

## **King's Somborne Neighbourhood Plan – Site Options and Assessment – DRAFT Report – Prepared by AECOM – February 2021**

This DRAFT report provides an independent assessment of potential development sites within the parish, taking into account strategic policies in the adopted and emerging Local Plans, as well as national planning criteria, to establish which, if any, of the sites are suitable for development.

The sites considered in this assessment are from the: Parish Council Call for Sites in 2018 and 2020; 2020 and 2017 SHELAA, 2014 SHLAA; King's Somborne Neighbourhood Plan Sustainability Appraisal. After accounting for duplicates 24 sites are considered in this report.

The assessment includes a 'traffic light' rating for each site, indicating whether the site meets the tests of being suitable, available and achievable (viable) for development and therefore appropriate for allocation. 'Red' indicates the site is not appropriate for development and 'Green' indicates the site is appropriate for development. 'Amber' indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.

The assessment has identified 12 sites or parts of sites which are potentially suitable for allocation, subject to constraints being addressed, and due consideration of Local Planning policy. 12 sites are considered unsuitable for allocation in the Neighbourhood Plan. These are listed and mapped in the draft report, pages 51 to 53.

### **Evidence-Based Observations – Consultation held 4<sup>th</sup> to 11<sup>th</sup> February 2021.**

The following were invited to provide evidence-based observations if concerned at any part of the report, prior to AECOM finalising their report. The number of those who responded is in brackets:

- KSPC Councillors (8)
- TVBC Borough Councillor (1)
- TVBC Neighbourhood Plan Officer (1)
- Landowners and Trustees, together with their appointed Agents (6)
- Residents – via Facebook, Parish Council meeting of 08<sup>th</sup> January 2021 and the KSPC Website. (7)

Contributing residents, landowners/trustees and agents have given their agreement for their observations and contact details to be shared with AECOM to support their final report.

The Parish Council thanks all contributors for their interest, time and support.

### **Next Steps:**

- Collated responses, together with all individual contributions, & observations from the Extraordinary meeting of 15/02/21 (included below) will be forwarded to AECOM for their consideration when finalising their report.
- An additional column has been added below for AECOM rationale, which will support next steps and any further information gathering recommended.
- The Parish Council will meet to consider adopting the report and agreeing next steps. Two likely next steps are:
  - Sites with a red traffic light, will not be included in the 'Site Allocation' process.
  - Sites with an amber traffic light, will continue to the next stage of the process.
- Further to receiving and adopting the report from AECOM which is examining the NDP Evidence Base (expected March 2021), the evidence base will then be **extended** to cover all sites that can potentially be considered for development. See page 3 of the Timeline and Next Steps: [NDP-Timeline-for-website-09-01-21-1.pdf \(kingssomborne-pc.gov.uk\)](#)

Liz Manship, Clerk to King's Somborne Parish Council – Information correct as of 17/02/21.

**NDP – Site Options and Assessment DRAFT Report – Collated evidence-based observations for AECOM’s consideration when finalising their report. February 2021.**

Contributors (key)

CL	KSCP Councillor	TV1	TVBC NDP Officer	R	Resident	LT	Landowner or Trustee
		TVC	TVBC Councillor	R+	On behalf of a number of residents	AC	Landowner’s Agent, Planning Agent, Consultant or similar

Observations have been given a numerical number for quick reference. Observations given a number only were received and collated within the consultation period, 4<sup>th</sup> to 10<sup>th</sup> February 2021. Observations with an additional letter, are observations received immediately before, during the Extraordinary Parish Council meeting of 15<sup>th</sup> February 2021, or immediately after as a direct result of comments made in the meeting. Additional observations (sharing a numerical number, identifiable by a letter), may or may not reference the preceding observation. This is self-explanatory within the text.

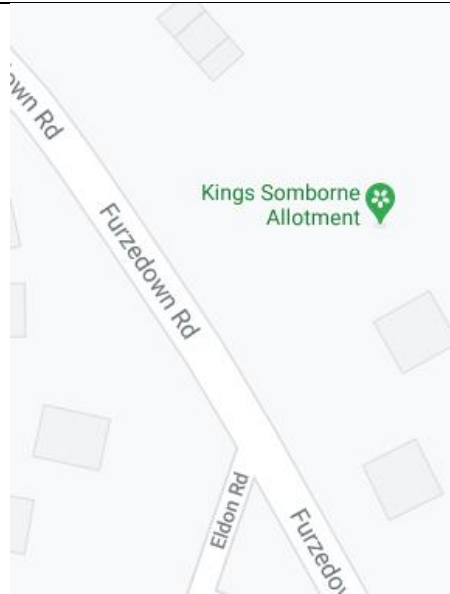
This consultation is now closed. AECOM will consider the observations below to finalise their report.

INTRODUCTION & OVERVIEW						
Section 1 – Executive Summary – page 5						
No.	Page	Section	Observation / Error Identified	Your Evidence Source	Contributor	AECOM – Decision to include/not include. With Reason - for consultation evidence trail.
1	5	1.2	The adopted Test Valley Local Plan (2016) designates King’s Somborne as a ‘Rural Village’. The spatial strategy in the plan is designed to direct growth to the higher order settlements, including the Major Centres and Key Service <b>centres</b> <del>Settlements</del> , whilst respecting existing settlement patterns and avoiding sprawl and coalescence. The Local Plan sets out a housing requirement of 10,584 homes for the <b>Borough</b> . Suggested amendments		TV1	
2	5	1.2	Up to date Evidence required that KSPC still needs to allocate sites for 40 homes		CL8	
3	5	1.2	It states that the PC housing needs suggests that there is an identified local need? Rather, the PC is being required by TVBC to identify sites, which is different from actual local need.		CL1	
4	5	1.2	TVBC have given permission by default. Meetings, e-mails and comments on the 2018 draft NDP all allude to confirmation sites may be allocated within NDP. TVBC Local Plan also suggests this see section 5.47	e-mails and TVBC comments on draft 2018 NDP, TVBC Local Plan 5.47	CL7	
5	5	1.5	Two calls {not call}		CL1	
6			<b>Omission:</b> The AECOM draft report gives little or no priority to the potential flooding of existing village properties from development on the amber rated sites, except for	Parish Council minutes TBA	R3+	

			recommendations that construction should not take place in flood zones 2 or 3. Preventing an increased risk of flooding to existing properties has been agreed by the Parish Council to be the highest priority, and should be noted in AECOM's terms of reference and Executive Summary			
7			The Waterco report advises that surface water discharge rates should be controlled by use of attenuation tanks. Because of the village topography, three of the amber rated sites are adjacent to flood zones 2 or 3, so any such attenuation tanks, by definition, would be located below the AOD (Above Ordinance Datum) of the adjacent zones 2 and 3, rendering them useless during 1 in 100 year flood events (such as in 2002 and 2014) because they would be below the water table and full. It is understood that the 8houses built on such sites would be designed not to flood, but the flood risk from hard surface runoff to adjacent existing properties would increase. I believe the AOD level data in the Waterco report is sufficient evidence to downgrade sites 3, 80 and 81 to red, due to the increased risk of flooding to existing neighbouring properties.	Waterco Flood Risk Study – August 2018	R3+	
<b>Section 2 – Introduction – pages 6 to 7</b>						
8	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>Contributor</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail.</u>
9	7	2.6	“the PC intends to identify sites which may be able to deliver additional housing which meets local needs” Local needs implies from within the village which is not true.		CL1	
<b>Section 3 – Methodology – pages 8 to 9</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>		
10	8	3.8	A map showing all the constraints in the area would be helpful and set the context. This could either be done on a wider basis showing the sites in the context of the village, or could be shown on each of the maps for each of the site assessments. The constraints shown could be flood zones, conservation areas, listed buildings, SSSI's TPO's etc.		TV1	
11	9	3.10	Stresses importance of landscape, there is no discussion re other criteria to be considered, like flooding historic significance etc. All of which have been raised in lots of correspondence and also in the published first feedback from first public consultation via the community. These show the level of community involvement that must be	No evidence of [proper and due consideration of environment agency consultations, waterco report commissioned by PC and all relevant feedback especially from Mr.... (R3) whose questions have never been answered by correspondence or in a public forum.	R2	

			considered by any fully independent organisation producing	Published first public consultation that amounted to approximately 300 pages, a significant amount of the feedback was evidence based and still extremely significant		
12	9	3.13	Discusses traffic light system, in Appendix A where a conclusion is reached for all 24 sites the conclusions are all colour coded green as opposed to appropriate colour of conclusion as per the observations in the sub-groups of each site	See pages 63,78,87,96,104,113,121 of the AECOM report these are to demonstrate my observation not definitive	R2	
13	9	3.14	It would be desirable to have an assessment by AECOM of the practical numbers suitable for a site especially those identified with some restriction. An incorrect number determined by the landowner stated within the report is of little value.		CL7	
14	9	3.15	The local plan does not have explicit guidance on density		TV1	
15		Section 3 Methodology	Observation Evidence that sites have been assessed in detail including history, the impact on infrastructure, traffic access on narrow roads, local knowledge of groundwater on sites and impact to residences close to sites	Local Knowledge	CL8	
16			<b>Omission:</b> Writing on behalf of all residents who live adjacent to site 3, we are seriously concerned about the increased risk of flooding to our properties resulting from development of site 3, and believe this should have been considered in AECOM's work, which it has not.		R3+	
<b>Section 4 – Policy Context – pages 10 to 13</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>Contributor</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail.</u>
17	10	4.5	Under COM2 and classification as a RURAL Village didn't need to have NDP the community were always informed its was related to the requirement for affordable housing. The AECOM report on page 55 section 6.9 suggests that HM Government are considering altering the affordable housing levels related to development size. Should this happen it completely negates the reasons for an NDP that the PC put forward at the start of process	The draft report itself, and that paragraph 6.9 on page 55 should also be discussed re potential changes to policy context as well, not 45 pages later!	R2	
17a	10	4.5	It would be helpful to have terms such as "windfall development" and "community-led development" explained.		CL2	
18	10	4.5	TVBC policy COM 1 indicates 648 houses are required in rural areas and is relevant reference to this policy is desirable to give context that some development will be needed	Section 5.26 page 52 of TVBC local plan	CL7	

19	10	4.7	This assessment therefore considers all sites on the basis that sites outside of defined settlement boundaries may come forward through the Neighbourhood Plan, but this approach should be confirmed with TVBC.		TV1	
20	10	4.8	However, any <b>Local Plan evidence reports</b> relevant to the assessment of sites in King's Somborne have been reviewed. <b>(which ones?)</b>		TV1	
21	11	4.15	Take into account climate change and flood risk	No evidence of proper and due consideration of Waterco report commissioned by PC and relevant feedback especially from resident R3 whose questions have never been answered by correspondence or in a public forum.  Consideration of all photographic evidence supplied to KSPC in June 2020 and resubmitted recently to Clerk following recent discussions by PC in relation to flooding potential in village.	R2	
22	12	4.24	TVBC policy COM 1 indicates 648 houses are required in rural areas and is relevant reference to this policy is desirable to give context that some development will be needed	Section 5.26 page 52 of TVBC local plan	CL7	
23	12	4.26	Policy COM7 re affordable housing	The draft report itself, paragraph 6.9 on page 55 re potential changes to policy context should be referenced here as suggest this policy will potentially be no longer relevant if new government consultation results in policy changes as suggested	R2	
<b>Section 5 – Site Assessment – Identified Sites, including 2 maps – pages 14 – 16 Overview – pages 14 to 17.</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribute or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
24	15	Map	"Figure 5-1: Map of all sites except Site 70. Source: Google Earth". Site 70 should also be shown on a map		TV1	
25	15, 16	Two maps	The colours on the maps need a more detailed explanation.		CL5	
26	15,16	Two maps	Maps on these pages and individual site maps have used orange and red colour coding which can be confused with subsequent annotation and maps where colours mean acceptable or not acceptable. Different colours maybe blue and green would avoid confusion	This report	CL7	

27			A lot more detail is required, history of the sites, local knowledge, effect on groundwater, flooding, effect on facilities and adjacent residences	Local Knowledge	CL8	
28	15		Extent of Tarmac site available for development is incorrect; see attached site location plan.		ACT	
<b>Section 5 – Site Assessment – Site Assessment Results – Summary – Section 5.3 to 5.5 – page 17</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>Contributor</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
29	17	5.3	Site 186 Allotments Church Road is the incorrect address it is Allotments, Furzedown Road		AC186	
30	17	5.3	<p>“The assessment has identified <b>12 sites</b> or parts of sites which are potentially suitable for allocation, subject to constraints being addressed and to due consideration of Local Plan policy. The potentially suitable sites are:”</p> <p>A map showing all these sites in context would be helpful here. It would be helpful if the sites were in a table, with the site size, RAG rating and no of homes each could deliver.</p>		TV1	
31	17	5.3	<b>Maps please, showing the ‘parts of sites’</b> with size, RAG rating and no. of homes each could deliver.		CL1	
32	17	5.5	<p><b>“The following tables”</b></p> <p>It would be easier and clearer if the site assessment results were either all included in an appendix, or that only the suitable sites are included in the main body of the report.</p>		TV1	



33	17	5.3	It is Tarmac's view that their site would be suitable for residential development; please see comments in Site Assessment section below. However, notwithstanding this, if the Council consider such an allocation is not acceptable, Tarmac would request that the Neighbourhood Plan recognise the established and lawful Employment status of the site and allocate it as such.		ACT	
<b>SITES ASSESSED (24)</b>						
<b>Site 1 – Land to the West of Little Fromans, Cow Drove Hill, King's Somborne, SO20 6QD – Summary of Assessment Findings – pages 18 to 19; Appendix A – pages 56 – 63</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>Contributor</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
34	18	Map Heading	"Site reference and name: <b>Site 1</b> - Land to the West of Little Fromans, Cow Drove Hill, King's Somborne, Hampshire SO20 6QD" Have sites 1, 2 & 3 been assessed together?		TV1	
35	18	Neighbourhood Plan Conclusions - Heading	<b>"Neighbourhood Plan Conclusions"</b> This should be reworded as 'site assessment' or similar, as it is not a conclusion of the Neighbourhood Plan. (applies throughout)		TV1	
36	18	Neighbourhood Plan Conclusions	<b>"The site has medium landscape sensitivity and medium visual sensitivity"</b> . How has this been assessed? What assumptions have been made on the height of homes on the site?		TV1	
37			Limited access from A3057 to Cow drove hill, impact on infrastructure in village, impact on site line from Red Hill, Clarendon Way	Local Knowledge	CL8	
38	59		Landscape sensitivity text should be amber	This report	CL7	
39	60		Visual sensitivity text should be amber	This report	CL7	
40	63		Overall rating text should be amber	This report	CL7	
<b>Site 2 – Land Immediately North West of Little Fromans, Cow Drove Hill, King's Somborne, SO20 6QD – Summary of Assessment Findings – pages 19 to 20; Appendix A – pages 64 to 71</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>		<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
41	20	Site 2 – Neighbourhood Plan Conclusions	"The site falls within a SSSI Impact Risk Zone (Within 1,000 metres) which would require consultation with Natural England as development <b>would impact on greenspace</b> ". What does this mean?		TV1	





42			Limited access from A3057 to Cow drove hill, impact on infrastructure in village, impact on site line from Red Hill, Clarendon Way	Local Knowledge	CL8	
43	67		Landscape sensitivity text should be red	This report	CL7	
44	68		Visual sensitivity text should be green	This report	CL7	
45	71		Overall rating text should be red	This report	CL7	
<b>Site 3 – Land off Froghole Lane, King's Somborne, SO20 6RP – Summary of Assessment Findings – pages 20 to 21; Appendix A – pages 72 to 79</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribut or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
46	20	Site 3 – Neighbourhood Plan Conclusions	<b>“The site is also classed as having medium surface water flooding risk”.</b> Which part of the site?		TV1	
47	20	Neighbourhood Plan Conclusions	Describes medium surface water flooding risk, this should be High risk	Images from 2014 showing significant flooding over a substantial area of KS3 that have been forwarded to the current clerk and her predecessor and should be present in the PC archives	R2	Photos received from R2 and R3 on 11 <sup>th</sup> & 12 <sup>th</sup> January 2021 were forwarded to AECOM on 12 <sup>th</sup> January 2021
48	20, 74		Access can be granted off Cow Drove Hill via Highfield, Site 1 and edge of Site 2 (trees unaffected). The same observations relating to Site 1 apply to this access. This should be included.	The maps in this report	CL7	
48a		Access	My home is located in Froghole Lane and my property has the longest continuous stretch of riverbank in the village. I confirm that I have had very detailed (and long) discussions with Hampshire County Council, including a detailed examination of the definitive plan for the area. Our discussions covered rights of way from the A 3057 to the top of Froghole Lane, various issues relating to the Froghole bridge and the possibility the landowners might seek to open up additional access to what is now known as site 3 in the NDP. As a result I have intimate knowledge of the so'-called “rights of way” up the lane and the way they change (there is only a relatively short public right of way). Hampshire County Council has confirmed to me that it would be illegal to attempt to create additional access rights off Froghole Lane and so site 3 <b>cannot</b> be accessed from Froghole Lane.		R6	
48b		Access	The report says that access to Site 3 cannot be via Froghole lane, and that it can only be accessed from Cowdrove Hill. However, Site 2 would have to be		R3	




			developed to gain access to Site 3 and Site 2 has been designated red. Site 3 is therefore not accessible according to the report! Apologies that I have only just spotted this glaring inconsistency.			
<b>48c</b>		Access	Sites 1, 2 and 3 are owned by the same landowner		CLERK	
<b>49</b>	21	Neighbourhood Plan Conclusions  Talks about screening, should development proceed in this site	In 2001 TVBC discussed the views and context of the area now known as KS3 with reference to the following Planning application TVS08933/1 and considered the impact of a two-storey building on the site of No 5 Old Iron Foundry on the views across KS3 looking North. The application was dismissed on this basis. Subsequent permission was only granted for a single storey dwelling on the South side of the river in order to preserve the character and appearance of the conservation area	Paragraph 7.2 TVS 08933/1 Southern Area Planning meeting 20/02/2001 Decision reconfirmed at Planning Control Meeting 06/03/2001 ref TVS08933/1 Both meetings are a matter of public record Text of Paragraph 7.2 in my feedback form sent 20/06/2018	R2	
<b>50</b>	21		Development of this site with an access from CowDrove needs to be discussed with HCC Highways, as this could create a potentially dangerous exit		CL1	
<b>51</b>			Land is a flood plain from the Borne, also a 50 year old untouched Wildlife habitat, access from Cow Drove Hill, Frog Hole Lane inadequate, impact on already over capacity infrastructure	Local Knowledge	CL8	
<b>52</b>	20 - 21	Whole section	Given the significant constraints associated with this site (Flood Zones, potential impact on SSSI, Conservation Area, landscape impact, unacceptable access), it is considered to be wholly inappropriate to take this site forward for further consideration. Given that there are alternative sites to consider that do not lie within the Conservation Area, this site should not be taken forward as a matter of principle given the likelihood of substantial harm to the designated heritage asset.		ACT	
<b>53</b>			Omission: The AECOM draft report gives little or no priority to the potential flooding of existing village properties from development on the amber rated sites, except for recommendations that construction should not take place in flood zones 2 or 3. Preventing an increased risk of flooding to existing properties has been agreed by the Parish Council to be the highest priority, and should be noted in AECOM's terms of reference and Executive Summary	Parish Council minutes TBA	R3+	
<b>54</b>			The Waterco report advises that surface water discharge rates should be controlled by use of attenuation tanks. Because of the village topography, three of the amber	Waterco Flood Risk Study – August 2018	R3+	

			<p>rated sites are adjacent to flood zones 2 or 3, so any such attenuation tanks, by definition, would be located below the AOD (Above Ordinance Datum) of the adjacent zones 2 and 3, rendering them useless during 1 in 100 year flood events (such as in 2002 and 2014) because they would be below the water table and full. It is understood that the houses built on such sites would be designed not to flood, but the flood risk from hard surface runoff to adjacent existing properties would increase. I believe the AOD level data in the Waterco report is sufficient evidence to downgrade sites 3, 80 and 81 to red, due to the increased risk of flooding to existing neighbouring properties.</p>			
54a			<p>Observation included against Sites 3, 80 &amp; 81, as text specifically refers to these 3 sites.</p> <p>Just to clarify, as requested, I make the following representation on behalf of a number of parishioners.</p> <p>It was agreed at a Parish Council meeting that minimising flood risk is the single most important issue for which the Parish Council can support the local community. Credit to Cllr Searle who has done some excellent work on this recently.</p> <p>Astounded then that AECOM has hardly referenced the effects of development on flooding to existing properties, only that new builds should be protected by not developing in flood zones 2 or 3.</p> <p>I have not found reference to the Waterco report as part of the body of evidence considered by AECOM. I wrote to Peter Storey about this issue on 13 September 2018, and again to Liz on 12 January this year for inclusion in AECOM's work, and have never seen it properly taken into account.</p> <p>Quoting directly from the Waterco report:</p> <p><i>"Surface water flooding occurs when rainwater does not drain away through the normal drainage system or soak into the ground. It is usually associated with high intensity rainfall events, however, can also occur with lower intensity rainfall or melting snow where the <b>ground is saturated</b>, frozen or <b>developed</b>, resulting in overland flow and ponding in depressions in topography.</i></p> <p><i>In order to ensure the proposed development sites will not increase flood risk elsewhere (through the introduction of hardstanding), surface water discharge will be controlled.</i></p>		K3+	

			<p><i>In order to achieve limited greenfield runoff rates, <b>attenuation storage will be required.</b></i></p> <p><i>Given the potential for a high-water table at the sites, attenuation storage should be provided within below ground attenuation tanks.</i></p> <p><i>To facilitate gravity drainage, attenuation tanks will be located at the lowest point of the site. However, attenuation tanks should not be placed within the Flood Zone 2 or 3 extents.</i></p> <p>Using the "Above Ordinance Datum" (AOD), or altitude, data from the Waterco report, it is a mathematical fact that the top of any attenuation tanks installed for sites 3, 80 and 81 would be below the surface of flood zones 2 and 3, and more importantly, below the water table during rainfall events such as that which caused so much damage to village properties in 2014.</p> <p>The tanks would therefore be rendered useless in such situations, thereby failing to fulfil the very purpose described as necessary by Waterco.</p> <p>This is a serious omission from the AECOM draft report."</p>			
54b		Flooding	<p>I would place into the record that, when the plan was first presented to residents, it was based on the false assertion that villagers had already expressed a preference in favour of "views" over flood prevention. This was never the case and no such "choice" was ever made outside the small group of authors of the plan.</p> <p>3 Photographs Froghole Lane. Impact of flooding 2014 The site 3 proposals in the NDP will make this worse.</p>	 	R6	


						
54c			Site 3 - February 2014 3 of 6 Photographs provided. Extent of surface water (photographs limited to what could be taken from the footpath).	  	R6	

54d		Flood Risk	<p>Two pictures of the stream taken 16 February 2021.</p> <p>One picture of the Froghole Lane Ford also taken today. Pedestrian access is already flooded.</p> <p>Please note that the stream is very close to breaching its enclosing bank and flooding a neighbouring garden. This is after relatively modest recent rainfall. The images show the extent of the current water flow and confirm there is no scope for additional run-off into the Bourne. Water levels have also been rising at the Ford in Froghole Lane.</p> <p>Further run off water in the Bourne from site 3 is likely to cause flooding to nearby homes.</p>		R6	
55	76		Heritage – As only the top north most part of the site is viable due to flood risk. Fromans Farm is not mentioned. The appraisal should be made on this basis rather than assuming the heritage properties on Romsey Road will be adjacent. The comments in regard to Frog Hole lane are valid but should be under access.	This report	CL7	
56			It would assist if the developable area was indicated on the map		CL7	
57			Site is available confirmation from owner	Owner confirmation 27-11-17	CL7	
58	75		Landscape sensitivity text should be red	This report	CL7	
59	76		Visual sensitivity text should be amber	This report	CL7	
60	79		Overall rating text should be amber	This report	CL7	
<b>Site 6 – Land adjacent to Cruck Cottage, King's Somborne, SO20 6PF – Summary of Assessment Findings – pages 21 to 22; Appendix A – pages 80 to 88</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribute or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
61	21 - 22	Whole Section	As with site 3, it is considered that sites location within the Kings Somborne Conservation Area, as well as potential impacts on Listed Buildings, should not be considered for development in principle due to the likelihood of substantial harm to designated heritage assets.		ACT	
62	22	Neighbourhood Plan Conclusions	"The site is within the Conservation Area which <b>will restrict development</b> "		TV1	

			Is this a fact?			
63	22	Neighbourhood Plan Conclusions	"The site is within an SSSI Impact Risk Zone (Within 2,000 metres) and would require consultation with Natural England as development <b>would impact on greenspace</b> ". What does this mean?		TV1	
64	22	Neighbourhood Plan Conclusions	It is not clear what evidence exists for the stated low risk of fluvial or surface water flooding.	Previous village flooding experience.	CL2	
65	22		Flooding to say the risk is low is misleading because the issue here is ground water, as both the Cruck Cottage and Prospect House flood. So ground water needs to be included		CL1	
66	22 & 87		Classed as amber on page 22 but green on page 87 so there is a discrepancy.	This report	CL7	
67			Site is available confirmation from owner	Owner confirmation 27-11-17	CL7	
68	83		Landscape sensitivity text should be red	This report	CL7	
69	84		Visual sensitivity text should be amber	This report	CL7	
70	87		Overall rating text should be amber	This report	CL7	
71			Land rear and side was owned by the Cruck Cottage until 1961, since the land has never been used and is now a wildlife habitat, the land is in a conservation area, all trees surrounding and in this area are covered by a blanket TPO. The Cruck Cottage is a 14 <sup>th</sup> Century Cruck frame Dwelling, to the east of the Cruck Cottage is Prospect House, a 17 <sup>th</sup> century Manor house which resides adjacent to the land, to the North across the Winchester Road over a small bridge over the Borne Stream is Butchers End an 18 <sup>th</sup> century old Butchers shop. All these dwellings are grade 2 listed buildings, groundwater is a major issue with these buildings and are fully pumped and the Cruck Cottage is tanked. This is the narrowest part of Winchester Road so unsuitable for additional cars. Building works behind The Cruck Cottage will affect the cottage foundations. Underground spring flows through this area.	Local Knowledge	CL8	
<b>Site 8 – Land South of Cruck Cottage, King's Somborne, SO20 6PF – Summary of Assessment Findings – pages 23 to 24; Appendix A – pages 89 to 96</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribut or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
72	23	Neighbourhood Plan Conclusions	"It therefore cannot be assumed that there is right of vehicular and pedestrian access to the site": There could be if the site was assessed with site 7.		TV1	



73	23		<p>The neighbourhood plan conclusions need to be amended. This is not a steeply sloping piece of ground but gradual and even as AECOM confirm later.</p> <p>The vehicular and pedestrian access could be provided from the adjacent landholding which is in the same ownership and control – their assumption is incorrect.</p> <p>It is not in a prominent view of the village and indeed half of its northern boundary comprises a common boundary with Site No 6 which itself is shown as suitable for allocation. The “gap” referred to in the penultimate line of description is again Site No 6 itself shown as being suitable for allocation.</p>		LT8	
74	24	Neighbourhood Plan Conclusions	<p>The site is within an SSSI Impact Risk Zone (Within 2,000 metres) and would require consultation with Natural England as development <b>would impact on greenspace</b>. What does this mean?</p>		TV1	
75	24	Neighbourhood Plan Conclusions	<p>“The site is not suitable for allocation on the basis of <b>the topography</b>, high visual sensitivity and medium landscape sensitivity which it is not deemed possible to sufficiently mitigate”.</p> <p>Suggest add in “the topography”</p>		TV1	
76	24	SHELAA conclusions	<p>“The site is located outside of the settlement boundary. <del>of the TVBC Revised Local Plan DPD</del>”.</p> <p>Suggest delete area crossed out.</p>		TV1	
77			<p>Land rear and side was owned by the Cruck Cottage until 1961, since the land has never been used and is now a wildlife habitat, the land is in a conservation area, all trees surrounding and in this area are covered by a blanket TPO. The Cruck Cottage is a 14<sup>th</sup> Century Cruck frame Dwelling, to the east of the Cruck Cottage is Prospect House, a 17<sup>th</sup> century Manor house which resides adjacent to the land, to the North across the Winchester Road over a small bridge over the Borne Stream is Butchers End an 18<sup>th</sup> century old Butchers shop. All these dwellings are grade 2 listed buildings, groundwater is a major issue with these buildings and are fully pumped and the Cruck Cottage is tanked. This is the narrowest part of Winchester Road so unsuitable for additional cars. Building works behind The Cruck Cottage will affect the cottage foundations. Underground spring flows through this area.</p>	Local Knowledge	CL8	

78	91	Physical Constraints Vehicle Access	WRONG – there is existing vehicular access to this site. Should be shown in green.		LT8	
78a	91	Physical Constraints Vehicle Access	Relates to Observation 78. The access referred to is through Red Hill and the Clarendon Way. It is a well-trodden footpath; vehicular access cannot be assumed. To request AECOM check.		KSPC	
78b	91	Physical Constraints Vehicle Access	<p>Relates to Observation 78a. Just to give formal confirmation in respect of Site 8 access that was discussed this evening over which various parties were deliberating/contesting ownership and control.</p> <p>I attach a copy of our Land Registry Title HP687723 and included within that is the existing farm trackway (that I have coloured green for ease of identification) which is in our ownership and control all the way from the public highway of Winchester Road all the way back into the field - and for about half a mile beyond as well. Admittedly that track does run in to a “red” site but all the same it is there, used regularly – and by substantial machinery and equipment – and by walkers too, quite satisfactorily and without incident.</p> <p>There is a public footpath designation over that same trackway which is also used for everyday agricultural activities including large 4-wheel drive tractors, trailers and general farm equipment and machinery to serve the whole of the farmland to the south and all its arable cropping.</p>		LT8	
79	91	Physical Constraints Tree Preservation Orders	No TPOs – Should be green.		LT8	
80	92	Physical Constraints Utilities Infrastructure	No. Should be green		LT8	
81	92		Landscape sensitivity text should be amber	This report	CL7	
82	93		Visual sensitivity text should be red	This report	CL7	
83	95	Assessment of Availability	Available for Development: Yes – show in green. Legal or Ownership Problems: No – show in green. Timeframe for availability: Available now.		LT8	



84	95	Assessment of Viability	No – show in green		LT8	
85	96	Overall Rating	Overall rating text should be red	This report	CL7	
86	96	Summary of justification of rating	<p>“Large field which <b>slopes upwards steeply</b> to the south away from Winchester Road” It is earlier described as “gently rising and “open rolling” Please amend.</p> <p>“<b>Vehicular</b> access would have to be sought via an alternative land holding and pedestrian access would require a new footpath through this alternative land holding. <b>It therefore cannot be assumed that there is right of vehicular and pedestrian access to the site</b>”. Vehicular access already exists. The vehicular pedestrian access is owned by the landowner and in their control.</p> <p>“Similarly, because of the site’s <b>steep</b> topography” Should read ‘gently rising’.</p>		LT8	
<b>Site 50 – Land &amp; buildings west of Horsebridge Road, Horsebridge – Summary of Assessment Findings – pages 24 to 25; Appendix A – pages 97 to 105</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribute or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
87	24	N/A	This site does not meet planning policies. Whilst conversion of the building may fall into the category of permitted development under Class Q and such application could not be refused this should not influence the suitability of the site which should clearly be unacceptable.	NPPF para 78, 79 TVBC COM2 TVBC Local Plan para 5.49	CL7	
88			Site is in a ground water protection zone	EA & DEFRA data	CL7	
89	25	Neighbourhood Plan Conclusions	<p>“The site is outside <del>of any</del> the settlement boundary in the small village of Horsebridge. It contains a number of barns and some greenfield <b>land</b>”.</p> <p>Suggested sentence adjustments</p>		TV1	
90	25	Neighbourhood Plan Conclusions	<p>“<b>The NP policies propose a strategic gap between King’s Somborne and Horsebridge, however, this does not impact on the site as it is located in Horsebridge itself</b>”.</p> <p>This isn’t a consideration, as it’s only the adopted local plan that has any weight.</p>		TV1	
90a	25	Neighbourhood Plan Conclusions	<p>Observation relates to No. 90.</p> <p>AECOM’s initial comment, together with TV1’s observation (line 90), led to Council confusion in understanding. It may be helpful if AECOM could reword this.</p>		KSPC	

91	25	Capacity of site for development	"50 dwellings (SHELAA). This figure is not considered to be realistic as development should be limited to conversion of agricultural buildings <b>only</b> ". Estimate of quanta?		TV1	
92	100		Landscape sensitivity text should be red	This report	CL7	
93	101		Visual sensitivity text should be amber	This report	CL7	
94	104		Text shown green in page 104 amber in 24 should be red see above	This report	CL7	
95			Good development potential, would re invigorate Horsebridge		CL8	
96		Availability	Should be reduced to a scheme of x10 houses	e-mail from agent 11/02/21	AC50	
<b>Site 51 – Land east of Horsebridge Farm Cottages, Horsebridge, SO20 6PY – Summary of Assessment Findings – pages 26 to 27; Appendix A – pages 106 to 113</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribut or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
97	26	SHELAA Conclusions	. The site is located outside of the settlement boundary. of the TVBC Revised Local Plan DPD. Suggested deletion		TV1	
98	26	Neighbourhood Plan Conclusions	The site is located outside of <del>any</del> the settlement boundary		TV1	
99	26		Site is in a ground water protection zone	EA & DEFRA data	CL7	
100	109		Landscape sensitivity text should be red	This report	CL7	
101	110		Visual sensitivity text should be amber	This report	CL7	
102	113		Overall rating text should be amber	This report	CL7	
103		Availability	Should be Removed	E-mail from Agent – 11/02/21	AC51	
<b>Site 52 – Land west of Horsebridge Road, Horsebridge, SO20 6PY – Summary of Assessment Findings – pages 27 to 28; Appendix A – pages 114 to 121</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribut or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
104	28	SHELAA Conclusions	"The site is located outside of the settlement boundary. of the TVBC Revised Local Plan DPD." Suggested deletion		TV1	
105	28	Neighbourhood Plan Conclusions	"The site is located outside of <del>any</del> the settlement boundary in the small village of Horsebridge and comprises greenfield land. The SHELAA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no pedestrian <b>footpath</b> access. The site has both high		TV1	

			landscape sensitivity and high visual sensitivity. The site is within 200 metres of the SSSI and consultation would be required with Natural England. Local Plan Policy E5 places the highest importance on protecting these habitats from the impacts of development. Development could likely <b>have an</b> impact on the SSSI and the River Test's water quality given its very close proximity.” Grammatical suggestions			
106	28		Site is in a ground water protection zone	EA & DEFRA data	CL7	
107	117		Landscape section text should be in red	This report	CL7	
108	118		Visual sensitivity text should be red	This report	CL7	
109	121		Overall rating text should be in red	This report	CL7	
110		Availability	Should be Removed	E-mail from Agent – 11/02/21	AC52	
<b>Site 53 – Land east of Horsebridge Road, Horsebridge, SO20 6PY – Summary of Assessment Findings – pages 29 to 30; Appendix A – pages 122 to 129</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribut or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
111	29	SHELLA Conclusions	The site is located outside of the settlement boundary. of <del>the TVBC Revised Local Plan DPD</del>  Suggested deletion			
112	29	Neighbourhood Plan Conclusions	The site is located outside of <del>any</del> the settlement boundary in the small village of Horsebridge and comprises greenfield land with one barn. The SHELA assessment notes that development away from the defined settlement is unlikely to meet all the elements of sustainable development considering access to a range of facilities. The site is distant from services in all categories, and there is no pedestrian <b>footpath</b> access Suggested amendments		TV1	
113	30	Neighbourhood Plan Conclusions	Development could likely <b>have an</b> impact on the SSSI and the River Test's water quality given its very close proximity.		TV1	
114	30	Capacity for Site development	“10 dwellings (SHELAA). This figure is not considered to be realistic as development should be limited to conversion of agricultural buildings <b>only</b> ”. Estimate of quanta?		TV1	
115	30		This site does not meet planning policies. Whilst conversion of the building may fall into the category of permitted development under Class Q and such application could not be refused this should not influence the suitability of the site which should clearly be unacceptable.	NPPF para 78, 79 TVBC COM2 TVBC Local Plan para 5.49	CL7	

116	125		Landscape section text should be in red	This report	CL7	
117	126		Visual sensitivity text should be red	This report	CL7	
118			Site is in a ground water protection zone	EA & DEFRA data	CL7	
119	129		Shown green in page 129 amber in 30 should be red	This report	CL7	
120			Building could be converted into a local shop, storage Amazon pick up or drop off, part of field a communal park		CL8	
121		Availability	Should be reduced to x1 residential conversion dwelling	E-mail from Agent 11/02/21	AC53	
<b>Site 54 – Land between Romsey Road and Horsebridge Road, Horsebridge, SO20 6PY – Summary of Assessment Findings – pages 31 to 32; Appendix A – pages 130 to 137</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>Contributor</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
122	31	SHEELA Conclusions	“The site is located outside of the settlement boundary. <del>of the TVBC Revised Local Plan DPD</del> ”  Suggested deletion		TV1	
123	31		Site is in a ground water protection zone	EA & DEFRA report	CL7	
124	32	Neighbourhood Plan Conclusions	“and consultation may be required with Natural England as development <b>would impact on greenspace</b> ” What does this mean?		TV1	
125	32 & 137		Shown Green on page 137 and red on page 32 should be red (see above)	This report	CL7	
126	133		Landscape section text should be in red	This report	CL7	
127	134		Visual sensitivity text should be amber	This report	CL7	
128		Availability	Should be removed	E-mail from Agent – 11/02/21	AC54	
<b>Site 55 – Land east of Furzedown Road, King’s Somborne, SO20 6DQ – Summary of Assessment Findings – pages 32 to 33; Appendix A – pages 138 to 145</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contributor or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
129	32-32	Whole Section	This site appears to be wholly inappropriate for development; it has no defensible boundary to the west and its long narrow shape would not lend itself to the provision of an appropriately-designed housing development, particularly as it has no road frontage.		ACT	
130	32	SHEELA Conclusions	“The site is located outside of the settlement boundary. <del>of the TVBC Revised Local Plan DPD</del> ”. Suggested deletion		TV1	
131	33	Neighbourhood Plan Conclusions	and it is likely there would need to be consultation with Natural England as development <b>would impact on greenspace.</b>		TV1	

			What does this mean?			
132	33	Neighbourhood Plan Conclusions	'Design work carried out to test the capacity of the site' - Please clarify what this means, and how it might be accomplished.		CL2	
133	33		Part of site is in a ground water protection zone. Part of the site is in flood zone 3	EA & DEFRA data	CL7	
133a	138	Neighbouring Uses	"Residential to north east, agricultural to south west". This should read "agricultural EAST WEST SOUTH Residential NORTH		CL10	
133b	139	Section 2	Site is adjacent to green space, and then onto Public Open Space. Should read "partly adjacent", not "No"		CL10	
133c	139	Section 3	Disregard of Waterco Report, where site in flood zone. Incorrect designation of flood risk. See Waterco report		CL10	
133d	139	Section 4	Disregard of Waterco Report, where site in flood zone.		CL10	
133e	139	Section 5	Is the land classified.... Should read "Yes" (not unknown). Site will need changes to existing bridlepath, needs to be unknown.		CL10	
133f	140	Veteran/Ancient Trees	Should read "Unknown" not left blank. Based on what evidence?		CL10	
133g	141	Accessibility	Nearest bus stop is over 400m		CL10	
134	142		Amber text required on Landscape & visual sensitivity	This report	CL7	
134a	142	Planning Policy Constraints	"Is the site in the Green Belt? – No" Either wrong colour or designation. Should be "Yes" (Green), not "No" (Green)		CL10	
134b	142	Planning Policy Constraints	"Is the site within, adjacent to or outside: <ul style="list-style-type: none"> <li>the existing built up area?</li> <li>The settlement boundary?" </li></ul> Not connected, bridlepath and green space will separate the old and new developments.		CL10	
135	143		Visual sensitivity text should be red	This report	CL7	
136	145		Site shown green on page 145 and amber on page 142	This report	CL7	
136a		Site 55 Generally	Omission: No reference to roman road as noted in the Archaeology report commissioned by the PC.		CL10	
137		Availability	Should Remain	E-mail from Agent 11/02/21	AC55	

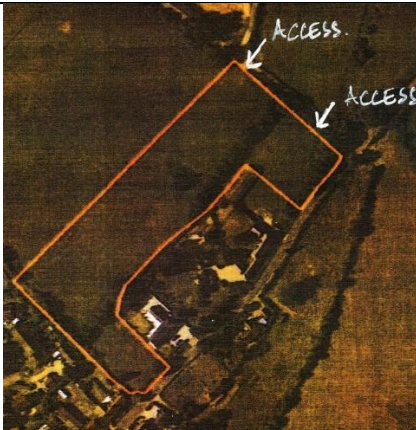
Site 57 – Land between Furzedown Road and Eldon Road, King's Somborne, SO20 6DQ – Summary of Assessment Findings – pages 34 to 35; Appendix A – pages 146 to 153						
	Page	Section	Observation / Error Identified	Your Evidence Source	contribut or	AECOM – Decision to include/not include. With Reason - for consultation evidence trail
138	34	SHEELA Conclusions	"The site is located outside of the settlement boundary- <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion		TV1	
139	34		Part of site is in a ground water protection zone.	EA & DEFRA data	CL7	
140	149		Landscape sensitivity text should be amber	This report	CL7	
141	150		Visual sensitivity should be red	This report	CL7	
142	153		Site shown green on page 153 should be red	This report	CL7	
143		Availability	Should remain	E-mail from Agent 11/02/21	AC57	
Site 70 – Land at Compton Manor Estate, Compton. SO20 6QW – Summary of Assessment Findings – pages 35 to 36; Appendix A – pages 154 to 161						
	Page	Section	Observation / Error Identified	Your Evidence Source	contribut or	AECOM – Decision to include/not include. With Reason - for consultation evidence trail
144	35	SHEELA Conclusions	"The site is located outside of the settlement boundary- <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion		TV1	
145	36	Neighbourhood Plan Consultation	Please change 'party' to 'partly'.		CL2	
146	36	Capacity of site for development	"20 dwellings (SHELAA). This figure is considered too high if development is restricted to conversion of <b>buildings only</b> ". Estimate of Quanta?		TV1	
147	36	Rating	It is unclear as it reads why this site has come up as amber, given the nature of the site assessment.		CL2	
148	36		This site does not meet planning policies. Whilst conversion of the building may fall into the category of permitted development under Class Q and such application could not be refused this should not influence the suitability of the site which should clearly be unacceptable.	NPPF para 78, 79 TVBC COM2 TVBC Local Plan para 5.49	CL7	
149	157		Landscape sensitivity not defined	This report	CL7	
150	158		Visual sensitivity not defined	This report	CL7	
151	161		Site shown as green page 161 amber page 36 should be red	This report	CL7	
152			good area for remote living		CL8	
153		Availability	Should remain	E-mail from Agent 11/02/21	AC70	


Site 78 – Land east of Church Road, King’s Somborne, SO20 6NL – Summary of Assessment Findings – pages 36 to 37; Appendix A – pages 162 to 169						
	Page	Section	Observation / Error Identified	Your Evidence Source	contribut or	AECOM – Decision to include/not include. With Reason - for consultation evidence trail
154	36	SHELAA Conclusions	This land has strong developer interest now. The SHELAA conclusions statement is now out of date.		LT78	
155	36	Neighbourhood plan conclusions	The site has similar topography to the already well developed land to the west of Furzedown Road		LT78	
156	37	SHEELA Conclusions	“The site is located outside of the settlement boundary <del>of the TVBC Revised Local Plan DPD</del> ” Suggested deletion		TV1	
157	37	Neighbourhood Plan Conclusions	“The site has a live <b>planning application</b> ” A reference number would be helpful here.		TV1	
158	37	Neighbourhood Plan Conclusions	“and consultation may be required with Natural England as development would <b>impact on greenspace</b> ”. What does this mean?		TV1	
159	165	Utilities Infrastructure	Not unknown No – show in green		LT78	
160	165 & 166		Landscape and visual sensitivity text should be red	This report	CL7	
161	168	Known Legal Ownership Problems	Not unknown – Should read No – show in green		LT78	
162	168	Assessment of Viability – adverse factors	Not unknown – should read No – show in green		LT78	
163	169		Overall rating text should be red	This report	CL7	
164	169	Summary of justification of rating	“but to date has had no interest from developers” INCORRECT – This site has STRONG developer interest – it is already in planning	See ‘Planning History’ page 162. Also see line 13 “The site has a live planning application”	LT78	
165	169	Summary of justification of rating	“and consultation may be required with Natural England as development would impact on <b>greenspace</b> ”. This is part of a farmed arable field in constant change of cropping.		LT78	
Site 79 – Land east of allotments, Church Road, Kings Somborne – Summary of Assessment Findings – pages 37 to 39; Appendix A – pages 170 to 177						
	Page	Section	Observation / Error Identified	Your Evidence Source	contribut or	AECOM – Decision to include/not include. With Reason - for consultation evidence trail
166	38	Heading	There appears to be no heading or title to this Site No 79?		LT79	



167	38	SHEELA Conclusions	"The site is located outside of the settlement boundary- <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion		TV1	
168	38	Neighbourhood Plan Conclusions	"The site comprises the western part of a large arable field which slopes up steeply from the valley in which King's Somborne lies. The site is adjacent to the built-up area and settlement boundary of King's Somborne. The site has medium landscape sensitivity and high visual sensitivity. The site is adjacent to the Conservation Area and within its setting. The site does not have vehicular or pedestrian access, and access would have to be found through alternative land. <del>It is not considered possible that the landscape impact could be mitigated.</del> The site is elevated well above the settlement in the setting of the Conservation Area and the site also slopes steeply upwards meaning that development would have a high impact on the village's landscape setting. Development would have considerable visual impacts because the site forms part of the visual backdrop in views across the valley from the north, including from the A3057 as it approaches and PRoW 133/12/1. The site is also prominent in views within the Conservation Area between buildings. Development would detract from these views by introducing development up the elevated, exposed valley side. It is not considered possible that the landscape impact could be Prepared for: King's Somborne Parish Council AECOM 41 mitigated <b>It is not considered possible that the landscape impact could be mitigated.</b> The site is within a SSSI Impact Risk Zone (within 2,000 metres)" Paragraph reordering suggestion		TV1	
169	38	Neighbourhood plan conclusions	This is not steeply sloping ground but gradual and an even slope- see AECOM comment elsewhere.		LT79	
170	39	Neighbourhood Plan Conclusions	"and consultation with Natural England may be required as development <b>would impact on greenspace</b> " What does this mean?		TV1	
171	172	Physical Constraints	"Steeply Sloping" – Incorrect Should read "gently sloping". Show in green		LT79	
172	172	TPO's	Amend: No TPO's – should be green.		LT79	
173	172	Ancient Trees	Amend: No – and in green		LT79	
174	173	Utilities	Amend: No – and in green		LT79	
175	173		Landscape sensitivity text should be amber	This report	CL7	



176	173	Landscape & Visual Constraints	"the site comprises the western part of an arable field on <b>steeply</b> rising downland" Should read "Gently rising"		LT79	
177	174		Visual sensitivity text should be red	This report	CL7	
178	176	Assessment of Availability	Legal or ownership problems: Unknown should read "No" – and in green		LT79	
179	176	Viability	Unknown should read No – and in green.		LT79	
180	177	Availability	Replace 'not known' (SHELAA) with Available Now	Landowner/Trustee – e-mail 11/02/21	LT79	
181	177		Overall rating text should be red	This report	CL7	
182	177	Summary of justification for rating	"AECOM conclusions: The site comprises the western part of a large arable field which slopes up <b>steeply</b> from the valley". Should read " <b>gently</b> "		LT79	
183	177	Summary of justification for rating	"And consultation with Natural England may be required as development would impact on greenspace" This is arable land, constantly changing cropping, ever changing in character – hardly greenspace.		LT79	
<b>Site 80 – Land off Winchester Road and New Lane, King's Somborne, SO20 6NG – Summary of Assessment Findings – pages 39 to 40; Appendix A – pages 178 to 186</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribut or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
184	39	SHELAA Conclusions	"The site is located outside of the settlement boundary <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion		TV1	
185	39	Neighbourhood Plan Conclusions	This needs to state that development should not take place behind listed buildings and needs to emphasises the impossibility of creating pedestrian access to the village.		CL1	
186	39 & 180		Access can be gained via New Lane which is fed directly from A3057 the comments on access require revising		CL7	
187	40	Neighbourhood Plan Conclusions	It may not be possible to accommodate access owing to the site's constraints including the watercourse, flood risk and significant trees and this should be discussed with the <del>relevant</del> highways authority. Suggested deletion		LT80	
188	40	Neighbourhood Plan Conclusions	2nd line - this should read less than 10% (not approximately 20%).		LT80	
189	40	Neighbourhood Plan Conclusions	There is no listed granary 2 m east of Manor Farm House - clearly no physical inspection has been made – that granary apparently disappeared it seems some 30 years ago!		LT80	

			<p>The site does have good vehicular access off New Lane already (there are two established gated access points already in existence)</p> <p>The “significant trees” referred to are not within the site but around one end and edge only. The comment that “it may not be possible etc. ....relevant highway authority” – this is clearly wrong, erroneous and misplaced. I repeat access is already in existence serving this site. This surely cannot be classified as “green space” – it is a farmed pasture field for livestock grazing.</p>			
189a	40	Neighbourhood Plan Conclusions	<p>Observation relates to no. 189 Council asks AECOM to consider whether there are in fact one or two accesses. The site as a whole has two gates, though one forms part of Manor Farm Barn which has recently received approved planning. 20/03005/PDQS.</p>		KSPC	
189b	40	Neighbourhood Plan Conclusions	<p>Observation relates to no. 189 and 189a. Re: the <b>two existing access points</b> into Site 80.</p> <p>I attach an aerial shot of the same plan included within the draft AECOM Report identifying the EXACT positions of <b>both</b> those existing gated access points.</p> <p>The recent Class Q Permitted Development of Manor Farm Barn would certainly seek to use the southernmost access but there is a paddock adjoining the barn which lies outside and beyond the distinct barn conversion that would also be served by the same access - there is no exclusivity as to the use of any one access.</p> <p>The second access gate further up New Lane is also used by vehicles – and has been for many decades and remembered by me personally since the 1960’s and by my family who still own it before me- and all those who regularly use the public footpath there. As well as the two gates that are physically there for all to see we do own and control the frontage from that whole Manor Farm Paddock field (Site Nos 80 and 207) on to the New Lane public highway of over 195 m.</p> <p>As rightly confirmed earlier in the meeting anyway it will not be AECOM but actually HCC Highways who would be the</p>		LT80	

			final authority on whether existing or improved accesses will satisfy their visibility and highway safety requirements in any event.			
190	178	Existing Land Use	Should read: Greenfield and Horse Grazing.		LT80	
191	179	Risk of surface water flooding	Should read: Less than 15% - hence low risk and in green		LT80	
192	180	Existing vehicle access to site	ALL WRONG. There is existing vehicle access to this site – Should be 'yes' and shown in green.		LT80	
193	180	Public Rights of Way	Should read: Yes, <b>along</b> northern boundary		LT80	
194	181	Utilities	Unknown, should read: No – and in green		LT80	
195	181	Landscape Sensitivity	"The <b>scattered farm buildings</b> and small-scale field pattern contribute to the rural and historic character" These are buildings already in residential use, or with permission already granted for residential use.		LT80	
196	182	Heritage constraints	"site lies to rear of Grade II listed <b>Granary</b> , 2 metres east of Manor Farmhouse" This <b>Granary</b> does NOT EXIST		LT80	
197			On New Lane from the ford up to The White Cottage there is a main water pipe. It runs on site 80 side. Some feet from the road on the verge. So any work/access into site 80 MUST be aware of this pipe. This was missed in the site review! This is owned by The Water Board, and previous was damaged at a cost of £10k due to lorries going onto the verge.		R1	
198			<p>It was established that the view from Red Hill must remain. So well below the footpath across the field. I attach pictures so you can see the path. Therefore, any houses will be limited on height. I will send pix from Red Hill. As this is a conservation area. This is on TVBC records.</p> <p>I attach picture of the view from Red Hill. The footpath can be seen just above the roof line of Walnut Court. Therefore, houses if approved on site 80 will need to be down by the fence, not up at the footpath this will mean that the view is not obstructed. Furthermore, the height of said house will have to be restricted so the view is not impaired. The Landowner has been told this by TVBC. This has been highlighted by the height sensitivity in the report.</p>		R1	


199	182	Assessment of Suitability	<p>"The site has a semi-enclosed character and is not widely visible as a result of its low-lying position in the valley. Views into the site are available from PRow 133/14/1 which follows the northern boundary, and from Winchester Road."</p> <p>This is not correct. <b>It should also include:</b></p> <p>"Views are also widely visible from the PRow on the slope of Red Hill on the opposite side of the valley and also from New Lane on the site's northern boundary."</p>	 <p>View of Plot 80 from New Lane</p>  <p>View of Plot 80 from Red Hill</p>	R4	
200			<p>3 years ago, work took place along Winchester Road to repair some water pipe.</p> <p>The contractors directed vehicles to use New Lane, I was shocked at the volume of traffic on the road.</p> <p>I called TVBC who had no planning request from the contractors to use New Lane. TVBC stated</p>		R1	

			<p>New Lane was really a single lane road and was not suitable for this type of use. As a result contractor was fined and traffic used another route NOT New Lane.</p> <p>So, if 11 houses on site 80 are developed, access to this site will have to consider that New Lane is NOT the access point!</p> <p>Also, the ford does have issues in the fact that New Lane has been closed twice in the last 4 years due to the ford being too deep.</p> <p>Also, if lorries turn from New Lane into Winchester Road turning left, they will have difficulties making the turn as it's too tight.</p>			
201			Limited access, flood risk zone, limited sewer access, sticks out like a sore thumb viewing from Redhill	Local Knowledge	CL8	
202			Omission: The AECOM draft report gives little or no priority to the potential flooding of existing village properties from development on the amber rated sites, except for recommendations that construction should not take place in flood zones 2 or 3. Preventing an increased risk of flooding to existing properties has been agreed by the Parish Council to be the highest priority, and should be noted in AECOM's terms of reference and Executive Summary	Parish Council minutes TBA	R3+	
203			The Waterco report advises that surface water discharge rates should be controlled by use of attenuation tanks. Because of the village topography, three of the amber rated sites are adjacent to flood zones 2 or 3, so any such attenuation tanks, by definition, would be located below the AOD (Above Ordinance Datum) of the adjacent zones 2 and 3, rendering them useless during 1 in 100 year flood events (such as in 2002 and 2014) because they would be below the water table and full. It is understood that the houses built on such sites would be designed not to flood, but the flood risk from hard surface runoff to adjacent existing properties would increase. I believe the AOD level data in the Waterco report is sufficient evidence to downgrade sites 3, 80 and 81 to red, due to the increased risk of flooding to existing neighbouring properties.	Waterco Flood Risk Study – August 2018	R3+	


			Part of the site is in flood zone 3. It would be helpful here if the developable area here is defined	EA Data	CL7	
204	181		Landscape sensitivity text should be red	This report	CL7	
205	182		Visual sensitivity text should be amber	This report	CL7	
206	184	Legal or ownership problems	Unknown should read No – and in green		LT80	
206a	184	Legal or ownership problems	Council advised by a resident that there may be an issue regarding legal ownership. No information shared. Resident willing to speak with AECOM if helpful.		R1	
207	184	Assessment of viability	Unknown should read No – and in green		LT80	
208	185	Timeframe for development	Not known should read Available Now		LT80	
209	185	Overall rating	Unknown should read No – and in green		LT80	
210	186	Summary of justification for rating	<p>“the southern part of the stie (approximately <b>20%</b>)” Should read “less than 10%”</p> <p>“The site is also in proximity to <b>3</b> Grade II listed buildings. <b>Grade II listed Granary 2 meters east of Manor Farmhouse</b>” Should read 2 Grade II listed buildings. Granary does not exist.</p> <p>“<b>The site does not have</b> vehicular or pedestrian access” This site DOES have EXISTING vehicular access to it off New Lane.</p> <p>“There are some <b>significant trees</b> within the site” Any such trees are in the boundary – not within the site.</p> <p>“<b>It may not be possible to accommodate access</b>” There is ALREADY access.</p>		LT80	
210a			<p>Observation included against Sites 3, 80 &amp; 81, as text specifically refers to these 3 sites.</p> <p>Just to clarify, as requested, I make the following representation on behalf of a number of parishioners.</p> <p>It was agreed at a Parish Council meeting that minimising flood risk is the single most important issue for which the Parish Council can support the local community. Credit to</p>		R3+	

			<p>Cllr Searle who has done some excellent work on this recently.</p> <p>Astounded then that AECOM has hardly referenced the effects of development on flooding to existing properties, only that new builds should be protected by not developing in flood zones 2 or 3.</p> <p>I have not found reference to the Waterco report as part of the body of evidence considered by AECOM. I wrote to Peter Storey about this issue on 13 September 2018, and again to Liz on 12 January this year for inclusion in AECOM's work, and have never seen it properly taken into account.</p> <p>Quoting directly from the Waterco report:</p> <p><i>"Surface water flooding occurs when rainwater does not drain away through the normal drainage system or soak into the ground. It is usually associated with high intensity rainfall events, however, can also occur with lower intensity rainfall or melting snow where the <b>ground is saturated</b>, frozen or <b>developed</b>, resulting in overland flow and ponding in depressions in topography.</i></p> <p><i>In order to ensure the proposed development sites will not increase flood risk elsewhere (through the introduction of hardstanding), surface water discharge will be controlled.</i></p> <p><i>In order to achieve limited greenfield runoff rates, <b>attenuation storage will be required.</b></i></p> <p><i>Given the potential for a high-water table at the sites, attenuation storage should be provided within below ground attenuation tanks.</i></p> <p><i>To facilitate gravity drainage, attenuation tanks will be located at the lowest point of the site. However, attenuation tanks should not be placed within the Flood Zone 2 or 3 extents.</i></p> <p>Using the "Above Ordinance Datum" (AOD), or altitude, data from the Waterco report, it is a mathematical fact that the top of any attenuation tanks installed for sites 3, 80 and 81 would be below the surface of flood zones 2 and 3, and more importantly, below the water table during rainfall events such as that which caused so much damage to village properties in 2014.</p> <p>The tanks would therefore be rendered useless in such situations, thereby failing to fulfil the very purpose described as necessary by Waterco.</p> <p>This is a serious omission from the AECOM draft report."</p>		
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Site 81 – Land south of Winchester Road, King's Somborne, SO20 6NG – Summary of Assessment Findings – pages 41 to 42; Appendix A – pages 187 to 195						
	Page	Section	Observation / Error Identified	Your Evidence Source	contribute or R7	AECOM – Decision to include/not include. With Reason - for consultation evidence trail
211	41  191  195	"Neighbourhood Plan Conclusions" "Heritage Constraints" "Summary of Justification"	The original Site Assessment indicated that Manor Farm Cottage (which is on the boundary of the site) is a Listed Building. If this is the case the report should reference this along with the other listed buildings mentioned.	Original NDP Site Assessment		
212	41, 191, 195		Researched the above	<p><a href="#">MANOR FARM COTTAGES, Kings Somborne - 1167708   Historic England</a> Electoral Roll: Manor Farm Cottage. Historic England states Cottages (cottage, once a pair). Grade II Listed. <a href="#">Manor Farm Cottages, King's Somborne, Hampshire (britishlistedbuildings.co.uk)</a> provides photo. I have listed 3 references to the listed buildings on pages 41, 191 and 195. Page 190 refers to a small cottage that the site wraps around. I believe this to be Hawthorns (not listed). Helpful to state and show this.</p> 	CLERK	
213	41		I repeat (from site 80) the comment about "the granary 2 m of Manor Farmhouse" – it does not exist!		LT81	



			The site has both the vehicular and pedestrian access through the existing road side gate. There is only one tree within the site not "some significant trees". Again this could not be classified as green space as it is farmed pastureland used throughout the year for livestock grazing.			
214	41	SHELAA Conclusions	"The site is located outside of the settlement boundary <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion		TV1	
215	42	Neighbourhood Plan Conclusions	The lack of <del>a footpath pedestrian access from the site</del> may render the site unsuitable and this should be discussed with the highways authority. Suggested amendment		TV1	
216	42		Part of the site is in flood zone 3. It would be helpful if the developable area was shown	EA Data	CL7	
217	189	Physical Constraints	The report notes that the site is Gently Sloping. However, the original Site Assessment noted that the site slopes steeply from Winchester Road heading south, which I can see it does.	Original NDP Site Assessment & Visual Inspection.	R7	
217a	189	Physical Constraints	"Is there existing vehicle access?" Yes, but it is made inaccessible when the Ford and Bourne are in flood.		R4	
218			The original Site Assessment noted that 0.2 ha of the 0.4ha site are unsuitable for development due to flood risk. However, this is not mentioned in this report. This seems an inconsistency?	Original NDP Site Assessment	R7	
219			Re: above comment, pages 41 & 187 state 0.60 hectares – needs checking / amending?		CLERK	
220			The original Site Assessment notes that the site may have archaeological interest as follows:  <i>Scarp along the line of the rear boundary to Manor Farm Cottage. At the NE end of the enclosure there are humps and bumps. The map of 1743 shows three cottages here.</i>	Original NDP Site Assessment	R7	

221			SDNPA – SA/SAE Oct 19 – p.71 “There is potential for archaeological remains to be present on the site. Landform features suggest archaeological interest and the 1743 map shows three cottages at this site.” Also: ‘Archaeology & Historic Buildings Record’ p. 153. Where can we find the map of 1743?		CLERK	
222			Land in flood risk zone, limited access from Winchester road 14ft wide, limited sewer access, can’t use septic tanks because of groundwater, sticks out like a sore thumb from Redhill	Local Knowledge	CL8	
223			Omission: The AECOM draft report gives little or no priority to the potential flooding of existing village properties from development on the amber rated sites, except for recommendations that construction should not take place in flood zones 2 or 3. Preventing an increased risk of flooding to existing properties has been agreed by the Parish Council to be the highest priority, and should be noted in AECOM's terms of reference and Executive Summary	Parish Council minutes TBA	R3+	
224			The Waterco report advises that surface water discharge rates should be controlled by use of attenuation tanks. Because of the village topography, three of the amber rated sites are adjacent to flood zones 2 or 3, so any such attenuation tanks, by definition, would be located below the AOD (Above Ordinance Datum) of the adjacent zones 2 and 3, rendering them useless during 1 in 100 year flood events (such as in 2002 and 2014) because they would be below the water table and full. It is understood that the houses built on such sites would be designed not to flood, but the flood risk from hard surface runoff to adjacent existing properties would increase. I believe the AOD level data in the Waterco report is sufficient evidence to downgrade sites 3, 80 and 81 to red, due to the increased risk of flooding to existing neighbouring properties.	Waterco Flood Risk Study – August 2018	R3+	
224a			Observation included against Sites 3, 80 & 81, as text specifically refers to these 3 sites. Just to clarify, as requested, I make the following representation on behalf of a number of parishioners. It was agreed at a Parish Council meeting that minimising flood risk is the single most important issue for which the Parish Council can support the local community. Credit to		R3+	

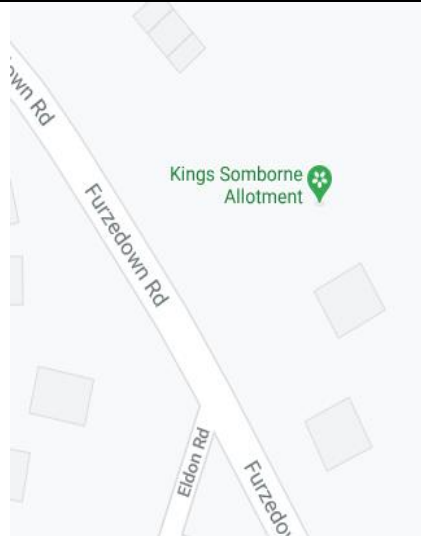

			<p>Cllr Searle who has done some excellent work on this recently.</p> <p>Astounded then that AECOM has hardly referenced the effects of development on flooding to existing properties, only that new builds should be protected by not developing in flood zones 2 or 3.</p> <p>I have not found reference to the Waterco report as part of the body of evidence considered by AECOM. I wrote to Peter Storey about this issue on 13 September 2018, and again to Liz on 12 January this year for inclusion in AECOM's work, and have never seen it properly taken into account.</p> <p>Quoting directly from the Waterco report:</p> <p><i>"Surface water flooding occurs when rainwater does not drain away through the normal drainage system or soak into the ground. It is usually associated with high intensity rainfall events, however, can also occur with lower intensity rainfall or melting snow where the <b>ground is saturated</b>, frozen or <b>developed</b>, resulting in overland flow and ponding in depressions in topography.</i></p> <p><i>In order to ensure the proposed development sites will not increase flood risk elsewhere (through the introduction of hardstanding), surface water discharge will be controlled.</i></p> <p><i>In order to achieve limited greenfield runoff rates, <b>attenuation storage will be required.</b></i></p> <p><i>Given the potential for a high-water table at the sites, attenuation storage should be provided within below ground attenuation tanks.</i></p> <p><i>To facilitate gravity drainage, attenuation tanks will be located at the lowest point of the site. However, attenuation tanks should not be placed within the Flood Zone 2 or 3 extents.</i></p> <p>Using the "Above Ordinance Datum" (AOD), or altitude, data from the Waterco report, it is a mathematical fact that the top of any attenuation tanks installed for sites 3, 80 and 81 would be below the surface of flood zones 2 and 3, and more importantly, below the water table during rainfall events such as that which caused so much damage to village properties in 2014.</p> <p>The tanks would therefore be rendered useless in such situations, thereby failing to fulfil the very purpose described as necessary by Waterco.</p> <p>This is a serious omission from the AECOM draft report."</p>		
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224a	190	Assessment of Suitability	"Utilities infrastructure crossing site identified?" This should read "Yes". Pump house, well and pipeline supplying fresh water to Manor Farm Cottage		R4	
225	190	Utilities	Unknown should read No – and in green		LT81	
226	190		Landscape sensitivity text should be red	This report	CL7	
227	191	Heritage Constraints	"listed Granary 2 metres east of Manor Farm House" This Granary does not exist and has not for over 30 years!		LT81	
228	191		Visual sensitivity text should be amber	This report	CL7	
229	193	Legal or ownership problems	Unknown should read No – and in green		LT81	
230	193	Viability	Unknown should read No – and in green		LT81	
231	194	Overall Rating	Unknown should read No – and in green		LT81	
232	194		The overall rating on page 194 is green on page 42 it is amber justification does not fit with green	This report	CL7	
233	195	Summary of justification for rating	"Grade II listed Granary 2 Metres East of Manor Farmhouse" This Granary does not exist		LT81	
234	195	Summary of justification for rating	"some significant trees within the site" Only ONE Tree		LT81	
<b>Site 148A – Land at Spencer's Farm – North, King's Somborne, SO20 6PE – Summary of Assessment Findings – pages 42 to 43; Appendix A – pages 196 to 203</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribut or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
235	43	SHELAA Conclusions	"The site is located outside of the settlement boundary <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion		TV1	
236	43	Neighbourhood Plan Conclusions	"The site does not have <del>footpath pedestrian</del> access and there does not appear to be potential to connect a footpath to the village amenities". Suggested amendment		TV1	
237	43	Neighbourhood Plan Conclusions	Any development would be particularly prominent from PRoW 133/22/1, part of the Clarendon <del>wn</del> Way long distance trail. Spelling		TV1	
238	43	Neighbourhood Plan Conclusions	"and consultation with Natural England may be required as development <b>would impact on greenspace</b> " what does this mean?		TV1	
239	196	Site Details	The analysis is fraught with errors. The authors at AECOM have not read any of the Reports presented to the Parish and District Councils including the response to the PRE/APP ie 16/03258/PREAPS	16/03258/PREAPS response by TVBC Officers previously supplied	AC148a	

240	197	Flood Zone 1 = Low Risk	Drainage reports were submitted by OPUS International LTD and no issues were identified	Report prepared by OPUS International in respect of surface water and foul drainage previously supplied	AC148a	
241	197	Surface Water Flooding- low risk	Drainage reports were submitted by OPUS International LTD and no issues were identified	Report prepared by OPUS International in respect of surface water and foul drainage previously supplied	AC148a	
242	198	Ecology	Report prepared by ECOSA Ecology	Mitigation appropriate - previously supplied	AC148a	
243	198	Highway access	A Report and plans in respect of highway access was prepared by Richard Parker Consultancy and agreed by the Council's Highway Officer -	See Report prepared by Richard Parker Consultancy previously supplied	AC148a	
244	198	Highway Access	See Layouts	See Layout by Thrive Architects previously supplied	AC148a	
245	198	Report says Pedestrians would have to walk in the road	Pedestrian and cycle access can be provided via Muss Lane; the site is "Adjacent to and connected to the existing built up area" by AECOM.	Richard Parker Consultancy	AC148a	
246	198	Cyclists have to use the road	Pedestrian and cycle access can be provided via Muss Lane; the site is "Adjacent to and connected to the existing built up area" by AECOM.	Richard Parker Consultancy	AC148a	
247	199	Evidence provided that site is not sensitive	A Landscape Visual Appraisal was submitted by Sue Sutherland Landscape Architects AECOM state that "The site is not appropriate for allocation due to its high visual sensitivity and the lack of pedestrian access". Both points are questioned. Pedestrian access is available and the LVIA considered that the visual impact could be mitigated by planting.	LVIA prepared by Sue Sutherland Landscape Architects previously supplied	AC148a	
248	199	Utilities unknown	There are no power lines/pipelines or hazardous installations near the site	See Opus International report previously supplied	AC148a	
249	199		Landscape sensitivity text should be amber	This report	CL7	
250	200		Visual sensitivity text should be red	This report	CL7	
251	202	AECOM Ownership not known	The report states that the ownership is unknown but the site is wholly owned by the land owners of Spencers Farm	See Planning Statement: The site is wholly owned by the land owners of Spencers Farm previously supplied	AC148a	
252	203		Overall rating text should be red	This report	CL7	
253	203 Site	Site is Red	But should be amber	Access has been agreed and LVIA and disputes AECOM conclusion	AC148a	

Site 148B – Land at Spencer's Farm – South, King's Somborne, SO20 6PE – Summary of Assessment Findings – pages 44 to 45; Appendix A – pages 204 to 211						
	Page	Section	Observation / Error Identified	Your Evidence Source	contribut or	AECOM – Decision to include/not include. With Reason - for consultation evidence trail
254	43		There is potential to provide access direct from A3057 along the hedgerow at the west side of site 143	Maps	CL7	
255	44	SHELAA Conclusions	"The site is located outside of the settlement boundary- <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion		TV1	
256	44	Neighbourhood Plan Conclusions	"The site does not have pedestrian <b>footpath</b> access" Suggested amendment		TV1	
257	44	Neighbourhood Plan Conclusions	Access from Muss Lane is a non-starter as the width of the lane has been misquoted as being able to allow two cars to pass. This is not true and would cause considerable disruption to the residents of Muss lane		CL1	
258	45	Neighbourhood Plan Conclusions	"and consultation with Natural England may be required as development <b>would impact on greenspace</b> " what does this mean?		TV1	
259	204	Site details	The analysis is fraught with errors. The authors of AECOM have not read any of the Reports presented to the Parish and District Councils including the response to the PRE/APP ie 16/03258/PREAPS	16/03258/PREAPS	AC148b	
260	205	Remote from SSSI	Report prepared by ECOSA Ecology	Mitigation appropriate December 2017 confirmed no issues subject to some mitigation. Report previously supplied	AC148b	
261	205	Flood Zone 1	Opus International Report confirms	Site in Flood Zone 1 Report previously supplied	AC148b	
262	205	Surface Water Flooding- low risk	Drainage reports were submitted by OPUS International LTD and no issues were identified	Report prepared by OPUS International in respect of surface water and foul drainage: No issues	AC148b	
263	206	Highway Access	A Report and plans in respect of highway access was prepared by The Richard Parker Consultancy and agreed by the Council's Highway Officer -	Richard Parker Consultancy dated 30 January 2018 Report previously supplied	AC148b	
263	206	AECOM stated that "No - pedestrians would have to walk on road". This is wrong.	Pedestrian and cycle access can be provided via Muss Lane; the site is "Adjacent to and connected to the existing built up area" by AECOM. Yes - field gate from Muss Lane	Richard Parker Consultancy dated 30 January 2018 states that pedestrian access could be provided to Muss Lane; Public Footpath 14; and link to Nutchers Drove	AC148b	
264	206	Proximity to the settlement boundary	"Adjacent to and connected to the existing built up area" by AECOM.	The site adjoins the settlement as confirmed by AECOM	AC148b	

265	206	Trees	No trees affected	See site analysis by Sue Sutherland Landscape Architect	AC148b	
266	207	Utilities	There are no power lines/pipelines or hazardous installations near the site	All services available close to the site	AC148b	
267	207	Viability – No issues	Two housing layouts were prepared by Thrive Architects	Thrive Architects prepared alternative layout for 12 and 28 units. These have been previously supplied	AC148b	
268	207	Viability – No abnormal costs	Self build/custom build housing proposed	Valuable use and in demand	AC148b	
269	208	Landscape Sensitivity	A Landscape Visual Appraisal was submitted by Sue Sutherland Landscape Architects	LVIA prepared by Sue Sutherland Landscape Architects	AC148b	
270	210	Ownership	The report states that the ownership is unknown but the site is wholly owned by the land owners of Spencers Farm	See Planning Statement previously supplied: The site is wholly owned by the land owners of Spencers Farm -	AC148b	
271	211	Site is Amber but Amber/Green really	The assessment needs to be refined; Site is Amber/Green	No constraints; minimal impact	AC148b	
272			Landscape sensitivity text should be amber	This report	CL7	
273			Visual sensitivity text should be amber	This report	CL7	
274			Overall rating text should be amber	This report	CL7	
275			access from a limited width Road, limited access to over capacity facilities, access through a flood zone, sticks out like a sore thumb from Redhill	Local knowledge	CL8	
<b>Site 168 – Land off Eldon Road, King's Somborne – Summary of Assessment Findings – pages 45 to 46; Appendix A – pages 212 to 219</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribute or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
276	45	SHELAA Conclusions	"The site is located outside of the settlement boundary- <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion		TV1	
277	46	Neighbourhood Plan Conclusions	"and consultation with Natural England may be required as development <b>would impact on greenspace</b> " what does this mean?		TV1	
278	46	Capacity of site for development	"This capacity is considered unrealistic as there have been two refusals for applications of development on <b>this scale</b> ". Estimate of quanta?		TV1	
279	46	Capacity of site for development	Is previous refusal of planning permission sufficient justification for considering the 60 dwellings capacity unrealistic?		CL2	
280	46		This site is in a ground water protection zone	EA & DEFRA data	CL7	
281	215		Landscape sensitivity text should be amber	This report	CL7	

282	216		Visual sensitivity text should be red	This report	CL7	
283	219		Overall rating text should be amber and in the justification it states site has medium sensitivity but part is red see page 216	This report	CL7	
<b>Site 186 – Allotments, Church Road, King's Somborne – Summary of Assessment Findings – pages 46 to 47; Appendix A – pages 220 to 227</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribut or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
284	46	Header	Site name is incorrect. It is Furzedown Road and Church Road		AC186	
285	46	Header	The aerial photograph is of site 168 and not 186		AC186	This has been amended in a later version
286	46	Current Use	The current use is as allotments and not agriculture	See aerial photograph above.	AC186	
287	46	SHELAA Conclusions	The site is available and promoted for development by the land owner, with interest from a developer. The site is		TV1	

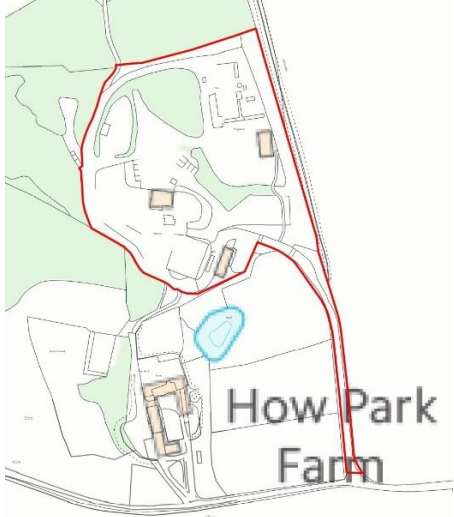


			located within the settlement boundary- <del>of Kings Somborne</del> . Suggested deletion.			
288	46	SHELAA conclusions	Grammar, suggest delete 'which' from 3 <sup>rd</sup> sentence.		AC186	
289	47	SHELAA conclusions	"The site is located outside of the settlement boundary- <del>of the TVBC Revised Local Plan DPD</del> " Suggested deletion.		TV1	
290	47	Neighbourhood Plan conclusions	The topography of the land does not affect the potential to achieve an access into the site as demonstrated in the live planning application.	See planning application 19/02899/OUTS.	AC186	
291	47	Neighbourhood Plan conclusions	"The site is subject to a live planning application for 18 dwellings". The reference number would be useful.		TV1	
292	47	Neighbourhood Plan Conclusions	"and consultation with Natural England may be required as development <b>would impact on greenspace</b> ". What does this mean?		TV1	
293	47	Neighbourhood Plan conclusions	"The site is use as an allotment and has significant <del>community value</del> , and this is an issue to consider in any allocation". Suggested amendment		TV1	
294	47	Capacity of site for development	There is an application in for 18, so this might be a more appropriate figure.		TV1	
295	47	Neighbourhood Plan conclusions	Access is a much more significant issue than described in the report, and if this is agreed may have an impact on the site being designated as orange.	Parishioner concerns as expressed at village meetings 9/19 etc.	CL2	
296	222	Access	The answer to the question should be yes there is potential to create a suitable access. This should be <b>green</b> in the scoring of the access.	See planning application 19/02899/OUTS which demonstrates that a suitable access can be provided.	AC186	
297	222	Tree Preservation Order	There are no Tree Preservation Orders on the site and as such should be scored <b>green</b> .		AC186	
298	223		No mention is made here that this site is registered as a Site of Community Value which will be lost should an equal or better site not be found. It is stated there is no loss of community space but this is untrue it will be lost unless mitigation comes to fruition	TVBC list of sites of community value and policy LHWI	CL7	
299	223		Landscape sensitivity text should be amber	This report	CL7	
300	224	Sensitivity of Visual Amenity	Visual sensitivity text should be red	This report	CL7	
301	224	Sensitivity of Visual Amenity	The text concludes it is "medium" and therefore should be coloured <b>orange</b> .		AC186	

302	224	Allocated Use	The text states “No” and as such should be coloured <b>green</b> .		AC186	
303	224	Is the site within the built up area?	The answer to this question is yes, it is within the built up area and within the settlement boundary, so should be coloured <b>green</b> .		AC186	
304	225	Is the size of the site large enough to significantly change the site and character of the existing settlement?	The site is not large enough to change the character of the settlement and should be coloured <b>green</b> .		AC186	
305	226	Ownership	There are no ownership issues, it is all owned by the Diocese of Winchester and should be coloured <b>green</b> .		AC186	
306	227	Summary – AECOM conclusions	Sentence not finished re vehicular access but it is not too steep to create an acceptable access.		AC186	
307			Right from the start of the NDP, the public has been led to believe the Allotments Site was Green Space and does appear as such in all the draft NDP documentation I can find. I don't believe it was in the site assessment spreadsheets that I have seen. It is even more disappointing that AECOM does not refer to its consideration as Green Space in their assessment. I recommend that on the basis of being a Green Space the Allotments site is removed from further consideration in the NDP.		TVC	
307a			Concern that the meeting of TVBC's Planning Committee to discuss the application regarding the allotments is in approximately a month's time, and whilst the Parish Council objected to application 19/02899/OUTS, I feel including the allotment site within this assessment report gives the impression that KSPC supports the application. AECOM in their assessment do not refer to the Allotments as a Green Space, and as a Green Space it does not meet the formula of the NDP. Concerned this report will be used as evidence to support the planning application. The Allotments site should not have been included in the specification.		R5	
308			Village allotments, which has been so for many years and is fully utilised.	Local knowledge	CL8	
309	227		Overall rating text should be red	This report	CL7	

Site 207 – Land at Winchester Road and New Lane, King's Somborne – Summary of Assessment Findings – pages 48 to 49; Appendix A – pages 228 to 235						
	Page	Section	Observation / Error Identified	Your Evidence Source	contributor or	AECOM – Decision to include/not include. With Reason - for consultation evidence trail
310	48	SHLAA conclusions	The AECOM assessment will only include the area of Site 207 to the north of Site 80 to avoid duplication. Is this from the SHLAA? This would be better suited to the row below.		TV1	
311	48		The site has an existing vehicular gated access off New Lane with an extensive frontage onto that public highway. My comments are repeated reference “green space” above.		LT207	
312	49	Neighbourhood Plan Conclusions	“and consultation with Natural England may be required as development <b>could impact on greenspace</b> ”. What does this mean?		TV1	
313	49	Neighbourhood Plan Conclusions	“The site is not suitable for allocation on the basis of landscape and visual sensitivity <b>and its separation from the built-up area</b> ”. This would not be a consideration if the site was combined with Site 80		TV1	
314	230	Pedestrian Access	WRONG – There is a public footpath that serves this site on its southern boundary. In Green		LT207	
315	230	Public Rights of Way	There is a public footpath that serves this site on its southern boundary. In Green		LT207	
316	230	Veteran / ancient trees	Should read: No – and in green		LT207	
317	231	Utilities	Unknown should read: No – and in green		LT207	
318	234	Legal or ownership problems	Unknown should read: No – and in green		LT207	
319	234	Viability matters	Unknown should read: No – and in green		LT207	
	235	Timeframe for development	5 years (SHELAA) but available NOW		LT207	
320	235	Not currently available	Unknown should read No – and in green		LT207	
Site 215 – Land at Church Road, King's Somborne – Summary of Assessment Findings – pages 49 to 50; Appendix A – pages 236 to 244						
	Page	Section	Observation / Error Identified	Your Evidence Source	Contributor	
321	49	SHELAA Conclusions	“The portion of the site within the settlement boundary is currently in use as allotments, any development would have to comply with Policy LHW1”.		TV1	

			This is confusing. It would be better if only the SHELAA information for this part of the site is included in this narrative.			
322	49	Neighbourhood plan conclusions.	This is not steep but a gradual and even slope.		LT215	
323	50	Neighbourhood Plan Conclusions	"and consultation with Natural England may be required as development <b>could impact on greenspace</b> ". What does this mean?		TV1	
324	231		Landscape sensitivity text should be amber	This report	CL7	
325	232		Visual sensitivity text should be amber	This report	CL7	
326	236		Overall rating text should be red	This report	CL7	
327	238	Physical constraints	"Steeply sloping" Described by AECOM elsewhere as "gently rising". Show in amber		LT215	
328	238	Vehicle access	"No, access would have to be via alternative site" But adjoining site owned by same landowner		LT215	
329	238	Pedestrian access	"No, access would have to be via alternative site" But adjoining site owned by same landowner		LT215	
330	238	Cycle access	"No, access would have to be via alternative site" But adjoining site owned by same landowner		LT215	
331	238	Veteran/ancient trees	Should read: No – and in green		LT215	
332	239	Ground contamination	Should read: No – and in green		LT215	
333	239	Utilities	Unknown should read No – and in green		LT215	
334	242	Legal or ownership problems	Unknown should read No – and show in green		LT215	
335	242	Viability matters	Unknown should read No – and show in green		LT215	
336	243	Timeframe	Available Now		LT215	
337	243	Site unsuitable and available	Unknown – should read No – and show in green		LT215	
338	244	Summary of justification for rating	"This site comprises the eastern part of an arable field which <b>steeply</b> rises" Should read "gently rises"  "The site has high visual sensitivity and medium landscape sensitivity with <b>steeply</b> sloping topography" Should read "gently sloping"  "and consultation with Natural England may be required as development could impact on greenspace"		LT215	

			This is in commercial arable farming rotation with different crops each year.			
<b>Tarmac Site, King's Somborne – Summary of Assessment Findings – pages 50 to 51; Appendix A – pages 245 to 252</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribute or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
339	51	Neighbourhood Plan Conclusions	“The site is steeply sloping into a depression in its centre as it is a former chalk quarry and therefore surface water drainage <del>would likely</del> <b>could</b> be a viability issue”. Grammatical suggestion		TV1	
340	51	Neighbourhood Plan Conclusions	Tarmac advises that the extent of the developable area of the site should be reduced, so that it only encompasses the previously developed part of the site, as indicated on the attached site location plan. This amounts to about 3.6ha. Tarmac is cognisant of the fact that the wider area contains established woodland priority habitat and is more prominent in the landscape; therefore, whilst they will not consider development of this land and is not included as part of the promotion site, any redevelopment primarily to confirm the previously developed (i.e. brownfield) nature of the site and that the site has a lawful use for Employment purposes. Tarmac expects Test Valley BC to issue the Certificate shortly. The NPPF puts emphasis on making as much use as possible of previously developed land, potentially for alternative uses where identified development needs have been identified, including for housing. Therefore, on these terms, the site should be of the previously developed area will include a long-term management regime for the woodland. It needs to be made clear that the site is currently a mixed-use planning unit containing a timber processing yard, an asphalt plant, general offices, and a separate storage & distribution area. Tarmac is seeking to regularise these uses within the current Certificate of Lawfulness application, considered acceptable for housing, in principle. It certainly needs to be recognised that the existing office building could be converted to residential under Permitted Development rights (subject to Prior Approval). It is accepted that the site does not adjoin the settlement boundary of King's Somborne. However, there is an existing public footpath close to the site entrance, providing direct access into the village and to its facilities, which improves the site's sustainability. There are no physical or environmental	See attached Site Location Plan 	ACT	

			constraints and development will be contained within the previously-developed area of the site that will ensure no wider landscape and visual impacts. In conclusion, it is Tarmac's view that their site would be suitable for residential development. However, notwithstanding this, if the Parish Council consider such an allocation is not acceptable, Tarmac would request that the Neighbourhood Plan recognise the established and lawful Employment status of the site and allocate it as such. It is confirmed that the site is available for development.			
341	51		Should some mention be made of potential pollution/contaminated ground issues?		CL7	
342	247	Priority Species Section	The reduced site now put forward does not include any BAP priority habitats, although it is recognised it adjoins such an area. Therefore, conclusion should be changed to No.		ACT	
343	247	Physical Constraints	The reduced site area is relatively flat so conclusion should change to Amber. Access conclusion should recognise the presence of the nearby public footpath leading to Kings Somborne.		ACT	
344	248		Landscape sensitivity has not been classified	This report	CL7	
345	249		Visual sensitivity text has not been classified	This report	CL7	
346	249	Planning Policy Constraints	The reduced site area is entirely previously-developed, so this conclusion should be changed to Green.		ACT	
347	252		Overall rating text should be red	This report	CL7	
<b>Site Assessment Results – Site Assessment Results – Section 5.3 to 5.5 – page 17; Site Assessment Summary Table (5.1) &amp; Map – pages 51 to 53;</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>contribute or</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
348	54		The justifications on individual sites and conclusions appear to be light in consideration of NPPF paras 78 and 84		CL7	
349			A possibility as already a brownfield site, not far from the village and next to other houses. Road access is good for both Stockbridge and Romsey		CL8	
<b>CONCLUSIONS</b>						
<b>Section 6 – Conclusions – pages 54 to 55</b>						
	<u>Page</u>	<u>Section</u>	<u>Observation / Error Identified</u>	<u>Your Evidence Source</u>	<u>Contributor</u>	<u>AECOM – Decision to include/not include. With Reason - for consultation evidence trail</u>
350	54	6.2	"In addition to a call from TVBC for landowners to identify potential sites for future development in the 2020 SHELAA,		TV1	

			King's Somborne Parish Council also conducted its own call for sites. This has allowed the community to identify whether there are opportunities to guide future development to more sustainable locations within the parish which will <b>preserve and enhance</b> the setting of the parish of King's Somborne and meet the objectives of the Neighbourhood Plan". What is the reasoning for this?			
351	54	6.4	"This assessment is the first step in the process of making site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Test Valley Borough Council and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development-housing needs of the plan area". Suggested amendment		TV1	
352	54	6.7	"The Parish Council should be able to demonstrate that the sites are viable for development", Do NP sites have to demonstrate this?		TV1	
353	54	6.8	"12 of the 24 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. Nine of these sites have the potential to accommodate ten or more dwellings and would be required to include a proportion of affordable housing"  KS is in the 'designated rural area' therefore sites of 6 or more dwellings will have to provide on-site Affordable housing. Please see the Affordable housing SPD for further details: <a href="https://testvalley.gov.uk/planning-andbuilding/planningpolicy/supplementary-planningdocuments/affordable-housing-supplementary-planningdocument-ah-spd">https://testvalley.gov.uk/planning-andbuilding/planningpolicy/supplementary-planningdocuments/affordable-housing-supplementary-planningdocument-ah-spd</a>		TV1	
354	55	6.8	"The proportion of affordable housing is usually set by the Local Plan but is expected to be above <del>20</del> 40%, unless the proposed development meets the exemptions set out in NPPF para. 64". Amendment		TV1	
355	55	6.9	"The Government is currently consulting on changes to the current planning system. As part of this they are considering increasing the site size threshold for which		TV1	



		<p>developers need to make contributions towards affordable housing from sites of ten dwellings or more, to sites of 40 or 50 dwellings or more”.</p> <p>This would not apply in the designated rural areas as para 82 refers:  <i>82. In designated rural areas, local planning authorities can set a lower threshold of five units or fewer in their plans. We are aware that rural local authorities secure greater proportions of their housing supply as affordable on average when compared to urban local authorities. In designated rural areas, we therefore propose to maintain the current threshold.</i></p>			
356	56	<p>Whilst this may be true this seems to be at odds with NPPF para 68 which is current policy perhaps some reference should be made to para 68</p>	This report	CL7	
<b>GENERAL COMMENTS</b>					
357		<p>Having reread the document for the third time I believe that the comments at the end of the sites and the traffic lights further refine the twelve sights to four/five which more than match our requirements.</p>		CL3	
358		<p>Because site numbers do not directly match the previous PC assessments, I have been unable to directly compare the AECOM assessments with the PC ones except it is now 12 sites rather than the previous 5 I had seen on the spreadsheets. It possibly doesn't matter if the PC is going to accept the AECOM assessment (apart from the Allotments) as they stand. This probably is the safest approach for the PC given they couldn't agree on their assessment before. This approach would be my recommendation. However, it comes with a health warning on housing numbers.</p> <p>The AECOM orange categories (less the allotments) have the potential for 396 houses. I have always believed the NDP is weak on its housing numbers and naive on attempting to limit development sizes which are frankly uneconomical for developers. The premise of only satisfying demographic growth and local social housing needs is weak when you consider 40% of people can now</p>		TVC	

			work from home and the Borough-wide social housing need is almost limitless.			
359			<p>My main aim is to ensure that AECOM have considered all the evidence at their disposal as once again, the report seems to focus far too highly on landscape views and not enough on looking at the other major issues facing KS, in particular flooding, surface water levels, biodiversity, historic significance and that as they state in the Introduction Kings Somborne is a RURAL village and I am sure that the community would like it to be preserved.</p> <p>I would also be grateful for clear clarification from AECOM as to their statements re KS being a rural village and the assertion that the village firstly has NO requirement for an NDP, and secondly that there does not need to be any further site allocation if one proceeds with an NDP. As I have stated in public in the past this whole process is very divisive and does not aid cohesion of the community.</p>		R2	
360		All of Appendix A	<p>All of the appendix A site assessment forms need to have the overall rating colours changed as they are all green. They are written either as amber or red but are written in green...pages 87, 97, 104, 113, 121, 129, 137, 145, 153, 161, 169, 177, 185, 194, 221, 219, 227, 235, 243 and 252.</p>	This report	CL5	
361		Each Site Access Form	<p>I also think that the summary of justification and landscape and visual constraints on each site assessment form should be in the colour of the outcome not black, i.e. matches the colours on the right hand side, so if it says high sensitive it should be written in red not black.</p>	This report	CL5	
362			<p>I hope that my comments will be taken in the right way - they are not criticisms but provide more detailed and certain information on the individual sites from the actual owners of the sites themselves who know their own land intimately and have done so for many decades.</p>		LT Several	
362a		Bibliography	<p>A member of the public noted that a significant amount of work &amp; data had been put forward over the past 6-years &amp; felt that not all of it had been referenced in the draft report, specifically in relation to the Waterco report &amp; EA data. He suggested that a bibliography to include reports, data and images would be helpful to support transparency &amp; public confidence in the process.</p>		R2	
363			Photos to be added throughout as available.		CLERK	