

## January 2022

# King's Somborne Neighbourhood Development Plan

# **Consultation Document**

(Regulation 14 Pre-Submission Stage)

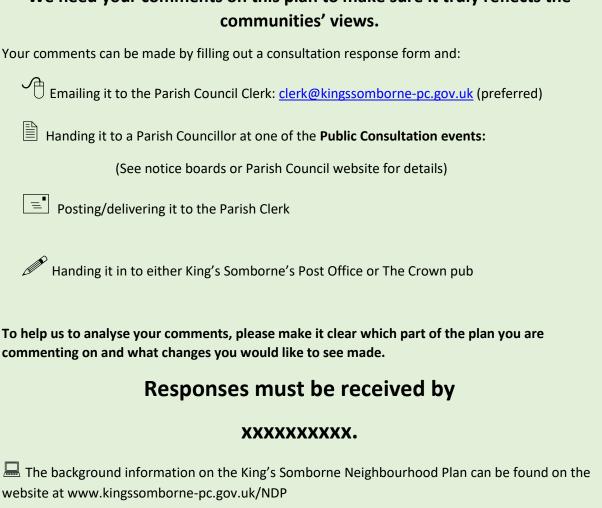
2022 - 2037



### **HOW TO COMMENT**

Submission Draft NDP is set out below:

# We need your comments on this plan to make sure it truly reflects the



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

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



- Assessment has also been completed which considers whether there are significant negative effects relating to flood risk.
- Concerns raised over the potential impact of allocated sites on the Conservation Area and listed buildings – detailed policy criteria for each allocation site is included in this Plan. This includes requirements for development to be sensitively designed in response to the Conservation Area and the setting of listed buildings where relevant. Site KS7A has been amended to direct development to the eastern portion of the site away from the setting of a listed building.
- Concerns raised over the potential impact on biodiversity and bats in particular Policy KS/E6 addresses development which has a potential impact on Mottisfont Bats SAC and requires appropriate ecological surveys and measures to protect bats.
- Insufficient information on the sites allocated for development Individual policies have now been included for each and every allocation. This provides the ability to set out site specific requirements, particularly in terms of housing numbers and what needs to be done to avoid harm to the Conservation Area and improve local biodiversity. The current consultation will help to expand on this further.

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

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



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### **Background Information and Evidence**

A great deal of information and data has been collected in order to prepare this Plan. The following is available to view on the King's Somborne Parish Council website <a href="https://www.kingssomborne-pc.gov.uk/ndp/">www.kingssomborne-pc.gov.uk/ndp/</a> or in hard copy in the Village Post Office or The Crown pub

### The Villages, Landscape and Environment

- 1.1 Parish Profile, March 2020, Test Valley Borough Council
- 1.2 Local Green Space Assessment
- 1.3 Habitats Regulations Assessment April 2022
- 1.4 Flood Risk Study (Waterco) December 2018
- 1.5 Hydraulic Study (Waterco) November 2021
- 1.6 Drainage Note (Waterco) November 2021
- 1.7 Sequential Test

### **Development and Design**

- 2.1 Housing Needs and Sites
- 2.2 Design Guidance, 2022
- 2.3 Site Options and Assessment Report (AECOM) April 2021
- 2.4 King's Somborne Parish Council Neighbourhood Development Plan Survey
   2.4.1 Survey Results, May 2016
- 2.5 Housing Needs Survey
- 2.6 Site Access Study

### **Sustainability Appraisal**

- 3.1 SEA Screening Opinion, Test Valley Borough Council, 2018
- 3.2 Sustainability Appraisal Scoping Report, November, 2018
- 3.3 Strategic Environmental Assessment (AECOM) June 2022

### **Credits**

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

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



### 1. BACKGROUND

### **King's Somborne Parish in Context**

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

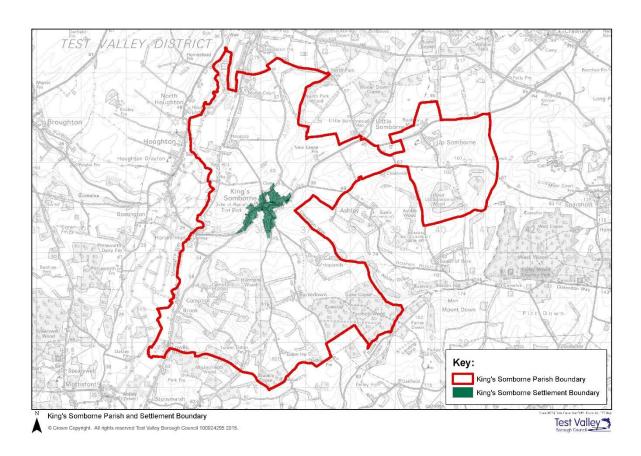
### **National Planning Policy Framework**

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

### **Test Valley Borough Council Local Plan**

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





### **Parish Profile**

- 1.8 Situated in the Borough of Test Valley, in the County of Hampshire, the Parish is bounded by the River Test on the west and lies between Romsey and Andover to the north and south. Its proximity to the City of Winchester and the lushness of the countryside was the making of much of the area's earlier history. The Parish has at its heart the village of King's Somborne but its 4,270 hectares (10,550 acres) also encompass the communities of Brook, Compton, Furzedown, Horsebridge, Marsh Court and Up Somborne, each of which lies within the designated area. Adjacent to the Parish boundary are the hamlets of Ashley and Little Somborne which make up what are known locally as 'The Sombornes'.
- 1.9 King's Somborne is one of the 59 parishes in Test Valley. The Test Valley Borough Council data of 2016 shows that King's Somborne has an area which represents 6.8% of the total area of the Test Valley Borough. With a predominately white population of approximately 1,600, just under 40% of whom are under the age of 40, approximately 30% middle aged and 30% over the age of 65 representing 710 households approximately 1.5% of those in Test Valley.
- 1.10 Just over two thirds of the properties are owner occupied which is lower than the rest of Test Valley and consequently the Parish has a much higher level of both privately and socially rented dwellings.
- 1.11 King's Somborne Parish is serviced by a village store/post office, two public houses and the Working Men's Club, a Primary School (Ofsted rating "good"), Pre-School (Ofsted rating "good"), 2 places of worship and leisure facilities which include recreation grounds



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

### Where can I find further information?

• King's Somborne **Parish Profile**<sup>1</sup> produced by Test Valley Borough Council, March 2020.

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<sup>&</sup>lt;sup>1</sup> King's Somborne Parish Profile <a href="https://kingssomborne-pc.gov.uk/1-1-parish-profile/">https://kingssomborne-pc.gov.uk/1-1-parish-profile/</a>



### 2. COMMUNITY VISION AND OBJECTIVES

### **Vision**

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

### **Objectives**

2.3 The following objectives guide the policies within this plan.

### The Villages, Landscape and Environment

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



### **Development and Design**

- Provide sufficient housing stock to maintain a sustainable community with a similar social and demographic profile to that existing. This includes allocating a limited number of sites of sufficient size to deliver new affordable homes.
- Direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.
- Allocate sites to accommodate 41 new homes over the next 15 years.
- New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment as set out in the Design Guide and the policies in this NDP.
- Deliver small homes with gardens suitable for people starting out and older people looking to downsize.
- Larger development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

### **Community Facilities and Infrastructure**

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

### **Planning Policies and Sustainable Development**

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



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

### 3. THE VILLAGES, LANDSCAPE AND ENVIRONMENT

### Landscape

"The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils" (NPPF, para 174)

"Community led initiatives such as countryside design summaries, parish plans, village design statements (as have been completed for a number of villages), conservation area appraisals and development design statements can significantly help to develop and promote good design solutions." (Test Valley Landscape Project)

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



all but one of which are designated as Priority Habitat (floodplain grazing marsh), keep the two settlements separate and avoids giving any sense of the two being joined. This set of meadows also prevents the spread of Horsebridge to the East.

- 3.6 Therefore, in summary, the principal features of the Parish are:
  - The King's Somborne Conservation Area (Figure 2).
  - The 148 predominately Grade II listed buildings of the Parish of which 60 fall within the village of King's Somborne concentrated within the conservation area including the medieval church of St Peter and St Paul. (Figure 4)
  - Flood Zones 2 & 3 associated with the Somborne stream. (Figure 5)
  - Sites of importance to Nature and Conservation (SINC) close to King's Somborne and throughout the Parish. (Figure 6)
  - Proximity of Mottisford SAC, important for Barbestelle bats.
  - River Test SSSI, of which the Somborne stream is a tributary joining it at Horsebridge. (Figure 6)
  - Historic linear valley bottom settlement character of King's Somborne is still clearly recognisable.
  - Trees typical at the break in slope between valley bottom and sides.
  - Rural ridgeway tracks and narrow drove roads. Secondary routes run perpendicular to the main road.
  - Views towards and from ridgelines.
  - The agricultural setting of King's Somborne is tangible from within the village.
- 3.7 The key objectives are set out under paragraph 2.3.:

### **Key Test Valley Local Plan policies**

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

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

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

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

### Where can I find further information?

Test Valley Landscape Project – Available at: <a href="http://www.testvalley.gov.uk/planning-andbuilding/treesandlandscape/test-valley-community-landscape-project">http://www.testvalley.gov.uk/planning-andbuilding/treesandlandscape/test-valley-community-landscape-project</a>



Test Valley Borough Revised Local Plan 2016 - Available at:
 <a href="http://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/dpd">http://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/dpd</a>

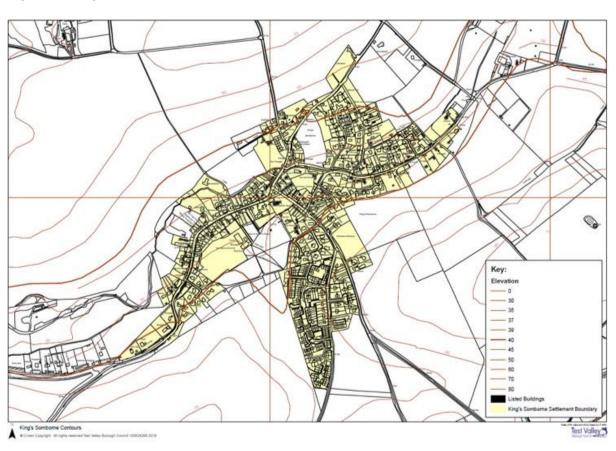


3.8 The following King's Somborne policies sit alongside those relating to landscape and character in the Test Valley Local Plan. They ensure that developments meet the requirements of NPPF para 130 c & d.

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

- For major applications and those likely to have the potential for a significant impact a Landscape Appraisal shall be prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (Landscape Institute & IEMA) or its successors. Consideration of the settlement pattern shall form part of the Assessment
- Development that increases the prominence of the village of King's Somborne up
  the valley sides, above the 40m contour, will not be permitted unless it is
  demonstrated that the impact is mitigated by the existing landform or screening by
  existing building or trees.

Figure 1: King's Somborne Contour Map





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

- 1. To preserve the separate identities of King's Somborne and Horsebridge the land between is identified as a local gap. Development within this area will only be permitted where it does not lead to the physical or visual coalescence of the community, either individually or cumulatively or, where it meets essential needs that cannot be met elsewhere.
- 3.9 In order to ensure consistency with Test Valley Local Plan, no more land than is necessary to prevent the coalescence of the two communities and to retain their separate identities has been included. To ensure the local gap can be easily identified, physical boundaries have been used to define its extent.

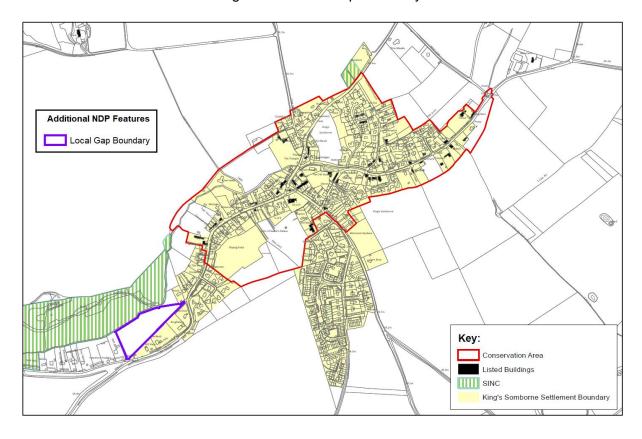


Figure 2 – Local Gap boundary



### **Local Green Space**

"The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them."

(NPPF, para 101)

- 3.10 Access to areas for formal and informal recreation is an important part of a healthy community. These spaces provide local recreation opportunities and are also important for wildlife. Retaining existing facilities and providing new ones are important in promoting a high quality of life for the Parish's residents. The Parish of King's Somborne has a number of recreation grounds provision for children and teenagers, outdoor sports facilities and informal recreation areas.
- 3.11 The Parish Council actively manages public open spaces through a continual consultation process to ensure they meet the needs of the community, and will continue to do so, carrying out a formal review as part of the periodic review of this Neighbourhood Development Plan.
- 3.12 The Parish Council will also ensure that all public open spaces make a contribution to the Borough's Green Infrastructure Strategy through appropriate management of the landscaping.
- 3.13 The Local Green Space (LGS) designation is a method of providing special protection against development for green areas of particular importance and benefit to the local community which exhibit some or all or the following qualities:
  - Beauty
  - Historic significance
  - Recreational value
  - Tranquillity
  - · Richness of wildlife
  - Local in character
- 3.14 As a result of the assessment work the following sites have been identified:
  - Muss Lane Recreation Ground for its recreation value
  - St Peter & St Paul's Churchyard has been identified for its historical significance and tranquillity
  - Three Fields comprising
    - a) [Site of] John of Gaunt's Palace for its historical significance, tranquillity, richness in wildlife and recreation value,
    - b) Playing field by the Village Hall for its recreation value, and
    - c) Field to South of playing field for its recreation value, tranquillity and richness in wildlife.
  - Paddock opposite the Old Vicarage one of the more significant listed buildings in the village in Old Vicarage Lane has been identified for its beauty, historical significance, tranquillity and richness of wildlife and setting for the Old Vicarage.
  - Field to the South of the playing field for its recreation value, tranquillity and richness in wildlife.



- The allotments on Furzedown Road are identified for their recreational value. This
  strategically centred site is much valued by the community and is identified as a
  key link between two parts of the village, an area for residents to meet and enjoy
  healthy exercise and production of fresh fruit and vegetables.
- King's Somborne Cemetery, Stockbridge Road for its historical significance, tranquillity and richness of wildlife.
- Up Somborne recreation ground is identified for its recreation value.
- Lovell's Farmyard, Up Somborne is identified for its beauty and historical significance.
- Up Somborne Down is identified for its beauty, recreational value, tranquillity and richness of wildlife.
- Banks/verges either side of the Somborne Stream between the Old Vicarage and the Corner House are identified for their beauty, tranquillity and richness in wildlife.
- Area directly behind Manor Farm House up to 40m Contour Line for its beauty and historical significance.
- 3.15 Once established, the boundaries of the sites should only be altered in exceptional circumstanced. Development of new buildings within a Local Green Space is almost always inappropriate.
- 3.16 The key objectives are therefore to:
  - Ensure existing facilities and areas of important open space are safeguarded for current and future generations.

### **Key Test Valley Local Plan policies**

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

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

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

### Where can I find further information?

• 1.2 King's Somborne Local Green Space Assessment<sup>2</sup>, [ 2022 ].

King's Somborne Parish Council

<sup>&</sup>lt;sup>2</sup> King's Somborne Local Green Space Assessment <a href="https://kingssomborne-pc.gov.uk/1-2-green-space/">https://kingssomborne-pc.gov.uk/1-2-green-space/</a>



### KS/E3 - Local Green Space

- 1. The following are identified as Local Green Space due to their importance to the local community:
  - Muss Lane Recreation Ground (KSLGS01)
  - St Peter & St Paul's Churchyard (KSLGS02)
  - Playing Field by Village Hall, John of Gaunt's Palace Site and Field to South of playing field (KSLGS03)
  - Paddock opposite the Old Vicarage Old Vicarage Lane (KSLGS04)
  - Allotments –Furzedown Road (KSLGS05)
  - King's Somborne Cemetery and extension Stockbridge Road (KSLGS06)
  - Up Somborne Recreation Ground (KSLGS07)
  - Up Somborne Down (KSLGS09)
  - Banks/verges either side of Somborne Stream between The Old Vicarage and The Corner House (KSLGS10)
  - Area directly behind Manor Farm House up to 40m Contour Line (KSLGS11)

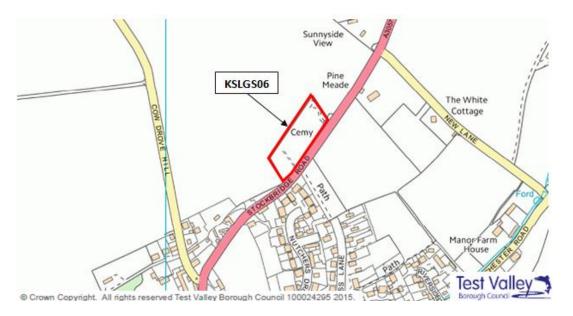


Figure 3 – Local Green Space Maps









### **Conservation Area, Heritage Buildings and Heritage Sites**

"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment..... this strategy should take into account.....the desirability of new development making a positive contribution to local character and distinctiveness."

(NPPF para 185)

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

### **Key Test Valley Local Plan policies**

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

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

### Where can I find further information?

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



### KS/E4 - King's Somborne Conservation Area

Developments within the conservation area should incorporate key materials such as flint, timber, wattle and daub, chalk cob, thatch, brick and slate.

Key views into and out of the Conservation Area should not be adversely impacted by development.

Important and traditional boundary walls, including all walls formed of chalk cob, should be protected and where possible enhanced through

Key groups of trees and important hedgerows should be protected and where possible enhanced



### KS/E4 – Archaeology

- Where development proposals could affect sites of archaeological interest or, where it is reasonable to expect that previously unidentified remains might be present, proposals should be informed by an appropriate archaeological investigation as agreed in writing with the Borough Council's archaeological advisor.
- Archaeological remains should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Where significant archaeological artifacts are removed they should be recorded for deposition within a public archive.
- 3. Where remains would be affected by development, the enhancement of the understanding and appreciation by the public of significant archaeological sites through the provision of well-designed interpretation materials or landscape features will be supported. The recording of archaeological remains that would be lost as part of development will not be regarded as offsetting their loss.
- 3.21 The archaeological investigation should provide details of the nature, extent and condition of any remains that may be presented and demonstrate how the design of the proposals have sought to avoid or minimise any harm to their archaeological interest.

### **Flooding and Water Management**

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



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

- 3.22 There has been historical occurrence of flooding within King's Somborne primarily in the village centre and along the Winchester Road. Flooding has occurred in properties in those locations nearest to the course of the Somborne Stream, the worst of the recent flooding occurred in 2014.
- 3.23 The Somborne Stream's depth is directly related to the level of ground water. The existing conditions are summarised as follows:
  - Areas of chalk overlain in places by superficial deposits of clay, silt, sand and gravel.
  - Not located within a Groundwater Source Protection Zone
  - Underlying bedrock is classified as a Principal aquifer it has high levels of permeability and usually provides a high level of water storage.
  - Freely draining soils
  - The Somborne Stream flows South-West through the village and originates from ground water levels towards the North-East of the Parish at its normal peak. The Somborne Stream flows during extreme rainfall or when groundwater levels are high. In places it is culverted beneath roads and driveways.
  - A Flood Risk Study (August 2018), a Hydraulic Modelling Report (2021) and a Drainage note (2021) have all been prepared to inform the Plan.
- 3.24 It is therefore appropriate that relevant new development is subject to a site-specific flood risk assessment which assesses the impact of any proposed development on flood risk to itself and to other properties in the area. Sustainable drainage systems that manage the return of water to the water course or the water table are key tools in managing the potential of a development to eliminate their risk of flooding in the area.
- 3.25 As the Somborne Stream is classified as a 'Main River', a Flood Risk Activity permit has to be obtained from the EA for works within 8m of the river and the design of any of development within this area needs to be in-line with their guidance.
- 3.26 Southern Water are responsible for foul sewage, surface water disposal and provision of drinking water. Currently, the wastewater treatment works at King's Somborne have insufficient capacity to accommodate any significant further development. Occupancy of development that increase wastewater flow is therefore restricted until such time as the capacity has been increased.
- 3.27 The key objective is:
  - To reduce the risk of flooding to the existing settlement and to new development by ensuring new development does not take place in areas of flood risk, incorporates Sustainable Drainage Systems (SuDS) and management of the surrounding landscape.



### **Key Test Valley Local Plan policies**

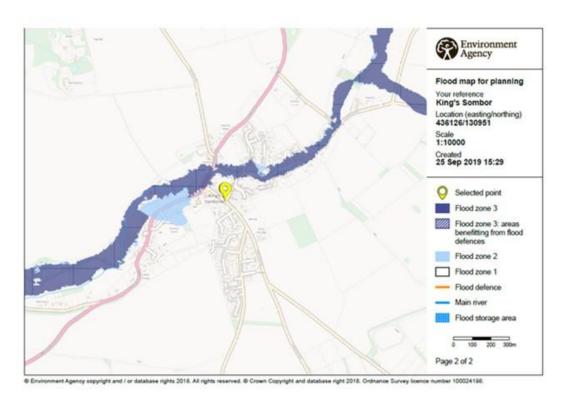
The following Local Plan policies are particularly relevant to this topic area

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

### Where can I find further information?

2.4.8 King's Somborne NDP Sequential Test Report2.4.7 Flood Risk Study (August 2018)

Figure 5 - King's Somborne Flood Zones





### **KS/E5 - Flooding and Water Management**

- Bridges crossing the Somborne Stream or other drainage ditches shall be designed and installed such that they do not impede the flow area including making an allowance for climate change.
- 2. Developers shall demonstrate that Sustainable Drainage Systems (SuDS) have been properly considered and applied within the layout and proposals for the development. Priority shall be given to use of infiltration drainage techniques.
- 3. In areas of high levels of ground water in order to mitigate against potential groundwater flooding, finished ground floor levels should be set a minimum 300mm above surrounding ground levels. Solid concrete floor slabs should be used for all properties and engineering bricks should be used to a height of 600mm above surrounding ground levels.
- 4. Applications which increase the flows of wastewater into the sewerage system must be accompanied by a detailed drainage strategy for foul sewerage and surface water disposal and must not be occupied until adequate wastewater treatment facilities exist.
- A flood risk activity permit will need to be obtained from the Environment Agency for works within eight metres of the river bank, and the design of any development within this area needs to be in line with their guidance.
- Ground Investigations are required including groundwater monitoring (duration of monitoring to be agreed with the Lead Local Flood Authority) to confirm the underlying geological sequence and establish seasonal groundwater levels.
- Infiltration tests in accordance with the BRE365 specification should be undertaken where infiltration techniques (soakaways and permeable surfaces) can be used on site i.e. where the invert level of a soakaway or other infiltration device can be set a minimum of 1m above the highest recorded groundwater level.
- A Drainage Strategy setting out how surface water and foul flows will be managed is required. This should include a Detailed Drainage Design setting out the drainage layout and levels. Where the invert level of below ground attenuation feature is within 1m of the identified groundwater level, groundwater floatation calculations should be undertaken, and appropriate mitigation specified where required to prevent floatation of attenuation storage features.
- 9 For sites within or adjacent to Flood Zone 2 and Flood Zone 3 and/or discharge directly into the Somborne Stream the following should be provided:-
  - A Flood Risk Assessment. The FRA should consider flood risk from Somborne Stream and should be supported by a detailed hydraulic modelling study. Consideration should be given to the flood risk associated with blockage of structures (culverts, bridges etc.) along Somborne Stream. The detailed study should be informed by channel and topographic survey data and include a full hydrological study the Drainage Strategy should detail how a limited discharge rate of 2 l/s (or lower where possible) will be achieved (provide details of flow control and attenuation storage). The Drainage Strategy provided should consider the requirement for a non-return valve on the surface water and foul drainage system and should also consider storm water storage requirements in the event that the outfall to Somborne Stream becomes surcharged (submerged in flooding conditions).



### **Biodiversity**

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

- 3.28 The village of King's Somborne is situated in a river valley amidst open rolling chalk downland, principally used for cereal and other crops, interspersed with wooded areas. King's Somborne Chalk Downland is distinguished by its openness and more limited vegetation cover. To the South of the Parish is Bere Ashley Biodiversity Opportunity Area which lies on the Hampshire Upper Chalk plateau. It contains the Crab Wood SSSI in the East, and several ancient semi-natural woodland and relic downland SINCs. The SINCs are a mixture of relic downland and remnant ancient semi-natural woodland, and plantations on ancient woodland sites which retain a good ground flora. Key targets for habitat creation centre around Lowland Mixed Deciduous Woodland and Lowland Calcareous Grassland.
- 3.29 To the North of the Parish is the Somborne Woods Biodiversity Opportunity Area. This area comprises the Windovers Farm Woodlands & the Heath House Estate Woods and sits adjacent to Stockbridge Down SSSI. Together these woods form the largest concentration of worked hazel coppice in South East England and have had a history of continuous coppice management for at least several centuries. Some areas have become derelict in recent years. The woodlands are all SINCs and are also important sites for Pearl-bordered fritillary, Duke of Burgundy and & Grizzled Skipper butterflies. Relic areas of chalk grassland occur and there is a large area of chalk downland which supports over 30 species of butterfly. Part of the area is also important for rare arable weeds. Key targets for habitat creation centre on Lowland Calcareous Grassland and Lowland Mixed Deciduous Woodland.
- 3.30 King's Somborne is within 2.5km of the Mottisfont Special Area of Conservation (SAC) which is designated for its important population of the rare Barbastelle bat. The Plan therefore needs to minimise the loss of bat foraging or commuting habitats and disturbance to the species. New developments that enhance BAP Priority Habitat will be supported
- 3.31 The Somborne Stream feeds into the River Test which is a designated SSSI. The River Test is a chalk stream and one of the most species-rich lowland rivers in England. It supports a high diversity of invertebrate species and is also rich in aquatic molluscs. The shallows and gravel bottoms are a major habitat. The Test is world renowned for game fishing, which is largely provided by brown trout, both wild and stocked in addition to salmon and sea trout. The river's water is abstracted for public and agricultural use. The potential impact of development in the Parish on the SSSI needs to be considered as part of any relevant application.

### 3.32 The key objectives are to:

 Protect and improve the biodiversity and water quality of the Somborne Stream and its environs, a tributary of the River Test, which is an important chalk stream which flows through water meadows towards the west of the Parish.



- Ensure development protects and where possible supplements areas of key habitats, in particular those that support species of bats and butterflies.
- Larger development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

### **Key Test Valley Local Plan policies**

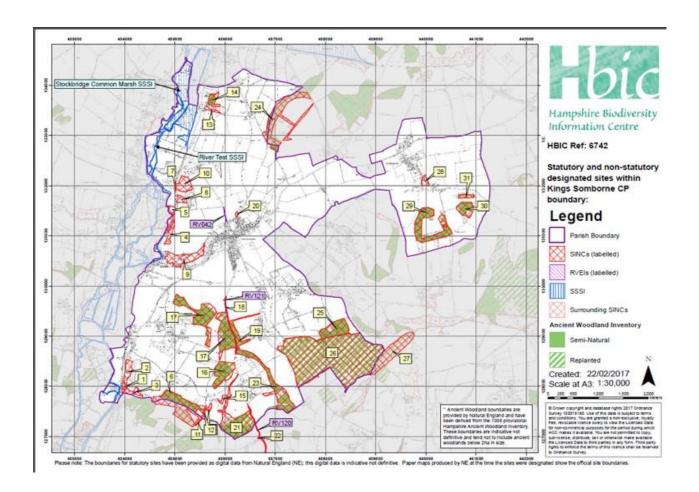
The following Local Plan policies are particularly relevant to this topic area

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

### Where can I find further information?

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

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





### **KS/E6** – Biodiversity

- 1. Development that contributes to the network of habitats identified in the Biodiversity Opportunity Area will be supported
- Development on greenfield sites and sites where development would impact on suitable commuting and foraging habitat (including mature linear features such as woodlands, hedgerows, the Somborne stream and wetland habitats) should recognise that rare species of bats may be utilising the site. Such proposals will be required to be accompanied by necessary surveys to ensure that key features are retained including an initial Preliminary Ecological Appraisal carried out in accordance with best practice. In addition a suitable buffer to safeguard against disturbance may be required.
- Development proposals with a potential impact on Mottisfont Bats SAC will be subject to a project level HRA to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment.
- 4. Existing trees and hedgerows should be integrated into the proposed landscaping schemes for the development and provide a management plan for their future care and maintenance.
- 5. Where replacement or new trees and hedgerows are proposed:
  - a) replacement planting must be with appropriate locally native species unless there are overriding reasons to do otherwise. Species should be particularly suitable to the location, including variety, height, density and soil type;
  - b) tree plantings should be given sufficient space to develop into their natural size and shape; and
  - c) succession planting should be considered where existing plantings are mature or over-mature.
- 6. Developments which could potentially adversely affect European sites(SAC/SPA/Ramsar) would not be supported unless it can be shown through Habitats Regulations Assessment that there are no adverse impacts to European sites or that they are adequately mitigated.
- Developments within 13.8km of the New Forest SAC/SPA/Ramsar are required to provide mitigation in accordance with Policy E5: Biodiversity of the Test Valley Local Plan 2011-2029 and the New Forest SPA Mitigation Interim Framework 2014 or any subsequent updates. Mitigation for developments located between 13.8km and 15km of the New Forest SAC/SPA/Ramsar will be assessed by the Borough Council on a case-by-case.



### **KS/E7 – The River Network**

- Development proposals that would adversely affect the following features of the of the Somborne Steam, Park Stream, River Test and the River Test SSSI will not be supported:
  - a) The character appearance and setting
  - b) Biodiversity value
  - c) Ability for the watercourse to function by natural processes throughout seasonal variations
  - d) Water quality
- 2. Development will only be supported if it can achieve nutrient neutrality regarding the Solent Maritime, Solent & Southampton Water and the Solent and Dorset Coast European sites. Assuming the developer's nutrient neutrality calculation confirms that mitigation is required, it is likely that some or all of the following may need to be undertaken.

If mitigation is required, the following should be explored:

- Provide measures that will remove nitrogen draining from the development site or discharged by the WwTW (such as wetland or reedbed).
- Increase the size of the Open Space provision for the development on agricultural land that removes more nitrogen from this source or establish changes to agricultural land in the wider landholding in perpetuity that removes more nitrogen from this source.
- Use Nutrient Neutrality Off Site Mitigation Financial Contributions Framework¹ to help offset an increase in nitrogen off-site. Acquire, or support others in acquiring, agricultural land elsewhere within the river catchment area containing the development site (or the waste water treatment discharge if different), changing the land use in perpetuity (e.g. to woodland, heathland, saltmarsh, wetland or conservation grassland) to remove more nitrogen from this source and/or, if conditions are suitable, provide measures that will remove nitrogen on drainage pathways from land higher up the catchment (e.g. interception wetland)."

### 4. DEVELOPMENT AND DESIGN

### 4.1 Quantity and size of new homes

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

The TVBC Local Plan stipulates the minimum housing requirement for the 18-year Plan Period for Rural Test Valley is 648 (the equivalent of 36 per annum). This is a minimum and can be made up of rural exception affordable housing, community led development or other applications coming forward. This Neighbourhood Development Plan sets out proposals for



an improvement in the delivery and diversity of new homes in the village in order to better meet the needs of the community.

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

### The Neighbourhood Plan Objectives are:

- Provide sufficient housing stock to maintain a sustainable community with a similar social and demographic profile to that existing. This includes allocating a limited number of sites of sufficient size to deliver new affordable homes.
- Direct housing development to the village of King's Somborne to ensure residents have access to services and facilities.
- Allocate sites to accommodate 41 new homes over the next 15 years.
- New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment
- Deliver small homes with gardens suitable for people starting out and older people looking to downsize.

### **Key Test Valley Local Plan policies**

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

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

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

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

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

### Where can I find further information?

2.0 Housing Need and Sites Background Paper



- Housing Needs Survey, January 2017
- Landscape Assessment Report, January 2018
- Site assessment background paper

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

- 1. Sites are allocated in this NDP to accommodate around 41 new homes over the next 15 years.
- 2. The type of homes, including the mix of affordable homes required within the Parish shall be reviewed on a regular basis to ensure that the need is matched to the overall supply as closely as possible.

The quantity of new homes identified in Policy KS/H1 is in addition to small housing sites that have not been specifically identified in this Plan known as 'windfalls', which will continue to occur within the settlement boundary. An assessment has been made of the level of housing need within the Parish and is set out in the Housing Need and Sites background paper. This assessment indicates there will be an additional 41 homes required over the next 15 years.

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

Affordable housing will be delivered as set out in the Test Valley Local Plan policy COM7. This is currently at a rate of a minimum 30% on developments of 11-14 dwellings. This means that affordable housing will be provided on a number of the site allocations set out below.

### 4.2 Housing Mix

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

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

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

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

Younger people including those with young families wish to have a home of their own and require affordable accommodation. The younger generation cannot afford to purchase housing in the Parish and therefore leave to find housing they can afford elsewhere. This will leave a Parish with a much older population and impact on the future economy of an area. If



younger people leave King's Somborne because of affordability, this could also have an effect on the decline of local services such as schools. In order that the younger generation are facilitated to start on the housing ladder sufficient smaller homes must be available.

Self and custom building can contribute to the affordability of housing and will be supported.

### The Neighbourhood Plan Objectives are:

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

### KS/H2 - Housing Mix

- 1. In order to meet local requirements, all new residential developments should provide the following mix of properties in these proportions as a general guideline:
  - 2 bedroom 45%
  - 3 bedroom 45%
  - 4 bedroom 10%
- 2. An alternative approach will only be considered where it can be demonstrated to meet a more up-to-date assessment of Parish needs. This assessment will be strongly influenced by the character of the wider setting of the site. The presumption will always be in favour of smaller homes, including detached smaller homes such as bungalows, and any other types of smaller dwelling with gardens suitable as starter homes or for retirement living

### 4.3 Site Allocations

An in depth site options and assessment report has been produced by consultants who examined all potential sites derived from the Parish Council's call for sites in 2018 and 2020 together with The most recent published SHELAA for Test Valley from 2020.

Public consultation showed a preference for smaller sites rather than a large single site that would be a significant intrusion into the open countryside and not follow the historic evolution of the village. From the outset areas of public open space such as and recreation grounds were excluded from consideration as there was no community support for their redevelopment.

The Neighbourhood Plan Objectives are:

Allocate a limited number of sites of sufficient size to deliver the desired quantity of homes including new affordable homes.

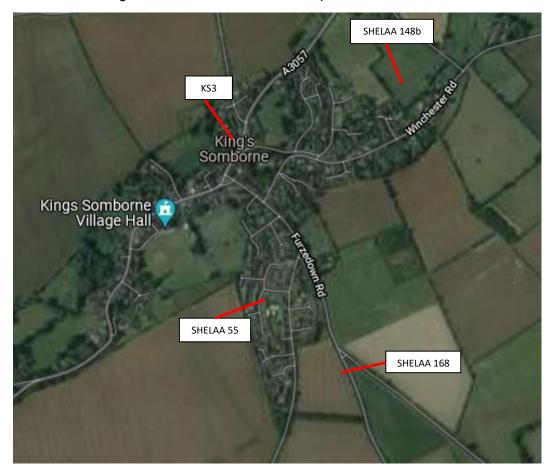


Allocated sites provide access to available facilities and services

Allocate sites for housing and in doing so seeks to maintain a mixed character through integrating development rather than seeking a single large housing site.

Where appropriate, development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

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



In such a constrained location, each allocated site raises issues such as access, open space and the Somborne Stream that will need careful consideration and potentially innovative solutions. However, these sites are in the core of the village, close to services and within the valley floor. It is therefore expected that development of some of the sites could take some time to commence. Monitoring of permissions will show whether the Parish is likely or not to deliver sufficient housing. If significant issues are evidenced, then this may trigger a review through the Test Valley Local Plan or this Neighbourhood Plan.



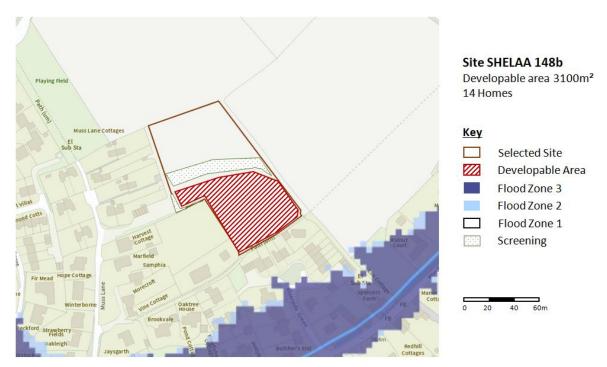
The following sites are therefore allocated for development in this Neighbourhood Development Plan. The density is reflective of the loose knit and irregular form of much of the village centre as well as the need to retain a sense of connection with the countryside beyond. An analysis has also been made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

### KS148b - Land at Spencer's Farm (South)

Land at Spencer's Farm, adjacent to Muss Lane is allocated for 14 dwellings, including affordable housing. Planning permission will be granted where:

- 1. The layout proactively incorporates the existing public right of way into the development and opportunities are taken to provide new or enhanced connections to the wider network.
- 2. Landscaping is provided throughout including safeguarding and supplementing the trees and hedging to the south-west and eastern boundary of the site which may provide suitable foraging and commuting routes for bats.
- 3. The design reflects its location adjacent to the Conservation Area creating a transition from urban to more rural characteristic.
- 4. The development integrates with the adjoining residential area strongly characterised by post-war housing with gardens that wrap around, interspersed with more historic properties.
- 5. The development is kept below the 40m contour line and is not prominent in long distance views from the south.
- 6. In accordance with Policy KS/E6 Ground investigations are undertaken to identify the depth of groundwater.
- 7. Vehicular access is taken directly from the A3057 the details agreed with the Highways Authority. Any loss of hedging due the creation of sight lines shall be replaced. Screening is provided for the access road to mitigate the impact on long distance views
- 8. Based on up to date evidence of local habitats and species, undeveloped land will managed with the aim of improving its biodiversity value ensuring that it contributes to connecting habitats in the locality.





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



### SHELAA 55 - Land East of Furzedown Road

Land East of Furzedown Road, adjacent to Eldon Road is allocated for 10 dwellings, including affordable housing. Planning permission will be granted where:

- 9. The layout proactively incorporates the existing public right of way into the development and opportunities are taken to provide new or enhanced connections to the wider network.
- 10. Landscaping is provided throughout including providing the trees and hedging to the eastern and southern boundary of the site. In order to mitigate landscape and visual impacts, any development should incorporate a soft boundary to demarcate the edge of the development where it meets the open countryside
- 11. The design reflects its location creating a transition from urban to more rural characteristic.
- 12. The development integrates with the adjoining residential area strongly characterised by post-war housing with gardens.
- 13. Development is limited to the northern end of the site placing it remote from the Ground Water Protection Zone
- 14. Based on up to date evidence of local habitats and species, undeveloped land will managed with the aim of improving its biodiversity value ensuring that it contributes to connecting habitats in the locality.



# Site SHELAA 55 Developable area 2200m² 10 Homes Key Selected Site Developable Area (168A) Flood Zone 1 Screening

The site is a narrow strip of a field in open countryside located adjacent to the built-up area and settlement boundary. The site gently slopes downhill from South to North, and is sited at the base of a valley, with the land rising sharply to its West and East. There is no defensible boundary on the Western edge which could lead to further encroachment into open land. There is a public right of bordering both the Eastern and Northern boundary. The Northern end of the site provides good access to the facilities. Vehicular access can be potentially be



created from The Gorrings. In order to mitigate landscape and visual impacts, any development should incorporate a soft boundary to demarcate the edge of the development where it meets the open countryside. Development should be sensitive to the PRoW, ensuring that this is protected from impacts. The site is within a Groundwater Source Protection Zone: Zone 2 – Outer Protection Zone and potential polluting impacts on groundwater may need to be investigated as part of a planning application before development was approved.



#### SHELAA 168 – Land East off Eldon Road

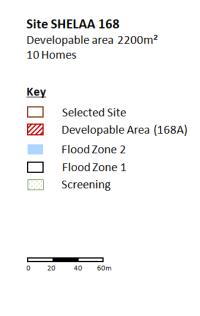
Land East of Furzedown Road, adjacent to Eldon Road is allocated for 10 dwellings, including affordable housing. Planning permission will be granted where:

- 15. The layout proactively incorporates the existing public right of way into the development and opportunities are taken to provide new or enhanced connections to the wider network.
- 16. In exception to Policy KS/E1 Development is permitted above the 40m contour line but must be below the 48m contour line to reduce the visual impact from wider views
- 17. Landscaping is provided throughout including providing the trees and hedging to the southeast and north east boundary of the site to screen from Furzedown Road. In order to mitigate landscape and visual impacts, any development should incorporate a soft boundary to demarcate the edge of the development where it meets the open countryside
- 18. The design reflects its location creating a transition from urban to more rural characteristic.
- 19. The development integrates with the adjoining residential area strongly characterised by post-war housing with gardens.
- 20. Development is remote from the Ground Water Protection Zone at the southern boundary and shall incorporate measures to eliminate the risk of its pollution
- 21. Development is directed to land within low risk of surface water flooding.

  Development shall however eliminate the current vulnerability surface water flooding identified by the Envrionment Agency within the site with the appropriate site specific studies together with the employment of nature-based solutions, such as sustainable drainage systems (SuDS), other blue-green infrastructure, natural flood management, alongside engineered solutions such as piped systems, percolation tanks and water storage
- 22. Based on up to date evidence of local habitats and species, undeveloped land will managed with the aim of improving its biodiversity value ensuring that it contributes to connecting habitats in the locality.







The site lies to the South of King's Somborne. It is adjacent to the built-up area and settlement boundary. The site comprises a small arable field bounded by hedgerows to the West and East, and tree belts to the North and South. The site is between Eldon Road to its West and Furzedown Road to its East, with existing settlement to the North and West of the site. The site has varied landform, with the Southern part of the site at the base of a valley, but the Northern part of the site steeply rises up towards a ridgeline. A public footpath passes the Southern edge of the site through a dense tree belt. The site slopes both to the South and West and Southern most part of the site. The Southern boundary is adjacent to a Groundwater Protection Zone whilst part of the site is vulnerable to surface water flooding and lies in Flood Zones 2/3.

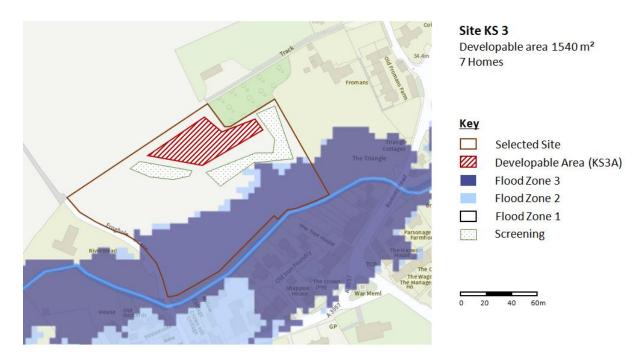


## KS3 - Land off Froghole Lane

Land off Froghole Lane is allocated for 7 dwellings and a requirement for affordable housing contribution. Planning permission will be granted where:

- 1. Development is directed to land within Flood Zone 1.
- 2. Development shall incorporate measures to eliminate the risk of pollution entering the Somborne Stream.
- 3. Proposals for the site must be accompanied and informed by a site specific flood risk assessment as required by Policy KS/E6 that demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, wherever possible, reduce flood risk overall. Development shall be directed to areas of the site at lowest risk of flooding.
- 4. Flood risk management measures shall be incorporated based on current Environment Agency climate change guidance. Wherever possible, floor levels should be situated a minimum of 300 mm above the 1% annual probability peak flood level plus climate change flood level, determined as an outcome of the sitebased FRA. The use of basements will not generally be supported. A SUDs scheme will be required, and priority should be given to use of infiltration drainage techniques
- 5. Vehicular access is provided via Cow Drove Hill
- 6. The layout proactively incorporates the existing public right of way along Froghole Lane into the development and provides a new connection to the wider network to Cow Drove Hill to the East.
- 7. The Southern part of the site along the Somborne Stream is retained as informal open space, managed principally for biodiversity (as lowland meadow a Hampshire Priority Habitat) and flood risk mitigation with a management plan secured for its future care.
- 8. Landscaping is provided throughout including safeguarding the mature trees.
- 9. The design reflects its location in the Conservation Area in particular retaining a sense of openness along the Somborne Stream and connectivity of the Village centre with the countryside beyond.
- 10. Setting of Listed Buildings in particular Fromans Farmhouse to the East are protected.
- 11. Contributions are made towards providing a safer and attractive pedestrian crossing over the A3057.
- 12. A schedule of investigative works are undertaken in order to better understand the archaeology of the site.





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

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

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



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# 4.4 Building Design

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

NPPF para 127 c)

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

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

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

#### The key objectives are:

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

## **Key Test Valley Local Plan policies**

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

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

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

## Where can I find further information?

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



## KS/H8 - Design

- 1. Proposals for new developments should demonstrate how they conform with the King's Somborne Design Guidance (as updated from time to time) and planning applications will, in particular, be tested against the Checklists in the Design Guidance.
- 2. New development should aim to fit comfortably, respecting the character and scale of local buildings. Applications will be supported where the following have been clearly considered:
  - a) The wider impact a development might have, such as levels of activity or light pollution
  - b) The effect on boundaries, access and highway impacts
  - c) Protecting and supporting biodiversity
  - d) Relevant heritage matters and Conservation Area requirements where applicable
  - e) Embracing sustainable technologies.
- 3. Sufficient off-road parking should be provided to ensure there is no detrimental impact on the surrounding roads see also Test Valley Local Plan Policy T2 (Parking Standards) and associated Annex G



## 5. COMMUNITY FACILITIES & INFRASTRUCTURE

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

In general, the Parish Council has an impressive track record working with others to deliver improvements in the Parish's facilities and will continue to be responsible for delivering improvements to Parish facilities highlighted in this Plan where they affect and benefit the community as a whole as opposed to those items specific to any new development.

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

The objectives are therefore to:

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

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

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

## **Key Test Valley Local Plan policies**

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

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

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

The Parish benefits from a wide range of assets and facilities. These include shop/post office, churches, schools, public houses, Working Men's Club, allotments, Village Hall,



Church Hall, Scout Hut and outdoor recreation areas which include children's playgrounds, football and cricket pitches and a Multi-Use Games Area (MUGA).

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

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

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

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

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

Key Community Facility / Asset	Location
Village Hall	King's Somborne village centre
MUĞA	King's Somborne Playing Field
Children's Playground	King's Somborne Playing Field
Football Pitch	King's Somborne Playing Field
Cricket Pitch	King's Somborne Playing Field
Scout Hut	King's Somborne Playing Field
St Peter & Paul's Church*	King's Somborne village centre
Cross Stores (Post Office)*	The Cross
King's Somborne Working Men's Club*	Winchester Road
Methodist Church*	Winchester Road
Epworth Hall	Winchester Road
Muss Lane Recreation Ground	Muss Lane
John of Gaunt Palace Site	King's Somborne village centre
Allotments*	Furzedown Road
Crown Inn*	King's Somborne village centre
John of Gaunt Public House*	Horsebridge
Up Somborne Recreation Ground	Up Somborne



#### **KS/F1 – Community Assets**

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

# Village Hall

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

Under the auspices of the Village Hall, a new community building has been built on Parish Council owned land near the MUGA. This new building is designed as a multi-purpose asset but will primarily provide facilities which will enable the King's Somborne Pre-School to grow and flourish and meet the latest Government requirements and standards.

The new building will allow Pre-School to:

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

# **Transport and traffic**

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

- Traffic calming in and around King's Somborne village centre (School, Crown Inn, Post Office). It should be noted that the provision of an un-controlled crossing outside the school is within the District Transport Statement for Test Valley produced by Hampshire County Council.
- Support and encouragement for the maintenance and development of public transport. Should the need be demonstrated, then the bus operators can be approached about their willingness to improve services. Hampshire County Council



- encourage the use of community-led or supported transport schemes to meet the needs of those who are socially isolated and less mobile.
- The use of smart technology in order to attempt to meet the needs of the community by promoting the use of existing services and
- Seeking ways to provide sustainable transport

#### **Utilities**

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

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

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

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

## **Key Test Valley Local Plan policies**

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

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

#### KS/F2 - Utilities

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



# 6. NEIGHBOURHOOD PLAN REVISION

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

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