

King's Somborne Parish Council Neighbourhood Development Plan



Attachment 2.4.9



NDP Site Allocation Scoring Form

Site Allocation Scoring

In order to determine the priority of acceptable sites as detailed in Appendix No3 of the Neighbourhood Development Plan the completed site appraisal forms for each acceptable site have been examined to determine any important distinguishing factors between them which would favour one site being selected over another.

These important factors or questions with their evaluated answers taken directly from the Site Appraisal Forms are listed in the table 2 below for the five preferred sites. The responses have been reviewed and scored in accordance with the scoring criteria set out in table 1 by each steering committee member attending the evaluation meeting. The scores were then averaged to produce a score to one decimal place for each question. The average scores have then been summated to give an overall score.

Table 1

Development Potential	Score
Low	1
Medium	2
High	3

Table 2

Site No	KS 3		SHELAA 148 [KS4&5] (SHLAA 251)		KS 6		SHELAA 80A&B [KS 7] (SHLAA 207)		SHELAA 81 (SHLAA 208)	
Site name	Land off Froghole Lane	Score	Land at Spencers Farm adjacent to Muss Lane	Score	Land Adjacent to Cruck Cottage	Score	Land at Winchester Road and New Lane	Score	Land South of Winchester Road	Score
General Site Information										
Existing use (e.g. agricultural, vacant, mixed use, open space etc.)	Vacant	3,3,2,3,3,3	Agricultural permanent pasture	3,2,3,3,2,2	Vacant	3,3,2,3,3,3	Agricultural (permanent pasture)	3,2,2,2,2,2	Agricultural (permanent pasture)	3,2,2,2,2,2
Average Score		2.8		2.5		2.8		2.2		2

Site No	KS 3			KS 6			SHELAA 80A&B [KS 7] (SHLAA 207)		SHELAA 81 (SHLAA 208)	
Suitability										
Would redevelopment of the site relate well to the site surroundings?	Yes - Development of site would contribute positively to the valley bottom historic settlement pattern.	3,3,3,3,3,3,3	Partially - Only the southern part of the site (KS5) is suitable. The appreciation of this part of the site as part of the open countryside setting to the village is somewhat compromised by views of housing to the south and east and suburban boundary features. The northern part of the site (KS4) is more sensitive as a result of being exposed in long distance views to south from Clarendon Way and as a consequence is considered unsuitable.	2,3,2,2,3,3,3	Yes. Development of this site would contribute positively to the valley bottom, linear historic settlement pattern. The proximity of listed buildings should be noted.	3,3,2,2,3,3,3	Partially. The most sensitive area of the site lies north of the recently planted hedgerow as it is exposed in views from the north, including from the footpath and will be seen as an encroachment into the much larger field. The southern half of the site adjacent to Winchester Road and south of the recently planted hedge line is less sensitive as it is less visible due to presence of mature trees and contributes positively to the settlement pattern.	3A 2B, 2,1,1,2,1,2	Development of the site would contribute positively to the historic settlement pattern and would be seen in views within the context of other development along the linear valley bottom. However, there are issues. The most western part of the site is sensitive due to its contribution to the setting of the listed building. The most eastern part is also sensitive, as it is visible on the approach to the village.	2,2,1,1,2,1,2
Average Score		3		2.6		2.7		1.7		1.7

Site No	KS 3	SHELAA 148 [KS4&5] (SHLAA 251)	KS 6	SHELAA 80A&B [KS 7] (SHLAA 207)	SHELAA 81 (SHLAA 208)					
Designations and constraints										
Are there any Listed Buildings on, or within close proximity of, the site?	Froman's Farm to the East	3,3,2,2,3,2,3	No	3,3,3,3,3,3,3	Cruck Cottage to the West and Prospect House to the East	2,2,1,2,2,2,2	Manor Farm House, Spencers Farm, Redhill cottages and Manor Farm Cottage to the South	3A 2B, 2,1,1,2,2,2	Manor Farm Cottage to the west and Manor Farm House and adjoining barns to the north (opposite side of Winchester Road)	2,2,1,1,2,2,2
Average Score		2.6		3		1.9		1.7		1.7
What Flood Risk Zone does the site fall into?	Zone 1 & 3 - Long term risk very low, High risk on southern boundary	2,2,2,2,2,2	Zone 1 - Very low long term risk	3,3,3,3,3,3	Zone 1 - Long term risk very low except at part of the site adjacent to Winchester Road.	3,2,2,2,3,2	Zone 1 & 3 - The long-term risk is low for the Northern part of the site but Southern parts of A and B are Zone 3 (checked)	2,2,2,1,1,2	Zone 1 majority Zone 3 abutting Winchester Road, Long term risk assessment is there is low risk from surface water along northern boundary abutting Winchester Road	2,2,2,2,2,2
Average Score		2		3		2.3		1.7		2

Site No	KS 3	SHELAA 148 [KS4&5] (SHLAA 251)	KS 6	SHELAA 80A&B [KS 7] (SHLAA 207)	SHELAA 81 (SHLAA 208)					
Site Characteristics										
Views In	The site is a relatively flat field, situated within the valley bottom behind properties in Romsey Road with well-established trees and hedges around its boundaries. It is therefore not highly visible in wider views and largely only publicly visible from Froghole Lane to the west of the site.	3,3,3,3,3,3,3	Previous designated Site KS 4 which is the top end of this site is in full view from Red Hill. The bottom end (KS5) is less sensitive at the lower end due to its location nearer to the valley bottom and tucked behind existing housing. This site is less visible in longer distance views and has potential for development.	3,3,2,3,3,3,3	The site is fairly well enclosed in wider views from the countryside to the north.	3,3,2,3,2,3,3	Northern part of the site is exposed to views from Redhill looking North and is also located at a key gateway into the village.	3A 2B, 2,1,1,2,2,2	The site can be viewed on entering the village and detracts from the village rural appeal.	2,1,1,1,1,1,1
Average Score		3		2.8		2.7		2		1.1

Site No	KS 3	SHELAA 148 [KS4&5] (SHLAA 251)	KS 6	SHELAA 80A&B [KS 7] (SHLAA 207)	SHELAA 81 (SHLAA 208)					
Infrastructure Requirements										
Highways - CURRENT ASSESSMENT BUT ALL LANDOWNERS TO CARRY OUT SPECIFIC HIGHWAYS ASSESSMENT	Access required via K2, between Fromans and little Fromans here access is reduced from 6m at entry to 4.3m alongside little Fromans Cow Drove Hill. The accessway between Fromans and Little Fromans currently 4.3m could be widened by including some of the land associated with little Fromans. Good access up to Little Fromans to Cow Drove with 6m wide access. Single lane access alongside Little Fromans may be acceptable if viewed as a traffic calming measure	2,2,3,2,2,2	Potential issue if site is to use access off Winchester Road at Spencers Farm as the track may be too narrow and required land to widen owned by a third party. Access on to Winchester Road via filed adjacent to Spencers farm is feasible but would require agreement from owner. Access from Stockbridge road has landscape issues and may create traffic safety on an existing difficult stretch of road requiring upgrades of A3057 at the junction. Access can be achieved from Muss lane however this has narrow section at the bottom near martins Shop and is not ideal.	1,1,3,2,2,1	No issues access direct from Winchester Road	3,3,3,3,3,3	Access feasible at western end onto Winchester Road with new bridge. An alternative onto New Lane at eastern end is feasible but not preferred as it may need widening of the lane and upgrade of the junction with Stockbridge Rd. somewhat problematic from Winchester Road due to ford especially in winter. Winchester Road is narrow at the existing entry point on western access point. New Lane will need widening if used as primary access way	3,3,3,1,2,3	Access feasible onto Winchester Road. At the very western end of site due to junction with New Lane. Significant length of roadway required	3,3,3,2,2,3
Average Score		2.2		1.7		3		2.5		2.7
Total Score		15.6		15.6		15.4		11.8		11.2