SOUTH DOWNS
NATIONAL PARK

Sequential Test Report

King's Somborne Neighbourhood Development Plan

Contents

1. Introduction

1.1. In accordance with National Planning Policy Framework 2019 (NPPF) paragraphs 157-158, the Sequential Test should be undertaken when allocating sites to ensure new development is directed to the areas of lowest flood risk. This report firstly sets out the background to the study, then applies the Sequential Test methodology to the allocation sites. This has involved screening sites to establish their level of flood risk. For any sites screened in, consideration has been given to whether the development can be accommodated on sites with a lower flood risk and if not, the Exception Test has been applied. The application of the Sequential Test and Exception Test has been informed by the Test Valley Strategic Flood Risk Assessment 2007, the King's Somborne Site Assessment Report and the Sustainability Appraisal Report which accompanies the King's Somborne Neighbourhood Development Plan. In addition a Flood Risk Study (August 2018), undertaken to outline the potential flood risk to each proposed site allocation, has been used to inform the assessment.

2. Local Planning Context

2.1. The King's Somborne Neighbourhood Area lies fully within the Test Valley. The King's Somborne NDP has been prepared in conformity with the strategic policies of the Test Valley Revised Local Plan (2016). Policy COM1 of the Local Plan sets out the housing requirement for the Borough up to 2029. From a total of 10,584 homes, 648 homes are expected to be delivered in Rural Test Valley. King's Somborne is classified as rural village within the settlement hierarchy of the Local Plan. The Local Plan does not allocate housing sites within the rural villages. However, additional housing is expected through rural exception sites and development on infill sites. Also, additional housing may come forward as a result of community led initiatives such as Neighbourhood Planning.

2.2. The objectives of King's Somborne NDP include protecting the rural character of King's Somborne village and surrounding hamlets, whilst providing sufficient housing to maintain a sustainable community. The NDP seeks to allocate sites to accommodate 33-42 new homes over 15 years, whilst ensuring the village remains compact following the historic development pattern, occupying the floor of the valley rather than the sides of the valley.

3. History of Local Flooding

3.1. There has been historical occurrence of flooding within King's Somborne primarily in the village centre and along the Winchester Road. The worst of the recent flooding occurred in 2014 when a number of homes were flooded as well as the Crown Inn, the Methodist Church and Epworth Hall. The Somborne is spring fed and its depth level is heavily influenced by local groundwater levels.

4. Methodology

4.1. The Sequential Test is applied during the preparation of a plan to steer the allocation of development sites towards areas of lowest flood risk i.e. Flood Zone 1. These Flood

Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's website. The full definition of each flood zone is shown in the table below.

Table 1: Definition of Flood Zones	
Flood Zone	**Definition**
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

4.2. The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference therefore also needs to be made to the Strategic Flood Risk Assessment (SFRA) when considering location and potential future flood risks to development and land uses. The SFRA document relevant to the King's Somborne NDP is the Test Valley Borough Council Level 1 Strategic Flood Risk Assessment 2007. This document estimated the impact of climate change to be an equivalent of 20% increase in peak river flow (which is expected to occur during the life of new commercial and residential developments). This led to adoption of the following precautionary rules / assumptions for the Level 1 SFRA:

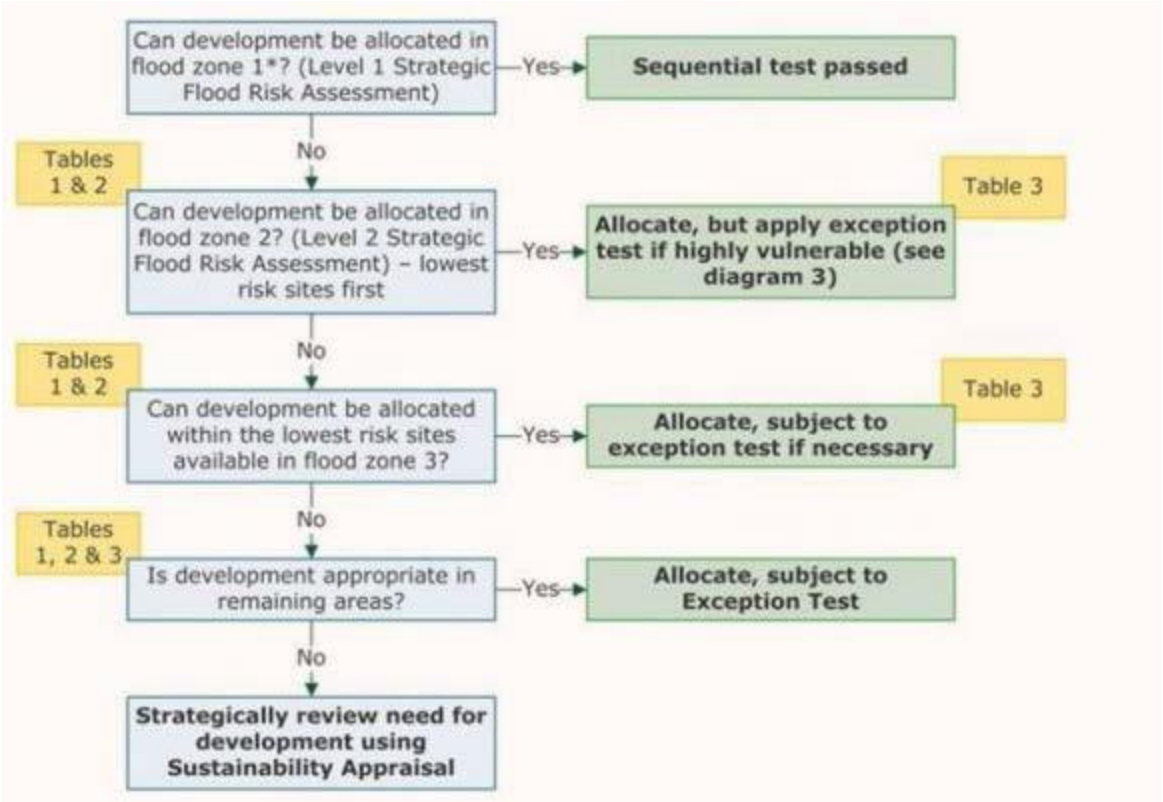
- 'Climate Change' functional floodplain (which can also be written as 'Climate Change' Zone 3b = Current Flood Zone 3
- 'Climate Change' Flood Zone 3a = Current Flood Zone 2
- 'Climate Change' Flood Zone 2 is slightly larger than Current Flood Zone 2 (as there is little certainty about the effect that climate change will have on very extreme fluvial events). It is reasonable to assume that these two Zones (with and without climate change) are the same on the large scale SFRA flood maps.

4.3. The TVBC Level 1 SFRA is due to be updated as the TVBC Local Plan is reviewed. In the interim, this Sequential Test assessment has been made on the available information at

the time of the assessment and therefore based on the assumptions of the 2007 Level 1 SFRA.

4.4. The methodology used in this report conforms to the approach set out in the NPPF Planning Practice Guidance, as set out in Diagram 2 of the NPPF PPG, which is reproduced below:

Figure 1 – Application of the Sequential Test



4.5. References to Tables 1,2 & 3 in Figure 1 above refers to the following tables in the NPPF PPG; Table 1: Flood Zone definitions, Table 2: Flood risk vulnerability classification and Table 3: Flood risk vulnerability and flood zone 'compatibility'.

4.6. Table 2 below taken from the NPPF PPG provides a flood risk vulnerability and flood zone 'compatibility' matrix. Buildings used for dwelling houses are classified as 'More Vulnerable' to flooding.

Table 2: Flood risk vulnerability and flood zone 'compatibility'			
Flood Zone	**Highly vulnerable (e.g. Gypsy & Traveller site)**	**More vulnerable (e.g. residential use)**	**Less vulnerable (e.g. office accommodation)**
Zone 1	✓	✓	✓
Zone 2	Exception Test	✓	✓
Zone 3a	×	Exception Test	✓
Zone 3b	×	×	×

4.7. The first step in the assessment methodology is to screen the sites being considered for allocation in the NDP and ascertain the likelihood of flooding. A simple colour coding methodology is used whereby the likelihood of flooding for sites categorised as green is unlikely/low, and therefore these sites pass the Sequential Test and are 'screened out' from further assessment. Sites categorised with a high likelihood of flooding (red), are 'screened in' for further assessment (in accordance with Figure 1 above).

4.8. Where sites are 'screened in' they have to be subject to further assessment and the following two questions are posed:

- Can the development be relocated to alternative locations with a lower risk of flooding?
- Can more sensitive development be directed to parts of the site where the risks are lower for both occupiers and the premises themselves?

4.9. These steps are undertaken to direct development to sites or areas at least risk of flooding.

5. The Site Identification Process

5.1. All potential development sites known to be available in or adjacent to the settlement boundary of King's Somborne were 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 were also assessed. The TVBC site selection protocol was used to assess all sites. Additional sources of evidence were used to make this assessment including the use of the Landscape Assessment Report. Feedback from 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. The results of the assessments were subject to public consultation and Sustainability Appraisal to give a final list of site allocations.

5.2. Four sites are proposed to be allocated within the NDP, all of which are in the core of the village, close to services and within the village floor. The sites selected are those which the Parish Council consider best meet the objectives of the NDP and will result in the optimum sustainability benefits for the village. The Site Profiles in Annex 1 provide information about the Flood Zones that the sites fall within

6. Sequential Test Screening Results

6.1. The following table presents the results of screening to identify sites which pass the Sequential Test and those which require further consideration. Table 3 lists all the King's Somborne NDP allocation sites. One site, KS5A Land at Spencer's Farm, is at low risk of flooding and therefore passes the Sequential Test and is screened out.

6.2. Three sites in the King's Somborne NDP are considered to be at risk of fluvial flooding because part of the site is located in Flood Zones 2 or 3 (including as a result of climate change) and do not pass the Sequential Test. These sites are therefore subject to further consideration.

Table 3: Results of the Sequential Test Screening

Policy code	Site name	Flood Risk Zone	Proposed Use	Screened into or out of further consideration?
KS5A	Land at Spencer's Farm adjacent to Muss Lane	FZ1	11 dwellings	Out (Passes sequential test)
KS3A	Land off Froghole Lane	Site is within 50m of the stream. Approx. half of site is within FZ2/3. An allowance for climate change would mean 50% of site is in climate change FZ3b.	13 dwellings	In
KS6A	Land adjacent to Cruck Cottage, Winchester Road	Site is within 50m of the stream. Less than 10% of site is within FZ3. An allowance for climate change would mean this area of the site is in climate change FZ3b. The access to the site is within FZ3.	5 dwellings	In
KS7A	Land at Winchester Road and New Lane	Site is within 50m of the stream. Parts of the site directly adjacent to the river are within FZ3. An allowance for climate change would mean these areas are in climate change FZ3b.	11 dwellings	In

6.3. Site profiles including maps showing extent of flood risk, for each site requiring further consideration, are presented in Annex 1.

6.4. An assessment is made below of the alternative available sites in King's Somborne. These sites have been drawn from the King's Somborne Parish Council Assessment of Potential Development Sites and the Test Valley Strategic Employment & Housing Land Availability Assessment (SHELAA). A further site was submitted during SEA / SA scoping

consultation and has been included in the assessment of alternatives. These sites were not selected because they are not considered to meet the objectives of the King's Somborne NDP and in some cases could result in potential significant negative effects within the Sustainability Appraisal.

Table 4: Alternative sites				
Site reference	**Site description**	**Flood Zone**	**Reason that the site does not meet NDP objectives**	**Potential significant negative effects identified in SA**
50	Land and Buildings west of Horsebridge Road	FZ1	Detached from main settlement of King's Somborne and does not meet the NDP objective to direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.	Not identified as a reasonable alternative for the site selection assessment as the site is not located in or alongside the King's Somborne settlement boundary.
51	Land west of Horsebridge Road (south)	FZ1	Detached from main settlement of King's Somborne and does not meet the NDP objective to direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.	Not identified as a reasonable alternative for the site selection assessment as the site is not located in or alongside the King's Somborne settlement boundary.
52	Land west of Horsebridge Road (north)	FZ1	Detached from main settlement of King's Somborne and does not meet the NDP objective to direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.	Not identified as a reasonable alternative for the site selection assessment as the site is not located in or alongside the King's Somborne settlement boundary.
53	Land east of Horsebridge Road	FZ1	Detached from main settlement of King's Somborne and does not meet the NDP objective to direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.	Not identified as a reasonable alternative for the site selection assessment as the site is not located in or alongside the King's Somborne settlement boundary.
54	Land between Romsey Read (A3057) and Horsebridge Road	FZ1	Detached from main settlement of King's Somborne and does not meet the NDP objective to direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.	Not identified as a reasonable alternative for the site selection assessment as the site is not located in or alongside the King's Somborne settlement boundary.
55/56	Land east of Eldon Road	FZ1	New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard. Development would not meet the NDP objective to 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. There are old hedgerows to preserve and development of the site would not enhance the historic settlement pattern. Development of this site would be an over development of the Eldon Road area and create homes further removed from facilities than other evaluated sites.	No potential significant negative effects identified.
57/58	Land east of Furzedown Road	FZ1	New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard.	No potential significant negative effects identified.

			Development of this site would be an over development of the Eldon Road area and create homes further removed from facilities than other evaluated sites. Its development would not contribute positively to the historic settlement pattern. In addition, it is detached from any built form.	
70	Land at Compton Manor Estate	FZ1	Detached from main settlement of King's Somborne and does not meet the NDP objective to direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.	Not identified as a reasonable alternative for the site selection assessment as the site is not located in or alongside the King's Somborne settlement boundary.
78	Land east of Church Road	FZ1	The site is poorly connected and located and has higher environmental sensitivity to change. New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard. Development would be highly visible as the site can be seen in views looking south from the ridgeline along Cow Drove Hill to the north.	Potential significant negative effects to the Parish's landscape and settlement character.
79	Land east of allotments, Church Road	FZ1	Site does not relate well to surroundings. New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard. Site can be seen in views from Clarendon Way approaching the ridgeline to the south and from wider views elsewhere in the village. New development would not positively contribute to the historic settlement pattern. Its proximity to the conservation area would result in the domination of the historic buildings. Access can only be achieved with a long road to the further detriment of the landscape if the allotments are to be preserved.	No potential significant negative effects identified.
168 / 214	Land off Eldon Road	FZ1	Site does not relate well to surroundings. New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard. The northern part of the site is most sensitive as a result of being exposed in views. The higher parts of the site are visible in longer distance views from the south west along the approach into the village on Furzedown Road. The site retains coherent boundary hedgerows which also contribute to its sensitivity. The site does not relate well to the historic valley bottom settlement pattern.	No potential significant negative effects identified.
186	Allotments, Church Road	FZ1	New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard. The site can be seen in views looking southwards from the ridgeline along Cow Drove Hill to the north. The site is an	Not identified as a reasonable alternative for the site selection assessment as it would involve the development of allotments. The allotments have been identified as a local community asset and there is no

			important village amenity and is a designated Community Asset. Development of the site would not meet the NDP objective to ensure existing community facilities are safeguarded for current and future generations.	support for their redevelopment. Also, no deliverable alternative site the allotments has been identified.
215	Land at Church Road	FZ1	New development at this site is likely to erode the positive characteristics of the landscape which are desirable to safeguard. Site can be seen in views from Clarendon Way approaching the ridgeline to the south and from wider views elsewhere in the village. New development would not positively contribute to the historic settlement pattern.	No potential significant negative effects identified.
	Land at How Park	FZ1	Detached from main settlement of King's Somborne and does not meet the NDP objective to direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.	Not identified as a reasonable alternative for the site selection assessment as the site is not located in or alongside the King's Somborne settlement boundary.

6.5. Table 4 demonstrates that there are no alternative sites considered to be reasonably available within the neighbourhood area.

6.6. Analysis has also been undertaken in Annex 1 to determine whether the more sensitive development use types within the 'screened in' sites can be directed to parts of the site where the risks of flooding are lower for both occupiers and the premises themselves. This exercise has concluded that it may well be possible for more sensitive development to be located in parts of the sites which are at lower risk of flooding. This would need to be determined through a site specific Flood Risk Assessment (FRA) which would more accurately determine the Flood Risk Zones on site. See Annex 1 for more details.

7. Exception Test

7.1. Paragraph 159 of the NPPF establishes the need for the Exception Test to be applied where it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives). For the Exception test to be passed it must be demonstrated that: the development would provide wider sustainability benefits to the community that outweigh the flood risk; and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. In light of potential changes to the extent of flood zones as a result of climate change impacts, the Site Profiles contain information to show how proposed site allocations would meet the Exception Test if it is proven necessary for any of the proposed housing development to be located in Flood Zone 3a. Information on the sustainability benefits of the proposed allocation is provided. In addition, the recommendations of the 2007 SFRA report are included, namely that all sites affected by flood risk, provide flood resilient design that is evaluated in a site-specific FRA using current Environment Agency climate change guidance.

7.2. These sections of the Site Profiles indicate that each site could pass the Exception Test based on their contributions to meeting the Neighbourhood Plan objectives and the positive sustainability benefits the site will deliver (as set out within the Site Profiles). All of the allocations 'screened in' to the Sequential Test will need to incorporate flood resilient design which is evaluated in a site specific FRA using current Environment Agency climate change guidance (and assessing flood risk from other sources such as ground water and surface water) to ensure the proposed development itself will be safe from flooding over its lifetime and will not cause flooding elsewhere.

8. Conclusions

8.1. Following the methodology recommended by the NPPF and Planning Practice Guidance, this report has assessed the sites proposed for allocation in the King's Somborne NDP against their vulnerability to flooding. Three sites out of the four allocations in the NDP, that were screened for flood risk, contain land that is within Flood Zone 2 and/or 3.

8.2. These sites have been subject to more detailed analysis in terms of: whether any reasonable alternative sites within Flood Zone 1 or 2 are available that would still meet the objectives of the King's Somborne NDP; and whether more vulnerable uses can be

accommodated within sites on areas of lower flood risk. This information is set out in the Site Profiles in Annex 1.

8.3. Alternative sites have been considered but the findings identify that the alternative sites are not considered to meet the objectives of the King's Somborne NDP as well as the selected sites. A number of alternative sites were not considered to be reasonable alternatives in the Sustainability Appraisal assessment as they are not within or alongside the settlement boundary. They would therefore undermine the NDP objective to retain the compact settlement character. In addition, the reasonable alternative sites could also result in some significant negative sustainability effects including significant negative effects on the Parish landscape character and settlement pattern.

8.4. Analysis has also been undertaken to determine whether the more sensitive development use types within the 'screened in' sites can be directed to parts of the site where the risks are lower for both occupiers and the premise themselves. This exercise has concluded that it may well be possible for more sensitive development to be located in parts of the sites which are at lower risk of flooding, but this would need to be determined through site-specific FRA which would more accurately determine the Flood Risk Zones on site.

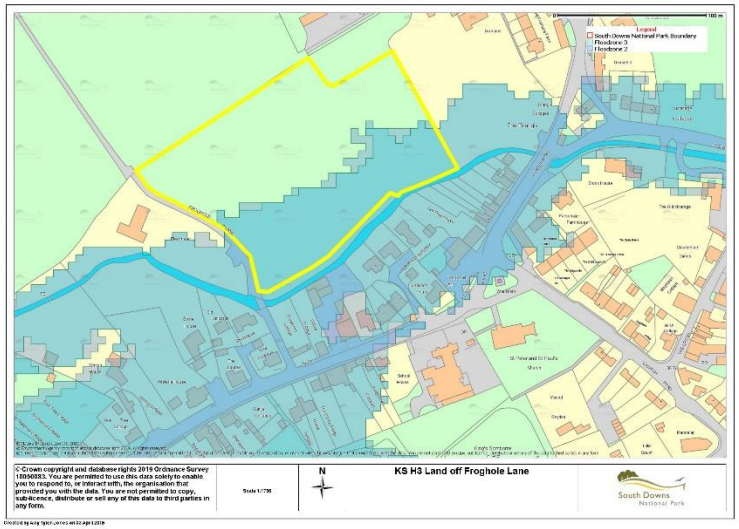
8.5. The Exception Test has therefore been applied to the site allocations which fall within or contain areas within Flood Zones 2 and 3 where no alternative sites are available within Flood Zone 1 which could accommodate the development. The Exception Test section of the site profiles set out the wider sustainability benefits to the community that these allocations would provide and demonstrate how these allocations will help to achieve the objectives of the Neighbourhood Plan. These sections of the site profiles indicate that each of the sites could pass the Exception Test based on their contribution to meeting the NDP objectives and the positive sustainability benefits the sites will deliver.

8.6. All of the allocations 'screened in' to the Sequential Test will need to incorporate flood resilient design that is evaluated in a site-specific FRA using current Environment Agency climate change guidance (and assessment of flood risk from all sources) to ensure the proposed development itself will be safe from flooding over its lifetime and will not cause flooding elsewhere. The following policy criteria to this effect is to be included in site allocations KS3A, KS6A, and KS7A:

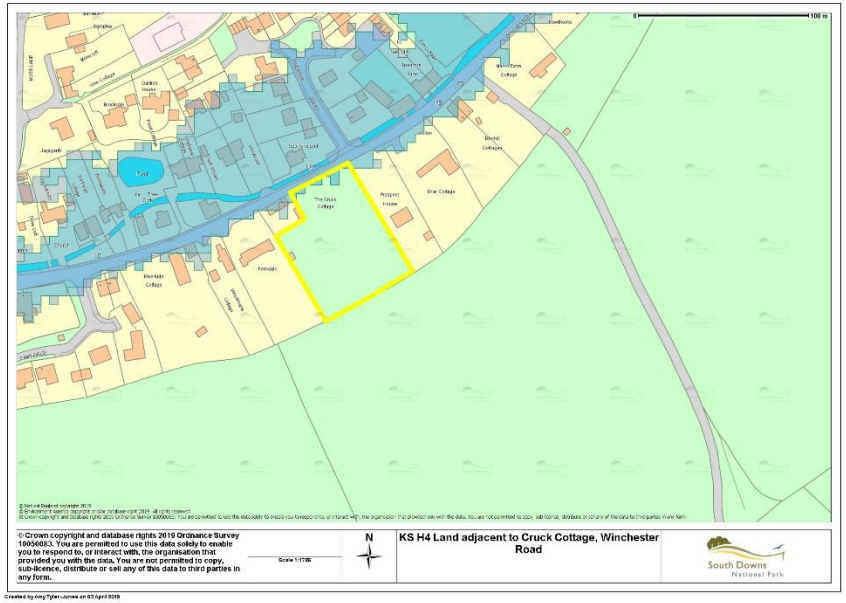
"Proposals for the site must be accompanied and informed by a site specific flood risk assessment that demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, wherever possible, reduce flood risk overall. Development shall be directed to areas of the site at lowest risk of flooding.

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."

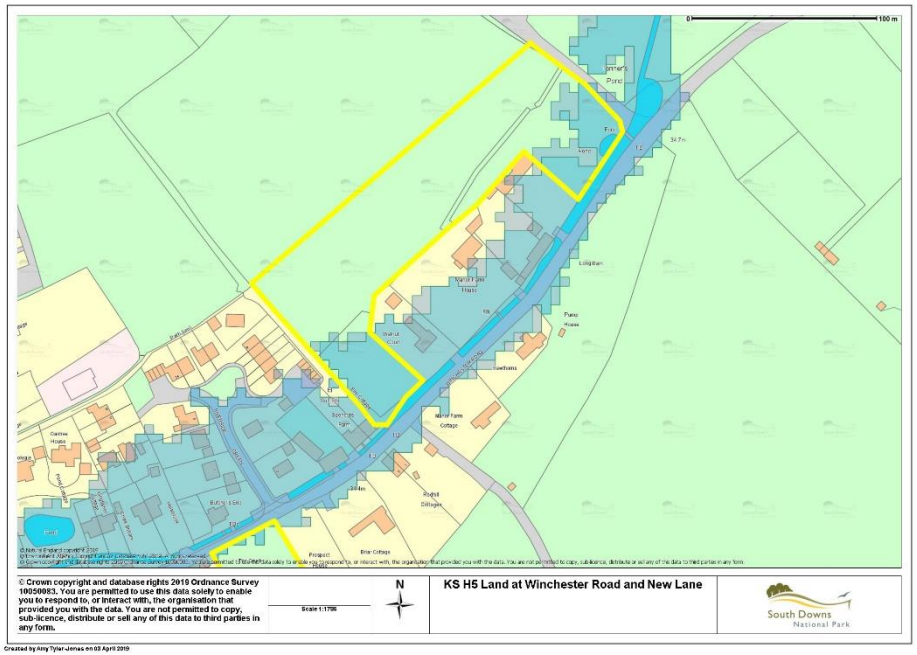
Annex 1 Site Profiles

Site Name & Address	**Land off Froghole Lane (KS3A)**
Existing Use	Vacant – previously agricultural
Proposed Use	Residential – 15 dwellings
Flood Risk	Site is within 50m of the stream. Approximately half of the site is within Flood Zone 3. An allowance for climate change would mean 50% of site is in climate change Flood Zone 3b functional flood plain.
Site Map	
Screening Decision	In
Can the development be alternatively located to a site wholly within Flood Zone 1?	No
Can the more sensitive development types be directed to parts of the site where the risks are lower for both occupiers and	Yes – see extent of flood risk for site above. According to the Environment Agency maps, approximately 50% of this site falls within Flood Zones 2 and 3 and approximately 50% falls within Flood Zone 1. It is possible that more sensitive uses could be directed to parts of the site at lower risk of flooding i.e. Flood Zone 1. A site-specific Flood Risk Assessment would determine this and would be able to more accurately determine the Flood Risk Zones on the site.

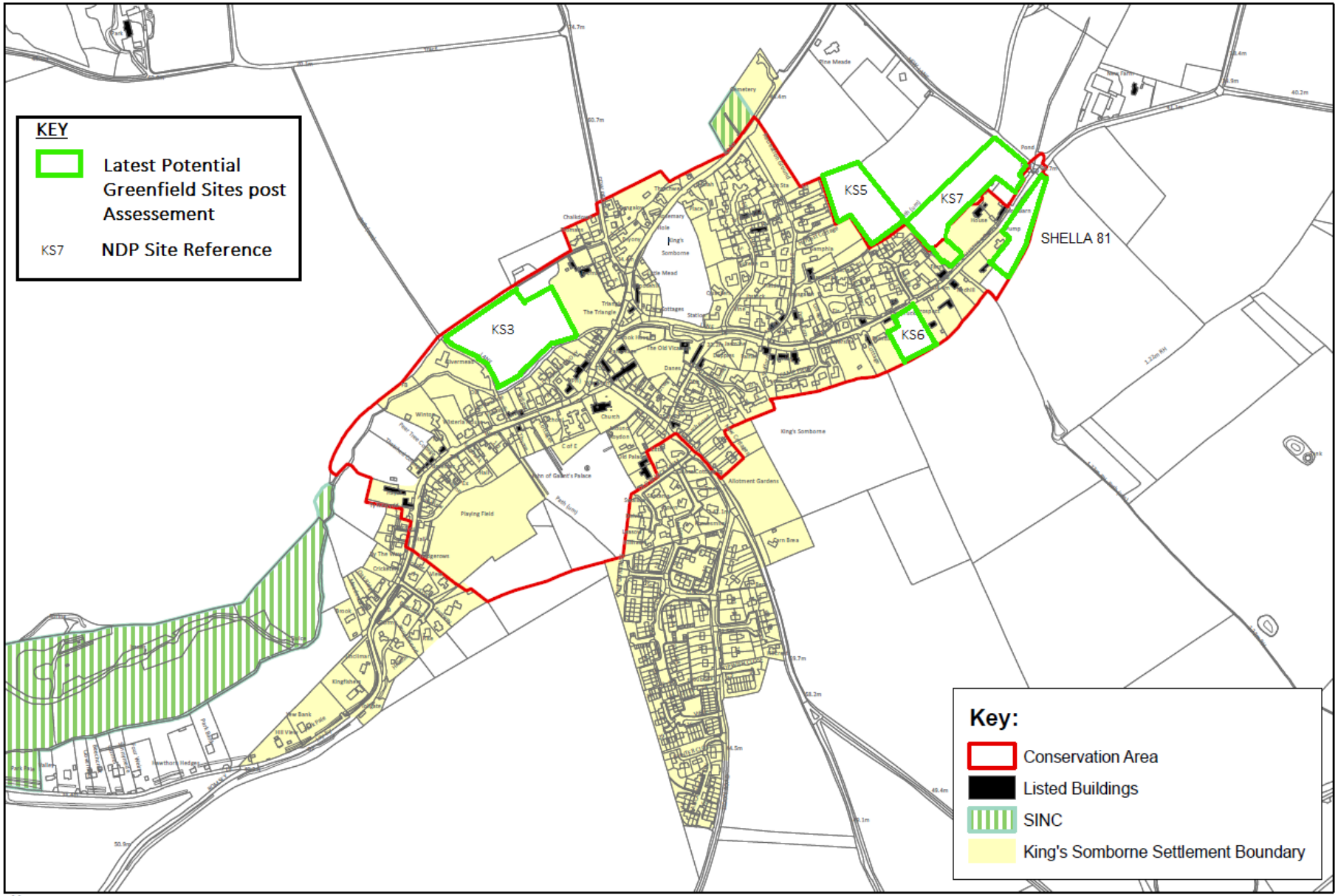
the premises themselves?	
Exception Test	Site could pass the sustainability elements of the Exception Test on the basis of its contribution to meeting the NDP objectives and the positive sustainability benefits the site will deliver, as set out below. A site-specific flood risk assessment (FRA) shall be required to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of it users, without increasing flood risk elsewhere, and wherever possible, reduce flood risk overall. Safe vehicular and pedestrian access and egress should be provided during flooding. Flood risk management measures shall be incorporated based on current Environment Agency climate change guidance to be approved through the planning permission process. 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, the application of which should respond to the topography and geology of the site and surrounding areas. Priority should be given to use of infiltration drainage techniques. Land alongside the Somborne to be managed for biodiversity and natural flood management. The site will help achieve the following NDP objectives: • 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 • Provide sufficient housing stock to maintain a sustainable community with a similar social and demographic profile to that existing. • Direct housing development to the village of King's Somborne to ensure residents have access to services and facilities. • Allocate sites to accommodate 33 to 42 new homes over the next 15 years. The minor positive sustainability effects that this site could deliver are: SA1: Ensure everyone has the opportunity to live in an appropriate and affordable home (site could deliver 8 affordable homes) SA2: Maintain and improve access to key services and facilities (site is within 450m of local facilities) SA3: Seek to maintain and improve health and wellbeing of the population (footpath connects site to Clarendon Way – long-distance footpath) SA4: Ensure the local economy is maintained and advances in the use of new technology are supported (site could deliver 21 homes which can help support local businesses) SA9: Conserve and enhance the Parish's landscape and settlement character (Development of the least sensitive parts of the site would contribute positively to the valley bottom, historic settlement pattern).

Site Name & Address	**Land adjacent to Cruck Cottage, Winchester Road (KS6A)**
Existing Use	Vacant – previously agricultural
Proposed Use	Residential – 4 dwellings
Flood Risk	Site is within 50m of the stream. Less than 10% of site is within Flood Zone 3. An allowance for climate change would mean this area of the site is in climate change Flood Zone 3b. The access to the site is within Flood Zone 3.
Site Map	
Screening Decision	In
Can the development be alternatively located to a site wholly within Flood Zone 1?	All of the development can be accommodated within Flood Zone 1 on-site.
Can the more sensitive development types be directed to parts of the site where the risks are lower for	Yes - see extent of flood risk for site above. According to the Environment Agency maps, less than approximately 10% of this site falls within Flood Zones 2 and 3 and approximately 90% falls within Flood Zone 1. It is possible that more sensitive uses could be directed to parts of the site at lower risk of flooding i.e. Flood Zone 1. A site-specific Flood Risk Assessment would determine this and would be able to more accurately determine the Flood Risk Zones on the site.

both occupiers and the premises themselves?	
Exception Test	Site could pass the sustainability elements of the Exception Test on the basis of its contribution to meeting the NDP objectives and the positive sustainability benefits the site will deliver, as set out below. A site-specific flood risk assessment (FRA) shall be required to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of it users, without increasing flood risk elsewhere, and wherever possible, reduce flood risk overall. Flood risk management measures shall be incorporated based on current Environment Agency climate change guidance to be approved through the planning permission process. 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, the application of which should respond to the topography and geology of the site and surrounding areas. Priority should be given to use of infiltration drainage techniques. The site will help achieve the following NDP objectives: • 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 • Provide sufficient housing stock to maintain a sustainable community with a similar social and demographic profile to that existing. • Direct housing development to the village of King's Somborne to ensure residents have access to services and facilities. • Allocate sites to accommodate 33 to 42 new homes over the next 15 years. The minor positive sustainability effects that this site could deliver are: SA1: Ensure everyone has the opportunity to live in an appropriate and affordable home (site expected to deliver 1 affordable home) SA2: Maintain and improve access to key services and facilities (site is within the settlement and close to local facilities) SA3: Seek to maintain and improve health and wellbeing of the population (site is adjacent to the Clarendon Way – long distance footpath) SA4: Ensure the local economy is maintained and advances in the use of new technology are supported (new homes can help support local businesses) SA5: Conserve and enhance the Parish's landscape and settlement character (Development of the site would contribute positively to the valley bottom, linear settlement pattern).

Site Name & Address	**Land at Winchester Road and New Lane (KS7A)**
Existing Use	Agricultural permanent pasture
Proposed Use	Residential – 7 dwellings
Flood Risk	Site is within 50m of the stream. Parts of the site directly adjacent to the river are within Flood Zone 3. An allowance for climate change would mean these areas are in climate change Flood Zone 3b.
Site Map	
Screening Decision	In
Can the development be alternatively located to a site wholly within Flood Zone 1?	No
Can the more sensitive development types be directed to parts of the site where the	Yes - see extent of flood risk for site above. According to the Environment Agency maps, approximately 30% of this site falls within Flood Zones 2 and 3 and approximately 70% falls within Flood Zone 1. It is possible that more sensitive uses could be directed to parts of the site at lower risk of flooding i.e. Flood Zone 1. A site-specific Flood Risk Assessment would determine this and would be able to more accurately determine the Flood Risk Zones on the site.

risks are lower for both occupiers and the premises themselves?	
Exception Test	Site could pass the sustainability elements of the Exception Test on the basis of its contribution to meeting the NDP objectives and the positive sustainability benefits the site will deliver, as set out below. A site-specific flood risk assessment (FRA) shall be required to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of it users, without increasing flood risk elsewhere, and wherever possible, reduce flood risk overall. Flood risk management measures shall be incorporated based on current Environment Agency climate change guidance to be approved through the planning permission process. 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, the application of which should respond to the topography and geology of the site and surrounding areas. Priority should be given to use of infiltration drainage techniques. The site will help achieve the following NDP objectives: • 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 • Provide sufficient housing stock to maintain a sustainable community with a similar social and demographic profile to that existing. • Direct housing development to the village of King's Somborne to ensure residents have access to services and facilities. • Allocate sites to accommodate 33 to 42 new homes over the next 15 years. The minor positive sustainability effects that this site could deliver are: SA1: Ensure everyone has the opportunity to live in an appropriate and affordable home (site is expected to deliver 3 affordable homes) SA2: Maintain and improve access to key services and facilities (site is adjacent to the settlement and is within walking distance of local facilities) SA3: Seek to maintain and improve health and wellbeing of the population (public footpath along northern boundary connects site to the village) SA4: Ensure the local economy is maintained and advances in the use of new technology are supported (new homes can help support local businesses)



N

King's Somborne Constraints

Scale: NTS | Date: August 2018 | Drawn by: PPT (hg)

Test Valley Borough Council