

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

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FEEDBACK STARTS BELOW:**Allotments, Furzedown Road–Site and Surroundings**

The Site is currently used as allotment gardens, serving the local community. The Site extends approximately 0.93ha and is located centrally within the built up area of Kings Somborne, accessed off Furzedown Road. The Site is broadly level and bound by mature trees and hedgerows on all boundaries. Surrounding land uses include; residential to the north, south and west. Agricultural land lies to the east. According to the Council's policies map, The Site is not subject to any planning policy constraints and sits within the settlement boundary. The Flood Risk Map for Planning confirms that The Site lies wholly within flood zone 1 (land at lowest risk of flooding).

As above, the site is unconstrained in planning policy terms. The Site lies within the settlement boundary, within close proximity to the village's shops and local services. In accordance with Test Valley Borough Local Plan Policy COM2 (Settlement Hierarchy), the principle of development on The Site is considered appropriate due to its location within the settlement boundary of Kings Somborne.

The Site could be accessed directly off Furzedown Road, subject to further highways advice. It is contested, therefore, that The Site is only accessible via SHELAA Site 239 'Land west of Rose Cottage' as stated within the Site Assessment Form (Attachment 2.4.5) and page 2 of the Site Access Study (Attachment 2.4.6) of The Plan.

Draft Policy E8 (Local Areas of Green Space) nominates The Site as a Local Area of Green Space (LAGS) due to its recreational value to the local community, as set out within Appendix 1.2 of The Plan. We appreciate the Site's current function as a community recreational facility and therefore think the plan should consider a number of potential alternative sites, considered suitable, in terms of their location and unconstrained nature, to accommodate a new village Allotment if The Site were to be developed for residential use. The proposed sites are briefly summarised below and illustrated on site plan (dwg. no. J0016063-18-11), accompanying this letter. The site plan indicates the extent of land ownership, it is not proposed that the entirety of the proposed parcels would be developed as allotments. (See map of sites and descriptions)

Land east of existing Allotments - This site is currently in agricultural use. The site lies immediately east of the existing Allotments, adjacent to the settlement boundary and could be accessed off The Site if it were to be developed for housing. The site is not subject to any planning policy constraints.

Land west of Furzedown Road - This site is currently in agricultural use. The site lies immediately east of the settlement boundary and could be accessed off Furzedown Road or Eldon Road. The site is not subject to any planning policy constraints.

Land west of Eldon Road - This site is currently in agricultural use. The site lies immediately east of the settlement boundary and could be accessed off Eldon Road. The site is not subject to any planning policy constraints.

Land west of Stockbridge Road - This site is currently in agricultural use. The site lies immediately north of the settlement boundary and could be accessed off Stockbridge Road or Cow Drove Hill. The site is not subject to any planning policy constraints.

Land north of Winchester Road - This site is currently in agricultural use. The site lies north east of the settlement boundary and could be accessed off Winchester Road. The site is not subject to any planning policy constraints.

Land south of Winchester Road - This site is currently in agricultural use. The site lies east of the settlement boundary and could be accessed off Winchester Road. The site is not subject to any planning policy constraints.

Draft Policy H1 (Quantity of New Homes Needed) sets out an additional housing requirement of 33 to 42 new homes over the next 15 years. This figure is made up of three of the proposed development sites of 11-14 new homes. The supporting policy text states that the new homes identified in Policy H1 does not preclude any additional housing sites that have not been specifically identified in The Plan.

Draft Policy H6 (Development Location & Allocation) sets out the proposed development sites. The sites are set out below with a brief summary of their constraints:

KS5: The bottom field of SHELLA 148 –Land at Spencer’s Farm adjacent to Muss Lane. The site lies outside the settlement boundary, within the open countryside. According to the Site Allocation Scoring Form (Attachment 2.4.9), potential access points off Winchester Road, at Spencer’s Farm and Muss Lane are too narrow. Land owner negotiations would be required to enable access via the field adjacent to Spencer’s Farm and access off Stockbridge Road would impact on the surrounding landscape.

KS3: Land off Froghole Lane. The site lies outside the settlement boundary, within the open countryside. The site lies within the Conservation Area. The southern section of the site lies within flood zone 3 (high risk of flooding). Froman’s Farm (Grade II listed) lies to the east of the site. According to the Site Allocation Scoring Form (Attachment 2.4.9), existing access into the site would need to be widened.

KS6: Land off Winchester Road (southside). The site lies outside the settlement boundary, within the open countryside. The site lies within the Conservation Area. Grade II listed properties, Prospect House and Cruck Cottage lie immediately to the east and west of the site respectively. Development on this site would need to come forward in conjunction with KS3 to achieve a minimum of 11 new homes.

KS7 SHELLA 80: Land south of Winchester Road. The vast majority of the site lies outside the settlement boundary, within the open countryside. Part of the site lies within flood zones 2/3 (medium to high risk of flooding). Part of the site lies within the Conservation Area and development on site would impact on the setting of Manor Farmhouse, The Granary and the Barn and Stables which are all Grade II listed buildings. According to the Site Allocation Scoring Form (Attachment 2.4.9), a new bridge would be required to enable access onto Winchester Road and access at New Lane would need widening.

SHELLA 81: Land south of Winchester Road. The site lies outside the settlement boundary, within the open countryside. The site lies within the Conservation Area and development on the site would impact on the setting of Manor Farm Cottages, a Grade II listed building. According to the Site Allocation Scoring Form (Attachment 2.4.9), a significant length of road would be required to create access onto Winchester Road.

As demonstrated above, the proposed allocated sites are all constrained in varying degrees. As stated at paragraph 2.3 of the Site Assessments document (Attachment 2.4), the portions of the sites incorporating land within Flood Zones 2 or 3 have been excluded from the developable area. Paragraph 2.4 states that sites with listed buildings in close proximity will be suitable for development at a density of only 10 dwellings per hectare, as opposed to 30. Clearly, these constraints, affecting the majority of the proposed allocated sites, will impact on the delivery of new housing within the village and potentially compromise the layout and design of the new homes. It is also noted that there are access issues to overcome at all but one of the proposed allocated sites. By contrast, The (Allotment) Site offers unconstrained developable land wholly within the settlement boundary, allowing greater flexibility with regards to housing numbers, layout and design than the currently proposed allocated sites. It is therefore suggested that the Neighbourhood Plan Group considers the inclusion of The Site as a proposed housing allocation, along with the relocation of the Allotments to one of the potential sites listed above and illustrated on the accompanying site plan.

We support the principle of the preparation of a Neighbourhood Plan for Kings Somborne, the following modifications to The Plan are suggested: The inclusion of the Allotments as a proposed housing allocation, in light of the constrained nature of a number of other currently proposed allocated sites. The inclusion of a proposed re-location of the Allotments, subject to landowner negotiations.