policy Context Cont.

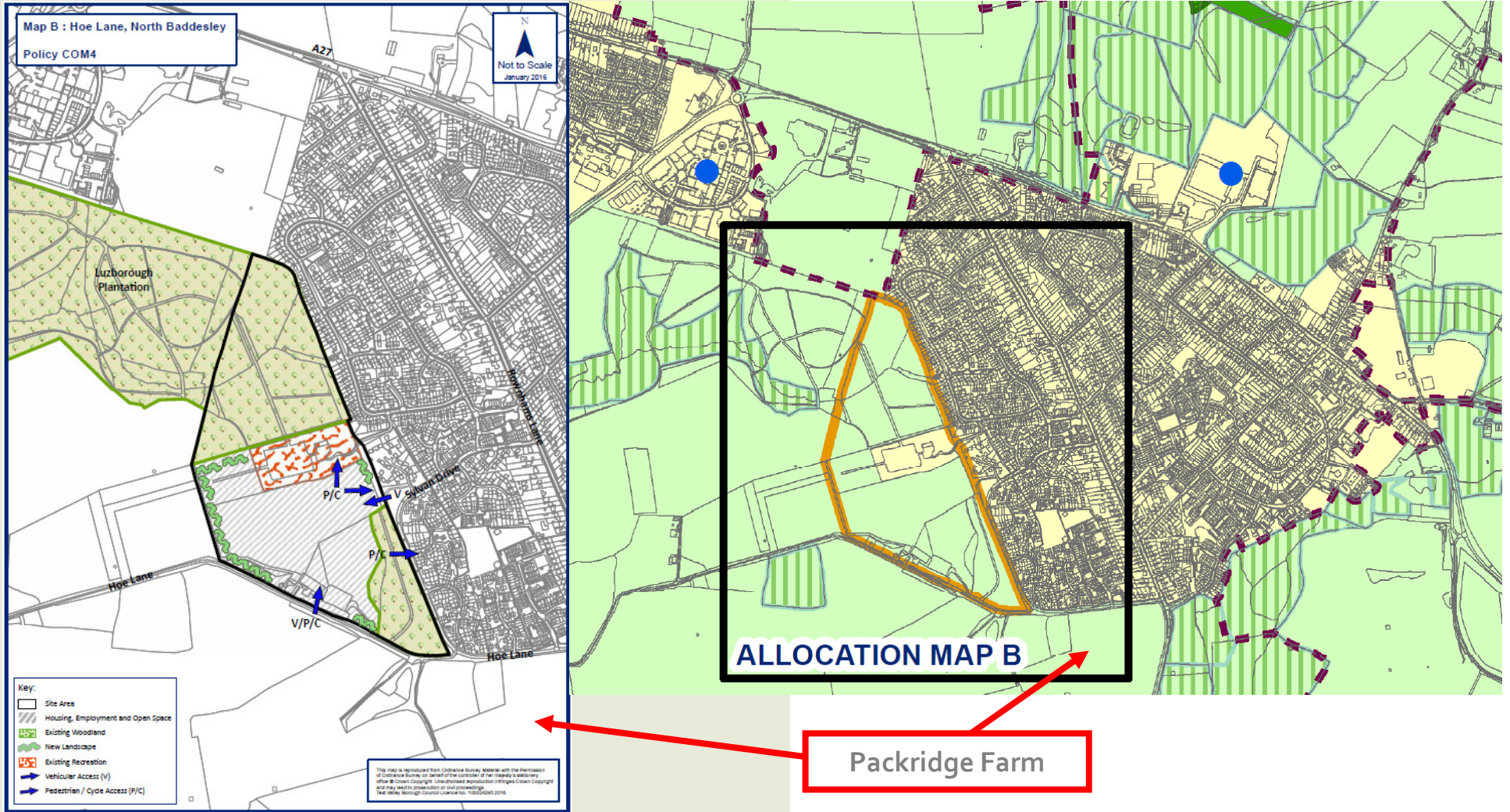


Image 10 (above) Extract from Local Plan Proposals Map

2.4 Local Planning Policy Context Cont.

Test Valley SHLAA

To underpin the adopted Local Plan, Test Valley assessed a wide range of sites within the Strategic Housing Land Availability Assessment (SHLAA) which was published in 2014. Packridge Farm was submitted as part of this process, and was assessed under site reference 220 (see extract opposite).

The SHLAA concluded that the site is available and achievable, but raised concerns over its suitability, and therefore its deliverability, due to its “sensitive location between settlements” and the fact that there is a SINC adjacent.

As previously discussed the site is not part of the “local gap” designation, which covers all areas that the Council feels are necessary to protect to ensure that settlements do not coalesce. The land to the east of Rownhams Lane is part of a “local gap”, as this area sits between North Baddesley and Chilworth to the south east. Land to the west of Rownhams Lane, including Packridge Farm, performs no “gap” function as the nearest settlement directly south of North Baddesley is Southampton.

There is a substantial distance between North Baddesley and Southampton, which also includes significant barriers in the form of woodland areas, which include Rownhams plantation and Nightingale Wood, as well as the M27 motorway. Development of Packridge Farm will not result in any sense of coalescence between North Baddesley and Southampton, nor would it impact on the protected gap between North Baddesley and Chilworth.

It is acknowledged that there are designated SINC's within close proximity of the site, with Calveslease Copse to the east and Packridge Wood to the west. Rownhams Lane is considered a significant barrier between any development and Calveslease Copse, which should ensure it remains unaffected. Packridge Wood sits adjacent to the site boundary, and so mitigation measures will be required, this is discussed in more detail under the ecology section of this document.

Persimmon Homes welcomes the opportunity for a further assessment of the site to be undertaken as part of a revised SHLAA that is likely to be a required piece of evidence to underpin the upcoming Local Plan Review. This document should provide suitable evidence to show the site is available, suitable and achievable.

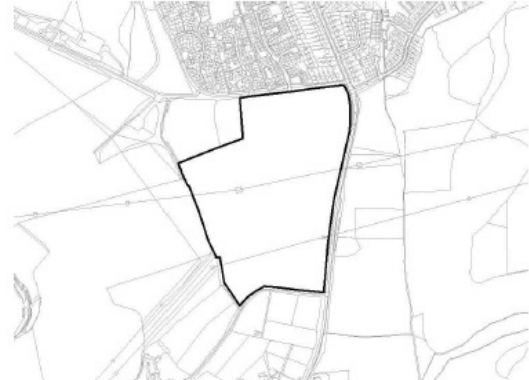
Site	Packridge Farm, North Baddesley		Site Reference	220
Site Use	Agricultural land		Site Area (approx.)	9.4 ha
Availability	The site is promoted for residential development by the landowner and developer and is therefore considered available.			
Suitability	The site is to the south of the built up area of North Baddesley. It is within a sensitive location between settlements and adjacent to a SINC. Development is proposed to the northern edge of the site, with public open space proposed to the south.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is considered achievable however is within a sensitive location between settlements.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Landscape impact - Adjacent to SINC - Power cables cross site - Impact on highway network - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	70	-	-	70
Site Location Plan (not to scale)				
				
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2009.				

Image 11 (above) Extract from the 2015 Eastleigh SLAA

2.5 Housing Requirements in Test Valley

The 2011-2029 Local Plan was found adopted in January 2016. The Plan split the development requirements of the Borough between the Northern areas around Andover, and the southern areas, which includes North Baddesley. This approach is supported as it reflects the housing market areas (HMA) which influence growth requirements. The Local Plan included an overall housing requirement of 10,584 (588 per year), with 3,492 (194 per year) being required in the Southern areas.

Southern Test Valley is intrinsically linked to the Southampton HMA. This interconnection with the sub-region is emphasised by the areas involvement as part of the Partnership for Urban South Hampshire (PUSH). In January 2014 PUSH published a Strategic Housing Market Assessment (SHMA) for the sub-region. The 2014 SHMA identified a figure of 4,625 dwellings as the most reasonable assumption of the Objectively Assessed Needs (OAN) for Southern Test Valley for the period 2011-2036 (185 per year).

More recently PUSH have produced an "Spatial Position Statement" (June 2016), which is essentially an initial draft of a South Hampshire Strategy Review, which aims to distribute housing figures based on known constraints. This includes a revised target of 4640 for Southern Test Valley, but over a shorter time period up to 2034 (202 per year).

What is apparent from the PUSH statement is that the total OAN for the sub-region is not being met by the distribution figures. The PUSH statement targets are some 17,150 units below the OAN identified in the SHMA. In the Southampton HMA (which includes Southern Test Valley) there is an unmet figure of just under 7,000.

To ensure that the full OAN for the sub-region is met, and to meet the duty to cooperate, TVBC must consider whether there is any scope for meeting any shortfall from the wider Southampton HMA in the Borough. Given the physical constraints of neighbouring Southampton City and New Forest District Council, it is unlikely that this shortfall will be made up elsewhere. This is acknowledged in the PUSH statement, with Policy H1: Housing Distribution stating that the housing targets are minima, and that "Local Authorities should actively seek opportunities to identify additional potential for housing provision to address the shortfall against the objectively assessed need through the Local Plan process."

TVBC will need to find additional sites to meet their own OAN as part of the Local Plan Review, especially as the time horizon for the Plan will extend by a further 7 years. In addition, there is a significant unmet shortfall of nearly 7,000 homes in the Southampton HMA that the PUSH statement did not distribute. As per the wording of the PUSH statement, TVBC should seek opportunities to meet this shortfall if possible.

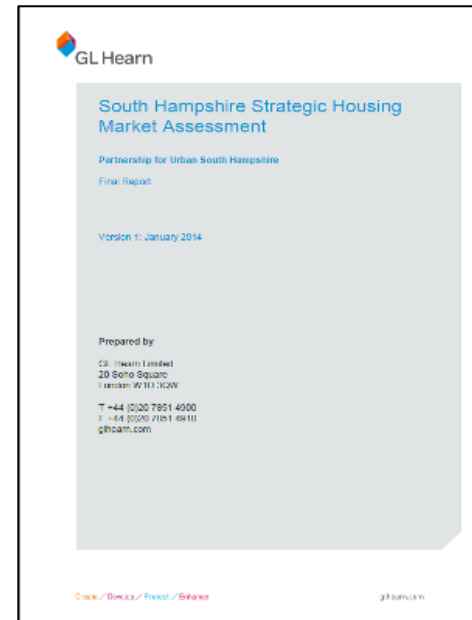


Image 12 (left) Front cover of PUSH SHMA (2014)



Image 13 (right) PUSH logo



Image 14 (left) Example Persimmon Homes properties

3.0 Site Selection

3.1 Why North Baddesley

Given the requirement of National Policy to “boost the supply” of housing, and given the increasing housing requirements set out by PUSH (as discussed in the previous section), it is envisaged that Test Valley will need to find a number of new sites as part of an upcoming review of their Local Plan. This is especially important in the Southern part of the District, with added pressure coming from constrained neighbouring Authorities.

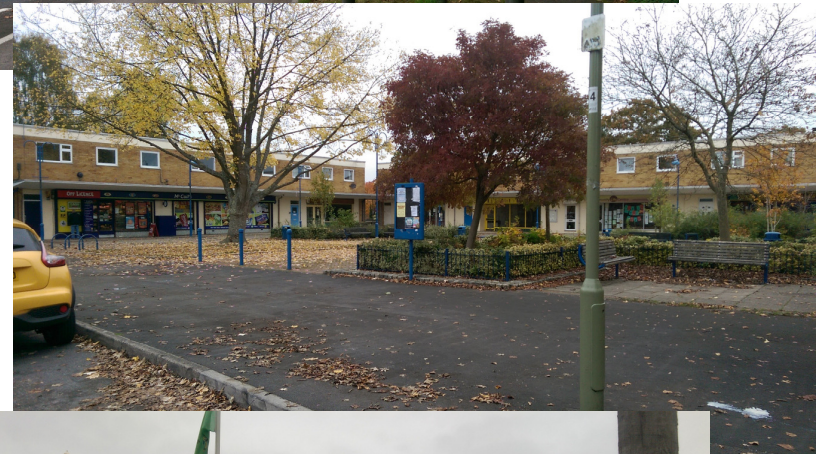
With that in mind, North Baddesley should be considered a strong contender to accommodate new growth. It is centrally located within Southern Test Valley and within the wider sub-region, has a good range of existing facilities and strong connections to major employment areas.

Within the village itself there are Primary education facilities, employment opportunities, multiple convenience stores, pubs, restaurants and take-aways, a library, community and medical facilities. Secondary education facilities are close by in Romsey (Mountbatten School).

The village has excellent connections to the city of Southampton, as well as the employment areas at Chandlers Ford, Eastleigh, Romsey, Adanac Park and Winchester. The M27 and M3 corridors are also within easy reach, as is Southampton Airport.

The strength of North Baddesley as a centre for growth has been recognised by Test Valley Borough Council in the adopted Local Plan. Table 7 of the Plan identifies North Baddesley as a “key service centre”, and therefore suitable for strategic allocations. This was followed by the a 300 unit allocation at Hoe Lane.

As part of the review of the Local Plan Persimmon Homes recommends that the Council once again look at North Baddesley as a location for future growth.



Images 15-17 (above) North Baddesley welcome sign, Fleming Avenue precinct and North Baddesley Infant School

3.2 Why Packridge Farm

Accepting that North Baddesley is a suitable location for future strategic allocations, as is set out in the adopted Local Plan, the next step is to identify the most logical location/direction of growth for the settlement.

Persimmon Homes undertook a comprehensive review of land around North Baddesley, to consider all potential growth options. It became very clear that there are no sites that are less constrained, or more suitable than Packridge Farm.

The first important consideration is the separation of settlements in Southern Test Valley. This forms an important part of the Local Plan, and has led to the designation of a number of “local gaps” (Policy E3). There are three “local gaps”, covered under Policy E3, around North Baddesley. These are essentially designed to protect the identity of the settlement, and to stop its potential coalescence to Romsey (west), Valley Park (east) and Chilworth (south east).

The Policy map extract (see opposite) shows the location of these “local gaps” (edged in dark red dotted line), leaving a limited area of land around the settlement undesignated. The land at Packridge Farm is not part of any local gap, and so development could occur here, without causing any sense of physical or visual coalescence.

The second important consideration when considering growth around North Baddesley, is that large parts of the surrounding countryside are covered by ecological designations. Sites of Importance for Nature Conservation (SINCs) cover sensitive areas to the north and east of the settlement (marked by green stripes on adjacent plan), which restricts the suitability of these areas to accommodate growth. By contrast, Packridge Farm is not covered by any ecological designations, and so is free from this constraint.

Taking into account the importance of protecting settlement identity, and the importance of protecting ecological sensitive areas, the only logical future directions of growth around North Baddesley are south west and south. This has already been acknowledged (in part) by the allocation of the Hoe Lane allocation (yellow bordered site on adjacent plan), which will expand the settlement to the south west.

Following the development of the Hoe Lane allocation, there are no greenfield areas around the settlement free from either Local Gap or SINC designation other than Packridge Farm.

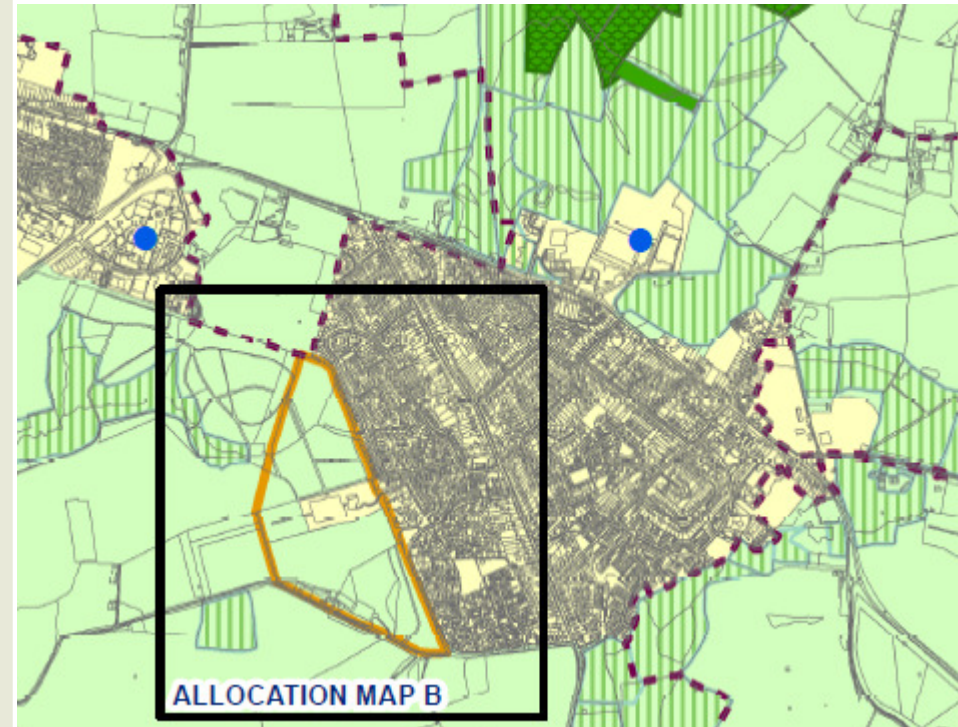


Image 18 (above) Extract from Local Plan Proposals Map

3.0 Site Assessment

Images 19-21 (below) North Baddesley entrance, Hoe Lane & Power lines crossing the site



3.1 Existing Key Site Features

The site sits at the southern edge of the urban area of North Baddesley. It is enclosed on three sides by roads, with Hoe Lane to the north, Rownhams Lane to the east and Packridge Lane to the south.

The site has very few natural features, and is mostly unmanaged land, partly used for grazing. The boundaries to the north, east and (along Hoe Lane, Rownhams Lane and Packridge Lane) are a mixture of trees and hedges. The western boundary is less well defined with low level shrubs along part of the boundary and Packridge Wood to the south.

There are two sets of overhead power cables that run east-west through the central part of the site. The power cables effectively split the site into three parcels.

There are no public footpaths or public rights of way through, or adjacent to the site.

3.2 Surrounding Land Uses

The urban area of North Baddesley is immediately north of the site, which is mostly residential in nature. There is a small parade of shops and a pub within this closest residential area, off of Seymour Lane. Further north east is a further parade of shops off of Fleming Avenue, which are adjacent to the local Infant School, Junior School and Library.

The areas east, west and south are undeveloped, with large areas of woodland to the south and east. Beyond the woodland to the east is Chilworth Golf Club. Beyond the woodland to the south is the M27 motorway, beyond which is the city of Southampton.

Land to the west is more open, and are mainly in agricultural use. Longer distance views across this stretch of land are restricted by topography and boundary treatments.

3.4 Accessibility Assessment

A key element of the consideration of a site's accessibility is its proximity to a range of local services by foot, cycle and public transport including jobs, shopping, leisure facilities and community services. As explained in the previous section, the site is well located in relation to a range of local facilities.

The site is located on the southern edge of North Baddesley, within easy walking distance of the local parade on Seymour Lane. This parade is around 400m from the top of the site, and includes a co-op, hairdressers, Chinese take-away and pub (The Bede's Lea).

The main facilities of the village centred around Fleming Avenue which are around half a mile away. There are easy and safe pedestrian links between this area and the site, via Bracken Road and Fleming Avenue itself. Located within this part of North Baddesley are:

- North Baddesley Infant School
- North Baddesley Junior School
- North Baddesley Health Centre
- North Baddesley Community Library
- Convenience Stores (including McColls and Co-op)
- Restaurants and Take-aways
- North Baddesley Recreation Ground
- Boots Pharmacy

In terms of employment opportunities, North Baddesley has a small industrial area (Test Valley Business Park) north of Botley Road, with larger employment areas close by to the south east (Southampton Science Park, Chilworth), east (Chandlers Ford Industrial Estate) and west (Abbey Park Industrial Estate, Romsey).

The City of Southampton is located a few miles south of the site, which offers one of the largest retail centres in the UK, as well as major employment areas such as Adanac Park and Southampton Port and Docks. The City is also homes to Southampton Hospital and two Universities.

The above shows that there is a significant range of facilities within easy reach of the site.



Image 22 (above) Local Parade of Shops at Seymour Lane



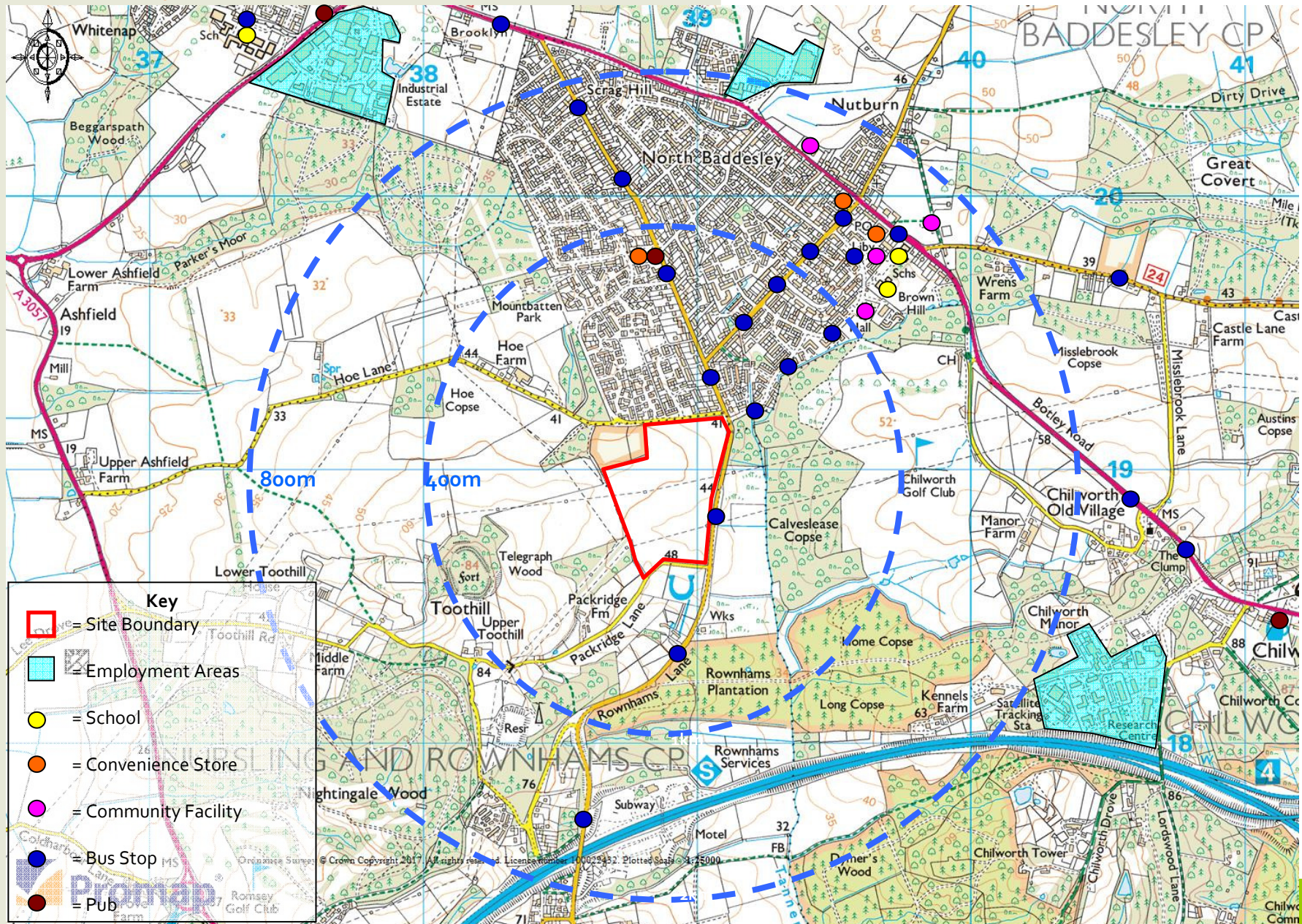
Image 23 (above) North Baddesley Infant School



Image 24 (above) City of Southampton

3.4 Accessibility Assessment

Image 25 (below) Plan of surrounding facilities



3.5 Highways & Transport

The site can be accessed from a number of locations, but the most suitable is considered to be along Hoe Lane, to ensure integration with the existing residential areas of North Baddesley. Although there is a strong vegetation boundary along Hoe Lane, including a number of significant trees, there are a number of sizeable gaps between these trees which can be used for access.

An initial Highway Access Feasibility Appraisal has been undertaken by ENZYGO, on behalf of Persimmon Homes. This concluded that a suitably designed junction from Hoe Lane (see image 17 adjacent) could serve a development of up to 450 dwellings.

The appraisal also showed that a secondary access could feasibly be designed on to Rownhams Lane (see image 18 adjacent). This access could facilitate an additional 150 units, or alternatively could be used as a secondary, or emergency vehicle only, access.

In addition to the vehicular links into the site, multiple pedestrian access points can also be provided onto Hoe Lane to ensure permeability through the site, and into the surrounding settlement.

The site is well connected to cycle routes through the village. There is an off-route existing shared cycle/footpath path running adjacent to the east of the site along Rownhams Lane, this runs south all the way to Rownhams, on the edge of Southampton. This route turns into an on-route, but segregated, cycle path north of the Hoe Lane Junction before heading further North towards Romsey. These combine to ensure that cyclists can easily connect to the wider sub-region.

There are a number of bus stops near to the site, with multiple stops on Rownhams Lane (including one adjacent to the site boundary) and another on Bracken Road. The Bluestar route 4 serves North Baddesley, with 2 services per hour, linking the settlement to both Romsey and Southampton. This route also runs from the site to the nearby schools at Fleming Avenue, as well as the Mountbatten Secondary School in Romsey.

The combination of quick and safe pedestrian links to key services, as strong cycle and bus links to nearby major settlements would provide good car alternatives to new residents.

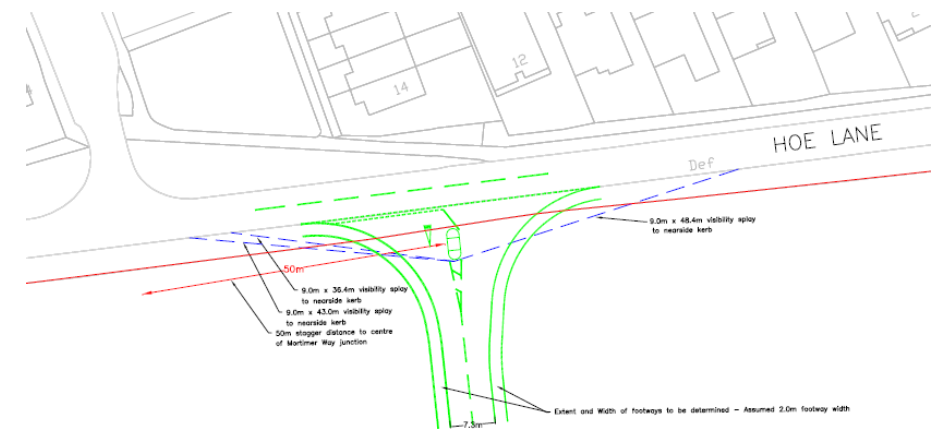


Image 26 (above) Proposed Hoe Lane Site Access Junction

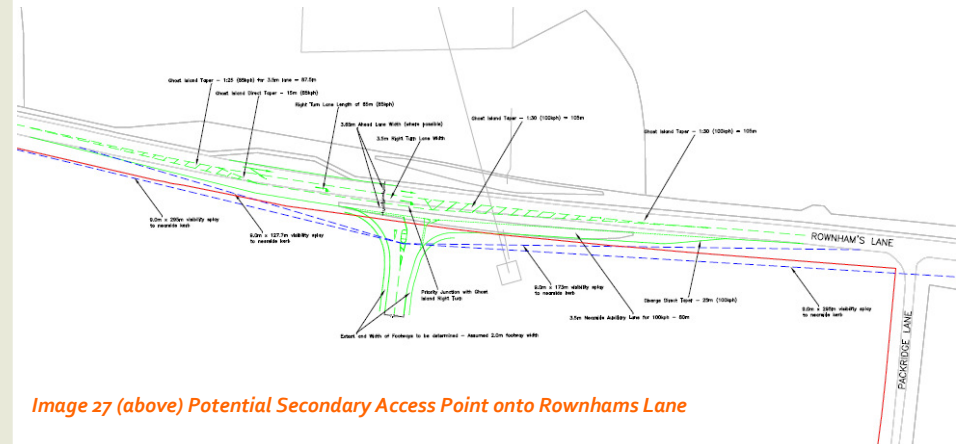


Image 27 (above) Potential Secondary Access Point onto Rownhams Lane



Image 28 (above) Cycle path on corner of Hoe Lane and Rownhams Lane

3.6 Landscape Principles & Green Infrastructure

An initial Landscape appraisal has been undertaken to ascertain the current landscape quality of the site, its visual sensitivity and what level of impact the proposed residential development will have.

The majority of the Site has been partitioned into a series of paddocks with a small area currently under cultivation. There are two high voltage overhead power lines which cross the Site east-west, one broadly at the mid-point of the Site, with the second further south.

The Site and its immediate context are not covered by any statutory or non-statutory designations for landscape character or quality.

The visual appraisal identified that views of the Site are limited to the near distance from adjoining roads and properties by virtue of surrounding built development, the undulating topography and the frequency of woodland cover within the landscape. This ensures much of the site is well contained, meaning its development would have little impact on the wider surroundings.

The assessment identified a number of landscape opportunities and constraints to development at the Site which have informed the preparation of a Concept Masterplan. These include:

- the retention and reinforcement of the existing boundary vegetation
- sensitive design of a potential access off Hoe Lane to minimise impacts on the existing trees
- a new landscape buffer along the southern development edge to soften the impact between the development and the more rural areas further south.
- Potential for Interconnected green corridors through and around the edges of the site, separating the residential areas into distinct character areas
- Potential for allotments

The scale of the site provides the opportunity to deliver a large area of publically accessible open space on the site, to the benefit of both new and existing residents.

Image 29 (below) Sensitive Access and protecting trees on Hoe Lane access

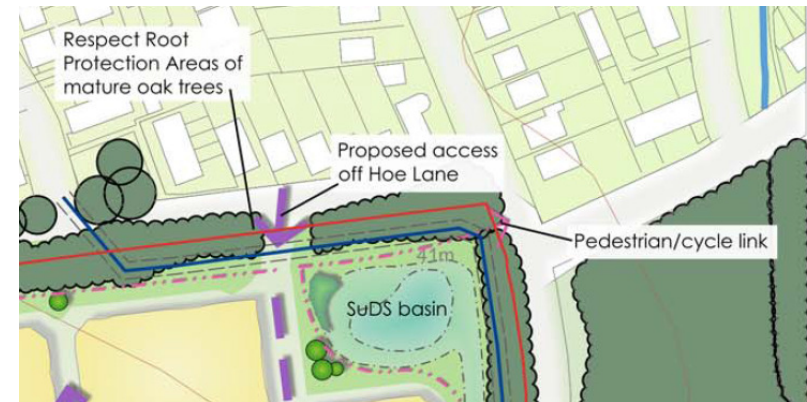


Image 30 (right) Boundary vegetation to be retained and strengthened



Image 31 New landscape buffer along the Southern Edge

3.7 Heritage Assessment

An review of the DEFRA online records has been undertaken to fully understand the status and importance of neighbouring and nearby Heritage Assets, as well as whether the site would impact on any of these assets.

The landscape assessment undertaken to support the masterplan also considered the proximity and views to and from any heritage assets.

There are no conservation areas or listed building in the immediate vicinity of the Site (refer to plan on following page). The closest listed building is Upper Toothill Farmhouse, which is some 750m to the south east of the Site and separated by a combination of landform and vegetation. There are no listed buildings within North Baddesley itself.

The Chilworth Old Village Conservation Area is the nearest conservation area, lying approximately 1.5km east of the Site and again there is no inter-visibility. There are no conservation areas within North Baddesley.

There is a Scheduled Monument, Toot Hill Camp, located on the higher ground at Toot Hill a short distance to the west. However, the Monument at Toot Hill Camp is not publically accessible and is well contained within an area of woodland. Any available views from this location will likely be heavily filtered.

Given the lack of visibility from the Toot Hill Camp, and the distance from the site, any development at Packridge Farm would have an extremely limited impact on views and of the setting of the Monument. In order to provide further justification, a full Heritage Assessment will be undertaken to support a full application in due course.

The archaeological merits of the site have not yet been assessed. Therefore, a full archaeological evaluation will be carried out in order to assess the archaeological potential of the site, initially consisting of a Desk Top Assessment, followed by a geophysical survey if considered appropriate.

Image 32 (below) Proximity of Toot Hill Camp and Toothill Farmhouse to Packridge Farm

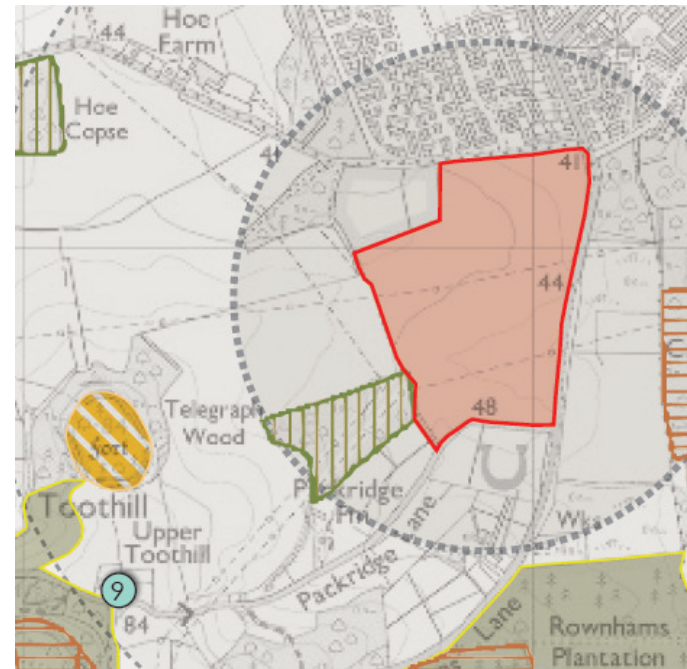


Image 33 (above) Birds Eye View of Toot Hill Camp and Packridge Farm

Magic Map Extract and Heritage Plan

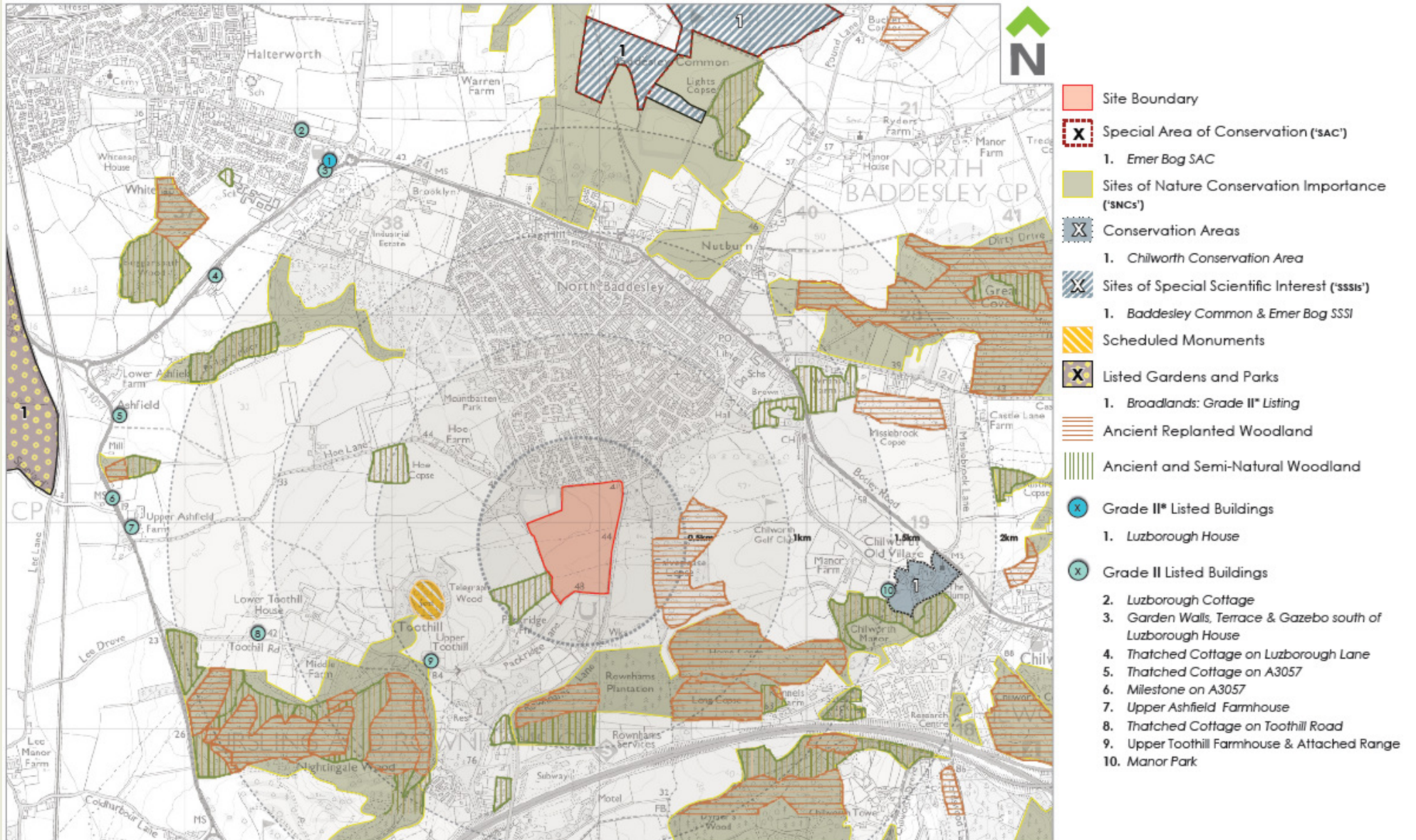


Image 34 (above) Magic Map Extract and Heritage Plan

3.8 Ecology

A review of the DEFRA online records indicates that the site is not subject to any statutory or non-statutory environmental designations that would serve as an overriding constraint to limit or prevent development of the site.

A Preliminary Ecological Appraisal has been carried out by ECOSA on behalf of Persimmon Homes. It concludes that the presence of semi-improved grassland, mature boundary hedgerows and mature trees means that the site is assessed as having medium ecological value overall. The report also acknowledged the proximity of Packridge Copse SINC.

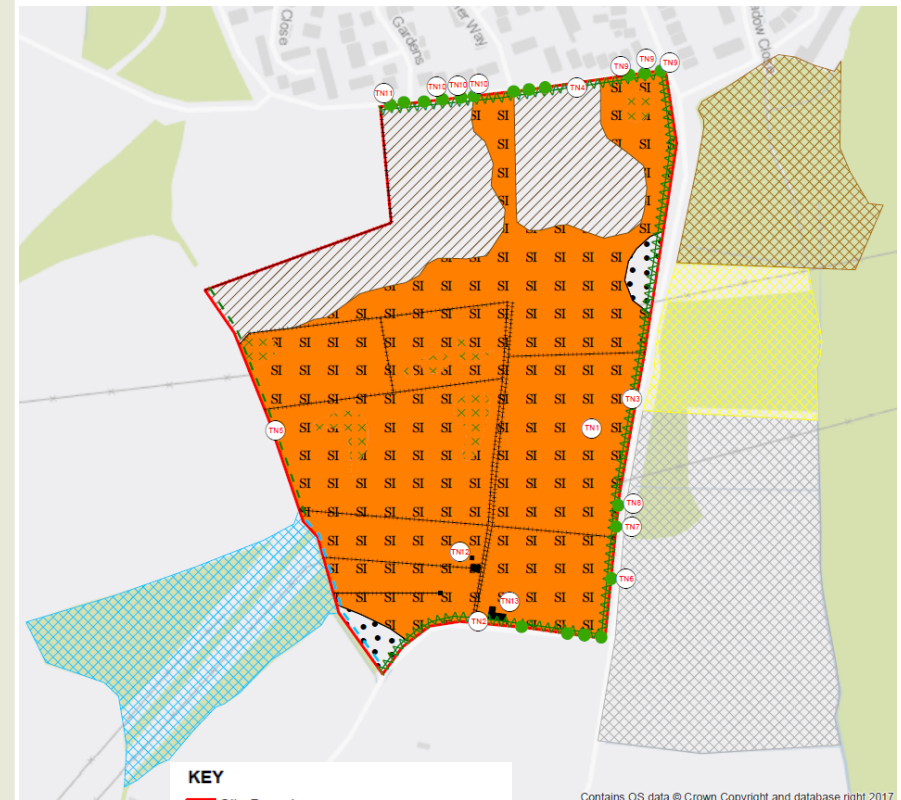
It is recognised that the site's habitat has potential to support various protected species especially the existing trees and hedgerows along the sites boundaries (see adjacent plan), most notably potential foraging and commuting routes for bats. There are a small number of agricultural buildings on the southern part of the site, but no evidence of roosting bats were found in these buildings.

In line with the assessments recommendations further surveys will be carried out in relation to bats, and a number of other potential species, to gather more detailed information in order to prepare appropriate mitigation wherever necessary.

The summary of the ecology report is that, subject to the findings of the recommended survey work, it is considered that there is scope within the proposals in order to provide suitable mitigation in order to ensure the proposals accord with current planning policy in relation to ecology.

As part of the proposals a biodiversity management plan will be produced which will enhance the ecological value of the site through improved management and enhancement of the existing habitat.

Image 35 (below) Habitat Map and SINC Boundary



- KEY**
- Site Boundary
 - SINC Boundaries**
 - Packridge Copse
 - Kiln Farm - Tanners Brook: Northern Meadow
 - Kiln Farm - Tanners Brook: Southern Grazed Meadow
 - Kiln Farm - Tanners Brook: Ungrazed Meadow/Fen
 - Phase 1 Habitats**
 - Recently Felled Woodland
 - Scattered Scrub / Semi-Improved Neutral Grassland
 - Semi-Improved Neutral Grassland
 - Buildings
 - Bare Ground
 - Mature Trees
 - Native Species-Rich Hedgerow
 - Species-Poor Defunct Hedgerow
 - Fence
 - Dry Ditch
 - TNI Target Note (Refer to Section 3)

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3.9 SUDs and Drainage

The site is a horse grazing field south of North Baddesley.

The site lies outside of the Flood Plain (see image adjacent), with the nearest watercourse being a small channel on the other side of Rownhams Lane.

The NPPF is clear (para 103 and footnote 20) that a site-specific Flood Risk Assessment is required in determining applications, even if they are in Flood Zone 1 if they are over 1 hectare in size, or there are surface water flood risks.

Given that the site is over 1ha a site specific Flood Risk Assessment will be undertaken prior to any application. This will clarify the extents of any potential flood risk areas within the site.

As the site is Greenfield, surface water run off will be controlled to reflect the current Greenfield nature of the site. The surface water run off from the site after any development will be the same as today.

The site's topography shows that the site is undulating in nature. The highest point of the site is the north west and southern boundaries, with the lowest points being the eastern edge of the site. The site itself offers a wide range of opportunities to include Sustainable Urban Drainage solutions to surface water run off.

As part of any application a detailed FRA and drainage strategy to show the precise solution as well as the location of any drainage ponds or features considered necessary will be provided. For the moment the indicative Phase 1 masterplan shows an indicative area of SUDs at the lower points of the site, with a view to progress this to a more detailed depiction as work progresses and a solution finalised.

Image 36 (below) Flood Risk Map (Rivers & Sea)

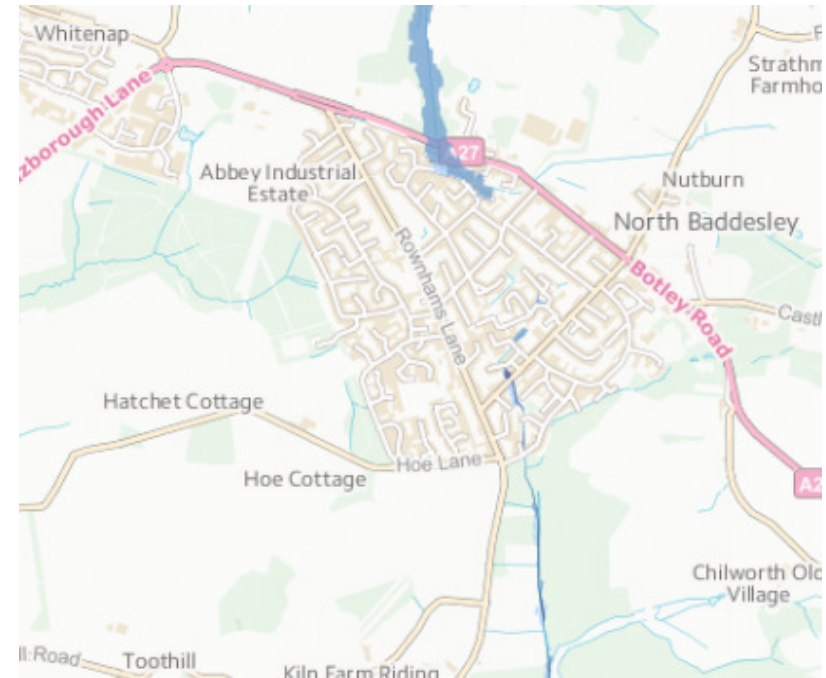


Image 37 (above) SUDs example

3.10 Sustainability Appraisal

The land south of Packridge Farm will meet the test of Sustainability, as set out in the NPPF(see section 2.3)in the following way:

Economic Role

- Provide much needed family and affordable housing within North Baddesley and the wider Southampton housing market area;
- Provide appropriate contributions towards local infrastructure and help the long term viability of local services;
- Create about 575 person years of direct construction employment, which equates to around 240 full time jobs per year;
- New residents would potentially provide a total annual expenditure of around £8.6m to inject into local goods and services;
- Provide £418,000 in Council Tax receipts (per annum) and a further £2.5m from the New Homes Bonus;
- CIL and Section 106 contribution would also be provided to the Local Authority which could be around £4m.

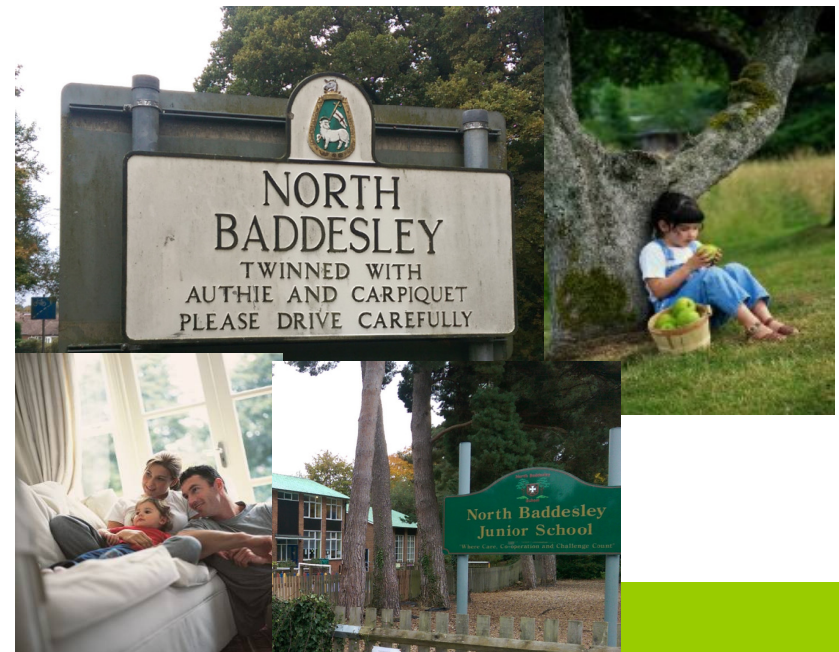
Social Role

- The site is well placed and well connected to the village centre and other facilities in the local area;
- The site would deliver much needed high quality homes and create a positive built environment for future residents, whilst protecting the amenity of existing residents;
- A full range of house sizes would be provided ,especially concentrated on small family homes and starter homes;
- The site will deliver much needed affordable housing which meet the policy requirements set out by the Council;
- The site can deliver high quality and accessible open space and a local play area to serve the new residents and those who live nearby;
- Development will help support City Council services;
- The scale of the site provides an opportunity to deliver additional community facilities such as Sports Pitches and/or other facilities that the village may require.

Environmental Role

- The site will be developed in a way to mitigate any identified environmental harm, as per the requirements of the NPPF;
- A phase 1 ecology study has been undertaken and concludes that the site is of medium ecological value although it is recognised that there is potentially suitable habitat for a number of protected species .A phase 2 ecology study will follow to ensure that species and habitats are carefully protected, with any impact mitigated where necessary;
- Opportunities will be taken to enhance the bio –diversity of the site by the correct management and enhancement of features such as the river, ponds and hedgerows
- New homes will be built to modern building standards, in accordance with the latest national Building Regulations, which are aimed at reducing energy and water consumption;
- Units will be of timber frame construction, which are prepared in a factory setting, which reduces environmental impact and waste.

Image 38-42 (below) North Baddesley images and family life examples



3.10 Deliverability Appraisal

The NPPF states that for a site to be considered deliverable it must be; Suitable, Available and Achievable. The following section sets out how the proposal for new homes at Packridge Farm, North Baddesley accords with each of the aspects of deliverability.

Suitable

The extract adjacent (right) is from the Planning Practice Guidance, and sets out how suitability of sites should be assessed. Taking this into account the site South of Bay Road is considered suitable because:

- The housing numbers in the adopted Local Plan will need to be reviewed in order to meet the full Objectively Assessed Needs of Test Valley. This will also need to consider if unmet need from constrained neighbouring Authorities such as Southampton and New Forest can be met within the Borough.
- The Council's previous SHLAA identified the site as having potential, and concluded it was suitable subject to concerns about proximity to the SINC and location between settlements being overcome.
- The site is the only opportunity for North Baddesley to grow, without developing in areas covered by the adopted Local Gap policy and/or designated ecological areas such as SINC's.
- The site is well located in relation to local services and facilities, as well as public transport links. Persimmon Homes has an Agreement with the owners to promote and deliver a development of new homes on the site which shows the market attractiveness of the local area.
- There are no physical limitations that adversely influence the ability to access or serve the site.
- Preliminary landscape, highways and ecology assessments have been undertaken and show that the site can fully mitigate any potential impacts.
- The site's scale and surroundings offers the opportunity to provide generous landscaping and buffers between surrounding and proposed land uses to ensure that both existing and new residents enjoy a positive living environment.
- Additional community benefits can be secured on site if desired.

What factors should be considered when assessing the suitability of sites/broad locations for development?

Plan makers should assess the suitability of the identified use or mix of uses of a particular site or broad location including consideration of the types of development that may meet the needs of the community. These may include, but are not limited to: market housing, private rented, affordable housing, people wishing to build or commission their own homes, housing for older people, or for economic development uses.

Assessing the suitability of sites or broad locations for development should be guided by:

- the development plan, emerging plan policy and national policy;
- market and industry requirements in that housing market or functional economic market area.

When assessing the sites against the adopted development plan, plan makers will need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints may be overcome.

Sites in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This will include a re-appraisal of the suitability of previously allocated land and the potential to designate allocated land for different or a wider range of uses. This should be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use.

In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

Image 43 (above) Planning Practice Guidance Extract

3.10 Deliverability Appraisal Continued

Availability

The site is wholly under option with Persimmon Homes. The landowner is fully committed to the delivery of residential development on the site and there are no known legal issues that would prevent the delivery of the site moving forward.

What factors should be considered when assessing availability?

A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available. Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

Achievability

Persimmon Homes are one of the largest house builders in the Country, and have delivered a number of schemes of this nature and scale both nationally and locally. The Company has the financial strength and commitment to ensure that the site is delivered in a timely fashion.

The Company has vast experience and a solid track record of delivering strategic housing sites, and have worked with the Borough Council to deliver a significant number of new homes across Test Valley, and continue to do on the major strategic site at Picket 20, Andover.

Packridge Farm is, therefore, considered achievable for residential development. There is a very strong prospect that the site would be developed following after the grant of a satisfactory planning permission.



Image 44-50 (above and left) Examples of Persimmon Homes properties, interiors and family life

4.0 Masterplan

4.1 Opportunities & Influences

The Site Assessment Stage has highlighted a number of opportunities and influences which will ultimately have impact on the developable area of the site, the masterplan and the final layout.

Opportunities

- The site is of a scale that provides an opportunity to deliver large areas of public open space, as well as additional community benefits such as playing pitches etc.
- The site is well located to nearby local facilities, and provides an opportunity to link directly in to the cycle network which adjoins the north east corner of the site.
- The site provides the possibility of delivering much needed homes in a suitable location, without adversely impacting the identity of North Baddesley (retaining identified Local Gaps) or any designated sensitive ecological areas.
- The site is well contained in landscape terms and boundary trees and hedgerows can be used to frame the development.

Influences

- The development will need to retain as much of the boundary vegetation as possible, this will include strengthening certain areas to protect the wider landscape setting. Protection of the mature trees along the northern boundary with Hoe Lane will be important to protect the visual amenity of residents on the north side of the Lane.
- There are two sets of overhead power cables which cross the site, and so development will need to be suitably set back from these to the amenity and outlook of new residents is suitably protected.
- There is an existing water trunk main that runs along the eastern boundary of the site, before crossing towards the south west corner. A 6m easement is proposed to ensure this pipeline is suitably protected.
- The site is undulating in nature, and the masterplan should have regard to this in the context of any drainage features.
- The Packridge Copse SINC is located on part of the western boundary. The masterplan should seek to ensure a suitable buffer is retained between the Copse and the built up area.
- The principle access point is proposed along Hoe Lane, but this will need to take account of the mature trees along the sites Northern boundary.



Image 51 (above) Boundary trees and vegetation



Image 52 (above) Hoe Lane/Rownhams Lane cycle route



Image 52 (above) Hoe Lane street scene with vegetation

4.2 Indicative Masterplan

Based on the Opportunities and Influences of the site an Indicative Masterplan for a first phase of development on the site has been prepared. This is shown in full on the following page, but the key elements are described below:

- A sensitively located access has been provided onto Hoe Lane, which will act as the “main” site access. This takes account of the need to retain mature trees along this boundary.
- The mature site boundaries are planned for retention, and strengthening in places such as the eastern and western edges to provide a landscape screen to the development.
- Public open space corridors have been provided through and around the site, which includes play areas, kickabout areas, informal new open space areas underneath and either side of the power cables as well as a significant new area of open space to the south which can include sports pitches.
- The undulating topography of the site has been taken account of, with SUDs features proposed at the natural low points.
- The setting of existing properties off Hoe Lane have been protected by retaining the mature boundary to the south of Hoe Lane, with development within the site being set back from this to protect tree routes.
- Direct pedestrian/cycle links through the site which link onto the existing network on the corner of Hoe Lane and Rownhams Lane
- Pedestrian links through the site have been created in order to provide increased permeability and links for existing residents to reach new open space areas and playing pitches.
- The masterplan demonstrates that a net developable area of over 9ha is achievable, which could provide c.350-400 new homes.
- A sensible and logical street pattern has been shown to maximise the sites development potential, but to also ensure the scheme is both permeable and legible.
- The density of the scheme will vary, with the more rural edges of the development being of a lower density to reflect the character of these parts of the site.
- The layout takes account of both the overhead power lines and the water trunk main that runs through the site.

Image 53 (right) cycle route example



Image 54 (below) Access point, cycle link and SUDs in North East corner

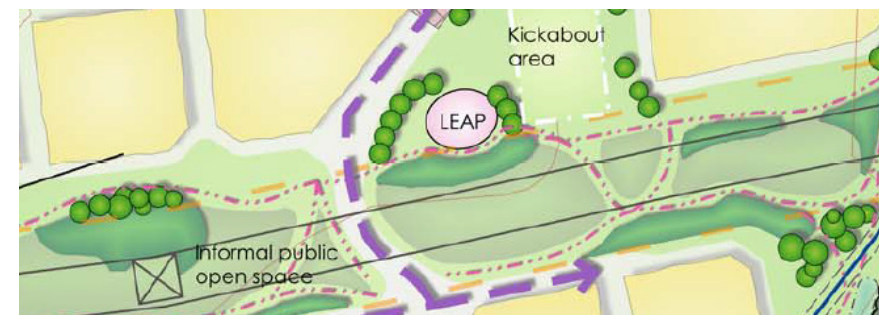


Image 55 (above) central linear park and LEAP



Image 56 (left) Persimmon Homes property example

Indicative Masterplan



-  Proposed development boundary - **18.39ha/45.44acres**
-  Proposed housing area - **9.40ha/23.23acres**
-  Existing structural vegetation
-  Overhead electricity lines and 15m offset
-  Water main and 6m easement
-  Main vehicular route
-  Potential emergency access
-  Recreational footway
-  Shared surface focal squares
-  Local Equipped Area for Play (LEAP)
-  Kickabout space
-  New trees and woodland
-  Shrubs and low thicket
-  Wildflower meadows
-  Sustainable Drainage System (SuDS feature)
-  Playing pitches

Image 57 (left) Indicative masterplan

5.0 Conclusions

The emerging Policy framework for Test Valley makes it clear that there will be a need for additional housing in the Borough. In the adopted Local Plan the Council have acknowledged that North Baddesley is a sustainable location for new growth to take place.

The site at Packridge Farm is considered to be more sustainable, and have less constraints, when compared to all other alternative locations around North Baddesley. Furthermore, the site meets the criteria of Sustainable Development under the definitions of the NPPF.

It will provide significant social benefits through the provision of much needed housing (including affordable) and connections to local services, as well as being capable of making land available for direct community benefit, such as playing pitches etc. Persimmon Homes welcomes further discussion on this point.

Economic benefits will come from the jobs associated with the build, but also through the spending power of new residents and moneys paid to the Local Authority through CIL, Planning Obligations, the New Homes Bonus and Council Tax.

The site will be environmentally sustainable through the provision of energy and water efficient buildings, whilst measures such as the provision new areas of open space and SuDS will allow for ecological enhancements.

This document has reviewed the context of the site, and looked in detail at the Opportunities and Influences that can influence the deliverability of residential units. An indicative masterplan has been put forward to show our current thoughts on how the scheme can be developed, which fully takes account of all the site's strengths and responds to its influences, and clearly demonstrating that a well designed residential development can be achieved on the site.

Given our assessment of the site's true constraints, which are discussed in detail in this document, we believe that the net developable area of the site is around 9ha, which provides a potential capacity of about 350-400 dwellings.

The scheme is considered to be fundamentally deliverable, with Persimmon Homes being one of the largest house builders in the Country. The Company's financial strength and commitment to building houses means that the site can be delivered quickly following the grant of a satisfactory planning permission.

Overall this Deliverability Statement has demonstrated that the Packridge Farm site is available, suitable and achievable as a development site. Persimmon Homes strongly believes, therefore, that this site should form part of the Council's future Local Pan as it progresses.

Image 58 (below) Indicative masterplan



Images 58 and 59 (left and above) Persimmon Homes property examples