

Responder no.:**REDACTED COMMENTS*****Disclaimer:***

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Some editorial amendments or deletions have been made and in some case this includes whole sections of submitted documents including sections of prefaces, context and/or background information, (particularly provided by consultants) has been removed. This has been done purely in an attempt to make the document more readable, but no actual feedback on the NDP has been removed.

Please note that spellings and/or typos and irregular spacings are likely to be a result of the compiling (copy and paste or typing).

If you would like to check your own feedback or have any queries with regards to this document, please email clerk@kingsomborne-pc.gov.uk.

FEEDBACK STARTS BELOW:

This Policy E5 states Any multi Homes development to be sited close to other built up landscape such that it is a natural extension of the Village rather than a distinct separate development. As above any development within the area designated as KS3 will have to linear against the northern boundary, access to this area will have to be by a linear road south of the development as high as possible to avoid the flood plain and presumably link to Frog Hole Lane and Cow drove Hill to provide safe access and egress.

This means that the development will not relate closely to the existing parallel development along Romsey Road as it will be separated by the flood plain area, effectively an open field area which equates roughly to the area of the playing field behind the Village Hall. There are no other areas existing in Kings Somborne where developments are separated by such a large area therefore this development would fall outside of all design parameters forming a distance separate linear development.

Development at area KS5 has a clear access problem. The only current access available would be from Muss Lane which is very narrow particularly at the entry point from Old Vicarage Lane. When the development at the top of Nutchers Drove was carried out in the early 1990's the access was supposed to be 4200mm wide (it is narrower in places) and the length of the road at this width exceeded the permissible length under Highway Regulations and an additional vehicle access had to be provided for emergency access vehicles therefore the road had to be linked to Muss Lane past the generator station. This road link was never completed due to the level differences at the boundary, the developer Heron Homes attitude was 'we have taken the road to our boundary it is up to the council to provide the link across their land' and this was never completed or enforced by Test Valley or Hampshire County Highways. This new site off Muss Lane must have similar difficulties and the only logical way this could work would be to join this site to site KS7 Land of Winchester Road/ New Lane with a new access off either Winchester Road or New Lane.

Policies suggest new development to be placed outside of flood zones. The Environment Agency Flood Maps clearly show that the majority of the development area KS3 is designated as a Flood Plain from both the stream and from surface water. The only developable area outside of the flood plain is a linear strip against the northern boundary.