

AECOM REVIEW OF POLICIES – FROM KSPC MEETING – 09TH NOVEMBER 2020

Context

The following policies were drafted by the SDNPA on behalf of the previous Steering Group. This was as part of a New Draft NDP, which they also drafted. This has not been adopted.

Importantly, these are not the Council's policies. They represent the point we have reached, from which we need to step forward with your assistance, to ensure that the policies we identify are the right ones for the parish and have a sound evidence base.

We therefore ask you please to advise us whether they are sound; whether alternative conclusions could be reached; what the evidence base is for each one and whether it is sufficient; whether there are alternative and/or additional policies that we may wish to consider and why; and what further assessments/input is required.

The following policies are divided into sections, in relation to the Site Assessments: Before, Anytime, After and Not to Review.

The notes on the RHS are specific notes that the Council, at its meeting on 9th November, asked you to consider please.

As a separate attachment, we have listed the assessments that have happened to date, to support the evidence base. We ask you please to draw our attention to anything in these assessments that is not sound, advising the action we need to take.

Thank you Jesse.

Recommendation by NDP Working Group to Review BEFORE Site Assessments		
Draft Policy	Content	Notes From KSPC Meeting
KS/E2	<p>Horsebridge to King's Somborne Local Gap</p> <p>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.</p>	
KS/E3	<p>Local Green Space</p> <p>1. The following are identified as Local Green Space due to their importance to the local community:</p> <ul style="list-style-type: none"> • 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 	<p>These were listed by SDNPA as Green Spaces. Please can you ensure the evidence is clear that these are all Green Spaces, so that it cannot be challenged at a later date.</p>

KS/H1	<p>Quantity of New Homes Needed</p> <ol style="list-style-type: none"> Sites are allocated in this NDP to accommodate around 40 new homes over the next 15 years. 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. 	<p>Please check and give your professional opinion on the figure '40'.</p>
KS/H7	<p>Housing Mix</p> <ol style="list-style-type: none"> In order to meet local requirements, all new residential developments should provide the following mix of properties: <ul style="list-style-type: none"> 2 bedroom - 45% 3 bedroom - 45% 4 bedroom - 10% 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. 	

<p align="center">Recommendation by NDP Working Group to Review <u>ANY TIME</u></p>		
Draft Policy	Content	Notes from KSPC Meeting
KS/E5	<p>Archaeology</p> <ol style="list-style-type: none"> 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. 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. 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. 	<p>We believe the end of para 3 is trying to say that if archaeological remains are found, their loss needs to be weighed against the value of new houses. If this is to be kept please can you recommend a more appropriate sentence structure for the purpose.</p>
KS/E7	<p>Biodiversity</p> <ol style="list-style-type: none"> 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. 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. 	

	<p>3. Development that contributes to the network of habitats identified in the Biodiversity Opportunity Area will be supported.</p> <p>4. 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.</p> <p>5. Where replacement or new trees and hedgerows are proposed:</p> <ul style="list-style-type: none"> 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/E8	<p>The Somborne</p> <p>1 Development proposals that would adversely affect the following features of the Somborne will not be supported:</p> <ul style="list-style-type: none"> a) Appearance and setting b) Biodiversity value c) Ability for the watercourse to function by natural processes throughout seasonal variations d) Water quality <p>2. Development that would lead to an adverse impact on the River Test SSSI into which the Somborne feeds will not be supported.</p>	<p>The Somborne floods each year. As a result, houses have been flooded. KSPC is working in partnership with the Environment Agency to try to address these issues.</p> <p>We must be sure that any development does not make this worse.</p>
KS/H8	<p>Design</p> <p>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).</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>There may be things to add to this list e.g. TV aerials, as in a conservation area.</p>

	<p>e) The inclusion of overhead cables or supporting poles for provision of power or telephony related services should be avoided.</p> <p>f) Utility / Meter boxes should be discretely located so as not to dominate the front of buildings</p> <p>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</p> <p>h) should must? contain a variety of houses designs and a mix of materials</p> <p>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.</p> <p>j) Should incorporate smart digital technology.</p>	
	<p>4. Sufficient off-road parking should be provided to ensure there is no detrimental impact on the surrounding roads.</p>	
KS/F2	Utilities	
	<p>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</p> <p>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.</p>	

Recommendation by NDP Working Group to Review AFTER Site Assessments		
Draft Policy	Content	Notes from KSPC Meeting
KS/E1	<p>Preserving Landscape Features, Views and Surrounding Farmland</p> <p>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.</p> <p>2. Development that increases the prominence of the village of King's Somborne up the valley sides, above the ??m 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.</p>	<p>The Landscape Assessment must be reviewed first. (We have concerns that the Landscape Assessment is woolly in places & subjective)</p> <p>Feedback from the 1st NDP was that keeping the views across the valley and the conservation area is extremely important. KSPC also has a Conservation Policy that identifies some of these views.</p> <p>Please advise:</p> <p>a) Whether there should or should not be a contour in the policy, and the reasons?</p> <p>b) If yes, at what height do you feel the contour should be and the evidence behind this.</p> <p>c) If no, please advise criteria with the evidence behind that can be put in the policy, that can be applied on a site by site basis.</p>
KS/E6	<p>Flooding and Water Management</p> <p>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.</p> <p>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.</p>	

	<p>3. In order to mitigate against potential groundwater flooding, finished ground floor levels should be set a minimum 75mm above surrounding ground levels. Solid concrete floor slabs should be used for all properties and engineering bricks should be used to a height of 75mm above surrounding ground levels.</p> <p>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.</p>	<p>Please can you propose appropriate levels, in consideration of the evidence base.</p>
<p>KS5A</p>	<p>Land at Spencer's Farm (South)</p> <p>Land at Spencer's Farm, adjacent to Muss Lane is allocated for 14 dwellings, including affordable housing. Planning permission will be granted where:</p> <ol style="list-style-type: none"> 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. 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 7.5m contour line and is not prominent in long distance views from the south. 6. Ground investigations are undertaken to identify the depth of groundwater. 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. 	<p>This applies to the next 4 policies: KS5A, 3A, 6A & 7A.</p> <p>Important to remember that these are not our policies, they were drafted by the SDNPA. This is the format they advised.</p> <p>These are not our chosen sites. We have left these in for review, only in consideration of their content. We need to know</p> <ol style="list-style-type: none"> a) Whether this is the right approach, to list sites as policies (when identified), or whether there is a better approach. And, b) The evidence base and appropriate wording, so we can use these policies here, and if the right approach, against other sites. c) Please advise which of these will be helpful for the other site. <p>5. As E1, please can you propose a height.</p>
<p>KS3A</p>	<p>Land off Froghole Lane</p> <p>Land off Froghole Lane is allocated for 15 dwellings including affordable housing. Planning permission will be granted where:</p> <ol style="list-style-type: none"> 1. Development is directed to land within flood zone 1. 2. Development shall incorporate measures to eliminate the risk of pollution entering the Somborne. 	<p>Please see above</p>

	<ol style="list-style-type: none"> 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. 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 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. 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. 8. Landscaping is provided throughout including safeguarding the mature trees. 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. 10. Setting of Listed Buildings in particular Fromans Farmhouse to the east are protected. 11. Contributions are made towards providing a safer and attractive pedestrian crossing over the A3057. 12. A schedule of investigative works are undertaken in order to better understand the archaeology of the site. 	
<p>KS6A</p>	<p>Land adjacent to Cruck Cottage, Winchester Road</p> <p>Land off Winchester Road adjacent to Cruck Cottage is allocated for 4 dwellings. Planning permission will be granted where:</p> <ol style="list-style-type: none"> 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. 	<p>Please see above</p>

	<ol style="list-style-type: none"> 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 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. 	
<p>KS7A</p>	<p>Land at Winchester Road and New Lane (South)</p> <p>Land at Winchester Road and New Lane is allocated for 7 dwellings. Planning permission will be granted where:</p> <ol style="list-style-type: none"> 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. 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 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. 	<p>Please see above</p>

	<p>7. Development of the site should be informed by an appropriate programme of archaeological work and should incorporate any features as appropriate into the design and layout of any scheme.</p> <p>8. The development integrates with the dispersed nature of the adjoining residential buildings.</p> <p>9. The development is not prominent in long distance views.</p> <p>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.</p> <p>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.</p> <p>12. Ground investigations are undertaken to identify depth of groundwater.</p> <p>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.</p>	
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Recommendation by NDP Working Group to Review		
<u>NOT REVIEWED</u>		
Draft Policy	Content	
KS/F1	<p>Community Assets</p> <p>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.</p>	