



**October 2019**

**King's Somborne Neighbourhood  
Development Plan**

**Consultation Document**  
**New Draft NDP**  
**SDNPA**  
**(for Steering Group)**

**(Regulation 14 Pre-Submission Stage)**

**2019 - 2034**







## HOW TO COMMENT


### We need your comments on this plan to make sure it truly reflects the communities' views.


Your comments can be made by filling out a consultation response form and:

 Emailing it to the Parish Council Clerk: [clerk@kingssomborne-pc.gov.uk](mailto:clerk@kingssomborne-pc.gov.uk) (preferred)

 Handing it to a Parish Councillor member at one of the **Public Consultation events**:-

- **Details of consultation events to be added**


 Posting/delivering it to the Parish Clerk  
Kingman's Cottage, Heathman Street, Nether Wallop, SO20 8EW

 Handing it in to either King Somborne's Post Office or The Crown pub

To help us to analyse your comments, please make it clear which part of the plan you are commenting on and what changes you would like to see made.

### Responses must be received by

**XXXXXXXXXX.**

 The background information on the King's Somborne Neighbourhood Plan can be found on the website at [www.kingssomborne-pc.gov.uk/NDP](http://www.kingssomborne-pc.gov.uk/NDP)

This stage in the preparation of the King's Somborne Neighbourhood Plan is known as the **Pre-submission draft**. It is a formal stage of the Neighbourhood Plan process and is the second occasion on which the plan has been presented as a whole to the community and to those with a professional interest in the plan. The first pre-submission consultation took place in May and June 2018. A summary of the key issues raised, and subsequent amendments made to prepare this second Pre-Submission Draft NDP is set out below:

- The draft document is difficult to navigate – the amended pre-submission NDP has been substantially reorganised with supporting information incorporated into the plan as relevant. Where policies were felt to be more of an 'objective' or ambition but could not be used in determining planning applications they have been deleted or move to the objectives section of the plan.
- Objections to development phasing and prioritising of sites – policies H10 (phasing) and H6 (prioritisation) have been deleted
- Concerns raised over the potential impact of flooding on sites allocated for housing – a Flood Risk Assessment and Sequential Test have been completed and inform the plan. A Sustainability Appraisal / Strategic Environmental Assessment has also been completed



which considers whether there are significant negative effects relating to flood risk. Sites KS3A and KS7A have been amended to direct development to flood zone 1.

- **Concerns raised over the potential impact of allocated sites on the Conservation Area and listed buildings** – detailed policy criteria for each allocation site is included in this plan. This includes requirements for development to be sensitively designed in response to the Conservation Area and the setting of listed buildings where relevant. Site KS7A has been amended to direct development to the eastern portion of the site away from the setting of a listed building.
- **Concerns raised over the potential impact on biodiversity and bats in particular** – Policy KS/E6 addresses development which has a potential impact on Mottisfont Bats SAC and requires appropriate ecological surveys and measures to protect bats.

- **Insufficient information on the sites allocated for development** – Individual policies have now been included for each and every allocation. This provides the ability to set out site specific requirements, particularly in terms of housing numbers and what needs to be done to avoid harm to the Conservation Area and improve local biodiversity. This document consultation will help to inform the future

In addition, updates have been made to the background evidence papers on Housing Needs and Sites and Local Green Space Report.

It is important that this plan is read as a whole and alongside the Test Valley Local Plan as the policies in this plan do not list or cross-reference all the other policies that may be relevant.

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**Commented [gs1]:** This sentence has no real purpose. Full opportunity is given to comment on the whole plan. Comments may or may not further to provide further information on the sites but given this is the second round unlikely suggest this sentence is removed.

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## Background Information and Evidence

A great deal of information and data has been collected in order to prepare this plan. The following is available to view on the King's Somborne Parish Council website [www.kingssomborne-pc.gov.uk/ndp/](http://www.kingssomborne-pc.gov.uk/ndp/) or in **hard copy** in the village Post Office or The Crown pub

### The Villages, Landscape and Environment

- Parish Profile, March 2016, Test Valley Borough Council
- ~~1.0 Landscape and Environment Background and Evidence Paper~~
  - 1.0.1 Hampshire Biodiversity Information Centre information
  - 1.0.2 Archaeology and Historic Buildings, Hampshire County Council
  - 1.0.3 Archaeology Maps, Hampshire County Council
  - 1.0.4 John O'Gaunt Deer Park Map
  - 1.0.5 Historic Buildings Maps
  - 1.0.6 King's Somborne Conservation Area Policy, 1987, Test Valley Borough Council
  - 1.0.7 List of Indigenous Trees
- 1.2 Local Green Space Assessment
- 1.3 Habitats Regulations Assessment

**Commented [LH2]:** Please can we not include the archaeological appendix of every site in the hard copy this time: the relevant information is in the site selection forms and it made the booklet twice the size and therefore put people off as we know from a lot of the verbal feedback

**Commented [p3]:** These background papers have been incorporated into the main document where relevant so should come out of the evidence list. Remaining documents may need to be renumbered accordingly.

### Development and Design

- 2.0 Housing Needs and Sites
- ~~2.1 Housing Numbers~~
- 2.2 Design Guidance, 2018
- ~~2.3 Model Covenants~~
- 2.4 Site Assessments
  - 2.4.1 Initial Brownfield Site Search, July 2016
  - 2.4.2 Potential Sites, June 2017
  - 2.4.3 Northern Test Valley Rural Sites submitted for the SHLAA
  - 2.4.4 Site Assessment Form (blank copy)
  - 2.4.5 Completed Site Assessment Form
  - 2.4.6 Site Access Study
  - 2.4.7 Flood Risk Study, August 2018
  - 2.4.8 Sequential Test Report
  - 2.4.9 Site Assessment Methodology
  - **2.4.10 Site Allocation Scoring**
- 2.5 Landscape Assessment Report, South Downs National Park Consultancy, January 2018
- 2.6 King's Somborne Parish Council Neighbourhood Development Plan Survey
  - 2.6.1 Survey Results, May 2016
- 2.7 Housing Needs Survey

**Commented [p4]:** Keeping this?

### Community Facilities and Infrastructure

- ~~3.0 Facilities and Infrastructure Background and Evidence Paper~~

### Sustainability Appraisal

- 4.0 SEA Screening Opinion, Test Valley Borough Council, 2018
- 4.1 Sustainability Appraisal Scoping Report, November, 2018



#### ~~4.1.1 Sustainability Appraisal Scoping Report responses~~

- 4.2 Sustainability Appraisal /~~Strategic Environmental Assessment Report~~,  
~~April~~October 2019
- 4.3 Shadow Habitats Regulations Assessment, September 2018.

**Commented [gs5]:** Whilst remaining substantially unchanged the HRA will need to be updated to reflect the new policy wording / numbering

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## Credits

The material used to construct this Neighbourhood Development Plan comes from a number of sources and reproduced here with their kind permission.

Special thanks go to Chilterns Conservation Board, Environment Agency, Hampshire Biodiversity Information Centre, Hampshire County Council, South Downs National Park Authority and Test Valley Borough Council for their support in the access to and provision of reports, data, maps and advice as well as the residents of King's Somborne Parish who have given up their time to help deliver this Plan.



## 1. BACKGROUND

### King's Somborne Parish in Context

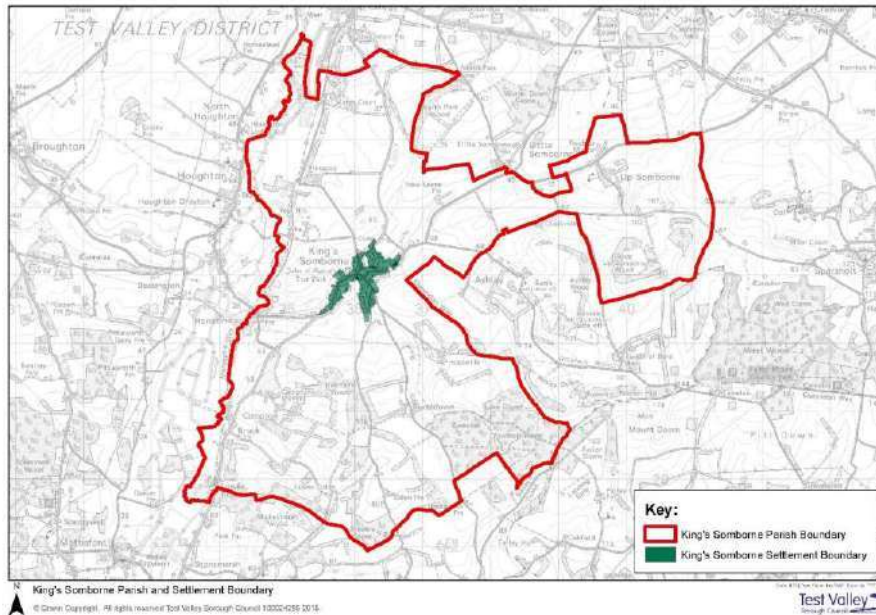
- 1.1 King's Somborne Parish Council considers that a Neighbourhood Development Plan will empower local residents to determine the scale, style and location of new developments which will ensure that King's Somborne remains a vibrant community whilst protecting the unique rural environment which defines the character of the area. The Plan has been prepared for and by the local community and is locally specific. It is evidence-based and aims to bring together the whole community with a single and coherent statement. The Plan covers a 15 year period from 2019 – 2034. This is a longer period than the Test Valley Borough Council Local Plan (up to 2029) but the Neighbourhood Plan will be periodically reviewed to consider whether an update is required.
- 1.2 The preparation of this Plan has full regard to national planning policies and advice, it contributes to achieving sustainable development and it is in general conformity with the Test Valley Borough Council ("TVBC") adopted Local Plan. It will be used by the Parish Council and other community groups, statutory agencies and utility providers to drive forward community projects and will assist in attracting funding to enable their implementation.
- 1.3 Following consultation, an examination and ultimately a referendum of the local area, this Plan will be adopted as a formal part of the TVBC Local Plan. This means that planning decisions have to be made in accordance with the Neighbourhood Plan (and other parts of the development plan) unless material considerations indicate otherwise.
- 1.4 The Parish was designated a Neighbourhood Development Plan area on 14 September 2015.

### National Planning Policy Framework

- 1.5 The NPPF (2019) sets out Government's planning policies for England and how these are expected to be applied and is a key part of the Government's reforms to make the planning system less complex and more accessible but most importantly sustainable.
- 1.6 The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

### Test Valley Borough Council Local Plan

- 1.7 TVBC produced their Local Plan which contains policies for determining planning applications and identifying strategic allocations for housing, employment and other uses. This was adopted by the Borough Council in January 2016 and updated in June 2016 to embrace the latest Planning Practice Guidelines of May 2016 in relation to affordable housing.



## Parish Profile

- 1.8 Situated in the Borough of Test Valley, in the County of Hampshire, the Parish is bounded by the River Test on the west and lies between Romsey and Andover to the north and south. Its proximity to the City of Winchester and the lushness of the countryside was the making of much of the area's earlier history. The Parish has at its heart the village of King's Somborne but its 4,270 hectares (10,550 acres) also encompass the communities of Brook, Compton, Furzedown, Horsebridge, Marsh Court and Up Somborne, each of which lies within the designated area. Adjacent to the Parish boundary are the hamlets of Ashley and Little Somborne which make up what are known locally as 'The Sombornes'.
- 1.9 King's Somborne is one of the 59 parishes in Test Valley. The Test Valley Borough Council data of 2016 shows that King's Somborne has an area which represents 6.8% of the total area of the Test Valley Borough. With a predominately white population of approximately 1,600, just under 40% of whom are under the age of 40, approximately 30% middle aged and 30% over the age of 65 representing 710 households - approximately 1.5% of those in Test Valley.
- 1.10 Just over two thirds of the properties are owner occupied which is lower than the rest of Test Valley and consequently the Parish has a much higher level of both privately and socially rented dwellings.
- 1.11 King's Somborne Parish is serviced by two village stores, two public houses and the Working Men's Club, a Primary School (Ofsted rating "good"), Pre-School (Ofsted rating



“good”), 2 places of worship and leisure facilities which include recreation grounds (2 in King's Somborne and one in Up Somborne), Allotment Gardens, a Multipurpose Games Area, Scouts Hut, Meeting Hall and other community facilities such as the Village Hall.

1.12 Like many rural areas, the Parish of King's Somborne was historically a collection of self-sustaining villages with multiple small businesses which grew from supporting the dominant agricultural businesses in the surrounding countryside and its heavy labour requirement. However, extensive modernisation, mechanisation and a mobile workforce means that like many populations in rural villages, residents typically work outside of that community, though home working is becoming more common for some business sectors.

#### Where can I find further information?

- King's Somborne **Parish Profile**<sup>1</sup> produced by Test Valley Borough Council, March 2016.

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<sup>1</sup> King's Somborne Parish Profile <https://kingssomborne-pc.gov.uk/1-1-parish-profile/>



## 2. COMMUNITY VISION AND OBJECTIVES

### Vision

- 2.1 To ensure that King's Somborne Parish retains its cherished rural identity whilst striving to be a sustainable and forward-looking community which is an attractive place to live, work and visit; supporting people of all ages.
- 2.2 To deliver this, the NDP is structured around three core areas:
1. The Village, Landscape and Environment
  2. Development and Design
  3. Community, Facilities and Infrastructure

### Objectives

- 2.3 The following objectives guide the policies within this plan.

#### The Villages, Landscape and Environment

- Protect the quintessential and classic rural character of this King's Somborne village and surrounding hamlets set within a Parish of rolling hills dotted with occasional farmsteads.
- Protect and improve the biodiversity and water quality of the Somborne, and its environs, a tributary of the River Test, which is an important chalk stream which flows through water meadows towards the west of the Parish.
- Ensure development protects and where possible supplements areas of key habitats, in particular those that support endangered species of bats and butterflies.
- ~~XXXXXX~~Larger development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.
- Protect or enhance the historic environment which has links back to Saxon times by preserving the unique and special character, architectural style, historic settlement pattern and spaces.
- Deliver safer and quieter roads, especially the main routes through the centre of King's Somborne village.
- Ensure separation is maintained between the settlements of King's Somborne, Up Somborne, Horsebridge and Brook and the hamlets of Marshcourt and Furzedown
- Ensure that the key views of the village and surrounding countryside from the surrounding high points or from within the village are not adversely affected by development.
- Ensure that the village of King's Somborne remains compact following the historic development pattern, occupying the floor of the valley rather than the sides of the valley.
- New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment.
- To reduce the risk of flooding to existing and new development by ensuring new development does not take place in areas of flood risk, use of Sustainable Drainage Systems (SuDS) and management of the surrounding landscape.

**Commented [jm6]:** Needs a verb here eg deliver/promote/provide and then slightly amend the grammar of the remaining sentence

**Commented [LH7]:** Where is the case for only following the *historic* settlement pattern and ignoring the settlement pattern of the last 70 years?  
This isn't to argue against protecting the views, but there is no logical reason why new development in 2020+ should return to the development patterns of pre-1945?



## Development and Design

- Provide sufficient housing stock to maintain a sustainable community with a similar social and demographic profile to that existing. This includes allocating a limited number of sites of sufficient size to deliver new affordable homes.
- Direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.
- Allocate sites to accommodate 40 new homes over the next 15 years.
- New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment as set out in the Design Guide and the policies in this NDP.
- Deliver small homes with gardens suitable for people starting out and older people looking to downsize.
- Larger development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

## Community Facilities and Infrastructure

- Support and encourage the continued viability of both the Pre-School and Primary School
- Deliver a new small community building
- Continue to modernise and improve Parish facilities where they have the potential to benefit a large swath of the community through continuing review and consultation.
- Ensure existing facilities and areas of important open space are safeguarded for current and future generations.
- Look for sustainable and innovative ways of delivering services.
- Support the already active community and the range of activities available.
- Seek to improve and enhance footpaths particularly those through and around the village and those linking the national routes between Winchester and Salisbury (Clarendon Way) and the chalk downs at Inkpen and to Eling following the River Test (the Test Way).

**Commented [jm8]:** Swath the wrong word(see dictionary)  
-qualification redundant

**Commented [p9]:** Keeping the objective in your NDP helps raise the issue with HCC. Also CIL receipts could be put towards footpath improvements. Allocated sites and windfall development could be required to protect / improve footpaths where they are within the site

## Planning Policies and Sustainable Development

- 2.4 Much of this NDP focusses on development in and around the main village of King's Somborne as this is the only village with a designated settlement boundary in the Parish. The other settlements in the Parish contain very few services and facilities and are not identified by Test Valley as suitable places for development, except for that which is essential in the countryside. However, there are policies that apply to the entire Parish and the plan should be read as a whole and alongside the Test Valley Local Plan.
- 2.5 A wide range of work, schemes, projects and ideas which, although outside the scope of Planning Policy, have been raised by residents during the public consultations on this Plan. They are deserving of attention and the fact that they are not included within the plan in the form of planning policies does not mean they will pass unnoticed. Some will be pursued by the Parish Council as a necessary part of their remit while others may be taken forward by the community as a whole, or by groups within, depending upon the circumstances. The community has an enviable record of action and achievement and the Plan recognises this and seeks to build upon it.





- 2.6 This plan has been assessed through its preparation on how it contributes to sustainable development. This is recorded through a document called the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA). Each of the policies has been assessed against a set of criteria and any suggested improvements have been incorporated into this plan. The SA/SEA is published for comment alongside this plan.

### 3. THE VILLAGES, LANDSCAPE AND ENVIRONMENT

#### Landscape

*“The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils” (NPPF, para 170)*

- 3.1 The Parish comprises seven settlements, the village of King's Somborne together with the three smaller linear settlements strung out along adjoining roads of Up Somborne, Horsebridge and Brook. In addition, there are three small hamlets of Compton, Furzedown and Marsh Court.
- 3.2 The village of King's Somborne and its significant features are shown in Figure 4. The village is a predominately linear settlement sitting at the bottom of a minor V-shaped valley. It sits alongside the ephemeral winterbourne stream (the Somborne) which is one of the tributaries of the River Test. The village lies within a wider landscape of open chalk downland that has a gently rolling, undulating landform. This landscape comprises predominantly expansive and open, large arable fields with very few intervening hedgerows or trees. In contrast, a small number of woodlands, shrubs and trees are located in the valley bottom adjacent to the village providing shelter and a sense of enclosure.
- 3.3 Historically, these large arable fields were created from Parliamentary enclosure in 18th and 19th centuries which resulted in the loss of earlier field systems. During the 20th century, further rationalisation of fields took place producing very large arable or prairie fields, particularly to the south of the village. The valley floor however, retains more historic field patterns which are typically of a smaller-scale and contribute to the small-scale riparian character of the settlement. Layers of the area's history can still be 'read' in the landscape today, remnants of the medieval park pale (often a ditch and bank surrounding medieval deer parks, many included wooden pale fencing and registered as a Scheduled Monument), remain along the valley floor. Manors and parklands such as John of Gaunt's Deer Park to the west of the settlement and the Roman Road runs through the landscape to the south.
- 3.4 King's Somborne is described as a nucleated settlement, however it is not densely developed for the most part. The roads and spaces between built forms contribute significantly to its character. Traditional building materials include brick, flint and chalk cob walls with thatch, clay tile and slate roofs.
- 3.5 The nearest settlement to King's Somborne is Horsebridge which grew up in response to the canal and railway services. The two settlements are well separated. A group of houses strung out along the A3057, broadly parallel to the John of Gaunt's Deer Park Pale join Horsebridge to King's Somborne in a loose sense, but a group of meadows, all but one of which are designated as Priority Habitat (floodplain grazing marsh), keep the two settlements separate and avoids giving any sense of the two being joined. This set of meadows also prevents the spread of Horsebridge to the east.
- 3.6 Therefore, in summary, the principal features of the Parish are:

**Commented [AB10]:** This is the conservation map – but it's on page 18!

**Commented [p11R10]:** As this appears to be the only available map, we recommend you use and reference it here.



- The King's Somborne Conservation Area (Figure 2).
- The 148 predominately Grade II listed buildings of the Parish of which 60 fall within the village of King's Somborne concentrated within the Conservation area including the medieval church of St Peter and St Paul. (Figure 4)
- Flood Zones 2 & 3 associated with the Somborne. (Figure 5)
- Sites of importance to Nature and Conservation (SINC) close to King's Somborne and throughout the Parish. (Figure 6)
- Proximity of Mottisfont SAC, important for Barbastelle bats.
- River Test SSSI, of which the Somborne is a tributary joining it at Horsebridge. (Figure 6)
- Historic linear valley bottom settlement character of King's Somborne is still clearly recognisable.
- Trees typical at the break in slope between valley bottom and sides.
- Rural ridgeway tracks and narrow drove roads. Secondary routes run perpendicular to the main road.
- Views towards and from ridgelines.
- The agricultural setting of King's Somborne is tangible from within the village.

**Commented [p12]:** Environment Agency provide the definitive flood zones. Suggest it is useful to include a flood zone map as this is an important feature and constraint for the parish.

3.7 The key objectives are set out under paragraph 2.3.:

**Commented [AB13]:** This is ostensibly a repeat of the relevant section in 2,3 (but does not align!!)

#### Key Test Valley Local Plan policies

The following Local Plan policies are particularly relevant to this topic area.

**Policy COM2 (Settlement Hierarchy)** allows for development and redevelopment within the village boundary. Development outside of the settlement boundary of King's Somborne (as revised through this NDP) is only permitted when there is an essential need for a countryside location or it is required to meet the social or economic needs of the community (e.g. rural exceptions housing), this includes within the hamlets of Horsebridge, Brook, Compton and Up Somborne.

**Policy E2 (Protect, Conserve and Enhance the Landscape Character of the Borough)** requires new development to be in keeping with the character of the local landscape. The King's Somborne NDP adds more local detail.

**Policy E3 (Local Gaps)** states that the principle of local gaps is well established and that the designation aims to ensure that a sense of place is maintained for both the communities and for those travelling through the gaps. The same principle has been applied at a village level in King's Somborne and a gap is identified between Horsebridge and King's Somborne

**Commented [p14R13]:** Agree. Repetition unnecessary. Section 2.3 has been updated to fully reflect the objectives as were shown here.

#### Where can I find further information?

- Test Valley Landscape Project – Available at: <http://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-community-landscape-project>
- Test Valley Borough Revised Local Plan 2016 - Available at: <http://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/dpd>



3.8 The following King's Somborne policies sit alongside those relating to landscape and character in the Test Valley Local Plan.

#### KS/E1 - Preserving Landscape Features, Views and Surrounding Farmland

1. Development will be permitted where it is demonstrated that it conserves and enhances landscape character typified by open chalk downland on the hills and a more enclosed valley floor. For major applications and those likely to have the potential for a significant impact, this should take the form of a Landscape Appraisal prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (Landscape Institute & IEMA) or its successors.
2. Development that increases the prominence of the village of King's Somborne up the valley sides, above the 40m contour, will not be permitted unless it is demonstrated that the impact is mitigated by the existing landform or screening by existing building or trees.

**Commented [AB15]:** Shouldn't this make it clear that it so be restricted to allocated sites?!

Is "major applications" inferring something very much larger than we're seeking on our allocated sites?

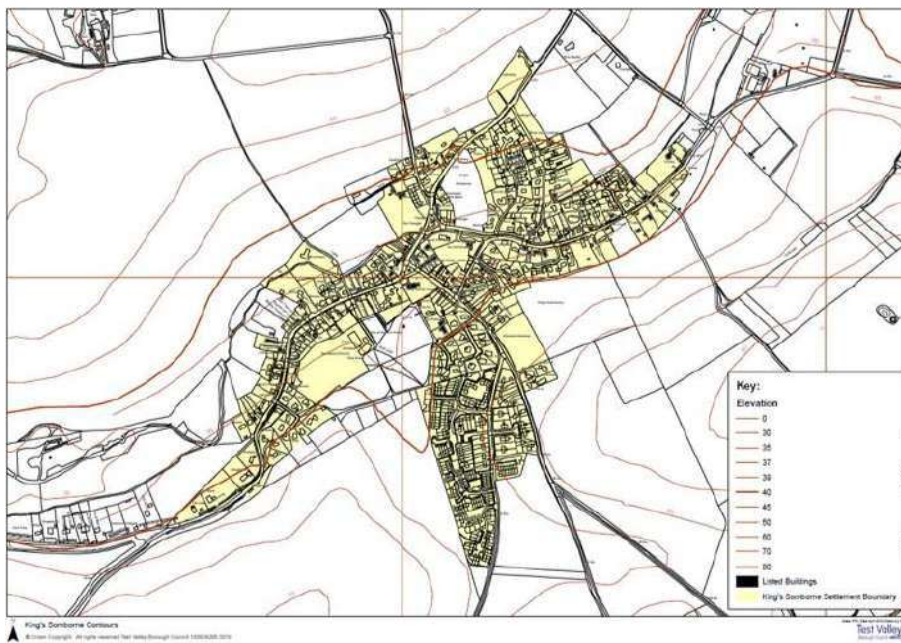
40M line broadly encompasses existing historical development along the valley floor where all of the allocated sites sit -so this should not be subject to mitigation by existing landform/building or trees

**Commented [p16R15]:** Advise that policy applies to all development, equally relevant to any windfall development coming forward within the settlement boundary.

An LVIA for major applications (10 or more) is a proportionate response.

We would advise retaining the full text of point 2. We know that policy to this effect has passed examination (Liss NDP), we are concerned that removing the exception will make the policy too restrictive.

Figure 1: King's Somborne Contour Map





#### KS/E2 - Horsebridge to King's Somborne Local Gap

1. To preserve the separate identities of King's Somborne and Horsebridge the land between is identified as a local gap. Development within this area will only be permitted where it does not lead to the physical or visual coalescence of the community, either individually or cumulatively or, where it meets essential needs that cannot be met elsewhere.

- 3.9 In order to ensure consistency with Test Valley Local Plan, no more land than is necessary to prevent the coalescence of the two communities and to retain their separate identities has been included. To ensure the local gap can be easily identified, physical boundaries have been used to define its extent.

Figure 2 – Local Gap boundary is needed.



King's Somborne Aerial Photo  
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024205 2015.

Test Valley  
Borough Council

**Commented [gs17]:** I have added the boundary definition part of which is a section of the associated SINC. However without this being specifically defined as part of the gap then there is insufficient land to prevent coalescence

**Commented [AB18]:** The local gap is a single field (excluding the SINC) so this would be a major issue given it's size - so development in this area is NOT permitted should be spelt out?

**Commented [p19R18]:** Map showing extent of Local Gap is still needed.

Policy text is in conformity with the Local Plan, which is quite clear that the Local Gap policy is not intended to prevent all development, the example of agricultural buildings is given as an example of possible appropriate development within a Local Gap.

## Local Green Space

*"The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them."  
(NPPF, para 99)*

- 3.10 Access to areas for formal and informal recreation is an important part of a healthy community. These spaces provide local recreation opportunities and are also important for wildlife. Retaining existing facilities and providing new ones are important in promoting a high quality of life for the Parish's residents. The Parish of King's Somborne





has a number of recreation grounds provision for children and teenagers, outdoor sports facilities and informal recreation areas.

- 3.11 The Parish Council actively manages public open spaces through a continual consultation process to ensure they meet the needs of the community, and will continue to do so, carrying out a formal review as part of the periodic review of this Neighbourhood Development Plan.
- 3.12 The Parish Council will also ensure that all public open spaces make a contribution to the Borough's Green Infrastructure Strategy through appropriate management of the landscaping.
- 3.13 The Local Green Space (LGS) designation is a method of providing special protection against development for green areas of particular importance and benefit to the local community which exhibit some or all of the following qualities:
- Beauty
  - Historic significance
  - Recreational value
  - Tranquillity
  - Richness of wildlife
  - Local in character

3.14 As a result of the assessment work the following sites have been identified:

- Muss Lane Recreation Ground for its recreation value
- King's Somborne Cemetery, Stockbridge Road for its historical significance, tranquillity and richness of wildlife.
- Paddock opposite the Old Vicarage one of the more significant listed buildings in the village in Old Vicarage Lane has been identified for its beauty, historical significance, tranquillity and richness of wildlife and setting for the Old Vicarage.
- St Peter & St Paul's Churchyard has been identified for its historical significance and tranquillity
- Playing field by the Village Hall for its recreation value
- John of Gaunt's Palace site for its historical significance, tranquillity, richness in wildlife and recreation value.
- Field to the south of the playing field for its recreation value, tranquillity and richness in wildlife.
- The allotments on Furzedown Road are identified (1909 OS map onwards) for their recreational value. This strategically centred site is much valued by the community and is identified as a key link between two parts of the village, an area for residents to meet and enjoy healthy exercise and production of fresh fruit and vegetables.
- Up Somborne recreation ground is identified for its recreation value
- Lovell's Farmyard, Up Somborne is identified for its beauty and historical significance.
- Up Somborne Down is identified for its beauty, recreational value, tranquillity and richness of wildlife.
- Banks/verges either side of Somborne Stream between the Old Vicarage and the Corner shop are identified for their beauty, tranquillity and richness in wildlife.

**Commented [jm20]:** Establishes the site as having long term community value.

**Commented [LH21]:** This list should include the area behind Manor Farm House and Long Barn (as written in the policy box below)



3.15 Once established, the boundaries of the sites should only be altered in exceptional circumstances. Development of new buildings within a Local Green Space is almost always inappropriate.

3.16 The key objectives are therefore to:

- Ensure existing facilities and areas of important open space are safeguarded for current and future generations.

#### Key Test Valley Local Plan policies

The following Local Plan policies are particularly relevant to this topic area

**Policy LHW1 (Public Open Space)** sets expected standards in terms of open space along with strict criteria against which the loss of open space and recreation facilities would be tested.

**Policy LHW4 (Amenity)** requires residential development to provide private or communal open space.

#### Where can I find further information?

- [1.2](#) King's Somborne Local Green Space Assessment<sup>2</sup>, [Oct 2019].

#### KS/E3 – Local Green Space

1. The following are identified as Local Green Space due to their importance to the local community:

- Muss Lane Recreation Ground
- King's Somborne Cemetery and extension – Stockbridge Road
- Paddock opposite the Old Vicarage – Old Vicarage Lane
- St Peter & St Paul's Churchyard
- Playing Field by Village Hall
- John of Gaunt's Palace Site
- Field to south of playing field
- Allotments –Furzedown Road
- Up Somborne Recreation Ground
- Lovell's Farmyard, Up Somborne
- Up Somborne Down
- Banks/verges either side of Somborne Stream between The Old Vicarage and The Corner Shop
- Area Directly behind Manor Farm House and the Long Barn (as also listed as part of same historical Manor Farm setting):-

**Commented [LH22]:** Did we not manage to include the green space on Muss Lane outside the listed buildings? There was a debate on who owns it, which I think we now know, but that was discussed as the setting to listed buildings?

**Commented [p23]:** Weblink below will need updating

<sup>2</sup> King's Somborne Local Green Space Assessment ~~2018~~ <https://kingssomborne-pc.gov.uk/1-2-green-space/>





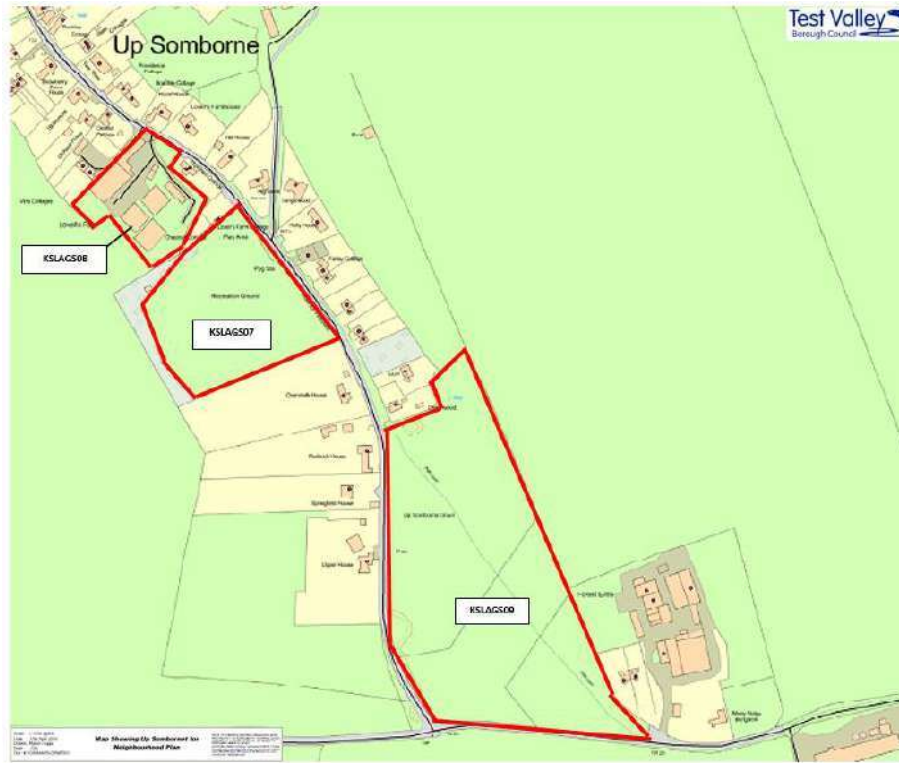


Figure 3 – need a map of Local Green Spaces

**Commented [AB24]:** We should include the Great War memorial and its green outside the church then. Also the fields surrounding the recreation ground (know as the “3 Fields” site) includes “Top Field” – the area immediately to the south, the John of Gaunt’s Palace site and the adjoining field linking up to the Gorings – Eldon Road developed area [think this has a name - to be checked]

**Commented [p25R24]:**  
LGS have been included as per the Green Space Rev1 Report.  
  
Unable to transfer maps from this report into the NDP as the drawn on boundaries move. LGS designations needs to be digitised.

**Commented [gs26]:** 3 fields are already covered in the revised landscape report which is correct . See KSLAG0S03 . These 3 fields are given in the policy correctly as Playing field by village hall, John of Gaunt Palace site and Field to South of playing field.  
  
The war memorial has been discussed before at NDP meetings and was not included as it was felt that as the ground was publically owned, in the conservation area and small so could not be developed.  
  
Area directly behind Manor Farm House (added in latest revision has been missed off list) now been added.  
  
Maps have been added directly from LAGS report Rev 1 using snipping tool which reproduces an identical image without distortion.



## Conservation Area, Heritage Buildings and Heritage Sites

*“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment..... this strategy should take into account.....the desirability of new development making a positive contribution to local character and distinctiveness.”  
(NPPF para 185)*

- 3.17 Within the King's Somborne Conservation Area there are a number of notable buildings, and the site of John of Gaunt's Palace, which is a scheduled Ancient Monument. The importance of the village's historical layout and architecture were officially recognised in the 1972 Conservation Area designation, the boundary of which was extended in 1987.
- 3.18 The Parish also includes a number of other historic features of importance to the community. Near to the village of King's Somborne, include the John of Gaunt Deer Park and the John of Gaunt Deer Park Pale, the latter of which is a Scheduled Monument.
- 3.19 Heritage assets are irreplaceable, they are key to the character and sense of place of the Parish and should be retained where possible.
- 3.20 The key objectives are therefore to:
- Protect or enhance the historic environment which has links back to Saxon times by preserving the unique and special character, architectural style, historic settlement pattern and spaces.
  - Ensure that the village of King's Somborne remains compact following the historic development pattern, occupying the floor of the valley rather than the sides of the valley.
  - New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment.

### Key Test Valley Local Plan policies

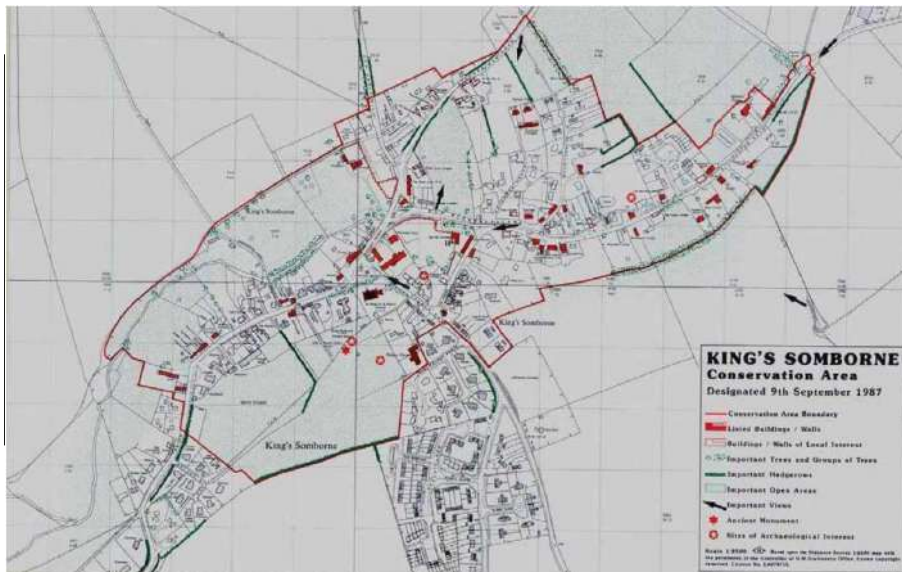
The following Local Plan policies are particularly relevant to this topic area

**Policy E9 (Heritage)** sets an extensive range of criteria against which an application for works affecting a heritage asset will be tested. This is supported by guidance notes on Listed Buildings and Conservation Areas.

### Where can I find further information?

- The Hampshire Historic Environment Records available at - <https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord>
- King's Somborne Conservation Area Policy, 1987
- 1.0.2 Archaeology and Historic Buildings Record
- 1.0.3 Archaeology Maps
- 1.0.4 John O'Gaunt Deer Park Map
- 1.0.5 Historic Building Maps
- John of Gaunt Deer Park Pale information available on the Historic England website - <https://historicengland.org.uk/listing/the-list/list-entry/1003787>

**Figure 4 – Conservation Area**



#### KS/E54 – Archaeology

1. Where development proposals could affect sites of archaeological interest or, where it is reasonable to expect that previously unidentified remains might be present, proposals should be informed by an appropriate archaeological investigation as agreed in writing with the Borough Council's archaeological advisor.
2. There will be a presumption in favour of the preservation in-situ of all potentially significant archaeological deposits or, where not possible, recorded for deposition within a public archive.
3. Where remains would be affected by development, the enhancement of the understanding and appreciation by the public of significant archaeological sites through the provision of well-designed interpretation materials or landscape features will be supported. Nevertheless, recording of archaeological remains that would be lost as part of development will not be regarded as a public benefit that would be weighed against the harm caused by their loss.

3.21 The archaeological investigation should provide details of the nature, extent and condition of any remains that may be presented and demonstrate how the design of the proposals have sought to avoid or minimise any harm to their archaeological interest.

### Flooding and Water Management

*"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where*



*development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*  
(NPPF, para 155)

- 3.22 There has been historical occurrence of flooding within King's Somborne primarily in the village centre and along the Winchester Road. Flooding has occurred in properties in those locations nearest to the course of the Somborne, the worst of the recent flooding occurred in 2014.
- 3.23 The Somborne's depth is directly related to the level of ground water. As this plan allocates land for development, a sequential test has been undertaken to ensure new development is directed to the areas of lowest flood risk. The Sequential Test report assesses the sites proposed for allocation against their vulnerability to flooding. As a result of the Sequential Test, site specific requirements for relevant allocations are incorporated in the site policies in Chapter 4. In addition, a Flood Risk Study has been prepared (August 2018) to assess the potential flood risk to the sites proposed, impact of the proposed development on flood risk elsewhere and proposed measures to mitigate the risk. The existing conditions are summarised as follows:
- Areas of chalk overlain in places by superficial deposits of clay, silt, sand and gravel.
  - Not located within a Groundwater Source Protection Zone
  - Underlying bedrock is classified as a Principal aquifer – it has high levels of permeability and usually provides a high level of water storage.
  - Freely draining soils
  - The Somborne flows south-west through the village and originates from ground water levels towards the north-east of the Parish at its normal peak. The bourne flows during extreme rainfall or when groundwater levels are high. In places it is culverted beneath roads and driveways.
- 3.24 It is therefore appropriate that relevant new development is subject to a site-specific flood risk assessment which assesses the impact of any proposed development on flood risk to itself and to other properties in the area. Sustainable drainage systems that manage the return of water to the water course or the water table are key tools in managing the potential of a development to eliminate their risk of flooding in the area.
- 3.25 ~~Environment Agency (EA) guidance normally specifies that bridge soffits should be 300mm above bank height or modelled flood levels. This should be assessed and agreed on a case by case basis with the EA. As the Somborne is classified as a 'Main River', an –In addition~~ a Flood Risk Activity permit has to be obtained from the EA for works within 8m of the river and the design of any of development within this area needs to be in-line with their guidance. -
- 3.26 Southern Water are responsible for foul sewage, surface water disposal and provision of drinking water. Currently the wastewater treatment works at King's Somborne have insufficient capacity to accommodate any significant further development. Occupancy of development that increase wastewater flow is therefore restricted until such time as the capacity has been increased.
- 3.27 The key objective is:
- To reduce the risk of flooding to the existing settlement and to new development by ensuring new development does not take place in areas of flood risk, incorporates Sustainable Drainage Systems (SuDS) and management of the surrounding landscape.



### Key Test Valley Local Plan policies

The following Local Plan policies are particularly relevant to this topic area

**Policy E7 (Water Management)** does not allow for a deterioration of water quality including ground water, requires development to comply with national policy and guidance in relation to flood risk and requires development to achieve certain standards in water consumption.

### Where can I find further information?

2.4.8 King's Somborne NDP Sequential Test Report  
2.4.7 Flood Risk Study (August 2018)

Figure 5 - King's Somborne Flood Zones



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#### KS/E65 - Flooding and Water Management

1. Bridges crossing the Bourne or other drainage ditches shall be designed and installed such that they do not impede the flow area including making an allowance for climate change.
2. Developers shall demonstrate that Sustainable Drainage Systems (SuDS) have been properly considered and applied within the layout and proposals for the development. Priority shall be given to use of infiltration drainage techniques.
3. In order to mitigate against potential groundwater flooding, finished ground floor levels should be set a minimum 300mm above surrounding ground levels. Solid concrete floor slabs should be used for all properties and engineering bricks should be used to a height of 600mm above surrounding ground levels.
4. Applications which increase the flows of wastewater into the sewerage system must be accompanied by a detailed drainage strategy for foul sewerage and surface water disposal and must not be occupied until adequate wastewater treatment facilities exist.

#### Biodiversity

*"To protect and enhance biodiversity and geodiversity, plans should...promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and pursue opportunities for securing measurable net gains for biodiversity." (NPPF, para 174)*

- 3.28 The village of King's Somborne is situated in a river valley amidst open rolling chalk downland, principally used for cereal and other crops, interspersed with wooded areas. King's Somborne Chalk Downland is distinguished by its openness and more limited vegetation cover. To the south of the parish is Bere Ashley Biodiversity Opportunity Area which lies on the Hampshire Upper Chalk plateau. It contains the Crab Wood SSSI in the east, and several ancient semi-natural woodland and relic downland SINC's. The SINC's are a mixture of relic downland and remnant ancient semi-natural woodland, and plantations on ancient woodland sites which retain a good ground flora. Key targets for habitat creation centre around Lowland Mixed Deciduous Woodland and Lowland Calcareous Grassland.
- 3.29 To the north of the parish is the Somborne Woods Biodiversity opportunity Area. This area comprises the Windovers Farm Woodlands & the Heath House Estate Woods and sits adjacent to Stockbridge Down SSSI. Together these woods form the largest concentration of worked hazel coppice in south east England and have had a history of continuous coppice management for at least several centuries. Some areas have become derelict in recent years. The woodlands are all SINC's and are also important sites for Pearl-bordered fritillary, Duke of Burgundy and & Grizzled skipper butterflies. Relic areas of chalk grassland occur and there is a large area of chalk downland which supports over 30 species of butterfly. Part of the area is also important for rare arable weeds. Key targets for habitat creation centre on Lowland Calcareous Grassland and Lowland Mixed Deciduous Woodland.

**Commented [AB27]:** Flooding and Water Management policy item # 3 Engineering bricks to 600mm would be unique and contrary to the design guidelines. 300mm above normal landscaped ground level is fine, but of course actual ground level as modern houses need to provide unconstrained access (ie level) for wheelchair users.(rewording). Also must ensure that houses don't become overly tall or indeed squat with a shallow roofline to compensate

**Commented [p28R27]:** These criteria come from the Flood Risk Study so we would advise keeping it.

**Commented [gs29R27]:**  
Would agree the requirement should be kept. The use of engineering bricks is a sensible precaution as these are not permeable. The bricks can be obtained in a variety of colours and it is not necessary to mimic existing styles and construction techniques exactly.





- 3.30 King's Somborne is within 2.5km of the Mottisfont Special Area of Conservation (SAC) which is designated for its important population of the rare barbastelle bat. The plan therefore needs to minimise the loss of bat foraging or commuting habitats and disturbance to the species.
- 3.31 The Somborne feeds into the River Test which is a designated SSSI. The River Test is a chalk stream and one of the most species-rich lowland rivers in England. It supports a high diversity of invertebrate species and is also rich in aquatic molluscs. The shallows and gravel bottoms are a major habitat. The Test is world renowned for game fishing, which is largely provided by brown trout, both wild and stocked in addition to salmon and sea trout. The river's water is abstracted for public and agricultural use. The potential impact of development in the Parish on the SSSI needs to be considered as part of any relevant application.
- 3.32 The key objectives are to:
- Protect and improve the biodiversity and water quality of the Somborne and its environs, a tributary of the River Test, which is an important chalk stream which flows through water meadows towards the west of the Parish.
  - Ensure development protects and where possible supplements areas of key habitats, in particular those that support species of bats and butterflies.
  - Larger development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

#### Key Test Valley Local Plan policies

The following Local Plan policies are particularly relevant to this topic area

**Policy E5 (Biodiversity)** supports development that conserves, restores and enhances biodiversity. Development likely to result in the loss, deterioration or harm to habitats / species of importance of geological interest will not be permitted unless it meets a range of criteria.

**Commented [LH30]:** High quality open space that reflects the rural nature and character of the village: we don't want manicured developer type open spaces? Eg Feedback for KS3 included a request for meadowland and not playing fields

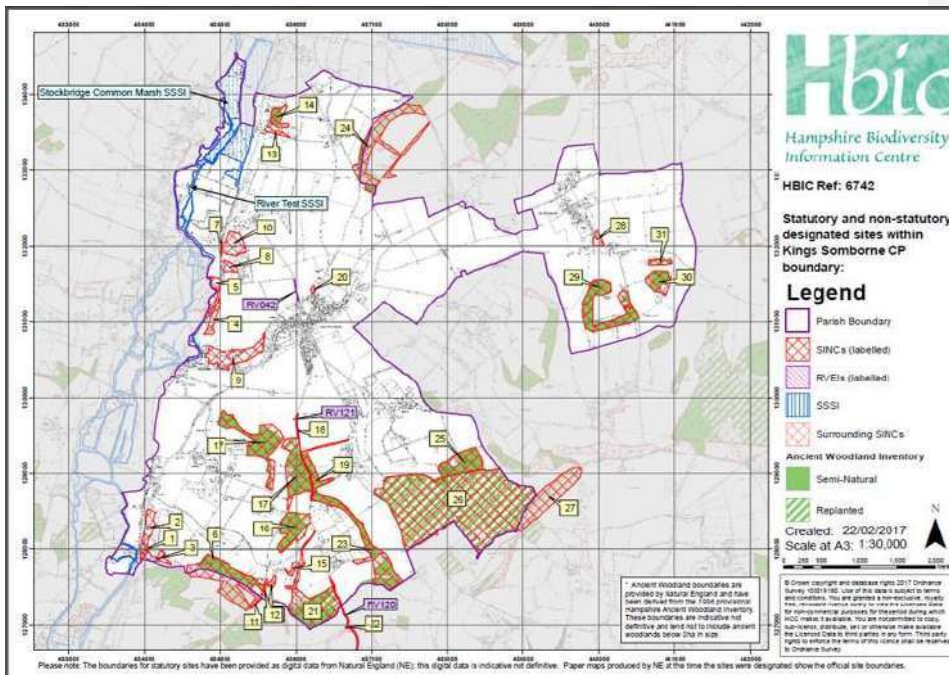
#### Where can I find further information?

- Hampshire Biodiversity Information Centre available at - <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>
- 4.3 Shadow Habitats Regulations Assessment, September 2018

Figure 6: Statutory and Non-Statutory designated sites within King's Somborne



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#### KS/E67 – Biodiversity

1. Development on greenfield sites and sites that support or are in close proximity to suitable commuting and foraging habitat (including mature linear features such as woodlands, hedgerows, the Somborne and wetland habitats) should recognise that rare species of bats may be utilising the site. Such proposals will be required to be accompanied by necessary surveys to ensure that key features are retained including an initial Preliminary Ecological Appraisal carried out in accordance with best practice. In addition a suitable buffer to safeguard against disturbance may be required.
2. Development proposals with a potential impact on Mottisfont Bats SAC will be subject to a project level HRA to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment.
3. Development that contributes to the network of habitats identified in the Biodiversity Opportunity Area will be supported.
43. Existing trees and hedgerows should be integrated into the proposed landscaping schemes for the development and provide a management plan for their future care and maintenance.
54. Where replacement or new trees and hedgerows are proposed:
  - a) replacement planting must be with appropriate locally native species unless there are overriding reasons to do otherwise. Species should be particularly suitable to the location, including variety, height, density and soil type;
  - b) tree plantings should be given sufficient space to develop into their natural size and shape; and
  - c) succession planting should be considered where existing plantings are mature or over-mature.



#### KS/E78 – The Somborne

- 1 Development proposals that would adversely affect the following features of the Somborne will not be supported:
  - a) Appearance and setting
  - b) Biodiversity value
  - c) Ability for the watercourse to function by natural processes throughout seasonal variations
  - d) Water quality
2. Development that would lead to an adverse impact on the River Test SSSI into which the Somborne feeds will not be supported.

## 4. DEVELOPMENT AND DESIGN

### 4.1 Quantity and location of new homes

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):...a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations,” NPPF para 8

The TVBC Local Plan stipulates the minimum housing requirement for the 18-year Plan Period for Rural Test Valley is 648 (the equivalent of 36 per annum). This is a minimum and can be made up of rural exception affordable housing, community led development or other applications coming forward. This Neighbourhood Development Plan sets out proposals for an improvement in the delivery and diversity of new homes in the village in order to better meet the needs of the community.

In light of the above, a comprehensive assessment has been made utilising a combination of statistical analysis, village and independent survey results, and relevant local and Government published data to calculate the housing need and provision for new homes to be delivered in the plan period. There is a need for housing development to deliver a sustainable community and to provide long term support for local facilities such as, clubs, pubs, shops and the school. Demand for housing will be largely driven by general population increase and social change.

Using the Test Valley Borough Council site selection protocol and supported by numerous additional sources of information including a detailed Landscape Assessment Report, potential development sites were assessed. Public consultation showed a preference for smaller sites rather than a large single site that would be a significant intrusion into the open countryside and not follow the historic evolution of the village. From the outset areas of public open space such as allotments and recreation grounds were excluded from consideration as there was no community support for their redevelopment.

#### The Neighbourhood Plan Objectives are:

- Provide sufficient housing stock to maintain a sustainable community with a similar social and demographic profile to that existing. This includes allocating a limited number of sites of sufficient size to deliver new affordable homes.
- Direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.



- Allocate sites to accommodate **48-40** new homes over the next 15 years.
- New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment
- Deliver small homes with gardens suitable for people starting out and older people looking to downsize.
- Where appropriate, development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

#### Key Test Valley Local Plan policies

The following Local Plan policies are particularly relevant to this topic area

**Policy COM1 (Housing Provision 2011 – 2029)** The TVBC Local Plan stipulates the minimum housing requirement for the 18-year Plan Period for Rural Test Valley is 648 (the equivalent of 36 per annum). This is a minimum and can be made up of rural exception affordable housing, community led development or other applications coming forward. Subject to relevant policies in the Plan, a higher number of dwellings could be delivered in Rural Test Valley.

**Policy COM2 (Settlement Hierarchy)** allows for development and redevelopment within the village boundary. Development outside of the settlement boundary of King's Somborne (as revised through this NDP) is only permitted when there is an essential need for a countryside location or the development complies with other specific policies in the Local Plan (e.g. rural exceptions housing or rural workers homes).

**Policy COM7 amended (Affordable Housing)\*** requires a minimum of 30% affordable housing to developments of 11-14 dwellings increasing to 40% on sites of 15 units or more. \*(as amended by Affordable Housing Planning Advice Note)

The Local Plan also contains policies on rural workers homes, replacement homes, rural exception affordable housing [and open space provision for new housing development.](#)

#### Where can I find further information?

- [2.0 Housing Numbers-Need and Sites](#) Background Paper
- Housing Needs Survey, January 2017
- Landscape Assessment Report, January 2018
- [Site assessment background paper](#)

#### Policy KS/H1 – Quantity of New Homes Needed

1. Sites are allocated in this NDP to accommodate around **48-40** new homes over the next 15 years.
2. The type of homes, including the mix of affordable homes required within the Parish shall be reviewed on a regular basis to ensure that the need is matched to the overall supply as closely as possible.

The quantity of new homes identified in Policy KS/H1 is in addition to small housing sites that have not been specifically identified in this Plan known as 'windfalls', which will continue

**Commented [p31]:** Our recommendation remains to consolidate the background site assessment work (methodology, forms, scoring) into a single background paper.

**Commented [LH32R31]:** I have mocked up a table that would present this well to the parish council in the first instant and then the public consultation. It shows the presence of 'red flags' ie why sites can not be developed and clearly illustrates why sites have been chosen against others in a clear to read format. Attached with my feedback



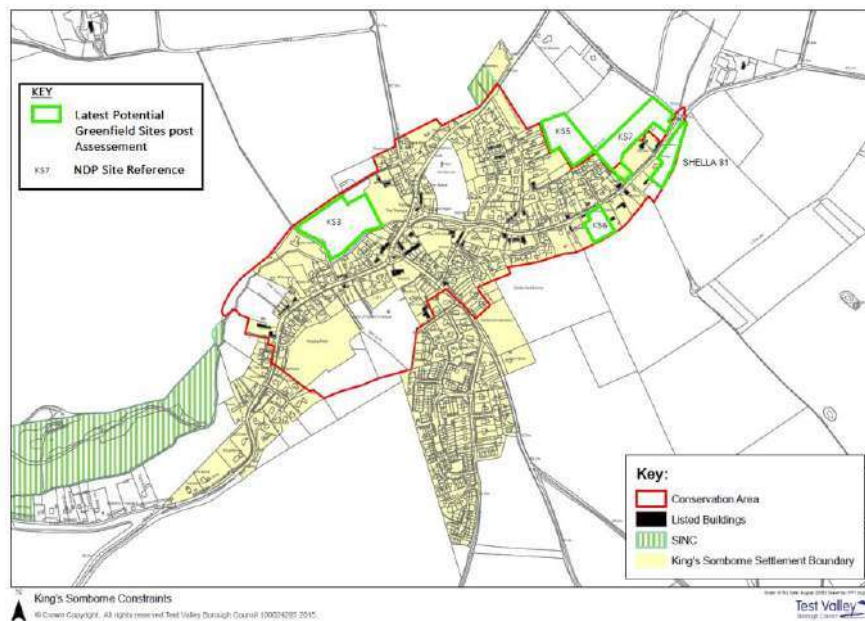
to occur within the settlement boundary. An assessment has been made of the level of housing need within the Parish and is set out in the Housing Need and Sites background paper. This assessment indicates there will be an additional 40 homes required over the next 15 years.

King's Somborne settlement has one of the highest ratios of social to private housing within TVBC at 26%. The expansion of social housing within the Parish has occurred post second World War primarily due to the provision of land from the legacy of Sir Tommy Sopwith.

This Neighbourhood Development Plan allocates sites for housing and in doing so seeks to maintain a mixed character through integrating development rather than seeking a single large housing site. Affordable housing will be delivered as set out in the Test Valley Local Plan policy COM7. This is currently at a rate of a minimum 30% on developments of 11-14 dwellings. This means that affordable housing will be provided on a number of the site allocations set out below.

## Site Allocations

All potential development sites known to be available in or adjacent to the settlement boundary of King's Somborne have been assessed for their suitability. Additionally, any other sites that have been proposed to TVBC by landowners as potential sites (formally known as SHLAAs now SHELAAs) for development have also been assessed. The results of these assessment have now been combined with the outcomes of the consultation on the first draft Neighbourhood Plan to inform the policies set out below.



**Commented [LH33]:** I think this map should also include the allocated areas within the sites to help the reader as they process the information that follows.

**Commented [p34]:** Site allocations map needs to be updated to remove SHELLA 81. Also update key to state 'site allocations'.

In such a constrained location, each allocated site raises issues such as access, open space, and the Somborne that will need careful consideration and potentially innovative solutions. However, these sites are in the core of the village, close to services and within the the valley floor. It is therefore expected that development of some of the sites could take some time to commence. Monitoring of permissions will show whether the Parish is likely or



not to deliver sufficient housing. If significant issues are evidenced, then this may trigger a review through the Test Valley Local Plan or this Neighbourhood Plan.

The following sites are therefore allocated for development in this Neighbourhood Development Plan. The density is reflective of the loose knit and irregular form of much of the village centre as well as the need to retain a sense of connection with the countryside beyond. An analysis has also been made of the constraints effecting each site and the potential capacity of each site has been refined accordingly (Housing Need and Sites background paper). However, an increase in numbers may be achievable with good design and layout. Site maps are shown below which provide an indicative developable area given the known constraints for each site.

#### **KS-H25A - Land at Spencer's Farm adjacent to Muss Lane(South)**

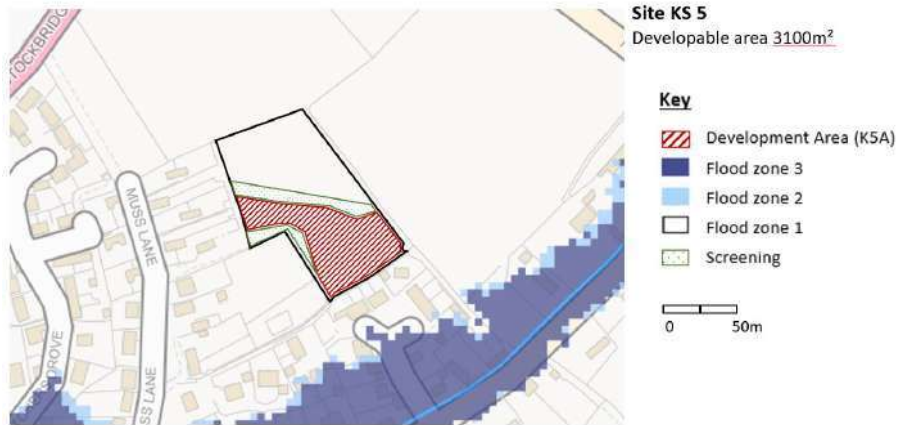
Land at Spencer's Farm, adjacent to Muss Lane (~~0.85ha~~) is allocated for ~~at least 1114~~ dwellings, including affordable housing. Planning permission will be granted where:

1. The layout proactively incorporates the existing public right of way into the development and opportunities are taken to provide new or enhanced connections to the wider network.
2. Landscaping is provided throughout including safeguarding and supplementing the trees and hedging to the south-west and eastern boundary of the site which may provide suitable foraging and commuting routes for bats. Screening needs to be adequate all year round ie evergreen? (applies to all?)
3. The design reflects its location adjacent to the Conservation Area creating a transition from urban to more rural characteristic.
4. The development integrates with the adjoining residential area strongly characterised by post-war housing with gardens that wrap around, interspersed with more historic properties.
5. The development is kept below the 40m contour line and is not prominent in long distance views from the south.
6. Ground investigations are undertaken to identify the depth of groundwater.

~~Access is off Muss Lane-~~

7. Based on up to date evidence of local habitats and species, undeveloped land will managed with the aim of improving its biodiversity value ensuring that it contributes to connecting habitats in the locality.

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This gently sloping site is located near to the valley bottom tucked behind existing housing on Moss Lane and Riverside Green. This location close to the village centre forms the southern part of a much larger site. The boundaries are characterised by to the south and west by suburban features (e.g. fencing, sheds) whilst mature trees and hedgerows help to create the site boundaries particularly towards the east and in places to the south. The site is located adjacent to the conservation area but would be seen within the context of the existing housing. A public footpath follows the southern boundary of the site. The northern part of the site is visible in long distance views. Development where practical should be limited to the lower southern side. The site can accommodate small –medium scale development with a design, density and layout created to reflect its location adjacent to the conservation area with opportunities taken to soften some of the urban boundary features that exist and include significant amounts of landscaping enabling adjoining residential areas to retain their sense of connection to the countryside. Landscaping should respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.

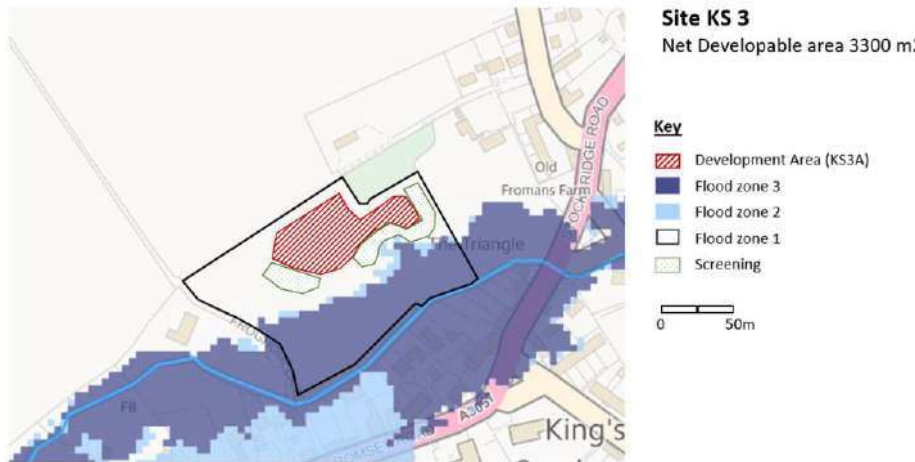




### KS ~~H33A~~ - Land off Froghole Lane

Land off Froghole Lane (~~1.8ha in total of which approximately 1ha to the north is developable~~) is allocated for at least 1315 dwellings including affordable housing. Planning permission will be granted where:

1. Development is directed to land within flood zone 1.
2. Development shall incorporate measures to eliminate the risk of pollution entering the Somborne.
- 4.3. Proposals for the site must be accompanied and informed by a site specific flood risk assessment that demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, wherever possible, reduce flood risk overall. Development shall be directed to areas of the site at lowest risk of flooding.
- 2.4. Flood risk management measures shall be incorporated based on current Environment Agency climate change guidance. Wherever possible, floor levels should be situated a minimum of 300 mm above the 1% annual probability peak flood level plus climate change flood level, determined as an outcome of the site-based FRA. The use of basements will not generally be supported. A SUDs scheme will be required, and priority should be given to use of infiltration drainage techniques
5. Vehicular access is provided via Cow Drove Hill
- 3.6. The layout proactively incorporates the existing public right of way along Froghole Lane into the development and provides a new connection to the wider network to Cow Drove Hill to the east.
- 4.7. The southern part of the site along the Somborne is retained as informal open space, managed principally for biodiversity (as lowland meadow – a Hampshire Priority Habitat) and flood risk mitigation with a management plan secured for its future care.
- 5.8. Landscaping is provided throughout including safeguarding the mature trees.
- 6.9. The design reflects its location in the Conservation Area in particular retaining a sense of openness along the Somborne and connectivity of the village centre with the countryside beyond.
- 7.10. Setting of Listed Buildings in particular Fromans Farmhouse to the east are protected.
- 8.11. Contributions are made towards providing a safer and attractive pedestrian crossing over the A3057.
- 9.12. A schedule of investigative works are undertaken in order to better understand the archaeology of the site. Where access is off Cow Drove Hill Isn't this already included in archaeology policy, why specific here?



This site is well located in the centre of the village and continues the natural development of King's Somborne along the valley floor. The site is a relatively flat field situated alongside the Somborne and behind properties in Romsey Road, with well-established trees and hedges around its boundaries. The site is not highly visible in wider views and is largely only publicly visible from Froghole Lane to the west of the site. The site is most sensitive close to the Somborne due to its role as part of the functional floodplain and its contribution to the riparian character of the valley floor. The site is valuable for the contribution it makes as an open space within the Conservation Area and the setting it provides to nearby listed buildings. However it also provides an opportunity to provide housing in a central location close to village services alongside the delivery of a significant area managed for its biodiversity value which should be

**Commented [gs35]:** Sentence incomplete. Suggest "which should be" is deleted

Design and layout for the site would need to reflect the sensitivities of the site's location in the conservation area, its riparian qualities and role and the setting of listed buildings. In addition, landscaping should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity. A Flood Risk Activity permit has to be obtained from the EA for works within 8m of the river and the design of any of development within this area needs to be in-line with their guidance.

**Commented [LH36]:** It was agreed in the last meeting that this doesn't mean a great deal – I think Sarah said she had done a days course on setting – so can we be more specific? This applies to all cases where we mention the setting of listed buildings. Do we mean that the development should not be visible from the setting of the listed building? Do we mean that the architecture should reflect the period of the listed building? etc

Vehicular access is off Cow Drove Hill, rather than Froghole Lane, which prevents the need to cross the Somborne and the potential impact on the Listed Building on the junction with Romsey Road





#### **KS ~~H46A~~ - Land adjacent to Cruck Cottage, Winchester Road**

Land off Winchester Road adjacent to Cruck Cottage (~~0.4ha~~) is allocated for ~~approximately 54~~ dwellings. Planning permission will be granted where:

1. The layout of the development puts the setting of Cruck Cottage (Grade II Listed) at its core including providing open space to the front of the site which has the dual purpose of keeping the development at most risk outside of the flood zone and providing a sense of space around the Listed Building.
2. Development is of a small-scale reflecting the small-scale nature of Cruck Cottage and avoids urban paraphernalia and extensive areas of parking which would detract from the Listed Building.
3. The mature trees along the southern boundary ~~with Winchester Road~~ are retained and safeguarded.
4. The design conserves and enhances the setting of local heritage assets including the Conservation Area and listed buildings and is consistent with the linear street pattern.
5. Proposals for the site must be accompanied and informed by a site specific flood risk assessment that demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, wherever possible, reduce flood risk overall. Development shall be directed to areas of the site at lowest risk of flooding.
6. Flood risk management measures shall be incorporated based on current Environment Agency climate change guidance. Wherever possible, floor levels should be situated a minimum of 300 mm above the 1% annual probability peak flood level plus climate change flood level, determined as an outcome of the site-based FRA. The use of basements will not generally be supported. A SUDs scheme will be required, and priority should be given to use of infiltration drainage techniques.



**Site KS 6**  
Developable area 900m<sup>2</sup>

**Key**

-  Development Area (KS6A)
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Screening

0 50m

The site is located on the valley bottom and comprises a small area of open space within the linear street pattern. The site is well enclosed in wider views from the countryside to the north but it does contribute to the setting of three adjacent listed buildings and provides an area of open space within the Conservation Area.

The design, density and layout for the site would need to respect the site's location within the conservation area; provide an appropriate setting for the listed buildings; particularly Cruck Cottage; retain a line of mature trees along the southern boundary and contribute to the linear settlement pattern. Development proposals should also consider their impact on Prospect House to the east which is also a Listed Building. In addition landscaping should respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.

A Flood Risk Activity permit has to be obtained from the EA for works within 8m of the river and the design of any of development within this area needs to be in-line with their guidance.



#### KS ~~H57A~~ - Land at Winchester Road and New Lane (South)

Land at Winchester Road and New Lane (~~0.85ha~~) is allocated for ~~at least 117~~ dwellings. Planning permission will be granted where:

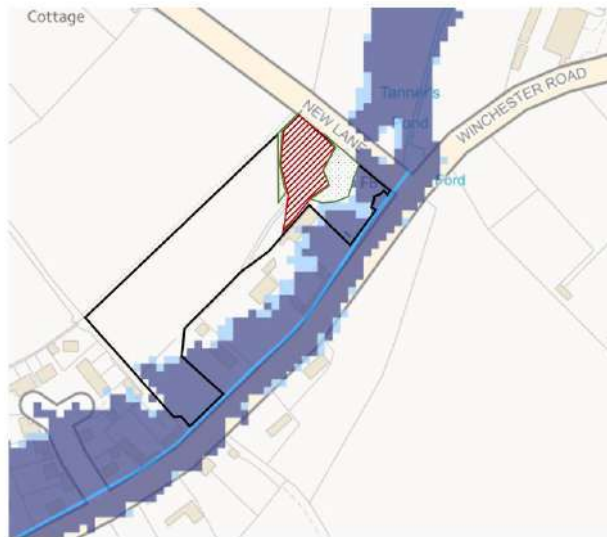
1. ~~Development is directed to land within flood zone 1.~~
2. ~~Development should incorporate measures to eliminate the risk of pollution entering the Somborne.~~
3. The layout proactively incorporates the existing public right of way to north of the development and ~~opportunities are taken to provide new or enhanced connections to the wider network. What does this mean what is hoped to be provided by this? We agreed in a meeting that we are not looking to pavement the roads around this end of the village to keep the open rural and farmland character approach to the village, and the footpath is part of a tranquil and enjoyed green space~~
4. Landscaping is provided throughout including safeguarding and supplementing the trees and hedging bordering the site ~~and the pond within it~~ which may provide suitable foraging and commuting routes for bats.
5. The design, ~~density and layout~~ reflects its location ~~adjacent to a listed building listed farm buildings and both its location~~ within and adjoining the Conservation Area. ~~Development will be limited to the eastern part of the site.~~
6. The design and layout for the site would need to reflect that it is located at a key gateway into the village and should accentuate the rural nature of the location providing a gentle transition from built environment to rural.
7. ~~Development of the site should be informed by an appropriate programme of archaeological work (as above, why specific, isn't this already in archaeology policy) and should incorporate any features as appropriate into the design and layout of any scheme.-~~
8. The development integrates with the dispersed nature of the adjoining residential buildings.
9. The development is not prominent in long distance views.
10. Proposals for the site must be accompanied and informed by a site specific flood risk assessment that demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, wherever possible, reduce flood risk overall. Development shall be directed to areas of the site at lowest risk of flooding.
11. Flood risk management measures shall be incorporated based on current Environment Agency climate change guidance. Wherever possible, floor levels should be situated a minimum of 300 mm above the 1% annual probability peak flood level plus climate change flood level, determined as an outcome of the site-based FRA. The use of basements will not generally be supported. A SUDs scheme will be required, and priority should be given to use of infiltration drainage techniques.
12. Ground investigations are undertaken to identify depth of groundwater.

~~Access is off Winchester Road and will require a new bridge or the use of an existing crossing.-~~

~~Secondary, emergency access onto New Lane to enable vehicles to reach the site from the north avoiding the Somborne in times of flood.~~

13. ~~Based on up to date evidence of local habitats and species, undeveloped land will managed with the aim of improving its biodiversity value ensuring that it contributes to connecting habitats in the locality.~~

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**Site KS 7**  
Developable area 1600m<sup>2</sup>

Key	
	Development Area (K7A)
	Flood zone 3
	Flood zone 2
	Flood zone 1
	Screening

0 50m

The site is located on the valley bottom between and behind properties on the northern side of Winchester Road. A small part of the western area of the site, adjacent to Winchester Road, lies within the conservation area. The most sensitive area of the site lies north of the recently planted hedgerow, as this part of the site has a strong downland character and is open to views from the north, including from the footpath, and any development here will be seen as an encroachment into the much larger field. Land here is also within the setting of the listed building and should be left open. 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 and more closely relates to the valley bottom settlement pattern. however some of this land is within flood zone 2/3. Limited development is therefore directed to the eastern part of the site adjacent to New Lane within Flood Zone 1. A Flood Risk Activity permit has to be obtained from the EA for works within 8m of the river and the design of any of development within this area needs to be in-line with their guidance.

The design, density and layout for the site would need to reflect that it is: located at a key gateway into the village; adjacent to listed buildings; part of the site is within the conservation area and the rest is within its setting. In addition, to considering the above sensitivities and mitigation requirements, landscape design should also respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.

**Commented [LH37]:** This isn't true – it implies that development is directed to the eastern part of the site due to the sensitivity of the site but it is because of the LAG next to it.

The increased sensitivity of the site north of the hedgerow and the encroachment into the larger field is not addressed – the feedback points out that this should have increased the sensitivity scoring of this site to High. The *full* site was given 'moderate sensitivity' because north of the hedgerow was *more* sensitive and south of the hedgerow was *less* sensitive but only 10% of the developable area is in the 'less' sensitive side of the hedgerow.



### 4.3 Housing Mix

Both the original NDP Survey and the additional Housing Needs Survey undertaken in 2017 demonstrated that many respondents wished to downsize to smaller properties with a high demand shown for 2 – 3 bedroom dwellings and a mixture of styles. This is supported by the Housing Needs Survey, 2017 Completed by Action Hampshire which concludes the following:

“The majority of survey respondents seek owner occupied accommodation with many wanting to downsize to a smaller property. The survey has identified a high demand for detached homes and bungalows from survey respondents. A demand for retirement housing has also been identified.

The majority of survey respondents seek alternative accommodation with two or three bedrooms. “

Currently there is a prominence predominance of houses with four or more bedrooms within the Parish. The market has failed to meet the needs of the community and this informs the housing mix policy below. The current two-bedroom housing stock represents only approximately 12% of the property of the parish.

Younger people including those with young families wish to have a home of their own and require affordable accommodation. The younger generation cannot afford to purchase housing in the Parish and therefore leave to find housing they can afford elsewhere. This will leave a Parish with a much older population and impact on the future economy of an the area. If younger people leave King's Somborne because of affordability, this could also have an adverse effect on the decline of local services such as schools. In order that the younger generation are facilitated to start on the housing ladder sufficient smaller homes must be available.

The objective is to:

- Provide sufficient housing stock to maintain a sustainable community with a similar social and demographic profile to that existing. This includes allocating a limited number of sites of sufficient size able to deliver new affordable homes.
- Deliver small homes with gardens suitable for people starting out and older people looking to downsize.

#### KS/H7 – Housing Mix

1. In order to meet local requirements, all new residential developments should provide the following mix of properties:
  - 2 bedroom - 45%
  - 3 bedroom - 45%
  - 4 bedroom - 10%
2. An alternative will only be considered where it can be demonstrated that it is more suitable. This assessment will be strongly influenced by the character of the wider setting of the site. The presumption will always be in favour of smaller homes.

#### Commented [AB38]:

In the table below Housing Mix: Point 2 states that alternatives will only be considered where it is deemed they are more suitable. Suitable for what? Higher developer profits? Community benefits? Can we define/qualify “suitable”

### 4.4 Building Design



*“Planning policies and decisions should ensure that developments: are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”*  
NPPF para 127 c)

The Parish of King's Somborne comprises the villages of King's Somborne, Up Somborne, Horsebridge and Brooke and the hamlets of, Compton, Furzedown and Marshcourt. The settlement of King's Somborne nestles in a natural geological basin straddling for the main part the Somborne that flows through its centre to join the River Test in Horsebridge.

The unique landscape is intimately connected to the villages, hamlets and farms that make up the King's Somborne Parish, much of which is evolved from historical agricultural needs with development often established close to the highway and inspired in character borne out of country life. The Parish contains many listed buildings as well as scheduled monuments and a Conservation Area.

Appropriate design guidance can be of great help to those contemplating extending or altering their homes, whether or not they require planning permission, or even constructing new buildings in the Parish. To achieve this, this Neighbourhood Development Plan is supported by a **Design Guide** which provides a design framework to help achieve high standards of design in development proposals while retaining and enhancing the distinctive character of the natural and built environment. Some of the key points in the guidance are incorporated into the policy below.

The removal of some permitted development rights in particular in relation to the management of property frontages, fencing, boundary walls, storage of materials including caravans or trailers may be sought, to maintain the character and visual appearance of the Parish and to prevent promoting an urban feel to the living environments through small incremental changes.

The key objectives are:

- New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment as set out in the Design Guide.
- Deliver small homes with gardens suitable for people starting out and older people looking to downsize.
- Where appropriate, development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

#### Key Test Valley Local Plan policies

The following Local Plan policies are particularly relevant to this topic area

**Policy E1: (High Quality Development in the Borough)** requires high quality development in terms of design and local distinctiveness.

**Policy T2: (Parking Standards)** sets the parking standards which are applied to different types of development.

#### Where can I find further information?

- King's Somborne Design Guidance **which is also being consulted on alongside this draft plan.**



#### KS/H8 - Design

1. Proposals for new developments should demonstrate how they meet the guidelines within the King's Somborne Design Guidance (as updated from time to time).
2. New development should aim to fit comfortably, respecting the character and scale of local buildings. Applications will be supported where the following have been clearly considered:
  - a) The landscape, rural character and local distinctiveness
  - b) The wider impact a development might have, such as levels of activity or light pollution
  - c) The effect on boundaries, access and highway impacts
  - d) Protecting and supporting biodiversity
  - e) Relevant heritage matters
  - f) Embracing sustainable technologies.
3. For multi-plot residential developments, particular importance (as set out in the Design Guidance) is placed on the following issues which should be considered early in the design process and integrated into the overall scheme:
  - a) Each residential plot should have a garden, either private or communal, commensurate with the size and design of house
  - b) The layout of the development should not include regimented building lines
  - c) The rear gardens of neighbouring properties should not be detrimentally overlooked
  - d) There should be good internal and external connectivity, street pattern, pedestrian and vehicle access.
  - e) The inclusion of overhead cables or supporting poles for provision of power or telephony related services should be avoided.
  - f) Utility / Meter boxes should be discretely located so as not to dominate the front of buildings
  - g) Bin stores and recycling facilities, oil or other fuel tanks, should be designed to be screened from public view whilst also being easily accessible for users
  - h) should must? contain a variety of houses designs and a mix of materials
  - i) Lighting both site specific and street should be the exception rather than the norm and must be justified on grounds of identified need and safety.
  - j) Should incorporate smart digital technology.
4. Sufficient off-road parking should be provided to ensure there is no detrimental impact on the surrounding roads.





## 5. COMMUNITY FACILITIES & INFRASTRUCTURE

*"Planning policies and decisions should enable: the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship." NPPF para 83 d)*

In general, the Parish Council has an impressive track record of working with others to deliver improvements in the Parish's facilities, and ~~t~~The Parish Council will continue to be responsible for delivering improvements to Parish facilities highlighted in this Plan where they affect and benefit the community as a whole as opposed to those items specific to any new development.

**Commented [jm39]:** two short sentences makes for easier reading

The Parish Council working collaboratively with Test Valley Borough Council and Hampshire County Council along with utility companies will take the lead in relation to delivering improvements in Parish facilities, ~~t~~The Parish Council and will also continue to work closely with village organisations to help them deliver ~~other~~ solutions for the betterment of the community.

**Commented [jm40]:** other than what?

The objectives are therefore to:

- Support and encourage the continued viability of both the Pre-School and Primary School
- Deliver a new community building
- Continue to modernise and improve Parish facilities where they have the potential to benefit a large ~~significant~~ swath of the community.
- Ensure existing facilities are safeguarded for current and future generations.
- Look for sustainable and innovative ways of delivering services.
- Support the already active community and the range of activities available.
- Protect and enhance footpaths particularly those through and around the village and the ancient route between Winchester and Salisbury (called the Clarendon Way)

**Commented [jm41]:** wrong word suggest significant proportion

The following items have been identified by the community as key infrastructure needs. This list will help guide any spending by the Parish Council of S106 funds or Community Infrastructure Levy:

- Pre-school building
- All weather footpaths within the village particularly on routes to and from the village school and pre-school
- Scout Hut enhancements
- Sports Pavillion on the Recreation Ground
- ~~Water and other facilities on the village allotments~~
- Improvements to the bourne
- Improvements to the Village Hall and Working Men's Club.
- Environmental ~~enhancements~~ around the A3057 within the village

**Commented [LH42]:** What does this mean, does it help to be more specific, or less to keep use of funds broader?



### Key Test Valley Local Plan policies

The following Local Plan policies are particularly relevant to this topic area

**COM14:** Community Services and Facilities sets criteria against which the loss of local shops, pubs, cultural and community facilities will be tested.

**COM15:** Infrastructure allows for development to be permitted where appropriate investment is made to mitigate the impact on existing infrastructure.

The Parish benefits from a wide range of assets and facilities. These include shops, churches, school, public houses, working men's club, allotments, village hall, church hall, scout hut and outdoor recreation areas which include children's playgrounds, football and cricket pitches and a Multi-Use Games Area (MUGA).

King's Somborne has within the Parish provision for both Pre-School facilities (catering for 21/2 – 4 year olds) as well as a Primary School with a "Good" Ofsted rating. Secondary schooling is provided locally in Stockbridge and alternative schooling at [in Winchester](#) can be obtained using the scheduled bus services should there be sufficient space within the schools. Additional housing being built on the periphery of the city is increasing demand for these school spaces.

The community has generally expressed its satisfaction with the current assets, facilities and activities available within the Parish. Provision of Adult Education has been expressed as beneficial especially in terms of computer skills and cookery. Outdoor sports facilities are available with a football pitch and cricket pitch which are managed by the Parish Council. They are located in the centre of King's Somborne adjacent to the Village Hall which is managed by the KS VH Management Committee.

The Parish Council also owns the land occupied by the Scouts. A trim trail located in the area adjacent to the John O'Gaunt palace location and adjacent open spaces provides for exercise, increasing core strength and co-ordination.

The nearest medical facilities are at the surgery located in Stockbridge 2 ½ miles from King's Somborne centre and still further for the outlying areas of the Parish, Up- Somborne, Brook and Horsebridge. With public transport in practical terms unavailable [in practical terms](#) to attend the surgery the community has expressed a strong desire to have some form of medical facility within the parish.

An Asset of Community Value is a place or space identified by local people as being important. If they come up for sale, the community has 6 months to bid for them before the owner may sell it on the open market. Test Valley holds the register of approved Assets of Community Value (identified by the \* in the list below). The other entries in the table below have been identified as key community facilities that must be protected. They are generally in the ownership of the Parish Council or in Trust.

Key Community Facility / Asset	Location
Village Hall	King's Somborne village centre
MUGA	King's Somborne Playing Field
Children's Playground	King's Somborne Playing Field
Football Pitch	King's Somborne Playing Field
Cricket Pitch	King's Somborne Playing Field
Scout Hut	King's Somborne Playing Field



St Peter & Pauls Church	King's Somborne village centre
Cross Stores (Post Office)*	The Cross
King's Somborne Working Men's Club*	Winchester Road
Methodist Church*	Winchester Road
Epworth Hall	Winchester Road
Muss Lane Recreation Ground	Muss Lane
John O'Gaunt Palace Site	King's Somborne village centre
Martin's Shop	Winchester Road
Allotments	Furzedown Road
Crown Inn*	King's Somborne village centre
John O'Gaunt Public House*	Horsebridge
Up Somborne Recreation Ground	Up Somborne
King's Somborne C of E Primary School*	King's Somborne village centre
The Corner House*	?
Land at Church Road*	?

Test Valley would like to see these on a plan.

#### KS/F1 – Community Assets

1. Planning permission for proposals that support and safeguard the future of the community facilities identified above will be supported. Proposals that have an adverse impact on them will not be supported.

## Village Hall

The King's Somborne Village Hall is a charitable trust not owned by, but working closely, with the Parish Council, and it has positioned itself as a result of the work on the NDP as the community activity centre meaning it will become capable of being the focus in the Parish for many more community facilities in the future including becoming a hub of for educational, cultural, social and sporting activity. This will ensure its continuation as a central meeting venue for a wide range of activities and its regular use will provide the funds required for its operating and maintenance costs.

It is envisaged that under the auspices of the Village Hall in partnership with the Village Hall, the Parish Council has already delivered a new community building will be has been built on Parish owned land near the MUGA. This new building is will be designed as a multi-purpose asset but will primarily provide facilities which will enable the King's Somborne Pre-School to grow and flourish and meet the latest government requirements and standards.

The new building will allow preschool to:

- Access suitable facilities to run a high-quality preschool service for the community without suffering the constraints of the village hall in respect to facilities and shared space
- Work even more closely with the Primary School to create a seamless transition from preschool to primary school education.
- Provide an attractive location and rural village setting for children together with very much improved external play areas

**Commented [gs43]:** These highlighted items were not in the original plan but it appears they must be on the list held by TVBC.

I see no reason for these to be included in the NDP or yet another map as the remaining assets are readily identifiable. Suggest we simply delete these 2 items

**Commented [jm44]:** Edit to avoid very long sentence and make the read easier

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**Commented [gs45]:** Events have overtaken the slow issue of the plan and the Preschool is now underway. Paragraph amended accordingly

**Commented [AB46]:** Can we consider changing "under the auspices of the village hall" . Lovely word "auspices" but I wonder if we should refer to the partnership with the Parish Council (who are delivering on the NDP survey requirements) and highlight the extra and critical advantage that the new Community Building not only enables preschool to grow to meet government and community requirements but also it frees up valuable space in the village hall to enable it to considerably enhance community activities and services. The freeing up of hall space for wider community activities was a key factor in all the grants being provided. And it will enable the hall to become a true Community Centre although , unfortunately changing the name from VH to Community Centre is a step too far , just now, for Trustees.

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## Transport and traffic

Planning is concerned with the use and development of land and therefore transport issues can be considered where they relate to changes of use or the development of sites for transport purposes. The A3057 is a major road running through the centre of King's Somborne village, used increasingly by heavy good vehicles, and is extremely busy during rush hours. However, matters relating to traffic management e.g. speed, vehicle restrictions, circulation and crossing points fall outside of the scope of planning. No transport related development has been identified for inclusion within the Neighbourhood Plan however, a range of traffic and public transport matters have been raised through the consultations on the plan that the Parish Council will continue to work with other bodies to address outside of the scope of this planning document. This includes:

- Traffic calming in and around King's Somborne village centre (School, Crown Inn, Post Office). It should be noted that the provision of an un-controlled crossing outside the school is within the District Transport Statement for Test Valley produced by Hampshire County Council.
- Support and encouragement for the maintenance and development of public transport. Should the need be demonstrated, then the bus operators can be approached about their willingness to improve services. Hampshire County Council encourages the use of community-led or supported transport schemes to meet the needs of those who are socially isolated and less mobile.
- The use of smart technology in order to attempt to meet the needs of the community by promoting the use of existing services and
- Seeking ways to provide sustainable transport

## Utilities

*"Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections." NPPF para 112*

Electricity supply is largely fed via overhead cables and has had significant investment in recent times to radically improve the reliability and security of supply. Undergrounding of cables in the King's Somborne recreation area has also been planned to help to further improve supply resilience. It will also improve the visual and safety aspects of the recreation ground's amenity.

In recent years, much of the centre of King's Somborne has also benefited from the upgrading of the BT broadband but much of the community still does not have a high-speed connection although and a joint initiative with a neighbouring Parish has is underway to establish ultrafast fibre optic broadband bringing improvement to more of the community.

Mobile telephony has increased enormously in the Parish over recent years with 4G being readily available now from most of the carriers and 5G being introduced.

### Key Test Valley Local Plan policies

The following Local Plan policies are particularly relevant to this topic area

**Policy COM15: Infrastructure** states that development will be permitted provided that it is accompanied by appropriate infrastructure secured in the form of works or financial contributions.

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**Commented [gs47]:** It has taken so long to produce the plan events have overtaken us and the cables are buried suggest delete highlighted section

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**Commented [jm48]:** Query what about all of the Virgin Media infrastructure?



#### **KS/F2 – Utilities**

1. Services of all new developments shall be routed underground where possible so as not to perpetuate the impact on the street scene and reliability
2. New residential and regularly occupied non-residential premises should be fitted with the infrastructure to enable superfast broadband to be accessed when available in the area.



## 6. NEIGHBOURHOOD PLAN REVISION

This Neighbourhood Development Plan will be reviewed as when legislative changes occur and/or changes in TVBC's Local Plan occur. This information will be provided by TVBC and the plan updated accordingly and communicated to the community by way of update on the Parish Council website and also the Parish Magazine and community Notice Boards and any significant change will also have public consultation as necessary.

In addition, this Neighbourhood Development Plan will be formally reviewed by the Parish Council as part of its modus operandi at the end of each year and updated accordingly as above. Should any significant development occur during the life of the NDP (for example a brown field site becomes available) of sufficient size to affect the development(s) envisaged in this Plan, then the Plan will be promptly amended accordingly to account for this.