

Notice of Meeting

Council

A meeting of the Test Valley Borough Council will be held on

Date: Wednesday 4 September 2019

Time: 5.30 pm

Venue: Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire,
SO51 8GL

when your attendance is required to consider the business set out in the agenda.



Head of Legal and Democratic Services

For further information or enquiries please contact:

Emma Horbury - 01264 368001
ehorbury@testvalley.gov.uk

Legal and Democratic Service

Test Valley Borough Council,
Beech Hurst, Weyhill Road,
Andover, Hampshire,
SP10 3AJ

www.testvalley.gov.uk

PUBLIC PARTICIPATION SCHEME

*If members of the public wish to address the meeting they should notify the
Legal and Democratic Service at the Council's Beech Hurst office by noon
on the working day before the meeting.*

Council

Wednesday 4 September 2019

AGENDA

**The order of these items may change as a result of members
of the public wishing to speak**

- 1 Prayers**
- 2 Apologies**
- 3 Public Participation**
- 4 Declarations of Interest**
- 5 To approve the minutes of the meeting of the Council
held on 26 June 2019**
- 6 Mayor's Announcements**
- 7 To receive and adopt Committee reports 4 - 73**

To receive and, where necessary, adopt reports of
Committees
- 8 Questions under Rule 11.1**
- 9 Questions under Rule 11.2**
- 10 Notice of Motion - Rule 12 74**

To consider a motion proposed by Councillor Phil North,
and seconded by Councillor Celia Dowden.
- 11 Change to the membership of the Council's Licensing
Committee 75 - 77**

To consider a change to the membership of the Council's
Licensing Committee.

12 Amendment to the Council's Constitution

78 - 89

To consider a change to the Council's Constitution.

ITEM 7 To receive and, where necessary, adopt the following reports of Committees:

To receive and, where necessary, adopt the following reports of Committees:

(Some reports may involve the disclosure of exempt information. If the Council wishes to debate them, for each individual case the Council will need to adopt a suitable motion).

7.1 To receive the minutes of the following meetings:

7.1.1 Cabinet - 12 June 2019

(Note: in relation to 7.1.1 minute number 57 should read 'Resolved' and not 'Recommended'. The correct version of the minute will be re-presented to Cabinet on the 11 September 2019 for approval.)

7.1.2 Overview & Scrutiny Committee – 19 June 2019

7.1.3 Northern Area Planning Committee – 20 June 2019

7.1.4 Southern Area Planning Committee – 25 June 2019

7.1.5 Cabinet – 10 July 2019

7.1.6 Northern Area Planning Committee – 11 July 2019

7.1.7 Southern Area Planning Committee – 16 July 2019

7.1.8 Overview & Scrutiny Committee – 17 July 2019

7.1.9 Licensing Committee – 18 July 2019

7.1.10 General Purposes Committee – 30 July 2019

7.1.11 Northern Area Planning Committee – 22 August 2019

7.1.12 Southern Area Planning Committee – 27 August 2019

(Note: in relation to 7.1.11 and 7.1.12 these minutes are not included in the minute book and will be presented at the next Council meeting but members are able to ask questions on resolved items.)

7.2 To adopt recommendations from the following:

7.2.1 Cabinet – 10 July

7.2.1.1 Revised Ampfield Village Design Statement Supplementary Planning Document (APPENDIX A)

A Village Design Statement had been prepared for the Parish of Ampfield and submitted for consideration for adoption as a Supplementary Planning Document (SPD). The Council had undertaken a formal public consultation in order to meet the requirements of a SPD in line with the relevant regulations and guidance.

The report set out a summary of the comments received and the Council's response. This included amendments which are recommended in light of these comments. The VDS was considered appropriate for adoption, subject to inclusion of these amendments. The Planning Portfolio Holder advised that an additional comment had been received on 4 July 2019 (as set out in 'Annex 2 addendum, which would be added to the schedule of responses and proposed the alteration of the VDS by addition of the wording resulting from that comment as set out in the additional document tabled. The meeting consented to this alteration without discussion.

It was considered that the requirements of the relevant regulations and guidance had been met and that subject to the amendments (in response to the representations made during formal public consultation) that the Ampfield VDS should be adopted as a SPD to provide design guidance for the Parish of Ampfield.

Congratulations and thanks were given to the team for producing an excellent document

Recommended:

1. **That the Revised Ampfield Village Design Statement (attached as Annex 1), as altered, be adopted as a Supplementary Planning Document to provide design guidance for the Parish of Ampfield.**
2. **That the additional comment received on 4 July 2019 be noted and added to the schedule of responses.**
3. **That the Head of Planning Policy, in consultation with the Planning Portfolio Holder be delegated to carry out amendments of a minor nature to improve the presentation of the document and correct any typographical errors.**

APPENDIX A

Revised Ampfield Village Design Statement Supplementary Planning Document

Report of the Planning Policy Portfolio Holder

Recommended:

- 1. That the Revised Ampfield Village Design Statement (attached as Annex 1) be adopted as a Supplementary Planning Document to provide design guidance for the Parish of Ampfield.**
- 2. That the Head of Planning Policy, in consultation with the Planning Portfolio Holder be delegated to carry out amendments of a minor nature to improve the presentation of the document and correct any typographical errors.**

Recommended to Council

SUMMARY:

- A Village Design Statement has been prepared for the Parish of Ampfield (Annex 1) and submitted for consideration for adoption as a Supplementary Planning Document (SPD). The Council has undertaken a formal public consultation in order to meet the requirements of a SPD in line with the relevant regulations and guidance.
- The report sets out a summary of the comments received and the Council's response as set out in Annex 2. This includes amendments which are recommended in light of these comments. The VDS is considered appropriate for adoption, subject to inclusion of these amendments.

1 Introduction

- 1.1 A revised Village Design Statement (VDS) for Ampfield (Annex 1) has been prepared by the local community with the support of Ampfield Parish Council.
- 1.2 The VDS is intended to provide updated design guidance for the Parish of Ampfield. The report recommends its adoption as a SPD, subject to the amendments set out in Annex 2 to the report, in light of the representations received during formal consultation by the Council.

2 Background

- 2.1 VDS remain one of the tools which communities can use to help influence planning proposals within their parish. In 1999, it was agreed that VDS would be adopted by the Council as (what was then) Supplementary Planning Guidance (SPG) in accordance with guidance to be set by the Council.

APPENDIX A

- 2.2 A Guidance Note was originally approved in 2000 and subsequently updated in 2016, following consultation with Parish councils and it was agreed to be used together with the Countryside Commission (now Natural England) 1996 guidance document *Village Design – making character count in new development* (CCP501) and the Local Plan.
- 2.3 The Planning and Compulsory Purchase Act 2004 replaced SPG with the status of Supplementary Planning Document (SPD), although the VDS previously adopted as SPG are 'saved'. In order to give a VDS formal status as a Council planning document it needs to be adopted as a SPD. Once adopted the SPD forms a material consideration which will be considered when determining future planning applications in the parish.
- 2.4 In order to achieve SPD status, in addition to public consultation undertaken locally within the parish community, the Council undertook formal public consultation on the draft VDS document between 23 November and 21 December 2018.

3 Corporate Objectives and Priorities

- 3.1 The VDS will assist in protecting and enhancing the natural and built environment of the Borough and enable the Parish Council and local community to enhance their role and influence in planning decision making, in line with the aims of the Corporate Plan 2019 – 2023, particularly furthering its priorities of growing the potential of communities, people and the local environment.

4 Consultations/Communications

- 4.1 A summary of the representations received during formal public consultation undertaken by the Council is detailed in Annex 2 to the report. 9 parties made representations and in total 15 comments were submitted. The majority of comments sought clarity surrounding suggested potential extensions to designations including the conservation area and local gap; however this has been retained from the original 2003 VDS; while this is a full update of the document, this element was reviewed and retained from the previous VDS. As a result of the consultation there were some alterations made to the wording in the final document, under the heading of "Recommendations for Consideration".
- 4.2 Other minor changes were also made to ensure the document focused more so on the design aspects, this includes highlighting the difference between the design principles in the evidence base, recommendations for consideration and the planning guidance by inserting new subtitles and placing the guidance in boxes to ensure it was easier to find. The summary includes a recommended response to each of the comments made and whether an amendment to the text is considered appropriate if the VDS are to be adopted as a SPD.

APPENDIX A

- 4.3 A Statement of Consultation and SPD Matters (Annex 3 to the report), details those consulted by the Council during formal public consultation and also of the pre-submission consultation undertaken with the local community by the Parish Council and the group leading the preparation of the VDS themselves.

5 Options

- 5.1 The only option is whether or not the VDS should be adopted as a SPD.
- 5.2 Issues for consideration are whether the revised Ampfield VDS meets the requirements of the relevant regulations and guidance and is in a form which is suitable for adoption as a SPD. This includes consideration of the representations received made during formal public consultation by the Council and whether these warrant amendments to the draft VDS document being made, and that adoption as a SPD be made subject to these being undertaken (see Annex 2).

6 Option Appraisal

- 6.1 Adoption as a SPD is necessary in order for the VDS to have formal status as a planning document part of the Council's LDF, so it can be given weight in development management in the consideration of planning applications. It should lead to an enhanced quality of new development.
- 6.2 VDS preparation is non-statutory and undertaken by parishes, although if it is to be given the status of a SPD, then it must be adopted by the Council, having first undertaken formal public consultation as prescribed by the regulations.
- 6.3 Assessment has been in line with that suggested by the Council's VDS Guidance Note. Comments and suggestions on the content of the VDS have been provided by officers during its preparation and amendments have been incorporated into the final draft. Officers have maintained regular contact with those leading its preparation and the Parish Council. The Council was kept informed of progress.
- 6.4 It is considered that with regard to its content and text, the VDS is compatible with existing planning policy and guidance on VDS prescribed by Natural England and the Council. Subject to the recommended amendments set out in Annex 2 to the report, in response to the representations made during formal public consultation, and further changes made clarity and to ensure the document remains focused on design; it is considered appropriate to adopt the VDS as a SPD. The VDS preparation group have been given a copy of the representations received.

7 Risk Management

- 7.1 A risk management assessment has been completed in accordance with the Council's Risk Management Methodology and the existing risk controls in place mean that no significant risks (Red or Amber) have been identified.

APPENDIX A

8 Resource Implications

8.1 None

9 Legal Implications

9.1 Once adopted, the VDS will form part of the Council's LDF. In order to achieve this status, the necessary regulations have been complied with.

10 Equality Issues

10.1 An EQIA screening has been completed in accordance with the Council's EQIA methodology and no potential for unlawful discrimination and/or low level or minor negative impact have been identified, therefore a full EQIA has not been carried out.

11 Other Issues

11.1 Community Safety - None

11.2 Environmental Health Issues - None

11.3 Sustainability and Addressing a Changing Climate – The VDS will support the Council to encourage a higher standard of design of new development and should have a positive affect on the environment.

11.4 Property Issues - None

11.5 Wards/Communities Affected – Ampfield and Braishfield Ward, Ampfield Parish

12 Conclusion and reasons for recommendation

12.1 It is considered that the requirements of the relevant regulations and guidance have been met and that subject to the amendments (in response to the representations made during formal public consultation) set out in Annex 2 to the report, that the Ampfield VDS should be adopted as a SPD to provide design guidance for the Parish of Ampfield.

Background Papers (Local Government Act 1972 Section 100D)

1. Village Design Statements Guidance Note 2000, Test Valley Borough Council
2. Village Design – making character count in new development 1996 (CCP501), Countryside Commission (now Natural England)
3. Test Valley Borough Revised Local Plan DPD 2011-2029

Confidentiality

It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.

APPENDIX A

No of Annexes:	3	File Ref:	pt8.2.1
(Portfolio: Planning) Councillor Adams-King			
Officer:	Timothy Goodridge	Ext:	8612
Report to:	Cabinet	Date:	10 July 2019

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Fifth Version of VDS, including Appendix 1, amended following the response from TVBC Officers April 1st 2019 and revised boundaries
This version has been endorsed by APC on 8th April 2019

Our Vision for Ampfield

Each household in the parish was asked to complete and return a questionnaire, with the purpose of seeking to identify and describe those characteristics that, in the eyes of the local community, make Ampfield a special place to live. The Ampfield Village Design Statement Team has taken the information derived from the responses to this questionnaire to develop a vision statement for Ampfield.

Our vision is of a community that will strive to:

- preserve the semi-rural ambience created by Ampfield's setting within extensive and beautiful countryside;
- protect the local countryside and woodland from encroachment by seeking to prevent inappropriate and unjustified new development outside of the settlement boundaries;
- safeguard the character of its settlements. New development within the settlement boundaries should respect, complement and enhance the existing character of the neighbourhood in which it takes place;
- promote and encourage good design in all new development, recognising the important role design plays in creating and sustaining harmony and character in local neighbourhoods;
- safeguard its conservation area and historic buildings from intrusive development and unsympathetic alteration;
- recognise and encourage the importance of wildlife to the parish and the role that Ampfield's trees and hedges plays in that connection;
- attract younger people to the village and to enable older residents to stay by encouraging the provision of smaller, more affordable dwellings, where such development is appropriate
- encourage and support local businesses provided they do not adversely affect the appearance, character or facilities of the Parish;
- seek opportunities to improve road safety conditions across the parish for pedestrians, cyclists and drivers alike.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

What is the purpose of this Design Statement?

Change is a constant feature in our lives and it applies equally to villages and the countryside that surrounds them. Over the centuries, external influences have changed the shape and character of Ampfield and they will continue to do so in the future. We cannot stop this process, nor indeed is the Village Design Statement intended to fulfil such a role by prohibiting all new development. In the long run, that is neither healthy nor sustainable. Rather, the purpose of the VDS is to channel the change to ensure that the natural demand for development within our community can be guided along the lines that best suit the community's needs, is harmonious with its surroundings and can complement and enhance the community and its environment for a future period.



This Village Design Statement (VDS) will bring up to date the original VDS adopted by Test Valley Borough Council in 2003. Regarded as a very professional piece of work, the original VDS has served the parish well over many years but, more recently, it is apparent that its effectiveness is gradually being diminished. It is simply being overtaken by events. There have been a number of developments within the parish that have come forward since the time of the original VDS and, in January 2016, TVBC adopted a new borough local plan.

The purpose of this VDS will remain the same as its predecessor and that is to influence the operations and outcomes of the statutory planning process by providing a local context against which new development proposals within the parish can be assessed. This Village Design Statement records what is special about Ampfield in the view of its residents. It portrays the existing appearance and quality of its landscape, settlements and buildings by describing their features and defining the characteristics that make them what they are. It sets out guidelines that are intended to ensure that the distinctive character of the parish is retained, complemented and enhanced.

Other factors that contribute to the appearance and character of the parish, such as roads, traffic, businesses and employment, have also been considered, along with the views of the parishioners received during the questionnaire survey and public consultation events.

This VDS is addressed to all who live and/or work within the parish and are proposing to make changes in the parish that might affect its character and appearance. Such changes include planning applications for new buildings, extensions to buildings and proposals for more extensive developments affecting parish settlements and landscape. It should therefore act as a reference document for:

- Residents, householders and businesses
- Designers, architects and highway and utility engineers
- Planners, developers and builders
- Statutory bodies, public authorities and utilities.



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Its place in the planning process:

Having been endorsed by Ampfield Parish Council, the revised VDS has been submitted to the local planning authority, Test Valley Borough Council, for formal adoption. Upon adoption, the VDS will assume the status of a Supplementary Planning Document. This means it has legal standing and must be taken into consideration by the Local Planning Authority when considering future planning applications within the parish. It is also intended that the VDS will assist the Parish Council to formulate plans for safeguarding the appearance of the parish and improving its amenities.



How was it prepared?

This VDS is the result of the combined efforts of many residents of the parish. Following discussions at the 2016 Annual Parish Assembly, a working group, comprising volunteers from across the parish, was formed. Its first job was to establish what needed to be done, together with a process and timetable of procedures to ensure it was done.



The initial step was to undertake a survey of the landscape characteristics of the parish that would record and describe its physical characteristics and character. To assist in this process, the parish was divided into five geographic areas, each of which had its own survey team. During the spring of 2017 these teams explored the relationship between the countryside and the settlements and, within those settlements, the design of the built environment. They pulled together the effects of history, geography, landscape and settlement with a view to identifying and describing the key local characteristics; the unique characteristics that make Ampfield what it is.

At the same time in 2017, each household in the parish received a questionnaire, seeking their views on a wide range of subjects, pertinent to how residents would like to see Ampfield evolve over the next 10/15 years. The answers to each question were analysed. These, plus additional anecdotal evidence gathered in the questionnaire, were used in conjunction with the results of the Landscape Characteristic Survey to prepare a first draft of the revised VDS.

The first draft of the revised VDS document was introduced to the parishioners of Ampfield in November 2017 at public exhibitions during a period of six weeks formal public consultation. Any amendments so arising were included into the VDS, thus ensuring the revised final draft of the new VDS is an accurate consensus of the current views of the parishioners.



Throughout the process the draft documents have been submitted to the officers of TVBC on a regular basis for their scrutiny. The final draft has been presented to the Ampfield Parish Council for its endorsement, before being sent to the local planning authority for a second formal period of public consultation and subsequent adoption.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

The Views of the Residents of Ampfield
What they think about where they live:

The residents of Ampfield, in particular those residents that responded to the questionnaire, are very aware of the importance of their surroundings:

99% like the fact that living in Ampfield provides good access to the countryside, woodlands and wildlife

98% believe that woodland and countryside open spaces and views are key characteristics of the parish and materially influence the appearance and ambience of the parish. They like the fact it is a relatively peaceful place to live

94% like the fact that the parish offers attractive scenery and views. They believe that planting associated with new buildings should be sympathetic to the local neighbourhood and designed to encourage wildlife and biodiversity.

92% believe that new buildings should not have a detrimental impact on areas of designated ecological importance or protected species.

90% believe that new buildings should have minimal impact on wildlife; wildlife corridors must be maintained. Extensive tree cover should be preserved and encouraged

90% like the fact that it is a safe environment in which to live. They believe that safe pedestrian passage beside the parish's highways should be maintained.

89% believe that local separation gaps between existing settlement boundaries should be retained. They say that the public footpath and cycleway networks are important to them.

86% say that Chapel Wood and Ampfield Wood are important to them.

Residents appreciate the role that good and sympathetic building design can play in enhancing the characteristics of a neighbourhood and a community. Of those that responded to the questionnaire:

96% believe that the design of any new building should be sympathetic and sensitive to the key characteristics of the area in which it is built.

96% believe that the spaces between neighbouring buildings should be sympathetic and in keeping with the key characteristics of the neighbourhood.

95% believe that buildings should be in proportion to the size of their plot and in keeping with the key characteristics of their neighbourhood.

94% believe that the buildings created by the subdivision of existing plots must be sympathetic and in



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

keeping with the spatial characteristics of the surrounding area.

94% believe that new buildings should have off-street parking.

93% believe that wherever possible, new buildings should be set back from the road and sympathetic to the existing building line.

90% believe that, wherever possible, front boundary hedges, walls and fencing of traditional local types should be preserved.

89% believe that new buildings should be particularly sympathetic and sensitive to any listed buildings or other heritage assets nearby.

89% believe that street signs and street furniture should be kept to a minimum.

88% believe that the design of any new building should be particularly sympathetic to the buildings nearby.

87% believe that sympathetic design in affordable housing is particularly important.

84% believe that innovative designs and materials should not be excluded, provided they are sympathetic and sensitive to the key characteristics of their neighbourhood.

80% believe domestic installations (e.g. oil tanks and satellite dishes) should be out of view of the road.

80% believe that, if more houses are to be built, it is not appropriate that they should be built in countryside outside the local plan settlement boundaries

(Source: All the information provided above is taken from the answers to questions set out in the Ampfield VDS 2017, Parish Questionnaire)

Ampfield as it is today

Ampfield consists of a number of communities, living in separated settlements of diverse character. 95% of the land is countryside, giving the parish an essentially rural character; gently rolling countryside and mature woodland surround each settlement, separating it from the next, thus providing each one with a sense of space and tranquillity.

Pressures for change to the character of our parish:

Population growth in South Hampshire over the last 50 years has created relentless demand for development land. Over that period, Ampfield's proximity to the urban centres of Southampton, Eastleigh, Chandlers Ford and Romsey has put it under constant pressure. Development in these larger built-up areas creeps ever closer, extending up to the parish boundaries to the south, east and west. As a result, there is a continuous risk that the charming natural character of the parish, with its semi-rural and wooded influences, is under constant potential threat.

Examples of such threats include:

- encroachment of new development into the countryside,
- unsympathetic infill-development within existing settlements,



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

- ribbon development along roads,
- sub-division of plots, which does not have regard to the size or proximity of the adjoining property or the character of the surrounding settlement,
- new houses or extensions that are too large for their plots,
- central government planning policies, such as those to increase the level of house building and to provide additional employment land to support economic growth.

The planning policies laid out in the Borough's Adopted Local Plan 2011-2029, together with the proposals provided by this document, once it has been adopted as a Supplementary Planning Document, provide a considerable degree of protection against inappropriate and unjustified development. However, they should be consistently and robustly applied and enforced. Without them, the distinctive character of our countryside and its settlements would quickly be eroded, which is something the parish wants to prevent.



Opportunities to enhance our parish

Parishioners believe that, by encouraging high standards of architectural design in new building and in new development, opportunities can be created that will enhance the appearance of the parish in the future. Thus, by contributing to its contents, Ampfield residents, in conjunction with the Parish Council, have sought to influence the local planning authority to adopt this VDS as a Supplementary Planning Document.



Provisions exist within the planning system to enhance the protection of valued areas of open landscape, woodland or historic settlements. In places where proposals for new development are likely to arise in the future, the VDS can place on record, in advance, residents' views about the character and value of that location.

Opportunities also exist to improve the appearance of the parish by better care and maintenance of public and private land and by encouraging high standards of architecture, design, new building and development.

Although traffic is not strictly a matter for the VDS, residents perceive that the increase in the noise and pollution from the rising number of traffic movements is a major threat to the character of the area. It has grown significantly over the last ten years, intruding more and more into the lives of residents. In addition, residents believe that improved road safety measures would be beneficial, as will the regular maintenance of footpaths and open spaces.



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

The Geography and History of Ampfield

The Geography of Ampfield

Ampfield is located three miles to the east of Romsey and six miles southwest of Winchester; its old village centre straddles the A3090, which connects the two. The Parish of Ampfield covers an area that extends three miles by two miles. At the eastern end of the parish lie the suburbs of Chandlers Ford, in the Borough of Eastleigh. Elsewhere, the parish is surrounded by countryside, abutting the parishes of Braishfield to the north, Hursley to the east, North Baddesley to the south and Romsey Extra to the west.



The parish lies on land that slopes gently southwards. It is drained by tributaries of the Tadburn Lake stream to the south-west, and Monks Brook to the south-east. In agricultural terms, the soils in the parish are generally poor. There are large areas of acidic sand and gravel forming a ridge in the north, which was originally heathland but is now Ampfield Wood. In the lower stream valleys to the south, the soils are heavier clays and, in places such as at Crampmoor and Ratlake, poorly drained,



The History of Ampfield

Saxon Times

There is evidence that Saxons inhabited Ampfield and that they came under the influence of the new church at Winchester founded in A.D. 636. Ampfield consisted of scattered hamlets belonging to the Manor of Merdon.

Medieval Times

Ampfield was part of the Parish of Hursley. Many small farms supported the isolated communities and gradually the woodland was cleared to make way for grazing land and crops.

16th century

The 1588 Hursley Map shows that the lanes now known as Pound Lane, Green Lane and Lower Farm Lane were already in existence by that date, as were the field systems that we see today. Only a few buildings have survived from 1588, such as the farmhouse at Hawstead. However, the sites occupied by many of the older village properties can be seen on the 1588 map. Now, these



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

might incorporate part of the original building or use materials from it, for instance at Yew Tree Cottage.

17th century

Many of the traditional village buildings were built or rebuilt in the early seventeenth century e.g. The White Horse Pub, Green Lane Farm and some of the houses in Knapp Lane and Lower Farm Lane.

18th century

In the early 18th century, Benjamin White built Ampfield House and the Ampfield Estate was established. The turnpike road was built through Ampfield, bringing the village within reach of the rest of Hampshire. New houses were built along the turnpike and the community grew.

19th century

In 1809, the Enclosure Act for Hursley was passed and approximately 2850 acres of common land in Ampfield were enclosed. The railway was opened in 1847; today it forms the southern boundary of the parish. In 1841, the ecclesiastical Parish of Ampfield was established and St. Mark's Church was consecrated. Ampfield became a civil parish in 1894, when the link with Hursley was broken. In 1856, the first Ampfield School was opened in Knapp Lane, where it remained until replaced in 1896 by the current purpose-built school.



20th century - the years before the Second World War

In 1932, the Ampfield Estate was sold and its farms became independently owned. Over the next few years, housing development quickly gained momentum. Some of the agricultural land was sold for the development of new settlements, such as Woodlea Way and Potters Heron Close. Simultaneously, parts of the eastern end of the parish were laid out. Bungalows were built along the eastern end of Hook Road and the Beechwood Estate development began. The Potters Heron Hotel was built in 1937 and electricity reached Ampfield in 1938.



The Second World War

After being bombed out of their Southampton premises during the War, Vickers Supermarine moved to Hursley Park and re-housed their workers in a group of temporary buildings known as the Hutments at the corner of Hook Road and Hursley Road. Prior to the D-Day landings, Ampfield Wood and the Straight Mile became a holding area for invasion troops, notably from Canada.



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2



20th century- post war years

In 1948, the Council built the houses on Green Pond Lane and a number of bungalows were added along the south side of Ampfield Hill. During the 1950s and 1960s, new houses, built along the newly constructed Hocombe Wood Road and Hookwater Road, replaced the Hutments. The development along the Straight Mile was built after a subscription was made to save the trees and the houses themselves were located along service roads set well back from the main road. Again, in the 1950's, the first of three mobile home parks was established at North Hill Copse, (now called St James) and, in 1973, permission was granted to build Flexford Close.



21st Century

Further development occurred as Ampfield moved into the 21st century. Throughout the parish, the demand for increasingly large extensions to existing buildings continued unabated. There have also been new houses built either through the subdivision of plots or by demolishing and replacing existing, smaller houses. Supplementing this incremental development, permissions have also been given allowing settlement boundaries within the parish to be extended.



The construction of Morleys Green, an estate of 39 houses, has provided the parish with much-needed smaller houses that are suitable for younger families and for those wishing to downsize. This development, together with the establishment of a designated village green area, has transformed the appearance of the village centre.



At Broadgate Farm, a previous brownfield site was developed, providing a mixed settlement of large, detached houses together with a number of smaller homes, whilst along the A3090 westwards there has been an extension to the ribbon development along the south side of Ampfield Hill



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

One further development of note took place on the A3090 at the eastern approach to the parish, opposite the Potters Heron Hotel. Permission was given by the Planning Inspectorate to accommodate one family within in the existing countryside under policy COM 13 of the Adopted Local Plan 2011-2029, covering the obligations towards gypsies and travellers

Design Principles - Landscape Setting

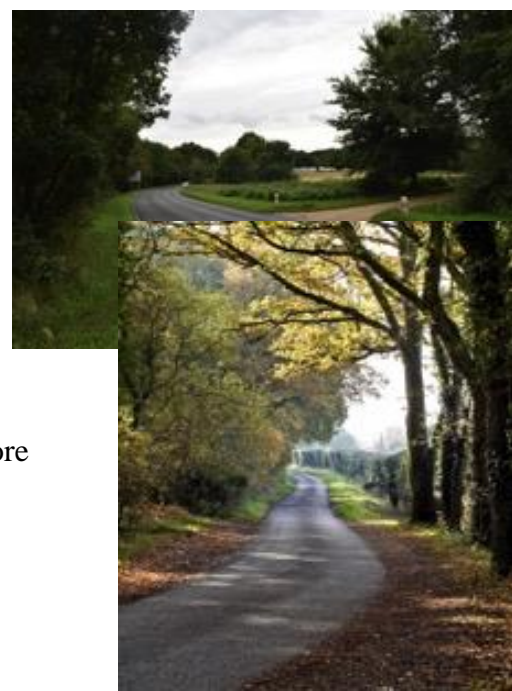


1) Countryside

Ampfield's countryside is a large and well-preserved example of a landscape once common in the county. It is characterised by a rich mosaic of ancient semi-natural woodland, unimproved meadow, hedgerows and heathland that has largely survived agricultural change and suburban pressures.



The low areas of land to the south of the A3090 have been farmed for many centuries and are made up of small fields that are enclosed by well-established hedgerows, interspersed with copses and individual specimens of native trees. Around Ratlake, a typical example of English parkland can be seen. Ampfield 's countryside is dotted with small hamlets, which have grown up around farms, such as those at Lower Ratlake, Lower Farm, Gosport, Green Lane and Crampmoor.



On the ridge to the north of the A3090 lies Ampfield Wood. Originally, for many centuries, this area would have been a combination of barren heath and deciduous woodland but more

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

recently has been planted with conifers or given over to horticulture. Beyond this ridge, there is farmland, which extends northwards to the boundary with Braishfield. On the western boundary of the parish lies the world-famous Sir Harold Hillier Gardens.

The Hampshire Biodiversity Information Centre (HBIC) records that approximately 30% of the countryside within the parish boundary is classified as 'priority' habitats. There are two Sites of Special Scientific Interest (SSSI). Trodds Copse, between Hook Road and Flexford, is a very fine example of ancient semi-natural woodland whereas Ratlake Meadow, north of the A3090, is described as one of the most species-rich unimproved meadows in the Hampshire Basin.

In addition to the two SSSI's, there are 19 areas designated as Sites of Importance to Nature Conservation (SINC). The largest include Ampfield Wood, Nevils Copse, South Holmes Copse and Hocombe Upper Plantation. The remainder are spread geographically across the parish. There are also two areas designated as Road Verges of Ecological Importance (RVEI) – both sides of the A3090, east of the Potters Heron, and parts of Pound Lane. The residents of Ampfield are justifiably proud of their rich natural heritage.

One of the most important open areas in the parish is the extensive tract of countryside south of the A3090 that stretches from the settlement areas of upper Hook and Hocombe westwards towards Pound Lane. The eastern portion of this, which includes Trodds Copse (SSSI), is designated the Ampfield – Valley Park Local Gap by TVBC in its Adopted Local plan 2011-2029 (Policy E3) as it separates Ampfield from Chandlers Ford and Valley Park. This principle is very strongly supported by residents.

The remainder of this tract, west of Trodds Copse, is made up of small fields, hedgerows, several copses, and some wetland. Much of the land has historical importance. The evidence of assarted fields suggests the land has been farmed for centuries and, when combined with local areas of ancient woodland, has possible pre-historic associations (Test Valley



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Community Landscape Project). The entire area is highly prized locally for its natural beauty and its panoramic landscape.

There are other areas of open countryside that create important landscape gaps between settlements within the parish. These are at Tadburn Meadows, at the bottom of Ampfield Hill and designated a SINC, Crampmoor, Green Lane, Gosport and Ratlake. They are made up of small fields, hedgerows and woodland that are typical of the area. They create attractive space around the settlements, providing pleasant views into and out of them.

Ampfield's countryside provides separation between the noise and intensity of the nearby towns and the peace and seclusion of its settlements. The unspoilt pastoral nature of the landscape, its attractiveness, its fine views and its seclusion are all very highly valued by the residents. The spread of suburbia from the southeast and the west has led to some urban encroachment into the landscape. Land, previously farmed, has been converted into storage compounds and other similar semi-industrial uses. This detracts from the character of the countryside and people's enjoyment of it. It also creates more traffic along the rural roads and lanes.

The maintenance of sustainable rural or semi-rural activities is important to protect the character of the countryside and to keep it ecologically viable. In 1991, Hampshire County Council created the Ampfield Countryside Heritage Area. Ninety five per cent of the parish land lies within in this historic designation, which also includes parts of North Baddesley, Hursley, Otterbourne and Romsey Extra. A report, prepared for Hampshire County Council at the time, concluded that: *"the main priorities will be to resist further sub-urbanisation of the area, to maintain its rich mosaic of habitats and landscape features, and to reduce the impact of urban and sub-urban influences on the landscape."*

2) Woodland

Approximately one-third of the parish is woodland, much of it recorded by Hampshire County Council as being of particular importance for nature conservation within Hampshire. The SINC's at Oxlease Copse (Crampmoor), South Holmes Copse, Grosvenor Farm, Gosport Wood,



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Purser's Great Copse and Nevils Copse are classified ancient, semi-natural woodland. In addition, there are large areas of deciduous woodland and many copses that lie on the adjacent farmland. They provide striking scenery against the back-cloth of gently undulating and open farmland. The presence of this woodland penetrates directly into the village centre and also surrounds other settlements in the parish, giving a pleasing degree of seclusion and a natural rural quality.

Of the more extensive woodland areas, Ampfield Wood (SINC) is crossed by a number of public bridleways and footpaths, including the Keble Way and the Monarch's Way. These are used extensively for walking/rambling in quiet recreation and total seclusion. Hocombe Upper Plantation, another SINC that includes ancient, semi-natural woodland and borders both Hook Road and Hursley Road, is an example of a mixed plantation combining fine mature deciduous trees with planted conifers. This area of woodland provides an attractive outlook and setting for the houses on Hook Road. The footpaths through this wood again form part of the Keble Way and are highly valued by the residents.



Chapel Wood, purchased by the parish in 1996, comprises five acres of mixed coniferous and deciduous woodland located next to St. Mark's Church. The woodland here is managed by volunteers as community woodland. It includes extensive open glades, a pond, a wet area and footpaths that connect to Knapp Lane and Chapel Hill, thus making it a pleasant amenity area for residents to enjoy.



Large areas of the local woodland are protected by Woodland/Area Tree Preservation Orders (TPOs). Most notable amongst these are those on either side of the Straight Mile and Jermyns Lane, much of the Hocombe area, part of Trodds Copse, Sandpit Copse (Hook Road), parts of Ampfield Wood, and South Holmes Copse. There are also a number of specific areas of woodland in the Conservation Area, which are recognised for their importance as local landscape features.



Unquestionably, one of the important and distinctive landscape characteristics of Ampfield are the large, mature trees that border many of the roads through the parish. The Straight Mile is a magnificent wide woodland avenue, arching almost completely over the A3090. Elsewhere, there are fine trees along the eastern end of the A3090, at the eastern end of Green Lane and the north end of Pound Lane. In addition, Ampfield Golf and Country Club and many local gardens possess fine trees that contribute to the variety and splendour of the woodland environment.



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

3 Nature and wildlife

The heritage countryside of the parish, with its small fields, extensive hedgerows, woodland and wetlands has great ecological value. At Trodds Copse, sixty acres of mixed woodland and grass wetland bordering the south-western edge of the built-up Hocombe settlement has been designated a Site of Special Scientific Interest (SSSI). In its accompanying citation, Natural England records that this area of ancient semi-natural woodland contains ten separate woodland habitats, of which four are considered nationally rare. This diversity supports an extremely rich ground flora making it one of the most botanically rich woods in Hampshire.



The habitat diversity within the boundary of the SSSI is increased by the presence of grasslands and fen-type vegetation. Together with the wood, the wide range of habitats is reflected by a diverse range of fauna, characteristic of the ancient woodlands in central southern England.



The quality of the mosaic of the graded margins around Trodds Copse is rare, and this supports a number of species of protected flora and fauna. The area also provides habitat for many interesting and unusual birds, such as the woodcock, grey partridge, goldcrest, and tree creeper.

A smaller and secluded SSSI at Ratlake is a grassland open area bordered by wetland and woodland. A report for Hampshire County Council concluded that: *"it is a remarkable surviving historical landscape which includes ancient meadows and woodland, rich in plant and insect species and for which there is map evidence from 1588. This site includes substantial lengths of medieval deer park boundary banks and*



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

presents exceptional quality of evidence from the land enclosure history of the Hursley area"

Where copses of native trees and shrubs have been allowed to grow into thickets, they provide excellent havens for wildlife and birds. Natural and planted hedgerows also provide wildlife corridors and habitats for flora as well as fauna, and, alongside roads and footpaths, they provide a wealth of visible colour. Similarly, the grass verges of the roads enhance the wildlife potential of the hedgerows. Many are remnants of ancient meadows and woodland and can often provide the sole remaining habitat in a landscape. The most ecologically important are designated Road Verges of Ecological Interest and/or Sites of Importance for Nature Conservation (SINC). Perhaps the best known of these locally is the stretch of verge that borders the northern carriageway of the A3090 from opposite the Potters Heron Hotel to Ratlake.

The open farmland provides fertile areas for small mammals and these, in turn, encourage owls, hawks and other wildlife predators. The stream wetlands and the more waterlogged soils in the western, southern and eastern edges of the Parish provide habitats for aquatic flora and fauna. In addition, the Parish includes a number of ponds that help to sustain wide biological diversity and make a significant contribution to the range of ecological habitats available within the parish. These are features that are highly valued by the residents of Ampfield



4) Gateways to the village

To the west - the extensive area of open countryside either side of the A3090 at Ampfield Hill, known as Tadburn Meadows, separates the settlement areas in the

village centre from the western end of Ampfield Hill, Jermyns Lane and the Straight Mile. This is an important system of fields and hedgerows, which provides natural open space between and around the adjacent settlements and helps to determine the rural appearance and ambience of Ampfield. It is outside the settlement boundaries and acts as a western gateway to the original village.



To the east - the tracts of countryside either side of the A3090 at Ratlake, extending from the parish boundary to St Mark's church, should also be protected from development. The area acts as the eastern gateway to the parish and again plays an important role in creating and maintaining the character of Ampfield.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

To the south - the designated Local Gap, west of Hook Road and including Trodds Copse (SSSI), should continue to be given particular protection from development.

Design Principles - Important Views



Although the public footpaths in the parish offer many much loved landscape views, it is perhaps from the settlements, the roads and the lanes that most people see and enjoy the best of the countryside views that define the landscape characteristics of Ampfield. The open countryside and woodland that creates such views very much reinforce the semi-rural nature of substantial areas of the parish. The existence of these important views serves to bring the real countryside into the everyday lives of its residents.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

VDS 1 Important Views

The following important views are numbered and shown on the centrepiece map

- V1** - along The Straight Mile, in either direction
- V2** - along the A3090 around the White Horse pub
- V3** - along Ampfield Hill in either direction
- V4** - along the A3090 between Ratlake and St. Mark's Church
- V5** - along the upper end of Hursley Road
- V6** - along Hook Road
- V7** - from Knapp Hill, looking eastwards

The important views from footpaths in the north of the A3090 are those from:

- V8** - the bridleway at Red Gate in Ampfield Wood, looking north
- V9** - the bridleway from Bishop Cottage, looking north and west
- V10** - bridleway Wingham Lane looking west

V11 - the footpath south of Bluebell Wood, looking north-east

V12 - the Village Hall, looking south-west

South of the A3090, the important views from footpaths are those from:

- V13** - the lane and footpath at Crampmoor, looking south-east
- V14** - the lanes and footpath at Gosport Farm, looking east and south
- V15** - the footpath from the Straight Mile looking east and south

Whilst considering the value of the many fine views the parish has to offer, it is worth making the point that uncontrolled ribbon development, for instance at Green Lane and Ampfield Hill, tends to obstruct the prevailing views at these points and also erodes the gaps between settlements. Both the views and the gaps that create them are much valued by the parishioners and should be retained.

Planning Guidance

Ampfield's countryside, woodlands, trees, hedges, open spaces and open views are the key defining design characteristics for much of the parish. In many areas, particularly in the village centre and surrounding hamlets, the open countryside and woodland penetrates visually directly into the centre of the settlements areas either through gaps between the settlement areas or between the individual buildings. As a result, Ampfield's semi-rural setting has a direct influence over the design, appearance and ambiance of the parish in a material way and provides substantial amenity and scenic value to the lives of both residents and visitors alike.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

(Where appropriate, the Planning Guidance notes and recommendations shown below have been cross-referenced to the planning policies set out in the TVBC Adopted Local Plan; see Appendix 1)

- 1) To protect the key landscape characteristics of Ampfield, development outside of the boundaries of existing settlement areas should not be permitted, unless there is clear evidence that it is appropriate or essential for that development to be in the countryside.
- 2) In order to preserve the local character of open undeveloped areas, it is important that ribbon development and in-filling, which extends the current settlement boundaries or joins up clusters of buildings and settlements along the roads and lanes of the parish, should be avoided, where this will damage the rural characteristics of many parts of the parish.
- 3) The existing Sites of Special Scientific Interest (SSSIs) at Trodds Copse and Ratlake should continue to be protected and properly maintained. The rules pertaining to the management of such ecologically important and sensitive areas should be recognised.
- 4) Special care and consideration should be afforded to Sites of Interest to Nature Conservation (SINCs); similar care should apply to roadside verges that have been designated either as SINCs or Road Verges of Ecological Importance (RVEI). The rules pertaining to the management of such ecologically important and sensitive areas should be recognised.
- 5) The woodland and large trees bordering the highways along the A3090 at Ratlake (both sides) and between the Potters Heron and St Mark's Church (north side), and at the eastern end of Green Lane should be retained. At Hocombe Upper Plantation, the trees along Hook Road and Hursley Road and the beech wood at the road junction should be retained.

Recommendations for Consideration

- R1) Consideration should be given to extending the designated Local Gap westward towards Pound Lane.
- R2) Consideration should be given to recognising the gateways to the village, both western and eastern, in any future review of the Important Landscape Features and Local Gaps. These areas may thus be afforded protection against encroachment by development in view of their considerable importance to the maintenance of the semi-rural character of Ampfield, (ALP Policy: E2, E3, E5)

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2



Design Principles – Settlements

The Parish of Ampfield is made up of a number of small historic hamlets but also includes a few larger settlements, mostly of recent origin. The two largest settlements, the village centre and Hocombe are about a mile apart. The Straight Mile, Ampfield Hill (west) and Jermyns Lane form a separate settlement area towards the western end of the A3090. The remainder of the parish comprises small hamlets; often formed around old farms.



To consider their character, the settlements have been grouped as follows:

1) Ampfield Village (centre): commencing with the original hamlet of Knapp, north of the A3090, the village settlement extends westward, both sides of the A3090, past the recent central development of Morley's Green, as far as Ampfield Hill (east) and includes Lower Farm Lane (the old main road), and Wingham Lane.



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

2) Ampfield Village (outer settlements): to the east these include Potters Heron Close, Potters Heron Lane, Hook Road (lower), Broadgate, Hookwood Lane and Woodlea Way; to the west lie the Straight Mile, Jermyns Lane and Ampfield Hill (west).

3) Upper Hocombe 'A': Hook Road (upper), Hook Crescent, Hocombe Wood Road, Hookwater Road, Hookwater Close and Hursley Road as far as Beechwood Crescent.

4) Upper Hocombe 'B': Hursley Road to Baddesley Road, Baddesley Road, including the mobile home parks, Flexford Close, Beechwood Crescent and Beechwood Close.

5) The Hamlets: Ratlake, Hawstead, Gosport, Pound Lane, Green Lane and Crampmoor.



1) Ampfield Village (centre) – design principles

Whilst the village has medieval origins, in the main the current dwellings range in date from the early 17th century to the 21st century. The village has served as the focal point of the surrounding area since at least the 17th century. It expanded in the 18th and 19th centuries to provide housing for workers on the Hursley estate. During this time the church, the school and the village hall were built.



Much of its appearance and character are of that period although some of the older 16th century timber frames remain in the core of a number of the cottages and non-residential buildings. The majority of the village was designated a Conservation Area in 1989.

With the possible exception of the recent development, known as Morley's Green, and Green Pond Lane, the



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

settlement pattern is of small groups of houses spread loosely and informally along the roads. Nearly all the houses front the roadside offering a diverse pattern of housing distribution, with little uniformity of layout. These distinct settlement areas are separated from each other by substantial landscape gaps of important amenity and scenic value, offering views to the countryside beyond.

These gaps allow the open countryside and woodland that surrounds the village to penetrate scenically into its centre and give the impression of a semi-rural environment throughout the village. Nowhere is this more evident than in the area of Hook Road between Potters Heron Close and Broadgate Farm, where the fields extend down to Hook Road offering countryside views into the distance. Other good examples of this can be seen at the bottom of Ampfield Hill, between Pound Lane and the White Horse Public House, and along Knapp Lane.

In the past, ribbon development along the roads in the parish (such as that which began on Ampfield Hill in the 1940's) began to erode the historic landscape gaps that are an important and attractive feature of Ampfield's settlement pattern characteristics. In these areas, where there would be an unacceptable impact on the character and nature of the settlement and a loss of important local landscape features, such as intimate views of open countryside or woodland, further sub-division of roadside plots should be avoided.



The Conservation Area

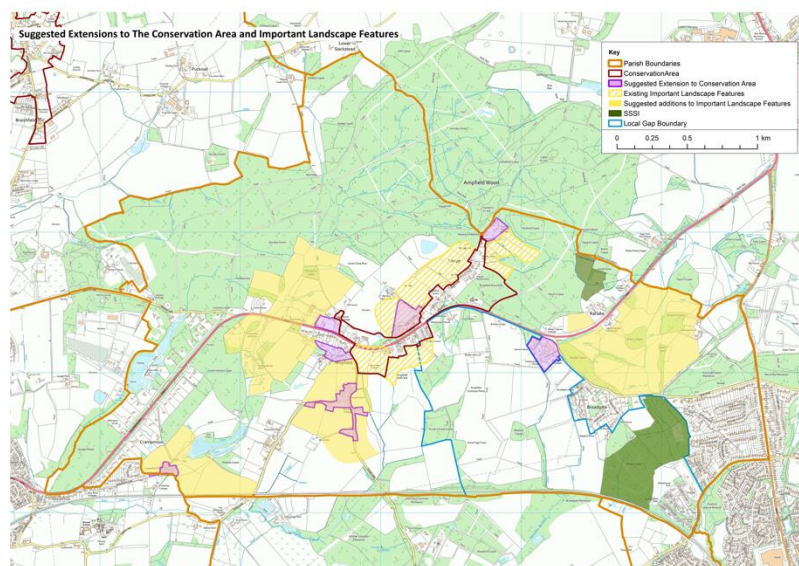
The Conservation Area comprises Knapp, St. Mark's Church, Chapel Wood and extends westward along the A3090 as far as Pound Lane on the southern side and Wingham Lane on the northern side. The Conservation Area includes 60% of the listed buildings in the parish. Outside of the formal Conservation Area lay a number of other important heritage areas: Lower Farm Lane (the old road to Romsey), Pound Lane and Green Lane. These areas include further informal groups of buildings, which are again separated by important open areas comprising ancient fields, small copses of trees and hedgerows. The lanes, fields and houses within these areas are clearly depicted on the 1588 Hursley map. Several of the historic buildings are listed and there are sites of archaeological interest.

Consideration should be given to extending the conservation area to include upper Knapp, Pound Lane as far as Rose



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Cottage and Byways, Lower Farm Lane as far as Lower Farm and along the north side of the A3090 to the Old Farmhouse (Sleepy Hollow). The enlarged area would include Gosport hamlet and a number of historic buildings. This landscape is made up of woodland and ancient field systems and lanes that appear on the 1588 map. It has great natural beauty and provides a very attractive rural setting for the settlement and its old buildings. (ALP Policy: E9)



Ampfield Village (Outer Settlements) – design principles

- Hookwood Lane, Woodlea Way and the adjacent lower part of Hook Road.

This area is a small self-contained settlement, where building commenced in the 1930's. The settlement comprises a development of attractive, widely spaced detached dwellings of individual design set in large well-wooded and screened plots. The overall feel and appearance is that of a mature, spacious settlement, with a high degree of seclusion. The unmade, tree-lined roads, grass verges, gravel drives and wooded plots provide an attractive sylvan setting for the houses. Woodland is an important feature of the settlement and should be retained.



The character of the settlement has been maintained over the years. A few more recently built dwellings on infill plots in both Woodlea Way and Hook Road have been successfully assimilated, due to their harmonious design and the type of materials used and because they sit well alongside other properties of the settlement. To the west lies Broadgate Farm, a previous brownfield site, now redeveloped with a number of large detached houses

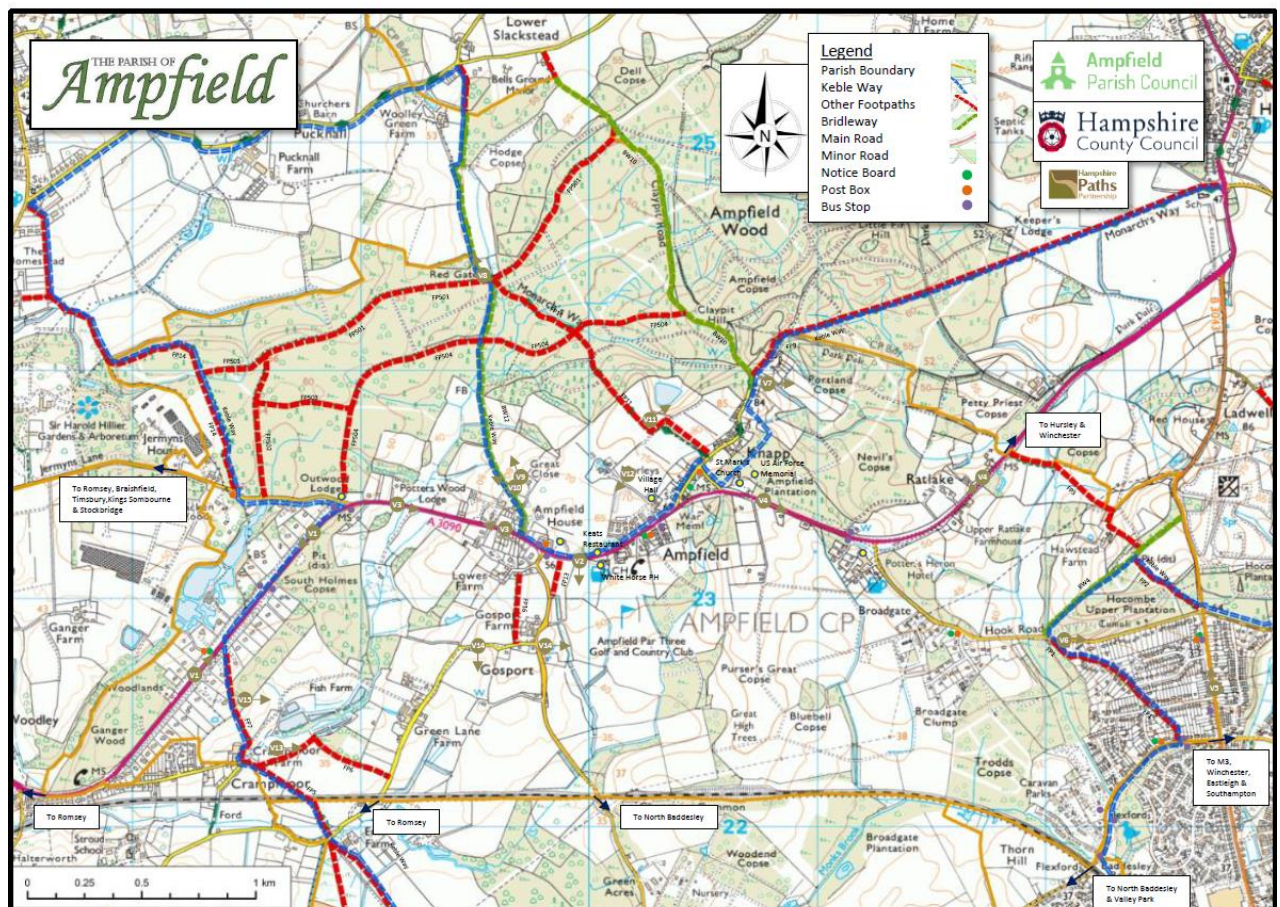


Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

together with a number of smaller, lower cost homes that have been provided in accordance with local planning policies.



CENTREPIECE



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Potters Heron, Potters Heron Lane and Close – design principles

Potters Heron Cottage was the original settlement with Broadgate Cottages a much later 19th century addition on the other side of the main road. The Potters Heron Hotel, a thatched motel dating from 1937, provides the main focus at this junction of the A3090 and the increasingly busy Hook Road. Potters Heron Lane and Potters Heron Close lie either side of the hotel and comprise a small number of widely spaced detached houses of individual design, set on large-scale, well-wooded and screened plots, built along unmade roads at the same time as the original hotel. The tree screening between the hotel and the houses is particularly effective and provides a relatively secluded and private location for the residents.



Ampfield Hill (West), Straight Mile and Jermyns Lane – design principles

The settlement pattern here is of large houses of individual design, built on very large plots, mostly over an acre in size, with some covering several acres. Those on the A3090, here named The Straight Mile, are located on separate service roads, either side of the road. The houses are very widely spaced, well set back from the service road, on plots that are in woodland, often quite dense. Each is well screened from the adjacent property.



On the A3090 at the western end of Ampfield Hill and on Jermyns Lane joining it from the west, there are a number of similar sized properties. These are also very widely spaced, set well back from the road on large plots and screened by extensive woodland. Some of these are much older properties that have been extended. Outwood Lodge (which originally marked the western end of the Hursley Estate) and Keepers Cottage date from the 19th century and several others (such as Little House) were originally bungalows built in the 1950's. The styles of the houses vary a great deal. The Planning Authority has resisted sub-division of plots, thus helping the area to retain a homogeneous appearance,.



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Apart from the nature of the settlement pattern, the key characteristic is the extensive woodland, which covers the whole area. The settlement is separated from the village by an attractive and striking landscape gap running north south along Tadburn Valley, which affords fine views in all directions from the settlements and the road.

Upper Hocombe 'A' and 'B – design principles

Hocombe is the only 'built-up' area in the parish and contains about 65% of its houses. The developments at the eastern end of Hook Road, in Hook Crescent, in the lower west side of Hursley Road, in Baddesley Road, in Beechwood Crescent and in Beechwood Close commenced in the late 1930's and the architectural style of that period is still evident in many properties. Much of the original development consisted of bungalows built on a common alignment and at a similar distance from the roads, on plots with uniform frontages.



In recent years, mainly in the areas Hook Road, Beechwood Crescent and Close, lower Hursley Road, and Baddesley Road, many of these original buildings have been modernised and extended. Most of the alterations and extensions have been well executed, enhancing the variety and style of the properties. However, a few of these developments may be thought to be less successful in maintaining the building style and characteristics of the area. Due to the preservation of the many medium and large trees that have been planted, the area has maintained its attractive woodland setting.



Hook Crescent was developed in the late 1930's. It comprises a development of attractive, detached dwellings of individual designs set in a variety of sizes of gardens, some with a good number of trees. There has been some back-land development but this has largely been well laid out in plots set in amongst the wooded surroundings. The overall appearance and feel is that of a mature and spacious settlement, the woodland providing an attractive backdrop for the dwellings.



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

The upper west side of Hursley Road, Hookwater Road and Close, and Hocombe Wood Road were built in the 1960s. The houses are detached and laid out in a varied pattern on small plots, which provide limited scope for change. The architectural style is typical of the period and only a limited number of house design types were built. However, there is a considerable amount of green space where mature and semi-mature tree and shrubs abound, thus giving the area a pleasant and peaceful appearance.

Flexford Close, situated off Baddesley Road, is an established small cul-de-sac of modern housing built in the mid 1970's to a family of standard designs using similar materials and with open-plan front gardens. Some have been extended and flat roofing been replaced with tiled pitched roofing, which has created some individuality and enhanced their appearance. The area is edged with mature trees and bounded by the Monks Brook, Beechwood Close and Trodds Copse.

At the western end of Baddesley Road there are three mobile home sites comprising approximately 100 mobile homes in total. These are attractively laid out in small well-kept plots, many of which contain shrubs and small mature trees, giving the sites a pleasant appearance and a good degree of seclusion.



Hamlets- Ratlake, Hawstead, Gosport, Green Lane, Crampmoor – design principles

These are the smallest settlements mostly dating from the 16th century or earlier and were formed around the farms at that time. Most appear on the 1588 map of the Hursley Estate. All are unique and individual settlements. They still exist as separate hamlets, their farmhouses and cottages surrounded by open countryside although few now carry out any farming activity. Many have become private residences and the farm buildings converted to other uses. Crampmoor is still a working farm and the nearby cottages here appear little altered, although the original farmhouse itself has been replaced by a modern dwelling.



Near Green Lane Farm the design of several modern buildings that were built along the lane in the 1980s does not reflect the vernacular of the adjacent historic farmhouse. These dwellings form a small ribbon development along the lane, which has encroached onto the surrounding landscape.



The various Ratlake properties, either side of the A3090, date from the 17th and 19th centuries, although some are rebuilds of much older dwellings. They are now private residences,

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

most having been successfully converted from smaller cottages to form larger dwellings for modern living. The farm buildings have been sympathetically converted into offices (see section on Businesses)

The Hamlets remain largely unaltered in terms of their settings and period feeling

Planning Guidance

(Where appropriate, the Planning Guidance notes shown below have been cross-referenced to the planning policies set out in the TVBC Adopted Local Plan; see Appendix 1)

- 1) To protect the key landscape characteristics of Ampfield, development outside of the boundaries of existing settlement areas should not be permitted, unless there is clear evidence that it is appropriate or essential for that development to be in the countryside.
- 2) In-fill or back-land development may be acceptable within settlement areas only where it does not adversely affect the existing overall appearance of the settlement area; having regard to important scenic gaps, views, woodland, trees, hedges, etc. The building design, layout, and landscaping of any such development should be in harmony with the characteristics of its surroundings.
- 3) To protect the landscape characteristics of Ampfield, it is important to avoid ribbon development that extends the settlement boundaries or joins up clusters of buildings and settlements along the roads and lanes of the parish. Development outside the boundaries of existing settlements should not be permitted, unless there is clear evidence of overriding need for that development to be in the countryside.
- 4) The most important open spaces within the village centre should be specifically protected, e.g. the village green at Morleys, the recreation ground and Chapel Wood.
- 5) The subdivision of plots may be acceptable if the design and layout of the resultant dwellings fit harmoniously into the settlement area and is in keeping with the local neighbourhood street scene.
- 6) Where new development occurs, the spaces between buildings should be in keeping with the key characteristics of the neighbourhood and the existing street scene. Existing woodland, trees, hedges and verges should be maintained and protected.
- 7) New development should respect, preserve or enhance the character and appearance of the conservation area by reflecting traditional building forms in terms of density, height, mass and scale.
- 8) Many of the settlement areas close to the old village centre and the A3090 contain highly valued heritage buildings. Where a development adjacent to a heritage building, either designated or non-designated, is proposed, the design, size and form of the proposed development must complement, respect and enhance the environment in which the heritage building stands.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

- 9) Where planning permission has been granted subject to planning conditions, adherence to these conditions should be monitored and enforced.

Design Principles - Buildings

Spanning the centuries, the four most prominent buildings in Ampfield are the White Horse Public House, (early 17th century), Ampfield House (18th century), St. Mark's Church (19th century) and the Potter's Heron Hotel (20th century).

The White Horse dates from the early 1600's and is a timber framed building with brick infill panels, which has been extended sympathetically twice.

Ampfield House dates from 1750 with later additions and was the centre of the Ampfield estate until most of the estate was sold in 1932. The estate at that time included Crampmoor Farm, Green Lane Farm, Lower Farm, Old (Philpotts) Farm, Broadgate Farm and Home Farm (Knapp). It also included the Beechwood estate and the old brickworks at Flexford.

St. Mark's Church, one of the earliest churches built in the neo-gothic style, was designed by the well-known Winchester architect, Owen Browne Carter, and consecrated in 1841. St. Mark's remains very much as it was designed and is instantly recognisable from the original sketches of the period.

The Potter's Heron Hotel, an attractive thatched roof building was opened in 1937 at the junction of Hook Road and the A3090. It was rebuilt after a major fire in 1966 and extended in 1982 to provide an additional wing for the current accommodation. In 2018, a further fire destroyed the thatch for a second time.

Altogether there are 26 listed buildings in Ampfield. These, plus a number of other buildings, have been identified as being of particular



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

historical interest in the parish. Although most are to be found within the boundaries of the village Conservation Area, a number lie outside.

Amongst the most noteworthy buildings are:

- Old farm houses, such as Gosport Farmhouse, built around 1750, and Hawstead Farmhouse, which is older and has been sympathetically restored.
- Labourers' cottages, such as Bishop Cottage in Wingham Lane, Marstan in Green Lane and former Hursley estate cottages in Knapp.
- Lodges of the Hursley Estate, such as Hawkers lodge in Knapp and Outward Lodge on Jermyns Lane. The former has Tudor style central chimneystacks and the latter a superb example of unique Hursley chimneys.
- Yew Tree Cottage in Pound lane, part of which dates from the 16th Century.
- The Old Vicarage built in 1750 and later extended.



Many of these buildings date from the 16th and 17th centuries or earlier. Many other cottages in the village, especially in Knapp, Pound Lane, Green Lane and the outlying hamlets have timber cores dating from the 17th century, to which, in the 19th century, were added exterior tiling and other embellishments. Also built in the 19th Century were numbers 1 and 2 Broadgate Cottages in Potters Heron Close.

The present Village School was opened in 1896 and extended in the 1990's, carefully incorporating the original architectural style. Adjoining this, at the junction of Knapp Lane and the A3090, is the parish war memorial.



The remaining buildings, approximately 70% of the total, were built in the 20th and 21st centuries, the earliest were mainly in the Straight Mile, Potter's Heron Lane and Close, Hookwood Lane, Woodlea Way and the Hocombe and Beechwood areas. The most recent additions would be Morley's Green, Broadgate Farm and a small development on the south side of Ampfield Hill. Particularly in the case of the last three locations, sympathetic design and choice of building materials has been of great assistance to help them to blend into their village setting.



The key characteristic of the Parish of Ampfield, particularly in the village centre, is the intimate relationship between the settlement areas and the surrounding countryside. In a great many locations, the borders of the main thoroughfares through the parish comprise solely open fields and woodland, whilst in the settlement areas the views of the open countryside and neighbouring woodland are prominent behind and between



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

areas of ribbon development. Even in those parts of the parish that are built up, such as Hocombe and Beechwood, there are a very significant number of fine, mature trees and areas of woodland, such as Hocombe Upper Plantation and the nearby Flexford Nature Reserve. It is, perhaps, this close liaison between the built environment and the natural environment that is the characteristic most prized by all the residents throughout Ampfield.

1) Street scene – design principles

Within the parish, residents regard the street scene as being of prime importance. There is a strong preference for small-scale developments and buildings that complement the existing scenic setting and that preserve the character of the area. As a result, the design of developments and the individual buildings within them are given great importance. Much emphasis is placed on buildings that are designed and sited to blend sympathetically with their neighbours and the surrounding area. In addition, the overall appearance of a building and whether it complements or conflicts with the existing street scene is heavily influenced by the choice of the building materials.

VDS 2: Street Scene

The design principles that help create and retain a sympathetic semi-rural street scene include:

- a) Positioning the building within the plot so that it does not dominate either its neighbours or the surrounding areas in general.*
- b) Keeping the height of the building in proportion with, and complementary to, the neighbouring properties.*
- c) Keeping the size and shape of the building in proportion to its neighbours*
- d) Keeping the size of the building in proportion to its plot, avoiding large houses on small plots.*
- e) Respecting local architectural forms.*
- f) Respecting the original architectural style when extending.*
- g) Preserving characteristic spaces between buildings.*
- h) Preserving and providing trees and hedgerows to soften the impact of buildings.*
- i) There has been no significant street lighting within the parish, except in areas that abut neighbouring parishes.*

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2



2) Existing building in the settlements areas – design principles

The great majority of the buildings in the parish are dwellings and most of these are detached. With few exceptions, notably Green Pond Lane and Morley's Green, dwellings across the parish are of individual design on varying sized plots, with differing frontages and settings. This is particularly true of dwellings in the village centre, the hamlets, the Straight Mile, Jermyns Lane, Ampfield Hill, Potter's Heron Lane and Close, Hookwood Lane and Woodlea Way, Hook Road and Hook Crescent. Usually, they were constructed independently of each other over many decades and exhibit a wide range of designs and use of materials resulting in a great diversity of characteristics and styles. However, for all the diversity in building designs in these areas, there remain a significant number of predominant local features.



VDS 3: Local Features

These include:

- a) low rooflines,*
- b) attractive use of roof hips,*
- c) decorative gables,*
- d) decorative clay tile hanging,*
- e) plain tile, slate or thatch roofing,*
- f) windows in proportion to the elevations*
- g) good use of dormer and cottage style windows*
- h) timber framed porches.*

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

In Hook Close, lower Hursley Road, Beechwood Crescent, Beechwood Close and Baddesley Road the dwellings were laid out during the early part of the 20th century in a more uniform pattern. Within each road, the buildings were often built at about the same time and, as a consequence, they exhibit many similar features in terms of style and materials. However, over the years there have been a large number of extensions/alterations to the original construction pattern that has provided for the variations in design at local levels seen today.



More recently, e.g. Green Pond Lane (1948), upper Hursley Road, Hocombe Wood Road, Hookwater Road and Close (1960) and Flexford Close (1970), the housing developments tended to be laid out in a more uniform pattern, with similar sized plots, using a range of modern estate designs and materials.

As stated above, across the parish many of the original smaller dwellings have been greatly extended. This is part of a trend towards more versatile and extensive living accommodation that shows no sign of abating, and will inevitably result in a stock of larger, more expensive housing. As a consequence, the stock of smaller, less expensive properties that might be suitable for starter homes or for older residents wishing to downsize has been depleted.



This situation, to an extent, has been partially remedied by the development at Morley's Green where, whilst it is impossible to escape the estate influence entirely, skilful use of design and building materials has allowed the houses to blend with the existing buildings in the neighbourhood. Although different in scale, the same can be said of the developments in Broadgate Farm and to a lesser extent, at the top of Ampfield Hill. The former, in particular, retains fine views of the open countryside between the large detached dwellings.



Principles of building design in the settlements

1) The Village Centre



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Much of the village centre is in the conservation area and many of the buildings are of the Victorian era or older. With some exceptions, dwellings are small or medium in size and complement the intimate scale of the settlement and its narrow lanes. There is a wide range of styles and shapes, including a small number of 'period' semi-detached houses. Ampfield House (1750) and a number of other dwellings lie in more extensive plots at intervals through the village.

The variety of scale, form and design of the buildings, together with the position on their individual plots, avoids any sense of crowding or domination within the intricate rural landscape setting, either visually or physically. The modest front boundaries of hedge and low brick walls, wooden fencing and natural gravel or paved driveways also suit the rural setting. Most have hedges along the front and side boundaries that afford privacy.

Local and natural building materials predominate. The roofs of thatch, clay tiles and slate complement the existing rural setting. Plain tiles are mid-red or light brown. Walls are generally clay brick, with some upper storey and gable walls being tile-hung or having timber boarding. Bricks were frequently sourced and produced from local brickworks; one of which, Michelmersh Brick Holdings Plc, remains popular and is often specified today. Windows tend to be painted white or stained to harmonise with the landscape and these forms are similarly reflected in the finishes to masonry and rendered panels.

VDS 4: Village Centre

The characteristic design features of the village centre include:

- a) A relatively modest scale of building and front elevations,*
- b) Low rooflines,*
- c) Attractive use of dormer windows,*
- d) Fully hipped roof ends,*
- e) Plain and decorative vertical clay tile hanging,*
- f) Timber cladding,*
- g) Modestly proportioned windows with shallow arched brick lintels,*
- h) Victorian and cottage style windows (twin pane casement and 'Hursley' respectively)*
- i) Timber frame porches.*

2) The Straight Mile, Jermyns Lane and the west end of Ampfield

Traditionally, the buildings here are mainly large detached two-storey residences sited on very large plots, most built independently in the 1950s and 1960s to individual designs. However, more recently a number of the original



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

residences have been demolished and rebuilt on a larger footprint, with greater visual impact on the surrounding area.

The buildings continue to be spaced well apart and heavily screened from the adjacent main road and each other. In the heavy woodland setting, the most successful designs are those that have lower and steeper rooflines and more detailed and broken roof and wall elevations. It is the visual and spatial relationship of each design within the heavily wooded landscape of its plot that has determined the success of the design and the finishes employed, rather than any need to harmonise with neighbouring designs. In such well-screened and large plots, building design rarely impacts on neighbours or those passing by. Extensions have been built, many introducing large additions towards one boundary, some introducing first floor balconies or verandas. In most of these instances, the space and privacy of neighbours has not been significantly affected. A wide variety of materials, both traditional and modern, have been employed in colours and textures that in most cases complement the wooded landscape surrounding

3) Hookwood Lane, Woodlea Way, Potters Heron Close, Potters Heron Lane and Lower Hook Road

Buildings here are primarily medium and large detached dwellings sited on large plots, built independently from the 1900s to the present day, each to an individual design.

The wooded settings provide important local character, with the dwellings spaced well apart and screened from each other, giving an attractive and homogeneous overall appearance. In these informal wooded areas, the most successful designs are those that have lower, more detailed and broken rooflines and elevations and are modestly proportioned and centrally positioned in relation to their plot dimensions. More recently, there has been an element of infilling, although the new properties remain similar in scale and design.



VDS 5: Hookwood Lane, Woodlea Way, Potters Heron Close, Potters Heron Lane and Lower Hook Road

Examples of the design approaches include:

- a) buildings set back from the front boundary to retain a belt of trees,*
- b) generous spaces between dwellings,*
- c) groups of dwelling types e.g. single- or two storey;*
- d) individual designs that avoid modern estate type styles;*
- e) steep to moderate pitch roofs;*
- f) modestly detailed and proportioned front and side elevations;*
- g) use of broken front elevations;*
- h) low rooflines with limited use of dormer windows on front and rear elevations*
- i) rooflines lowered to first-storey level on side elevations;*

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

- j) cropped hipped roof-ends where closer to neighbour or boundary;*
- k) tile hanging or differing finish on the upper storey;*
- l) the roofs are of thatch, clay or concrete plain or interlocking tiles;*
- m) walls are brick or rendered, with some tile-hung upper-storey and gable walls (some with timber boarding).*

4) Hook Crescent, Hook Close, Upper Hook Road, Hursley Road, Baddesley Road, Beechwood Crescent and Close

Buildings here are all detached, mainly medium sized with some larger dwellings. Most are sited on medium sized plots and most were built between the late 1930s and the 1950s, many to individual designs. Some of the buildings are surrounded by trees or woodland, which provides character and screening.



Many of the buildings are set out more formally along each road in similar positions relative to the boundary, on plots of similar width. There is a wide range of styles. Upper Hook Road, Hursley Road, Beechwood Crescent and Beechwood Close were originally laid out mainly with traditional bungalows of similar patterns. Many of these have been modified in recent years with expansion into the roofs, side or rear extensions or re-developed into two-storey dwellings, frequently in a more contemporary style. In those re-developed into two storeys, often the front elevations have been extended across the width of the plot. In so doing, a number have become oversized in relation to their plot and to adjacent buildings. As a consequence, the original homogeneous nature of the street scene and character has been significantly altered.



Whilst these changes in the appearance of the street scene have provided considerable variability in the design features of these areas, especially in the Beechwood neighbourhood, below are examples of some of the common design characteristics.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

VDS 6: Hook Crescent, Hook Close, Upper Hook Road, Hursley Road, Baddesley Road, Beechwood Crescent and Close

Examples of the design approaches include:

- a) single family dwellings, with a mix of single/two stories;*
- b) variations in rooflines;*
- c) moderate to steep pitch roofs;*
- d) use of broken front elevations;*
- e) use of dormer windows on front and rear elevations;*
- f) rooflines on side elevations lowered where appropriate;*
- g) hipped and cropped hip roof-ends where closer to neighbour or boundary;*
- h) tile hanging or differing finishes on the upper storey.*



5)

Hursley Road, Hocombe Wood Road, Hookwater Road and Close

Buildings here are all medium-sized detached two-storey dwellings, fairly densely sited on smaller plots; many with open-plan front gardens. All were built in the 1960's in small estate lay- outs, using families of related designs. The buildings are set out fairly formally on regular-width plots. There are some original mature trees in most plots and on the small but important green open spaces bordering the dwellings on the service road fronting Hursley Road. The overall landscape setting also owes much to new planting, which has now established and matured into effective landscaping.



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

VDS 7: Hursley Road, Hocombe Wood Road, Hookwater Road and Close

Examples of the design approach for these developments include:

- a) variations in dwelling designs and elevations;*
- b) variable small spaces between buildings and staggered front elevation set-back distances, which give an open, spacious and attractive appearance;*
- c) variation of brick and concrete tile colours along streets*
- d) concrete or plain clay tiles on some elevations also provide variations in appearance.*

6) Flexford Close

This is a relatively high-density cul-de-sac estate built in the 1970s to a family of standard designs using similar materials. The great majority of buildings are set out fairly formally on regular plot-widths with open-plan front gardens. All houses were originally built with integral garages many of which have now been incorporated into the living space. Some have been extended and flat roofing been replaced with tiled pitched roofing which has created some individuality and enhanced their appearance.



Adjacent to Flexford Close at Flexford, on the former North Hill Sawmills site, outline planning permission has been granted for a new care village including a nursing home.



7) Mobile Home Parks (Wheelhouse Park, St. James Park and King Edwards Park)

The three residential mobile home parks comprise pre-fabricated forms of functional, non-permanent single-family dwellings. The plots are attractively laid out along tarmac service roads, and the plots and common areas are well maintained and cultivated.

8) The Outlying Hamlets

Most hamlets comprise several dwellings and some agricultural buildings of either traditional or modern construction. Some traditional farm outbuildings have been very successfully converted for alternative uses. Most buildings date from the 16th to 18th centuries and each design appears to be representative of its historical period. Although the buildings vary in size and style, overall they complement the intimate scale and informality of the hamlet and their surrounding rural landscape and lanes. In Green Lane, some post war buildings have been added but because they are dissimilar to the adjacent older buildings in design details, general proportions and materials, their integration has been of limited success.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

VDS 8: The outlying Hamlets

Similar to the village centre, the predominant design characteristics include:

- a) steep and low rooflines;*
- b) decorative gables;*
- c) decorative clay tile hanging;*
- d) plain tile, slate and thatch roofing;*
- e) modest proportion window and elevations;*
- f) cottage-style windows;*
- g) timber framed porches.*

Planning Guidance

(Where appropriate, the Planning Guidance notes shown below have been cross-referenced to the planning policies set out in the TVBC Adopted Local Plan; see Appendix 1)

- 1) Development should respect, complement and integrate with the character of the area in which the development is located. Where a development fails to integrate with or respect the character of its neighbourhood, that development should not be permitted.
- 2) Where development is proposed within an existing settlement area, the design, style and features of the development should be in keeping with the neighbourhood with regards to its size in relation to its plot, its position within the plot and the gaps retained between that development and its neighbours.
- 3) Provided a proposed development is in keeping with its neighbours and integrates with the surrounding area, a measure of variety in the style, shape and size is important. New clusters of buildings should avoid sterile uniformity of building alignment, architectural style and elevations and use a variety of different materials and finishes.
- 4) Where an existing building is to be extended, the proposed design should complement and respect the style, detail and material of the original, together with the overall appearance of the dwelling in its neighbourhood. There should be no significant detrimental impact on the amenity of neighbouring properties.
- 5) The roof heights of any new development should respect those of nearby properties in order to provide a harmonious street scene. Hipped roofs or single-storey fully hipped pitch roof extensions should be used where the introduction of a two-storey gable end would detract from the light or amenity of an adjacent dwelling or is uncharacteristic of the neighbourhood.
- 6) Where there are established characteristic gaps between adjacent dwellings in a neighbourhood, these should be respected and maintained. Development should not impinge on the amenity value of neighbouring properties.
- 7) Domestic installations (oil tanks, satellite dishes, etc.) should be out of view of the road or appropriately screened to minimise the visual impact.
- 8) Off street parking should be provided whenever possible.
- 9) New buildings and extensions should seek to preserve existing wildlife corridors. Existing trees, hedges and woodland should be retained, where possible.
- 10) Conversions, extensions or new build of commercial/utility properties should be designed to fit sympathetically within their neighbourhood in terms of scale, form and materials.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Businesses

The business environment

Ampfield is a good location for small businesses; south Hampshire is a large and rapidly growing local market place and there is a good supply of skilled labour in the area. Southampton, Eastleigh and Winchester are each within ten miles of the parish. The existing road system provides quick access to these towns, to their main-line railway stations and to Southampton Airport. Rents tend to be lower in the country than in the towns, and the working environment is attractive.



Existing Businesses

The largest business in the parish is Hillier's, one of the leading horticultural and arboriculture businesses in the UK. Its nurseries, propagation units, distribution depot and offices are in or neighbour the parish. It owns a large amount of land around Knapp and its Head Offices are in Ampfield House. Other businesses in the parish include a children's nursery, an equestrian centre, stone-masonry, small-scale auto-engineering, furniture and joinery, architecture and several small technology or service-based businesses.



Farming has declined in recent years. Of the eight farms that were working in Ampfield in 1945, few productive units remain, notably Crampmoor Farm and Hawstead Farm. At the remaining farms, the land tends to be let out for grazing livestock or for keeping horses. Their buildings have been re-developed in various ways to provide accommodation for new businesses. At Ratlake Farm, the buildings have been sympathetically converted to high-quality offices, and are let to small businesses. This conversion could serve as a model for the re-development of disused rural buildings.



At Green Lane Farm, the farm buildings now accommodate several light industrial businesses. Leisure businesses in Ampfield include a pub (The White Horse), a hotel (The Potters Heron), a restaurant (Keats) and a par-three golf club. All are well patronised and appear to be thriving.



Future trends

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Ampfield's attractive geographic location is expected to continue to attract small businesses into the parish. In general, business start-ups should be encouraged, provided that their activities are of a nature and on a scale that would be suited to the local semi-rural and residential environment. Few residents would support the construction of substantial new office or industrial buildings but the sympathetic conversion of existing buildings, such as disused farm buildings, may be an acceptable alternative to dilapidation.

The increasing popularity of home working, evident over the last two decades, has encouraged a number of residents to start up small business from their own homes. This is expected to continue.

However, it must be born in mind that the construction of new outbuildings to accommodate the expansion of businesses that started in the home, or the conversion of existing ones, may be detrimental to the privacy and amenity of neighbours in certain locations, in particular within the conservation area or in the proximity of Ampfield's heritage buildings. Also, an increase in the number of workers on a residential plot is also likely to cause parking problems, increase traffic in the locality and detract from the amenity of neighbouring homes.



Planning Guidance

(Where appropriate, the Planning Guidance notes shown below have been cross-referenced to the planning policies set out in the TVBC Adopted Local Plan; see Appendix 1)

- 1) The sympathetic conversion of existing buildings, such as disused farm buildings, and their reuse as business premises is an acceptable alternative to dilapidation. Whenever existing brick, stone or timber buildings are converted to suitable business use; the scale, design and materials of the conversion and any extensions should be in keeping with the local surroundings.
- 2) Where planning policies permit the construction of new buildings or extensions to assist the expansion of existing businesses, the scale of the development and its design and layout should be appropriate to the surrounding landscape.
- 3) Consideration should be given to the need for landscaping and screening, such as hedges, fences, or walls, that is sympathetic with the surrounding area to minimise visual intrusion, this also includes temporary structures.
- 4) Provided that there is no significant adverse impact, visually or environmentally, on the amenity of neighbouring dwellings, conversion of existing outbuildings on residential plots, such as garages, to a business use may be acceptable.

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Roads, Traffic and Utilities

Existing situation

The Parish has experienced a significant increase in traffic on its roads over the last ten years. Although the increase in traffic has been greatest on the A3090, Hook Road, Hursley Road and Baddesley Road, even the narrow, winding country lanes such as Pound, Green and Knapp Lanes carry a rising volume of traffic, some of it heavy. As almost every home in the Parish is built beside a road, this increase in traffic has had an adverse impact on most residents.



The defining landscape characteristic prevalent in the central areas of Ampfield is that of a semi-rural environment. Rising volumes of traffic movements, when combined with relatively high speeds, have an adverse impact, partly from increased noise levels but also from a safety perspective. The most notable effects are as follows:



- a) Danger to road users and pedestrians from speeding traffic and higher volumes*
- b) Risk of accidents caused by the speed of traffic and risk of wild life (e.g. deer) on the road*
- c) Intrusive traffic noise affecting the tranquillity of many homes*

Throughout the parish, there are a variety of speed limits in operation, official changes to the required speeds are often in very close proximity and show little apparent consistency. There is anecdotal evidence to suggest that many residents would welcome action locally, which would improve road safety standards for all road users.



There would be similar support for improved safety measures that effect pedestrians and cyclists. Particularly at busy periods, crossing the A3090 in the village is potentially

dangerous for the more elderly residents, children going to and from school and people generally moving around the village.

Many of the roadside footpaths, verges, hedgerows and ditches are currently poorly maintained. This is



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

particularly evident along the A3090 and Hook Road, where walking along the footpaths can be hazardous.

Many cyclists use the A3090 but the road is narrow, so the volume and speed of traffic makes cycling along it a hazardous and potentially unpleasant experience. A cycle lane is planned from Romsey to Hursley, which is partially complete. However, as it stands currently, the stretch through the centre of Ampfield has not been built.

There is only limited car parking available in the centre of the village, consequently, there



has been an increasing tendency to use the roadside verges for car parking. This is particularly prevalent by St. Mark's Church, Keats Restaurant, Ampfield School and the access areas to Ampfield Wood, both at Jermyns Lane and the end of Knapp Lane.

The trend to park on the roadside verges frequently forces pedestrians to walk close to or in a busy road, particularly the A3090, with all the inherent dangers that involves, especially to children and older residents. It has also led to the verges being damaged. In a number of places uncut grass, hedges and overhanging tree branches obstruct both the lines of sight for motorists and pedestrians alike. In addition, in these areas litter and rubbish will often accumulate leaving an unsightly appearance and environment.

Road noise through the centre of the village has risen significantly over recent years, aggravated by the increasing volume and speed of the traffic. It is at its worst on the faster stretches of the road, such as the Straight Mile, but even through speed-restricted areas there is a constant background noise.

In many of the older parts of the parish, utilities and services tend to be provided by overground cabling. This tends to be simultaneously unsightly and prone to disruption as a result of adverse weather or accident.

Bus services between Romsey and Winchester through the Village centre are currently regular and reliable. These are much valued by many of the local residents but elsewhere in the parish public transport facilities are very limited. A number of bus stops are not yet provided with bus shelters.



Recommendations for Consideration:

- 1) The defining landscape characteristic prevalent in the central areas of Ampfield is that of a semi-rural environment. In addition, a significant proportion of the parish (approximately one third) is covered by woodland There has been an increasing

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

incidence of wildlife, e.g. deer, becoming more prevalent on or in close proximity to the road network, particularly the busy A3090, the main artery between Romsey and Winchester. The combination of a rise in the volume of the traffic movements and relatively high speeds has an adverse impact on the environment, changing its character, particularly in the rural gateways to the village. Whilst there is little prospect of ameliorating the rise in traffic volume, there is a chance to influence the speed at which the traffic moves. This might be particularly beneficial in the gateways to the parish along the A3090 but also Pound Lane and Green Lane and the lower part of Hook Road. In addition, this might lead to greater consistency of imposed speed restrictions throughout these areas and an improvement in the experience of all users of the parish's highways, with road safety standards enhanced.

- 2) To enable residents, especially the elderly and schoolchildren, to move around the village in safety, additional measures should be considered to assist pedestrians wishing to cross the A3090 in the centre of the village.
- 3) Consideration should be given to avoiding the need for pedestrians to walk on the busy A3090 due to vehicles parking on the roadside verges. A practice that has inherent dangers to young and old alike. Opportunities to provide additional car parking facilities should be considered, including at Jermyns Lane, which would encourage visitors wishing to walk in Ampfield Wood.
- 4) To improve lines of sight, especially in the vicinity of road junctions, the roadside footpaths and adjacent hedgerows should be maintained regularly. With the exception of areas designated as a SINC or RVEI, the roadside verges should be cut more frequently and landowners could be encouraged to maintain their hedges and ditches on a regular basis.
- 5) The local footpath network is a highly prized amenity within the parish. Opportunities for extensions to the network should be considered in order to link all parts of the parish, thus enabling parishioners to walk around the parish safely and easily.
- 6) To encourage the use of bicycles in the village, the planned cycle lane between Romsey and Hursley should be completed, particularly the stretch along the A3090 from the Straight Mile to Ratlake. Consideration should be given to providing cycle lanes linking the remainder of the parish with Chandlers Ford and North Baddesley.
- 7) Fly tipping is a perennial problem. Given the high incidence of woodland and countryside verges in the parish, consideration should be given to the regular collection of the rubbish and the law on fly tipping enforced.
- 8) Wherever possible, new utility service cabling should be laid underground and, ideally, existing utility service cabling should be re-laid underground when opportunities to do so arise.
- 9) The 66 bus service along the A3090 provides an essential link between Romsey and Winchester and is much valued by the residents. Consideration should be given to the service being maintained, once the current contract with the bus company expires. Consideration should also be given to improving bus services available throughout the remainder of the parish.

Appendix 1

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Ampfield Village Design Statement Planning Guidance Notes;
Cross referenced to the Test Valley Borough Council,
Local Plan 2011-2029, Planning Policies

<u>Ampfield Village Design Statement</u>	<u>Test Valley Borough Council</u>
<u>Planning Guidance Notes</u>	<u>Local plan 2011-2029, Planning Policies</u>
Landscape Setting – note 1 (Page 17)	Policy: COM2, COM8 – COM14, LE 10, LE16-LE18
Landscape Setting – note 2 (Page 17)	Policy: COM2, E1, E2
Landscape Setting – note 3 (Page 17)	Policy E3
Landscape Setting – note 4 (Page 17)	Policy: E2, E5
Landscape Setting – note 5 (Page 17)	Policy: E2, E5
Landscape Setting – note R1 (Page 17)	Policy: E3
Landscape Setting – note R2 (Page 17)	Policy: E2, E3, E5
Settlements – note 1 (Page 27)	Policy: COM2, COM8 – COM14, LE 10, LE16-LE18
Settlements – note 2 (Page 27)	Policy: SD1, COM2, E1, E2
Settlements – note 3 (Page 27)	Policy: SD1, COM2, E1, E2
Settlements – note 4 (Page 27)	
Settlements – note 5 (Page 27)	Policy: SD1, COM2, E1, E2
Settlements – note 6 (Page 27)	Policy: SD1, COM1, E1, E2
Settlements – note 7 (Page 27)	Policy: E9
Settlements – note 8 (Page 27)	Policy: E9
Settlements – note 9 (Page 27)	
Buildings – note 1 (Page 37)	Policy: SD1, E1, E2, LHW4
Buildings – note 2 (Page 37)	Policy: SD1, E1, E2, LHW4
Buildings – note 3 (Page 37)	Policy: E1, E2
Buildings – note 4 (Page 37)	Policy: E1, E2, LHW4
Buildings – note 5 (Page 37)	Policy: E1, E2, LHW4
Buildings – note 6 (Page 38)	Policy: E1, E2
Buildings – note 7 (Page 38)	Policy: E1, E2
Buildings – note 8 (Page 38)	Policy: E1, E2, E5
Buildings – note 9 (Page 38)	Policy: COM2, E1, E2, E5
Businesses – note 1 (Page 39)	Policy: COM2, LE16
Businesses – note 2 (Page 39)	Policy: COM2, LE17
Businesses – note 3 (Page 40)	Policy: E1, E2, E5
Businesses – note 4 (Page 40)	Policy: E1, E2

Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

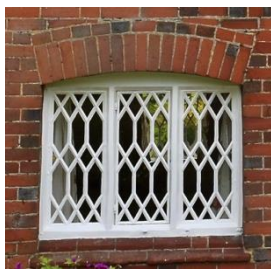
Appendix 2

- a) The fifth version of the Ampfield VDS was produced in a 'word' format. As a result, it is difficult to include all the photographs required.
- b) For record purposes, this appendix shows the additional photographs that will be included in the final printed version of the adopted VDS. It is intended that the final adopted version will be produced and printed professionally. A copy will then be distributed to each household in Ampfield



Fifth Version of VDS 29th April 2019, with Appendices 1 and 2

Appendix 2 (con't)



Revised Ampfield Village Design Statement (VDS)**List of Respondents**

Number	Respondent
001	Southern Water
002	Natural England
003	Steve Lees Planning
004	Steve Lees Planning (on behalf of client)
005	Historic England
006	Public Health at Hampshire County Council
007	Pro Vision
008	Catesby Estates
009	Pegasus Group (on behalf of N&T Trust and Hillers Nursery)

Revised Ampfield Village Design Statement**Schedule of Responses**

Summary of Comment No comments (001)
Response Noted
Change No change

Summary of Comment To preserve the wider landscape character of area, the Town or Village Design Statement should recognise and give appropriate consideration to the impact of the design statement on protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONB), if the town or village is within or adjacent to one. (002)
Response Ampfield does not lie within or adjacent to any protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONB)
Change No change

Summary of Comment Landscape Character Assessments (LCA) provide a context for looking at possible changes and for seeking to ensure that the countryside character is protected and enhanced. Local area LCAs should be cross-referenced as they are a useful tool to ensure a positive contribution in terms of design, form and location, to the character and functions of the landscape, and avoids any unacceptable impacts. NCA profiles are guidance documents which include a description of the key ecosystem services provided in each character area and how these benefit people, wildlife and the economy. They identify potential opportunities for positive environmental change and provide the best available information and evidence as a context for local decision making and action. NCA profiles are available on the NCA pages of our website for you to refer to. (002)
Response Noted, Test Valley recently updated its Landscape Character Assessment in 2018, and which took the Natural England National Character Area profiles into account. This therefore provides and appropriate local evidence base on this issue.
Change No change

Summary of Comment Green infrastructure is a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. Green infrastructure is relevant in a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification. Green infrastructure maintains critical ecological links between town and country. The Design Statement could usefully promote high quality and multifunctional green infrastructure. (002)
Response

Noted, the Test Valley Green Infrastructure Strategy 2014-2019 was adopted in order to set out an approach to maintain existing GI and to enhance it. While green infrastructure is not a specific design consideration there are references made to subjects such as the importance of wetlands and woodland and farmland within the VDS, which the Councils GI strategy provides local guidance on.

Change

No change

Summary of Comment

The Design Statement should have recognised and referenced designated wildlife sites and other biodiversity assets in the immediate area, such as protected species, ecological networks, habitats and green spaces. Design guidelines should respect, and where possible, enhance the town or village's local and neighbouring biodiversity resources. When preparing the Design Statement, your local Wildlife Trust and local environmental record centre should have been consulted, and local and national Biodiversity Action Plans should be referenced where relevant. (002)

Response

Noted, there is a chapter dedicated to nature and wildlife within the document. The Wildlife Trust was consulted on the document as a statutory consultee. The Test Valley Biodiversity Action Plan is also a resource available on the Council website. Reference has been made in the VDS to the importance of certain habitats and designations including the SSSI at Ratlake and Trodds Copse. The Test Valley BAP provides an appropriate local evidence base on this issue.

Change

No Change

Summary of Comment

As an organisation, we are committed to involving the community in our work, ensuring that local people and the organisations that support them are consulted at the earliest possible stage. We are keen to see this principle adopted as part of the village design statement formulation process so that local people have a chance to contribute to the development of the statements from the outset. (002)

Response

The residents of Ampfield have been consulted on throughout the process of compiling this document; pages 4 to 6 of the VDS which went to public consultation show examples of some of the methods used for community engagement as well as responses from the questionnaire which was sent to all households.

Change

No Change

Summary of Comment

The VDS identifies land south of the A3090 at Ratlake as an area to be considered for inclusion in a local gap under Policy E3 of the Local Plan ref pt9 on page 19. It also identifies the same area as one to be considered as an important landscape feature under Policy E2 of the Local Plan ref pt9 page 19. This is an interesting approach in as much as the VDS appears to be promoting a course of action it would like the Council to undertake as opposed to setting out in the document specific guidance in respect of this area of land.

The Council has reviewed the boundaries of the Ampfield- Valley Park local gap on two occasions since the current VDS was adopted in 2003 and excluded the land at Ratlake. In considering any proposals for development can I be advised that the reference to a possible extension to the existing local gap in the VDS would not be a material consideration?

A request was made in respect of promoting the status of Ratlake as an important landscape feature. Policy E2 of the Local plan does not specifically designate important landscape features and not extensive areas of countryside. Can I be advised that the reference to future consideration of this area as a landscape feature in the VDS when adopted would not be a material consideration? (003)

Response

The map within the VDS which is being referred to is showing suggested possible extensions to the Local Gap and Important Landscape Features. This is in order to reflect the views of the residents of Ampfield as what they might like to see in future in order to protect the character of the village; these suggested extensions do not form part of the Planning Guidance within the document. Any future amendments to designations will be a matter for the next Local Plan process. This map is similar to a map which was featured in the previous 2003 VDS document.

Change

A new subheading "Recommendations for Consideration" has been included; including recommendation R2) *Consideration should be given to recognising the gateways to the village, both western and eastern, in any future review of any Important Landscape Features and Local Gaps.*

This will be considered as part of the next Local Plan review.

Summary of Comment

The review of the 2003 VDS is welcomed and the quality of the publication is a significant positive improvement in particular the use of photographs.

The recognition within the VDS of the importance of addressing the housing needs of the parish is welcomed.

The positive approach taken by the VDS (ref page 3) of seeking to shape and inform new development rather than to stop the process of change is supported. However the detailed planning guidelines focuses on identifying significant areas of the parish where development is to be resisted (potential extensions to the conservation area, possible extensions to the existing Local Gap and designations of important landscape features covering extensive areas of countryside) which are at odds with the sentiments expressed at the beginning of the document (004)

Response

The map showing suggested possible extensions for example to the Conservation Area, Landscape Features and the Local Gap is included to reflect the views and opinions of the residents of Ampfield as what they might like to see in future in order to protect the character of the village; however these suggested extensions do not form part of the Planning Guidance within the document. Planning proposals will be determined in accordance with the development plan. Any future amendments to designations will be a matter for the next Local Plan review. This map is similar to a map which was featured in the previous 2003 VDS document.

Change

The wording of the document has been amended to promote a more positive approach to design for potential future development in Ampfield. For example; *"Parishioners believe that, by encouraging high standards of architectural design in new building and in new development, opportunities can be created that will enhance the appearance of the parish in the future."*

Summary of Comment

Overall, we consider the Statement to be an excellent comprehensive and attractively-produced Village Design Statement, and an exemplar in its preparation by volunteers and the engagement of the community. We just have a few detailed comments.

We welcome the vision in principle, particularly the references to safeguarding character, the conservation area and historic buildings, although we prefer to refer to the special interest,

character and appearance of conservation areas and the significance of historic buildings i.e. what it is that is important about them.

We note that the vision is expressed as being of “*a community that will strive to.....*”, but that it is expected that the Statement will act as a reference document for a range of people outside the community. We presume that it is hoped or expected that these will also “sign up” to that vision and strive to make it a reality. We therefore suggest that consideration be given to revising the vision to make it clear that it applies to all who have a say in the future development of the village, perhaps by revising the wording slightly so that the vision sets out what the community would like the village to be.

It would be helpful to explain what the special interest of the Conservation Area is (the reason for its designation) and whether or not there is a Character Appraisal and/or Management Plan for the Area.

We note the suggestion that consideration should be given to extending the Conservation Area on page 27. Whilst we understand that the proposed areas of extension are historic and/or contain historic buildings, care needs to be taken in designating conservation areas or extensions to existing areas.

We should make it clear that we are not expressing a view on whether or not the areas proposed as extensions are of “special interest” - that is a matter for the Borough Council to determine.

We suggest that it be clarified if the buildings identified on page 28 are statutorily listed or identified as being of local historic interest. The term “heritage building” is not one used in the National Planning Policy Framework – we would suggest, to avoid confusion, that historic buildings be either referred to simply as historic buildings, or as listed buildings and buildings of local historic interest, as appropriate, (are the latter actually identified on a “local list”?)

(005)

Response

Noted, the vision is considered appropriate; this is a document that was completed with the involvement and cooperation of the residents of Ampfield. It is expected that the content of the VDS should be taken into account by local residents for any future development proposals. The details of the conservation area have their own chapter within the document, and the map showing suggested possible extensions for example to the Conservation Area is included to reflect the aspirations of the residents, and will not form part of the guidance. The final point raised regarding reference to heritage and historic buildings is accepted.

Change

All references to the term “heritage building” have been replaced with the term “historic building” as suggested.

Summary of Comment

Buildings:

To support the health and wellbeing of residents we would recommend: the design of affordable housing, buildings which meet the EPC rating of band C or above and buildings which meet the Lifetime Homes standard.

We acknowledge that the planning guidance sets out the need for smaller, lower cost homes for sale in the private sector. These homes, along with other new builds, should meet the nationally described space standards as a minimum. We would recommend a presumption in favour of developments that include homes with more than one bedroom. Two+ bed homes allow for flexibility for healthy aging (e.g. provide space for carers) and provides space for families to live and remain in the borough.

Developments should also include the socially rented sector in addition to a range of other affordable tenure types. All affordable homes should evenly distributed across development and be indistinguishable to market homes in design and appearance (i.e. “tenure blind”).

(006)

Response

Noted, the provision of affordable homes, space standards and the energy efficiency of new build dwellings are a subject that would not be covered by a Village Design Statement and are instead matters for the next Local Plan to take into consideration

Change

No change

Summary of Comment**Roads, traffic and utilities:**

We are very supportive of the approaches to reduce the number of cars parked on pedestrian walkways on the A3090. We feel that this approach could be strengthened by applying it to all other roads to enable all pedestrians to walk safely, this is particularly important for those that use wheel chairs/mobility aids or those that have a physical impairment e.g. hearing.

Adequate parking within new developments can help to ensure that pedestrian and cycle pathways remain safe to use and free from obstruction, by avoiding the need for cars to park on verges, curbs and pavements. This can be achieved via policy that specifies the number of car parking spaces required as part of new developments.

In line with the NPPF, new developments should allow for the installation of electric car charging points. This should also be encouraged in the village centre and other retail developments.

In addition to car parking, there should be adequate cycle storage provided within new developments. We recommend a minimum of two cycle storage places per home (including for one bedroom units). This is in anticipation that one bedroom units may often be occupied by two people. Visitor cycle parking should also be available.

We also support the promotion of cycling through the use of cycle lanes; again this could be strengthened by applying it to more areas across the whole parish. This can support the promotion of active travel and improvement in air quality.

It is evident that the Parish is largely made up of woodland and countryside, which provides a huge opportunity for active travel and recreational use. A recent review of green space suggests that perceived quality and safety of green spaces appear to be particularly important to its use. Woodlands may be seen as inaccessible for those concerned with safety, particularly lone women, ethnic minorities and young people. Removing litter and signs of vandalism whilst improving pathways and signage can overcome this. Furthermore, organised activities to encourage exploration of local woodlands have been shown to increase confidence in accessing woodlands. (006)

Response

Noted, many of these suggestions fall beyond the remit of a Village Design Statement but are topics that can be reviewed as part on the next Local Plan.

Change

No change

Summary of Comment

1. The extent of the 'suggested addition to important landscape features' between the western end of the village and The Straight Mile; and
2. The suggested extension to the conservation area particularly between Lower Farm Lane and the housing on the A3090.

It is not clear whether either of the above proposals are evidence based. There does not appear to have been a thorough landscape assessment or conservation area assessment or review. Robust evidence will be needed before these proposals or policies can be firmed up in any adopted VDS.

The suggested addition to the important landscape feature is questionable in its extent. As drawn it covers land that now falls within the settlement boundary including developed areas or areas of approved development (either under construction or yet to be built).

It would be inappropriate to include the Grosvenor Court offices, their car parks and driveway within the important landscape feature. The designation should also take account of the following:

1. The large new equestrian development which is under construction and will be prominent on the Hill within the suggested landscape feature;

2. The site of the derelict glasshouses and the large new agricultural barn which has been approved for this site;
3. The new offices and car park to replace the farm buildings at Sleepy Hollow;
4. The large new agricultural barn recently erected on the field north of the A3090 between Sleepy Hollow and The Straight Mile; and
5. The caravan site which now operates all year round within the centre of Tadburn Meadow.

We would be grateful if you could reconsider the proposals in the light of the above and if there are to be changes to either the conservation area or the designated important landscape features there should be professional reports by suitably qualified individuals to evidence the proposals. (007)

Response

The map within the VDS which is being referred to is showing suggested possible extensions to the Local Gap and Important Landscape Features. This is in order to reflect the views of the residents of Ampfield as what they might like to see in future in order to protect the character of the village; these suggested extensions do not form part of the Planning Guidance within the document. Planning proposals will be determined in accordance with the development plan. Any future amendments to designations will be a matter for the local plan review. The area highlighted by this comment has already been included within the same suggested possible extensions map since the previous VDS document was adopted by the Council in 2003.

Change

A new subheading "Recommendations for Consideration" has been included; including recommendation R2) *Consideration should be given to recognising the gateways to the village, both western and eastern, in any future review of any Important Landscape Features and Local Gaps.*

This will be considered as part of the next Local Plan review.

Summary of Comment

Catesby Estates objects to the adoption of the draft Village Design Statement (VDS) on the basis that it introduces large swathes of untested, unjustified and ineffective policy via a document not subject to any independent scrutiny.

The Important Landscape Features (ILFs) are noted within the Ampfield Village Design Statement (VDS) and mapped on the plan on page 18 of the draft VDS (Suggested Extensions to The Conservation Area and Important Landscape Features). They are not illustrated on the adopted Local Plan Proposals Map for Ampfield and are only referenced a small number of times within the Local Plan policy text.

The main mention is within Local Plan Policy E3 (Local Gaps), which is a general landscape character protection policy, rather than a policy directed specifically at the ILFs. ILFs are therefore only one part of the wider gamut of landscape character protection measures, and do not represent, for example, a form of Local Landscape Designation (LLD) that might have a genuinely elevated planning status.

Local Plan Policy E3 does suggest that development should be entirely avoided in ILFs (or future ILFs). This would suggest that the potential impact of development has not been tested to any significant degree, or that development would necessarily harm these features. The neighbouring parts of the proposed ILF (to the west) comprise a golf course, so landscape character appears to be secondary for these areas.

There appears to be no evidence base to characterise, define or justify either the suggested additions to the ILFs on page 18 of the draft VDS. There isn't, for example, a landscape sensitivity study which looks objectively at the land around Ampfield to identify the higher value areas that might be appropriate for such additional protection. Ordinarily, an appraisal based upon the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) would be undertaken to define such areas. The plan included within the Conservation Area Appraisal (from 1989) identifies that part of the land south of Redburn Farm comprises an 'important open area' and that an 'important view' extends to the south west from the southern end of Green Pond Lane. Despite the contentions made within the CAA and the draft VDS, review of the part of the proposed ILF covering the 4.5ha of land south of Redburn Farm would suggest

that in no way does it currently represent an area of landscape worthy of particular protection or elevated value, nor is it substantially different from the wider site in landscape character terms.

Indeed, the area identified as an ILF at the southern end of Green Pond Lane comprises an area of grazing land, directly adjacent to the 1960s housing and associated parking areas along the Lane, and is of typical edge-of-settlement character. This actually results in a lower sensitivity than the remaining parts of the site, rather than a higher sensitivity as suggested by the ILF. The land to the south of Redburn Farm also contains an old built structure within it and the footprint of another, which can be seen on aerial photography. Again, this contributes to a lower sensitivity in terms of landscape fabric and character.

ILFs are partly defined in the VDS as being “made up of small fields, hedgerows and woodland that are typical of the area. They create attractive space around the settlements, providing pleasant views into and out of them.” Whilst this part of the ILF is broadly typical in character to the wider landscape, there has to be a serious question as to whether it provides pleasant (rather than relatively ‘normal’) views in and out, or whether it could be considered an ‘attractive’ space in the context of the wider village and its hinterland. The evidence would suggest not. (008)

Response

The map within the VDS which is being referred to is showing suggested possible extensions to the Local Gap and Important Landscape Features. This is in order to reflect the views of the residents of Ampfield as what they might like to see in future in order to protect the character of the village; these suggested extensions do not form part of the Planning Guidance within the document. Planning proposals will be determined in accordance with the development plan. Any future amendments to designations will be a matter for the local plan review. This map is similar to a map which was featured in the previous 2003 VDS document. The a review of the Council’s SHELAA document is due to take place shortly as part of the next Local Plan, merits of submitted sites will considered against multiple factors including planning policy, deliverability, viability and sustainability.

Change

A new subheading “Recommendations for Consideration” has been included; including recommendation R2) *Consideration should be given to recognising the gateways to the village, both western and eastern, in any future review of any Important Landscape Features and Local Gaps.*

This will be considered as part of the next Local Plan review.

Summary of Comment

The VDS usefully differentiates between the character of different parts of the Parish, and the ability for these different areas to accommodate development to differing degrees. The land interests for N & T Trust and Hillier’s Nursery are centred on Ampfield Village Centre (in Knapp Lane) which represents the most sustainable part of the village, close to the ‘village heart’ and local facilities including the primary school, public house, church etc.

Notably, there is an acknowledged need to ensure that any development that does take place is of a limited scale, which respects the existing pattern and layout of development (as existing), whilst also respecting key views both within and into/out of the defined Conservation Area. The VDS usefully outlines examples of potential threats to development including:-

- Encroachment of new development into countryside;
- Unsympathetic infill development within existing settlements;
- Ribbon development;
- New housing or extensions that are too large for their plots;
- Subdivision of existing plots.

There is an acceptance that any development that does take place needs to respect the grain and form of existing development that makes up the character of Ampfield, and should as a result be limited to a suitable scale of development and only on suitable sites.

Whilst there are constraints to development in relation to landscape protection; ecological factors; the need to respect key views, equally there are opportunities where suitable ‘infill development’ can continue to take place, providing the scale of development and any new plots created, respect the character of the immediate surroundings.

The VDS as drafted is overly restrictive in relation to its approach to accepting appropriate 'infill development' within the 'heart of the village'. Contrary to advice set down in Para 3 (page 18) there are opportunities for new 'infilling' on sites which do not contribute to the character of 'open undeveloped areas', but which instead could result in an appropriate scale of development on plots fronting Knapp Lane (to the rear of substantial hedges), and which would simply consolidate the built form of the village in a way which has slowly evolved in the past.

The sensitive development of such plots, to the north and south of Knapp Lane and on land within and outside of the Conservation Area, should not be precluded outright, but subject to compliance with relevant policies within the Adopted Local Plan, (or associated with any revised settlement development boundary for Ampfield in the Emerging Local Plan) could be considered appropriate for development.

These Representations agree that in respect of Ampfield Village (Centre) the form and pattern of development that has occurred, particularly along Knapp Lane is not one of uniformity, and that as a result any such further development that was to take place should do so in the form that continues to promote a continuation of single detached dwellings on substantial plots, thereby retaining clear views and vistas between existing dwellings of the open countryside beyond. (009)

Response

Noted, it is not considered that the wording relating to in-fill or back-lands development in the heart of the village is overly restrictive. It states development may be acceptable "where it does not adversely affect the existing overall appearance of the settlement". Under Local Plan Policy COM2 if a site is within the settlement boundary the principle of development is permitted provided it is also in compliance with the other Local Plan policies, the VDS would be a material consideration. It should be noted that Policy E1 (High Quality Development in the Borough) includes criterion a) which states that "*development should integrate, respect and complement the character of the area in which the development is located...*" This document reflects this policy.

Change

No change

Summary of Comment

The VDS (Pages 22-23) usefully identifies 'gaps' which do allow the surrounding countryside to penetrate into the village, and this occurs to a substantial degree in locations as set down and identified in Hook Road (between Potters Heron Close and Broadgate Farm) and at the bottom of Ampfield Hill (between Pound Lane and the White Horse Public House), but I would contest that the smaller undeveloped parcels along Knapp Lane contribute in the same degree given their size and here the VDS should not preclude opportunities for sensitive 'infill development'.

Notwithstanding the restrictive nature of text within the VDS as referred to above, there is an acknowledgement and concession that future appropriate developments can take place, including 'infill or backland development' but only where it takes place 'within settlement areas only where it does not adversely affect existing overall appearance of the settlement area; having regard to important scenic gaps, views, woodland, trees, hedges etc.'

The land interests that will be promoted for N & T Trust and Hillier's Nursery, either side of Knapp Lane are in the heart of the village, and whilst currently forming land that falls outside of the defined settlement boundary is land which appropriately conforms with the definition of 'infill development' and which subject to the policy tests as outlined above could be considered suitable for future development.

These land interests will be promoted through the planning system either through the submission of planning applications and/or the submission of further representations to the emerging version of the Test Valley Borough Local Plan, which will provide an opportunity for the realignment of settlement boundaries to all villages/towns. (009)

Response

Noted, it is not considered that the wording relating to in-fill or back-land development in the heart of the village is overly restrictive. It states development may be acceptable "where it

does not adversely affect the existing overall appearance of the settlement". The VDS document states that in-fill development outside of the settlement boundary which would resultantly join up settlements should be avoided, where this would damage the rural character. Under Local Plan Policy COM2 if a site is within the settlement boundary the principle of development is permitted provided it is also in compliance with the other Local Plan policies. Similarly under the same policy any site outside of the settlement boundary would not be permitted unless it is deemed essential to be located in the countryside, or it meets a number of criteria as laid out in the Local Plan policies. The wording of the VDS document does conform to Policy COM2 and would be a material consideration.

Change

No change

Summary of additional changes made in order to provide greater clarity between guidance and supporting evidence

New Section Headings

Design Principles – Landscape Setting	New section heading which helps differentiate between the details which provide the evidence behind the Planning Guidance for the different natural features found within the village including countryside, woodland and wildlife
Design Principles – Important Views	New section heading which helps differentiate between the details which provide the evidence behind the Planning Guidance related to the important views which are identified as being of most importance to residents
Design Principles – Settlements	New section heading which helps differentiate between the details which provide the evidence behind the Planning Guidance relating to the differing characteristics of the smaller settlements which make up Ampfield
Ampfield Village (centre) – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Ampfield Village (Outer Settlements) – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Potters Heron, Potters Heron Lane and Close – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Ampfield Hill (West), Straight Mile and Jermyns Lane – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Upper Hocombe 'A' and 'B' – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Hamlets- Ratlake, Hawstead, Gosport, Green Lane, Crampmoor – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Design Principles - Buildings	New section heading which helps differentiate between the details which provide the evidence behind the Planning Guidance for the different period styles of buildings found within the village

Street scene – design principles	Sub-section of <i>Design Principles – Buildings</i> providing more in depth detail relating specifically to the way the buildings within the village relate to the street scene
Existing building in the settlements areas – design principles	Sub-section of <i>Design Principles – Buildings</i> providing more in depth detail relating specifically to the differing types and characteristics of buildings within the village

Principles of building design in the settlements	New section which identifies specific design details of the buildings within the different areas of the village
The Village Centre	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
The Straight Mile, Jermyns Lane and the west end of Ampfield	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Hookwood Lane, Woodlea Way, Potters Heron Close, Potters Heron Lane and Lower Hook Road	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Hook Crescent, Hook Close, Upper Hook Road, Hursley Road, Baddesley	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Road, Beechwood Crescent and Close	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Hursley Road, Hocombe Wood Road, Hookwater Road and Close	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Flexford Close	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Mobile Home Parks	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
The Outlying Hamlets	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Recommendations for Consideration	New section which comprises certain matters previously included Planning Guidance but which were not considered design related

New Village Design Statement placed within guidance boxes

VDS 1 – Important Views	Within <i>Design Principles – Landscape Setting</i> . Lists the views in the village considered to be most important by residents. Intended to supplement the Planning Guidance
VDS 2 – Street Scene	Within <i>Design Principles – Buildings</i> . Highlights the design principles that are considered to help create and retain the street scene within the village. Intended to supplement the Planning Guidance
VDS 3 – Local Features	Within <i>Design Principles – Buildings</i> . A list of local architectural features that are commonly found within the village. Intended to supplement the Planning Guidance
VDS 4 – Village Centre	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance
VDS 5 – Hookwood Lane, Woodlea Way, Potters Heron Close, Potters Heron Lane and Lower Hook Road	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance
VDS 6 - Hook Crescent, Hook Close, Upper Hook Road, Hursley Road, Baddesley Road, Beechwood Crescent and Close	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance
VDS 7 - Hursley Road, Hocombe Wood Road, Hookwater Road and Close	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance
VDS 8 - The outlying Hamlets	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance

DRAFT AMPFIELD VILLAGE DESIGN STATEMENT

SUPPLEMENTARY PLANNING DOCUMENT (SPD)

STATEMENT OF CONSULTATION AND SPD MATTERS

The draft Ampfield Village Design Statement (VDS) SPD covers the Parish of Ampfield and sets out design guidance.

Consultation and community involvement has been undertaken locally with the community within the Parish of Barton Stacey, in line with;

- Natural England guidance document on Village Design Statements *“Village Design – making local character count in new development”* (CCP 501) (1996)
- The Council’s *“Village Design Statements Planning Guidance Note”* (2016).

It is considered by the Council that the above documents, together with the;

- *Test Valley Borough Revised Local Plan DPD 2011-2029*

are the supporting documents which in the opinion of the Council are relevant to the preparation of the draft Ampfield Village Design Statement as an SPD.

The consultation period during which representations can be made **Friday 23 November 2018 to 16.30 Friday 21 December 2018**, a four week period (28 days).

Representations should either be:

- Sent in writing to Planning Policy, Test Valley Borough Council, Beech Hurst, Weyhill Road, ANDOVER, Hampshire, SP10 3AJ
- Emailed to planningpolicy@testvalley.gov.uk

Any representation may be accompanied by a request to be notified at a specific address on adoption of the document as an SPD.

If the Draft VDS is adopted it would supersede the existing Village Design Statement for the Parish of Ampfield which was adopted by the Council as a Supplementary Planning Guidance (SPG) on 23rd April 2003.

The Council are consulting the following bodies listed below prior to adoption of the Ampfield Village Design Statement as an SPD. It is considered that this takes account of the Council's Statement of Community Involvement in Planning Matters (SCI) 2017.

Parish Councils

Ampfield Parish Council

Braishfield Parish Council

Chandlers Ford Parish Council

Colden Common Parish Council

Hursley Parish Council

North Baddesley Parish Council

Otterbourne Parish Council

Owslebury and Morestead Parish Council

Romsey Extra Parish Council

Valley Park Parish Council

Test Valley Association of Parish Councils

Local Authorities

Hampshire County Council, Economy, Transport and Environment Department

Winchester City Council

Eastleigh Borough Council

Statutory Environmental Consultation Bodies

Environment Agency

Historic England

Natural England

Community Interests

Test Valley Local Strategic Partnership (Test Valley Partnership)

Developer and Planning Interests

Council's Planning Consultants and Developers List

Council's Local Development Framework (LDF) Keep Informed List

Sustainability Appraisal

The Council have not prepared a Sustainability Appraisal (SA) for the SPD as:

- it is not considered that the SPD would have significant social, environmental or economic effects that are not covered in the SA prepared for the Revised Local Plan DPD; and
- it is not required by the Strategic Environmental Assessment (SEA) Directive 2001/42/EC.

Sec.180(5)(d) Planning Act 2008 removed the compulsory requirement for a SA for an SPD.

Details of Consultation to Date

Date	Event	Medium	Recipients
March 2016	Spring update article	Parish Newsletter	All Households
April 2016	Parish Annual Assembly	Address	Attendees
September 2016	Permanent exhibition at the Village Hall	Notice Board	Attendees
November 2016	Parish questionnaire	Documents/Form	All Households
December 2016	Article on revised VDS	APC Website	All Households
December 2016	Ampfield Messenger	Article	All Households
January 2017	Ampfield Messenger	Article	Circulation List
February 2017	Parish questionnaire	Open Letter	All Households
March 2017	Spring update article	Parish Newsletter	All Households
April 2017	Parish Annual Assembly	Address	Attendees
June 2017	Ampfield Messenger	Article	Circulation List
October 2017	Draft Version of revised VDS	APC Website	All Households
October 2017	Notice of public consultation and public exhibition	APC Website	All Households
October 2017	Notice of public consultation and public exhibition	Public Open Letter	All Households
November 2017	VDS public exhibition, Ampfield Village Hall	Exhibition	All Attendees
November 2017	VDS public exhibition, Ampfield Village Hall	Exhibition	All Attendees
November 2017	Autumn update article	Parish Newsletter	All Households
February 2018	Ampfield Messenger	Article	Circulation List
March 2018	Spring update article	Parish Newsletter	All Households

April 2018	Parish Annual Assembly	Address	Attendees
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The draft Ampfield Village Design Statement has been written, designed and subsequently amended to take account of the responses received during the process of consultation and community involvement. It also takes into account comments made by officers of the Council as the local planning authority.

ITEM 10

Notice of Motion – Rule 12

Councillor Phil North will move:

- i. That the Council declare a 'Climate Emergency' and commit to investigating clear and effective options to become a carbon-neutral organisation.*
- ii. That the Council invite the Overview & Scrutiny Committee to establish a cross-party working group comprising Council Officers and Members (including the Environmental Portfolio Holder), with a remit to draw together the existing work of the Council in reducing the impacts of climate change and develop an action plan that identifies the steps the Council can take to achieve carbon neutrality as quickly as possible.*
- iii. That the working group be requested to provide their draft recommendations within six months.*
- iv. That the Council work with our communities and partners to identify opportunities for making the Borough carbon neutral.*

Councillor Celia Dowden will second the motion.

ITEM 11 Change to the membership of the Council's Licensing Committee

Report of the Corporate Portfolio Holder

Recommended:

That Councillor Victoria Harber is replaced by Councillor Richard Rowles as a member of the Council's Licensing Committee

SUMMARY:

- It is proposed that Councillor Rowles is appointed to the Council's Licensing Committee in place of Councillor Harber.

1 Introduction and background

- 1.1 Appointments to the Committees of Test Valley Borough Council were made by resolution at Annual Council on 13 May 2019.
- 1.2 It has now become necessary to replace one of the members of the Council's Licensing Committee and Council is requested to make the replacement appointment.

2 Background

- 2.1 Councillor Victoria Harber (formerly Thorp) was appointed to the Council's Licensing Committee on 13 May 2019.
- 2.2 The Council's Licensing Committee deals with (amongst other matters) licensing functions under the Licensing Act 2003.
- 2.3 Councillor Harber is Licensee of two hostelrys in the Andover area. Councillor Harber identifies that this has scope to put her in a position of conflict sufficient to impede her effective membership of the Licensing Committee.
- 2.4 Accordingly it is proposed that Councillor Rowles is appointed in Councillor Victoria Harber's place on the Council's Licensing Committee.

3 Options and Option Appraisal

- 3.1 The options are either to replace Councillor Harber with Councillor Rowles or not.
- 3.2 It is recommended that Councillor Rowles takes Councillor Harber's place on the Licensing Committee.

4 Risk Management

A risk assessment has been carried out and an evaluation of the risks indicate that the existing controls in place mean that no significant risks have been identified at this time.

5 Resource Implications

The proposal has no resource implications.

6 Legal Implications

- 6.1 Agreeing and/or amending the powers and duties for Committees, deciding on their composition and making amendments to them are functions reserved to Full Council. Therefore a resolution of Council is required to implement this recommendation.

7 Equality Issues

This report does not identify any issues relating to equality.

8 Conclusion

It is recommended that Councillor Victoria Harber is replaced by Councillor Richard Rowles as a member of the Council's licensing committee.

<u>Background Papers (Local Government Act 1972 Section 100D)</u>			
Membership of the Council's Licensing Committee			
<u>Confidentiality</u>			
It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.			
No of Annexes:	1	File Ref:	N/A
(Portfolio: Corporate) Councillor Preston			
Officer:	Karen Dunn	Ext:	8401
Report to:	Council	Date:	4 September 2019

ANNEX

ADDENDUM B

ADDENDUM TO COUNCIL – 13 MAY 2019

Appointments to Committees & Outside Bodies and Dates and Times of Meetings of Council

a) Overview and Scrutiny Committee (18)

Councillors Bailey, Baverstock, Borg-Neal, Brooks, Burley, Coole, Donnelly, C Dowden, Finlay, Gidley, Hamilton, Gwynne, Jeffrey, Lodge, Meyer, K North, Parker, Rowles

b) Northern Area Planning Committee (13)

Councillor Borg-Neal (Chairman), Councillor P Lashbrook (Vice-Chairman) and Councillors Andersen, Burley, Burnage, Cooper, Donnelly, Ecclestone, Lodge, Matthews, Thom, Warnes, Watts

c) Southern Area Planning Committee (13)

Councillor Finlay (Chairman), Councillor Hatley (Vice-Chairman) and Councillors Anderdon, Bailey, Bundy, A Dowden, C Dowden, Gidley, Jeffrey, Parker, Rowles, Ward, Watts

d) General Purposes Committee (11)

Councillor Hamilton (Chairman), Councillor K North (Vice Chairman) and Councillors Adams-King, Baverstock, Brooks, Cross, Farrer, Flood, Gwynne, Jeffrey, P North

e) Licensing Committee (15)

Councillor Bailey (Chairman), Councillor Andersen (Vice-Chairman) and Councillors Anderdon, Burnage, Coole, Daas, A Dowden, Drew, Johnston, L Lashbrook, P Lashbrook, Matthews, Meyer, Parker, Thorp

ITEM 12 Amendment to the Council's Constitution

Report of the Corporate Portfolio Holder

Recommended:

That Council notes the changes to the Council's Constitution set out in this report.

SUMMARY:

- The Council's Monitoring Officer holds delegated power to make certain amendments to the Council's Constitution subject to reporting those changes to Council.
- Recent organisational changes have necessitated changes to the Constitution and by way of this report the Monitoring Officer notifies Council of those changes.

1 Introduction

- 1.1 Power is delegated to the Monitoring Officer to make changes to the Constitution in certain circumstances subject to reporting those changes back to Council. Two recent sets of changes have been made under this delegation and this report constitutes the Monitoring Officer's report to Council of those changes.

2 Background

- 2.1 In accordance with Article 14 of the Constitution the Monitoring Officer has delegated authority to make changes to the Constitution as follows:-

The following changes to the Constitution may be effected by the Monitoring Officer, subject to reporting the change to full Council (after reporting the change to the next appropriate meeting of a Committee where the changes relate to that Committee's powers and duties):

- (a) *Changes to the delegated functions to Chief Officers (as defined in the Officer Employment Procedure Rules in Part 4);*
- (b) *Changes required giving effect to any change in the law or directives issued under legal powers by Government;*
- (c) *(i) Typographical or similar changes; or*
(ii) In consultation with the Corporate Portfolio Holder, minor changes, as may be identified from time to time, such as changes to the names of Committees, Portfolios, or job titles etc.

- 2.2 The two sets of changes recently made are:-
- (a) changes to the wording of the Delegations to the Head of Revenues; and
 - (b) related changes to the Estates and Economic Development Service and the Planning Policy Service.
- 2.3 Changes to the Delegations to the Head of Revenues
- 2.4 From 2014 to 1 July 2019 the Council operated with two Acting Heads of Revenues. It has been necessary to amend the Constitution to reflect the fact that these arrangements have now come to an end and that as of 1 July 2019 there is one Head of Revenues.
- 2.5 The changes are set out at Annex 1 to this report, shown in track-changed format for ease of reference.
- 2.6 Heads of Service hold delegated authority (stemming from the power set out at section 223 of the Local Government Act 1972) to authorise officers to appear in the Courts. As a result of changes in the Revenues Team, the Head of Revenues has made some changes to those Officers authorised to appear in the Courts under his existing delegation. These changes are recorded at point 16 of the attached Annex 1.
- 2.7 Planning Policy and Estates and Economic Development Services
- 2.8 As a result of an internal restructure within budget effective from 1 July 2019 the Economic Development function which previously sat within the Estates and Economic Development Service joined the Planning Policy Service.
- 2.9 As a result of the same restructure, the Planning Policy Service no longer sits within the Chief Executive's Service but as a stand-alone Service.
- 2.10 Accordingly, changes to the Constitution were required as follows:
- (a) To transfer the three Economic Development delegations from the Head of Estates and Economic Development to the Head of Planning Policy.
 - (b) To rename the Planning Policy Service to include the Economic Development element so that the former Planning Policy Service became the Planning Policy and Economic Development Service. The former post of Head of the Planning Policy Service consequently became the Head of Planning Policy and Economic Development Service.
 - (c) To rename the Estates and Economic Development Service, removing reference to Economic Development and recognition of the Council's significant land and property operations to make reference to the Service's Asset Management function in the Service's title. The former Estates and Economic Development Service became the Property and Asset Management Service. The former post of Head of Estates and Economic Development Service consequently became the Head of Property and Asset Management Service.

- (d) To change the names of the (now) Planning Policy and Economic Development Service and the Property and Asset Management Service and their respective Heads of Service wherever they appear in the Constitution.

- 2.11 A copy of the changes in track-changed format is attached at Annex 2 save for those described at 2.10 (d) above. Those at 2.10 (d) are straight replacements for the former wording wherever those words appear in the Constitution.

3 Option Appraisal

The changes have been made under the Monitoring Officer's delegated power which requires a report to Council of the exercise of those powers. It is recommended that this report of the changes made is noted.

4 Risk Management

- 4.1 A Risk Management questionnaire has been completed and indicates this report does not require a risk assessment because the changes/issues covered by this report are not significant in terms of risk or have previously been considered.

5 Resource Implications

There are no resource implications resulting from these changes.

6 Legal Implications

There are no legal implications resulting from the changes. The Monitoring Officer is required to report changes made under her delegation to Council which she does via this report.

7 Equality Issues

No Equality issues are identified.

8 Other Issues

9 Conclusion and reasons for recommendation

It is recommended that Council notes the changes to the Constitution.

<u>Background Papers (Local Government Act 1972 Section 100D)</u>			
The Scheme of Delegation to Officers			
<u>Confidentiality</u>			
It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.			
No of Annexes:	2	File Ref:	N/A
(Portfolio: Corporate) Councillor Preston			
Officer:	Karen Dunn	Ext:	8401
Report to:	Council	Date:	4 September 2019

- (4) To monitor and review the Council's commitments under the Climate Local Scheme.

Delegation to Head of Revenues

- (1) To deal with all matters connected with the administration of Council Tax, Business Rates, Housing and Council Tax Benefits, and Council Tax Support excepting such matters as are expressly reserved by legislation for the Council to determine.
- (2) In consultation with the Finance Portfolio Holder, to approve Discretionary Rate Relief.
- (3) To require a Valuation Officer to apportion the value of partly occupied non-domestic hereditaments under Section 44A, Local Government Finance Act 1988.
- (4) To take all actions he/she considers appropriate for recovery of Council debts.
- (5) To impose a civil penalty.
- (6) To reject an individual's appeal against liability and to pass the appeal to the Valuation Tribunal.
- (7) To recover an overpayment of Housing or Council Tax Benefit.
- (8) To back date an application for Housing Benefit or Council Tax Support.
- (9) To grant discretionary housing payments to customers in receipt of Housing Benefit or Universal Credit.
- (10) To grant hardship relief.
- (11) To authorise an Administrative Penalty in cases of an apparent fraudulent claim for Housing and/or Council Tax Benefit.
- (12) To insert advertising materials with Council Tax demands at his/her discretion.
- (13) To grant rate relief in accordance with the policy with a right of appeal to the Cabinet.
- (14) In consultation with the Head of Finance, to set the Council Tax Base for the Test Valley area.
- (15) That the following post holders be authorised to issue authorisations pursuant to the Regulation of Investigatory Powers Act 2000.
~~50361324~~ ~~Acting Head of Revenues (Benefits, CSU)~~
~~50681547~~ ~~Acting Head of Revenues (Local Taxation and Project Enterprise)~~
- (16) That the following officers be authorised under Section 223 Local Government Act 1972 to appear on behalf of the Authority before a Magistrates Court in connection with Rating and Council Tax matters:

~~50361531~~ ~~Local Taxation Manager~~

~~50361536 Assistant Local Taxation Manager~~
~~50361539 Assistant Local Taxation Manager~~
~~50361481 Revenues & Welfare Manager~~
~~50361484 Revenues & Welfare Compliance Officer~~
~~50361485 Revenues & Welfare Compliance Officer~~
~~50361550 Revenues & Welfare Compliance Officer~~
~~50361536 Revenues & Welfare Team Leader~~
~~50361539 Revenues & Welfare Team Leader~~
~~50361482 Revenues & Welfare Team Leader~~

- (17) In consultation with the Head of Finance and the Finance Portfolio Holder, to approve the annual National Non Domestic Rates returns to Central Government.
- (18) In consultation with the Head of Finance and the Finance Portfolio Holder, to make routine amendments to the Local Council Tax Support Scheme where necessary in light of legislative change to Council Tax Support, welfare benefits and other related legislation.

Delegation to Head of ~~Estates and Economic Development~~ Property and Asset Management

- (1) To enter into licences for the assignment of leases and for sub-letting or under letting.*
- (2) To grant consent for the change of use of Council premises where such consent is necessary under the provisions of the lease and appropriate.*
- (3) In consultation with the Head of Finance, to authorise the lettings of Council property where the rent does not exceed £150,000 per annum.*
- (4) To authorise rent reviews and renewals of leases.
- (5) To be responsible for all aspects of overall Estate Management in relation to Council-owned properties, including the authorisation of proceedings against Council tenants for rent arrears or any other breach of lease covenants including forfeiture.
- (6) To be responsible for conducting negotiations on the Council's behalf in relation to the sale or acquisition of any property.
- (7) To select tenants for the Walworth Enterprise Centre and to grant them licences to occupy and to terminate their occupations if they do not prove suitable and to manage the Centre including contract cleaning, repairs/maintenance/alteration up to a value laid down by the Council from time to time, and the collection of rent/rate and gas/electricity bills.
- (8) To grant consent for alterations and additions to premises to tenants of Council sites and buildings.*
- (9) To authorise variations to the terms of leases, licences, easements, wayleaves, covenants, acceptance of surrenders and any other legal arrangement where the consideration for the variation does not exceed £50,000.00 per annum or a premium payment of £150,000.00 and where the Council's economic or financial interest is not harmed or disadvantaged.*
- (10) To give approval to applications from firms on the industrial estates to sublet, for periods of 21 years or less, small parts of their sites to electricity suppliers for substation sites to serve the firm's premises.
- (11) To agree the siting of electricity substations and gas governors with the appropriate authorities subject to the usual rent terms and, if necessary, contributions payable either in respect of screening and/or fencing, and to grant the relevant leases.
- (12) To sell sites to electricity suppliers for use as electricity substation sites.
- (13) To grant wayleaves to statutory undertakers and other third parties over and under land owned by the Council.*
- (14) To invite and accept tenders and negotiate suitable terms for the temporary use of any suitable area of land for hay crops and arable land and grant suitable short term licences and Farm Business Tenancies.
- (15) To review mowing, grazing licences, agricultural tenancies and farm business

tenancies for further temporary periods.

- (16) To grant easements in, over or through Council land on terms to be agreed by the officers subject to consultation with other departments where appropriate.*
- (17) To let market pitches (save those administered by the Head of Community and Leisure) in accordance with the Council's policy, and the administration of markets, including the application process, setting of fees and granting of concessions, and the termination and determination of the conditions to be attached to lettings.
- (18) To serve Notice to Quit on market stallholders if they are not conforming with the terms of their Agreement.
- (19) To be the Authorised Market Officer for the purposes of the Food and Environment Act 1985 and any statutory enactment and to be responsible for all aspects of administering markets in Andover.
- (20) In consultation with the Finance Portfolio Holder and the Head of Finance, to dispose of land where the consideration is £75,000.00 or less.*

~~(21) In consultation with Economic Development and Tourism Portfolio Holder and the Head of Finance, to have authority to issue Business Incentive Grants of £500 each to qualifying persons.~~

~~(22)~~(21) In consultation with the Finance Portfolio Holder and the Head of Finance, to authorise the acquisition or taking the letting of land and/or premises subject to the purchase price or annual rent per annum not exceeding £75,000.00.

~~(23)~~(22) To grant licences for temporary/short-term works on Council-owned land.*

* In the case of delegations (1), (2), (3), (8), (9), (13), (16), (20), and (23) above, any transaction involving the possible installation of one or more telecommunications masts and/or associated ancillary equipment on Council-owned land or buildings shall be referred to the Council's Cabinet for consideration and approval.

~~(24)~~(23) In consultation with the Head of Finance, to approve appropriations between relevant function areas and statutory holding powers, except where public notice of the proposed appropriation is required and objections are received.

~~(25)~~(24) To exercise the powers and duties of the Council under the Landlord and Tenant (Covenants) Act 1995.

~~(26)~~(25) In consultation with the Head of Legal and Democratic Services, to approve occupation of Council-owned premises by a third party in the absence of completed formal documentation in cases of emergency.

~~(27)~~(26) Subject to the Council's Financial Regulations and Contract Standing Orders, to be responsible for the appointment of external consultants to advise and/or act for the Council in negotiations and/or transactions relating to any of the above matters.

~~(28)~~(27) In consultation with the Head of Planning and Building Services, to give consent to advertise on Council-owned property on such terms as he/she considers appropriate provided there is no cost to the Council and that the Head of Planning and Building Services be consulted before any advertisement is displayed by the Council.

(29) In consultation with the Head of Community and Leisure Services, to issue

licences for temporary buildings.

- (30) To permit the display of banners on Council buildings.
- (31) To let the Crosfield Hall, Romsey; Rendezvous, Andover; Upper Guildhall, Andover; and meeting rooms at Beech Hurst, Andover in accordance with the Council's booking policy.
- (32) In conjunction with the Human Resources Manager, to employ Premises Management staff on appropriate contracts up to a maximum of 2600 hours per annum in the north and 3000 hours per annum in the south.
- (33) To approve monuments and statues on highway land, after appropriate consultations and subject to the approval of the Highway Authority.
- (34) ~~Day-to-day control and management of Council tourism facilities and associated activities and events provided by the Council.~~
- (35) To buy electric, gas and water from the most competitive provider for the sites we own and operate.
- (36) ~~In consultation with the Economic Development and Tourism Portfolio Holder, to award grants from the £500,000 Section 106 contribution obtained from the developer of Andover Business Park.~~
- (37) In consultation with a panel of Members (appointed by Council, consisting of 5 Members, with a quorum of 3 Members for each decision), to consider property investments and authorise expenditure from a pre-approved capital budget allocation.
- (38) That the holders of the following posts, and any other person employed or otherwise engaged by the Service and duly authorised in writing by the Head of Estates and Economic Development from time to time, be authorised to enter land or premises and to carry out any act included in the legislation and subordinate legislation made thereunder and any amendments thereto, as set out in the:
 - Planning (Listed Building and Conservation Areas) Act 1990
 - Town and Country Planning Act 1990
 - 50361073 Engineering and Transport Manager
 - 50361127 Senior Transport Engineer
 - 50361129 Transport Engineer
 - 50361130 Transport Engineer
- (39) To implement transport capital programmes.
- (40) General day-to-day operation of the Transport Services.
- (41) To install refuse or storage bins in streets under Section 185 of the Highways Act 1980.
- (42) To appoint consultants to undertake professional services on schemes included in approved capital or revenue estimates.
- (43) To select contractors for invitation to tender for approved schemes including those for principal authorities for which the Council acts as an agent in accordance with the Council's or the principal authority's procedures or Standing Orders as appropriate.
- (44) In consultation with the Head of Legal and Democratic Services, to enter into

Agreements under Section 278 of the Highways Act 1980 with the Highway Authority to allow Test Valley Borough Council Capital Programme schemes on the Highway to be constructed.

- (45) To operate the Hampshire County Council/Test Valley Borough Council Agency Agreement for the enforcement of parking control.
- (46) To permit the use of car parks during charging hours for events of a charitable or non-profit making nature subject to consultation with the Finance and Planning Portfolio Holders.
- (47) To permit the use of the car parks outside the charging hours for events of a charitable or non-profit making nature.
- (48) To allow space within a car park to be used for the convenience of the public at large on such terms and conditions as he/she considers appropriate including the making of an appropriate charge and requiring suitable indemnity.
- (49) To negotiate agreements for advertising on car park tickets, ticket machine shelters and bus shelters on terms and conditions as he/she considers appropriate.
- (50) In consultation with the Head of Community and Leisure Services, to set an appropriate maximum duration of stay for non-permit holders using Leisure Centre Car Parks.
- (51) To authorise persons to act as Civil Enforcement Officers (Parking Attendants) under the Traffic Management Act 2004 and Section 63A of the Road Traffic Regulation Act 1984 and to undertake the functions of a Civil Enforcement Officer (Parking Attendant) under the provisions of those Acts together with the Road Traffic Act 1991 and any other enactment and any subordinate legislation made thereunder and amendments thereto.
- (52) To request information as to the identity of a driver of a vehicle where there is an alleged offence committed in relation to an Off Street Parking Places Order or Traffic Regulation Order pursuant to Section 112 of the Road Traffic Regulation Act 1984.
- (54) To instruct enforcement agents in connection with the recovery of unpaid parking debts.
- (55) To make changes to the Parking Enforcement Policy and Guidance in response to changes in legislation or operational procedures.
- (56) To determine Penalty Charge Notice appeals including appeal decisions, resetting of 14 day discount rates and/or removal of surcharges.
- (57) To determine if a penalty charge or parking permit debt is uncollectible and to write off such debts.
- (58) To discharge the functions given under the Traffic Management, Development Management and Capital Schemes Agency Agreement including the making and confirmation as appropriate of temporary and permanent Traffic Regulation Orders.
- (59) In consultation with the Planning Portfolio Holder, to make amendments to Off Street Parking Places orders by the making of a new order or the suspension of an old order in response to changes in legislation, guidance or operational reason other than changes to parking tariffs and maximum stay limits.
- (60) In consultation with the Planning Portfolio Holder, to consider objections to Traffic

Regulation Orders and to decide whether the Order, as advertised or with amendments, be made/confirmed.

- (61) In consultation with the Head of Finance, to set the levels of charges for Traffic Regulation Orders with the objective of recovering the costs of making the Order.
- (62) To consider and implement the renumbering of houses and the naming and renaming of streets in accordance with the Council's policy.

Delegation to Head of Planning Policy and Economic Development

- (1) That the holders of the following posts, and any other person employed or otherwise engaged by the Service and duly authorised in writing by the Chief Executive from time to time, be authorised to enter land or premises and to carry out any act included in the legislation and subordinate legislation made thereunder and any amendments thereto, as set out in the:

Planning (Listed Building and Conservation Areas) Act 1990

Town and Country Planning Act 1990

50361050 Head of Planning Policy and Economic Development

50361056 Principal Planning Officer (Delivery)

50361059 Principal Planning Officer (Strategy)

50361062 Senior Planning Officer

50361061 Planning Officer

50361055 Transport Planner

- (1) In consultation with the Economic Development and Tourism Portfolio Holder and Planning Portfolio Holder, to apply for other Community Transport Schemes to be encompassed within the Concessionary Travel Scheme including Dial-a-Ride Service.
- (2) To determine all matters relevant to the publication and designation of the Neighbourhood Area pursuant to Part 2 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").
- (3) In consultation with the Planning Portfolio Holder, to submit the Local Planning Authority's Consultation response and thereafter secure the publication of the Neighbourhood Plan proposal.
- (4) In consultation with the Planning Portfolio Holder, to provide the Local Planning Authority's further response and to appoint a person to carry out an examination of the Neighbourhood Plan and thereafter to submit the plan for examination pursuant to the Regulations.
- (5) To monitor and review the Council's commitments under the Climate Local Scheme.
- (6) In consultation with the Economic Development and Tourism Portfolio Holder and the Head of Finance, to have authority to issue Business Incentive Grants of £500 each to qualifying persons.
- (7) Day-to-day control and management of Council tourism facilities and associated activities and events provided by the Council.
- (7)(8) In consultation with the Economic Development and Tourism Portfolio Holder, to award grants from the £500,000 Section 106 contribution obtained from the developer of Andover Business Park.