



**King's Somborne  
Neighbourhood Development Plan  
2022 – 2037**

**Regulation 15 – Section 1b  
Consultation Statement**

### **Regulation 15, Section 1:**

Where a qualifying body submits a plan proposal to the local authority, it must include:

- b) A Consultation Statement

### **Regulation 15, Section 2:**

In this regulation “consultation statement” means a document which:

- a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explains how they were consulted
- c) Summarises the main issues and concerns raised by the persons consulted; and
- d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

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## Regulation 15 – Section 2a

### Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan

The following public bodies and organisations were consulted and / or forwarded comments about the proposed Neighbourhood Development Plan (NDP). Those from whom comments were received are emboldened.

Hampshire & National Organisations	King's Somborne Clubs & Organisations
Bournemouth Water British Gas BT Campaign to Protect Rural England Cholderton & District Water Company <b>Environment Agency</b> <b>Hampshire Chamber of Commerce</b> Hampshire and Isle of Wight Wildlife Trust <b>Highways England</b> <b>Historic England</b> Homes England Mobile Operators Association <b>Natural England</b> <b>National Grid</b> National Grid Electricity Transmission National Trust Network Rail New Forest National Park Authority NHS West Hampshire Clinical Commissioning Group North Wessex Downs AONB SSE Telecoms Scottish & Southern Energy Southern Gas Networks <b>Southern Water</b> The Coal Authority Tourism South-East Unity (was Test Valley Community Services) Virgin	Allotments Association Flood Action Neighbourcare & Over 50s <b>Neighbourhood Watch</b> Scouts Somborne Sisterhood Speedwatch The Gauntlet Toddler Group Village Agents <b>Village Hall Management Committee</b> Women's Institute Working Men's Club
	King's Somborne Religious Groups
	Methodist Church St Peter & St Paul Church Church Youth Group
	Local Businesses
	Barker Geary <b>Frobisher</b> Romsey Glass & Joinery The Crown
	County & District Councillors
	HCC – Cllr David Drew TVBC – Cllr Alison Hodges TVBC – Cllr Ian Jeffrey TVBC – Cllr Tony Ward
Borough, District & Unity Authorities	Landowners and/or Agents of Land considered within the NDP
Basingstoke and Deane Borough Council East Hampshire District Council Eastleigh Borough Council Fareham Borough Council Gosport Borough Council Hart District Council Havant Borough Council New Forest District Council Rushmoor Borough Council Southampton City Council	Site 1 – Land to the West of Little Fromans Site 2 – Land immediately Northwest of Fromans Site 3 – Land off Froghole Lane Site 6 – Land adjacent to Cruck Cottage Site 8 – Land South of Cruck Cottage Site 50 – Land & buildings West of Horsebridge Road Site 51 – Land East of Horsebridge Farm Cottages Site 52 – Land West of Horsebridge Road Site 53 – Land East of Horsebridge Road

<b>Test Valley Borough Council</b> Winchester City Council	Site 54 – Land between Romsey Road & Horsebridge Road Site 55 – Land East of Furzedown Road Site 57 – Land between Furzedown Road & Eldon Road Site 70 – Land at Compton Manor Estate Site 78 – Land East of Church Road Site 79 – Land East of Allotments, Church Road Site 80 – Land off Winchester Road & New Lane Site 81 – Land south of Winchester Road <b>Site 148A – Land at Spencer’s Farm, North</b> <b>Site 148B – Land at Spencer’s Farm, South</b> Site 168 – Land off Eldon Road <b>Site 186 – Allotments, Church Road</b> Site 207 – Land at Winchester Road and New Lane Site 215 – Land at Church Road Tarmac Site
<b>County Councils</b>	
Hampshire County Council Hampshire County Council Economy, Transport and the Environment Hampshire County Council Estates Practice Hampshire County Council Highways Hampshire County Council Property Services Hampshire County Council Transport Policy Hampshire County Council Development Hampshire County Council Economy, Transport and Environment West Berkshire Council Wiltshire Council	
<b>Local Councils</b>	<b>Local Councils</b>
Abbotts Ann Parish Council Ampfield Parish Council Amport Parish Council Andover Town Council Appleshaw Parish Council Ashley Parish Meeting Ashmansworth Parish Council Awbridge Parish Council Barton Stacey Parish Council Bossington Parish Council Braishfield Parish Council Broughton Parish Council Bullington Parish Council Charlton Parish Council Chilbolton Parish Council Chilworth Parish Council Cholderton Parish Meeting East Dean Parish Council East Tytherley Parish Council Enham Alamein Parish Council Faccombe Parish Meeting Fyfield Parish Council Goodworth Clatford Parish Council Grateley Parish Council Houghton Parish Council Hurstbourne Tarrant Parish Council Kimpton Parish Council Leckford Parish Meeting Little Somborne Parish Council Lockerley Parish Council Longparish Parish Council	Longstock Parish Council Ludgershall Parish Council Melchet Park & Plaitford Parish Council Michelmersh & Timsbury Parish Council Monxton Parish Council Mottisfont Parish Council Nether Wallop Parish Council North Baddesley Parish Council Nursling & Rownhams Parish Council Over Wallop Parish Council Penton Grafton Parish Council Penton Mewsey Parish Council Quarley Parish Council Romsey Extra Parish Council Romsey Town Council Sherfield English Parish Council Shipton Bellinger Parish Council Smannell Parish Council Stockbridge Parish Council Tangley Parish Council Thrupton Parish Council Tidcombe & Fosbury Parish Meeting Tidworth Town Council Upper Clatford Parish Council Valley Park Parish Council Vernham Dean Parish Council Wellow Parish Council West Dean Parish Council West Tytherley and Frenchmoor Parish Council Wherwell Parish Council

## Regulation 15 – Section 2b

### Explanation as to how the above persons and bodies were consulted

#### 2016 to 2019

The NDP was initiated in 2016 and followed due process including public consultations culminating in a Regulation 14 Consultation. The highlights during this period were:-

- A public kick-off meeting which was also attended by the local MP Caroline Nokes and Test Valley Borough Councillor Tony Ward
- A Steering Group was proposed and volunteers from the public were requested and were subsequently included within the group along with Parish Councillors
- A detailed Questionnaire was produced for public consultation with all housing leafleted providing details of how to complete.
- The outcome (the analysis) of the Questionnaire was presented to the community together with thoughts on how to proceed. A feedback session was included.
- A stand at the village show in 2017 manned by the Steering Group disseminated the progress and opinions garnered.
- Potential housing sites determined during the process were presented to the Public Consultation on the Neighbourhood Development Plan held in the Village Hall on Thursday 27 July 2017.
- Feedback from the public was utilised to influence the plan
- Updates from the Steering Group were provided to the Parish Council attended by the public throughout the process.
- The draft plan was presented at a public meeting prior to the written consultation

Due to the number of comments received from both the Public and Statutory Bodies following the Regulation 14 Consultation and advice from Test Valley Borough Council it was decided by the Parish Council to begin the process of formulating an NDP again but utilising the work and feedback already made.

#### Post January 2020

##### Parish Council Meetings

The NDP is tabled at the monthly Council meetings. Extraordinary meetings are called as needed.

Meeting Agendas are published on the Parish Website and on the Parish Noticeboards.

Motions to be discussed are made clear on the agenda.

Meeting papers, including the draft minutes of the previous meeting, together with any reports to be approved or adopted are published on the Website prior to the meeting. Copies may also be requested from the Clerk.

Members of the public may ask questions and make comment both before the minutes of the previous meeting are approved, and before any agenda items are discussed.

If 'nothing is to be discussed' regarding the NDP, this is also made clear on the agenda.

##### KSPC Website

Since September 2020, when the Council began work to address the concerns raised in the previous Regulation 14 Consultation, all papers have been published on the website prior to adoption. Firstly, as meeting papers against the agenda. And secondly, once approved, on a website page specifically set up for the purpose. This page briefs the public as to the progress of the NDP. [New NDP – “Updates: Work in Progress” | King's Somborne Parish Council \(kingsomborne-pc.gov.uk\)](#)

## Consultations

In addition, at key stages of the development of the NDP, public and statutory consultations have been undertaken. These include:

<p><b>2022</b> <b>Mon 1<sup>st</sup> Aug to</b> <b>Mon 12<sup>th</sup> Sept</b></p>	<p><b>Regulation 14</b></p> <p>Two on-line Surveys published:</p> <ul style="list-style-type: none"> <li>• <b>‘The Plan’:</b> Consultees invited to provide comments on each section of the plan (other than the policies) – information and rationale behind the policies.</li> <li>• <b>‘The Policies’:</b> <ul style="list-style-type: none"> <li>○ Consultees asked to confirm whether they ‘agree’ ‘neutral’ or ‘object’ to each section of each policy.</li> <li>○ Consultees asked to provide their reasons and comments.</li> </ul> </li> </ul> <p><b>Advertised:</b> The Gauntlet (magazine), KSPC Website, Facebook, Noticeboards, KSPC meetings.</p> <p>Consultees asked to complete on-line if able. But if not possible, to request a hard copy from the Clerk or Cllr Searle.</p> <p><b>Plan and Background Papers:</b> The draft NDP, together with its supporting reports, were made available on the Parish Website and in hard format at Cross Stores, the Working Men’s Club and the Crown Inn.</p> <p><b>Statutory Consultees:</b> E-mails inviting contribution to the consultation were sent to over 100 public bodies (above). These include local and national public bodies (contact details provided by TVBC), local businesses, landowners and/or agents of areas of land considered within the NDP, local religious groups &amp; local clubs and organisations.</p> <p><b>Submissions:</b> All submissions were coordinated and considered, regardless of whether received via the on-line survey, hard copy, letter or e-mail. Coordinated comments have been published on the KSPC Website, at the bottom of the NDP – Regulation 14 page <a href="#">NDP – Regulation 14 Consultation 2022   King's Somborne Parish Council (kingsomborne-pc.gov.uk)</a></p> <p>76 persons / bodies contributed to the ‘Policies’ Survey. 24 persons / bodies contributed to the ‘Plan’ Survey These included 15 Statutory Consultees.</p>
<p><b>2022 – May 13<sup>th</sup></b></p>	<p><b>Public Meeting – King’s Somborne Village Hall</b></p> <p>Advertised: KSPC Website, Facebook, Noticeboards, The Gauntlet (magazine)</p> <p>Presenter: Anthony Whitaker, AECOM</p> <p>Members of the Public Present: 64</p> <p>Format: Presentation on the updated draft NDP &amp; Questions to AECOM and Members of the NDP Working Group, prior to the Regulation 14 Consultation.</p> <p>Notes from the meeting are published on the website.</p>
<p><b>2021 – February</b></p>	<p><b>Site Options and Assessment Draft Report, produced by AECOM</b></p> <p>Further to receiving AECOM’s <a href="#">Site Options and Assessment DRAFT Report</a>, the Council consulted with the landowners/managers of the sites, local residents and TVBC’s NDP Officer. <b>Feedback</b> from this consultation was discussed at the Parish Council meeting held 15/02/21 and forwarded to AECOM for consideration in their final report, which is published on the KSPC website. <a href="#">New NDP – “Updates: Work in Progress”   King's Somborne Parish Council (kingsomborne-pc.gov.uk)</a></p>
<p><b>2019 - January</b></p>	<p><b>King’s Somborne SA and SEA Scoping Report</b></p> <p>In 2019 the South Downs National Park Authority, commissioned by KSPC, consulted on the emerging SA and SEA. The following public bodies contributed to this consultation: Environment Agency, Highways England, Historic England, Natural England. Their feedback</p>

	can be found on KSPC website. <a href="#">King Somborne SA/SEA Scoping Report Response to consultation   King's Somborne Parish Council (kingssomborne-pc.gov.uk)</a>
<b>2018 - December</b>	<b>King's Somborne Neighbourhood Development Plan Flood Risk Study</b> The independent Flood Survey commissioned following the NDP Pre-Submission consultation
<b>2018 – July 27<sup>th</sup></b>	<b>Public Meeting – King's Somborne Village Hall</b> Consultation on the Neighbourhood Development Plan Presenter: NDP Steering Group Member Members of the Public Present: 23 Minutes: Recording public comments published on KSPC website. <a href="#">NDP Public consultation minutes 27 July 2018   King's Somborne Parish Council (kingssomborne-pc.gov.uk)</a>
<b>2018 – May</b>	<b>TVBC review of SEA and HRA Screening Opinion</b> Response to request for screening opinion for SEA and HRA, published on KSPC website. <a href="#">TVBC Review of SEA and HRA Screening Opinion   King's Somborne Parish Council (kingssomborne-pc.gov.uk)</a>
<b>2018 - May</b>	<b>Regulation 14 – King's Somborne Neighbourhood Development Plan Summary</b> Further to a two-year programme of activity, which involved: <ul style="list-style-type: none"> <li>• <b>18 public meetings/workshops including a pre-submission consultation</b></li> <li>• <b>41 public meetings of the NDP Steering Group,</b></li> <li>• <b>Monthly updates at both the Parish Council Meetings and in the Parish Magazine, 'The Gauntlet', as well as leaflet drops,</b></li> </ul> in 2018 King's Somborne's first draft plan was published for consultation. 69 Responses. This draft plan, appendices and public feedback is published on the website. <a href="#">Neighbourhood Development Plan Draft 2018   King's Somborne Parish Council (kingssomborne-pc.gov.uk)</a>



## Section 3 – Regulation 15 – Sections 2c&d

### How these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan

The Council has considered and responded to comments received in three parts:

- **Part 1 – Comments received from Public Bodies**

This considers the key comments received from public bodies listed in Section 2a, above, under

- “Hampshire & National Organisations” and
- “Borough, District & Unity Authorities” such as the Environment Agency & TVBC etc.

Together with the Council’s response and/or amendments, alongside.

- **Part 2 – The Plan (Excluding Policies)**

This considers the key comments received from the online survey “**The Plan (Excluding Policies)**”, received from residents, local businesses, local organisations, and landowners and/or agents of land considered in the NDP. All comments received, via the online survey or via e-mail, have been considered.

Together with the Council’s response and/or amendments beneath.

- **Part 3 – The Policies**

This includes the key comments received from the online survey “**The Policies**”, received from residents, local businesses, local organisations, and landowners and/or agents of land considered in the NDP

Together with the Council’s response and/or amendments beneath.

## Part 1 – Statutory Consultees – Public Bodies

### Environment Agency

COMMENT	RESPONSE
<p><b>General Comments</b></p> <p>The NDP should direct people towards our guidance rather than detail the specifics (of climate change allowances, building resistance and resilience, bridge design etc) because these are very likely to change during the lifetime of this document. We appreciate that it's supposed to be a living document but it's likely that it won't get updated as often as required – plus transposing information into multiple sections often leads to errors.</p>	NDP updated accordingly
<p><b><u>KS/E5, Section 1</u></b></p> <ul style="list-style-type: none"> <li>A section which requires the removal of in channel obstructions and improvement of existing crossings wherever possible as part of developments should be added.</li> </ul>	NDP updated accordingly
<p><b><u>KS/E5, Section 3</u></b></p> <ul style="list-style-type: none"> <li>Rather than require specific construction measures, which may not fit each development, this section could refer to existing guidance on making buildings flood resilient: <ul style="list-style-type: none"> <li><i>Government guidance on flood resilient construction</i>  <a href="https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings">https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings</a></li> <li><i>CIRIA Code of Practice for property flood resilience</i>  <a href="https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx">https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx</a></li> <li>British Standard 85500 – Flood resistant and resilient construction  <a href="https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686">https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686</a></li> </ul> </li> </ul>	NDP updated accordingly
<p><b><u>KS/E5, Section 9</u></b></p> <ul style="list-style-type: none"> <li>FRA's should consider flood risk from all sources – particularly groundwater, surface water and flooding from the Somborne Stream for King's Somborne (this section only mentions the Somborne Stream)</li> <li>Any Flood Risk Assessment produced <u>will need to</u> include appropriate allowances for climate change.</li> <li>This section requires the FRA to include a detailed hydraulic modelling study and a hydrological study – you may wish to state the scale of development that this applies to as this may be too excessive for minor developments such as extensions (para 21 of the NPPF Practice Guide for flood risk states that FRA's should be appropriate to the scale of the development).</li> </ul>	<p>NDP updated accordingly</p> <p>NDP updated accordingly</p> <p>Amendment has been made to point 9 with:-  <i>For sites other than minor developments</i></p>
<p>Para 4.23 – this para mentions that part of the allocated site lies within Flood Zone 2 and 3 – this is an error where a small fragment of Flood Zone has been retained after a previous flood map amendment. The Flood Zones have now been updated to remove this error, and the whole site lies within Flood Zone 1 (this will be shown externally on the next Flood Map for Planning).</p>	NDP updated accordingly

<p><b>KS3 – Land off Froghole Lane</b> KS3, Section 1</p> <ul style="list-style-type: none"> <li>We suggest amending the first section to account for climate change – e.g. “Development must be directed to land outside of future Flood Zones 2 and 3, taking into account the impacts of climate change” climate change updates could well put more of that area into FZ2/3. The policy should include a section to limit the inclusion of basements due to their vulnerability to groundwater flooding.</li> <li>Please be aware that Winchester Road is categorised as FZ3b.</li> </ul>	<p>This site has now been removed from the plan</p> <p>Comment accepted</p> <p>Comment accepted</p>
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### **Hampshire Chamber of Commerce**

COMMENT	RESPONSE
Hampshire Chamber of Commerce has no specific comments to make on this neighbourhood development plan.	None required.

### **Hampshire County Council – Public Rights of Way**

COMMENT	RESPONSE
<p><b>KS3/E3 – Local Green Space</b></p> <p>Public Rights of Way (PROW) is the collective term for Public Footpaths, Public Bridleways, Restricted Byways, and Byways Open to All Traffic. They are generally considered a component of Green Infrastructure.</p> <p>Whilst not referred to specifically in this policy, in the event the policy is adopted a number of the proposed LGS sites have PROW recorded within them. PROW are public maintainable highways and are accorded protection from closure, diversion, obstruction and more by virtue of that designation and their management by Hampshire County Council, the local highway authority. Designation of LGS status will not alter the status of any PROW or their current management.</p>	<p>This is a statement; no response is required</p>
<p><b>KS148b – Land at Spencer’s Farm (South)</b></p> <p>KS148b, point 1 seeks to ensure King’s Somborne Public Footpath 14, which is recorded running along the site’s southern boundary, as noted in para. 4.20, into any future development. The Hampshire County Council Countryside Service (HCCCS) will require the path to be protected from development, not least as it may be a valuable route for future site residents to connect with the village and/ or as part of a countryside walk. In the event planning consent is granted, this will not grant a developer right to interfere with the path; separate consent from HCCCS is needed prior to any change(s) to the current path, e.g. surfacing, width, gating.</p> <p>KS148b, point 1 further seeks to ensure 'opportunities are taken to provide new or enhanced connections to the wider network' from footpath 14. So as to encourage improved local connectivity and facilitate countryside access, development of the site could be the opportunity to create a new footpath linking footpath 14 with Public Footpath 22 south of Winchester Road. HCCCS encourages being involved in any such scheme to assist with the appropriate legal mechanism and ensure the correct standards of design are applied. Further, contributions from the developer must be secured for</p>	<p>This is a statement, no response is required</p> <p>Whilst linking footpaths 14 and 22 will doubtless improve connectivity it is not the only connection which could be improved. Better connections to paths 12, 13 and 15 are also desirable but all options involve multiple landowners.</p>

<p>both this new path and to support increased surface maintenance by HCCCS of footpath 14 to keep it in useable condition – it can be reasonably anticipated it will attract increased use from future site residents.</p> <p>HCCCS recommends the Plan is revised accordingly.</p> <p>HCCCS is neutral on the question of whether the site should be developed – it is not for HCCCS to take a view on this</p>	<p>The precise details are best considered as part of detailed planning.</p> <p>No revision into the plan in this regard has therefore been adopted</p>
<p><b>SHELAA 55 – Land East of Furzedown Road</b></p> <p>SHELAA 55, point 1 seeks to ensure King’s Somborne Public Bridleway 505, which is recorded running along the site’s northern and eastern boundaries, as noted in para. 4.22 (the word ‘way’ has been omitted), into any future development. The Hampshire County Council Countryside Service (HCCCS) will require the path to be protected from development, not least as it may be a valuable route for future site residents to use as part of a future connection with the village and/ or as part of a countryside walk. In the event planning consent is granted, this does not grant a developer right to interfere with the path; separate consent from HCCCS is needed prior to any change(s) to the current path, e.g., surfacing, width, gating.</p> <p>SHELAA 55, point 1 further seeks to ensure 'opportunities are taken to provide new or enhanced connections to the wider network' from bridleway 505. So as to encourage improved local connectivity and facilitate countryside access, development of the site could be the opportunity to create a new footpath linking bridleway 505 with the recreation ground and Romsey Road. HCCCS encourages being involved in any such scheme to assist with the appropriate legal mechanism and ensure the correct standards of design are applied. Further, contributions from the developer must be secured for both this new path and to support increased surface maintenance by HCCCS of bridleway 505 to keep it in useable condition – it can be reasonably anticipated it will attract increased use from future site residents.</p> <p>HCCCS recommends the Plan is revised accordingly.</p> <p>HCCCS is neutral on the question of whether the site should be developed – it is not for HCCCS to take a view on this</p>	<p>This is a statement and is applicable to detailed planning</p> <p>There is already connection between the footpath 505 and the recreation ground.</p> <p>This site has been deleted from the Plan.</p>
<p><b>SHELAA 168 – Land East off Eldon Road</b></p> <p>SHELAA 168, point 1 seeks to ensure Kings Somborne Public Bridleway 506, which is recorded running immediately outside the site’s southern boundary, into any future development. Unless and until the site includes the land on which the bridleway is recorded, this will not be possible.</p> <p>It may, however, be possible to create a link to the bridleway from any future development of the site for the benefit of walkers and cyclists. The Hampshire County Council Countryside Service (HCCCS) encourages being involved in any such scheme to assist with the appropriate legal mechanism and ensure the correct standards of design are applied. Further, contributions from the developer must be secured for both this new path and to support increased surface maintenance by HCCCS of bridleway 506 to</p>	<p>The wording of point 1 has been amended to make clear that the development ‘connects to’ rather than ‘incorporates’.</p> <p>Exact arrangements are foreseen as a matter to be determined during detailed planning</p>

<p>keep it in useable condition – it can be reasonably anticipated it will attract increased use from future site residents.</p> <p>Para. 4.23 should refer to a Public Bridleway rather than a Public Footpath.</p> <p>HCCCS recommends the Plan is revised accordingly.</p> <p>HCCCS is neutral on the question of whether the site should be developed – it is not for HCCCS to take a view on this.</p>	<p><i>'Footpath'</i> has been changed to <i>'Bridleway'</i></p>
<p><b>KS3 – Land off Froghole Lane</b></p> <p>KS3, point 1 seeks to ensure King's Somborne Public Footpath 10, which is recorded running along Froghole Lane and immediately outside the site's western boundary, into any future development. Unless and until the site includes the land on which the footpath is recorded, this will not be possible.</p> <p>It may, however, be possible to create a link to the footpath from any future development of the site for the benefit of walkers. The Hampshire County Council Countryside Service (HCCCS) encourages being involved in any such scheme to assist with the appropriate legal mechanism and ensure the correct standards of design are applied. Further, contributions from the developer must be secured for both this new path and to support increased surface maintenance by HCCCS of footpath 10 to keep it in useable condition – it can be reasonably anticipated it will attract increased use from future site residents.</p> <p>Policy KS3 and specifically ambition regarding footpath 10 is not presently supported within paras. 4-24 – 4.26.</p> <p>HCCCS recommends the Plan is revised accordingly.</p> <p>HCCCS is neutral on the question of whether the site should be developed - it is not for HCCCS to take a view on this.</p>	<p>Point 1 is in fact related to flooding Point 6 seeks to connect the development with Froghole Lane</p> <p>This site has been withdrawn</p>
<p><b>KS/F1 – Community Assets</b></p> <p>Public Rights of Way (PROW) are generally valued by communities, whether for local communication, recreation and/ or personal health, in support of sustainable travel and environmental health, and more. They are, therefore, an important component of local infrastructure and HCCCS welcomes recognition of 'footpaths' within para. 5.3. It is recommended, however, the term is replaced with 'Public Rights of Way' given Public Bridleways and Byways Open to All Traffic are also recorded within the parish.</p> <p>Para. 5.3 further recognises the existence of the Clarendon Way long distance walking route. Part of the Test Valley Way is also recorded in part through the parish and this, too, should be recognised.</p> <p>The Plan could go further and give support to the up grading in status and surface improvement of the Test Valley Way for use by cyclists. It could then be a valuable link between Horsebridge and Stockbridge, encouraging increased cycle use by local communities and assist with reducing local</p>	<p>The wording <i>'footpaths'</i> has been replaced with Public <i>'Rights of Way'</i></p> <p>The reason the Clarendon Way is particularly mentioned is because it lies within the settlement boundary. As the Test Way lies outside and is already protected by the Local Plan and is the responsibility</p>

<p>traffic congestion on roads – para. 5.14 notes the A3057 is increasingly used by HGVs and can be busy in rush hour, both of which can deter potential cyclists. Such a scheme would support the ambitions of the HCC Countryside Access Plan. To seek to develop a scheme, HCCCS should be approached to establish an appropriate partnership before seeking funding.</p> <p>HCCCS recommends the Plan is revised accordingly.</p>	<p>of HCC it is not necessary to mention it here in the NDP</p> <p>The point in respect to upgrading the Test Way has been added to aspirations.</p>
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## **Historic England**

<b>COMMENT</b>	<b>RESPONSE</b>
<p>Objectives Would benefit from clearly outlining the significant components which go to make up the historic environment (insertion in italics) Protect or enhance the historic environment which has links back to Saxon times by preserving or enhancing the unique and special character, architectural style, historic settlement pattern and spaces., <i>of the designated and non-designated heritage assets, including the conservation area, Listed buildings, scheduled ancient monuments, archaeology</i></p>	<p>The recommended addition is repeated in the comment 3.20 below and does not need to be in both locations.</p> <p>As 2.3 is intended to be an overarching summary the recommended additions are limited to para 3.20</p>
<p>3.20 The key objectives are therefore to:</p> <ul style="list-style-type: none"> <li>• 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 <i>of the designated and non-designated heritage assets, including the conservation area, Listed buildings scheduled ancient monuments and archaeology.</i></li> </ul>	<p>Additions added</p>
<p>The Plan is supported by a Design Guidance which is very welcome; however, it would be advised that this is referenced within the relevant site allocation policies, KS3, the SHELAAs and KS4 conservation area policy so that the evidence base is sufficiently robust. Policy K36/H8 Would benefit the additional clarification of the significant assets which make up the Historic Environment with the insertion of the designated and non-designated heritage assets, the conservation area, Listed buildings scheduled ancient monuments and archaeology.</p>	<p>The Policy KS/H8 has been updated. The Design Guidance is now an Appendix to the plan.</p> <p>There is no current listing of non-designated heritage assets however the TVBC King's Somborne Conservation Policy area designated in 1987 shows listed buildings, buildings of interest, ancient monuments, sites of archaeological interest, important trees, important hedgerows and views and remains valid.</p> <p>It is considered that the design guidance, which has been specifically written for King's Somborne, accompanied by the designated conservation area and TVBC policy E9 offers a very level of protection. It is not felt a separate listing offers additional clarity.</p>

It is noted that there appears to be no reference within the plan to locally significant Non-Designated Heritage Assets. We would actively support the inclusion of a list of non-designated heritage assets within the plan. We recommend that the formal identification of such non-designated heritage assets is informed by testing against criteria set locally and a brief examination of each site's heritage interest in order to ensure they merit consideration in planning for their significance and to inform future decisions to sustain or enhance this significance. We refer you to our advice on local heritage listing for further information:	See above response.
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### **National Grid**

<b>COMMENT</b>	<b>RESPONSE</b>
Avison Young consultants, appointed by National Grid, identified assets within the Parish Boundary	None of these assets are affected by the NDP

### **National Highways**

<b>COMMENT</b>	<b>RESPONSE</b>
National Highways has no specific comments to make on this neighbourhood development plan.	None required.

### **Natural England**

<b>COMMENT</b>	<b>RESPONSE</b>
Natural England has no specific comments to make on this neighbourhood development plan.	None required.

### **Southern Water**

<b>COMMENT</b>	<b>RESPONSE</b>
Request that sewage pumping station is outside of KSLGS03	The updated clear map shows it outside.
We propose the following additional text paragraph 3.15: 3.15 Once established, the boundaries of the sites should only be altered in exceptional circumstances. Development of new buildings within a Local Green Space is almost always inappropriate, other than in very special circumstances such as the provision of essential utility infrastructure, where the benefit outweighs any harm or loss and it can be demonstrated there are no reasonable alternative sites available.	Protection of Local Green Space is already adequately covered by the NPPF and the Adopted Local Plan so no addition or clarification is felt necessary
With reference to paragraph 3.26 which states 'Southern Water are responsible for foul sewage,	Reference to surface water has been removed

<p>surface water disposal and provision of drinking water’ However, our records show that there is no surface water drainage system within the Kings Somborne catchment that is within our control. We are therefore responsible only for foul drainage and potable water supply within the parish and reference to surface water disposal should be removed.</p>	
<p>Paragraph 3.26 also states ‘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’. Southern Water has a statutory duty to serve new development. Investment to increase capacity at wastewater treatment works (WTW) is planned through the water industry’s 5 yearly Business Plan – work on the next plan is underway for the period Southern Water 2025-2030. The neighbourhood plan allocates sites for a total of 41 homes to be delivered over the plan period and Southern Water considers that in the interim, development can proceed provided measures are taken to minimise new flows into the foul network. Such measures may include higher water efficiency standards, with grey water recycling where possible, and development should not be permitted to connect surface water to the foul network in any circumstance, prioritising instead the use of SuDS or discharge to a watercourse. This should remove the need to delay occupation from our perspective</p>	<p>Paragraph has been updated to state:-</p> <p><i>“Southern Water has a statutory duty to serve new development. Investment to increase capacity at wastewater treatment works (WTW) is planned through the water industry’s 5 yearly Business Plan – work on the next plan is underway for the period Southern Water 2025-2030. Grey water recycling should be employed where possible. Development shall not be permitted to connect surface water to the foul network”</i></p>
<p>Policy KS/E5</p> <p>We have concerns regarding the requirement for development not to be occupied until adequate wastewater treatment facilities exist. Southern Water has a statutory obligation to serve new development and will fund, plan and deliver additional capacity at WTWs to meet demand from new development through the water industry's price review process.</p> <p>We therefore request the removal of 'and must not be occupied until adequate wastewater treatment facilities exist' from point 4 of this policy.</p>	<p>Policy KS/E5 Item 4</p> <p>Whilst it is accepted that Southern Water has an legal obligation to provide foul water drainage the fact remains that the current sewage network at King Somborne is approaching capacity and any ingress of surface water into the foul network will have the potential to flood properties especially those at the valley bottom. (an effect experienced in 2014)</p> <p>It is important that foul water and surface water are kept separate. The phrase <i>“and must not be occupied until wastewater treatment facilities exist”</i> seeks to reinforce this. Removal of this phrase offers no advantage to existing property. To add better clarity this has been changed to <i>“and must not be occupied until the accepted detailed plans for foul and surface water drainage plans are fully constructed”</i></p>



Suggested update to Policy KS/E7	This is superseded by comments from TVBC
<p>Policy KS/H8</p> <p>We note that part 1 of this policy refers to the need to conform to design guidance. However whilst the design guidance encourages the incorporation of ‘water management’ measures into new development, such as more ambitious water efficiency standards, green roofs and rainwater harvesting, we feel that in order to address the parish concerns regarding wastewater treatment capacity (paragraph 3.26 of the Neighbourhood Plan), as outlined in our response to Policy KS/E5, higher water efficiency along with surface water separation from the foul network can help to minimise additional flow to the WTW. We would therefore encourage the policy to include a requirement for new buildings to adopt the higher Building Regulations water efficiency standards of 110l/p/d or less, and to require surface water separation from foul, incorporating SuDS and other water capture systems such as rainwater harvesting, green roofs and greywater recycling where possible. This would be in line with NPPF paragraphs 153 and 169, and would also be in line with the conclusions of this neighbourhood plan’s Flood Risk Study which states ‘In addition to attenuation storage systems, and in order to reduce runoff volumes entering Somborne Stream, sustainable drainage system such as rainwater harvesting and box planters should be used.’</p>	<p>The purpose of the Design Guide is not to supplement building regulation but rather the guide aims to inform planning decisions and thus safeguard the Parish’s character well into the future.</p> <p>Separation of foul and surface water is covered in Policy KS/E5</p> <ul style="list-style-type: none"> <li>• Item 4 required separation</li> <li>• Item 8 requires a drainage strategy</li> </ul> <p>The following has been added to Policy KS/H8  <i>Demonstration of high water efficiency is required.</i>  <i>These measures should include where practicable :-</i></p> <ul style="list-style-type: none"> <li>• <i>Adoption of the latest optional water efficiency building regulation standard</i></li> <li>• <i>Rainwater harvesting</i></li> <li>• <i>Sustainable drainage systems SuDs</i></li> <li>• <i>Greywater recycling</i></li> </ul>

## TVBC

TVBC comments have been received and discussed at a video conference on 28<sup>th</sup> September 2022. The following table summarises the discussions.

COMMENT	RESPONSE
Credits – Are the credited bodies accurate?	These have been updated.
General Photographs – The plan would benefit from Photographs	Suitable photographs have been selected and added.
Background 1.1 Consideration of NPPF and local plan updates need to be considered	Plan updated accordingly.
General Maps - A number of comments suggesting additional or clearer maps at various points in the plan are required	Suitable consolidated maps have been added where appropriate to reflect the comments.
Parish Profile Link to the Parish Profile is required	Link added.
Vision 2.1 Better prominence is required	Prominence addressed.

Objectives 2.3 – Numbers preferred rather than bullets	Numbers substituted.
Objectives Development and Design Order of objectives needs re-ordering	Objectives re-ordered.
Planning & Policies 2.3 Community aspirations should be listed	Aspirations added in Appendix 1.
Villages Landscape and Appraisal Reference incorrectly titled	Reference updated.
Villages Landscape and Appraisal – 3.6 Figure number Incorrect	Plan updated.
General Key Local Plan Local Plan Policies The prominence should be reduced only reference is required	Plan updated to show the reference only made to the policy number.
General – Links shown could be added as footnotes rather incorporated in the text	Not foreseen as an advantage so not incorporated.
<p>Villages Landscape and Appraisal Policy KS/E1</p> <ol style="list-style-type: none"> <li>1. What is a major application? This appears to repeat the validation requirements and the phrase ‘likely to have the potential for a significant impact’ will be difficult to quantify and apply on a consistent basis. This is a subjective assessment. Needs more precision.</li> <li>2. This appears to rely on an arbitrary datum point and then set out the requirement for all development above this point to be completely screened from public view.</li> </ol>	<p>Para 1 – The words ‘major applications’ have been removed from the policy. Impact can be judged from the landscape assessment.</p> <p>Para 2 – the 40m contour line has been selected from the map Figure 1 shown on page 15 of the consultation plan, thus encouraging development within the valley floor and allowing infill. The wording certainly does not require complete screening of development above this line. It is designed to state that any impact must be mitigated which from a landscape perspective it should do. Reference should be made to the Strategic Environmental Assessment. The Parish Survey indicated 94% parishioners in favour of the following <i>question:-</i>  <i>Landscape Features. King's Somborne village has a distinctive setting, effectively in a geological bowl surrounded by higher ground areas such as How Park, Cow Drove Hill and the Clarendon Way, from which there are attractive views of the village. Should landscape features, such as surrounding farmland be identified and preserved?</i>  73% of respondents to this consultation also supported this policy with only 2% against. The policy has been retained but revised such that an addition added that 40m contour level applies to foundation level to give clarity.</p>
<p>Village Landscape and Appraisal 3.9 – Policy KS/E2</p> <p>What is the evidence for this local gap?</p> <p>The land is already designated as countryside through the Local Plan.</p>	<p>It is accepted that this gap is not part and parcel of the TVBC list of GAPS. The principal reason for designating it as a gap is as spelt out in the policy to maintain the separation between Horsebridge and King's Somborne. The draft 2018 plan contained a similar policy at this juncture TVBC stated  <i>“the principle of preventing coalescence of settlements is generally consistent with TVBRLP...”</i></p>

<p>If it meets the criteria, the land could be designated as Local Green Space (LGS) which may be the protection the community would like.</p>	<p>The current Reg14 consultation shows 71% in favour of this policy and only 4% against. The existing owners object to it being designated as green space as it prevents any agricultural development which the Plan does not seek to prevent. In addition, the field already has a small tractor shed on it which is a potential reason for green space designation being denied. Further, the fact TVBC has currently designated as countryside does not mean this is the case in perpetuum. A local policy ensures local people can be assured the separation remains with the separate identities. Unless there is a national or area policy over-ruling then the policy is required.</p>
<p>Local Green Space 3.14 This could be moved to an appendix in the Reg 16 version.</p>	<p>As agreed, the whole of the Local Green Space Assessment originally included in the evidence base now forms an appendix.</p>
<p>Local Green Space 3.6 A summary of the site appraisal could be included as an appendix.</p>	<p>As agreed, the whole of the Local Green Space Assessment originally included in the evidence base now forms an appendix.</p>
<p>Local Green Space Policy KS/E3 It would be helpful if rather than bullets at the front that the sites are numbered: KSLGS1 - Muss Lane Recreation Ground .... etc.</p> <p>The designation of KSLGS10 appears to be just a roadside verge – what would this designation achieve as the size and position of the land would prevent any major development</p>	<p>Bullets replaced with numbering.</p> <p>The banks of the stream identified are very important to the village and designation meets the criteria and ensures protection. Including this offers protection from whatever proposed future changes may occur. It is not incumbent on the Parish Council to predict what the future may be. Once within living memory there was a ford instead of a bridge near the corner shop for example. The item has been retained as it currently meets the criteria for green space.</p>
<p>Conservation Area, Heritage Buildings and Heritage Sites Policy KS/E4 King's Somborne Conservation Area</p> <p>Parts of the policy would sit better in a design policy and the remainder either repeats policy E9 or is covered in national policy and should therefore be deleted.</p> <p>Materials – It is not possible for every development to adopt traditional materials, there will be modern extensions to existing dwellings or other types of development such as loft conversions that will not be harmful but use modern materials.</p> <p>Criterion 4 – Not sure how the protection of important hedgerows can be delivered when their</p>	<p>The policy has been deleted as suggested and replaced with text and reference to Local Policy E4.</p> <p>Materials are covered in the King's Somborne Design Guide.</p>

removal does not qualify as development.	
<p>Conservation Area, Heritage Buildings and Heritage Sites</p> <p>Policy KS/E4 – Archaeology</p> <p>Archaeology is addressed in local plan policy E9 and in national policy and does not need repeating in this plan.</p> <p>Criterion 1 – TVBC does not have an Archaeology officer, it is HCC that provides archaeology advice.</p>	<p>The policy has been deleted and replaced with text and reference to Local Policy E9.</p>
<p>Flooding and Water Management Policy KS/E5</p> <p>Criterion 5 – This repeats requirements within other legislation and does not need repeating in the plan</p> <p>Criteria 6, 7 and 8 – There is no threshold for the requirement for the investigations and tests requested and these would be very onerous and unrealistic on most types of development.</p> <p>Criterion 9 – This is not needed as a FRA is required to support any planning application as set out in the local validation list.</p>	<p>This policy is one of the most important within the Plan. King's Somborne has flooded and this policy looks to minimise this risk having taken advice from consultants Waterco (see reports referenced on page 5 of the Plan). The EA has commented and the points raised will improve the policy. They have not however made comment on items 5,6,7 &amp; 8.</p> <p>Item 5 has been deleted from the policy as commented but the requirement remains included in the text para 3.27 for reference as it ensures the requirement is given in the Plan.</p> <p>Item 6 costs are minimal percentage of development costs and early agreement with the EA can only benefit all.</p> <p>Item 7 Costs for infiltration tests are not excessive although it is accepted that for developments at higher elevations where developments are sited on chalk the test is of less use. However, to differentiate between sites is difficult, Surface water entering the foul drainage system through run off is an issue in King's Somborne and is an issue for Southern Water (see their comments) so assurance that infiltration will work is important and cannot be assured without a test.</p> <p>Item 8 this item is linked with 7 above and there are no significant costs here as a drainage design will need to be produced irrespective. The costs will come in construction to satisfy the design.</p> <p>Item 9 this is important. Whilst it is accepted a FRA study is an existing requirement the detail is not specified. This policy seeks to ensure sufficient attention is paid to the matter and that there is confirmation. Developers provide the bare minimum and one only has to look at the recent planning application on Winchester Road for 2 detached houses as confirmation.</p> <p>The policy has been retained.</p>



<p>financial contribution or provision of alternative natural green space for recreational use to the standard in force at the time of the application. Such mitigation measures must be secured for the duration of the development's effects and must fully adhere to any updates to the guidance issued following the approval of this Plan.</p> <p>Criterion 4 – It would be difficult to protect existing hedgerows as their removal does not qualify as development</p>	
<p>Development and Design 4.2</p> <p>For information, the Local Plan is in the process of being updated and this will may need to be updated in due course.</p>	Information noted.
<p>Development and Design Local Area Policy COM7</p> <p>Text requires updating.</p>	All policy text has now been removed see general comment above.
<p>Development and Design Policy KS/H1</p> <p>What does 'reviewed on a regular basis' in the policy mean?</p>	This point is covered in section 6 Neighbourhood Plan Revision 6.1 & 6.2 and King's Somborne Parish in Context p1.1.
<p>Development and Design Policy 4.8</p> <p>This needs to be updated to 10 -14 dwellings as per the Affordable Housing SPD.</p>	Plan amended.
<p>Development and Design Policy 4.12</p> <p>What evidence is there to support this? They will help with housing supply and possibly mix, but I would be interested to see how they contribute to the affordability of new homes.</p>	There is no written evidence. However, logically the profit element of the developer, somewhere around 20 to 30 percent, would be removed hence making it cheaper. Land and material costs could be higher for the self builder but this increase would not detract from and overall gain.
<p>Land at Spencers Farm South Policy 148b</p> <p>To avoid confusion, these should be renamed in the Reg 16 plan as KS/ALL1, KS/ALL2, etc.</p> <p>For all the sites in the Plan, have capacity studies been undertaken based on the mix of dwellings and the contour line, etc?</p> <p>Bullet 1. -The RoW isn't located through this site it's on the edge, without altering the course of the path how would the development incorporate this? If the intention is to re-route through the new development the policy should reference this</p> <p>Bullet 4. – This could reference the newest development design under construction immediately adjacent for 4 dwellings. 19/01779/FULLS</p> <p>Bullet 5. How is it envisaged that officers and applicant present and evaluate the contour line</p>	<p>Capacities have been verified and are based on 220m2 net developable area. The net developable area includes access roads within the site, private garden space, car parking space, incidental open space and children's play areas. This is consistent with TVBC norms of a gross allowance 30dph.</p> <p>The available plot area is now shown on the site maps. Policy is renamed KS/ALL1.</p> <p>The right of way borders the plot and the site should be connected to it. The words "<i>bordering the southern edge</i>" have been added.</p> <p>Confirmation from the land owner he wishes to proceed on the basis from the A3057.</p> <p>Policy KS/E1 has been amended to give clarity.</p>

<p>info? Is this contour taken from an existing site level? Is this the development at slab level or at ridge height?</p> <p>Bullet 6. This is a building control / surface water issue and would be undertaken anyway. This doesn't set out what to do once you have the figures?</p> <p>Bullet 7. The A3057 is a considerable distance from the selected site boundary. This encourages the laying of a road across open countryside and impact on landscape.</p>	<p>It is preferred that design follows the design guidance rather than reference an earlier planning application see policy KS/H8.</p>
<p>Land at Spencers Farm South Para 4.21</p> <p>The term small to medium is in conflict with the developable area shown on the plan. The policy states 14 dwellings.</p>	<p>The words 'small to medium' have been deleted as they are not qualified and substituted with the proposed number of 14 dwellings.</p>
<p>Land East of Furzedown Road SHELAA55</p> <p>Comments no longer applicable</p>	<p>This policy and the associated relevant text have been deleted as planning permission for 18 homes on the allotments has now been granted satisfying some of the housing requirement. See SEA paras 5.23 to 5.26 for a more detailed rational.</p>
<p>Land East of Eldon Road SHELAA168</p> <p>Any less than 10 dwellings would not provide any affordable homes on site. A developer could submit an application for 9 dwellings to circumvent the policy. Consideration could be given for an 'at least' number so that the site delivers AH on site.</p> <p>Item 2 Does this weaken the argument of the 40m contour line as a limit to development?</p> <p>Is this the development at slab level or at ridge height?</p> <p>Item 4 Proposed layout- This will result in harm to the character and appearance of the area and it will be a remote and obvious urban development unrelated to the existing urban form of the settlement. This should be rethought and is not compatible with the wider principles of the NP and TVBRLP.</p>	<p><i>"A least 10 dwellings"</i> has been added to the policy.</p> <p>Point 2 has been amended to give better clarity.</p> <p>The development is directly opposite Lancaster Green and within a very short distance from housing to the North. The comment therefore does not appear to have a great deal of validity. The object of the point is to ensure that there is not a stark division between urban development and countryside rather that the boundary is softened. The shape of the plot has been chosen to ensure minimal impact from wider views. The point has been retained.</p>
<p>Land East of Eldon Road para 4.23 Ground Water Protection Zone and flood area should be shown on the allocations map</p>	<p>The EA has advised that the flood area shown on their map is in error and it will be revised shortly. All the area is in zone 1. The Groundwater Protection Zone is remote from the site, 4.21 has been updated for clarity.</p>
<p>Land off Frog Hole Lane Policy KS3</p>	<p>This policy and the associated relevant text has been deleted as planning permission for 18 homes on the allotments has been granted satisfying some of the housing requirement. See SEA paras 5.23 to 5.26 for a more detailed rational.</p>

<p>Building Design para 4.29</p> <p>The government have now published the National Design Model guidance, and therefore much of this does not need repeating.</p> <p>The relevant parts of Section 3 of the Guidance is locally distinctive and the relevant parts should be included as an appendix in the Plan.</p>	<p>The National Design Guidance was produced in January 2021.</p> <p>The King's Somborne Design Guide has been produced utilising Government funding via Locality in 2022 by specialist consultants AECOM. This Design Guide provides design detail in relation to Parish's Neighbourhood Development Framework. National planning policy for sustainable development also expects all new development to adopt and incorporate sustainable construction standards and techniques. The King's Somborne Design Guidance does not contradict the national guidance, rather it supplements it, is specific to King's Somborne and ensures that all design matters specific to King's Somborne are contained in a single document. The King's Somborne Design Guide has been added as an appendix to the Plan.</p> <p>Historic England has welcomed the inclusion of the King's Somborne Design Guide.</p>
<p>Policy KS/H8 – Design</p> <p>See comments above about design guidance. The policy should signpost to the National Design Model guidance and the detailed local guidance in the appendix.</p> <p>The Parking standards found in the Local Plan do not need to be repeated here</p>	<p>Recommendation adopted and the Policy amended.</p>
<p>Transport and Traffic para 5.14</p> <p>The bullets could be displayed differently and could be developed as 'community aspirations'. There may be others that fall within this category that could be included in the plan.</p>	<p>It is felt that these bullets should remain listed under the Traffic and Transport section as it will be clearer.</p> <p>Much work has already taken place on traffic calming by HCC and this is recognised in the updated plan.</p>
<p>Policy KS/F2- Utilities</p> <p>Criteria 1 - the utility companies have permitted development rights to install their infrastructure - as this does not need planning permission, this policy will not apply.</p>	<p>Whilst it is accepted that utility companies have the rights stated, it should be recognised that since utility privatisation developers contract utility companies to make connections. Costs are borne by the developer and the timing, routing and costs agreed by both parties. Utility companies are not obliged to follow the policy but developers are. The policy stated where practical utility companies should not object as whilst capital cost of installation is greater for burying cables maintenance costs are lower. The policy has been retained.</p>



## **Part 2 – Public Consultation – ‘The Plan’ (Excluding the Policies)**

Consultees were asked for their comments against each section of the plan, excluding the policies. These comments, from residents, local organisations, local businesses and landowners with land that has been considered as part of the NDP, have been collated and published on the KSPC’s website: [NDP – Regulation 14 Consultation 2022 | King's Somborne Parish Council \(kingssomborne-pc.gov.uk\)](#) The key comments repeatedly raised have been listed below, followed by the Council’s Response.

### **1. Background Information and Evidence – page 5**

#### **Comments Received**

*A large amount of evidence has been collected at very significant cost to the Parish Council and through central government funding via Locality. This has formed the evidence base based on independent objective assessments by Professional bodies. Over the development of the proposed plan there has been a lot of feedback from residents that is well recorded in the minutes from PC meetings and in correspondence using the detailed evidence base. This feedback giving detailed quotations and references has at minimum been glossed over or just ignored by the NDP working group and the Parish Council. Most recent example being the detailed evaluation of the evidence base for site selection by a fellow resident that was sent to the PC in January 2022. Para 1.1 'The plan has been prepared for and by the local community'. As per above I completely disagree with this statement. The plan has been driven by a few individuals on the Parish Council with very little regard to the significant amounts of feedback produced by the residents of King's Somborne. 1.3 Please note that this plan can only be adopted following a referendum at which the plan has to achieve a majority in the ballot. This cannot be assumed to be a guaranteed De Facto result.*

*2.5 The Housing Needs Survey by Action Hampshire was unnecessary following the general Questionnaire Survey. Furthermore, it was misguided in asking questions about residents' market housing needs when the NDP could not accommodate them specifically. More fundamentally the survey is now too dated and cannot claim to represent the present population's housing needs*

*The Plan (1.1) was envisaged to start in 2019. Obviously, changes have occurred in the meantime and some of the defining criteria will need to be re-assessed e.g., the number of new homes should be revised downwards. It is a pity the Plan has been delayed.*

*There has been no mention of bat population on site 55 "Does the site have any ecological potential or known protected species? e.g., badgers, bats, great crested newts etc." This is a notification of a bat colony in the green space between the "top field" site 55 and the hedge running from there to the trees at the top of Eldon Road. Ignore if you must.*

#### **Council Response:**

While it is true that the creation and collation of the NDP has been driven forward by the Parish Council by necessity and requirement of function, it is disingenuous to suggest that this has led to the views of residents being ignored. There have been numerous opportunities for the wider community to engage with and provide input to the NDP (including through this Regulation 14 process), and the information provided has been considered with appropriate weight alongside all other reports and analysis provided by a variety of stakeholders. Further, as is mentioned, the ultimate decision on the NDP will be made by the community-at-large through a referendum.

It is true that the NDP was envisaged to start in 2019. However, even after a reassessment of the number of homes needed (provided in a 2022 revision to 'Housing Needs and Sites') the population growth rate and likely occupancy levels still necessitate an additional 41 dwellings over a 15-year period.

The Council notes the report of bats and reiterates that Policy KS/E6 states that “development ...where development would impact on suitable commuting and foraging habitat...should recognise that rare species of bats may be utilising the site. Such proposals will be required to be accompanied by necessary surveys to ensure that key features are retained including an initial Preliminary Ecological Appraisal carried out in accordance with best practice. In addition, a suitable buffer to safeguard against disturbance may be required”.

## 2. 1. Background – King's Somborne Parish in Context - 1.1 to 1.4 - page 6

### Comments Received

*The document states the Plan covers a period from 2019 to 2034. Why is not from the present day? If it covers the period from 2019, surely the houses that have been built in the village since 2019 should be deducted from the target of 41. (policy KS/H1)*

*but the Neighbourhood Plan will be periodically reviewed to consider whether an update is required". Please define periodically*

#### Council Response

It is true that the NDP was envisaged to start in 2019. However, even after a reassessment of the number of homes needed (provided in a 2022 revision to 'Housing Needs and Sites') the population growth rate and likely occupancy levels still necessitate an additional 41 dwellings over a 15-year period.

Periodic review will take place as and when necessary to ensure that the plan remains appropriate for the needs of the parish, and in line with national planning policies and advice.

## 3. 1. Background – National Planning Policy Framework - 1.5 to 1.6 - page 6

### Comments Received

*The Horsebridge site, that never made it past the first cut of sites being brownfield should be included in the NDP sites as per nation guidance. Derelict sites across the country will be transformed into new homes under a flagship government scheme to regenerate brownfield land, boost local communities and support people onto the property ladder.*

#### Council Response

The Horsebridge site is outside of the settlement boundary of Horsebridge, and thus any development is unlikely to have met all the elements of sustainable development considering access to a range of facilities. The site also contains a Grade II listed 18<sup>th</sup> C barn and housing development would likely directly impact on the barn and its association with agricultural uses.

## 4. 1. Background – Test Valley Borough Council Local Plan - 1.7 – pages 6 – 7 – Includes: map showing the Parish and Settlement Boundaries

### Comments Received

*The Plan of the Parish and Settlement boundaries is difficult to read when reproduced on A4 paper. This comment also applies to some subsequent plans in the NDP. If the NDP is to be available in A4 format, perhaps certain of the plans need to be fold-out.*

#### Council Response

The Council will explore A3 fold-out versions of plans for any subsequent consultations and referendum, if hard copies are required.

## 5. 1. Background – Parish Profile - 1.8 to 1.12 - pages 7 – 8

### Comments Received.

*I am not sure that a 'predominantly white population' should be referred to when colour and ethnicity have no relevance to any of the NDP policies, unlike, for example the national census where data on racial background is appropriate and necessary. The analysis indicates that the village already has a larger proportion of private rented and social housing, than elsewhere in Test Valley.*

### Council Response

The NDP has been prepared for and by the local community and is locally specific. Therefore, it is important to note the character and profile of the Parish. This includes the racial and ethnic make-up of the area.

While analysis has shown that “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”, the future housing needs of the Parish have been assessed with this in mind.

## 6. 2. Community Vision and Objectives – Vision - 2.1 to 2.2 - page 9

### Comments Received

*We strongly support the overall Community Vision and Objectives*

### Council Response

The Council notes and appreciates the support.

## 7. 2. Community Vision and Objectives - Objectives - 2.3 - pages 9 and 10:

- The Villages, Landscape and Environment
- Development & Design
- Community Facilities and Infrastructure

### Comments Received

*There should be specific reference to the support and development of spaces and facilities for sport and recreation.*

*I fully support the objectives in this part of the plan, and as such these Objectives should be clearly applied equally, fairly and objectively to ALL the potential sites in the site selection process using the vast amount of data in the Evidence Base.*

*Objectives include protecting biodiversity, water quality, key habitats and historic environment, as well as safer roads, protecting key views and reducing risk of flooding. The proposed development of KS3 would be in direct conflict of all of these objectives. The site is known area of biodiversity and contain key habitats, there are also protected species, trees and buildings in close proximity. The development would risk permanent damage of these important assets. A prolonged construction project would be detrimental to the protected Barbastelle bats and barn owls which are extremely sensitive to sound. Further, it would pose a pollution risk to the relatively small and sensitive Borne. The SEA states there is potential for water pollution and says 'the risk of pollution entering the Borne must be eliminated.' It is also known that sites 148b and KS3 will generate additional nitrogen which is not consistent with the goals of the Council or Natural England. There is also concerns relating to protected buildings in the area. Both Historic England and the SEA have stated there is significant potential for an 'adverse impact on the historic environment' for site KS3. Safety is also a concern, Cow Drove Hill is currently a dangerous road with a very steep incline and high-speed vehicles. The visibility splay onto this road does not meet the current requirements and as such any vehicles leaving this development would be at risk. Key views from How Park and associated footpaths would also be compromised and the flooding risk is perhaps the largest concern of all.*

*Several reservations; Bullet point 4 - unreasonable to expect all development sites to provide open space to provide multiple benefits to the community. Bullet point 6 - KSPC is not the Highway Authority and so how is this to be achieved? Bullet point 9 - New development need not necessarily be located on the valley floor; two of the four suggested housing sites are not wholly within the valley floor. Bullet point 14 - as indicated elsewhere, the need for 41 new houses in the Plan period has been established by a methodology inappropriate for a village or rural parish*

*Although we support the overall objectives, bullet point 6 refers to the delivery of safer roads etc., This is a County Council /Test Valley responsibility and is not strictly within the remit of the Neighbourhood Plan, other than as a means to make recommendations to higher level authorities. should the Plan identify specific measures, such as speed limits, footpath improvement, enhancement of street lighting where footpaths are narrow or uneven, such as along Winchester Road (e.g. from the White Chapel to Winchester Road and onwards to the bus stop. The Development and Design objective talks about the*

*delivery of new affordable homes, but the analysis already highlights that we have a higher than average level of affordable 2 bed accommodation in this category.*

*It is difficult to reconcile the objective of maintaining the rural character of the village whilst, at the same time, proposing developments which will lead to an additional 41 houses, the majority of which would be outside the current designated development boundary. We would like to comment on 2 of the objectives particularly, namely 'Ensure that the key views ..... are not adversely affected' and "Ensure that the village remains compact ..... occupying the valley floor rather than rather than the sides of the valley". These 2 objectives should not take precedence over the desire of existing residents to maintain the quality of space and light within the village (referred to in 3.4 of the NPD). There may be the need for landscaped areas to surround the proposed developments, which could push the developments a little higher above the 40m contour. The needs of current residents should come before the aesthetic requirements of those people who are simply passing through the village, either on foot, bicycle or car.*

*Development and Design. We do not agree with the objective of allocating a limited number of sites for development. We feel the village should grow organically, within the current designated development boundary and utilising available infill sites.*

*I agree that any new houses should comprise 2/3 bedrooms preferably, suitable for older persons wishing to downsize and for persons starting on the housing 'ladder'. I disagree with the number of new houses required in the next 13 years (to 2035). Considering the number built and under construction in recent years the target number should be reduced from 41 to 30. The need for affordable housing is not made in my opinion.*

*There is no mention that the business in the village have decreased, Mr Martins store, has gone, and so too is the local delivery / support service he provided. The post office lacks any parking meaning a narrow road on a junction is often blocked. The NDP needs to consider the requirements as communicated to the PC in the initial consultation.*

*Development and Design. It is unlikely that two- or three-bedroom homes on KS3 will be "affordable" due to amortisation of high development, access and sewage infrastructure costs. See later for full documented explanation.*

*2.3 bullet point 7: I would question the need for the strict necessity of the Horsebridge Gap, which otherwise can accommodate housing on the inward slopes of the valley within which the village is situated. This has been such a very important consideration in the deliberation of the Gladman's application on land reference SHELAA 168. Whilst it is accepted that the bottom of that valley land touch on the flood plain, the balance of land, can be allocated for housing. The Horsebridge Gap is itself a misnomer as there is continuity of developed land along the A3057 highway frontage with the supposed Gap comprising 'back land' well suited to development without infringing established landscape policy parameters. Indeed, this is perhaps a more logical location, in landscape terms, than SHELAA 168.*

### **Council Response**

Given the rural locality of the Parish and the "quintessential and classic rural character", it is not an unreasonable objective to prioritise the provision of open space within developments. Open space is a key feature of rural and village locations, and by prioritising and requiring it, downsides to development can be mitigated, and aesthetics can be preserved. However, it is noted and accepted that KSPC will not have the ability or authority to deliver every objective alone. They are designed to guide the policies of the plan and will be used to judge interactions with all those involved in future developments.

There are multiple references to areas designed for recreation, with several sites designated as Local Green Space (LGS), a method of providing special protection against development for green areas of particular importance and benefit to the local community.

The methodology for the housing assessment is appropriate, with the number determined based on the evidence to hand, the aspirations shown in the parish survey, support of respondents to the consultation (67%), and the general support of residents. Housing need is predicated upon maintaining a demographic profile to sustain the existing life within the Parish but, at the same time, does to a degree need to keep in line with the general population growth, whilst respecting the natural environment and landscape. The population growth rate and likely occupancy levels necessitate an additional 41 dwellings over a 15 year period, and public consultation showed a preference for smaller sites to accommodate these.

While there are a larger number of affordable homes, analysis has shown that *“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”*, and as such the future housing needs of the Parish have been assessed with this in mind. The continuing need for affordable housing is extremely unlikely to diminish in the foreseeable future. It should also be noted that the widely accepted definition of ‘affordable housing’ comes from the National Planning Policy Framework (Annex 2).

The Plan does take account of the reduction in business within the village, given the *“extensive modernisation, mechanisation and a mobile workforce”*, and as such, *“like many populations in rural villages, residents typically work outside of that community”*. However, home working is on the rise, which may well bring business back to the community.

While the Plan does allow for potential development within areas that contain bats and protected species, and may allow for development around watercourses within the Parish, the Council reiterates that Policy KS/E6 states that *“development ...where development would impact on suitable commuting and foraging habitat...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”*. Further, as per KS/E7, any development proposals that *“would adversely affect the following features of the of the Somborne Stream, 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.”* Finally, KS/E7 stipulates, as per the recommendation of the HRA that *“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.”* Therefore the Council refutes that the mere potential for development conflicts with the policies of the plan, and in fact shows the importance of these policies, and places significance in ensuring they are enforceable when actual development is proposed. All developments carry some risk to the environment. The SEA recognizes these risks and the Plan seeks to minimize these.

Following the approval of planning permission for the allotment site, KS3 has now been removed from the site allocation of the Plan.

The gap between King’s Somborne and Horsebridge is favored by the majority of residents and is consistent with National Planning Policy.

## 8. 2. Community Vision and Objectives - Planning Policies and Sustainable Development - 2.4 to 2.6 - pages 10 – 11

### Comments Received.

*Para 2.5 is nebulous and can be removed from the Plan*

*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. This contrary to Site 55, meaning the statement needs to be removed or this Objective needs amending. 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 >> no planning in the NDP for anything other than housing, this needs amending or sites other than housing need to be added >> Tarmac for example.*

*Allocate sites to accommodate 41 new homes over the next 15 years. 41, note in other section this number differs What’s the point of this para? 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 up define sustainable development. This Plan has been assessed through its preparation on how it contributes to sustainable development.*

#### **Council Response**

Paragraph 2.5 merely seeks to highlight the level of contribution from the community, remind readers that information and deliberation has gone wider than the pages in front of them, and offer explanation that other work may well be pursued by KSPC and the community due to the engagement as part of this process.

Modernisation and improvement of Parish facilities will only come from usage and support, and therefore before others are planned, there is a need for housing development to deliver a sustainable community and to provide long term support for current local facilities.

Following the approval of planning permission for the allotment site, Site 55 has now been removed from the site allocation of the Plan.

#### **9. 3. The Villages Landscape and Environment - Landscape - 3.1 to 3.9 - pages 12 – 16. Includes:**

- Figure 1 - King's Somborne Contour Map and
- Figure 2 - Local Gap Boundary.

#### **Comments Received**

*See full representations submitted via email to the Parish Clerk.*

*NPPF para174 states that very clearly that the planning system should contribute and enhance the natural and local environment by protecting and enhancing valued landscapes. In the AECOM report the sites were assessed in terms of landscape sensitivity and Visual sensitivity. These were tabulated in the site selection process by the PC but don't appear to have contributed to the final selections in the site selection process.*

*Page 13 states principal features of Parish include: conservation area, grade listed buildings, flood zones 2&3, sites of importance to nature and conservation, proximity to Mottisfont SAC (Barbastelle bats), River Test (SSVI) and Somborne stream, trees typical at break in slope, rural roadway tracks and narrow drove roads, views towards and from ridgelines and agricultural setting. Of the 11 principal features, development of KS3 would arguably be of detriment to 9 (above) of these. This is surely unacceptable.*

*Relating to the views - KS3 is bordered by many public footpaths and is frequently used by walkers, cyclists and dog walkers. Development of this area would cause these groups much inconvenience, but it would also present an eye sore in place of what used to be a previously impressive view. It would spoil the sense of remoteness and tranquility and destroy undisturbed chalk grassland.*

*The housing proposed on the land at reference SHELAA 168 is situated on a field outside the village envelope on which the 'Save Our King's Somborne' (SOKS) group spent much time and effort rebutting a Planning Application by Gladman, I'm pleased to say successfully. It seems paradoxical that having had the full support of the village to seek to rebut the Gladman proposals that the Neighbourhood Plan committee now seek to allocate a significant part of that site. The landscape impact and other argument raised in respect of the application by Gladman remain as current now as they were in 2015. Copies of those representations made at the time were forwarded to the KSPC Clerk under cover of my e-mail of 02/09/22.*

*Fine - Seems a very comprehensive assessment of the Parish's landscape features.*

*Landscape It is disingenuous to describe the village as 'predominantly linear'. No doubt the original thatched cottages did develop in a linear fashion but a quick glance at Figure 4 reveals plenty of examples where the housing has spread up the valley sides – Nutchers Drove, Cow Drove Hill, Furzedown Road and Eldon Road. It seems that this 'linear' description is being used to add strength to the argument that all new housing should be below the 40m contour (Policy KS/E1), but it is not an accurate description of how the village has developed.*

*I am not convinced that the '(h)istoric linear valley bottom settlement' has been retained. Due to developments, e.g., around Eldon Road, the structure of the village is now more 'T-shaped' if anything*

*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) DONT BUILD ON SITE 55*

#### **Council Response**

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 were combined with the outcomes of the consultation on the first draft Neighbourhood Plan to inform the policies.

The mere potential for development does not detriment the features of the village, and in fact shows the importance of the policies within the Plan, placing significance in ensuring they are enforceable when actual development is proposed. All developments carry some risk to the environment. The SEA recognizes these risks and the Plan seeks to minimize these.

Following the approval of planning permission for the allotment site, KS3 has now been removed from the site allocation of the Plan.

The Policy does not preclude development above the 40m contour line. It specifies that the impact must be mitigated. It serves to direct development towards the valley floor (in keeping with the historical character of the village, which can still be seen through the facilities of the village) and ensures the effects to landscape from wider views is minimized. That being said, the Council would agree that 'historically linear' may make for a more appropriate description of the village, given past developments, and 3.2 will be amended as such.

### **10. 3. The Villages, Landscape and Environment – Local Green Space - 3.10 to 3.16 - pages 17 - 20.**

**Includes: Figure 3 - 3 x Local Green Space maps.**

#### **Comments Received**

*See full representations submitted via email to the Parish Clerk.*

*The main Local Green Space map (p 19) is difficult to read reproduced on A4 page. See previous related comment on Parish and Settlement Boundary map.*

*Policy KS/E3 refers to Local Green Space. The area of vacant land between Cruck Cottage and Prospect House has in past policies been defined as an 'important open area'. It performs a significant function of maintaining a green setting for possibly the two most important Listed Buildings in Winchester Road and arguably the village as a whole. We would like this plot of land to be protected as a Local Green Space to prevent future development affecting the setting of these important buildings.*

*Local Green Space. We agree with all the choices for protected Green Space, with the exception of the allotments on Furzedown Road. (Policy KS/E3). This area is used by just a few people from the village. It adds no other advantage to the village as it is not visible to anyone other than the allotment holders. It is subject to a planning proposal for a housing development. In our view, this is the best place to put a housing development as: 1. It would be an infill development within the current village boundary Access would pose no problem (unlike SHELAA 148b and KS3) 2. It is not a site that is heavily overlooked by existing properties 3. The allotments could be re-provided for the current allotment holders with much better facilities eg water, storage space etc.*

*As an allotment holder, I am impressed by the work carried out by the Parish Council on this Plan which designates the existing allotments as an open space and removes it from the areas for future housing development. With the current planning application submitted for the development of the allotments, I hope and trust that this will not take place before the NDP is finally approved. The ownership of village allotments should be resolved for future generations*

*Regarding 3.14, I have said elsewhere that the paddock opposite the Old Vicarage is not one that is available to the public to experience 'tranquility'. Neither is it particularly beautiful and does not provide a setting for the Old Vicarage, given it is separated by the Lane. I think this area can be taken out of the list of valuable green spaces in King's Somborne*

*it's key to keep green space*

*This section should note that the centre of the Village is in fact the area by Cross Stores, meaning the ideal place for development is behind the shops? Not having this here looks like a deliberate attempt at hiding this fact*

#### **Council Response**

The allotments on Furzedown Road have been identified as LGS for their recreational value. The site is much valued by the community (as highlighted by the responses to planning applications on the site) and has been identified as a key link between two parts of the village, as well as being an area for residents to meet and enjoy healthy exercise and production of fresh fruit and vegetables. While not used by the entirety of the community, this alone should not negate the reasons for inclusion. That being said, this designation will now be applied to the 'new allotment site', given the approval of planning permission for the 'current allotments'.

The area between The Cruck Cottage and Prospect House was subject to assessment as a LGS. However, it was deemed unsuitable for designation and not of particular value to the community.

Notwithstanding individual appraisals of beauty, the paddock opposite the Old Vicarage has also been included as a LGS due to its "historical significance...and richness of wildlife."

Inclusion of the centre of the village has not been forgotten. However rather than refer to one specific point, it is more appropriate to refer to an area (School, Crown Inn, Post Office), by way of definition.

The Council will explore A3 fold-out versions of plans for any subsequent consultations and referendum, if hard copies are required.

#### **11. 3. The Villages, Landscape and Environment. Conservation Area, Heritage Buildings and Heritage Status - 3.17 to 3.21 - pages 21 to 23. Includes: Figure 4 - Conservation Area.**

##### **Comments Received**

*See full representations submitted via email to the Parish Clerk.*

*All the proposed sites should have been considered in relation to the conservation area, Heritage Buildings, and Heritage Status when considering the site selection process and this should have been very important in that process.*

*3.19 states that heritage assets are irreplaceable. There are several protected assets in proximity to KS3, for instance a grade II listed wall bordering the proposed access to KS3. This access is barely wide enough to fit a standard car through. With lorries, trucks and crane being required for a construction project as well as hundreds of busy vehicles coming and going the risk of permanent damage to this asset is high. Historic England have said they are very concerned development would 'harm heritage assets and that it would be in conflict with Policy E9.' Policy KS/E4 explains key groups of trees should also be protected. Not only are these trees also at high risk of damage, due to their location being near the proposed access point and therefore restricting access further, but also some of these trees are ancient and protection should be of the highest priority. The Test Valley Local Plan states development should not occur within 30 m of a canopy of one of these ancient trees. That essentially prevents development in the north-eastern and central portion of the KS3 site. With flood zones preventing development of the lower 70 % of the site, the developable area within KS3 is very small.*

*Fine, with exception of 3.20 and development on the valley floor, point made previously.*

*Conservation Area Agree except for second bullet point as described in our comments (above) on para. 3.2 Landscape*

*Area directly behind Manor Farm House up to 40m Contour Line for its beauty and historical significance. I'm sure there are a lot of undiscovered sites in the field above and below contour 40 - I'm been a tenant on this field for 40 years and always*



**Council Response**

As per the Site Assessment Report, the conservation area, Heritage Buildings, and Heritage Status were all considered when undertaking the site selection process.

Following the approval of planning permission for the allotment site, KS3 has now been removed from the site allocation of the Plan.

**12. 3. The Villages, Landscape and Environment - Flooding and Water Management - 3.22 to 3.27 - pages 23 to 26****Comments Received**

*See full representations submitted via email to the Parish Clerk.*

*Due to very severe flooding that occurred in KS in 2001 and 2014. It is very important for the village that no development should have been considered that can in anyway increase the flooding risk, as in 2014 in excess of 40 dwellings suffered severe consequences as a result of flooding. The policy KS/E5 must be very strongly and objectively applied when considering any potential development site in King's Somborne. No site should be selected that has any chance of maintaining the current or increasing the potential for flood risk. The NDP should be aimed at reducing the flood risk that exists in our community now.*

*From NPPF, para 159 - "development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere." Site KS3 is absolutely at risk of flooding with the entire site in a flood zone and the vast majority of it within zones 2 and 3. With excessive flows likely running off to the Borne, this development may increase the flood risk to all further downstream properties adjacent to the Borne. There have been many historical flood events in KS3 and in fact, around 90 % of the site is with 'EA recorded flood outlines.' Due to this high risk of flooding attenuation tanks must be installed, however the feasibility of these are questionable. Due to the level of the development being only marginally above the groundwater level during flooding these tanks may have to be raised and they would take up a significant portion (~60 m2) of the already small developable area. Raised tanks would not only be expensive therefore making affordable housing less likely, but it would also spoil the landscape/character of the area and contravene Policy KS/E5. Policy E7 states deterioration of water quality is not acceptable and yet the SEA states KS3 development would pose a risk of water pollution and the HRA states sites 148b and KS3 will generate additional nitrogen (whereas other sites will not). Development of KS3 therefore contradicts Policy E7 as well as the objectives of Natural England.*

*Fine - a sound professionally based assessment of an important issue.*

*Paragraph 3.26 indicates that the King's Somborne Sewage Treatment Works has insufficient capacity to accommodate any significant further development. There is no stated definition of how much additional development the village can take. Are the allocations made later in the Plan capable of being accommodated within the limitations of the existing system? This needs further clarification. When are further enhancements to the sewerage system programmed?*

*Flooding and Wastewater Management We thoroughly agree that there should be no further large-scale development until the wastewater treatment capacity has been increased sufficiently to cope with any development. It is not many years since the water company was allowing screened but untreated effluent to discharge directly into the Somborne Stream in Old Vicarage Lane. High water levels could mean this problem could re-occur. The use of the term 'occupancy' is worrying. Does this mean that a development could be built but not occupied? If this is so, it would be extremely detrimental to the village. We require the wording to be made much clearer so that no development is allowed to be built until the wastewater management problems have been rectified. (Policy KS/E5 no. 4)*

*I agree that any new development should not contribute to enhanced flood risk in the village. The sewerage problem is likely to be resolved only slowly (if at all) restraining the building of new properties in the locality for the foreseeable future.*

*The land behind Manor Farm - what isn't shown on the flood map is from the entrance from New Lane to just before Manor Farm - the field is soft with water from Jan to Apr and unable to cut grass - so any proposed build would be impacted. Also, the main water runs up from Winchester Road all the way up New Lane.*

*Make no sense writing these whole sections if sites are within the flood plane*

**Council Response**

As with the rest of this Plan, adoption of the flooding and waste water management policy will make it easier to apply these principles to development within the Parish in the future.

KS/E7 stipulates, as per the recommendation of the HRA that “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.”

Studies by specialists contained within the evidence base have examined the feasibility of drainage in so far as can be determined and have found drainage from all proposed sites is feasible. Detailed proposals will become available prior to construction as required by the policy. In addition, Southern Water have confirmed that sufficient capacity is available within the foul drainage network for the proposed 41 houses.

Following the approval of planning permission for the allotment site, KS3 has now been removed from the site allocation of the Plan.

### **13. 3. The Villages, Landscape and Environment – Biodiversity - 3.28 to 3.32 – pages 27 to 30**

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

#### **Comments Received.**

*See full representations submitted via email to the Parish Clerk*

*Section 3.3 mentions Barbastelle bats and the requirement to minimise the loss of habitats and disturbance to the species. Typically, dozens can be seen around sunset near the site of KS3. This potential development will lead to loss of habitat, but perhaps more importantly the noise and activity associated with the development will drive the bats away from the area on a long-term basis. This is also true of the barn owls and other sensitive species in the area, especially since bats and owls are known to heavily rely upon sound waves for their survival. 3.31 describes the importance of Somborne stream and River Test (SSVI) and the need for any impact on these water courses to be considered. The KS3 development will lead to a negative impact on the watercourse, the SEA suggest water pollution is a significant concern and it is known that this development will lead to a net increase in TN to the watercourse. Further, there are known protected species in the watercourse such as water voles. With an increased population near to the stream the likelihood of litter and toxic chemicals entering the stream is also increased. Any new sewers laid in proximity to the stream will also increase likelihood of pollution of such pipes burst, which would result in a catastrophic pollution. I know of 8 nationally protected species as well as 8 species belonging to the Hampshire Biodiversity Action Plan that live in the area. With this in mind and the fact that KS3 is the closest to the SSSI (<1km) this site would contradict Policies E6 and 7, so is inappropriate for development.*

*Fine - a sound professionally based assessment of an important issue. Biodiversity map difficult to read at A4.*

*No comment other than we support the Strategy.*

*3.30 "The Plan therefore needs to minimise the loss of bat foraging or commuting habitats and disturbance to the species" - Policy KS/E6 - Biodiversity, para. 2. The wild nature of KS3 currently provides perfect foraging for the Barbastelle bats, which are prevalent in the area from dusk until dawn.*

#### **Council Response**

While the Plan does allow for potential development within areas that contain bats and protected species and may allow for development around watercourses within the Parish, the Council reiterates that Policy KS/E6 states that “development ...where development would impact on suitable commuting and foraging habitat...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”. Further, as per KS/E7, any development proposals that “would adversely affect the following features of the of the Somborne Stream, 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.” Therefore, the Council refutes that the mere potential for development contradicts the policies of the plan, and in fact shows the importance of these policies, and places significance in ensuring they are enforceable when actual development is proposed.

The Council will explore A3 fold-out versions of plans for any subsequent consultations and referendum, if hard copies are required.

#### 14. 4. Development and Design – Quantity and size of new homes - 4.1 to 4.8 - pages 31 – 33

##### Comments Received

*There should be clearer evidence as to where the number of 41 new homes comes from.*

*Policy COM7 stipulates a minimum of 30% affordable housing. Currently 7 houses are proposed for KS3 which in itself presents low potential for affordable housing. Additionally, the actual area in which dwellings can be constructed is very small due to the restraints within KS3 which includes flood zones 2&3, possible requirement for raised attenuation tanks as well as ancient trees restricting the developable area. Therefore, perhaps only 2 or 3 houses could be built on this site. Further to this, the above restrictions, as well as sensitive ecological and historical nature of the site means that cost of development would be excessive. With the access needing significant investment as well as the potential need for construction of new sewer/water and electricity infrastructure means the development would not be economically feasible and that affordable housing would be an impossibility when factoring in amortised costs. In contrast, sites SHELAA 55 and 168 have very few impediments to development and good potential for at least 30 homes on each site. The net infrastructure costs etc could then be spread out throughout the whole development. This in itself means higher potential for affordable housing, but with greater number of houses per site this means a greater number of affordable housing would be mandatory. It also means the dwellings would be less isolated and more integrated. By developing on these two sites only, it would also mean less disruption to the village and less impact on the ecological, environment and historical assets in the village*

*The third sentence is misleading: it implies that the NDP housing proposals meet the needs of the King's Somborne community. They most decidedly DO NOT and cannot. 4.3 The second sentence is probably the most significant driver of the need for new housing in the Parish; ie to maintain and improve sustainability.*

*KS/H1 Earlier in the Plan, it is specified that the intention is to provide affordable housing, yet the village has a larger supply than TVBC as a whole in this sector. The NPPF talks about providing a range of homes to meet the needs of future generations, not just small affordable units. The Planning documents concentrate on the provision of small affordable housing rather than a range of house types and tenure. The Plan allocates sites to accommodate 41 homes. What proportion of these will be affordable. Bullet point 5 of paragraph 4.4 should be amended to state "Deliver a proportion of small homes with gardens..... What controls or constraints are there, to prevent all 41 units going ahead in the earliest phase of the Plan period*

*4.4 Quantity (policy KS/H1 no. 1) The supporting document 'Housing Needs and Sites (updated evaluation 2020)' states that:*  
*1. There is 'currently no shortfall of social housing properties' as the village has an availability ratio of 1.18 (para 1.3.2 page 8)*  
*2. For the whole of housing stock there is sufficient supply for current demand. There is a village availability ratio of 1.29 (para 1.3.2 page 8)*  
*3. The conclusion (para 1.4) states 'there is no real need associated with employment for residing within the Parish as employment within it is minimal. Residency is therefore aspirational rather than a necessity.' The above statements would appear to undermine the objectives described in para 4.4 of the NPD, namely the quantity of homes required. In addition, we feel strongly that 'Affordable' homes should be built in areas where there is plentiful employment. This reduces the amount spent by residents on the commute to work (surely important if their budgets are tight) and the carbon effect of the daily car journey from a village. Test Valley Policy COM2 1. If there is no need for such large numbers of additional houses, the proposed NPD goes against Test Valley Policy COM2. 2. The NPD would require building outside the settlement boundary which COM2 states should only be permitted when there is 'essential need'. Is 'aspirational housing' considered to be essential need? 3. The village has sufficient areas for infill development, plus the possibility of developing the allotment site to satisfy short term (15 years) housing needs*

*I agree (4.4) that new any development should ensure access of residents to the village services and facilities as a priority. This should include paved walkways to the village centre, not least to minimise car usage for short distances. I agree (4.4/4.13) that the delivery of smaller homes (2/3 bedroom) should be strongly preferred. The number of new homes to be constructed 2023-2035 should be 30 not 41 (4.6) in my view.*

*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. So here it would be nice for you to add why the KSNBP asks for more?

#### **Council Response**

The Housing Needs Assessment, designed to meet the needs of the community, has been conducted using many sources. These include, but are not limited to, the Housing Needs Survey conducted by Action Hampshire, the NDP Survey, the Statistical Digest of Rural England, The Office of National Statistics Household Projections, and the Hampshire County Council Small Area Population Forecasts. Even after reassessment, this has provided a number of 41 houses as necessary.

To meet these needs, public consultation showed a preference for smaller sites. Utilising fewer than the proposed sites would unlikely meet this preference. Within these sites, an allowance will be made for affordable housing, to ensure **Policy COM7 amended (Affordable Housing)** is adhered to, which requires a minimum of 30% affordable housing to developments of 11-14 dwellings increasing to 40% on sites of 15 units or more. General guidelines on house sizes have been set out in KS/H2 as "2 bedroom - 45% • 3 bedroom - 45% • 4 bedroom – 10%". It is 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.

#### **15. 4. Development and Design – Housing Mix - 4.9 to 4.13 - pages 33 to 34.**

##### **Comments Received**

*4,8 Under Test Valley Local Plan COM7affordable homes are at a rate of 30%in developments of 11 to 14 dwellings, and 40% on 15 plus dwellings. At the start of the NDP process residents were and are still advised by the Parish Council that the need for new homes in Kings Somborne is driven by the need for affordable housing. This being the case it makes no sense to propose two sites of 10 dwellings and one site of 14 dwellings where at minimum just adding one dwelling to each site would dramatically increase the amount of affordable housing available. It should be noted that in each of the above three sites the AECOM report identified the potential for significantly more dwellings on each site.*

*The housing 'mix' commentary and the policy KS/H" are unrealistic and naive. Whilst more affordable housing is to be supported, and some may well be occupied by Kings Somborne residents, owner/occupier housing will be built according to what the developer perceives as the most marketable and will be sold to whoever is in a position to buy it at the time, wherever they live.*

*Policy KS/H2 Paragraph 4.11 talks about increasing housing supply for young people because they cannot afford to live here and therefore move away. Whilst this is true in some respects, the overriding problem is more profound. There are no meaningful employment opportunities in this small village and the public transport links have successively been taken away. The limited bus service does not get our children to schools or colleges, nor any workers to neighbouring towns. There is no alternative choice for Secondary Education.*

*Housing mix (policy KS/H2) Please see our comments in 4.4 above regarding housing quantity. We would point out that housing mix will, no doubt, be defined by the economic realities of developing a site rather than the wish list of the Parish Council. It is admirable for the Parish Council to want small homes for people starting out or older people who wish to downsize, but how can they guarantee that those types of persons will occupy the houses? We ourselves would be classified as 'older' but we would not be able to downsize in the village, even if a suitable property was available, as here is no bus service, no doctor's surgery, no visiting library etc. Those with young children would also look for slightly bigger properties to house a growing family.*

*I agree with the 45%/45%/10% ratios given in KS/H2*

*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 sites selected in the NDP does not match the housing need This NDP sole aim is to direct development away from the centre of the village and Horsebridge and does not address the housing need.*

*I would like to note that the Council has recognised the need for development of smaller 1, 2 and 3 bedroom properties as opposed to the luxury/exclusive 4+ bedroom properties so much liked by developers profit margins. These bring little benefit to any village as the occupants rarely use the local facilities such as schools or shops, having the resources to send their children to private schools and purchase food and services from further afield.*

#### **Council Response**

The NDP has been prepared for and by the local community and sites have been chosen to best balance the housing need and the needs and preferences of the community. Public consultation has shown a preference for smaller sites. The housing needs should be addressed with regard to the preferences of the community. Increasing site sizes will unlikely meet that preference.

As with the rest of this Plan, adoption of the Housing Mix policy will make it easier to apply these principles to development within the Parish in the future, and refuse those developments that go against it.

The Plan does take account of the reduction in business within the village, given the “*extensive modernisation, mechanisation and a mobile workforce*”, and as such, “*like many populations in rural villages, residents typically work outside of that community*”. However, home working is on the rise, which may well bring business back to the community.

#### **16. 4. Development and Design – Site Allocations - 4.14 to 4.18 - pages 34 to 35. Includes: map of King’s Somborne with location of 4 identified sites.**

##### **Comments Received**

*I would question the need for the strict necessity of the Horsebridge Gap, which otherwise can accommodate housing on the inward slopes of the valley within which the village is situated. This has been such a very important consideration in the deliberation of the Gladman’s application on land reference SHELAA 168. Whilst it is accepted that the bottom of that valley land touch on the flood plain, the balance of land, can be allocated for housing. In highway terms a slip road built semi parallel to the main road could not only serve houses built downslope of the main road, but also provide a far safer highway access for present or future development on the main road frontage. The Horsebridge Gap is itself a misnomer as there is continuity of developed land along the A3057 highway frontage with the supposed Gap comprising ‘back land’ well suited to development without infringing established landscape policy parameters. Indeed this is perhaps a more logical location, in landscape terms, than SHELAA 168*

*4.18 line 4 - 'affecting' rather than 'effecting'?*

*I agree (4.16) that a number of smaller developments (each 6-8 houses) would be preferable to one large (30 house) development. I agree that allocated sites should provide easy access to services and facilities in King's Somborne; indeed I believe that this should be an overriding requirement.*

*These are the best site*

*Para 4.15 1. The 2016 survey is now so outdated that many residents have moved to properties affected by this Plan since the survey was conducted. They have never been given the opportunity to comment on any of the survey findings. For example, 70% of the properties adjacent to KS3 have changed hands since 2016, and a similar proportion may have changed hands adjacent to other affected locations. 2. Survey Q28 only asks ... What scale of development do you think is right for our community? A leading question that invites an answer of the smallest possible, without indicating the consequential increased number of sites required to deliver the total requirement. The question should have asked if people preferred more sites with fewer houses per site, or fewer sites with more houses per site with a list of preferred balanced options. Para 4.15 implies a preferred choice of the four proposed sites versus one large site (of 41 houses). Nowhere is the option of two sites of c. 20 houses per site offered as an alternative. According to professional evidence provided in support of this draft NDP, sites 148b and KS3 have many significant impediments and costs associated with their development. SHELAA’s 55 and 168 have very few impediments, and significantly greater capacity than the 20 houses each that would be required. Para 4.16 ... The proposed KS3 development could in no way be described as “integrating development”. As proposed, it will be an island development with none of the homes adjacent or opposite to, or even in sight of, any existing properties. I must say how impressed I am by the quality of the new draft NDP and acknowledge how much work will have gone into keeping it usefully much more concise than its predecessor. However, I cannot support the site selection proposal, nor the rationale behind it. Below, is a letter submitted*

to the Parish Council on 16 January 2022 suggesting an alternative site selection with fully justified supporting rationale based on the evidence commissioned by the Parish Council and paid for with Public Funds. The letter has been ignored ever since and there is no evidence that the proposal has been given any consideration in preparation of the draft plan for consultation. Following are full versions of the notes, referencing relevant sections of the draft plan. Para 4.15 states.... "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" This probably requires to Q28 in the 2016 King's Somborne Neighbourhood Development Plan (KSNDP) Questionnaire. It is not appropriate to use this six-year-old data point as evidence for two reasons:

1. The survey is now so outdated that many residents have moved into properties affected by this plan since the survey was conducted. They have never been given the opportunity to comment on any of the survey findings. For example, 70% of the properties adjacent to KS3 have changed hands since 2016, and a similar proportion may well have changed hands adjacent to other affected locations.
2. Q28 only asks.... "What scale of development do you think is right for our community?" This is a leading question that invites an answer of the smallest possible, without indicating the consequential increased number of sites required to deliver the total housing requirement. The question should have asked if people preferred more sites with fewer houses per site, or fewer sites with more houses per site with a list of preferred balanced options. Para 4.15 above implies a preferred choice of the four proposed sites versus one large site (of 41 houses). Nowhere is the option of two sites of c. 20 houses per site offered as an alternative, despite being proposed as an alternative in January 2022 with a fully justified rationale. According to professional evidence provided in support of this draft NDP, sites 148b and KS3 have many significant impediments and costs associated with their development. SHELAA's 55 and 168 have a very few impediments, and significantly greater capacity than the 20 houses each that would be required. Associated economies of scale would inevitably make the "affordable" houses more affordable. I resubmit my letter dated 16th January 2022 to the Parish Council in regard to the Site Selection Process: Introduction I was unable to attend the December 2021 Parish Council meeting but did write to let you know that I have analysed and summarised the various reports outlined below in the context of the NDP site selection process. You kindly published my e-mail as an addendum to the minutes. Set out below is that analysis, together with comment on the document entitled "Final Site Appraisal" appended to the meeting agenda, and a resulting proposal. It has been refreshing over the past two years to note the determination with which the current Parish council Chair has insisted upon a transparent site selection process driven by evidence, and with decisions taken only by full council not a sub-committee. As such, the following publicly funding professional support was commissioned. • AECOM "Site Options and Assessment Report" • Waterco "Drainage Notes" • Nick Culhane Highway Consultant "Potential Sites Access Study" And the following two exercises completed: • KSPC Working Group "Sequential Test Report" • Hampshire County Council "Highways Assistance" The combined findings of the above are hereinafter referred to as the "Evidence Base". Approach To simplify conclusions drawn from the above, the salient points from each report have been tabulated and traffic light colour coded in ANNEX 1. The relevant wording in the table has been lifted directly from the reports, albeit slightly truncated in the interests of reviewing the whole picture on a page. No personal opinion has been added in order to ensure an accurate, unbiased and complete summary of the "Evidence Base". Using a SWOT (Strengths, Weaknesses, Opportunities and Threats) to aid decision-making is also a very sensible approach, so the SWOT included in the "Final Site Appraisal" was reviewed against the "Evidence Base". It was surprising to note a significant number of salient points in the "Evidence Base" omitted from the SWOT, so attached in ANNEX 2 is a marked up (in orange) version of the document adding those salient points, and consequentially challenging the Analysis of Appraisal and Conclusion drawn. Summary of Evidence Based Findings The table in ANNEX 1 and the more complete "Evidence Based" version of the SWOT in ANNEX 2 clearly reveal significant Weaknesses and Threats associated with development of sites 1, 3, 80 and 148B. At the same time there are no significant "Evidence Based" Weaknesses and Threats associated with development of sites 55 and 168. Furthermore, both these sites present the Opportunity to take more than double the capacity proposed by the NDP Working Group. Proposal An obvious proposal therefore emerges from the "Evidence Base". Allocate all of the NDP required development only to sites 55 and 168. This would require modification to the policy limiting the number of new dwellings per site but, because of the now evident difficulties developing the other four sites, this is an insignificant compromise and offers the following benefits • The Weaknesses and Threats associated with development of sites 1, 3, 80 and 148b would not need to be overcome. • The cost of planning consultancy would be significantly reduced with fewer challenges to overcome. • Planning approval is more likely, making the plan more robust in support of the Test Valley Local Plan. • The increased site capacity and fewer obstacles make construction more economically viable for developers. • Minimising the number of developed sites also minimises disruption to existing parishioners. • This proposal would likely receive less parishioner objection and gain more support thereby easing the path to adoption. And finally, of course, if the appeal against the refusal to develop site 186 is upheld, the capacity of sites 55 and 168 would not need to be increased and the other four sites do not need to be developed. I resubmit ANNEX 1 – Site Comparisons for consideration. [TABLE]

Issue with copyright? better sites have been removed from this list, please (sic)

*I would like to object to the current proposed Village plan housing sites. Proposed sites. Most, if not all of the sites are outside the existing settlement boundary on Green Field Sites and that all these sites give potential for builders to increase development. Once sites have been indicated and opened up, it could be very difficult to stop a developer increasing their house count or size, particularly on appeal. The indicated sites are larger than the proposed development areas, giving the impression that developers can fill these areas. These preferred sites indicated by the Council were by consultation. When and who were consulted, as those attending the Councils public meeting did not seem to be swayed by the Councils findings and that it looked that the Council was pushing their ideas through with no regard to the residents. I cannot recall one person who supported the Council's proposals. All of the sites indicate screening, but do not state from what. There are no sight lines to show from where the sites are supposedly seen. If required, screening should be between the existing properties and the new development. Site KS1 + KS3 (off Cow Drove) Green field site - Access to both sites is via a narrow lane from a hill which has issues during frost and snow. Site KS6 (Winchester Road) Green field site - Infill. This site was in the Councils original proposal. Site SHELAA 55 (off The Gorings) Green field site – This is a large site and once it has been opened up to developers, it will have added pressures to increase housing numbers. Access via Eldon Road and the current estate is a further issue. Site SHELAA 80 (off New Lane) Green field site - Some periods of the year, the ford is too deep to use, meaning access will only be available from Stockbridge Road. Site SHELAA 81 (Winchester Road) Green field site - This site would need extensive screening to satisfy the current houses. Site SHELAA 14B - KS5 (off Stockbridge Road) Green field site - Long expensive access road required. Development will be overlooking Riverside green as it is on a hill (5m difference) with the proposed ground floors either level or above current first floors. This site, if approved, should be moved up to the main road, mitigating the need of a long access road and reducing the possibility of further development. Once a long access road has been built, the whole area will be under pressure for further development. Site SHELAA 168 (Braishfield Road/Eldon Road) Green field site - a large site will once again have pressures for further development. Access via Eldon Road increases pressure on an already busy narrow lane. Being on a hill, it substantially overlooks the existing housing to the west of Eldon Road and also allows for potential drainage issues (something the current residents know about too well). In conclusion The Councils initial proposal of looking at infill sites "2.4.2 Potential Sites June 2017" was a document worth considering as all the sites were smaller and had physical constraints. It also gave provision for a large number of specific house types to be built within those areas and would mostly be unsuitable for larger "executive" style houses which the village does not need. The current proposals are a developer's charter, indicating large areas outside of the village boundary. I would strongly urge you to rethink this document and base it upon your original findings from the 2.4.2 report*

*An important consideration is that King's Somborne is of generally linear development reflected in the properties from Park Bank to Valley House. If a strategic or 'green' gap is to be created that separates Horsebridge from King's Somborne the logical location of such gap is East and West of Fawnesmead. As with my comments on the appropriate areas of the land between Meadow Brook/Linclimar and Park Bank for housing, so should infill development or intensification of development of the sites of houses/land between Park Bank and Valley House be allowed, indeed promoted. Horsebridge is a distinctly separate hamlet in the same manner as Hoplands, Ashley, Up Somborne, Furzedown etc., whilst the housing from Linclimar to Valley House is a linear element of the village of King's Somborne. If a 'Horsebridge Gap' is to be created to protect that hamlet it needs to be geographically relevant to Horsebridge, which the present NDP proposal is not. However, the above would be geographically relevant, whilst creating more capacity for housing within King's Somborne as it outgrows current and proposed allocation.*

#### **Council Response**

The gap between King's Somborne and Horsebridge is favored by the majority of residents and is consistent with National Planning Policy.

While time has moved on since some elements of the evidence base were collected, consultation with the community has continued (for example with this consultation), and will continue to do so, ultimately with a referendum for the community-at-large. The fact that some evidence has now aged is a consequence of a thorough approach to completing the Plan. It would be impractical to re-legislate the issue every time a house sale was completed, or every time occupancy changed within the village. This evidence showed a preference for smaller sites. Utilising fewer than the proposed sites with increased site sizes will unlikely meet that preference.

There are issues and risks that will need to be mitigated with each site, which have been highlighted within the Site Assessment, and then within the Plan itself. Any alternative site assessment would also highlight these, and while no doubt also thorough, could not be unbiased and without personal opinion if completed by a Parish resident.

It is agreed that on 4.18 line 4 it should be 'affecting' rather than 'effecting'. This will be amended.

**17. 4. Development and Design – Site Allocation - Land at Spencer's Farm - 4.19 to 4.21 - pages 36 to 37. Includes: map of 'Developable Area'.**

**Comments Received**

*See full representations submitted via email to the Parish Clerk.*

*To maximise the affordable homes available in the plan it seems sensible to increase the number of dwellings on this site to 15 or more to give 40% of affordable homes. The AECOM report gave a capacity of this site of 9 to 19 dwellings.*

*The suggestion that access be taken directly from the A3057b Seems counter intuitive. The land is close to the Winchester Road with easy potential access. The site is only intended for 14 houses, so traffic increase will be minimal, and the 30mph limit and lower traffic volumes on the Winchester Road will make access and ingress safer. Taking an access Road across the agricultural land to the north will cause greater detrimental impact to that land and provide an awkwardly long access route to the site. Accessing the A3057 at that point will be within the 60mph zone near where it meets the 30mph zone. At this point cars are accelerating and decelerating at the greatest rate and having an access point here for the proposed housing will produce an unnecessarily dangerous junction and increase the dangerous nature of this bit of road. Given the disadvantages of access via the A3057 and the relative ease of access from the Winchester Road, it is hard to understand for what practical reason this is being proposed.*

*The narrative in 4.19 - 4.21 appears a rather blinkered assessment of how the site can be developed without acknowledging how new housing on this site will make adjoining open fields with no hard physical boundaries more vulnerable to more housing. Using the lower land adjacent to the existing built up area might seem logical, but that would not avoid the exploitation of the higher land, a proposition that would be more difficult to resist with the access road from the A3057 serving nothing for much of its length. This proposed access road, incidentally, should be included within the site on the plan on page 37.*

*KS148b- Land at Spencer's Farm We object strongly to this allocation. 1. Highways:-The cost of access to this site is prohibitive, for a small housing enclave. No experienced developer is likely to create a lengthy new access from the A3057 across undevelopable land (above the 40metre contour line) to reach a site for just 14 houses. By proposing the release of this parcel within it's larger land holding (148a), the Plan effectively makes the whole area vulnerable to development pressure; resulting in the larger site coming forward for development in one tranche, thereby exceeding the planned limitation of development within the village to 41 units. 2. Impact on neighbouring properties:-This site is behind numbers 14-24, adjacent to the public footpath, which is elevated approximately 2 metres above the ground levels of 14-24. The properties have short gardens, shaded because of the significant change in levels and which face north. Construction of 14 small units, in terraces and semi-detached format will significantly affect their outlook, the daylighting to their living rooms and the enjoyment of their properties. The recent housing scheme in Muss Lane demonstrates how obtrusive and overbearing development at this level will be to properties below. The public footpath is eroded and narrow at this point and would need to be upgraded and widened. An extensive landscape buffer would be required to protect the privacy of existing neighbours from overbearing development at a higher level. The new houses in Muss Lane will also need a landscape b*

*Spencer's Farm (KS148b) 1. There is emphasis about 'significant amounts of landscaping...to retain their sense of connection to the countryside'. Yet close inspection of the planned development of SHELAA 148b shows no landscaping between the development and existing homes. 2. Policy KS/E4 states that 'Key views into and out of the Conservation Area should not be adversely impacted by development'. Riverside Green and Muss Lane are in the Conservation Area and development of 148b would substantially alter views out of the area. 3. The land in 148b is at a much higher level than Riverside Green and will cause loss of privacy and a disconnection with the green fields. 4. We respectfully request that the landscaping for 148b is re-thought and that landscaping is placed between the proposed development and the properties in Riverside Green/Muss Lane. This should not only be described in words but should also be shown on the map. 5. This will not only improve our privacy and maintain our connection with the rural environment, it will also create a green corridor to maintain the current diversity of wildlife. We regularly see the bats flying in the field at dusk. 6. Why is the access to the development not shown on the accompanying map? For readers of the Consultation Document to understand the full impact of the development, it is essential that the access to the site should be better explained and shown on the map. 7. To build such a large access road is an open invitation to a developer to apply for planning permission for a much larger development.*

*As I stated elsewhere the 40m constraint is illogical and arbitrary (why not 38m or 42m?). Simply because 40 is a round number does not justify selection. I believe that there are major difficulties with this site particularly if designated to develop the southern end. It would be more sensible to build closer to the A3097 (less road/footpaths to construct). One can envisage*



integration with the on-going development of four houses adjoining Muss Lane. A number of smaller houses/bungalows would complement the bigger houses under construction (and give the latter access to the main road rather than using Muss Lane!).

Can the water system cope with the number of homes - last thing was about holding the sewage in tanks are pumping overnight - just concerned about the sound as at night all sound can be heard up the valley.

KS/148b has many impediments to its delivery identified in the • AECOM "Site Options and Assessment Report" • Nick Culhane Highway Consultant "Potential Sites Access Study" • Hampshire County Council "Highways Assistance" letter. There is no need for development on this site if the option to build c. 20 houses each on SHELAA 55 & 168 is considered. No material impediments to development on the two sites were identified in the published NDP supporting evidence

Site SHELAA 148B - KS5 (off Stockbridge Road) Green field site - Long expensive access road required. Development will be overlooking Riverside green as it is on a hill (5m difference) with the proposed ground floors either level or above current first floors. This site, if approved, should be moved up to the main road, mitigating the need of a long access road and reducing the possibility of further development. Once a long access road has been built, the whole area will be under pressure for further development.

### Council Response

Public consultation has shown a preference for smaller sites. The housing needs should be addressed with regard to the preferences of the community. Increasing the size of this site, or others, will unlikely meet that preference. Gross Plot areas for each site were determined utilising as a basis the Test Valley Borough Council recommendation of 30 per hectare which was reviewed to confirm this figure was practical. Updates and consultation on the site selection were conducted on multiple occasions, with the latest being 13th May 2022.

If the housing was built closer to the A3097, it would be widely visible as a result of its elevated position in the landscape. Any development would be particularly prominent from PRow 133/22/1, part of the Clarendon Way long distance trail. In these long-distance views, development would detract from the setting of the village where the existing built-up area is generally at a lower elevation and concealed in views in the valley.

With development further away from the A3097 it does mean that a long access road is required. However, access via Muss Lane is not appropriate, and while access via Winchester Road was suggested by the LHA as something worth considering, it would take access through a flood zone, and thus wouldn't be appropriate.

Studies by specialists contained within the evidence base have examined the feasibility of drainage in so far as can be determined and have found drainage from this site is feasible. Detailed proposals will become available prior to construction as required by the policy. In addition, Southern Water have confirmed that sufficient capacity is available within the foul drainage network.

The Council is supportive of there being additional screening between this development and existing properties but feels it would be more appropriate to comment and review at detailed design stage.

### 18. 4. Development and Design – Site Allocation - Land East of Furzedown Road - 4.22 - pages 38 to 39 – Includes: map of 'Developable Area'.

#### Comments Received

Unless I am misunderstanding the name of this plot, SHELAA 55 is West of Furzedown Road. Furzedown Road is East of SHELAA 55

See full representations submitted via email to the Parish Clerk.

To maximise the number of affordable homes on this site the number should be increased to 11 to 14 homes to achieve 30% affordable homes, and an increase to 15 plus homes to achieve a 40% contribution of affordable homes rather than stipulating 10 dwellings in the NDP plan. Please note that in the AECOM report a capacity of 29 to 59 dwellings was suggested.

I find the narrative in p 4.22 singularly unconvincing in its apparent attempt to justify the allocation of this site on the basis that with appropriate screening etc it would not lead to unstoppable pressures on contiguous land to the south, which appears to be within the same ownership. The local authority development adjoining has a very firm and regular western boundary.

*This site fulfills a lot of the criteria for sensible development and, with careful screening, could accommodate a small number of dwellings.*

*No material impediments to development on this site were identified in the published NDP supporting evidence and AECOM identified a capacity limit of 29-59 homes (page 30). 20-21 homes should be allocated to this site to avoid the impediments identified for SHELAA 148b and KS3. Associated lower development costs and economies of scale will make the smaller homes more affordable than those on SHELAA 148b and KS3*

*Based on up-to-date evidence of local habitats and species, undeveloped land will be managed with the aim of improving its biodiversity value ensuring that it contributes to connecting habitats in the locality. how is the screening to be managed, who is responsible for its upkeep, and under what agreement? Building on a flood plan is going to increase insurance premiums for the whole village. Please explain how Building on arable land helps the community?*

*Site SHELAA 55 (off The Gorrings) Green field site – This is a large site and once it has been opened up to developers, it will have added pressures to increase housing numbers. Access via Eldon Road and the current estate is a further issue.*

#### **Council Response**

Following the approval of planning permission for the allotment site, SHELAA 55 has now been removed from the site allocation of the Plan.

#### **19. 4. Development and Design – Site Allocation - Land East off Eldon Road - 4.23 - pages 40 – 41. Includes: map of 'Developable Area'.**

##### **Comments Received**

*See full representations submitted via email to the Parish Clerk.*

*To maximise the number of affordable homes on this site the number should be increased to 11 to 14 homes to achieve 30% affordable homes, and an increase to 15 plus homes to achieve a 40% contribution of affordable homes rather than stipulating 10 dwellings in the NDP plan. Please note that in the AECOM report a capacity of circa 38 dwellings was suggested.*

*4.23I would have thought that this should include reference to the fact that this site forms part of a much larger area which has been the subject of two contentious and very unpopular planning applications and one withdrawn appeal?*

*This site looks like an isolated and unwarranted intrusion into the countryside, with no natural defined boundary. There are understood to be potential drainage issues.*

*In terms of ease of development and access to the village, this site appears to be one that deserves serious consideration. If the number of houses/bungalows was restricted to 10 or less then the visual impacts would be mitigated by careful screening.*

*No material impediments to development on this site were identified in the published NDP supporting evidence and AECOM identified a capacity limit of c.38 homes (page 39). 20-21 homes should be allocated to this site to avoid the impediments identified for SHELAA 148b and KS3. Associated lower development costs and economies of scale will make the smaller homes more affordable than those on SHELAA 148b and KS3.*

*Actually, I can't be bothered to carry on, you know my views, bin the Housing plan Please provide who the referendum will be managed, by how, for example will postal votes / proxy votes be allowed? It's easier to defend this on Facebook at a later time!*

*Site SHELAA 168 (Braishfield Road/Eldon Road) Green field site - a large site will once again have pressures for further development. Access via Eldon Road increases pressure on an already busy narrow lane. Being on a hill, it substantially overlooks the existing housing to the west of Eldon Road and also allows for potential drainage issues (something the current residents know about too well).*

*The housing proposed on the land at reference SHELAA 168 is situated on a field outside the village envelope on which the 'Save Our King's Somborne' (SOKS) group spent much time and effort rebutting a Planning Application by Gladman, I'm pleased to say successfully. It seems paradoxical that having had the full support of the village to seek to rebut the Gladman proposals that the Neighbourhood Plan committee now seek to allocate a significant part of that site. The landscape impact and other*

argument raised in respect of the application by Gladman remain as current now as they were in 2015. A copy of those representations made at the time are attached.

### Council Response

Public consultation has shown a preference for smaller sites. The housing needs should be addressed with regard to the preferences of the community. Increasing the size of this site, or others, will unlikely meet that preference. Gross Plot areas for each site were determined utilising as a basis the Test Valley Borough Council recommendation of 30 per hectare which was reviewed to confirm this figure was practical. Updates and consultation on the site selection were conducted on multiple occasions, with the latest being 13<sup>th</sup> May 2022.

The site assessment makes note of previous refused applications, but the mere potential for development does not detriment the features of the village or surrounding countryside, and in fact shows the importance of the policies within the plan, placing significance in ensuring they are enforceable when actual development is proposed. The proposed allocated area for development under the plan, for example, avoids the issues with views that was a key element of refusing the Gladman application.

Development on this site must be directed to land within low risk of surface water flooding and should eliminate the current vulnerability surface water flooding identified by the Environment 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

### 20. 4. Development and Design – Site Allocation - Land off Froghole Lane - 4.24 - 4.26 - pages 42 to 43. Includes: map of 'Developable Area'.

#### Comments Received

*There is no mention of the substantial risk of accidents and congestion due to the proposed access via Cow Drove Hill. This makes land unsuitable for development, if this access is to be used. Cow Drove Hill is a very narrow and steep hill, there are very poor sight lines for traffic that would be exiting the development. There have been many near misses of very nasty accidents, and that is just with the current flow of traffic. The junction at the bottom of Cow Drove Hill with the A3057 is also a high risk junction with poor sight lines. If the development was to go ahead there would be considerable bottle necks to exit Cow Drove Hill in peak hours, there would be a queue of cars backing up to the exit onto Cow Drove Hill, which would not leave space for vehicles to pass going up the hill. This will be increased with the new and potentially expanding How Park Trading Estate.*

*See full representations submitted via email to the Parish Clerk.*

*There are several serious concerns with this development including: Flooding - site has flooded previously and entire site lies with a flood zone. Development would exacerbate this and pose an unacceptable flooding risk to not only KS3 itself, but nearby residents too. The feasibility of attenuation tanks remains questionable and even with these the risk of flooding is far greater for KS3 than other proposed sites. Access & Listed Buildings - several grade II protected assets are in proximity to KS3 and damage to these assets would breach the Listed Buildings and Conservation Act 1990. Historical England are known to have concerns relating to this. Further, a listed wall borders the proposed entrance which increases likelihood of damage but also drastically restricts access to site. Safety- Cow drove hill is a dangerous road and the visibility splay onto this road does not meet regulation. There is risk of serious injury here. Environment & Landscape - According to AECOM's report KS3 has 'high landscape sensitivity,' and with the site being easily viewed from How Park and nearby footpaths this development would ruin the character of the area. Further, the site is a very biodiverse habitat with several protected species. Development would harm these species. Due to the serious threats to the community described above it is the duty of the council to consider alternative sites. Other proposed sites do not pose the high level of risk that KS3 does. By not developing on KS3 the potential for affordable housing is also maximised and disruption to the village is minimised.*

*4.24- 4.26 - A fair assessment of the implications of developing the only acceptable housing site proposed in the NDP.*

*No objection to a sensitive development.*

*Why is the access to the proposed development not shown on the accompanying map? For readers of the Consultation Document to understand the full impact (and cost) of the development, it is essential that the access to the site should be better*

explained and shown on the map. It is noted that where access is easy (SHELAA 55 and SHELAA 168) it is detailed on the accompanying map, but where access is difficult (SHELAA 148b and KS3) it is omitted. Why is that?

This site has the advantage that access via Cow Drove Hill would allow easy access to the village centre. If the sensitivities can be addressed, it is a promising area for a small number of homes. I agree that 7 is a good target number.

1. This draft NDP proposes seven two or three bedroom homes on this site. They may be small but unlikely to be classified "affordable" thereby not fulfilling Test Valley Local Plan Policy COM7 or Neighbourhood Plan Objective 4.13 or specific policy statement for KS3. 2. Amortisation of high site development, infrastructure and access costs (see below) into the price of a few small homes is bound to make them considerably more expensive than any definition of "affordable". 3. By contrast, adding three or four small homes to SHELAA 55 and 168 would attract negligible incremental site development, infrastructure and access costs that need to be amortised into the home prices making them materially more "affordable". 4. The AECOM "Site Options and Assessment Report" identifies capacities of 29-59 homes on SHELAA 55 (p30), and c. 38 homes on SHELAA 168 (p39), whereas this draft NDP allocates a mere 10 to each. 5. Adding the homes suggested in "3" would not materially affect any other negative aspect of those two sites either. Development Costs 1. The following documents all recommend that attenuation tanks will be required at the southernmost part of the development site: a. Waterco Flood Risk Study of August 2018 b. E-mail from Aled Williams of Waterco to Andrew Brock (then Chairman of KSPC) of 9th January 2019 c. Waterco Drainage Note of November 2021

The e-mail referenced in "1.b." states: For developments of up to 20 homes, the inlet of the attenuation tank may be some 1m – 1.5m below ground level (subject to site levels and site layout) with the invert (base) of the tank some 1m lower. Typically, the invert (base) level of an infiltration device (attenuation tank with discharge to groundwater) is designed to be a minimum of 1m about the groundwater level, therefore reducing the risk of groundwater ingress to the tank. 3. The Flood Risk Study referenced in "1.a." states: ...for site KS3, the Flood Zone 2 and 3 extends (0.1% annual probability and 1% annual probability flood extents) do not extend above 33m AOD (Above Ordnance Datum). The bourn is situated at approximately 32m AOD in its location adjacent to site KS3. The southernmost boundary of the proposed development is at the lowest point of the Flood Zone 1, i.e., at the boundary with Flood Zone 2 at 33m AOD (0.1% annual probability flood extent). 4. The Waterco Drainage Note referenced in "1.c" above recommends land leveling (to raise attenuation tank bases above the 0.1% annual probability flood extent at 33m AOD). 5. Taking Waterco's advice in points "1" to "4" above, and to comply with Policy KS/E5, the engineered hard standing for development of KS3 would need to be raised by 2.5m to 3.5m in order to accommodate the attenuation tanks recommended by three separate Waterco documents. The cost of doing so will be expensive (and unsightly), and will need to be amortised into the prices of the seven small dwellings. Infrastructure Costs Because of the site's proximity to the bourn and proximity to the village sewage network, it will be a requirement that this development is connected to the existing sewage network. The site is some 200m from that network and it would appear difficult and expensive to provide the necessary pipework and fall over such a long distance to the network. Again, the cost of doing so will need to be amortised into the prices of the seven small dwellings. Access Costs A "new connection to Cow Drove Hill" is not wide enough using the existing field access to provide both vehicular and pedestrian access. Supporting NDP evidence identifies safety concerns with shared vehicular and pedestrian access that will be expensive to overcome. The Hampshire County Council King's Somborne Neighbourhood Development Plan – Highways Assistance letter states "The LHA would likely have some specific and tangible concerns for development... that incorporates a single lane carriageway, albeit for a short length which would be shared by pedestrian footfall". And "The importance of high-quality pedestrian access provision, which is segregated from vehicular traffic should not be underestimated for this site and would be a key principle in determining the acceptability" .... The Nick Culhane Highway Consultant letter states: "Based on the posted speed limit of 30mph, visibility splays of 2.4m by 43.0m would be required at the junction with Cow Drove Hill. It is evident however that such a splay cannot be achieved in the northerly direction". And "In conclusion, it is unlikely that the highway authority would look favourably upon (this) site". These are clear reasons not to use the existing field access for this development. It either of these findings result in an alternative connection route from the development to Cow Drove Hill, the cost of doing so will be expensive and will need to be amortised into the prices of the seven small dwellings. Finally, Para 4.16 states (One of) the Neighbourhood Plan Objectives (is). 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". The proposed KS3 development could in no way be described as "integrating development". As proposed, it will be an island development with none of the homes adjacent or opposite to, or even in sight of, any existing properties.

4.26 Site KS1 + KS3 (off Cow Drove) Green field site - Access to both sites is via a narrow lane from a hill which has issues during frost and snow.

Access to KS3 The proposed access to site KS3 is from Cow Drove Hill. The report by Nick Culhane Highway Consultant commissioned by the PC stated clearly that Visibility Splays of 2.4m by 43m could not be achieved on the junction with Cow

*Drove Hill in a northerly direction. This would lead to a significant increased risk to motor vehicles, cyclists, and pedestrians being involved serious accident at this junction as any potential development at site KS3 would result in a significantly increased number of vehicle movements at this junction. Also, re access to KS3 please note that the northern boundary of KS3 adjacent to Fromans Farmhouse is formed by a belt of mature trees running westerly dissecting sites KS1 and KS3. In the AECOM report this area was designated as KS2 and was designated as a Red Zone and that there should be no development of the site as it is a mature boundary with mature trees. So, any proposed access to KS3 should take into account that it should not involve KS2. Conclusion The site selection of KS3 should be completely reviewed as its adoption is completely contradictory to the Policies contained in the Kings Somborne Development Plan.*

**Council Response**

Following the approval of planning permission for the allotment site, KS3 has now been removed from the site allocation of the Plan.

**21. 4. Development and Design – Building Design - 4.27 to 4.31 - pages 44 to 45**

**Comments Received.**

*See full representations submitted via email to the Parish Clerk.*

4.27 - 4.31 provides sound justification for the adoption of Design Guidance.

4.28 We support these recommendations

**Council Response**

Separate responses will be subject to further comment from the council.

Other comments are noted, and the council appreciates the support.

**24. 5. Community Facilities and Infrastructure - 5.1 to 5.10 – pages 46 – 47. Includes table of Key Community Facility / Assets**

**Comments Received.**

*We fully support the Parish Council's impressive track record working with others to deliver improvements in the Parish's facilities. The Parish Council should be given greater powers and funding to deliver on facilities, especially those catering for sport, recreation and wellbeing.*

*Fine - No comments apart from the current position of the allotments site and previous comments relating thereto.*

*5.2 Wastewater management. The village has a poor history of wastewater management. It is not many years since the Water Company was allowing screened but untreated sewage to discharge directly into the Somborne Stream. What measures are in place to make sure that we have enough sewage capacity to cope with the additional houses? Will Southern Water be required to upgrade the sewage system before a development is agreed? These details should be contained in the Neighbourhood Plan. It is not sufficient to simply state that the Parish Council will work collaboratively with other agencies 5.4 One of the Objectives of the NPD is to 'deliver safer and quieter roads'. How does this equate with the traffic that will be generated from 41 new homes? With no decent public transport, another 82+ vehicles will be added to current vehicular use of the village roads. 5.6 Primary School and 5.9 Stockbridge Surgery. Have these 2 organisations been consulted on the likely increase in numbers? If not, why not? If consultation has taken place, this should be stated in the document.*

**Council Response**

Studies by specialists contained within the evidence base have examined the feasibility of drainage in so far as can be determined and have found drainage from all proposed sites is feasible. Detailed proposals will become available prior to construction as required by the policy. In addition, Southern Water have confirmed that sufficient capacity is available within the foul drainage network for the proposed 41 houses.

**25. 5. Community Facilities and Infrastructure – Village Hall - 5.11 to 5.13 - pages 48**

**Comments Received**

*Paragraphs 5.12 and 13 need to be updated as the Preschool is already established and fully operational.*

**Council Response**

Para 5.12 and 5.13 will be updated to reflect the fact the Preschool is operational.

**26. 5. Community Facilities and Infrastructure – Transport and Traffic - 5.14 – pages 48 – 49**

**Comments Received.**

*Consideration should also be given to traffic calming at the middle and bottom of the hill coming into the village from Stockbridge on the A3057. This is a dangerous road with awful pedestrian provision, leading to a junction at the bottom with very bad sight lines.*

*Fine - Seems a reasonable way to deal with transport issues when most of them are outside the direct scope of planning policy and control.*

*In addition, there is a need to improve the footways along Winchester Road from the White Chapel to the Bus Stop at Spencer's Farm. This footpath is uneven, undulating and very narrow, running alongside a busy road and the adjacent stream. At night it is very difficult to navigate without lighting. We would suggest there needs to be a review of street lighting to consider and identify areas where low level 'pillar style', unintrusive lighting could be installed to improve pedestrian safety.*

*The public bus service through King's Somborne is moribund. It should be part of the Plan to seek to improve the services, to encourage parishioners to use public transport and, conversely, to encourage visitors from Winchester and Stockbridge to visit the village (pubs). Given the high cost of running cars a survey may show renewed enthusiasm for using bus services. Installing a charging point for electric cars in the village should be considered.*

*Traffic in New Lane - the work here by Nick Cultrane was at best poor. I've lived here for 40 years and traffic come down and up here well over 30mph - even the Parish Council who walk up here are concerned about the speed - whilst it is a 60mph - it's not safe doing that speed but folks do! so not sure how it got to 30mph - also the number of vehicle a day was grossly understated. It is a single lane road!*

**Council Response**

KSPC will continue to work with other bodies to address transport and traffic matters outside of the scope of this planning document.

KSPC will offer 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.

**27. 5. Community Facilities and Infrastructure – Utilities – 5.15 to 5.17 – page 49**

**Comments Received**

*Why is no mention made here of wastewater management? It has been difficult to find a place where we can comment on this. For this reason, we put our comments in 5.2 above.*

**Council Response**

As above.

## 28. 6. Neighbourhood Plan Revision – 6.1 to 6.2 – page 50

### Comments Received

*The Plan should be properly and impartially reviewed taking into account all the feedback especially from the Residents in the village, with clear re-examination of the evidence base that was commissioned and paid for by the PC and Locality.*

#### Council Response

The Plan has and will be reviewed, with every piece of feedback taken into account. However, there cannot be a continual cycle of re-examination ad infinitum. Ultimately, the Plan will be put to a referendum for the community-at-large to decide on whether to accept it.

## 29. Any final comments regarding this plan

### Comments Received

*Although the NDP has taken approaching 7 years to get to the Regulation 14 stage, with Covid having played a part in that delay, I believe that the Plan has to be halted at this stage for two very important reasons: 1) The original NDP Survey in the form of a questionnaire was carried out in May 2016, well over 6 years ago. There has been population change, many who had specific housing needs at that time will no longer have them, and there have been some changes to the planning system such that much of the information gathered in responses will no longer be relevant. I believe that some form of new survey will have to be carried out, perhaps this time with questions on housing more focussed (sic) on the issues that can be influenced by the NDP. I am sure that if the Parish Council does not face up to this issue now, the independent examiner will. I am sure the several background reports on specialist matters will still hold good. 2) Although the Parish Council is strongly opposed to the current housing/allotments planning application, in line with the overwhelming view of the public, the reality is that it now has a high chance of succeeding, whether permitted by TVBC or allowed on appeal. That can be the only conclusion based on the Inspector's decision. Although the application specifies 18 dwellings, the site at 1 hectare has a capacity for probably 30 once the principle of housing has been established. It goes without saying that such a decision would have a profound effect on the housing proposals in the NDP and on community assets.*

*The Parish Council have made it extremely complicated to comment on the NPD. Anyone who is not computer literate would have found the task too difficult to complete online. But the printable hard copies do not leave enough space for comment. Even the online comment spaces are inadequate to cover all we wanted to say*

*I probably would not trust many of you, there are exceptions, but most, to deliver a fete, let alone the NDP, the whole document stinks of bias. I notice the PC Facebook page has not been updated with any of this yet, why ignore a large proportion of the residents? If I think of anything else I will clear my cookies and start again.*

*My representation is one made in the early formative stages of the Plan and not infrequently when the opportunity has arisen. There is no Employment floorspace allocated in the Neighbourhood Development Plan. Yet in the past there has been a bemoaning of the absence of such that risks turning King's Somborne into a "dormitory" rather than a "living village". I believe the Plan Committee are sorely wrong in not making provision for both new and preservation of Employment floorspace within the village envelope*

*The Neighbourhood Watch scheme is in effect abandoned in King's Somborne. That said, nothing in the NDP is of concern (i.e., "Support" from a Neighbourhood Watch perspective.*

*Site 80 and Site 81 non-selection is opposed.*

#### Council Response

While time has moved on since some elements of the evidence base were collected, consultation with the community has continued (for example with this consultation), and will continue to do so, ultimately with a referendum for the community-at-large. The fact that some evidence has now aged is a consequence of a thorough approach to completing the plan. It would be impractical to re-legislate the issue every time a house sale was completed, or every time occupancy changed within the village. Further, even after reassessment, the number of homes needed (provided in a 2022 revision to 'Housing Needs and Sites') the population growth rate and likely occupancy levels still necessitate an additional 41 dwellings over a 15 year period.

With the rise in Home Working, the risk of King's Somborne turning into a 'dormitory' is greatly reduced.

Site 80 was deemed to have high landscape sensitivity. Development would have to be limited to areas outside Flood Zone 2 and 3 and would have to be designed in a way which responds to the site's high landscape sensitivity, location within the Conservation Area and the Grade II listed heritage assets.

Constraints on Site 81 meant that the development capacity for the site may be low. The lack of a footpath from the site may also render the site unsuitable.



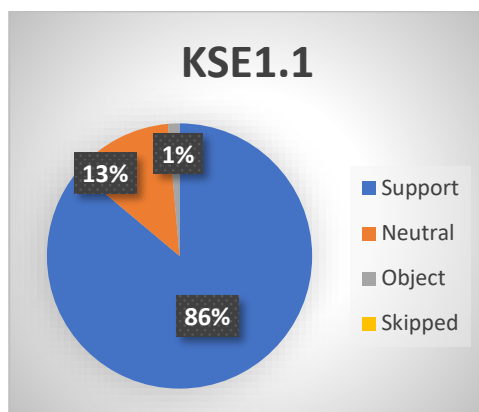
## Part 3 - Public Consultation – ‘The Policies’

Consultees were asked to confirm, against each part of each policy, whether they supported it, were neutral about it, or objected to it. These responses are shown as percentages.

In addition, consultees were asked for their comments. These comments, from residents, local organisations, local businesses and landowners with land that has been considered as part of the NDP, have been collated and published on the KSPC’s website: [NDP – Regulation 14 Consultation 2022 | King’s Somborne Parish Council \(kingssomborne-pc.gov.uk\)](https://www.kingssomborne-pc.gov.uk/NDP-Regulation-14-Consultation-2022) The key comments repeatedly raised have been listed below, followed by the Council’s Response.

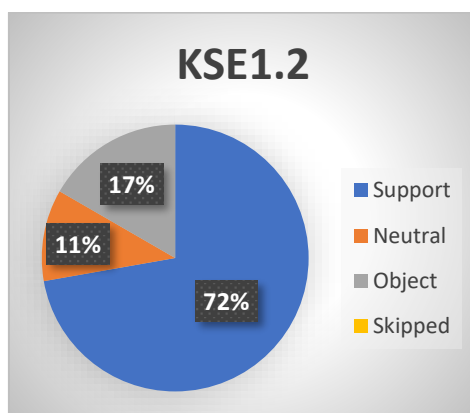
### 1. KS/E1 – Preserving Landscape Features, Views and Surrounding Farmland (page 15)

1. 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.



### 2. KS/E1 – Preserving Landscape Features, Views and Surrounding Farmland (page 15)

2. Development that increases the prominence of the village of King’s Somborne up the valley sides, above the 40m contour, will not be permitted unless it is demonstrated that the impact is mitigated by the existing landform or screening by existing building or trees.



### 3. KS/E1 - Preserving Landscape Features, Views and Surrounding Farmland (page 15)

No.	Comments Received	Consultee
1	<i>Limiting development to only below the 40m contour line discounts other sites that could be more suitable for development.</i>	Resident
2	<i>Re: Question2: Figure 1: King's Somborne Contour Map. This map is pretty unreadable. But the 40m contour line seems to overlay with the proposed area in SHELAA 55 – Land East of Furzedown Road. So, the soundness of this proposal seems flawed in line with this policy.</i>	Resident
3	<i>It is important to preserve the rural aspect of the village when viewed from the main access roads; limiting development above the 40m contour is a good way of doing this</i>	Resident
4	<i>I am objecting to KS/E1 part 2. The principle of avoiding development that increases the prominence up the valley sides is fine as a general policy, but I oppose the reintroduction of the 40m contour line as a definitive measure. As has been discussed (and minuted in previous PC meetings) this policy has no relevance in general planning rules. This is further compounded as the proposed NDP already seeks to make an exemption relative to one of the sites in the site selection process before the policy is even adopted.</i>	Resident
5	<i>This is a rural village, and it is essential that it maintains its green spaces, views and farmland</i>	Resident
6	<i>The 40m contour is entirely arbitrary and inappropriate. Development should be assessed simply on how it would be assimilated physically into the structure of the village and its accessibility to village services. Development above this contour could be acceptable.</i>	Resident
7	<i>We object to this policy because it is an arbitrary level. 1. It ignores the fact that a good proportion of the village has already been developed above this level 2. It increases the likelihood that any new development will be placed too close to existing housing. 3. It increases the likelihood of loss of privacy and connection to the rural character of the village by existing residents 4. It increases the subsequent loss of habitat for current wild life by removing the possibility of green corridors</i>	Resident
8	<i>The proposal to prohibit building above the 40m contour is arbitrary and illogical. Each site must be appraised with respect to impact on views from distant paths after appropriate landscaping, irrespective of whether it is above the 40m line or not. Easy access to the village from the new development is a much more important criterion.</i>	Resident
9	<i>I support the policy. It has been well debated locally and ready for full adoption.</i>	Resident

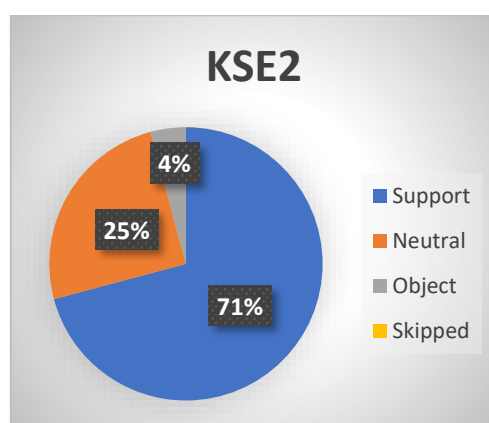
No.	Comments Received	Consultee
10	<i>The 40m contour is entirely arbitrary. Development should be assessed on how development would be assimilated physically into the village and how it relates to existing services and facilities. Development could be acceptable above the 40m contour</i>	Resident
11	<i>I do not feel that you will be able to fulfil this policy at SHELAA55. On the southern and western borders of the site there will be no screening until the hedgerow has grown after many years. Therefore, there will be no screening of those borders to substantially decrease the prominence of the village whilst using the public bridleway.</i>	Resident
12	<i>Once green field site i.e., SHELAA 80 are developed they are gone for good. We need to preserve the wildlife and underground stream in this field.</i>	Resident
13	<i>No evidence has been produced in support of not developing sites above the 40m contour. This policy unnecessarily prevents otherwise suitable SHELAA's from being developed.</i>	Resident
14	<i>Views are extremely important to one's wellbeing, we feel over development is worrying, Worried about the fields near to us and money talks!</i>	Resident
15	<i>SH &amp; DOW object to Part 2 of draft Policy KS/E1. The use of contours (Figure 1 of the Reg 14 NP, pg. 15) and stipulation that development will not be permitted if it increases the prominence of the village up the valley sides above a 40m contour is not supported by any appropriate evidence – in contrary to PPG1. Part 2 of draft Policy KS/E1 should therefore be deleted. In any case, the undertaking of a Landscape Appraisal / LVIA with consideration of landscape evidence base of the Local Plan (as per Part 1) would be sufficient to understand and assess any impact.</i>	Carter Jonas

#### Council Response

- The Policy Does not preclude development above the 40m contour line. It specifies that the impact must be mitigated. It serves to direct development towards the valley floor and ensures the effects to landscape from wider views is minimized. The policy has been revised to give more clarity.

#### 4. KS/E2 – Horsebridge to King's Somborne Local Gap (page 16)

- 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.



#### 5. KS/E2 – Horsebridge to King’s Somborne Local Gap (page 16)

No.	Comments Received	Consultee
1	<i>There is local gap on the north side of the road, however if one takes into account the current properties on both sides of the road in an overview they overlap and there is no gap.</i>	<i>Resident</i>
2	<i>The gap is effectively very narrow and I would support a policy which added strength to the more general Local Plan policies to protect the countryside,</i>	<i>Resident</i>
3	<i>Infill is a possibility along the King's Somborne/Horsebridge Road but an extensive development (even as little as 3 or 4 houses) should not be permitted</i>	<i>Resident</i>
4	<i>I agree</i>	<i>Resident</i>
5	<i>The gap is very small and I agree that a specific gap policy would add strength to the general Local Plan policies to protect the countryside.</i>	<i>Resident</i>
6	<i>As the owners we envisage no development within the site that would not be in line with the policy.</i>	<i>Resident</i>
7	<i>I do not see any reason why the two communities have to remain separated. Horsebridge does not have its own school or shop and therefore probably benefits from KS facilities as it is, therefore why do they need to remain physically separated.</i>	<i>Resident</i>

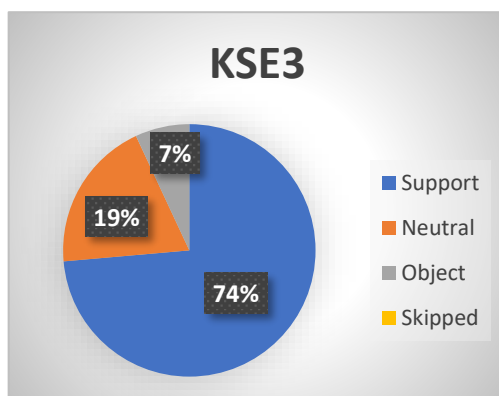
#### Council Response

- The gap between King’s Somborne and Horsebridge is favoured by the majority of residents and is consistent with National Planning Policy

#### 6. KS/E3 – Local Green Space (page 18)

- 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)



## 7. KS3/E3 – Local Green Space (page 18)

No.	Comments Received	Consultee
1	<i>Broadly supportive. Neutral response is due to ideological reservation about including items on which are not owned by the community and increase from 5 in previous NDP draft to 11 in this version.</i>	Resident
2	<i>Although I generally agree with this statement. I would not agree with preserving the area behind Manor Farm House. I cannot see how it has any local green space significance over and above other sites you have chosen for development. This seems to me to be a favourable area for development.</i>	Resident
3	<i>See full representations submitted via email to the Parish Clerk.</i>	Resident
4	<i>The wildlife corridor on SHELAA 55 – Land East of Furzedown Road should also be a local green space as it serves many functions for wildlife while also giving safe passage through different parts of the village. This part of the village is very much used by the community for dog walking, kids going to school, exercise and leisure. Any added traffic and development would disrupt this dynamic in a detrimental way.</i>	Resident
5	<i>Delete 'directly' in the shorthand description of KSLGS11. The area covered extends from behind Walnut Court to New Lane.</i>	Resident
6	<i>Very pleased to see the current allotment site included in this list and its assessment as having historic value. The site is clearly identified as allotment gardens over 100 years ago. To be identified on the map as such it implies use as allotment gardens for a longer period. As well as providing space for the growing of produce the allotment site is also part of the social fabric of the village. There are a significant number of plot holders who can trace their use of the site to several generations as well as relative newcomers. The site is also rich in biodiversity, important to the overall assessment of its value.</i>	Resident

No.	Comments Received	Consultee
7	<i>It is hugely important to maintain the current location of the allotments which have been in use for over 100 years.</i>	<i>Resident</i>
9	<i>I am neutral only because it is inappropriate to include the allotments site at a time when it is subject to a current planning application which proposes to relocate them to another (adjacent) site. Given the reasons for the dismissal of the previous appeal, this current application is highly likely to succeed. Other than this I support the policy.</i>	<i>Resident</i>
10	<p><i>We support all the green space allocations except for the allotments</i></p> <p><i>This area is used by just a few people from the village. It adds no other advantage to the village as it is not visible to anyone other than the allotment holders.</i></p> <p><i>It is subject to a planning proposal for a housing development. In our view, this is the best place to put a housing development as:</i></p> <ol style="list-style-type: none"> <li><i>1. It would be an infill development within the current village boundary</i></li> <li><i>2. Access would pose no problem (unlike SHELAA 148b and KS3)</i></li> <li><i>3. It is not a site that is heavily overlooked by existing properties</i></li> <li><i>4. The allotments could be re-provided for the current allotment holders with much better facilities eg water, storage space etc.</i></li> </ol>	<i>Resident</i>
11	<p><i>As an allotment holder, I am impressed by the work carried out by the parish council on this plan which designates the existing allotments as an open space and removes it from the areas for future housing development.</i></p> <p><i>With the current planning application submitted for the development of the allotments, I hope and trust that this will not take place before the NDP is finally approved. The ownership of village allotments should be resolved for future generations.</i></p>	<i>Resident</i>
12	<i>Generally, I support the Policy; the exceptional case in the above list is the paddock opposite the Old Vicarage, since access is not available to the public. The view into the paddock from Old Vicarage Lane is not particularly special.</i>	<i>Resident</i>
13	<i>I agree</i>	<i>Resident</i>
14	<i>We would support this policy if the Allotment site KSLGS05 is deleted from the list. We believe the Allotment site, being centrally located with good access, to be the optimal site for new development within the village. Assuming however that suitable replacement allotment provision can be made.</i>	<i>Resident</i>
15	<i>The allotments site complicates matters because it is currently the subject of a planning application, which based on the reasons for the dismissal of a previous appeal, is likely to be successful, despite considerable local opposition. I refer to this matter later in another context.</i>	<i>Resident</i>
16	<i>important to the village that the allotments are maintained in their same position</i>	<i>Resident</i>

No.	Comments Received	Consultee
17	<i>I also believe that the public bridleway should be included and protected. due to the needs of the local community for walking, hiking, dog walking and horse riding.</i>	Resident
18	<i>Area directly behind Manor Farm House up to 40m Contour Line (KSLGS11) - there is huge wildlife about and below ground here - newts etc I've seen as I am the tenant of this land for over 30 years I know it better than anyone</i>	Resident
19	<i>If they propose to build on our recreational area in Muss lane we will oppose with vigour. We are a conservation area with a narrow lane: we have seen approval for 4 new homes in our narrow lane, shocking actually, with access? We feel this lane cannot take any more traffic. Be mindful of the tranquillity that has already been compromised.</i>	Resident
20	<p><i>Shorewood Homes object to the inclusion of 'Allotments – Furzedown Road' (KSLGS05) as a Local Green Space (LGS) in draft Policy KS/E3. Principally, the need for additional protection to the allotments in the form of LGS is questionable. Policy mechanisms are already in place (via Policy LWH1 of the Local Plan and draft Policy KS/F1) that afford protection to this communal asset unless it can be demonstrated otherwise.</i></p> <p><i>Notwithstanding the above, a basic condition of a Neighbourhood Plan is that it should contribute to the achievement of sustainable development. To contribute to sustainable development, PPG confirms "sufficient and proportionate evidence should be presented on how it guides development to sustainable solutions".</i></p> <p><i>Achieving sustainable development means taking opportunities to secure net gains across economic, social and environmental objectives (NPPF Paragraph 8). Planning policies should ultimately play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (NPPF Paragraph 9).</i></p> <p><i>SH &amp; DOW consider the identification of KSLG05 as a LGS would be premature and unsustainable, in light of its proposals to create a larger and improved area of allotments adjacent to the east of the current site, whilst delivering homes on the current allotment site.</i></p> <p><i>SH &amp; DOW expresses its concerns with the listed quantum and quality of site allocations elsewhere in these representations (see comments on 'Site Allocations'). As such, SH &amp; DOW consider sufficient land has only been identified for 20 dwellings rather than the 41 dwellings as stated and committed to under draft Policy KS/H1. KSPC therefore needs to identify additional land for housing, 18 of which can be delivered under SH &amp; DOW's proposals.</i></p> <p><i>Within proposals put forward in the current hybrid planning application, the re-provided allotments will be of a greater size (9,617m<sup>2</sup> vs. 9,012m<sup>2</sup>), providing space which would also cover (in excess) the additional requirements for the proposed residential development. A range of improvements over and above the existing allotments are also proposed.</i></p> <p><i>In conclusion, given insufficient housing allocations in the Reg 14 NP to meet identified need, the decision to identify 'Allotments – Furzedown Road' (KSLGS05) as LGS would not contribute to the achievement of sustainable development. The proposals put forward by SH &amp; DOW would allow the provision of much-needed housing in a sustainable location, whilst retaining (and improving) an area of community importance. This must be viewed as a preferable solution that ensures 'net</i></p>	Carter Jonas

No.	Comments Received	Consultee
	<p><i>gains’ across the general objectives of sustainable development outlined at paragraph 9 of the NPPF.</i></p> <p><i>‘Allotments – Furzedown Road’ (KSLGS05) should therefore be removed as a LGS and its proposals adopted by KSPC as a sustainable solution to development.</i></p>	

#### Council Response

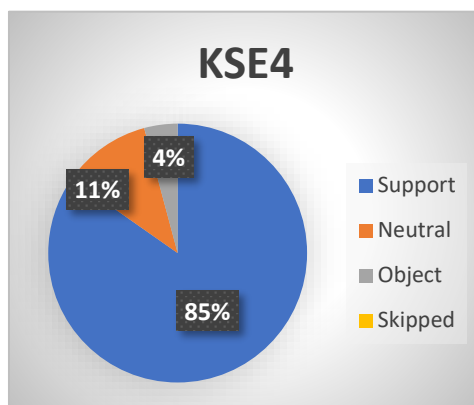
- Paragraph 101. of the NPPF states” *The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period*” All the designated Local Green Space within the plan has been identified during the consultation process. None of the identified sites are identified as being required to ensure sustainable development. If further Greenfield land for development is required in the future then there is adequate availability of more suitable areas those nominated as green space
- The allotments (KSLG05) has been subject to a second planning application (the first having been refused and subsequent appeal failed). Planning consent is an independent process from that relating to Neighbourhood Planning. The criteria for green space designation have been fully met in respect to the allotments. And it will equally apply to any relocated allotment site. The majority of residents support the allotments inclusion. The second allotments site planning application has been successful and the NDP revised accordingly, The criteria for green space designation have been fully met in respect to the allotments and it will equally applies to the relocated allotment site. The local green space document has therefore been revised accordingly. The majority of residents support the allotments inclusion. Other nominated sites within the plan equally support sustainable development. Objection to the allotments inclusion therefore holds no merit.
- It is not a requirement that Local Areas of Green space are required to be open to the public. The requirement for KSLGS04 the Paddock Opposite the Old Vicarage has been meets both NPPF and Local Plan Policies. Objection to the inclusion of KSLGS04
- KSLGS11 does meet both NPPF and Local Plan Policies in order to be categorized as green space. The area is viewed from footpath 14 which is very popular footpath and walked by a lot of villagers daily. It allows walkers to enjoy the local countryside, wider views and an unobstructed view of a valuable listed building. Indeed, Historic England have commented on the need to “*Protect or enhance the historic environment which has links back to Saxon times by preserving or enhancing the unique and special character, architectural style, historic settlement pattern and spaces., of the designated and non-designated heritage assets, including the conservation area, Listed buildings, scheduled ancient monuments, archaeology*”. Objection KSLGS11 holds no merit

#### 8. KS/E4 – King’s Somborne Conservation Area (page 22)

- 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.



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



#### 9. KS/E4 – King's Somborne Conservation Area (page 22)

No.	Comments Received	Consultee
2	<p><i>Objection as the first paragraph / item is new policy compared with the earlier NDP draft. It seems twee as an item of policy rather than design guidance. Rather than focusing on using older materials for the sake of historical construction methods used on some buildings in the conservation area, the village should lead by building homes that are energy efficient (ideally net zero buildings) and good to live in.</i></p> <p><i>Consider numbering separating items in the policy to be consistent with others.</i></p>	Resident
3	<i>See full representations submitted via email to the Parish Clerk.</i>	Resident
4	<i>There are important old trees next to SHELAA 55 – Land East of Furzedown Road that need to be protected. There is also an important wildlife corridor on this land with wildflowers for the local ecosystem.</i>	Resident
5	<i>Multiple grade II protect buildings as well as protected trees in proximity of proposed KS3 development</i>	Resident
6	<i>Agree with the objectives of KS/E4 which are more or less in line with the 1987 policy. My only concern is whether the boundary should now be reviewed, although I realise that this would be a responsibility of TVBC. The present boundary includes the top end of Muss Lane and Riverside Green, neither of which are part of the architectural and historic character of Kings Somborne. They were included by the Planning Committee of the time against the advice of the officers, for reasons of avoiding 'social divisiveness'.</i>	Resident
7	<p><i>This seems at odds with Site Access Study for KS3 where the access is next to the Grade II listed Cob Wall on the south side of Highfield.</i></p> <p><i>"The heritage constraints would require sensitive design, particularly ensuring that any modification to access is sensitive to the Grade II listed Cob Wall. The site is within the setting of the</i></p>	Resident

No.	Comments Received	Consultee
	<i>Conservation Area and therefore any development would need to be sensitive to the heritage assets, including the Cob Wall"</i>	
8	<i>We support this Policy and would like to see it properly implemented in the Plan. This Policy states that 'Key views into and out of the Conservation Area should not be adversely impacted by development'. Riverside Green and Muss Lane are in the Conservation Area and development of 148b would substantially alter views out of the area.</i>	Resident
9	<i>I agree</i>	Resident
10	<i>Agree with the objectives of KS/E4 but suggest that perhaps the boundary of the designated area should be reviewed, although I realise that this would be by TVBC. In 1987 the top of Muss Lane and Riverside Green were included against officer advice because the Planning Committee was persuaded that they helped avoid 'social divisiveness'. However, these two areas are not part of the architectural or historic character of Kings Somborne and hence should not be included in the Conservation Area.</i>	Resident
11	<i>By creating access to SHELAA 55, there will be disruption of the hedgerow and trees that already reside there. Therefore, I do not think you will be fulfilling your policy of protecting hedgerows and trees.</i>	Resident
12	<i>Not sure as if you want affordable housing this will put up the costs</i>	Resident
13	<i>Would like to see well designed self/custom build properties</i>	Spencer's Farm

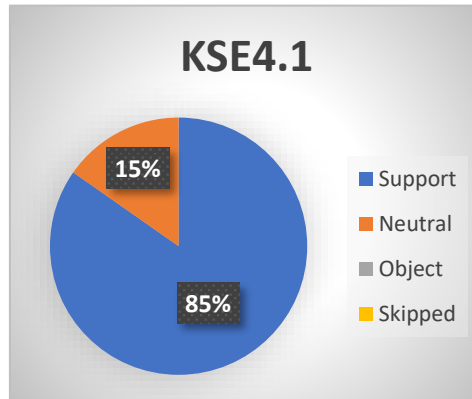
#### Council Response

- This policy will be deleted and references to Policy of the Local Area Plan included in lieu. See comments and responses from TVBC to the plan.
- The conservation area is defined by TVBC and is administered by them. The current document is old 1987. The desire for a review and update has been added as aspirations.
- Any tree works within the conservation area are already required to be notified to TVBC for permission
- Trees outside of the conservation area requiring protection must have a tree preservation order granted which must meet strict criteria which is not the remit of the NDP.
- Design requirements are adequately covered in the Design Guidance.
- Paragraph 4.12 states Self and Custom Building will be supported
- The desire for a review and update has been added as aspirations.

#### 10. KS/E4 – Archaeology (page 23)

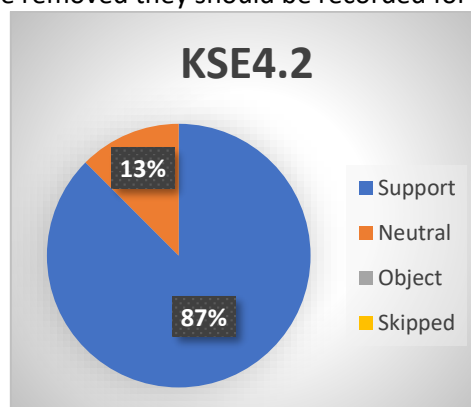
Please include any comments on this policy here (Optional). Please be clear which section of the policy (as above) your comments relate.

1. Where development proposals could affect sites of archaeological interest or, where it is reasonable to expect that previously unidentified remains might be present, proposals should be informed by an appropriate archaeological investigation as agreed in writing with the Borough Council's archaeological advisor.



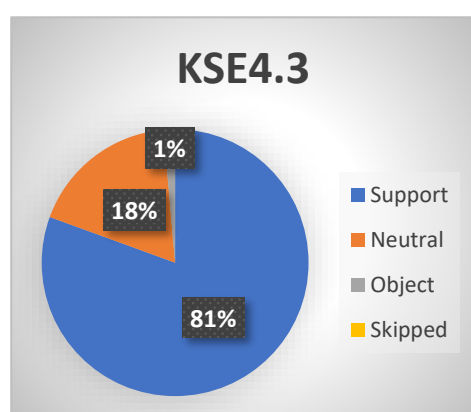
#### 11. KS/E4 – Archaeology (page 23)

2. 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.



#### 12. KS/E4 – Archaeology (page 23)

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.



### 13. KS/E4 – Archaeology (page 23)

Please include any comments on this policy here (Optional). Please be clear which section of the policy (as above) your comments relate.

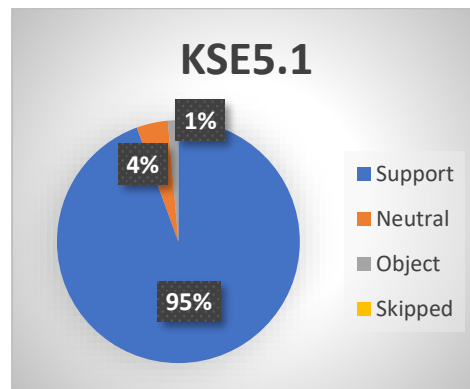
No.	Comments Received	Consultee
1	<i>Item 3 - Consider rewording the language used to make it clear what this policy means. I do not understand what it is seeking to achieve, or what it may achieve, and on that basis cannot support it.</i>	<i>Resident</i>
2	<i>In the SEA &amp;&amp; HRA document, on page 16, Historic England state 'the development has the potential to harm the special interest, character and appearance of the conservation area and significance of listed buildings, it would harm the significance of designated heritage assets and would therefore be in direct conflict with Policy E9.' They requested that Hampshire Historic Environment Record and the Borough Council's Archaeological Adviser be consulted. I have seen no record of this consultation.</i>	<i>Resident</i>
3	<i>The guiding principle should always be that archaeology is best left safe in the ground, not exposed or uplifted/removed.</i>	<i>Frobisher Ltd.</i>
4	<i>I think this is a very well thought out policy which is especially necessary as the Borough Local Plan is relatively silent on archaeology.</i>	<i>Resident</i>
5	<i>I agree</i>	<i>Resident</i>
6	<i>Support both KS/E4 2 and 3 which seems a well thought out policy. It is especially necessary as the Borough Local Plan is largely silent on archaeology.</i>	<i>Resident</i>
7	<i>There are some old ruins with SHELAA80 not documented</i>	<i>Resident</i>

#### Council Response

- The policy has been deleted and replaced with text referring to Local Policy E9.
- Archeology advice is provided by HCC during detailed planning consent. For proposed sites contained within this plan no restraints have been currently identified. Future planning applications will be dealt with on a case by case basis meeting the requirements of Local and National Planning Policy.
- Reference to building materials are referred to in the Design Guidance.

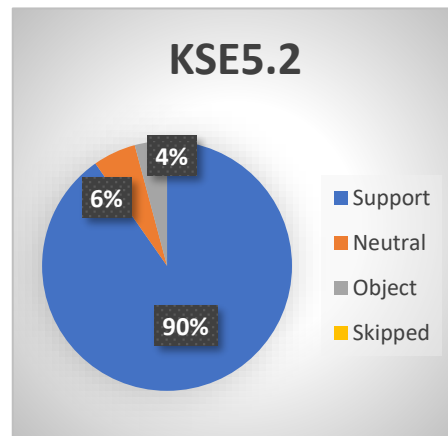
### 14. KS/E5 – Flooding and Water Management (page 26)

1. 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.



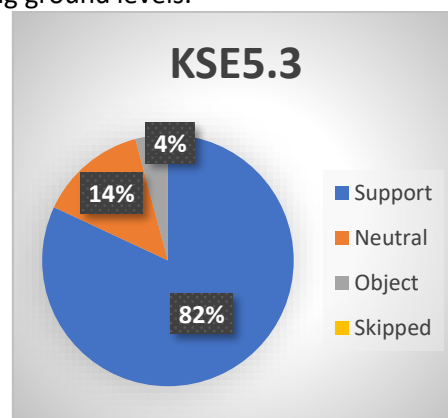
**15. KS/E5 – Flooding and Water Management (page 26)**

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.



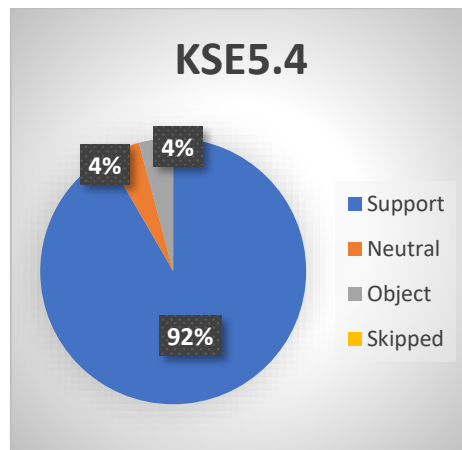
**16. KS/E5 – Flooding and Water Management (page 26)**

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.



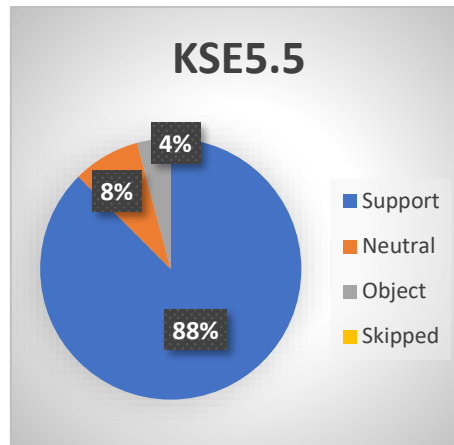
**17. KS/E5 – Flooding and Water Management (page 26)**

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.



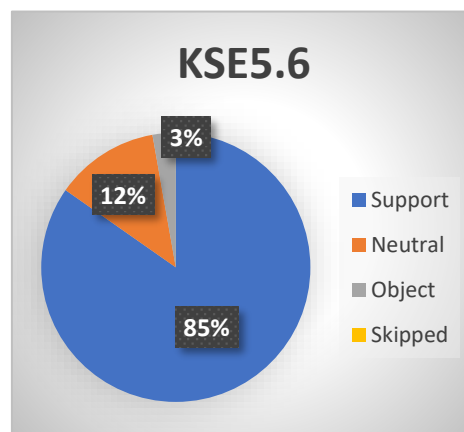
**18. KS/E5 – Flooding and Water Management (page 26)**

5. A flood risk activity permit will need to be obtained from the Environment Agency for works within eight metres of the riverbank, and the design of any development within this area needs to be in line with their guidance.



**19. KS/E5 – Flooding and Water Management (page 26)**

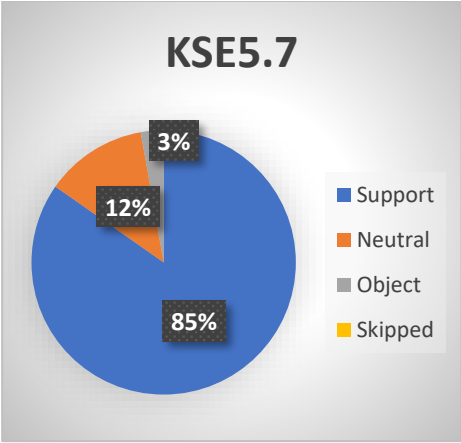
6. Ground Investigations are required including groundwater monitoring (duration of monitoring to be agreed with the Lead Local Flood Authority) to confirm the underlying geological sequence and establish seasonal groundwater levels.



**20. KS/E5 – Flooding and Water Management (page 26)**

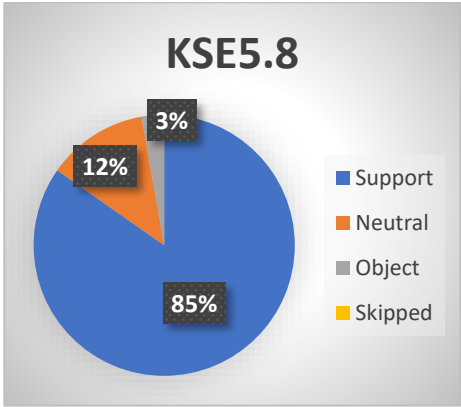
7. Infiltration tests in accordance with the BRE365 specification should be undertaken where infiltration techniques (soakaways and permeable surfaces) can be used onsite i.e., where the invert level of a

soakaway or other infiltration device can be set a minimum of 1m above the highest recorded groundwater level.



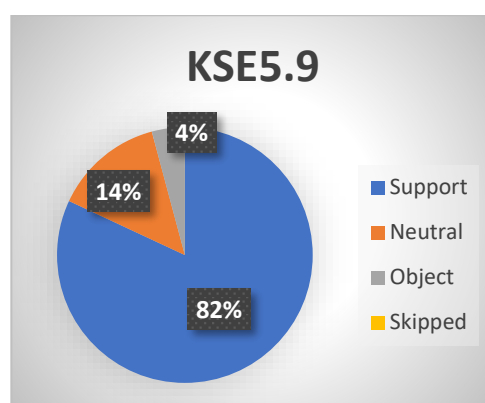
**21. KS/E5 – Flooding and Water Management (page 26)**

8. 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.



**22. KS/E5 – Flooding and Water Management (page 26)**

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 the 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 the 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 the Somborne Stream becomes surcharged (submerged in flooding conditions).



### 23. KS/E5 – Flooding and Water Management (page 26)

No.	Comments Received	Consultee
2	<p>Item 5 seems to be restating a separate requirement. It is unclear why this is duplicated as the NDP will not govern it.</p> <p>Items 6/7/8/9 include technical details. It is unclear whether they will actually create positive changes or just increase the costs of development through engagement of the consulting industry around planning applications.</p> <p>Item 9 would benefit from rewording. It feels like it was originally a list with several items but is now a list of one item. A clearer opening paragraph could be: "For sites within or adjacent to Flood Zone 2 and Flood Zone 3 and / or discharge directly into the Somborne Stream a Flood Risk Assessment (FRA) should be provided.</p>	Resident
3	See full representations submitted via email to the Parish Clerk.	Pro-Vision
4	<p>All these measures are strongly supported. In our time at the Long Barn (2001 to date) we have had flood water in our yard on three or four occasions and on one occasion our neighbours at Manor Farm House had to use our back garden to get out of their property - they walked across the field to New Lane where their car was parked.</p> <p>Tanners Pond, near the ford, fills up and floods on a regular basis.</p>	Resident
5	<p>Attenuation tanks will be required for site KS3 and the feasibility of these seems to be a significant challenge. The base of the attenuation tanks must be a minimum of 1m above the groundwater level. The Bourne is 32m OAD and flood zone 3 extends to 33m OAD, so the base of the attenuation tanks would surely have to be at least at 34m OAD. Almost all of the KS3 area is below this level.</p> <p>Ground levelling may be required and the foundation of the KS3 dwellings may need to be raised by approximately 3m so that policy KS/E5 is satisfied. Not only would this be extremely expensive, thereby reducing the likelihood that these houses would be 'affordable' which is one of the key goals, but it would also be unsightly and ruin the landscape and character of the area, which happens to be next to several protected and historically important buildings. This would therefore be in direct conflict with policy E9 too.</p> <p>Page 6 of the Waterco drainage note, along with page 30 (Appendix E) indicates that for a development the size of KS3 it would need attenuation storage of around 60 m2 to achieve the proper discharge rate of 2 L/s. With so little area outside of the flood zone, the need for development to be &gt;30m from ancient trees and the need for 60 m2 of raised attenuation tanks, where are the houses going to go?</p> <p>Further to this, page 53 of the Waterco Modelling Report clearly shows around 90 % of the</p>	Resident



No.	Comments Received	Consultee
	<i>proposed development land is within the 'EA recorded flood outlines.' This surely poses an unacceptable risk to the new houses as well as the existing houses nearby.</i>	
6	<i>I fully support Policy KS/E5 as flooding is THE MOST IMPORTANT concern for residents of Kings Somborne. The policy E5 will help protect the village against any development that may increase flood risk. However, it is essential that no development should be considered where due to a requirement of providing measures necessary to conform with Policy E5 e.g., Attenuation tanks or drainage the implementation would lead to significant changes to the landscape and form in breach of Policy KS/E1.</i>	Resident
7	<i>I have objected to points 2, 3, 5 and 9 above simply because I don't believe we should allow any development on land where these measures would be necessary. Why would we build on such sites where alternatives exist?</i>	Resident
8	<i>All of these policies should be incorporated into Planning applications for new developments as a requirement to ensure that these policies are adhered to.</i>	Resident
10	<i>I have no specific expertise in matters relating to flooding and water management and I trust all the requirements of KS/E5 are necessary as they add considerably to the growing list of requirements placed on applicants. It is a pity that the background reports could not be more concise and make it easier for the reader.</i>	Resident
11	<i>King's Somborne valley (includes Horsebridge) is very vulnerable to flooding and these policies will help reduce additional risk for over development</i>	Resident
12	<i>Taking into consideration of all of the above it is likely that any development of KS3 will need to be raised to such a level that the dwellings will not sit well in the proposed development area, therefore impacting on the conservation area.</i>	Resident
13	<i>We support this Policy, but the use of the term 'occupied' in point no.4 is worrying.  Does this mean that a development could be built but not occupied? If this is so, it would be extremely detrimental to the village.  We require the wording to be made much clearer so that no development is allowed to be built until the wastewater management problems have been rectified. (Policy KS/E5 no. 4)</i>	Resident
14	<i>Flooding and water management are prime considerations for King's Somborne. The sewerage system is at or near capacity as far as I understand, and the impact of flooding has been experienced in recent years. This combination must limit the number of 'new builds'. The proposed number of 41 is excessive and could add to flooding/water management problems. As expressed elsewhere the optimum number of new houses would be 30, in my view.</i>	Resident
15	<i>I agree</i>	Resident

No.	Comments Received	Consultee
16	<i>Analysis of the impact of all new development on the drainage systems within the village, together with flood risk management must be a crucial consideration prior to the approval of any new development proposals.</i>	Resident
17	<i>I have no expertise in flooding and water management issues and trust that these requirements are necessary as they add to the ever-growing list of requirements for applicants. It is pity that the various specialist reports could not be more succinct as they would be easier for the layman to read and understand.</i>	Resident
18	<i>Having reviewed the documentation published - the Flood Risk Study, Drainage Note and Hydraulic Modelling Report do not mention sites SHELAA55 or SHELAA 168. I therefore do not think that there is sufficient evidence to say that these two sites have been fully and correctly assessed for flood risk. Additionally, historical anecdotal evidence suggests that the current properties that lie between the above two sites already suffer from flooding. I therefore think that even if you are pro-actively protecting the new buildings from flooding, it will increase the risk of ground water/fluviat flooding to the existing properties.</i>	Resident
19	<i>7: reference to BRE365 should be written to allow for any succession documents/policy/act etc (i.e. so the policy is never outdated) E.g. "BRE365 or equivalent as updated from time to time"  9: "The FRA" can be omitted to make it easier to read)ie "Flood Risk Assessment. should..."</i>	Resident
20	<i>I've raised before on SHELAA 80 from New Lane to the Chestnut Tree now gone I'm unable to use the rideon from Jan to end of April because of the ground being waterlog - this hasn't been picked up, but I can tell you any developer of this site would have to address this.</i>	Resident
21	<i>We would like to see the Bourne with more water? to support the voles and ducks in springtime.</i>	Resident

### Council Response

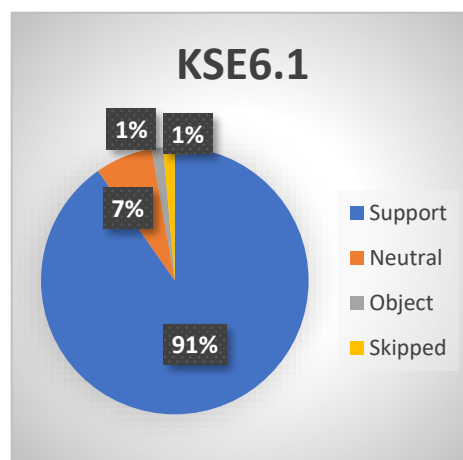
- Item 5 of the policy can be deleted as it repeats a statutory requirement it serves however as a reminder
- Items 6,7,8 and 9 serve to ensure that appropriate measure are taken prior to construction
- Studies by specialist contained within the evidence base have examined the feasibility of drainage in so far as can be determined and have found drainage from all proposed sites is feasible. Detailed proposals will become available prior to construction as required by the policy
- The requirements of this policy do not supersede the requirements of any other policy contained within the plan
- Item 4 It is important that foul water and surface water are kept separate. The phrase *"and must not be occupied until wastewater treatment facilities exist"* seeks to reinforce this. Removal of this phrase offers no advantage. To add more clarity the is has been changed to *"and must not be occupied until the accepted detailed plans for foul and surface water drainage plans are fully constructed"*
- Southern Water have confirmed that sufficient capacity is available within the foul drainage network for the proposed 41 houses
- Sites SHELAA 55 and 168 are situated in flood zone 1 and therefore specialist drainage advice is not required.

Other pertinent requirements have been included in the policy

- SHELAA 80 and SHELAA 81 both sites lie outside the settlement boundary and are not part of the Plan as the housing requirement can be satisfied by more suitable sites. Detailed reasoning can be found in the Strategic Environmental Assessment.
- Water in the Bourne is dependent on the level of groundwater which in turn feeds the springs and is not readily controlled
- It is not accepted that this policy constrains National Planning Policy Framework strategies or that it is not in conformity with local area policy, rather it provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.

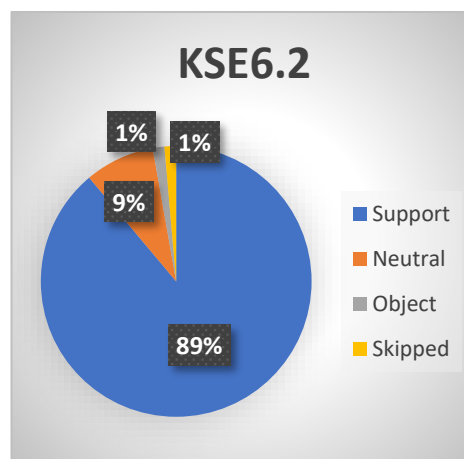
#### 24. KS/E6 – Biodiversity (page 29)

1. Development that contributes to the network of habitats identified in the Biodiversity Opportunity Area will be supported.



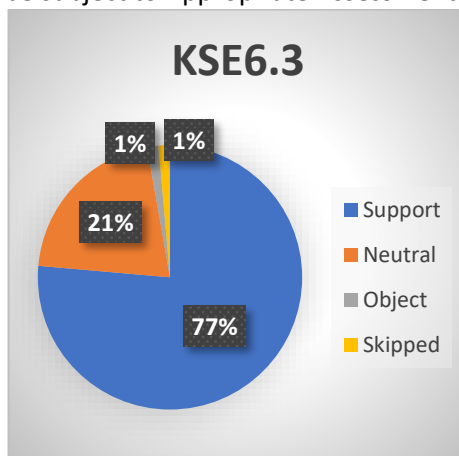
#### 25. KS/E6 – Biodiversity (page 29)

2. 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.



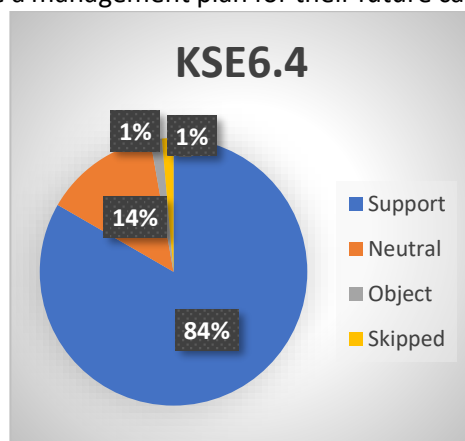
**26. KS/E6 – Biodiversity (page 29)**

3. 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.



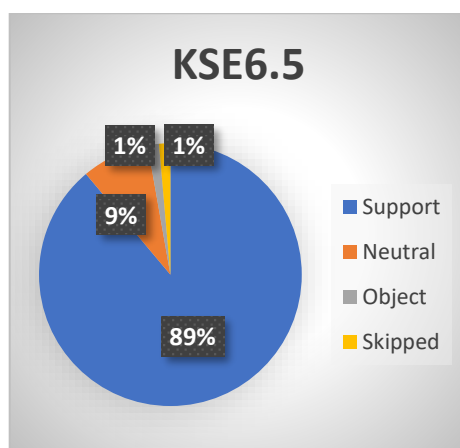
**27. KS/E6 – Biodiversity (page 29)**

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.



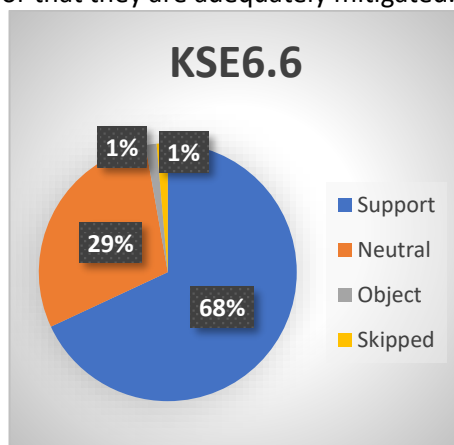
**28. KS/E6 – Biodiversity (page 29)**

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.



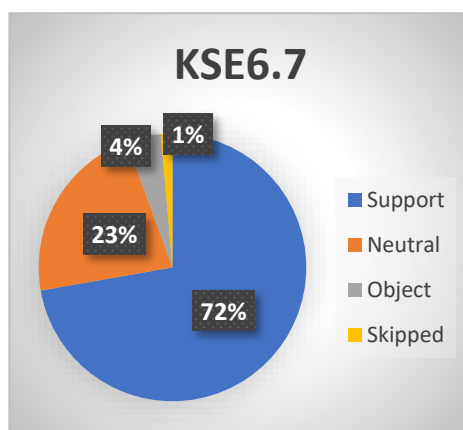
## 29. KS/E6 – Biodiversity (page 29)

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.



## 30. KS/E6 – Biodiversity (page 29)

7. 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.



### 31. KS/E6 – Biodiversity (page 29)

No.	Comments Received	Consultee
1	<p><b>Item 1</b> - It is unclear what this means. How will a development contribute to them?</p> <p><b>Item 3</b> - It is unclear what a project level HRA is. The term should be expanded for clarity. Is it a "Habitats Regulations Assessment" mentioned in <b>Item 6</b>?</p> <p><b>Item 7</b> - Seems to be restating a requirement from elsewhere that the NDP does not govern. Unclear why it is included on that basis.</p> <p>Whole policy: It is unclear whether this creates positive changes or just increases the costs of development through engagement of the consulting industry around planning applications.</p>	Resident
2	<p>I urge please, this subject should be a priority issue investigation within KS3 Area.</p> <p>This is my humble opinion, essential IF KS3 build is approved. Developers rarely have the faintest idea in planting native species. I queried this in the village hall meeting, saying that usually 'whips' are planted, and saying too, that 'disturbed' wildlife would not be prepared to wait around for 15 years.</p>	Resident
3	The development of KS3 is reducing the biodiversity of the village.	Resident
4	See full representations submitted via email to the Parish Clerk.	Pro-Vision
5	I have seen bats regularly flying around the around next to the site SHELAA 55 – Land East of Furzedown Road	Resident
6	We have a colony of voles in our back garden. We assume other properties bordering the stream will also have voles.	Resident
7	<p>I am pleased to see a focus on biodiversity in these council policies, as I do not think it's been taken seriously thus far.</p> <p>There are a number of known important species in proximity to KS3 including southern damselflies, barbastelle bats, water voles and slow-worms, barn owls, dormice, badgers and hedgehogs. That is 8 known protected species in the area that also includes important bird species like kestrels, red kites and buzzards, lesser spotted woodpeckers, yellow wagtails, and hundreds of other important species. Even a small-scale construction project would likely drive most of these species away and species such as barn owls and bats are well known to be highly sensitive to sound.</p> <p>Numerous species (approx. 8) in KS3 are specifically mentioned in the Hampshire Biodiversity Action Plan, these species are described as 'of principal importance.' Another 8 are legally protected species, further to this there are also legally protected veteran trees and areas such as these can only be developed upon if there are no other alternative sites, or the potential harm to these species can be mitigated against.</p> <p>In the Habitats Regulation Assessment (page 47) it explains that presence of Southern Damselflies and Stag Beetles are the 'primary reason' for selection of the River Itchen as a SAC</p>	Resident

No.	Comments Received	Consultee
	<p>site, these are also present in KS3 which must be a significant factor.</p> <p>The Strategic Environment Assessment states HRA concludes a Preliminary Ecological Appraisal.</p>	
8	<p><b>KS / E6 5c</b> I do not think that the mention of Succession planting is helpful as a principle in a policy dealing with biodiversity in relation to mature or over mature trees. This is a subjective assessment and should not be considered with mature trees that could still have many years of life left.</p>	Resident
9	<p>Only that we seem to be far more concerned with bats than people!</p>	Resident
10	<p>Mitigation radius of New Forest SAC/SPA/Ramsar</p>	Resident
11	<p>I am sure KS/E6 is a sound policy which reflects the considerable importance now attached to biodiversity/nature conservation.</p>	Resident
12	<p>It has been stated there would be a Bio-diversity gain if KS were to be developed. It is unclear how this could be achieved when 40% of current space will be replaced with dwellings and the required infrastructure to support the development. The proposed development area is the part of the site that contains the majority of the flora and fauna. Once this habitat is destroyed this will have a massive impact on the current biodiversity of the site that will could potentially take decades to recover. By placing the access road along the top of KS1 and into KS3 will effectively cut off access to wildlife to the remainder of KS3, resulting in a net loss rather than a gain.</p>	Resident
13	<p>Whilst supporting this Policy we would like to see much more being made of 'green corridors' between existing houses and any new development.</p> <p>This would facilitate foraging and commuting habits of existing wildlife.</p> <p>It could also be linked to the extension and/or development of new footpaths through the village, thereby increasing the amount of protected Green Space.</p>	Resident
14	<p>None</p>	Resident
15	<p>We totally support the Biodiversity policies.</p>	Resident
16	<p>I am sure all these policies are necessary to reflect the considerable importance now attached to biodiversity and nature conservation.</p>	Resident
17	<p>We support the importance of hedgerows and groups of mature trees. The destruction of the stand of trees at Hillview prior to planning permission and the clearing of trees on other sites in the advance of development demonstrates the weakness of the protection other than on agricultural land.</p>	Resident

No.	Comments Received	Consultee
18	<i>the Mottisfont Bat have always come to SHELAA80 every year since I've been here for some 40 years from the ford in New Lane all the way up to The White Cottage and most nights seem them</i>	Resident
19	<i>The wild nature of KS3 provides perfect feeding for the Mottisfont bats. They are prevalent between dusk and dawn.</i>	Resident

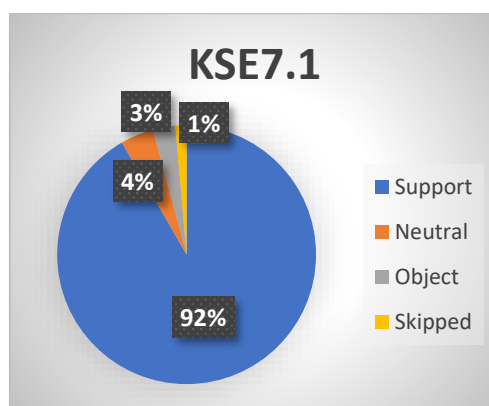
#### Council Response

- Definitive contributions made to biodiversity can only be established on a case-by-case basis at the detailed planning stage
- Site KS3 has been deleted from the Plan due to inclusion of the allotments as planning permission has been granted for this site
- The NDP should not be read in isolation but read in conjunction with the Adopted Local Plan 2011 – 2019 Policy E5 and its supporting paragraphs
- Mottisfont Bats have been specifically dealt with in the comments from TVBC and the policy has been updated accordingly. It should be noted that King's Somborne lies on the edge of the related SAC and not all bats viewed are Mottisfont Bats the policy seeks to address vulnerability of all species.
- Habitat has been specifically addressed in the HRA published as part of the evidence base for the NDP
- Paragraph 3.32 of the NDP and para 3.3.3 of the design guide seeks to address the principle of 'green corridors'.
- There are already multiple footpaths through the parish . Linking to these from those proposed sites adjacent to them has been covered in the policies.

#### 32. KS/E7 – The River Network (page 30)

1. 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

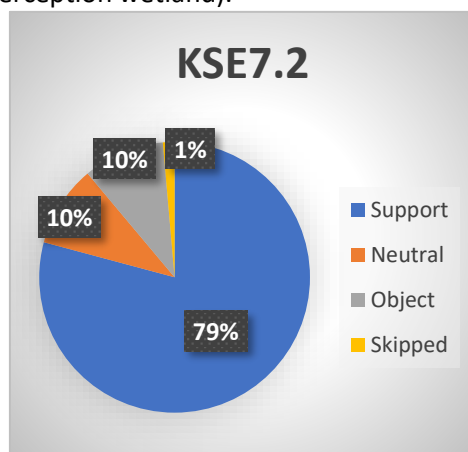




### 33. KS/E7 – The River Network (page 30)

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 Framework 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).



### 34. KS/E7 – The River Network (page 29)

No.	Comments Received	Consultee
1	Item 2 - It is very complicated for an NDP policy, sounds technical and onerous and is not clear what it really means. It is unclear what benefit the village derives from the additional work	Resident

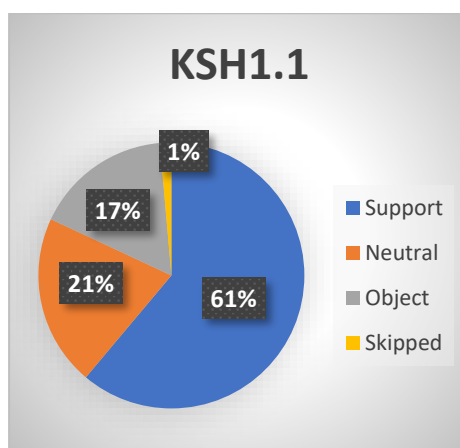
No.	Comments Received	Consultee
	<i>involved, or whether this simply increases costs and the consulting industry around planning applications.</i>	
2	<i>Again, developing KS3 will have a negative effect on the river network. It is a nitrogen sink; any development will be detrimental to the river network.</i>	Resident
3	<i>See full representations submitted via email to the Parish Clerk.</i>	Pro-Vision
4	<i>Section 7.1 of the SEA states there are two sites (KS3 and SHELAA 148b) which could lead to pollution of the watercourse. This is unacceptable and the risk of pollution entering the Somborne must be eliminated. Further, the Habitats Regulation Assessment states KS3 and SHELAA 148b will generate additional nitrogen, whereas the other sites would not. Therefore, this is in conflict with policy KS/E7.</i>	Resident
5	<i>KS/E7 does not achieve a viable objective.</i>	Resident
7	<i>Support KS/E7 1 and 2 but express the hope that the 'nutrient neutrality issue is soon resolved. Comma after 'character' in 1 a)?</i>	Resident
8	<i>I support these policies but just hope that Nutrient Neutrality issue is soon resolved for the sake of everyone involved in the planning and development process!</i>	Resident
9	<i>2: WwTW -should be expanded - not a common abbreviation!</i>	Resident

#### Council Response

- This policy will be updated as recommended in the comments from TVBC. And address the comments received.
- All developments carry some risk to the environment. The SEA recognizes these risks and the plan seeks to minimize these, This not a reason to simply reject sites rather a balanced view needs to be taken utilizing the whole of the evidence base.

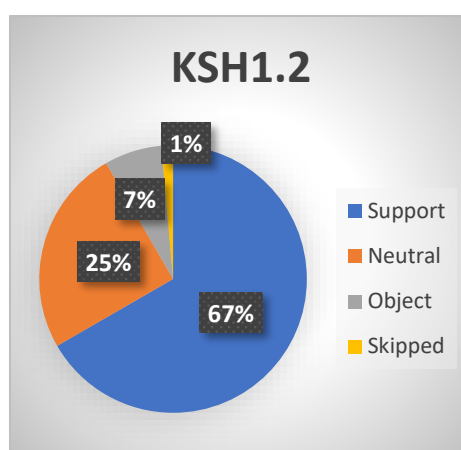
### 35. Policy KS/H1 – Quantity of New Homes Needed (page 32)

1. Sites are allocated in this NDP to accommodate around 41 new homes over the next 15 years.



### 36. Policy KS/H1 – Quantity of New Homes Needed (page 32)

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.



### 37. KS/H1 – Quantity of New Homes Needed (page 32)

No.	Comments Received	Consultee
1	<p><b>Item 1:</b> Broadly supportive, but whilst within the range in the earlier NDP draft, having lived in the village longer I believe this number is now too small. It is below the rate identified as acceptable by most respondents in the Housing Needs Survey (65% considered 6–10 per annum to be acceptable over the next 25 yrs). It also doesn't account for an increase in demand for rural village properties following Covid, the 12.1% growth Test Valley has experienced between the 2011 &amp; 2021 Census figures or match the 6.1% average population growth. The Housing Needs Survey also did not seem to account for demand from outside the village.</p> <p>I believe this policy would benefit from clearly stating the number of affordable / social housing dwellings to be created &amp; their expected sizes. The limits assigned to sites (14/10/10/7) have decreased from that shown in the Housing Needs Site Allocation. This feels like side-stepping the affordable housing provision in COM7 (30% for 11 to 14 &amp; 40% for 15+ dwellings).</p> <p><b>Item 2:</b> Broadly support, but it is unclear on what basis it shall be reviewed, on what basis the figures will be accepted as 'good' &amp; how changes will be approved. E.g.,</p> <p>1. The 2017 survey is 5 years old. Most respondents with family looking to move aimed to move within 5 years. The survey's response biases also meant that those in social/affordable housing were under-represented, there was no consideration of those looking to move to the</p>	Resident

No.	Comments Received	Consultee
	<p>village from outside the village.</p> <p>2. Changes following COVID including working from home may affect housing needs. E.g., office space, extra bed</p>	
2	See full representations submitted via email to the Parish Clerk.	Pro-Vision
3	<p>Policy KS/H1 para 2 The whole premise for the NDP was in providing more homes of with two or three bedrooms, and achieving a target with affordable homes , so it's no issue to review the situation but there should be safeguards in this policy that don't suddenly switch the planning towards a greater proportion of four or even five bedded homes that are contrary to original concept and aims of producing further homes in KS.</p>	Resident
4	I assume that, should the allotments development go ahead on appeal, then this number would reduce?	Resident
5	15 over planned period.	Resident
6	<p>I disagree with the evidence that has led to the requirement of 41 houses. You cannot apply the various statistics used by Action Hampshire in relation to housing provision at the 'macro' level of a village. We are NOT planning for housing for village residents who own their own properties because the developer will sell to anyone. I doubt either that the statistics used can sensibly relate to affordable housing because, depending on the type of such housing, those built in Kings Somborne could be occupied by persons from elsewhere and vice versa. In any event, the 2016 surveys are now out of date, and you could not use the data derived from them to assess current need. One simply takes the figure of 648 houses required across rural Test Valley and assesses what could be accommodated environmentally and whether more housing would help the village in terms of sustainability, i.e., the maintenance and improvement of services and facilities. Housing 'need' at the village level is not an exact science, any more than it has been in the past.</p>	Resident
7	<p>The supporting document 'Housing Needs and Sites (updated evaluation 2020)' states that:</p> <p>a. There is 'currently no shortfall of social housing properties' as the village has an availability ratio of 1.18 (para 1.3.2 page 8)</p> <p>b. For the whole of housing stock there is sufficient supply for current demand. There is a village availability ratio of 1.29 (para 1.3.2 page 8)</p> <p>c. The conclusion (para 1.4) states 'there is no real need associated with employment for residing within the Parish as employment within it is minimal. Residency is therefore aspirational rather than a necessity.'</p> <p>In view of the above, we object to the building of 41 homes on the sites allocated for development. We would much rather see infill development within the existing designated development boundary. The total no. of homes should include 'windfall' developments.</p> <p>In addition, we feel strongly that 'affordable' homes should be built in areas where there is plentiful employment. This reduces the amount spent by residents on the commute to work (surely important if their budgets are tight) and the carbon effect of the daily car journey from a village.</p>	Resident

No.	Comments Received	Consultee
	<p><i>Why is the Parish Council putting the rural character of the village at risk when there is no proven need for such a large number of houses?</i></p> <p><i>The application for a development on the allotment site is still outstanding. The outcome of this planning application may have a considerable effect on the number of houses required elsewhere in the village. We therefore feel that the NDP should be suspended until the allotment application is final</i></p>	
8	<p><i>It is not possible to support this policy without information regarding whether the infrastructure of the village i.e., electricity supply, water supply, the school, Stockbridge surgery, can adequately supply the needs of the extra inhabitants.</i></p>	Resident
9	<p><i>The proposed number of new homes (41) is excessive. Since 2019 there has been building activity (e.g., around Muss Lane) and the optimum number would be 30, in my view. There is no real pressure for affordable homes at the present time, but it is sensible to keep the situation under review, say annually at a specified PC Meeting.</i></p>	Resident
10	<p><i>We are concerned that many of the housing site allocations are individually large enough to support many more housing units than specified in the Plan Policy <b>KS11/H1</b>. There needs to be some scrutiny/review to ensure that overall number does not exceed the limitation al of 41 units within the plan period. Development on any one of the larger sites could exceed the plan requirement.</i></p> <p><i>The allocated sites should be large enough to provide new tree planting and effective screening along the boundaries with neighbouring housing to enhance the landscape appearance of the village and protect amenity.</i></p>	Resident
11	<p><i>I do not accept that the need for 41 dwellings over the Plan period is established. Action Hampshire have used a statistical approach which is quite inappropriate at the 'macro' level of a Parish or village. Developers will sell the market houses to whoever they wish and so the seemingly endless questions in the two 2016 surveys aimed at establishing the housing needs of people who live in the village are largely irrelevant. The NDP is NOT planning for the needs of local people because there is no guarantee that new houses will be available to them exactly when they need them. Even with affordable houses, depending on which type, they may not go to Kings Somborne residents and KS residents may occupy such houses outside the Parish. All of this notwithstanding, the 2016 surveys are too out of date to now reflect housing need. In Riverside Green 8 of the 19 properties have changed occupiers since 2016. Even if this rate of change is not reflected elsewhere in the village, people who had housing needs in 2016 will have resolved them by now. Additional housing should be an assessment of what the village could accommodate as a contribution to the 648 homes across rural Test Valley in the BLP, using environmental criteria, and an examination of whether additional population would help the sustainability of the village in terms of supporting and improving facilities and services. It is not an exact science.</i></p>	Resident
12	<p><i>Due to the fact that the house designs are being made to attract affordable living and young families to help get them on the property ladder, I am concerned that the number of homes</i></p>	Resident

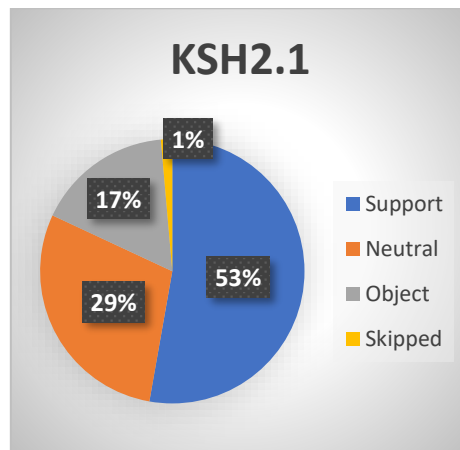
No.	Comments Received	Consultee
	<i>being proposed will bring a lot of families with young children and will therefore overwhelm the education system in place, due to the lack of capacity.</i>	
13	<i>Preference for self/custom build where good quality sustainable homes can be approved and delivered by individual owners rather than med/large development companies with maximising profits are the leading factor</i>	<i>Spencer's Farm</i>
14	<i>Why oh why are we not thinking of young people born here not being housed? why not more social housing?</i>	<i>Resident</i>
15	<i>Shorewood Homes and the Diocese of Winchester supports the decision of KSPC to seek to allocate land for 41 homes in draft Policy KS/H1. However, as is demonstrated in these representations (Appendix 3), identified site allocations are insufficient to meet this need. SH and DOW consider additional site allocations are required.</i>	<i>Carter Jonas</i>

#### Council Response

- The rational for 41 homes is set out within the Housing Needs and Sites document supplied as part of this evidence. The rational for future evaluation of housing numbers will follow along similar lines to that utilized to formulate this paper.
- Determination of an acceptable number of homes is not an exact science and some will argue for additional homes and some for less. The number has been determined based of the evidence to hand, the aspirations shown in the parish survey, support of respondents to the consultation 67%, and the general support of residents.
- King's Somborne does not have the infrastructure to support many additional houses and public transport being particularly poor necessitating a net need to utilize vehicles for outward travel rather than inward making it a not ideal location for incoming residents who have no particular need for housing within King's Somborne and any move on their part would be aspirational.
- Affordable housing numbers are set by central government and implemented by TVBC. In accordance with the Local Plan Policy COM7 as amended. The NDP cannot change or modify these requirements.

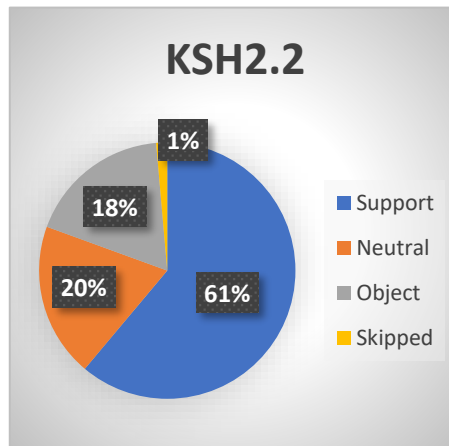
#### 38. KS/H2 – Housing Mix (page 34)

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:
  - a) 2 bedroom – 45%
  - b) 3 bedroom – 45%
  - c) 4 bedroom – 10%



### 39. KS/H2 – Housing Mix (page 34)

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.



### 40. KS/H2 – Housing Mix (page 34)

No.	Text Response	Consultee
1	<p><i>Item 1 – I now believe this profile is excessively biased towards small dwellings. It does not represent the profile indicated in the Housing Needs Report (Fig 12). Nor does it consider potential changes since COVID with increased home working, or the needs of families looking to move to the village. The survey also indicated demand for flats, but this seems overlooked.</i></p> <p><i>Item 2 – Would support with removal of final sentence (“The presumption...”) which does not appear in the previous NDP draft. We also need to ensure sufficient new energy efficient housing stock for families to want to live here, to ensure the preschool, school and wider community remain vibrant. I believe that means more growth is needed to ensure they survive.</i></p>	Resident
2	<i>See full representations submitted via email to the Parish Clerk.</i>	Resident
3	<p><i>Re KS/H2 para2</i></p> <p><i>If the village needs a housing mix to be implemented then policy KS/H1 para 1 fulfils the criteria.</i></p>	Resident

No.	Text Response	Consultee
	<i>I do not believe that there is any requirement for the provision of an alternative approach. This policy does not add to the plan other than pose a lot of questions as to who decides if and what the parish needs and will be responsible for implementing changes as they see fit.</i>	
4	<i>If the assessment of need is suspect, then the housing mix proposed is inappropriate. Moreover, KS/H2 the policy is overly prescriptive and probably unachievable because developers will build what the market wants, subject only to any environmental considerations that might dictate a certain form of development.</i>	Resident
5	<i>We would point out that housing mix will, no doubt, be defined by the economic realities of developing a site rather than the wish list of the Parish Council.</i>	Resident
6	<i>The bias towards smaller houses/bungalows is sensible and I agree with the 45/45/10 ratio proposed. The need for detached properties is not as clear cut; semi-detached properties might well be better accommodated within a site</i>	Resident
7	<i>We believe this policy is too prescriptive, the size, accessibility and topography and landscape features of each site will determine the most appropriate form of development and size of units, in the context of an ever-evolving demand and supply marketplace.</i>	Resident
8	<i>If the basis of the assessment of housing need is wrong, then so is the suggested mix. This notwithstanding, the ability of the LPA to control the type of housing is limited as developers will have regard to the market and will apply for what they can sell. In some situations, environmental considerations may indicate a certain type of development, but that is about the extent of it.</i>	Resident
9	<i>I do not feel that houses of 2-3 bedrooms need to be detached homes. They can be terraced and therefore will take up less space and be less of an eye sore.</i>	Resident
10	<i>Clear need in the test valley for self/custom build could bring quality unique sustainable housing to Ks</i>	Spencer's Farm
11	<i>I would like to see more than 10% of the total houses to be 4-bedroom houses to further encourage families into the village. However, if the research shows the above figures as what people want, then I accept that my view may not be widespread.</i>	Resident
12	<i>Stop building unaffordable housing</i>	Resident

#### Council Response

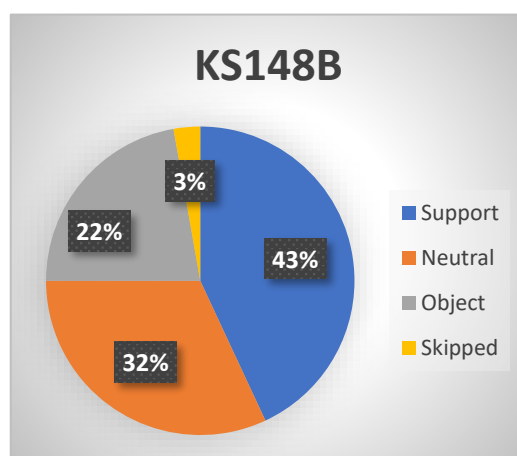
- Once the NDP is approved the Policies become a legal requirement and planning decisions must conform to the Policy. There is therefore no need for additional safeguards



- Item1 seeks to encourage smaller dwellings due to the high numbers of houses with more than 4 bedrooms within the Parish. This allows residents to downsize and younger people to remain within the village due to the reduced costs of building smaller homes. This policy should encourage residents to remain within the Parish thus fostering a sense of community. This is supported by the evidence base referenced within the plan
- Para 4.12 supports self and custom building
- The Policy does not prescribe the format of housing this is covered within the design guide.

#### 41. KS148b – Land at Spencer’s Farm (South) (page 36)

Please provide your view regarding this site allocation, **subject** to the **developable area** and **sections 1 to 8** of this policy being in place:



#### 42. KS148b – Land at Spencer’s Farm (South) (page 36)

Please give the reasons for your support, neutrality or objection to this site allocation policy. If you object, what would need to change regarding the developable area or thesections within this policy for you to support this site allocation?

No.	Comments Received	Consultee
2	Neutral stance on all locations as it feels like a fait accompli in which the objectives, policies and site selection are all intertwined.	Resident
4	As mentioned earlier, this site could be further utilised further if development above the 40m contour was allowed.	Resident
5	Suitable given lack of obvious alternatives	Resident
6	See full representations submitted via email to the Parish Clerk.	Resident
8	Neutral about this site location.	Resident
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	Resident

<b>No.</b>	<b>Comments Received</b>	<b>Consultee</b>
10	<i>I haven't researched this area so am neutral.</i>	<i>Resident</i>
11	<i>The criteria for granting of permission appear reasonable</i>	<i>Resident</i>
12	<i>The site is fairly central and access to the shop, church and school can be made on foot. Limiting development to the lower section makes sense from a landscape point of view.</i>	<i>Resident</i>
13	<i>It appears to be a reasonable site</i>	<i>Resident</i>
14	<i>It's a good location with potential to develop a relatively large number of homes, however as stated in last section there is potential for this site to negatively impact the watercourse.</i>	<i>Resident</i>
15	<i>Considered to be a suitable location for small scale residential development.</i>	<i>Resident</i>
16	<i>The work undertaken to identify suitable potential development sites has been thorough. The evidence supplied and arguments made demonstrate that the site should be included in a list of development areas.</i>	<i>Resident</i>
17	<i>The site allocation suggests 14 dwellings. It has always been suggested that the provision of affordable housing is the main driver for the requirement for the significant increase in number of houses in Kings Somborne, as such it is much more appropriate to have 15 plus dwellings as this would increase the provision of affordable housing to 40%. The AECOM report suggested between 9 and 19 dwellings was achievable on this site.</i>	<i>Resident</i>
18	<p><i>All 4 of the chosen sites are compromised and, in my view, it would be better to identify an appropriate single site to accommodate the 41 houses. However, accepting that the NDP is predicated on the alternative of smaller developments, this site is probably better suited than the others.</i></p> <p><i>I think it will be important to understand the concerns of those residents directly affected, who will essentially have houses built in their back yards! The location of the houses should allow some degree of space/screening for existing residents.</i></p> <p><i>The report makes much reference to the sites having green spaces, but I can't see that 14 houses on such a small site will allow for that.</i></p> <p><i>The access road right down to the site will of course will de facto be an enabler for wider development in that area.</i></p>	<i>Resident</i>
19	<i>I support this site allocation.</i>	<i>Frobisher Ltd.</i>
20	<i>Suitable location.</i>	<i>Resident</i>

No.	Comments Received	Consultee
21	<i>It appears to be a favourable site for development. adjacent to vehicular / road access, sympathetic to the area, and also adjacent to playing field appropriate for benefit young families.</i>	Resident
22	<p><i>This site has poor access, even when taken from A3057. The highways report from the Consultants confirm this and indeed, confirm that the junction onto the A3057 would be dangerous.</i></p> <p><i>The suggestion of access from Muss Lane would be ridiculous in the extreme because of the very narrow access into Muss Lane and the width of Muss Lane itself.</i></p> <p><i>The requirement that no development takes place higher than the 40 line to avoid damage to the vista would be breached with the construction of a wide splayed road entrance at the junction of A3057 and roadway running south through the northern part of this land.</i></p> <p><i>The proposal to cram 14 houses into the southern most part of this site would be very detrimental to the existing houses east of Muss Lane and north of Riverside Green and not in keeping with current housing in this part of the Conservation area.</i></p> <p><i>Any proposed development on this site would still be visible from the Clarendon Way unless used for the construction of a small development of low height retirement Bungalows.</i></p> <p><i>Being at the bottom of sloping land running down from the A3057 to the north, surface water from this land will be a potential flooding hazard to these proposed houses situated as they are as well as compounding the problem of surface water run off into Riverside Green properties.</i></p>	Resident
24	<i>This development will affect existing residents most and adequate screening should protect them from the impact of this development</i>	Resident
25	<i>House development as per village feedback should be small contained groups of housing developments and not a larger estate. This site is one such suitable site for a relatively small number of houses</i>	Resident
26	<i>As indicated on Page 36 if points 1 - 8 are met this would provide a large proportion of the housing needs for the parish.</i>	Resident
27	<p><i>There is much emphasis about 'significant amounts of landscaping .... residential areas to retain their sense of connection to the countryside". Yet close inspection of the planned development of 148b shows no landscaping between the development and existing homes.</i></p> <p><i>The policy states that 'Key views into and out of the Conservation Area should not be adversely impacted by development'. Riverside Green and Muss Lane are in the Conservation Area and development of 148b would substantially alter views out of the area.</i></p> <p><i>The land in 148b is at a much higher level than Riverside Green. The footings of any new house will be above existing houses and will cause loss of privacy and a disconnection with the green fields</i></p> <p><i>It is particularly galling to the residents of Riverside Green that landscaping to the north of the development is included. It seems that the Parish Council has considered the needs of those passing through the village on the A3057 (who will be hard pushed to see the development anyway) above those of the existing residents of Riverside Green/Muss Lane.</i></p>	Resident

No.	Comments Received	Consultee
	<i>It is also noted that landscaping (some of which is already in place) is included in all the other proposed developments but not included in 148b.</i>	
28	<i>I neither support nor object to this policy</i>	Resident
29	<i>No strong feelings either way on this site. How does the vehicle access join the A3057?</i>	Resident
31	<i>Basically, having a development with access from the A3057 would entail having expensive slipways and, even then, might not mitigate the dangers of having access onto a busy road. Moreover, it is really difficult to see the sense of having the development at the southern end of this area (if we agree the 40m rule is illogical). It would be much more sensible to have the new development closer to the A3057 otherwise one would seem to have a long approach road to the new properties. Shielding the new houses at the north end of the field would not be a problem. It is noteworthy that the footpath at the southern end is unsuitable for easy access to the village (e.g., for prams). Otherwise, access has to be via Muss Lane. In that case it would be sensible to have the new properties close the four properties presently being built off Muss Lane.</i>	Resident
32	<i>Carefully located site, which minimises impact to the village.</i>	Resident
33	<p><i>The Neighbourhood Plan does not indicate the siting of the 5 new houses currently under construction in Muss behind Harvest Cottage. It is now evident that these units are having a very significant adverse impact on the neighbouring properties to the south and west. This is principally due to the notable change in levels, the absence of any space for meaningful space for boundary landscaping and the close proximity to neighbouring properties, it is a very poor scheme</i></p> <p><i>The allocation of 14 homes at KS148B, presents similar issues. It represents overdevelopment of the site and will have an even more imposing and overbearing impact on adjacent houses in Riverside Green where the gardens are very short, at low level and north facing.</i></p> <p><i>if this site is to be promoted, there needs to be a landscape buffer of at least 5 metres alongside the public footpath at the rear of numbers 16-24 Riverside Green. IT SHOULD BE NOTED THAT THE PUBLIC FOOTPATH IS VERY NARROW AND FALLING AWAY ALONG THIS STRETCH. Any new development should be required to realign and upgrade the footpath along this section.</i></p> <p><i>No preferred means of vehicular access is put forward for this site.</i></p>	Resident
34	<i>This is an inappropriate site mainly because it would open the door to the remainder of the open land between the A3057 and New Lane being developed, a situation which is compounded by the proposed access, which should be shown on the plan as part of the site, and which for much of its length would serve nothing. Land owner/developer will argue with some conviction that it would be appropriate to include additional land, to justify economically this long length of road. How development on one site can affect the use of neighbouring land</i>	Resident

<b>No.</b>	<b>Comments Received</b>	<b>Consultee</b>
	<i>is a key consideration and yet this precedent consideration does not feature in any of AECOM's assessments of the different sites.</i>	
35	<i>Even with direct access from A3057, I am unsure whether increased local traffic in the centre of the village will be too heavy.</i>	Resident
36	ALL OK	Resident
37	<i>we have no knowledge of this site</i>	Resident
40	<i>Good location conforming to the general requirements of the NDP.</i>	Resident
41	<i>It provides a sensible all-round solution in the context of the NDP as a whole</i>	Resident
42	<i>In my view it makes sense to develop it has or could have access out onto B(A)3057. There is already access from Winchester Road. The only issue would be water waste as the pipes are not that big</i>	Resident
43	<i>I support it because I simply have no reason not to.</i>	KS Village Hall
44	<p><i>1. Access to this site is difficult and expensive noting the favoured route would be directly onto the A3057 close to the change in speed limit between 30MPH and 60MPH</i></p> <p><i>2. Developing this site will be unnecessarily disruptive to existing nearby residents</i></p> <p><i>3. Given the capacity of SHELAA's 55 and 168, and lack of identified impediments to their development, there is no need to develop this site</i></p>	Resident
45	<i>Looking at the plans it seems the site would need to be accessed to and from a busy road with no provision for a footpath into the village amenities, therefore leaving residents quite isolated from the village centre. A large development, if proposed, on the edge of the village would be out of keeping and very visible from local footpaths</i>	Resident
46	<p><i>Good footpaths to village/shop and school/church/pub road.</i></p> <p><i>Off the Stockbridge Road reducing traffic through main village.</i></p> <p><i>Low flood risk</i></p> <p><i>Could mitigate views form Redhill with sensitive planting</i></p> <p><i>Could sustain a quality self/custom build site.</i></p>	Spencer's Farm
47	<i>I would like to see the new houses being built far enough away from the current new houses (The Meadow, off Muss Lane) so that they are sympathetic to the privacy of the houses that back onto the site. I would like the larger houses to be built nearer the houses currently on</i>	Resident

No.	Comments Received	Consultee
	<i>Muss Lane, to reduce the number of new properties backing onto these houses. I would like to see adequate pathways to provide the pedestrian access to the village.</i>	
48	<i>I am unaware of proposed plans so not informed enough to comment</i>	Resident
49	<p><i>SH &amp; DOW objects to this site allocation. KS148b is allocated for 14 dwellings on a developable area of 0.31ha, equating to a housing density of 45 dwellings per hectare (dph). This far exceeds our evidenced assumption of 20dph, which when applied to the site, would result in yield of just 7 dwellings.</i></p> <p><i>Moreover, it is noted that a KSPC objection to a planning application on an adjacent site (Muss Lane) for five dwellings (ref: 18/03347/FUL) stated that ‘members supported the comments received from neighbours that to build 5 houses was overdevelopment’. The developable area for this application was approximately 0.24 ha, equating to a housing density of 20dph. Therefore, if KSPC considered this density as ‘overdevelopment,’ the ability of the adjoining site to accommodate 45dph is clearly flawed.</i></p> <p><i>The site is proposed to be accessed from the A3057. A Site Access Study evidence document supports the Reg 14 NP and has been published for consultation. This document provides a summary of access suitability and constraints based upon the advice of a private highways consultant (Nick Culhane) and the local highway authority (Hampshire County Council). Opinions are included at the rear of the Study. The Study states in its summary of KS148b (pg. 17) that ‘access can be provided directly from A3057’.</i></p> <p><i>However, Nick Culhane concludes this would not be acceptable from a highways perspective, given visibility restrictions onto the A3057, particularly as traffic speeds are above 30mph meaning that appropriate visibility splays would be difficult to achieve. An alternative site access via Muss Lane is also unsuitable, given the width, alignment and on-street parking that occurs in this access road. SH &amp; DOW agree with the conclusions and Nick Culhane and would add that the section of Muss Lane providing access to the proposed site is also in third party ownership (Aster Communities) and it is unclear whether the landowner has an agreement with Aster Communities to allow access. Without an agreement, there is a ransom scenario which could affect the viability and deliverability of the site if accessed from this location. While Hampshire County Council state the overall principle of access from the A3057 is acceptable, it retains “some specific concern [...] in highways terms for this site”. This brings into question the overall deliverability of this allocation.</i></p> <p><i>The Regulation 14 NP states (paragraph 4.21, pg. 37) ‘The Northern part of the site is visible in long distance views’ and ‘Development where practical should be limited to the lower southern side’. This would therefore indicate that there is minimal opportunity to increase this developable area without impacting on the wider landscape.</i></p> <p><i>Given the issues of achieving an appropriate site access and a realistic density, SH &amp; DOW suggest that the site is re-appraised for highways safety assuming a seven-dwelling scheme. It should also be specified whether the landowner has an agreement with Aster Communities to access the site from Muss Lane.</i></p>	Carter Jonas

#### 43. KS148b – Land at Spencer’s Farm (South) (page 36) - continued

Any general comments about this site allocation, the developable area and / or the sections within the policy.

<b>No.</b>	<b>Comments Received</b>	<b>Consultee</b>
1	<i>Items 3 and 4 - Without clear assessment criteria, these statements seem subjective and wishy-washy.</i>	<i>Resident</i>
3	<i>See full representations submitted via email to the Parish Clerk.</i>	<i>Resident</i>
5	<i>The site was suitable for development when compared to other sites in the site comparison tables compiled using the information from the evidence base commissioned by the Parish Council and paid for at great expense by the PC and via Locality using government funding.</i>	<i>Resident</i>
6	<i>Poorly thought-out proposal for a development site</i>	<i>Resident</i>
7	<p><i>We respectfully request that the landscaping for 148b is re-thought and that some landscaping is placed between the proposed development and the properties in Riverside Green/ Muss Lane. This should not only be described in words but should also be shown on the map. This will not only improve our privacy and maintain our connection with the rural environment, it will also create a green corridor to maintain the current diversity of wildlife. We regularly see the bats flying in the field at dusk.</i></p> <p><i>Why is the access to the proposed development not shown on the accompanying map? For readers of the Consultation Document to understand the full impact (and cost) of the development, it is essential that the access to the site should be better explained and shown on the map.</i></p> <p><i>It is noted that where access is easy (SHELAA 55 and SHELAA 168) it is detailed on the accompanying map, but where access is difficult (SHELAA 148b and KS3) it is omitted. Why is that?</i></p> <p><i>To build such a large access road is an open invitation to a developer to apply for planning permission for a much larger development. It is probably not economic for a developer to build such a road for the 14 proposed dwellings.</i></p>	<i>Resident</i>
9	<i>Careful consideration will be needed on future traffic flows, especially in flood periods.</i>	<i>Resident</i>
10	<p><i>We believe the shaded developable area would result in overdevelopment. the site is too close to neighbouring properties on the north side and would have a significant and adverse effect on the enjoyment of their short north facing gardens. it would take away the sunlight and daylight to their living rooms due to the height of the new development. and destroy their outlook.</i></p> <p><i>As stated above, if this site is selected the dwellings should be sited and orientated away from existing properties. More importantly the boundary must be screened by a landscape buffer of at least 5 metres alongside the historic route of the public footpath.</i></p> <p><i>Indeed it would be sensible to reposition the developable area further to the north, which would enable the village to secure a 'planning gain' from development by enabling the public footpath along this high bank (which is narrow sloping and difficult to navigate) to be upgraded. the implementation and cost of this work could be obligated to the developer through the normal</i></p>	<i>Resident</i>

No.	Comments Received	Consultee
	<p><i>planning obligations agreements.</i></p> <p><i>If some consideration could be made generally in the Plan of the need to soften the impact of all the new development sites on immediately adjacent properties, possibly also to upgrade existing footpaths, more villagers would be prepared to accept new development where it enhances the existing environment.</i></p>	
11	<p><i>The rear gardens of the houses 16 - 24 Riverside Green are very shallow and the proposed development on rising ground is likely to dominate the residents of these properties, to the detriment of their living conditions. If this allocation is proceeded with, substantial screening on the southeast side as well as the northwest would be necessary.</i></p>	Resident

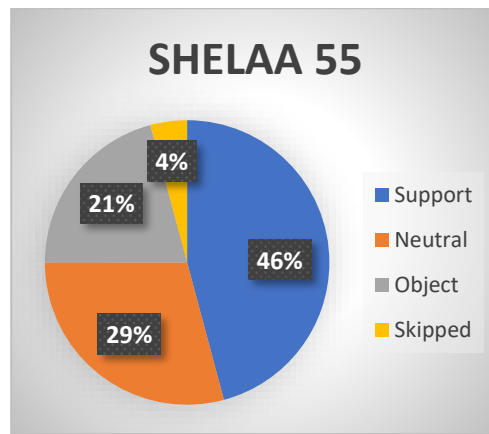
#### Council Response

- The Design Guide seeks to ensure new developments are integrated into the existing village minimizing any detrimental effect.
- Moving the developable area further up the hill towards the A3057 has an adverse effect on the wider landscape which affects the community as a whole, not just those in the immediate location. It would create a “pocket” disconnecting the development from the existing village
- As indicated in the Site Assessment Report included in the evidence base an alternative location further up the hill is not considered acceptable
- Item 4 has had added “Overlooking and views from existing properties should be considered in the design with judicious landscaping employed to achieve this objective”
- Hampshire Highways do not preclude the proposed access from the A3057 as being unrealistic
- Conditions relating to the loss of light are already contained within existing planning system and would be evaluated as part of detailed planning.
- The national norm of housing density is 45dph. Test valley norm is 30dph gross which includes associated infrastructure e.g., schools, shops, major roads, open spaces for the wider area, screening and buffering. A net developable area of 0.31h is reasonable in context with the above and is comparable with that in the village.

#### 44. SHELAA 55 – Land East of Furzedown Road (page 38)

Please provide your view regarding this site allocation, **subject to the developable area and sections 1 to 6** of this policy being in place:





#### 45. SHELAA 55 – Land East of Furzedown Road (page 38)

Please advise the reasons for your support, neutrality or objection to this site allocation policy. If you object, what would need to change regarding the developable area or thesections within this policy for you to support this site allocation?


No.	Comments Received	Consultee
2	<i>Neutral stance on all locations as it feels like a fait accompli in which the NDP objectives, policies and site selection are all intertwined.</i>	<i>Resident</i>
4	<i>Although I feel this is a good location due to removing farmland close to the village, hence reducing nitrogen levels. I am worried about development of this site will put more traffic pressure on in the Church Road &amp; The Cross intersection. Church Road is already very congested during school drop offs and pickup times.</i>	<i>Resident</i>
5	<i>Will sit with existing development, as best possible given lack of alternatives</i>	<i>Resident</i>
6	<i>See full representations submitted via email to the Parish Clerk.</i>	<i>Pro-Vision</i>
7	<p><i>This is in contravention of practically every point of "2.3 The Villages, Landscape and Environment". Building would be in an area of rich biodiversity, upon a bridleway used for recreation and a main pedestrian thoroughfare to amenities such as the school, church and graveyard, park, trim trail, pub and village shop by those in the most disadvantaged area of the village. Young children, from existing social housing developments adjacent to the hundred-acre field would be rerouted, near traffic, on what is currently a very natural, green, peaceful, calming and healthy walk to school. Horse riders, cyclists, joggers, ramblers and dog walkers would be negatively impacted as would wildlife. Wildflowers and pollinating insects including butterflies, field mice and other small mammals including bats, hares, barn owls are regularly seen in this area of the field. Deer, red kites and foxes too. Hundred Acre Field described by an elderly resident as "a life saver during Covid lockdowns", it continues to be viewed as such. Development of SHELAA 55 would undermine this.</i></p> <p><i>Vehicular access is proposed via Eldon Road, Scott Close and The Gorrings, all areas where children play in limited green spaces. Increased traffic is a recipe for disaster.</i></p> <p><i>Problems have been identified with SHELAA 55 in the previous NDP version, being one of ten sites "resulted in negative or unfavourable assessment mainly due to landscape issues the details</i></p>	<i>Resident</i>

<b>No.</b>	<b>Comments Received</b>	<b>Consultee</b>
	<i>may be found in the site assessment forms and the Landscape Study report." Despite nothing changing, these problems have seemingly been swept under the car</i>	
8	<i>Neutral about this site location</i>	<i>Resident</i>
9	<i>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.</i>	<i>Resident</i>
10	<p><i>The soundness of this policy goes against the following existing policies:</i></p> <p><i>KS/E3 – Local Green Space</i></p> <p><i>This site is much valued by the community and is identified as a key link between two parts of the village - the residential buildings in Scott Close, Humbers View and Hunter Close and Three Fields green spaces. This is also an important amenity for the village as an area for residents to enjoy healthy exercise, dog walking and a safe traffic-free passage for kids to walk to school. Disruption to this corridor would adversely impact the residents especially for the more disadvantaged residents in the area.</i></p> <p><i>Also this goes against the objective for "Development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity. "</i></p> <p><i>KS/E6 – Biodiversity</i></p> <p><i>There are important old trees which provides a great view for the residents and home to many birds. There is also an important wildlife corridor on this land with wildflowers for the local ecosystem. I also regularly see bats when it is dark out. This policy goes against the objective to "To protect and enhance biodiversity and geodiversity, plans should...promote the conservation, restoration and enhancement of priority habitats, ecological networks." (NPPF, para 179)</i></p> <p><i>KS/E5 - Flooding and Water Management</i></p> <p><i>The proposed site is in a valley, and I have concerns about the future flood risk.</i></p> <p><i>KS/E1 - Preserving Landscape Features, Views and Surrounding Farmland</i></p> <p><i>The hill next to this site is a prominent feature of this area of the village and would be adversely</i></p>	<i>Resident</i>
11	<i>Criteria for permission appear reasonable</i>	<i>Resident</i>
12	<i>the site is a central one, allowing access to the shop, church and school on foot.</i>	<i>Resident</i>
13	<i>It appears a reasonable site that will have low impact on village views.</i>	<i>Resident</i>
14	<i>Good potential for development with few negatives.</i>	<i>Resident</i>
15	<i>Considered to be a suitable location for small scale residential development.</i>	<i>Resident</i>

<b>No.</b>	<b>Comments Received</b>	<b>Consultee</b>
16	<i>The work undertaken to identify suitable potential development sites has been thorough. The evidence supplied and arguments made demonstrate that the site should be included in a list of development areas.</i>	<i>Resident</i>
17	<i>This site allocation suggests 10 dwellings. It has always been suggested that the provision of affordable housing is the main driver for the requirement for the significant increase in the number of houses in Kings Somborne. The AECOM report suggested a potential capacity of 29 to 59 dwellings. As the provision of affordable housing is central to the plan an increase to 11 dwellings would lead to a provision of 30% affordable housing and a further slight increase to 15 dwellings would result in a 40% affordable housing. The provision of exact numbers of dwellings should be revisited.</i>	<i>Resident</i>
18	<i>Accepting that the site is suitable (although constrained), could the area and number of houses be increased</i>	<i>Resident</i>
19	<i>I'm neutral about this policy, therefore no comment.</i>	<i>Frobisher Ltd.</i>
20	<i>Suitable location.</i>	<i>Resident</i>
21	<i>Provided this does not impact on the existing site of the village allotments, which we believe should be maintained in their current position. Its seems appropriate to integrate houses here, provided they are sympathetic to their surrounding features</i>	<i>Resident</i>
22	<i>I am neutral to this proposal</i>	<i>Resident</i>
24	<i>The access will have a significant impact on existing residents and the site has the risk of further encroachment into the fields at a later date. Great care is needed as this is a popular walk for all residents</i>	<i>Resident</i>
25	<i>As per village community feedback, a variety of housing in discrete smaller development locations is required, rather than a larger single development. This is a suitable site for a small contained development</i>	<i>Resident</i>
26	<i>The proposed site can easily be accessed by extending the existing road off the Gorrings. Connecting to services could be achieved with the minimal of disruption to the local surrounding and habitat.</i>	<i>Resident</i>
27	<i>We object to this site being earmarked for possible development because:  It is outside the current designated development boundary and therefore goes against Test Valley Plan COM2</i>	<i>Resident</i>

<b>No.</b>	<b>Comments Received</b>	<b>Consultee</b>
	<i>It is a large site that will, almost certainly, 'open the door' to a much larger scale development. This would be extremely detrimental to the rural character of the village.</i>	
28	<i>I neither support nor object to this policy</i>	<i>Resident</i>
29	<i>Sad that the countryside has to be built on as ideally we wouldn't advocate this but there needs to be allocation for new housing due to population growth and this site would be suitable</i>	<i>Resident</i>
30	<i>As an allotment holder, I am impressed by the work carried out by the parish council on this plan which designates the existing allotments as an open space and removes it from the areas for future housing development. With the current planning application submitted for the development of the allotments, I hope and trust that this will not take place before the NDP is finally approved. The ownership of village allotments should be resolved for future generations.</i>	<i>Resident</i>
31	<i>This proposal has the advantage that residents would have easy access to the village. The proposed area is compact and screening would seem to be relatively straightforward. I suggest that the number of new houses should be limited to 8 on this site.</i>	<i>Resident</i>
32	<i>Carefully located site, minimising local impact.</i>	<i>Resident</i>
33	<i>The developable area of this larger site has no natural physical boundary to define it from the larger land holding. As with the Spencer's Farm site, it would be desirable to create a enhanced landscape buffer between the new development and the existing homes in the Gorrings.  If this site is to progress to development status there should be environmental enhancement of the adjacent footpath, reinforcement planting alongside which would create visual separation from the new residences.  The positioning of the Developable Area seems random. Is it constrained by drainage issues?  Is there potential for further development on the greater landholding? If so should the scheme provide potential access to it?</i>	<i>Resident</i>
34	<i>I believe this to be a totally unacceptable allocation, There exists a very firm boundary defining The Gorrings, Humber View and Hunters Close and transgression of this boundary into this field would simply leave adjacent land in a very vulnerable to further development pressures. It is naive to believe that screen planting will have any significant effect in this regard.</i>	<i>Resident</i>
35	<i>Object generally to building on green field sites</i>	<i>Resident</i>
36	<i>Site adjacent to dwellings and in the centre of the village. Good spot and access</i>	<i>Resident</i>

<b>No.</b>	<b>Comments Received</b>	<b>Consultee</b>
37	<i>This seems unwarranted development of agricultural land. it will adversely impact the two adjacent footpaths with building on both sides. we fear gradual extension of development over the rest of the SHELAA.</i>	<i>Resident</i>
39	<i>I have several concerns about this site.</i>  <i>Given the current global economic crisis with the cost of living and cost of food on a perpetual rise, it is important to keep as much local farming land as possible. Due to the ongoing war in Ukraine, world wheat prices continue to rise, and it is hard to argue a case that even an inch of local agricultural land should be given up for housing development, when other sites of less arable land are not being considered.</i>  <i>My other main concern is in relation to the biodiversity. With multiple houses and additional vehicular access being built, the wonderful biodiversity currently residing within the heathland at the bottom of the field and the surrounding hedgerows will be hugely affected and, in some cases, destroyed. Apart from the huge array of birds, including woodpeckers, tits, sparrows, blackbirds, robins and owls, there are also butterflies and bats in the surrounding area which will need to be protected. I am also aware that there are dormice within Hampshire and with them being a protected species, it would be vital to prove that there are none residing in the areas that are being proposed for building development. If the development does go ahead, then it will take many years to form a new established eco-system within the surrounding land that has been left.</i>	<i>Resident</i>
40	<i>Close to village amenities and with excellent footpath connectivity. Albeit lying outside the existing layout of the Eldon Road area, it is already naturally well screened from homes in the area and the development screening will protect rural views.</i>	<i>Resident</i>
41	<i>It provides a balance approach to the local planning needs, and we agree with the assessment of this site</i>	<i>Resident</i>
42	<i>good infrastructure already in place so seems logical to use this site to develop - very pro this site</i>	<i>Resident</i>
43	<i>I support it because I have no reason not to.</i>	<i>KS Village Hall</i>
44	<i>There are negligible identified impediments to developing this site, and it's impact on existing village residents is considered less than development of other identified sites.</i>	<i>Resident</i>
45	<i>We live in Up Somborne and can't tell what impact it would have on those living in the area, but it seems a reasonable place to add on to current housing</i>	<i>Resident</i>
46	<i>Traffic through the church road/ around the post office would increase at busy times</i>	<i>Resident</i>
47	<i>This looks fine.</i>	<i>Resident</i>

No.	Comments Received	Consultee
48	<i>this area is unsuitable</i>	<i>Resident</i>
49	<p><i>SH &amp; DOW objects to this site allocation. Due to potential landscape and visual impacts of this site, only a small developable area at the base of the valley has been included within the allocation area. The allocation proposes the site can accommodate 10 dwellings on a developable area of 0.22ha (0.54 acres), correlating to a density of 44dph.</i></p> <p><i>This far exceeds our conservative 20dph estimate of appropriate density in this area, which when applied to this site, would result in yield of just 5 dwellings.</i></p> <p><i>Due to the sensitivity of the site in terms of landscape impact, there is little opportunity to increase this developable area to accommodate additional housing as required to meet a housing target of 10 for the site.</i></p> <p><i>The site is proposed to be access off The Gorrings. Although Nick Culhane did not flag this as unsuitable in his opinion at the rear of the Site Access Study, this does require access over third party land owned by Aster Communities (see below, highlighted green). In absence of an agreement with Aster Communities, this proposed access is unviable.</i></p>  <p><i>The Reg 14 NP (paragraph 4.22, pg. 38) states ‘there is no defensible boundary on the western edge which could lead to further encroachment into the countryside’. This establishes the existing landscape features would not enable the development to positively integrate into the landscape character area, subsequently relying upon proposed landscaping to satisfy Policy E2 of the Local Plan. While there is some proposed screening/boundary mitigation, this would be unlikely to integrate into the wider landscape character when the site only loosely adjoins the existing settlement on the eastern boundary and where the remaining surrounding landscape consists of open field. The proposed site is an illogical extension to the settlement boundary.</i></p> <p><i>We would suggest that the provision of access is evidenced and the site is reappraised for five dwellings. This should include a Landscape Visual Impact Assessment.</i></p>	<i>Carter Jonas</i>

**46. SHELA 55 – Land East of Furzedown Road (page 38) – continued**

Any general comments about this site allocation, the developable area and / or the sections within the policy

No.	Comments Received	Consultee
1	<p>Items 3 and 4 - Without clear assessment criteria, these statements seem subjective and wishy-washy.</p> <p>Text in paragraph 4.22 seems to have omitted the word "way" in "public right of bordering"</p>	Resident
3	See full representations submitted via email to the Parish Clerk.	Resident
4	<p>"2.3 The Villages, Landscape and Environment"</p> <ul style="list-style-type: none"> <li>• Protect the quintessential and classic rural character of King's Somborne ... within a Parish of rolling hills... <ul style="list-style-type: none"> <li>- SHELAA 55 at bottom of a rolling hill</li> </ul> </li> <li>• Ensure development protects and where possible supplements areas of key habitats, in particular those that support endangered species of bats and butterflies <ul style="list-style-type: none"> <li>- SHELAA 55 home to many bats and butterflies</li> </ul> </li> <li>• Development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity <ul style="list-style-type: none"> <li>- No benefits to existing community. Detrimental to biodiversity</li> </ul> </li> <li>• Deliver safer and quieter roads, especially the main routes though the centre of King's Somborne village <ul style="list-style-type: none"> <li>- Will increase traffic on Eldon Rd, Scott Close, The Gorrings. These roads have reached capacity and are lined with parked cars. The junction of Scott Close / The Gorrings is risky to navigate. Children play alongside these roads.</li> </ul> </li> <li>• 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 <ul style="list-style-type: none"> <li>- This will adversely affect views from high points in Hundred Acre Field</li> </ul> </li> <li>• Ensure that the village of King's Somborne remains compact following the historic development pattern... <ul style="list-style-type: none"> <li>- SHELAA 55 outside village boundary</li> </ul> </li> <li>• To reduce the risk of flooding... <ul style="list-style-type: none"> <li>- SHELAA 55 acts as soak away for surface run off from hill on Hundred Acre Field</li> </ul> </li> </ul>	Resident
5	<p>The soundness of this proposal is seriously in question by the fact that "4.22 The site is a narrow strip of a field in open countryside located adjacent to the built-up area and settlement boundary."</p> <p>This will mean that is not a viable place to build as one will not be able to deliver on the points to incorporate or improve the existing right of way while providing adequate hedgerows and trees while improving the biodiversity. This will be a major disruption to all of my points above.</p>	Resident
7	This site is more suitable for development when compared to other sites in the site comparison tables compiled from the evidence base commissioned by the PC. This site would certainly be	Resident

<b>No.</b>	<b>Comments Received</b>	<b>Consultee</b>
	<p><i>very capable of absorbing more dwellings than those proposed without a significant further impact on the site.</i></p> <p><i>The use of definitive numbers of dwellings should in my opinion be avoided and the site reassessed.</i></p>	
8	<p><i>This is a good site. It is close to the village centre, in close proximity to neighbouring properties to not feel isolated and has the possibility of meeting more than the 14 dwellings identified in the plan.</i></p>	Resident
10	<p><i>Attention is needed to address existing surface flood issues at adjacent homes to this development, and to ensure that further risks are mitigated from development.</i></p>	Resident
11	<p><i>As above, enhancing the landscaping along the eastern boundary to soften its impact on exiting housing.</i></p> <p><i>Possible provision to enable access to remainder of site.</i></p>	Resident
13	<p><i>Are these houses being built sustainably? As there is a climate change crisis, I feel that there needs to be additional care taken when planning new developments - will they have facilities for electrical cars? Will they be run on oil like the rest of the village? Considering the move the country, and in fact the world, is making to a more sustainable and less oil/gas dependant style of living, it would be counterproductive to start building more homes that would be dependent on oil.</i></p> <p><i>I am also concerned by the large increase in traffic that will be going in and out of The Gorrings and across the public bridleway. Children and pets are constantly using that route to and from school and I feel that this increased traffic during and after construction of the new properties will cause a lot of issues. Not only will there be a mammoth disturbance of visual beauty, along that bridleway after the houses have been built, there will also be a huge noise disturbance during the construction. This will deter dog walkers and horse riders to use the bridleway and benefit from the local amenities during this time.</i></p>	Resident
14	<p><i>The location is actually WEST of Eldon Road - not East of Furzedown Road</i></p>	Resident
15	<p><i>It provides a balance approach to the local planning needs, and we agree with the assessment of this site</i></p>	Resident
16	<p><i>AECOM identifies a capacity of 29-59 homes, so 20-25 homes is eminently achievable, and economies of development scale will help achieve the plan's "affordable" homes aspiration.</i></p>	Resident
17	<p><i>leave allotment site alone</i></p>	Resident

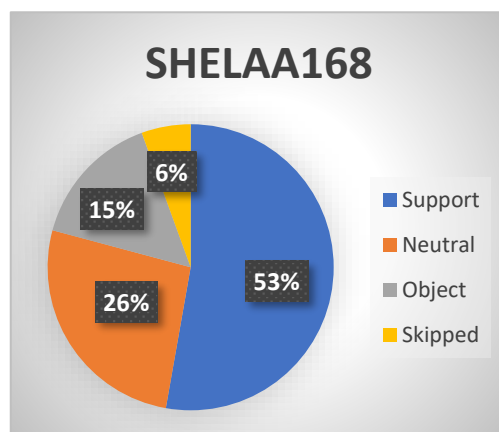


### Council Response

- This site has been deleted from the plan due to planning permission having been granted for the allotments.

#### 47. SHELAA 168 – Land East of Eldon Road (page 40)

Please provide your view regarding this site allocation, subject to the developable area and sections 1 to 8 of this policy being in place:



#### 48. SHELAA 168 – Land East off Eldon Road (page 40)

No.	Comments Received	Consultee
3	<i>Neutral stance on all locations as it feels like a fait accompli in which the NDP objectives, policies and site selection are all intertwined.</i>	<i>Resident</i>
5	<i>Development of this site will put more traffic pressure on in the Church Road &amp; The Cross intersection. Church Road is already very congested during school drop offs and pickup times.</i>	<i>Resident</i>
6	<i>Will sit with existing development, as best possible given lack of alternatives</i>	<i>Resident</i>
7	<i>See full representations submitted via email to the Parish Clerk.</i>	<i>Resident</i>
8	<i>Will increase traffic on Furzedown and Eldon Rd</i>	<i>Resident</i>
9	<i>I feel this would be a good location in terms of the infrastructure that is already present and the amount of houses that would be possible. I understand the desire to have more sites with less houses, but that would change the amount of affordable homes available. Personally, the larger the site, the less disruption and the more affordable homes % possible.</i>	<i>Resident</i>
10	<i>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.</i>	<i>Resident</i>
11	<i>I have not looked into this sufficiently.</i>	<i>Resident</i>

No.	Comments Received	Consultee
12	Criteria for permission appear reasonable	Resident
13	The site is a central one, allowing access to the shop, church and school on foot	Resident
14	It appears to be reasonable site choice	Resident
15	Good potential for development, would likely be able to support more houses than the 10 that is currently proposed. Therefore, the requirement for 4 sites would no longer be necessary and the significant concerns around KS3 could then be mitigated. It would also mean less overall disruption to the village and a higher potential for affordable housing.	Resident
16	Considered to be a suitable location for small scale residential development.	Resident
17	The work undertaken to identify suitable potential development sites has been thorough. The evidence supplied and arguments made demonstrate that the site should be included in a list of development areas.	Resident
18	The site allocation suggests 10 dwellings on this site. The AECOM report suggested in the region of 38 dwellings was achievable on this site. The finite numbers I believe should be reconsidered in order to maximise the potential for affordable housing on this site by either increase to 11 dwellings so achieving 30% affordable housing or a further increase to 15 plus dwellings so achieving 40% affordable housing allocation	Resident
19	It is not ideal to be building on land on Flood Zone Level 2/3 land	Resident
20	See SOKS representation in 2015	Frobisher Ltd.
21	Suitable location.	Resident
22	provided all development is sympathetic to the surrounding area.	Resident
23	I am neutral to this proposal	Resident
25	Village community feedback was for a number of discrete, contained developments rather than larger developments. This is a viable site for one of a number of contained developments providing a mixture of housing	Resident
26	Providing suitable infrastructure is put in place to avoid any surface water flooding to residents of Lancaster Green, this development would bring Lancaster Green more into the village rather than being a addon that is currently is.	Resident

No.	Comments Received	Consultee
27	<p>We object to this site being earmarked for possible development because:</p> <p>It is outside the current designated development boundary and therefore goes against Test Valley Plan COM2</p> <p>It is a large site that will, almost certainly, 'open the door' to a much scale development. This would be extremely detrimental to the rural character of the village.</p>	Resident
28	I neither support nor object to this policy	Resident
29	As housing is a necessity it is preferable to have smaller developments rather huge one, this seems a logical site	Resident
30	I object to developments in this area	Resident
31	This is a compact site with easy access to the village. Screening would be straightforward. I suggest that the maximum number of new houses on this site should be 8.	Resident
32	Well located site.	Resident
33	<p>This proposal looks like an unnecessary and inappropriate intrusion into the countryside, unrelated to the existing pattern of development.</p> <p>There are believed to be flooding issues associated with this allocation.</p>	Resident
34	This site is also fundamentally unacceptable. There were sustained efforts by the village, the Parish Council and TVBC in resisting two proposals by Gladman for the development of a much larger area but which included this site. Although this site is part of a lower lying section of the Gladman site, it is still visible and in the absence of very firm natural boundaries its development would lessen the force of the major reason for refusing the larger site - visual impact and lack of assimilation with the form of the village. My fear is that the inclusion of this site in the NDP would effectively hand the larger area to Gladman on a plate, assuming they still have an interest in the land. Nothing could change for me to support this site as a housing allocation.	Resident
35	Object generally to building on green field sites	Resident
36	Good road access. Will be discreet screened	Resident
37	This development is opposite already built up land.	Resident
39	<p>I object to this site being built on for the same reasons as I objected to the previous site.</p> <p>- Increased risk of flooding, without any evidence that this has been fully assessed.</p>	Resident

No.	Comments Received	Consultee
	<ul style="list-style-type: none"> <li>- Destruction to local wildlife</li> <li>- Destruction of local arable agricultural land during an economic and cost of living crisis.</li> </ul>	
40	<i>Fairly centrally located in a relatively small arable field outside the existing layout of the Eldon Road area but opposite it to the west/ It is nevertheless already naturally fairly well screened from homes in the surrounding area of the development site itself and the development screening should protect rural views. Again, relatively close to the network of footpaths linking to village amenities.</i>	Resident
41	<i>It provides a balance approach to the local planning needs and we agree with the assessment of this site</i>	Resident
42	<i>Good infrastructure in place here also to accommodate 10 dwelling and very pro this site also</i>	Resident
43	<i>I support it because I have no reason not to.</i>	KS Village Hall
44	<i>There are negligible identified impediments to developing this site, and its impact on existing village residents is considered less than development of other identified sites.</i>	Resident
45	<i>Seems a good place to build</i>	Resident
46	<i>Traffic through church road and post office area a concern at peak times</i>	Spencer's Farm
47	<i>This looks fine</i>	Resident
48	<i>It is unsuitable</i>	Resident
49	<p><i>The site is proposed for 10 dwellings on a developable area of 0.22ha (0.54 acres), equating to around 44dph. This far exceeds our conservative 20dph estimate of appropriate density in this area, which when applied to this site, would result in yield of just 5 dwellings.</i></p> <p><i>Development is limited to a small section of the overall site. It is stated in the Regulation 14 NP (paragraph 4.23, pg. 41) that 'The Southern boundary is adjacent to a Groundwater Protection Zone whilst part of the site is vulnerable surface water flooding and lies in Flood Zones 2/3'. The allocation itself therefore requires (Point 7.) 'Development to directed tom land within low risk of surface water flooding [...]'. There is limited opportunity to expand this developable area to accommodate additional housing due to this.</i></p> <p><i>The landscape impact of a larger developable area on the surrounding landscape is questionable. A reason for refusal on a previous application submitted on this site by Gladman Developments Ltd in April 2017 (ref. 16/02378/OUT) was 'the detriment of the prevailing landscape character and established countryside setting, particularly in medium and longer-range views from the south and south-east of the application site, the impact of which would</i></p>	Carter Jonas

No.	Comments Received	Consultee
	<p><i>outweigh the benefits arising from the delivery of additional housing in this location'. These views are predominantly into the rest of the site, excluding the area proposed to be allocated, but this further emphasises the limited area in which development could potentially be achievable at SHELAA 168.</i></p> <p><i>The opinion of Nick Culhane at the rear of the Site Access Study notes that 'Eldon Road beyond Hunters Close is restricted in width, however a wide verge exists on the eastern side which would allow for some localised widening, including a short section of pedestrian footway'. However, this road widening comes at extra cost and if required for the development it could affect viability especially if the site is only suitable for up to five dwellings.</i></p>	

**49. SHELAA 168 – Land East off Eldon Road (page 40) – continued**

Any general comments about this site allocation, the developable area and / or the sections within the policy.

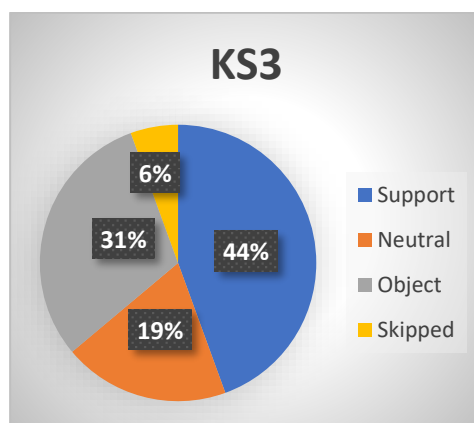
No.	Comments Received	Consultee
1	<p><i>Items 2/3/6/7 seem to be missing terminating full stops.</i></p> <p><i>Items 4 and 5 - Without clear assessment criteria, these statements seem subjective and wishy-washy.</i></p> <p><i>Item 8 seems to have a stray "1" in "up-to-date 1evidence".</i></p>	Resident
3	<i>See full representations submitted via email to the Parish Clerk.</i>	Resident
5	<i>When considering the evidence base in site comparison tables this site was more achievable than others to be considered for development.</i>	Resident
7	<i>Adjacent to current homes, good for village centre proximity and access. Good location that minimises impact and maintains the structure of the village.</i>	Resident
9	<i>Initial description needs amending to state that the land is WEST of Furzedown Road.</i>	Resident
10	<i>It provides a balance approach to the local planning needs and we agree with the assessment of this site</i>	Resident
11	<i>AECOM identifies a capacity of c.38 homes, so 20-25 homes is eminently achievable, and economies of development scale will help achieve the plan's "affordable" homes aspiration.</i>	Resident

### Council Response

- Hampshire Highways have determined this site is acceptable
- Policy has been amended to reflect Flood Zone mapping error
- The revised TVBC local plan indicates 30% affordable housing is required for 10 houses
- All nominated sites are outside the settlement boundary as there insufficient space within it
- The plan only considers the areas shown and extension would be subject to COM2
- Site areas have been calculated against a gross density of 30dph which is consistent with the figure utilized by TVBC and calculated for the smaller housing policies within this plan.
- The description for this policy mirrored that indicated in the relative SHELAA and evidence documentation. This has now been amended to reflect the correct geographical location

### 50. KS3 – Land off Froghole Lane (page 42)

Please provide your view regarding this site allocation, **subject to the developable area** and **sections 1 to 12** of this policy being in place:



### 51. KS3 – Land off Froghole Lane (page 42) – Compulsory Question

Please advise the reasons for your support, neutrality or objection to this site allocation policy. If you object, what would need to change regarding the developable area or the sections within this policy for you to support this site allocation?

No	Comments Received	Consultee
2	<p><i>Policy reasons that strongly contradict KS3 being selected as a suitable site for inclusion in the draft Kings Somborne Neighbourhood Development Plan</i></p> <p><i>Re KS/E1 Landscape features, views, and surrounding farmland</i></p> <p><i>On 6th March 2001 the Test Valley Borough Council Planning Control Committee discussed application TVS.08933/1/ACD limiting the development on this application to a single storey dwelling at No 5 Old Iron Foundry on the south side of the Bourne. In section 7.2 of their findings the committee stressed the importance of the conservation area in the centre of the village and the importance of the open views from the village over the open farmland, and also so that the</i></p>	Resident

No	Comments Received	Consultee
	<p><i>impact of the single storey dwelling on the adjacent listed buildings would not be too significant. These planning considerations that are clearly minuted refer directly to KS3. As such consideration of the NDP policy KS/E1 should reach the same conclusion.</i></p> <p><i>Also, where the Waterco Drainage Report in the Evidence base commissioned by the Parish Council recommends increasing the land levels to incorporate Attenuation tanks in KS3 , this action would also be in contravention of Policy KS/E1.</i></p> <p><i>Re KS/E4 Conservation Area</i></p> <p><i>The access to KS3 is proposed via a single-track lane with a Grade II protected wall to the left-hand side and directly adjacent to another Grade 11 listed property in Fromans Farmhouse with associated barn. As such it calls into question the suitability of the only way to access KS3 due to the proximity of important Grade 11 listed features in the conservation area.</i></p> <p><i>Re KS/E5 Flooding and Water management</i></p> <p><i>The Waterco Drainage Report when considered with the data from the earlier Waterco Report demonstrates clearly that significant Land Levelling would be required if the proposed site of KS3 was to be developed as per the proposed NDP site selection. Whilst it is extremely important that all potential measures to stop any possible flooding are considered via the policy this does not confirm that there is any sense in using KS3 as a potential site in the proposed NDP.</i></p> <p><i>As already mentioned, the land levelling requirement as above is completely at odds with Policy KS/E1.</i></p> <p><i>KS/E6 Biodiversity</i></p> <p><i>KS3 is already a haven of Biodiversity that attracts a significant number of protected species, including supporting very significant Bat activity every day. Any development at KS3 will inevitably reduce and impact the degree of Biodiversity in this part of Kings Somborne.</i></p> <p><i>KS/E7 The River Network</i></p> <p><i>The proposed site in the NDP is directly adjacent to Flood Zone 2/3 and within 50m of the Somborne Stream (classified as a river). The proximity of the site will inevitably adversely affect the criteria in section 1a, 1b, 1c of the policy. There is also clearly an increased risk with more development this close to the stream of contamination from excessive surface water drainage, and the potential for sewage spillage into the stream that could severely impact the River Test SSSI.</i></p> <p><i>Please note that there was sewage spillage recorded during the flooding in 2014.</i></p> <p><i>KS/F2 Utilities</i></p> <p><i>There doesn't appear to be a direct policy in the NDP for a requirement that all developments should have mains drainage connected to the main sewer network. This is very important in Kings Somborne due to the Bourne and the River Test SSS1 being so close downstream.</i></p> <p><i>Access to KS3</i></p> <p><i>The proposed access to site KS3 is from Cow Drove Hill. The report by Nick Culhane Highway Consultant commissioned by the PC stated clearly that Visibility Splays of 2.4m by 43m could not be achieved on the junction with Cow Drove Hill in a northerly direction. This would lead to a significant increased risk to motor vehicles, cyclists, and pedestrians being involved serious accident at this junction as any potential development at site KS3 would result in a significantly increased number of vehicle movements at this junction.</i></p> <p><i>Also, re access to KS3 please note that the northern boundary of KS3 adjacent to Fromans Farmhouse is formed by a belt of mature trees running westerly dissecting sites KS1 and KS3. In the AECOM report this area was designated as KS2 and was designated as a Red Zone and that</i></p>	

No	Comments Received	Consultee
	<p><i>there should be no development of the site as it is a mature boundary with mature trees. So, any proposed access to KS3 should take into account that it should not involve KS2.</i></p> <p><i>Conclusion</i></p> <p><i>The site selection of KS3 should be completely reviewed as its adoption is completely contradictory to the Policies contained in the Kings Somborne Development Plan.</i></p>	
4	<p><i>Neutral stance on all locations as it feels like a fait accompli in which the NDP objectives, policies and site selection are all intertwined.</i></p>	Resident
5	<p><i>This is ancient biodiverse site. Vital to retain for future generations. It is a flood area. Building 7 houses (4 beds?), levelling a large area, building an access road from Cow Drove Hill (estimated at £1,000,000, three years ago, now £3,000,000?) will increase flood risk. We are informed that due to global warming, rainfall will be increasingly heavier. Witness Germany &amp; Pakistan in 2022.</i></p> <p><i>We are informed that 2 attenuation tanks would have to be installed, now much higher than originally thought.</i></p> <p><i>The farmland above the site is organic, what effect would this have on this land, &amp; crops produced there, if its natural drainage (ditches?) is prevented?</i></p> <p><i>This biodiverse site is essential to various fast dwindling insect pollinators, bird nesting area, including barn owl, pheasant, buzzard. Natural grasses / flowers (essential to insect life) very old established 'corridors' for deer.</i></p> <p><i>This natural area must be retained in perpetuity. Witness the destruction of Brazilian Rain Forest. Due to terrible war situation &amp; over population, the need for this small island to produce more food. Important habitat areas must be kept safe, an 'engine room'?</i></p>	Resident
6	<p><i>This site is not an appropriate site for development.</i></p> <p><i>It is extremely diverse in the wildlife that inhabits this site. These include grass snakes adders, water voles, bats and deer.</i></p> <p><i>It is a nitrogen sink, storing nitrogen from surrounding farmland and stopping its release into the river network. Development will release nitrogen into the river network and reduce its storage ability.</i></p> <p><i>The site should be protected and included in the list of local green spaces that are important to the community. The conservation map from 1987 on page 22, lists the KS3 fails as an important open area.</i></p>	Resident
7	<p><i>Point 5 - Vehicular access is provided via Cow Drove Hill. This is totally unsuitable as Cow Drove Hill is a very narrow and steep hill, there are very poor sight lines for traffic that would be exiting the development. We have witnessed many near misses of very nasty accidents, and that is just with the current flow of traffic.</i></p> <p><i>The junction at the bottom of Cow Drove Hill with the A3057 is also a high risk junction with poor sight lines. If the development was to go ahead there would be considerable bottle necks to exit Cow Drove Hill in peak hours, there would be a queue of cars backing up to the exit onto Cow Drove Hill, which would not leave space for vehicles to pass going up the hill.</i></p> <p><i>Point 11 - the plan makes reference to contributions towards providing a safer and attractive pedestrian crossing over the A3057, but there is nothing about a safer junction for either pedestrians, cycles or motor vehicles at the junction of Cow Drove Hill and the A3057, where it is</i></p>	Resident




<b>No</b>	<b>Comments Received</b>	<b>Consultee</b>
	<p>most needed.</p> <p>There is also the factor of How Park Trading Estate, which is highly likely to introduce more traffic on Cow Drove Hill, thereby increasing the risk of accidents and congestion.</p>	
8	See full representations submitted via email to the Parish Clerk.	Resident
10	<p>I object to this site (KS3 - land off Froghole Lane) due to the following:</p> <p>1. This draft NDP proposes seven two or three-bedroom homes. With one of the aims to create affordable homes within the area, seven dwellings would only provide an extremely small amount of 'affordable homes'. Working on the basis that 20% of 6-9 dwellings would need to be affordable, that would only account for less than two homes to fall within the government criteria. If, however, it was 15+ homes in a larger area, that would equate to 40%. It would make more economic sense to build more homes in one larger area than to create a few homes scattered throughout the village - less overall disruption, a far larger percentage of affordable homes, and an expansion of utilities and access kept to one specific area.</p> <p>2. The infrastructure required to create access to the area would be considerable for the amount of properties built in this location. A "new connection to Cowdrove Hill" is simply not wide enough using the existing field access to provide both vehicular and pedestrian access. It should also be noted that this is used as a cut-through to Stockbridge, and with the road narrowing, it very quickly becomes gridlocked.</p> <p>3. It is also an area with many protected species, including owls and bats, and a space regularly used by deer, birds, insects, and even herons. Building on this site would significantly disrupt the habitat of many species found here.</p>	Resident
11	Development is directed to land within Flood Zone 1.	Resident
12	<p>Haven't looked into this enough but it looks like a bad idea being so close to the flood zones. Also would be detrimental to the conservation area and wildlife.</p> <p>Access looks like it would be a nightmare.</p>	Resident
13	Criteria for permission appear reasonable	Resident
14	The site is well located for access to the shop, church and school.	Resident
15	Happy with position	Resident
16	<p>There are several serious concerns with this development. These include:</p> <p>Flooding - the entire site is within a flood zone, so the risk of flooding is a big concern. In order to mitigate this, attenuation tanks must be installed which will be costly, but also may not even be feasible as these would likely need to be raised which would be expensive and ruin the landscape/character of this sensitive conservation area.</p> <p>Protected buildings, trees and species - numerous grade II listed buildings and ancient trees are in</p>	Resident

No	Comments Received	Consultee
	<p>proximity to KS3. This presents potential for permanently damaging these protected assets, but it also means access to site may be difficult. A new development in the immediate vicinity of these protected buildings would arguably alter their character, certainly if they are damaged or the flood risk to them is increased for instance. This would violate the Listed Buildings and Conservation Act 1990. Further, numerous protected species live in the area.</p> <p>Space - The developable area with KS3 is very small (approx. 20 % of total area) and with large raised attenuation tanks, as well as the requirement for dwellings to be &gt;30 m away from ancient trees, I doubt that even 2 houses could be built.</p> <p>Affordable housing - due to the significant barriers mentioned above it would be costly to build on KS3 and the number of houses that could feasibly be built is very small so the potential for affordable housing is low.</p> <p>Safety - Visibility splay on Cowdrove hill and road adjacent to Froghole lane presents serious H&amp;S risks</p>	
17	Considered to be a suitable location for small scale residential development.	Resident
18	The work undertaken to identify suitable potential development sites has been thorough. The evidence supplied and arguments made demonstrate that the site should be included in a list of development areas.	Resident
19	<p>If we seek through this NDP to maintain the lowest risk for the potential repeat of 2001 and 2014 where there was significant flooding to the whole village of Kings Somborne then this site should not have been selected .</p> <p>Policy KS/E5 is important to try to ensure the best protection if this site were to be developed but the best significant protection for the WHOLE village is to have KS3 , the functional flood plain as described in previous works as such by the Parish Council removed as a potential site from this plan.</p>	Resident
20	This site appears unsuitable as various mitigation measures will be required. As stated earlier in my response I'm not in favour of building on sites where there is a possible flood risk.	Resident
21	I am neutral, therefore no comment.	Frobisher Ltd.
22	Suitable location.	Resident
23	We have concerns about the location in relation to potential flood risks in view of climate change.	Resident
24	I am neutral to this proposal	Resident
26	Feedback from village community was for a number of smaller contained developments to meet housing growth needs, rather than larger housing development. This is one of a number of sites which is viable for such dispersed smaller developments. There is already a property on Froghole lane and properties on cow drove from where access would run. It is a small contained development of 7 houses with provisions to screen the view and ensure protection of the	Resident

No	Comments Received	Consultee
	<i>Somborne stream. Flood risk mitigation is noted and the site of the actual development minimises any risk</i>	
27	<p><i>Vehicular access via Cow Drive Hill (Highfield) has been identified by the Site Access Highways Report being problematical with regard to visibility splays when exiting.</i></p> <p><i>The above report state clearly the visibility issue must be overcome before the site can be looked upon favourably. Given the location of the Listed Cob Wall and the adjacent property should preclude this site from the plan.</i></p> <p><i>A large turning circle of 11.2 m would be required for refuse vehicles, this large area raises additional concerns about water runoff from the paved area into the local foul\sewage network.</i></p> <p><i>The proposed dwellings would need to be elevated to allow for adequate foul water flow into SUD storage. Even with screening this would not sit well within the conservation area.</i></p> <p><i>Of all the proposed site KS would have the biggest impact on wildlife\bio-diversity. The site is home to many ground nesting birds, birds of prey, deer that come down to the Bourne to drink. Destroying this habitat would prove devastating as is something that is likely to be irreplaceable.</i></p> <p><i>Providing foot access to the village from Frog Hole would further damage the landscape.</i></p> <p><i>It is stated that any developments should be part of the village. KS3 is not close to the village centre (400&gt; with via Cow Drove or Frog Hole), is remote and extremely isolated from any neighbouring properties. I would also raise concerns over the suitability of using Frog Hole for pedestrian access, which during the wet winter months is extremely muddy and wet.</i></p>	Resident
28	<p><i>We are neutral regarding this site.</i></p> <p><i>It is within the current designated development boundary.</i></p> <p><i>It could be described as 'infill' which is much preferred.</i></p> <p><i>A large and expensive access road would be needed from Cowdrove Hill. It is noted that this is missing from the accompanying map of the site and therefore the consequences of such a road cannot be properly assessed by readers of the Plan.</i></p> <p><i>BUT we feel that any new housing development should be placed on the Allotment Site.</i></p>	Resident
29	<i>I neither support nor object to this policy</i>	Resident
30	<i>Logical location for infil</i>	Resident
32	<i>This is my 'top pick'. As suggested, it is an attractive site for 6 or 7 properties for the reasons given in the consultation document. The new properties should be in Flood Zone 1</i>	Resident
33	<i>Good site for access and minimises village impact.</i>	Resident

No	Comments Received	Consultee
34	<i>This is a central site within the village which is very sensitive, but could be developed with careful thought to access and the constraints which have been set out the NDP.</i>	Resident
35	<i>Although the Site Options and Assessment Report acknowledges that the site makes some contribution as an open space within the Conservation Area and provides a setting for nearby listed buildings, it is not visible other from relatively close distance in Froghall Lane. i believe that unlike the other three sites, it could be developed and suitably 'contained' such that it did not lead to further development in this area. The character of this part of the valley floor would not be compromised.</i>	Resident
36	<i>Object generally to building on green field sites</i>	Resident
37	<i>Access off Cow Drove hill needed as Fragile very narrow. Least favourable position</i>	Resident
38	<i>This is a site that will allow easy pedestrian access to the centre of the village.</i>	Resident
41	<i>Ideal location in the centre of the village and close to amenities yet largely out of sight. A great opportunity to tidy-up an abandoned field which has previously had buildings on it with a beautifully and sensitively designed small development - and improve the biodiversity through proper management of the surrounding green space.</i>	Resident
42	<i>It provides a balance approach to the local planning needs and we agree with the assessment of this site</i>	Resident
43	<i>easy access to the village and pro this site</i>	Resident
44	<i>I support it because I have no reason not to.</i>	KS Village Hall
45	<p><i>1. This draft NDP proposes seven two or three bedroom homes on KS3. They may be small but unlikely to be classified "affordable" thereby not fulfilling Test Valley Local Plan Policy COM7 or Neighbourhood Plan Objective 4.13 or specific policy statement for KS3.</i></p> <p><i>2. Amortisation of high site development, infrastructure and access costs (outlined in the general comments section below) into the price of a few small homes is bound to make them considerably more expensive than any definition of "affordable".</i></p> <p><i>3. By contrast, adding three or four small homes to SHELAA 55 and 168 would attract negligible incremental site development, infrastructure and access costs that need to be amortised into the home prices making them materially more "affordable".</i></p> <p><i>4. The AECOM "Site Options and Assessment Report" identifies capacities of 29-59 homes on SHELAA 55 (p30), and c. 38 homes on SHELAA 168 (p39), whereas this draft NDP allocates a mere 10 to each.</i></p> <p><i>5. Adding the homes suggested in "3" would not materially affect any other negative aspect of those two sites either.</i></p>	Resident

No	Comments Received	Consultee
46	<i>It's sort of infill, if there is access to the road</i>	<i>Resident</i>
47	<i>Flood risk and protecting mitigation sites should be a priority, especially where other sites have capacity to meet demand questioning the need for this site to be included</i>	<i>Spencer's Farm</i>
48	<i>There needs to be sufficient pedestrian access as Cow Drove Hill has no pavements so is not safe to walk down and Frogghole Lane get's very muddy. My preference would be to see pavements along Cow Drove Hill and if adaptations are needed to Frogghole Lane then they need to be done in keeping with the rural nature of the area</i>	<i>Resident</i>
50	<p><i>SH &amp; DOW objects to this site allocation. The Regulation 14 pre-submission document states that the site is suitable for seven dwellings with a developable area of 0.15ha (0.38 acres). This equates to a housing density of 44dph. This far exceeds our conservative 20dph estimate of appropriate density in this area, which when applied to this site, would result in yield of just 3 dwellings.</i></p> <p><i>The proposed access for this site is from Cow Drove Hill / Highfield, which turns into an unmade track. It is unclear as to the land ownership of this track, as the land is unregistered. If it is not owned by the landowner, then accessing over third-party land could result in a ransom scenario. This track also appears to be a narrow single track whereby two cars would not be able to pass each other. The northern visibility splay onto Cow Drove Hill is noted by Nick Culhane in his opinion at the rear of the Site Access Study as being obscured by a hedge in third party ownership. The alternative access from Frogghole Lane was already identified as being unsuitable due to its narrow width. There are no other suitable access options to the site. Nick Culhane suggests in his opinion that the local Highway Authority would not look favourably on the site unless visibility could be adequately resolved. Hampshire County Council, in its advice, provides some guidance on achieving sufficient visibility, but highlights risk given the size of the development. It is unclear whether the landowner for KS3 has agreements with these third parties. In the absence of any agreement, the site cannot be assumed as deliverable.</i></p> <p><i>The Regulation 14 NP states (paragraph 4.24, pg. 43) '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'. The heritage impact of development here is questionable, given its proximity to nearby listed buildings and impact.</i></p>  <p><i>Moreover, half of the site is within Flood Zone 2 &amp; 3, further limiting the developable area.</i></p>	<i>Cater Jonas</i>

No	Comments Received	Consultee
	<i>SH &amp; DOW request that this site is reappraised for the provision of three dwellings and clarity on whether there is an agreement with third party landowners to provide a suitable access and visibility splay.</i>	

### Council Response

- This site has been deleted from the plan due to planning permission having been granted for the allotments

### 52. KS3 – Land off Froghole Lane (page 42) – continued

Any general comments about this site allocation, the developable area and / or the sections within the policy

No	Comments Received	Consultee
1	<i>Items 4/5 seem to be missing terminating full stops.</i>	<i>Resident</i>
2	<p><i>Mains Water and Sewage Waste - If this site is chosen, I question the effect, knowing the already high pressure of mains water to houses in the surrounding area, would it be possible? We have all experienced water meter leakages (many, 3 times, in the last five years). Southern Water informed us that high pressure needs to be maintained, to reach the Scout Hut area of the village. Leaks in roads, as we know, occur regularly. What effect would this have in pumping the water UP to the proposed houses?</i></p> <p><i>Access - Access from site into busy Cow Drove junction, into A3057, into speeding traffic, an accident area surely? A proposed resident pathway access connecting Froghole, then on to pavement less A3057, DISASTER for parents and children? Increasing heavy vehicles / cars, narrow A3057. In spite of traffic calming 'attempts', speed limit both ways, completely ignored (including school flashing lights). I understand that 'Right of Way' path would have to be applied for, regarding Froghole?</i></p>	<i>Resident</i>
3	<i>See full representations submitted via email to the Parish Clerk.</i>	<i>Resident</i>
5	<p><i>Clear analysis of the requirements and caveats of policy KS/E5 if properly implemented by any developer would also lead to significant changes in the land shape and appearance of KS3 which would be in breach of Policy KS/E1.</i></p> <p><i>Development in KS3 would also have a significant impact on the Conservation area and archaeological parts of the village KS/E4 and the Biodiversity of this area of the village would be compromised as well rather than protected under KS/E6</i></p>	<i>Resident</i>
6	<i>Crossing the A3057 at peak hours is an issue for even the most able-bodied people let alone those who are pushing a Childs buggy or are less mobile. The type of housing proposed for this site would indicate there is a likely hood of the occupiers being either elderly or younger families with children. With the best of intentions the Highways report of the anticipated vehicular movements have been grossly underestimated.</i>	<i>Resident</i>

No	Comments Received	Consultee
	<i>Part of any development is to connect the dwelling to the existing sewage network. It would need to be demonstrated how this would be achieved without having an adverse effect on the remainder of the site.</i>	
8	<i>Consideration is needed on future traffic flows up/down frog hole lane, given no current pedestrian footpath or cycle path.</i>	Resident
9	<i>No further comments provided the design and layout form a 'self-contained' development which leaves adjacent open land contributing to the character of the Conservation Area.</i>	Resident
10	<i>Location on aerial map (Page 35) is incorrect - pointer should be to the left of "King's Somborne" wording</i>	Resident
11	<i>It provides a balance approach to the local planning needs, and we agree with the assessment of this site</i>	Resident
12	<p><i>KS3 Site Development Costs</i></p> <p><i>All the Waterco documents recommend that attenuation tanks will be required at the southernmost part of the development site ...</i></p> <p><i>Taking Waterco's advice and data, and to comply with Policy KS/E5, the engineered hard standing for development of KS3 would need to be raised by 2.5m to 3.5m to accommodate the required attenuation tanks. The cost of doing so will be expensive (and unsightly), and will need to be amortised into the prices of the seven small dwellings.</i></p> <p><i>KS3 Infrastructure Costs</i></p> <p><i>Because of the site's proximity to the Bourne and to the village sewage network, it will be a requirement that this development is connected to the existing sewage network. The site is some 200m from that network and, by inspection, difficult and expensive to provide the necessary pipework and fall over such a long distance to the network. Again, the cost of doing so will need to be amortised into the prices of the seven small dwellings.</i></p> <p><i>KS3 Access Costs</i></p> <p><i>A "new connection to Cowdrove Hill" is not wide enough using the existing field access to provide both vehicular and pedestrian access. Referencing the Hampshire County Council Highways and Nick Culhane letters, access via the existing agricultural route raises significant safety and compliance concerns. If these concerns result in an alternative connection route from the development to Cowdrove Hill, the cost of doing so will be expensive and will need to be amortised into the prices of the seven small dwellings.</i></p> <p><i>The proposed dwellings will not therefore be "affordable" by any definition.</i></p>	Resident

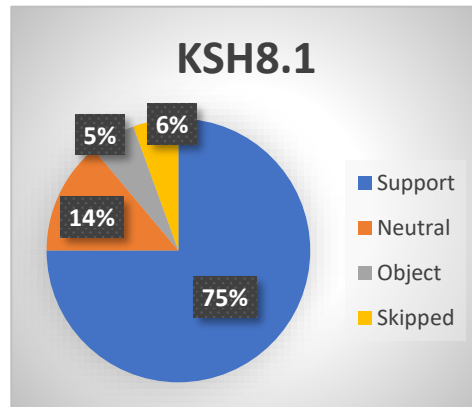
#### Council Response

See above comments relating to Policy KS/E4 Conservation

#### 53. KS/H8 – Design (page 45)

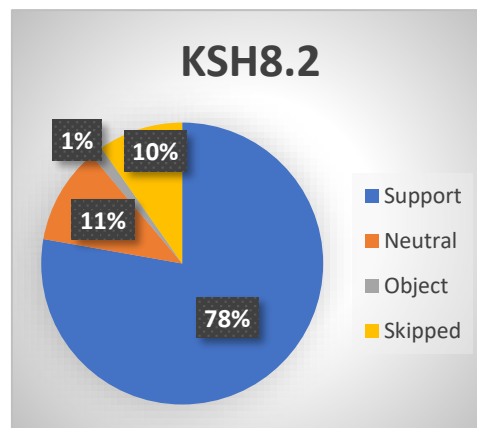
- Proposals for new developments should demonstrate how they conform with the King's Somborne Design Guidance (as updated from time to time) and planning applications will, in particular, be tested against the

Checklist in the Design Guidance.



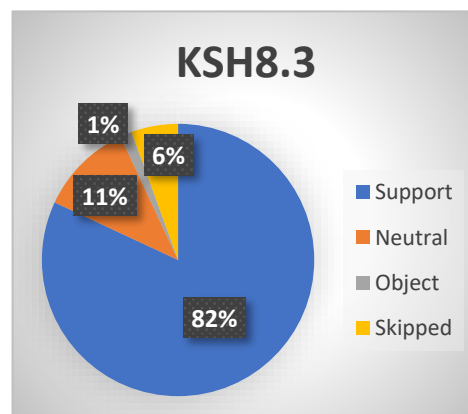
**54. KS/H8 – Design (page 45)**

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.



**55. KS/H8 – Design (page 45)**

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 AnnexG





56. KS/H8 – Design (page 45)

No.	Comments Received	Consultee
2	<i>Item 1 - Feels like the updated design guidance has been brought in under the NDP banner, and it's unclear what has changed and whether this is supported by the wider community. It may be good or bad, but it is another 67 pages to review and consider. This seems an excessive amount of guidance as it is longer than the NDP.</i>	Resident
3	<i>See full representations submitted via email to the Parish Clerk.</i>	Resident
6	<i>On street parking is an issue in many parts of the village and we consider it essential that adequate on-site provision is made in every development.</i>	Resident
7	<i>I whole heartedly support this policy in all its parts. I believe having made comments on the Design Guide at an earlier stage in the NDP that it has been extremely well researched and could be used as a template, with some local adjustment, for other Test Valley villages. It is something that Kings Somborne has needed for some years and if the NDP should be further delayed for any reason, it could be adopted by TVBC as a Supplementary Planning Document.</i>	Resident
8	<i>Consideration needs to be made for further parking spots to be made available to the residents of The Gorrings after you plan to use some of the parking spots for access to SHELA55. There is already not enough suitable parking and residents have to park their cars across one another. So taking away parking spaces will only make this worse.</i>	Resident
9	<i>Policy refers to light pollution - but no active measures - but the Design Guidance 3.37 (page 50) infers street lighting on new developments (as opposed to requirement for external house lighting and flood lights). Suggest there should be no high-level street lighting added to new rural developments and private exterior floodlighting should be fitted with PIRs/timers to reduce impact on light pollution or disturbance to neighbours.</i>	Resident
10	<i>Although design is important sustainability should be considered important too ..traditional design although pleasant on the eye is not always so pleasant on the wallet</i>	Spencer's Farm
11	<i>I would like to see more clarification on what 'sufficient off-road parking' looks like. Two spaces are not enough per house as most households have two cars so this doesn't allow for a third car for example driven by a teenager, or cars from any visitors, to be parked off-road. I think 3 or 4 spaces per household would be sufficient.</i>	Resident

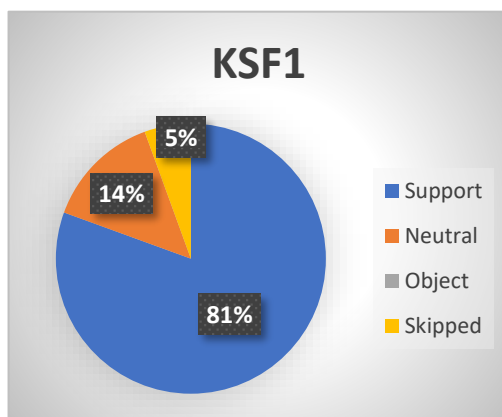
**Council Response**

- Parking provision is contained within the Design Guidance.
- Parking standards for new developments must conform to the TVBC Adopted Local Plan Policy COM T2
- Lighting requirements are covered in the Design Guidance however a sentence has been added  
*“External lighting should wherever practicable be maintained at low level to minimize light pollution”*

- The Design Guidance is now referenced within the policy

#### 57. KS/F1 – Community Assets (page 48)

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.



#### 58. KS/F1 – Community Assets (page 48)

No.	Comments Received	Consultee
1	<i>The Furzedown Road Allotments are a very important community facility which should be preserved at all costs and not lost to a speculative development of executive houses. For more than a century, the land has been worked by villagers to the benefit of their mental health and for the wide variety of wildlife who depend on this land and its produce for their very existence.</i>	Resident
2	<i>Essential that the current allotment site which is so important to the community and is part of the village heritage is safeguarded for the future. Any proposals to relocate the allotments that fail to meet the test of provision of an equal or better facility - in all aspects and particularly with regard to growing environment - should be rigorously opposed.</i>	Resident
3	<i>The allotments are considered a community asset (in its present location) as and should remain so.</i>	Resident
4	<i>Community assets are important and should not take a back seat. However, if there is an opportunity to improve an asset this should be taken seriously. Just because that asset has always been in the same place does not mean that moving it and improving the access and facilities is a bad thing.</i>	Resident
5	<i>It is absolutely vital to provide support for inter alia the village shop, the WMClub, the school and the Church.</i>	Resident
6	<i>We support the policy in principle with the exception of the allotments site.</i>  <i>This is an ideal location in the heart of the village to create a development with character and</i>	Resident

No.	Comments Received	Consultee
	<i>sensitivity. This is, of course, subject to finding a replacement site which has suitable ground conditions and accessibility.</i>	
7	<i>Apart from the reference to the existing allotments site, I support the policy in principle</i>	Resident
8	<i>I think that the proposed number of houses, with an emphasis on creating affordable living for young families, will have a huge impact on the school and education system in the local area, as well as the medical facilities, as I do not think there will be enough capacity for the increased numbers proposed.</i>	Resident
9	<i>Allotments should be protected they are a valuable asset</i>	Spencer's Farm
10	<p><i>SH &amp; DOW objects to the content of draft Policy KS/F1. The current allotments are identified ('Allotments – Furzedown Road') as a 'Key Community Facility / Asset' in the table at page 47 of the Reg 14 NP. While it is recognised that allotments and other open space and recreation facilities are community facilities/assets, Policy LHW1 (Public Open Space) of the Local Plan should be added to the 'Key Test Valley Local Plan policies' in the box underneath paragraph 5.4 (page 46).</i></p> <p><i>The latter parts of Policy LHW1 lists circumstances where the loss of existing open spaces or other recreation facilities will be permitted:</i></p> <p><i>"Development proposals that would result in the loss of existing open spaces or other recreation facilities will only be permitted if:</i></p> <p><i>d) the space of facility is not needed to meet the full range of leisure and recreational needs of the local community;</i></p> <p><i>e) the proposed development is for an alternative open space, sport or recreation facility for which there is such a need as to outweigh the loss; or</i></p> <p><i>f) any space of facility to be lost would be replaced by an equivalent or better provision in terms of quantity and quality and be in a sustainable location"</i></p> <p><i>The proposals of SH &amp; DOW are seeking consent for a replacement area of allotments on land to the east of the existing allotments. The replacement of the provision is of the same quantum (9,021m<sup>2</sup>) as that lost plus more than is required to be provided by the residential development (156m<sup>2</sup>). The proposed facilities at the replacement allotments are significantly better than the existing which includes the following improved facilities:</i></p> <ul style="list-style-type: none"> <li><i>• A pedestrian and vehicular access to the site,</i></li> <li><i>• A car parking area,</i></li> <li><i>• A communal storage building,</i></li> <li><i>• A toilet,</i></li> <li><i>• Deer fencing,</i></li> <li><i>• All weather paths,</i></li> <li><i>• Raised beds, and</i></li> <li><i>• Water provision.</i></li> </ul> <p><i>The proposed location of the allotment site is in a suitable location, in that it is in close proximity to the existing allotments and it can be easily accessed from the village. The requirements of Policy LHW1 are therefore more than fully met.</i></p>	Carter Jonas

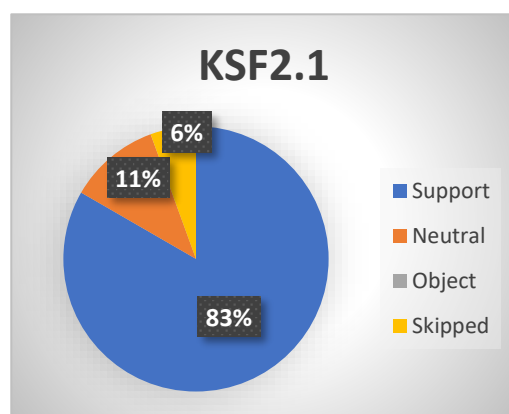
No.	Comments Received	Consultee
	<p>Accordingly, the current policy (as drafted) does not provide sufficient account of Policy LH1 of the Local Plan. The following revision is suggested:</p> <p><i>“Planning permission for proposals that support and safeguard the future of community facilities identified above will be supported. Proposals that involve their loss will be permitted only where relevant criterion for that use is satisfied as per Policy COM14 and Policy LWH1 of the Test Valley Local Plan”</i></p>	

#### Council Response

- The Allotments has been defined as an area of Green Space which should protect them in perpetuity. However, as the NDP is not in force the current revised planning application for 18 dwellings on the current allotment site will take precedence. Any relocated site will be given the same designation as the current site. The NDP has been revised to take into account the distribution of new houses in accordance with the SEA supplied as part of the evidence base.
- The Village Shop Working Men’s club are listed as community assets along with viarios others see para 5.10 of the Plan. The church and school are governed by other bodies and are therefore outwith the scope of this plan

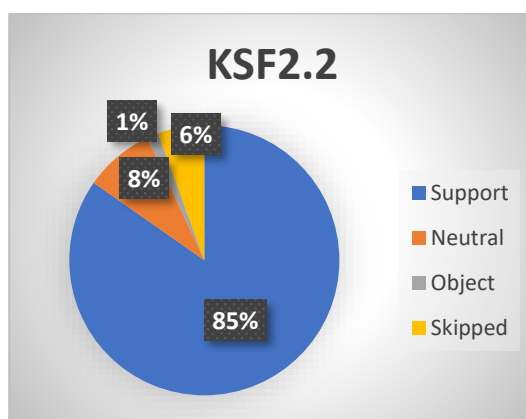
#### 59. KS/F2 - Utilities (page 49)

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.



#### 60. KS/F2 – Utilities (page 49)

2. New residential and regularly occupied non-residential premises should be fitted with the infrastructure to enable superfast broadband to be accessed.



#### 61. KS/F2 - Utilities (page 49)

Please include any comments about this policy here (optional).

No.	Comments Received	Consultee
1	<i><b>Item 2</b> - Support the objective, but object recorded as 'superfast broadband' (typically accepted as 24Mbps in the UK) would be most disappointing in new build properties. The preceding text (paragraph 5.16) uses the term 'ultrafast fibre optic'. Support policy if changed, and a different industry term is used instead, for example FTTP (fibre to the premises) or FTTH (Fibre to the home) to be clear that leading-edge services are expected. It may still be beneficial to have provision for a copper line service for when power outages occur, which seem more frequent in this rural area.</i>	Resident
3	<i>The policy should also reference the provision of water and sewage services as they are Utilities. All proposed developments should be connected to the main drainage system in the village. As per Policy KS/E5 section 4 no development should be occupied until such point that adequate wastewater treatment facilities exist.</i>	Resident
5	<i>I support both 1 and 2 of KS/F2</i>	Resident
6	<i>I would like to see a policy relating to the sustainability of the new houses and whether they will again be run on oil.</i>	Resident
7	<i>Broadband needs to be improved to outreaches of the village as not full fibre. So only able to get 30mb - open reach are allegedly working on but could be a number of years before it happens. Aware of the HCC grant and have started a community but still years out according to open reach. Community started over 1 year back.</i>	Resident

#### Council Response

In our everchanging world it is viewed as not being helpful to be prescriptive on the type of fuel to be utilized within developments. Rather this is best left to building regulations and government policy in force at the time.

**62. Any final comments regarding the policies?**

Please use this final text box to include any **final comments** about the policies that you feel you have not had the opportunity to mention.

No.	Comments Received	Consultee
1	<p><i>General comments</i></p> <p><i>The NDP should direct people towards the Environment Agency's guidance rather than detail the specifics (of climate change allowances, building resistance and resilience, bridge design etc) because these are very likely to change during the lifetime of this document. We appreciate that it's supposed to be a living document but it's likely that it won't get updated as often as required – plus transposing information into multiple sections often leads to errors.</i></p>	Resident
3	<p><i>Thanks to all the parish councillors and residents who participated in the plan's development. The document is well put together and evidenced.</i></p>	Resident
4	<p><i>My representation is one made in the early formative stages of the Plan and not infrequently when the opportunity has arisen. There is no Employment floorspace allocated in the Neighbourhood Development Plan. Yet in the past there has been a bemoaning of the absence of such that risks turning King's Somborne into a "dormitory" rather than a "living village". I believe the Plan Committee are sorely wrong in not making provision for both new and preservation of Employment floorspace within the village envelope.</i></p>	Resident
5	<p><i>I think it unfortunate that there are no policies in the Plan for an employment site; indeed, employment hardly gets a mention. Such a site, with carefully selected uses, could potentially offer employment opportunities to Kings Somborne residents, thus reducing travel and helping the village to be more sustainable.</i></p>	Resident
7	<p><i>There was a policy in the 2018 draft NDP that there should be no isolated "island" developments. Such a policy should be included in this second draft NDP.</i></p>	Resident

**Council Response**

- King's Somborne is a rural village with no large-scale employer. A number of small sites and buildings are to be found within the parish and strategies and plans/ policies associated with these are best dealt with at local level. Greater employment opportunities has been added to the plan as an aspiration.
- Pockets of development will not be allowed under TVBC Adopted Local Plan – Policy COM2. There is therefore no need for further policy at neighbourhood level
- In our ever-changing world it is viewed as not being helpful to be prescriptive on the type of fuel to be utilized within developments. Rather this is best left to building regulations and government policy in force at the time.