



Welcome!

This event is to give you a chance to discover and respond to the work we have been doing on a Neighbourhood Plan (NP) for Amport parish.

The Amport Neighbourhood Plan Steering Group (NPSG) are a group of volunteers and residents just like you. Once approved, Neighbourhood Plans have legal weight in the planning system. At a time when that system is changing significantly, they are an important way to allow local people to shape the future of their communities.

We hope you find this exhibition useful. To help us gather your feedback, please complete the questionnaire on it. Please leave the questionnaire in the tray at the front door as you leave.

ANPSG team members are wearing name badges and will be happy to answer any questions you may have or to discuss your views on the NP with you.

What's in the exhibition?

- An explanation of where we are in the Neighbourhood Plan process and some Amport Parish context
- Some examples of potential Local Green Spaces, Important Views and Themes for the Neighbourhood Plan, in addition to the NP vision.
- Some question and answers
- What happens next

Volunteers

We need volunteers with relevant expertise to support the development of The Plan. You may be prepared to join the Steering Group, the local working groups, or a specialist group. Further details of how we are organised to prepare the NP are shown in the Governance section of this leaflet. If you want to consider volunteering, please contact a member of the Steering Group, or email:

npsg@amportparishcouncil.org.uk

Special Interest Groups

If you are a representative of a formal or informal group interested in the way the Parish develops in the future and wish to have your perspective understood and considered by the NPSG in preparing The Plan, then please contact the ANPSG's Chairperson or email:

npsg@amportparishcouncil.org.uk

Thank you for your contribution today. Your feedback is essential.



Context

The process is now underway to create our local Neighbourhood Plan (NP), which will give our community a say in planning decisions for Amport Parish up to 2040.

What is a Neighbourhood Plan?

The purpose of a NP is for the community to have your say and decide how you would like to see their Parish develop to meet future needs.

What a Neighbourhood Plan can do:

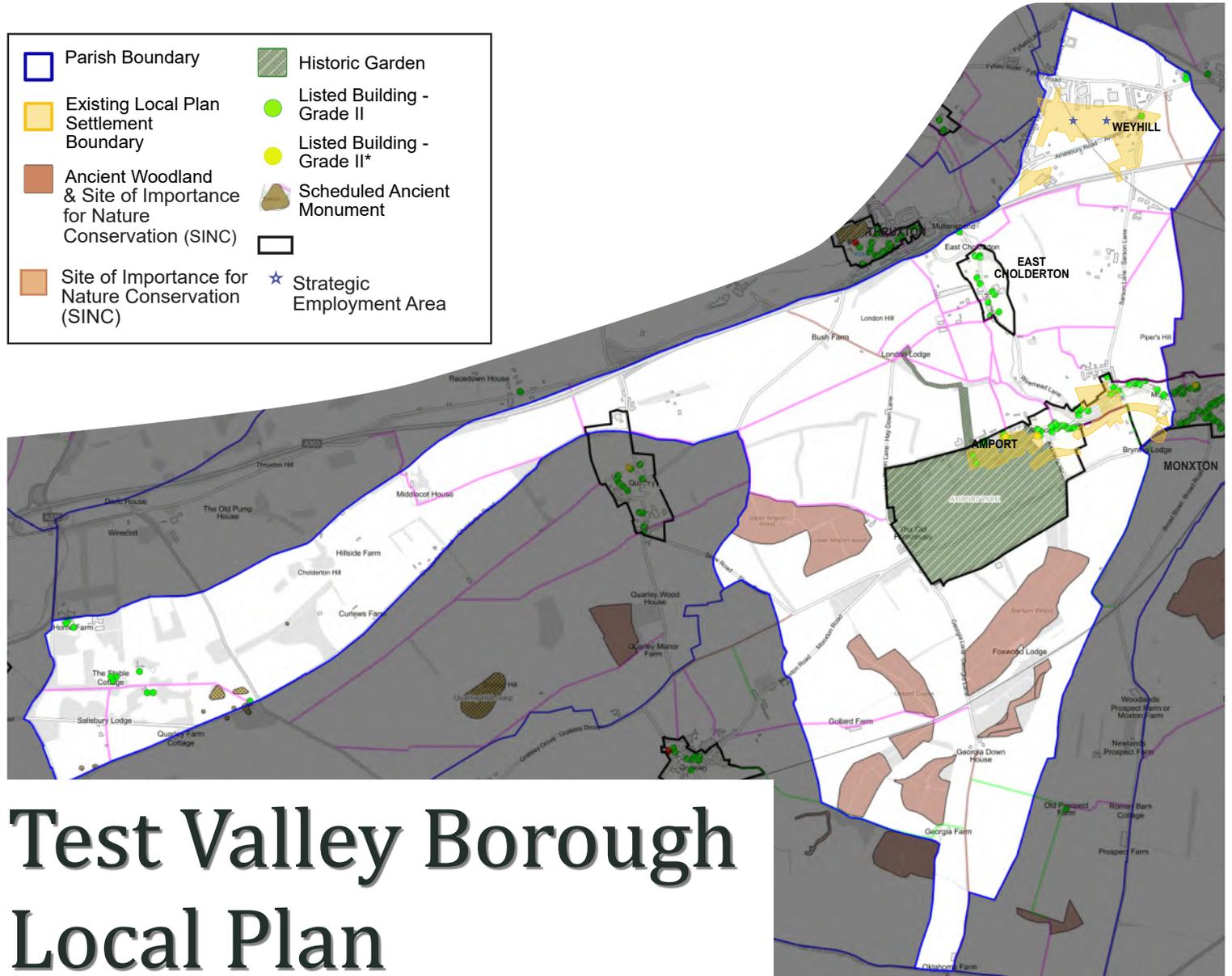
- Decide the size and type of housing needed to support future generations, and the design of housing.
- Say what additional infrastructure is needed to support future growth.
- Make provisions for new & enhanced community facilities, schools, places of worship, and business facilities.
- Provide and protect green spaces, decide on new and improved wildlife areas.
- Deal with vehicle access and parking. Introduce new and improved footpaths and cycle ways.
- Have policies on protecting important buildings and historic assets.

What a Neighbourhood Plan cannot do:

- It cannot prevent development that is part of the Test Valley Borough Local Plan.
- It cannot deal with major infrastructure or national projects for which the government has a separate system.

What a Neighbourhood Plan must do:

- Conform to national policies and to large scale strategic policies set out in the Test Valley Borough Local Plan.
- Be realistic, deliverable, viable..



Test Valley Borough Local Plan

The Test Valley Borough Revised Local Plan currently covers policy up to 2029. A new Local Plan 2040 is currently being drafted which will continue to guide developments within the Borough.

You can read more about that separately below if you wish: <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/draft-local-plan-2040>

The current Local Plan policies are reflected in Amport Parish map above.

Amport Parish covers a wide area (Amport, East Cholderton, parts of Weyhill and Quarley). We are keen to ensure that all members of our community have an input.

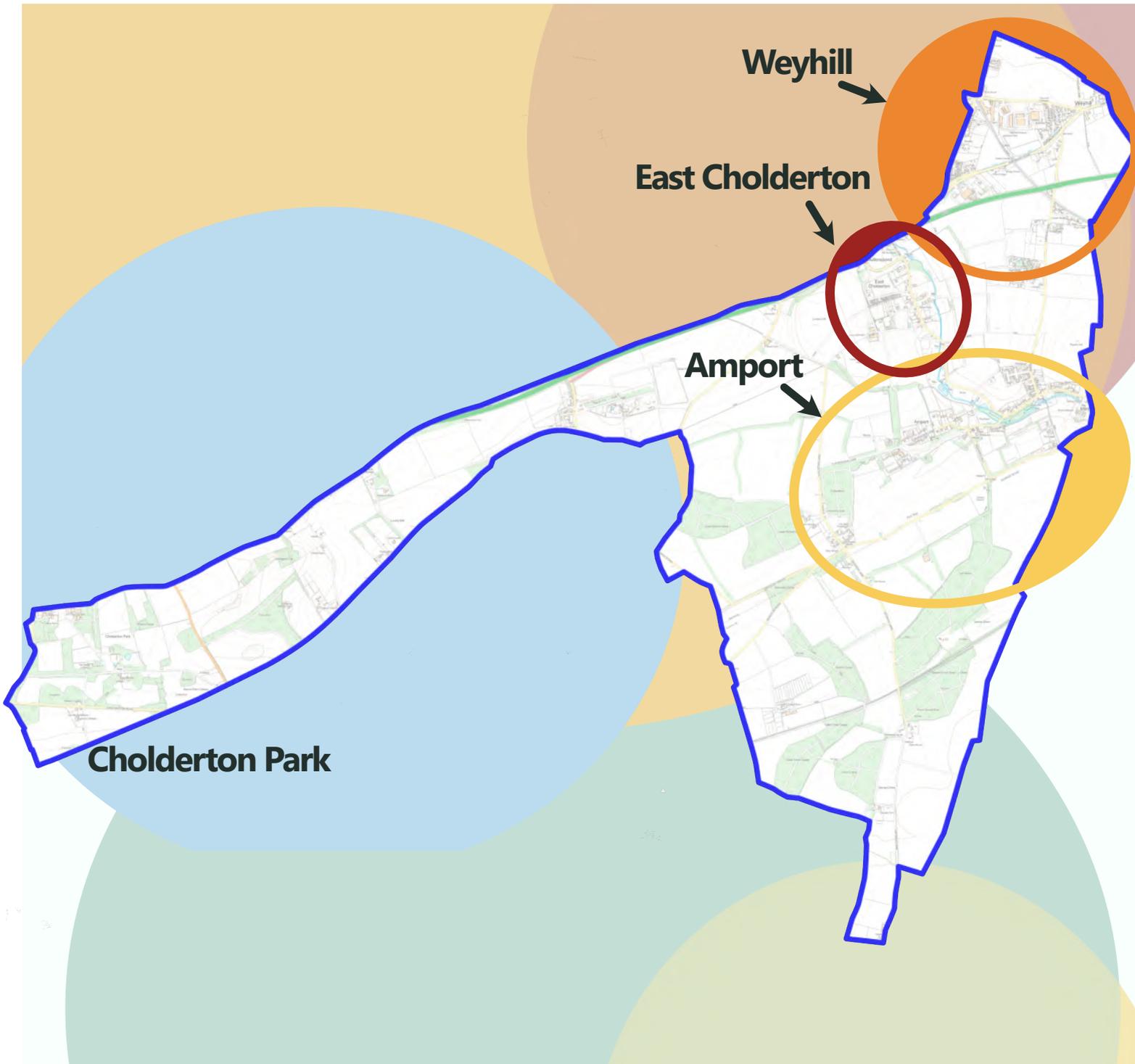
The plan also highlights the existing settlement boundaries (where appropriate development can take place at present), areas of ancient woodland and Sites of Importance for Nature Conservation (SINC), listed buildings and scheduled monuments. In addition to conservation areas and the historic gardens at Amport House.

Many designations are covered by the Local Plan, but not all. It is important that these existing policies and strategies are reviewed alongside the new policies in the Neighbourhood Plan (NP), so that there is no duplication.

The Local Plan will have equal weight to the NP, with the NP dealing with local issues specifically.

The creation of the NP will allow you as a community to have an influence on what you would like to see in the future of your parish.

Amport Parish Settlements



Amport Parish is made up of three settlements, Weyhill outlined in orange on the map below, East Cholderton, outlined in red and Amport, outlined in yellow; the rest of Amport Parish is considered to be open countryside.

Each of the settlements have unique characters of which the neighbourhood plan can protect and enhance through policies.

Ecological Designations

The map shows the ecological designations within the parish, including priority habitats, ancient woodlands and sites important for nature conservation.



KEY

-  Coastal and Floodplain Grazing Marsh (CFPGM)
-  Deciduous Woodland (DWOOD)
-  Good quality semi improved grassland (GQSIG)
-  Lowland calcareous grassland (LCGRA)
-  Lowland meadows (LMEAD)
-  No main habitat but habitats present (NMHAB)
-  Traditional Orchard (TORCH)
-  Ancient woodland
-  Sites Important for Nature Conservation (SINC)

Flooding

The map shows the areas with are at risk of flooding from surface water.

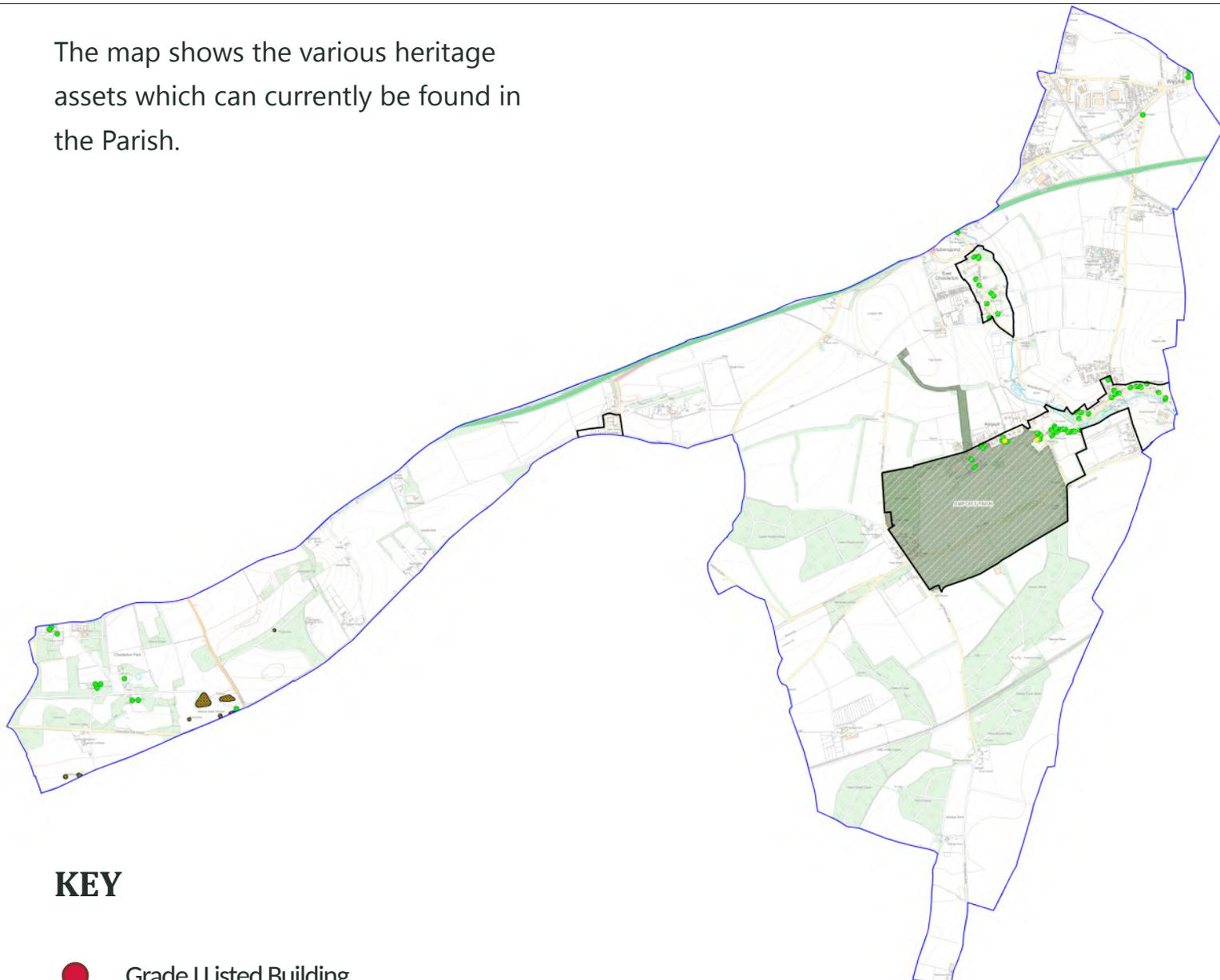


KEY

-  Risk of flooding 3.3% in any given year
-  Risk of flooding 1% in any given year
-  Risk of flooding 0.1% in any given year

Heritage

The map shows the various heritage assets which can currently be found in the Parish.



KEY

-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building

 Registered / Listed Park and Garden

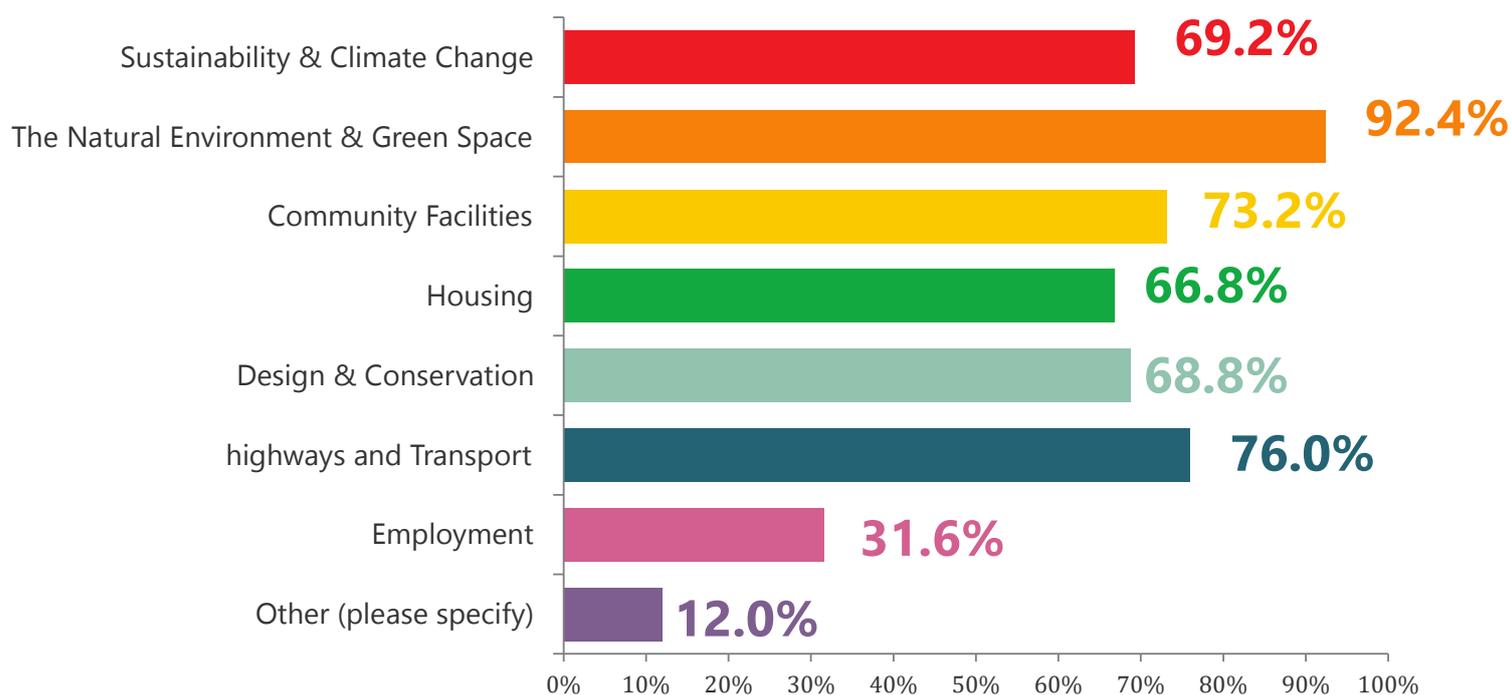
 Conservation Area

 Scheduled Ancient Monument



Potential Themes (survey results)

The Survey asked you **'When thinking about topics that the NP could cover, should the following be included: please rate all that apply'** and you responded:



The majority of respondents felt all of the mentioned topics should be included in the Neighbourhood Plan, except for Employment; of which only 31.6% people felt it should be included.

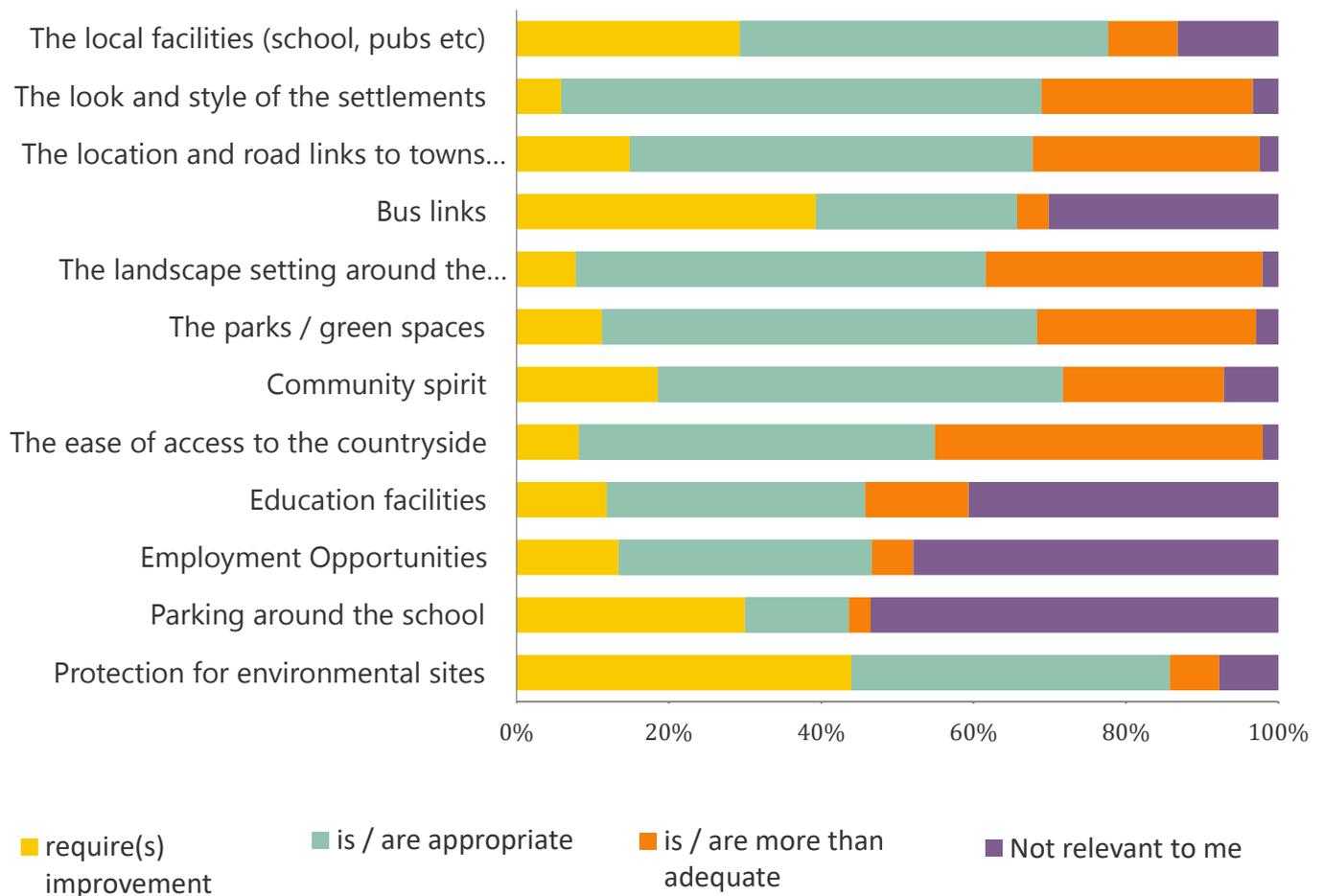
Do you agree with the above?

Do you think there are more themes we should include?



Potential Themes (survey results)

The Survey also asked you
'When thinking about living in the Parish, do you feel that :'

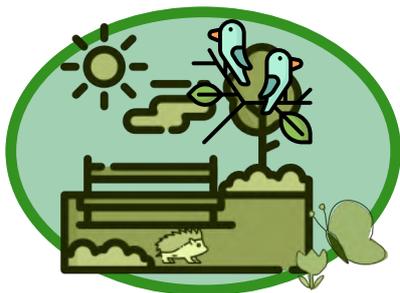


The response to the survey question indicates that the community would like to see more protection for the environment, improvements to transport and highways, including parking and improvements to local facilities.

This corroborates with the response to the previous question.



Potential Themes



The Natural Environment and Green Space

Includes objectives such as protecting green spaces, protecting wildlife etc



Community Facilities

Helps protect and enhance existing facilities and raises awareness in gaps of community infrastructure



Highways and Transport

Supports active travel and contributes to solving parking issues and highway safety concerns



Sustainability and Climate Change

Includes objectives relating to sustainability such as energy reduction/ renewable energies, reducing flooding risks etc



Housing

Includes objectives relating to housing including housing mix and where housing should be located.



Design and Conservation

Includes objectives such as protecting the historic environment and can set out design principles.

Are there any other themes which should be included in the Neighbourhood Plan?



Housing

To meet the needs of the emerging Local Plan, the Northern Test Valley area (the area above Stockbridge), land for a total of 6,167 dwellings needs to be found for development between 2020-2040.

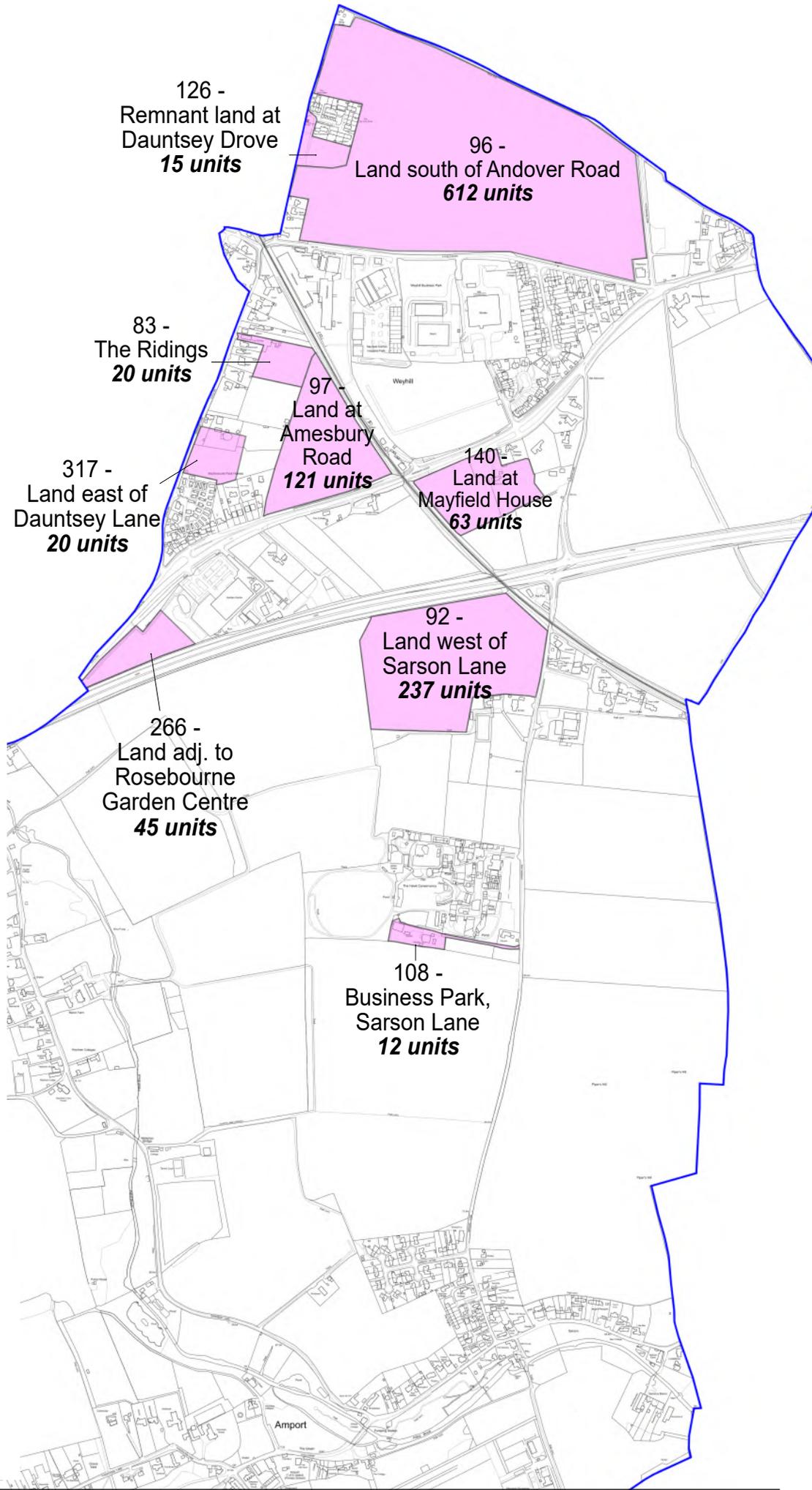
In response to this, land owners and developers have suggested sites to TVBC. These are set out in the Test Valley Borough Strategic Housing and Economic Land Availability Assessment (SHELAA) documents and those site in Amport Parish are shown in the adjacent diagram.

These are only suggested sites by developers and this does not mean they will be developed.

TVBC will ask Amport Parish if we wish to contribute to their housing target.

In this Neighbourhood Plan, we as the community can, if we choose, decide on the amount, type and location of development that is relevant to Amport Parish.

Alternatively, we can let TVBC decide.

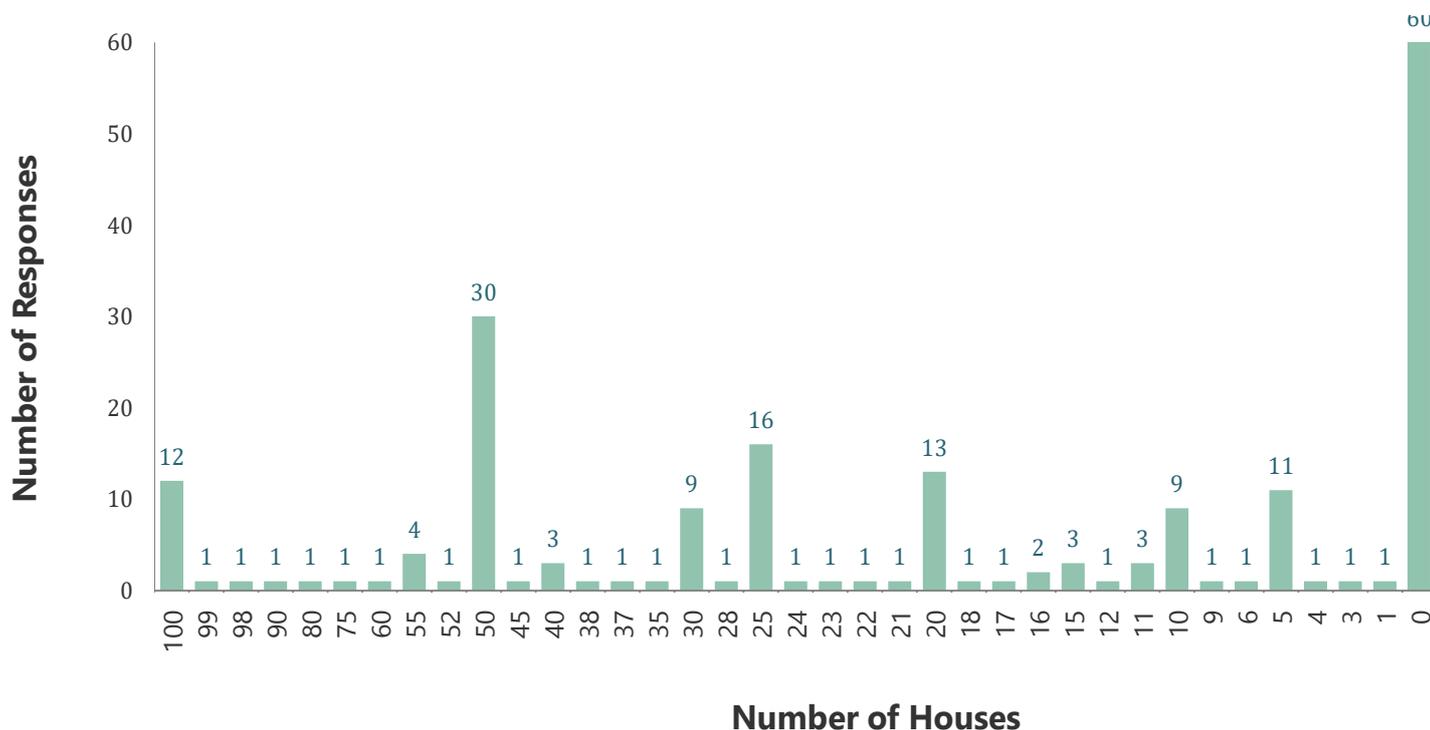




Housing (survey results)

Given the need for future housing in Test Valley, we asked residents whether or not we should have additional housing built in the Parish during the period 2020-204. In this regard, the survey also asked

‘If we allocated housing, how many houses would you like to see developed in the future up to 2040?’ and you responded:



From the survey response, over 60 respondents said they would like no more housing developed in the future up to 2040.

However, over 130 people did propose some housing in this period, with the most common number being 50 dwellings.

Do you agree with these numbers?

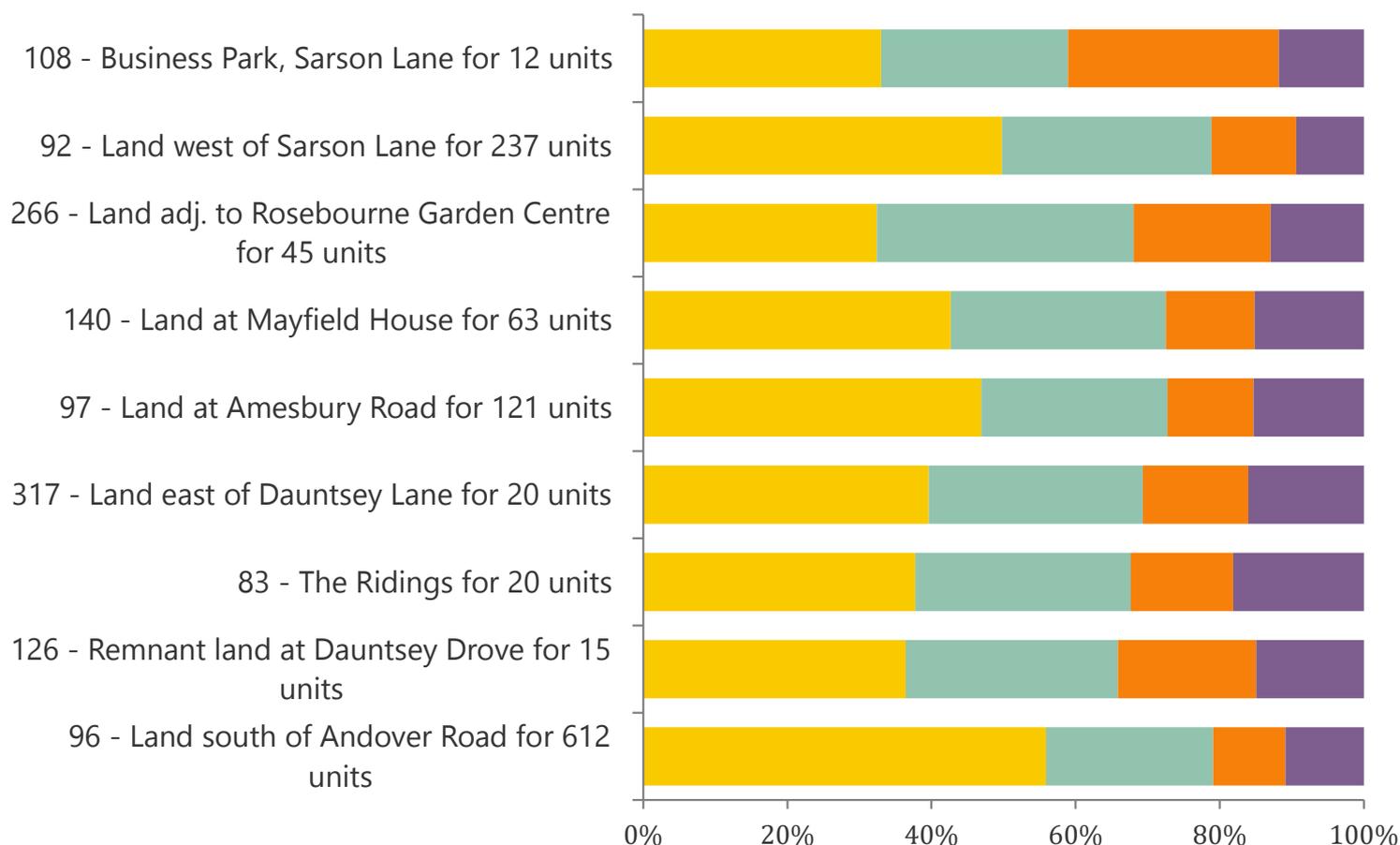


Housing (survey results)

The Survey displayed those sites suggested for housing as put forward to TVBC by landowners and developer (see plan on board 11) and asked

'Do you think that any of these sites could be suitable for housing ?'

and you responded:



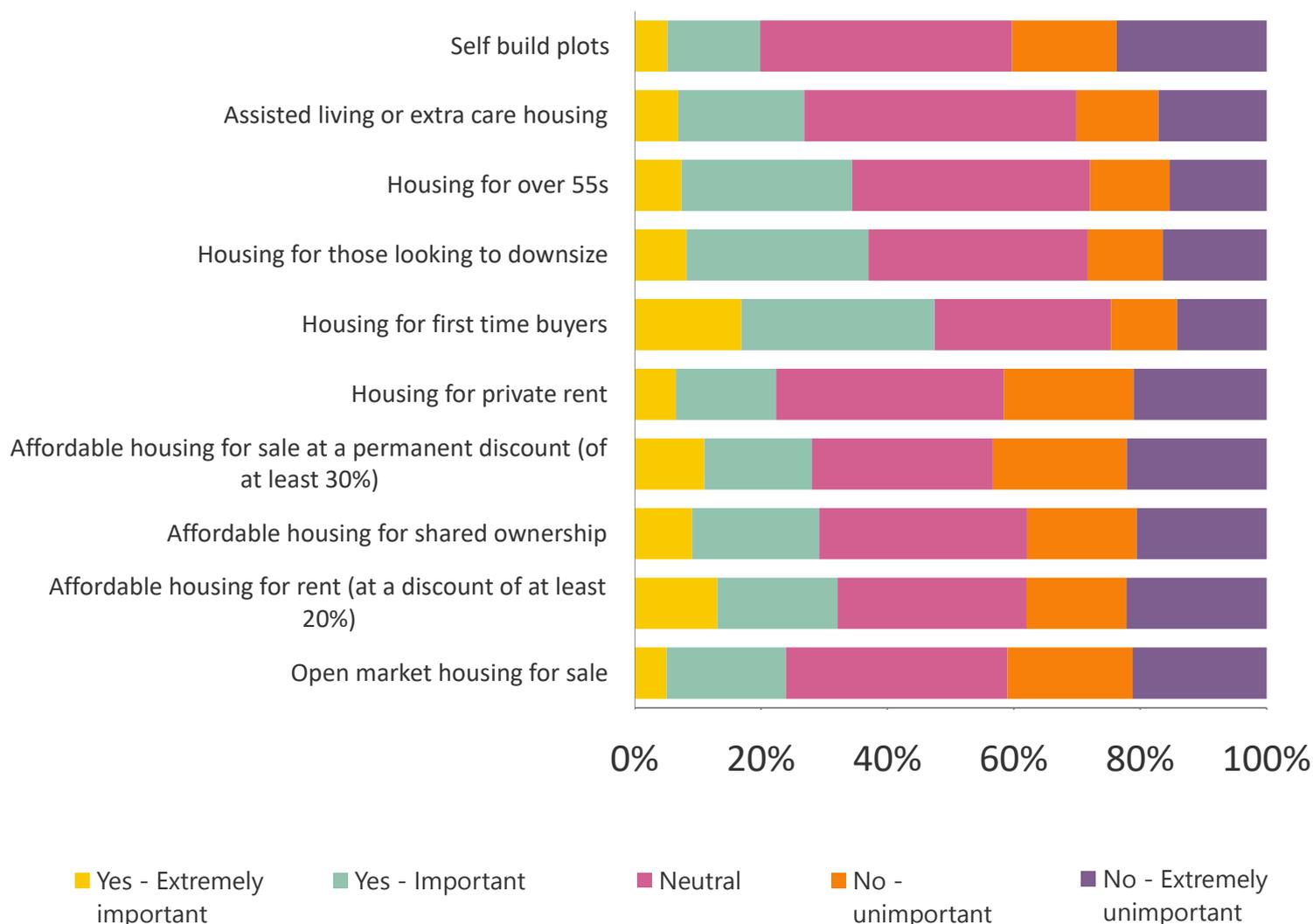
From the above survey response, when combining 'yes-could be developed with a smaller number of houses' and 'yes-could be developed as set out' the most popular sites in which people felt would be suitable for housing are site 266- Land adjacent to Rosebourne Garden Centre and site 108- Business Park, Sarson Lane.

This does not mean that housing should be built here. If the community decide to allocate housing, there would need to be a number of technical studies and assessments undertaken first.

- No - Should not be developed
- Yes - Could be developed with a smaller number of houses
- Yes - Could be developed as set out
- Have no preference



Housing (survey results)



The above survey result suggests that respondents believe there is a housing need for first time buyers and for those looking to downsize suggesting that there is a need for smaller homes. The above result also suggests a need for housing over 55's. Despite previous questions suggesting a need for more affordable housing the types of affordable housing did not score highly; grouping extremely important and

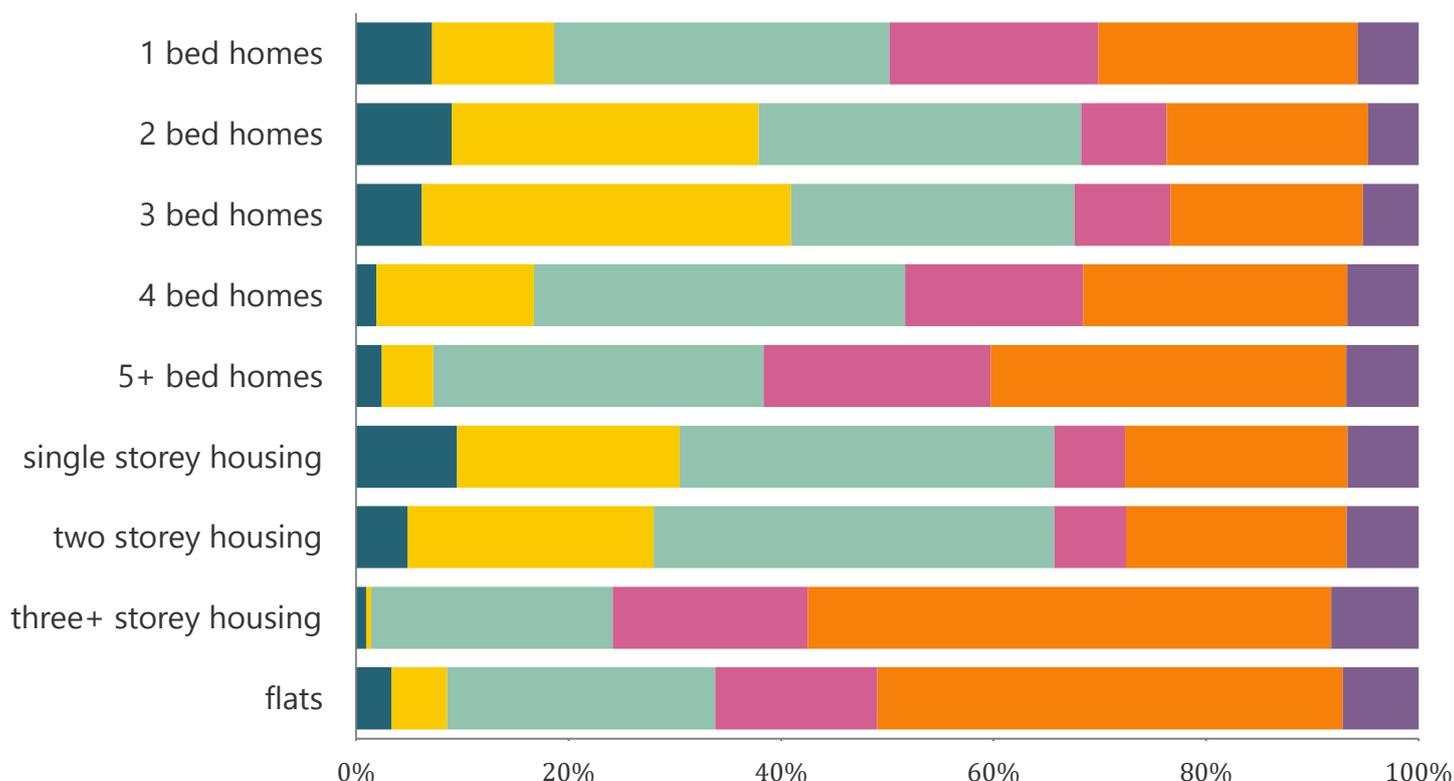
important votes affordable housing for rent' scored 32%, affordable housing for shared ownership scored 29%, and affordable housing for sale scored 28%.

Again, it is still up to the community as to whether or not the Neighbourhood Plan will allocate housing.

Do you agree?



Housing (survey results)



- Yes - providing these homes would be extremely important
- Yes - providing these homes would be important
- neutral
- No - providing these homes would be unimportant
- No - providing these homes would be extremely unimportant
- N/A

Grouping extremely important and important answers together, 3-bed homes had the most votes despite Q10 suggesting there is a need for smaller homes and first time buyer homes. However looking at

extremely important only single storey-housing scored the highest with 9.5%, closely followed by 2-bed housing at 9.0%.

Do you agree?

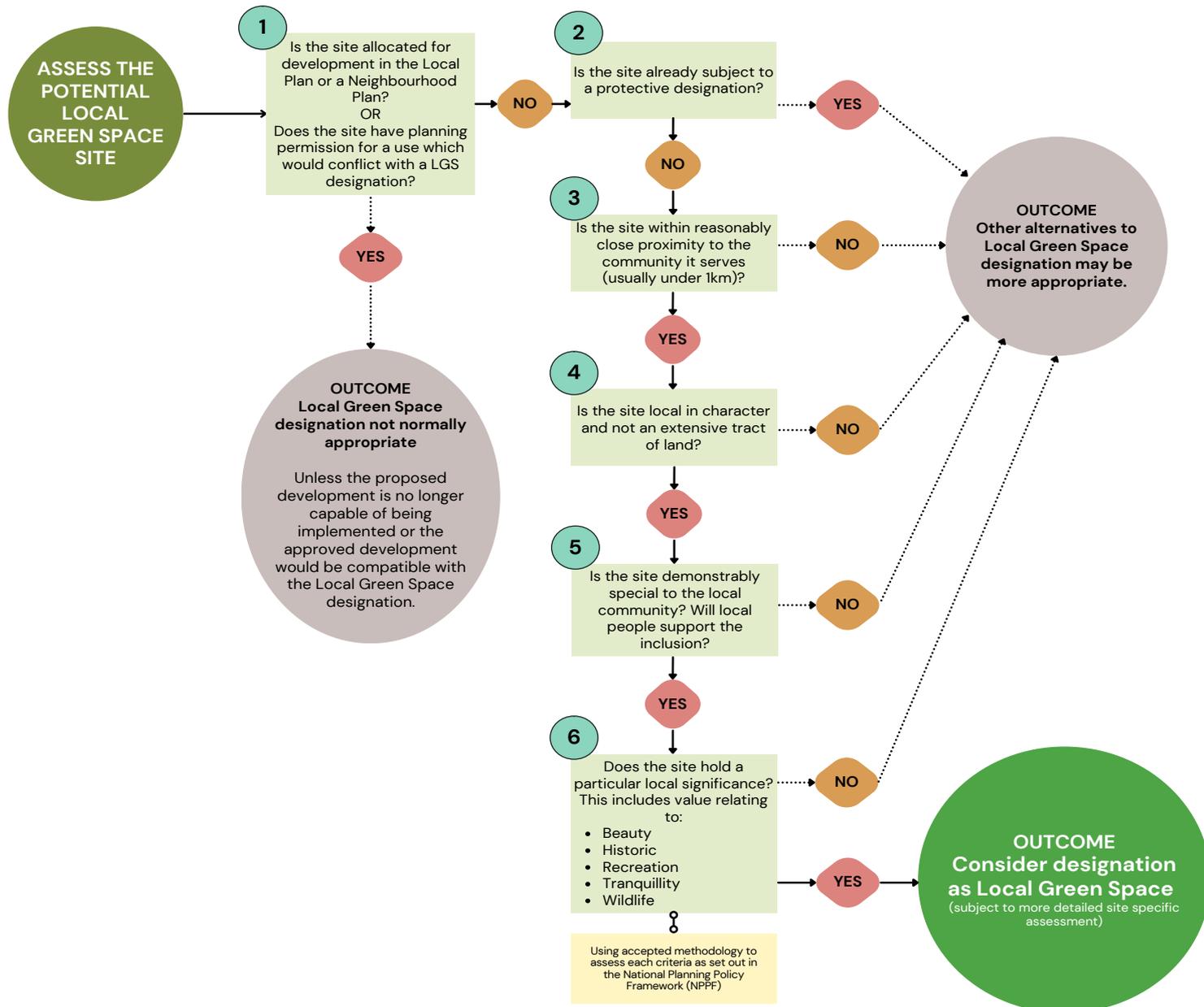


Local Green Spaces (LGS)

What is a Local Green Space (LGS)?

- In particular circumstances communities can protect areas of land that are of value to them.
- The National Planning Policy Framework (NPPF) publishes criteria by which an area of value to the local community can be protected. These are known as a Local Green Space (LGS), which can be designated via a neighbourhood plan (please see the process diagram below for how to assess a space).
- Once the NDP is adopted or 'made', the LGS is subject to the same development restrictions as Green Belt, ruling out new development except in special circumstances.

How to Assess Potential Local Green Space sites:



Potential Local Green Spaces

Designation is similar to that of 'Green Belt' designation, where the land can only be developed in very special circumstances. This can include (but is not limited to):

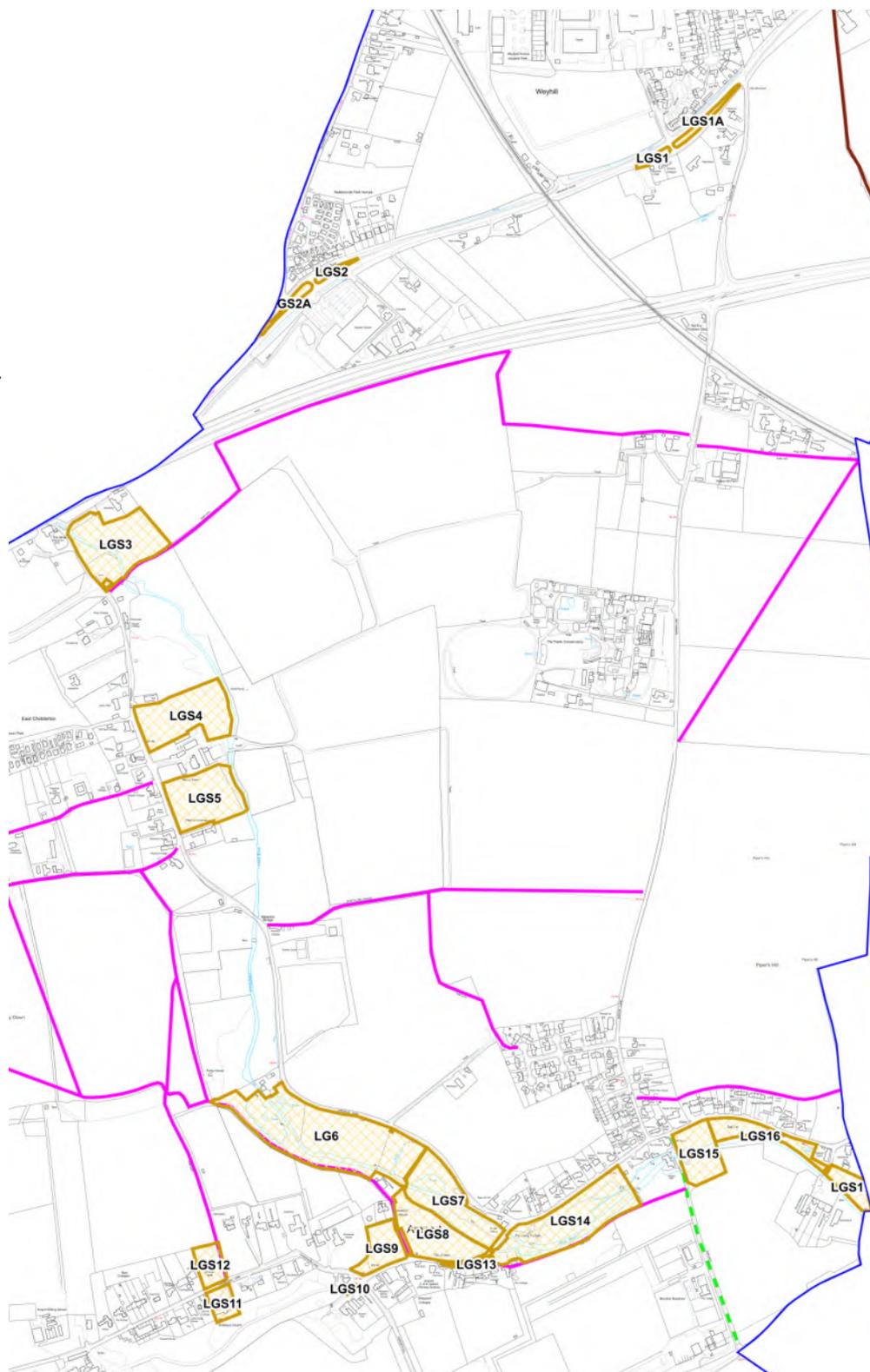
- Buildings used for agricultural or forestry purposes.
- Facilities associated with outdoor sports or recreation, cemeteries or allotments
- Replacements, extensions or alterations to existing buildings which remain proportionate with the character of the original.

This will mean that the land will remain open and continue to contribute to the character of the area.

A Local Green Space designation does not give public access rights where they do not exist already.

Gardens and private land, can in some situations become Local Green Spaces, where they are of sufficient public benefit and pass the assessment criteria. Although it is highly unlikely that a residential garden would qualify.

A site cannot be nominated if there has been planning permission on the site or it is allocated for development.



Are there any LGS you wish to designate in the wider Parish?



The plan above highlights some proposed potential Local Green Spaces, which you may wish to consider for designation.

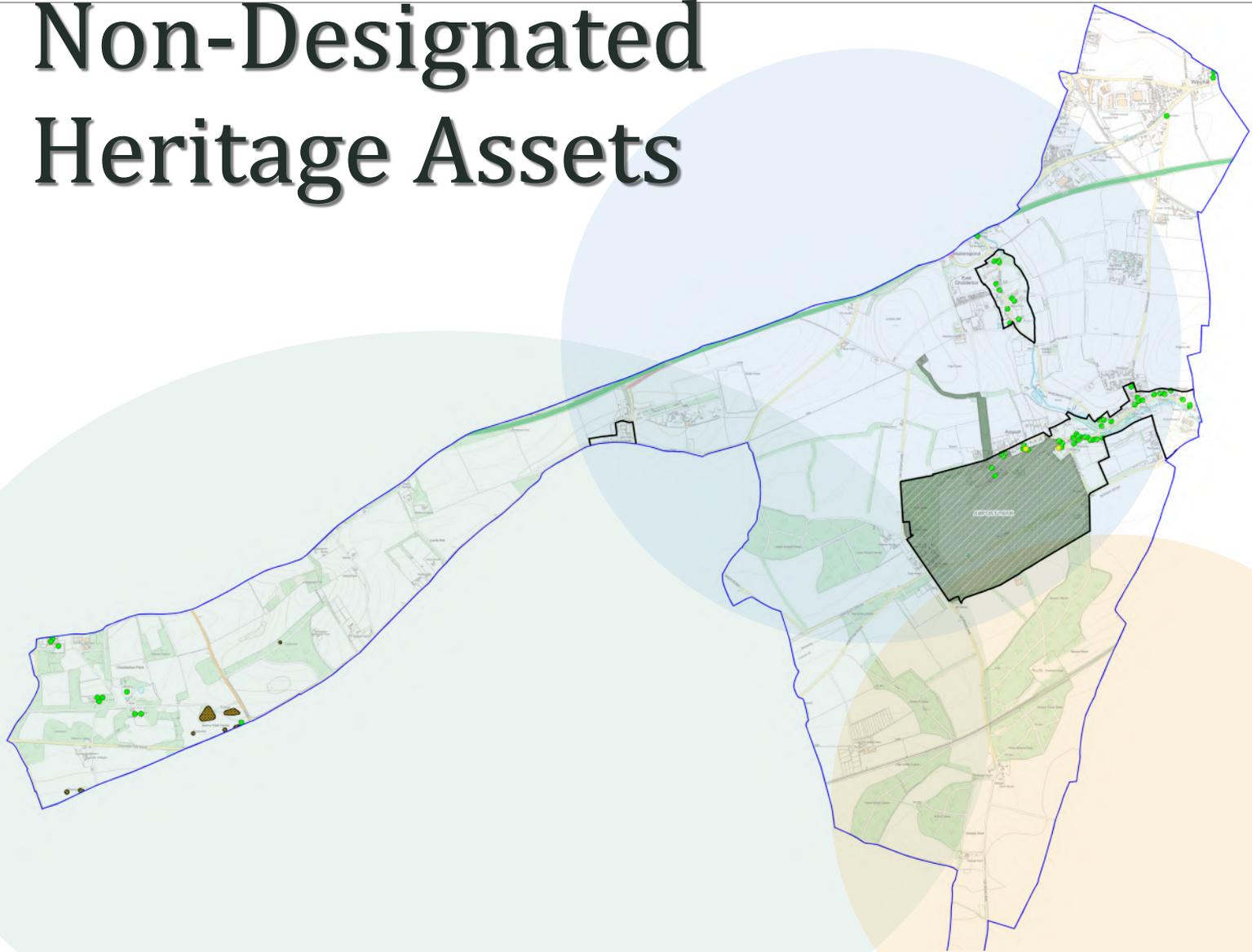
We are working alongside our independent consultants using a recognised methodology to assess whether or not the proposed spaces meet the government criteria.

An independent Examiner will review the assessment and any comments you make and have the final say on whether or not a space is designated.

Again, It should be noted that a LGS does not give the right of public access to spaces where it does not exist already. This is particularly relevant for private enclosed sites or those with wildlife or visual amenity value.



Non-Designated Heritage Assets



In addition to the existing heritage assets, such as the Conservation Areas, Listed Buildings etc, the community can propose non-designated heritage assets. These can be buildings, monuments, sites, place or landscapes with significance to be noted in planning decisions also known as locally listed buildings.

The criteria for consideration includes places or buildings which have:

- Archaeological interest
- Architectural interest
- Artistic interest
- Historic interest

 Grade I Listed Building

 Grade II* Listed Building

 Grade II Listed Building

 Registered / Listed Park and Garden

 Conservation Area

 Scheduled Ancient Monument

Are there any local assets you would like to see proposed as locally listed?



Questions & Answers

Town Planning often contains lots of jargon and abbreviations. Equally, there are lots of questions that we hear repeatedly. We have listed some of these below, but ask that you have a look at our Glossary available, or come and have a chat to us as the answer is rarely straightforward.

Can a village green be developed if it is not protected?



Yes, in some circumstances, it can be

Is a nature conservation area the same as a Conservation Area?



No, in planning, a Conservation Area is an area of special architectural or historic interest, where it is desirable to preserve or enhance the character and /or appearance.

Do you have the same permitted development rights in a Conservation Area?



Permitted development rights are a set of rules that allow certain types of development to take place without the need for planning permission. However, these rights are restricted in conservation areas.

Can you build on a cemetery if it is not protected?



Generally speaking, no, but there are some exceptions to this rule and it may be possible

Can you develop a playing field if it is not protected?



There are some cases where development on a playing field may be allowed. Particularly, for example, if the playing field is no longer in use

Can a wooded area be developed if it is not protected?



Yes, but will depend on a number of factors

Can you build in a Conservation Area?



Yes, you can, but it will depend on a number of factors, including the type of development that is proposed, and the impact on the character of the area.



Questions & Answers

Can you remove tree or undertake works to trees in a Conservation Area?



Not without permission from Test Valley Borough Council

Can buildings be demolished or can contemporary development take place in a Conservation Area?



Yes, you can, but it will depend on a number of factors, including the type of development that is proposed, and the impact on the character of the area and listed buildings.

Can a coalescence occur between settlements?



Yes, without a specific policy to prevent it

Are wildlife sites automatically protected from development?



Most are, but there may be some locally valued sites which have not yet been identified

How can we protect land from development?



It depends why you wish to protect the land. If there is a valid reason for protection, then this needs to be set out in the Neighbourhood Plan

Can a Neighbourhood Plan determine where new housing should go?



Yes, it can allocate sites for housing

Can community facilities be converted into housing if not protected?



Yes, they can, where there are no policies to protect them



Neighbourhood Planning Governance

Steering Group

Amport Parish Council (or APC) has delegated full responsibility for the preparation of the Neighbourhood Plan (NP) to a Steering Group (the NPSG) comprised: a Chairperson; representatives from each of Amport, East Cholderton and Weyhill; and a Secretary. Our consultant, currently Bluestone Planning, provides specialist planning expertise and supports the NPSG.

Local Working Groups

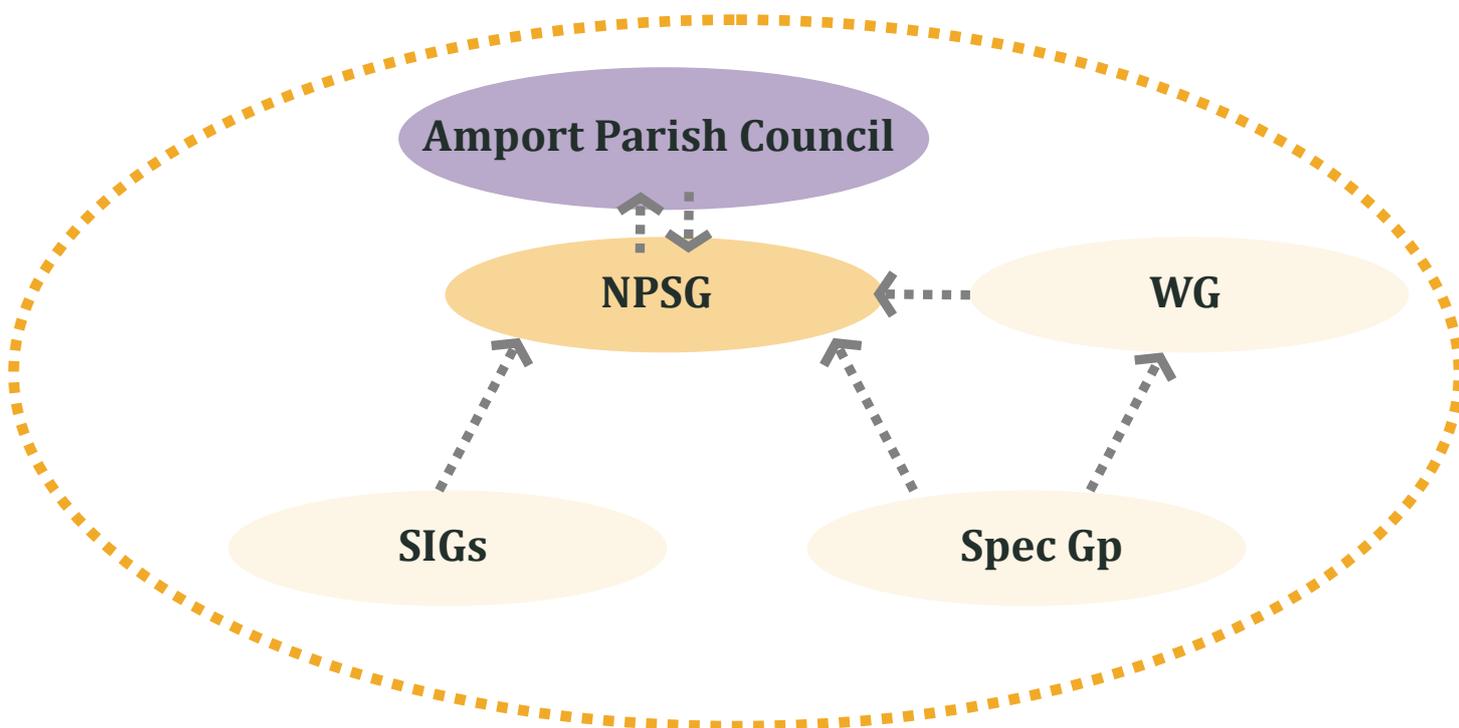
Local working groups (WG) will prepare draft policies and options for their settlement or village and provide them to the NPSG. There are three WGs: Amport; East Cholderton; and Weyhill. The WGs are chaired by the NPSG member for that area and supported by the NPSG and our planning consultant.

Specialists Groups

Specialist groups (Spec Gp) also cover key areas of policy for the whole Parish and support the NPSG and WGs. There are specialist groups for: community/housing/heritage; education; environment/green spaces; economy/business/retail; highways/transport; and photography.

Special Interest Groups

Special Interest Groups (SIG) might be invited to attend NPSG meetings to provide their specific perspective on the development of the Parish to 2040. Potential examples of SIGs are; environmental groups; The Hawk Conservancy; Amport House developer; Amport School; and housing associations.'





What Happens Next?

Community Consultation Results

The feed back from this community event and the previous online survey will be collated and analysed by NPSG in collaboration with Bluestone Planning and will inform the direction of the next stages of developing the neighbourhood plan.



Form NP Vision, Objective and Themes

From the analysis, a Vision of the neighbourhood plan will be formed along with objectives and themes.



Evidence Gathering

Evidence will be gathered to inform and support the draft policies



Drafting Policies

Local working groups (WG) will prepare draft policies and options for their settlement or village and provide them to the NPSG. There will also be input from Spec groups and SIGs all feeding back to the NPSG.



Draft Policies reviewed by Independent Planning Consultants

The draft policies will be reviewed by our independent planning consultancy - Bluestone Planning.

The Policies will also be sent to Test Valley for review



Community Event for feed back on Vision, Objectives and draft Policies

Have your say on the next stage and see how the Neighbourhood Plan is taking shape.