

# Kings Somborne Neighbourhood Plan Examination

## Response to the Examiner's Clarifying Questions from

### Kings Somborne Parish Council and

### Test Valley Borough Council

Note: Kings Somborne Parish Council response is in **Red** and TVBC response is in **Blue**. Joint responses are in **Orange**

#### **Question for both Test Valley Borough Council and King's Somborne Parish Council (7)**

*I would prefer a joint response to these questions but if that cannot be successfully achieved then independent responses should be submitted by the two Councils.*

1. Paragraph Reference ID: 41-009-20190509 of the Planning Practice Guidance (PPG) on Neighbourhood Planning, advises that 'where a neighbourhood plan is brought forward before an up-to-date local plan (i.e. the Test Valley Borough Local Plan 2040) is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in the emerging neighbourhood plan, the emerging local plan and the adopted development plan. Could the Councils confirm that such discussions have taken place, summarise the conclusions that were drawn, and confirm that there are no issues of concern regarding the compatibility of the King's Somborne Neighbourhood Plan and the Local Plan 2040?

The Draft Local Plan 2040 Regulation 18 stage 1 consultation<sup>1</sup> was undertaken from February to April 2022, and focused solely on strategic matters. These matters seek to address the strategic priorities for Test Valley by setting out a draft vision and objectives and the draft spatial strategy which will guide the Local Plan's policies and proposals.

The Plan also includes objectives on; achieving high quality of design, a net zero carbon future, supporting regeneration of our town centres, ensuring sufficient provision to meet our needs for housing, employment, infrastructure as well as conserving and enhancing the natural, built and historic environment.

The role of Neighbourhood plans are also addressed in the Sustainable spatial strategy<sup>2</sup>, and also in the 'Meeting our needs' Chapter<sup>3</sup>, stating that account will be made for the provision of housing to be delivered through neighbourhood plans. The distribution of development will be addressed in the Part 2 consultation on the draft Local Plan.

The consultation acknowledges<sup>4</sup> the role of neighbourhood plans and that they need to be in general conformity with the strategic policies of the adopted Local Plan, and that this will change once the Local Plan 2040 is adopted.

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<sup>1</sup> [Local Plan 2040 Regulation 18 Stage 1 \(6\).pdf](#)

<sup>2</sup> Para 3.13, 3.17 and Page 29

<sup>3</sup> Page 74

<sup>4</sup> Para 1.13 refers

It is clear that the Draft Local Plan will continue the support of the Adopted Plan on Neighbourhood Plans, and the King Somborne Plan and its policies are not at odds with either strategy.

In terms of the compatibility of the King's Somborne Neighbourhood Plan and the emerging Local Plan 2040, no issues on the compatibility have been raised in any discussions or the Regulation 14 and 16 comments from the Borough Council.

**2. In paragraph 1.7 of the Executive Summary of the 'Site Options and Assessment Report' (April 2021) it states that 'the Parish Council should engage with Test Valley Borough Council and the community to select sites for allocations in the King's Somborne Neighbourhood Plan (KSNP) which best meet the objectives of the KSNP and the development needs of the area. Did satisfactory engagement occur?**

The neighbourhood plan has consulted on potential sites on numerous occasions since 2017, including in its first Regulation 14 in May 2018. As part of an updated evidence base, a further independent 'Site Options and Assessment Report' was undertaken by Aecom in 2021.

The Parish Council consulted on the draft 'Site Options and Assessment Report' between the 4th and 10th February 2021. This was circulated to KSPC Councillors, TVBC Borough Councillor, TVBC Neighbourhood Plan Officer, Landowners and Trustees, together with their appointed Agents, and Residents; via Facebook, the Parish Council meeting of 8th January 2021 and the KSPC Website.

This resulted in a number of comments on the report that were put forward to Aecom for consideration in the final report.

The Neighbourhood Plan then used this evidence to inform the sites for inclusion in the Plan and was subject to a further Regulation 14 consultation which ran from 1 August to 12 September 2022. Numerous comments from the Borough Council and residents and landowners were received as evidenced in the Consultation Statement.

The Regulation 16 Submission plan has also been another opportunity for all to comment on the sites. Given level of community engagement and responses on the sites and the plan as a whole since 2017, this demonstrates that a high level of community engagement has occurred.

**3. Are both Councils satisfied that the proposed housing mix is justified (policy KS/H2 – page 34)? Is the evidence on which the policy is based current and accurate?**

Yes, both councils are satisfied that the proposed housing mix is justified, as evidenced in the NDP survey and subsequent Housing Needs Survey. Although undertaken in 2017, and given the limited number of new homes built in the parish since this date, there is still a prominence of houses with four or more bedrooms and only 12% of the housing stock has 2 bedrooms.

This is also supported through the evidence base for the Draft Local Plan, in the 'Test Valley – Strategic Housing Market Assessment' <sup>5</sup>, In the Housing Mix: Key Messages on Page 121 it states that:

*'Based on the evidence, it is expected that the **focus of new market housing provision will be on 2- and 3-bed properties**. Continued demand for family housing can be expected from newly forming households. There may also be some **demand for medium-sized properties (2- and 3-beds) from older households downsizing** and looking to release equity in existing homes, but still retaining flexibility for friends and family to come and stay.'*

And in Para 6.43

*Overall, it is suggested that Council should broadly seek the same mix of housing in all locations but would be **flexible to a different mix where specific local characteristics suggest**. The Council should also monitor what is being built to ensure that a reasonable mix is provided in a settlement overall ..... That said, the mix of units on each site will need to be considered on its own merits, taking account of site characteristics and the **character of the area**.*

Policy KS/H2 also acknowledges that an alternative mix could be appropriate subject to an up to date Parish Housing Needs Assessment, thus allowing flexibility over the plan period.

**4. Are both Councils satisfied that the public responses, which have contributed to the formulation of the KSNP, can accurately be described as current local opinions and views?**

Yes, both councils are satisfied that the public responses, which have contributed to the formulation of the plan can accurately be described as current local opinions and views. Although the plan has been some time to get to the Regulation 16 stage, the community have been consulted throughout the process, as evidenced on page 7 of the consultation statement. This includes 2 regulation 14 consultations, the first in 2018 and the second in 2022, and this together with the recent Regulation 16 consultation, has ensured that the public responses received are current local opinions and views.

**5. Is the detail embodied in policies KS/E5 (Flooding and Water Management – page 25) and KS/E6 (Biodiversity – page 28) justified or are the issues addressed already satisfactorily covered by other planning documentation (e.g. the adopted Local Plan)?**

Policy KS/E5 on Flooding and Water Management is a locally distinctive policy that adds to the existing Local Plan policy E7. As this level of detail is not contained in E7 policy KS/E5 should be maintained.

KS/E6 on Biodiversity is covered in Local Plan policy E5 and therefore this policy could be deleted.

**6. Are policies KS/H2 (Housing Mix – page 34) and KS/H8 (Design – page 42) compatible to other similar policies found in other planning documents in Test Valley?**

Yes, in addition to Policy E1 of the Adopted Local Plan, there are policies on Housing Mix and Design in the following made Neighbourhood Plans that are compatible to KS/H2 and KS/H8

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<sup>5</sup> [Test Valley Strategic Housing Market Assessment JGC 2022](#)

Neighbourhood Plan	Housing Mix Policy	Design Policy
Thrupton	HD1	HD4
Upper Clatford	UC3	UC6
Charlton	CNP3	CNP4
Chilbolton	HD1	HD4
Goodworth Clatford	-	BE1
Houghton	HTN3	HTN4
West Dean and West Tytherley	HD1	HD4

7. The Sustainability Appraisal incorporating the Strategic Environmental Assessment Scoping Report (June 2022), on page 41, concludes that there may be two ‘possible significant effects’ of the KSNP policies, regarding Water and Cultural Heritage. The Habitats Regulations Assessment (April 2022) includes a number of recommendations to strengthen the policies, thus ensuring there would be no adverse impact, particularly with regard to maintaining the integrity of European sites.

Are both Councils satisfied that the implementation of the policies, as currently set out in the KSNP, will ensure that sustainable development is achieved?

Yes, both councils are satisfied that the implementation of the policies, in the Plan, will ensure that sustainable development is achieved. The wording of policies E7, E8 and E10 have been agreed with Natural England.

As for cultural heritage, the wording of policy ALL4 criteria 4 acknowledges the site is adjacent to the Conservation Area, and that the design will need to reflect this. This is also addressed in H8 on design for all development proposals.

The policies apply to the entire Parish and the Plan should be read as a whole and alongside the NPPF and the Adopted Test Valley Local Plan, which also seek to ensure that sustainable development is achieved. Any development would also need to comply with Policy E9 on Heritage and E7 on Water Management of the Adopted Local Plan

### **Questions for Test Valley Borough Council (6)**

8. According to the Appendix 1 of the TVBC Local Development Scheme (October 2022), the Examination of the Test Valley Borough Local Plan 2040 is programmed to start in the third quarter of 2025, with adoption of the Plan in the second quarter of 2026. Could the Council confirm that this remains the current situation?

Yes, as outlined in Agenda item 271 of the [Cabinet Report on 26 October](#), the Local Development Scheme has been updated and the Examination of the Local Plan is programmed to start in the third quarter of 2025, with adoption of the Plan in the second quarter of 2026.

9. Paragraph 13 of the National Planning Policy Framework (NPPF) confirms that Neighbourhood Plans ‘should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies’.

Is the Borough Council satisfied that this advice has been followed?

Yes, the Council is satisfied that the Neighbourhood plan supports the delivery of strategic policies contained in the Adopted Local Plan. The Neighbourhood plan policies will shape and direct development within the Plan Area, based on evidence and the local circumstances in Kings Somborne.

**10.** Can the Borough Council confirm that it is satisfied that the Basic Conditions, as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and in the amended Regulation 32 of the Neighbourhood Plan (General) Regulation 2012, have, in its opinion, been met?

Given that the plan must meet the basic conditions before it can be put to a referendum, and that the examiner can recommend changes to the plan, it is premature for the Borough council to set out its position on this matter. However, the council supports the assessment of the Basic Conditions statement carried out by the Parish Council.

**11.** The KSNP seeks to deliver 41 new homes over the next 15 years. Is the Borough Council satisfied that the Housing Need and Sites background paper, which justified the figure, is sufficiently robust?

The assessment takes a variety of factors into consideration including the Neighbourhood Plan Survey, the Housing Needs Survey, Housing Needs Register, turnover of properties. The background paper was updated in 2020 to utilise information on the ageing population and occupancy rates. Given this assessment is based on local information, it is considered that the assessment is robust and fit for purpose.

**12.** Are the housing allocations in the KSNP compatible with policy COM2: Settlement Hierarchy in the TVBC Revised Local Plan (2016)?

Yes the housing allocations in the KSNP are compatible with policy COM2: Settlement Hierarchy in the TVBC Revised Local Plan. The supporting text<sup>6</sup> to COM 2 states that *'Parish councils may wish to bring forward Neighbourhood Development Plans which include proposals for additional development. The choice of sites could be either or within or outside of settlement boundaries provided that the site selection takes into account the principles of sustainable development and the relevant policies within the Local Plan.'*

**13.** From the evidence available to me (including on the Parish Council web site) regarding the housing site selection process during the preparation of the KSNP, my preliminary view is that a sufficiently thorough and robust assessment of alternative housing sites has been undertaken. Do the Borough Council agree?

Yes, the Borough Council agrees that a sufficiently thorough and robust assessment of alternative housing sites has been undertaken.

The 2020 Test Valley Strategic Housing and Economic Land Availability Assessment (SHELAA) published in June 2020, which assessed a total of 15 sites in the parish, all of which have been reviewed. In addition, the 2017 Test Valley SHELAA which included a further two sites not carried forward to the 2020 SHELAA and the 2014 Test Valley Strategic Housing Land Availability Assessment (SHLAA) which includes one site not carried forward to the 2020 SHELAA. The Parish Council also carried out two Calls for Sites in 2018 and 2020 which brought forward eight sites. Three of these sites are duplicates of sites included in the 2020 SHELAA. In total, after accounting for duplicates, 24 sites were considered: 18 from the 2020 SHELAA, 2017 SHELAA and 2014 SHLAA, and five from the King's Somborne Call for Sites and one further site from the King's Somborne Neighbourhood Plan Sustainability Appraisal (SA).

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<sup>6</sup> Para 5.47

## **Questions for King's Somborne Parish Council (24)**

**14.** Objective 6 (page 8) expresses the desire to deliver safer and quieter roads. Through the implementation of which policy/policies will this objective be achieved?

Unfortunately, the Parish Council cannot act in isolation in respect to roads. Liaison and co-operation with Hampshire Highways Department and the Police is required who have the authority in this regard. Notwithstanding this, although not a policy, this is addressed in paragraph 5.13 and appendix 1 in the community aspirations. This will be delivered in conjunction with HCC.

**15.** The first reference to the allocation of sites for housing is on page 9, under 'Development and Design'. The reference is to 41 new homes over the next 15 years (a figure repeated elsewhere in the KSNP, for example in policy KS/H1 (page 32)). Is the Parish Council satisfied that the figure of 41 dwellings is adequately justified (see also Question 11 above)? Has recent development been taken into account (see Regulation 16 Representation from Mr and Mrs Frampton)?

The desired number of homes were reviewed in July 2022 and the Housing Needs and Sites evidence was updated with the findings and included in the evidence base as part of the Regulation 14 and 16 plans. There have been additional houses built since the plans inception but the construction of these has not provided any affordable homes or other community benefits. They have been constructed within the existing settlement boundary and are considered as windfall development and their inclusion in the total of required homes would be contrary to para NPPF para 71.

**16.** Policy KS/E1 (page 14) refers to the 40m contour, above which a landscape assessment would be required. Policy KS/ALL2 (page 39), in sub-section 3, refers to the 48m contour. What is the justification for the difference in approach to the two allocations?

The village of King's Somborne is primarily set in a bowl with the exception of post WWII housing along Eldon Road. This development is in part at a higher elevation than the remainder of the village. The purpose of KS/F1 is to protect the wider views from the surrounding Highways and footpaths by requiring a detailed landscape assessment above 40m. The site at KS/ALL2 is above this 40m however as evidenced in the Aecom site assessment report, construction above this elevation up to the 48m line has no significant effect on the Landscape.

**17.** Policy KS/E1 (page 14) includes reference to 'surrounding farmland' in the title but the policy itself makes no specific reference to farmland. Is there a justification for this apparent anomaly?

The policy title is 'Preserving Landscape Features, Views and Surrounding Farmland.' By preserving the landscape the policy will be preserving the surrounding farmland / countryside. Given this, the following changes could be made to the title to remove the anomaly: 'Preserving the landscape features, views and surrounding farmland countryside' So that the policy title would now read: 'Preserving the landscape, views and surrounding countryside.'

**18** What is meant by 'either individually or cumulatively' in policy KS/E2 (page 15)?

It means this policy is applicable to joining of any of the existing part of King's Somborne or Horsebridge to each other whether it is one build or several buildings being joined to the other community.

**19.** Policy KS/E3 (page 18) lists 10 areas of proposed Local Green Space (shown on Figure 3). Is it correct that there is no area numbered 8?

That is correct. Originally in earlier consultation versions of the green space assessment Lovell's Farm was included as no8. It has been advised that this was not acceptable as the site is already occupied by buildings and it was therefore deleted. These could be renumbered for clarity.

**20.** Could the Parish Council confirm that all the owners of the proposed Local Green Space (policy KS/E3 – page 18) have been advised of the proposed designations and that no objections were received (having regard to the advice in the PPG on Open space, sports and recreation facilities, public rights of way and local green space: Paragraph Reference ID: 37-019-20140306).

Yes, the owners of LGS KS/E3 were consulted as part of the Regulation 14 plan (and the Reg 16) as evidenced on Page 7 of the consultation statement, under the Statutory consultees heading.

An objection was received from the landowner in respect to LGS11 and contained in their Regulation 14 and 16 comments. The Parish Council made the following response at Regulation 14 to the comment

*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".*

**21.** In policy KS/E5 (page25), do criteria 5, 6 and 7 apply to all new development and if so, is that reasonable?

It is in the Parish Council's opinion reasonable. The village of King's Somborne is vulnerable to flooding. The sewage network is currently nearing capacity and it is essential that surface water is kept separate from the foul network.

Clauses 5 and 6. This is important to ensure that infiltration going to be effective. Due to the nature of the ground water logging at locations of higher elevation is not uncommon. The resultant water manifests itself as run off which feeds into at the time a already heavily loaded bourne, which level at that juncture will be high as the springs feeding the bourne naturally are at full flow. The study will determine a satisfactory drainage arrangement. This is a typical requirement of planning permission in the area. It is accepted that these clauses are not necessary for minor development and these could be excluded in a similar fashion as clause 8.

Clause 7 is important for all development. Older properties have guttering and surface water connected directly to the foul network and any additional loading however small should be avoided. A drainage strategy and detailed design for a minor development should be simple to prepare and the builder or architect should in reality have this information to hand in order to carry out construction

**22.** Where is the New Forest Special Protection Area (SPA) recreation buffer zone as referred to in policy KS/E8 (page 28)? Does it cover the whole Parish? Can wording in the supporting text (and if necessary a plan) be provided to clarify this matter?

Please see map at Appendix 1

**23.** In sub-section 1 of policy KS/H1 (page 32) what is the justification for 'at least 10 houses or more'?

By specifying 10 houses or more ensures developers will need to provide 30% affordable housing in accordance with TVBC policy COM7. Thus fulfilling the plan objective to ensure 25% affordable homes. With developments of 9 dwellings or less developers are required to make a financial contribution instead of dwellings thus the plan objectives cannot be met.

**24.** In sub-section 2 of policy KS/H1 (page 32) who will undertake the review and what form will it take?

Parish Council will undertake the review. It is anticipated the review will re-consider and revise as required the Housing Needs and Sites paper. The update should include any revision to the input the original document. The current TVBC housing list will be to the forefront of that review.

**25.** Paragraph 4.11 (page 33) briefly refers to self and custom building. Is the Parish Council satisfied that this matter is addressed more comprehensively in other planning documentation?

Yes, the Parish Council is satisfied that this matter is addressed more comprehensively in other planning documentation. It is addressed in the NPPG and is a strategic issue that the Local Plan should address. It is mentioned briefly in the KSNP as self and custom build can add to the housing mix.

**26.** With regard to policy KS/ALL1 (page 38):

a) the first bullet point is unclear. I assume that the site identified as ALL 1 on page 36, is the 'developable area' (i.e. the allocated site). Am I correct? If so, what is the purpose of sub-section 1?

The area designated on the map figure 7 is in excess of the permitted developable area that is specified as 0.47ha. The developable area has been determined as that area to be occupied by built development which is 0.31ha. The developable area is defined in para 4.19 where a typo has been noticed "detained" should read "detailed". By allocating an area greater than that required for the actual development it facilitates flexibility for the final layout, including appropriate densities for edge of settlement developments along with appropriate landscape buffers between the development and the countryside beyond.

b) Is the Parish Council satisfied that access to the site from the A3057 can be satisfactorily achieved without significant harm to the landscape character of the area?

Yes by locating the access to the western edge of the site adjacent to Muss Lane this will provide screening to the eastern part of the site. See photo below. Any scheme would also have to comply with KS/E1, for which a Landscape appraisal may be required.





c) It has been suggested that because the allocation site is part of a 'larger area' it will be difficult to contain new development. How do the Parish Council respond to this concern?

Should the plan be adopted, the 'larger area' will be outside of the settlement boundary and therefore development will not normally be permitted. Page 37 of the site assessment report produced by AECOM indicated that development on the top part of the site (SHELAA 148b) would be unacceptable in landscape terms.. Any future planning application would be bound by the same constraints as highlighted in the AECOM report. With good design including appropriate densities for this edge of settlement development along with appropriate landscaping between the development and the countryside beyond, the proposed allocation will be able to be contained within its proposed site boundary.

**27.** The first bullet point in policy KS/ALL2 (page 39) is unclear. Again, I assume that the site identified as KS/ALL 2 on page 36, is the 'developable area' (i.e. the allocated site). Am I correct? If so, what is the purpose of sub-section 1?

Please see the detailed answer provided for item 26. In this case the site location is 0.62ha and the developable area 0.22ha. By allocating an area greater than that required for the actual development it facilitates flexibility for the final layout, including appropriate densities for this edge of settlement development along with appropriate landscape buffers between the development and the countryside beyond.

**28.** How do the Parish Council respond to the concerns that have been expressed that site ALL2 has no logical boundary and is part of a larger site?

The larger area should the plan be adopted will be outside of the settlement boundary and therefore development will not be permitted. The site has been chosen based on limited development potential including the mitigation of landscape and visual constraints that the larger site has, as evidenced in the Aecom Site Assessment Report.

**29.** How will a developer know what is meant by a 'soft boundary' in clause 4 of policy KS/ALL2 (page 39)?

The term 'Landscape buffer' could be used in lieu of a 'soft boundary' as this term is more widely understood.

**30.** Policy KS/ALL3 (page 40), refers to a site that has been granted planning permission. I have not seen the details of that permission, but I would have expected it to include conditions relating to the implementation of the permission (i.e. requirements 1, 2 and 3 of the policy). If I am correct, is there any value in repeating the aforementioned requirements? In the Parish Council's view it is worth including this.

There has been considerable disquiet within the village over the development of the allotments. Parishioner's will be expected to vote to on the plan. It would be unwise to expect individuals to reference the planning permission document. Para's 1,2 and 3 do not contradict the given point but they contain information relating the most contentious parts. By including them the whole picture is evident in one document.

**31.** In policy KS/ALL3 sub-section 3 (page 40), what happens if the soil condition (for allotments) is not 'equivalent or better'?

It means the condition 6 of the outline planning permission has not been met. The local authority are the arbiter in the decision making progress. The plan cannot foresee the various scenarios in relation to the meeting or rejection of the condition being met. The applicant and the authority have the view at this stage that with reparation the condition can be met.

**32.** On page 41, in paragraph 4.29, it is confirmed that the provision of high quality open space is a key objective. However, this objective is not translated into a specific policy. Is the Parish Council satisfied that such provision can be secured through the implementation of other policy documents, such as the Local Plan?

Yes this will be secured through the implementation of both the Local Plan policy E1 and the Design Guidance contained within the plan in Appendix 4.

**33.** Is there any reason that the key community facilities are not identified on the Policies Map?

No and for clarity, these can be shown on a map in the final version of the plan

**34.** Is there any reason why the suggested wording from Southern Water regarding policies KS/E5 and KS/E9 should not be included in the KSNP?

In relation to E5 para 4 requests a strategy for waste and rainwater. Separation of foul and rainwater systems is covered by building regulations. Therefore this can be addressed at the planning application stage, with each application being assessed depending on the circumstances on each plot.

In relation to E9 the Parish Council do not accept that there is any justifiable reason any new development that threatens the local ecology to be supported. The PC does not support

the revised wording which is vehicle for Sothern Water to circumnavigate their environmental responsibilities for commercial reasons. There will be technological alternatives.

**35.** It is not clear which plans/maps within the KSNP form part of the Policies Map. Is there any reason why a single Policies Map cannot be included in the document which brings together on a plan (clearly), all the relevant KSNP policies and proposals for the Parish? This should include the identification of community assets. I note that the Borough Council have offered to assist in plan preparation if necessary.

Yes, a single policies map can be provided for the final version of the plan.

**36.** Could the Parish Council comment briefly on the conclusions of the Regulation 16 representation submitted by BJC Planning, in particular with regard to paragraphs 9.4 and 9.6 which relate to self and custom build and the viability of the proposed development?

It is the PCs view that the plan has set a viable road map for the type and style of development. BJC are correct that the policy KS/ALL1 does not specify the commercial arrangement to be adopted. The plan does however support custom and self building, It is recognised that such arrangements has advantages for both landowner and prospective homeowner See para 4.11. The exact details of the affordable housing contribution will be agreed with the local authority at the time of detailed planning application. The PC does not want to limit options at this juncture with more specific requirement.

In terms of the 40m contour line the policy KS/E1 it does not prohibit development above the 40m contour it simply specifies the requirement for a landscape assessment

**37.** Could the Parish Council comment briefly on the conclusions of Pro Vision as set out in chapter 7 (page 21) of its Regulation 16 response?

The Representation covers the following key points:

- a) The proposed LGS designation at KSLGS05 and the potential new allotment site is premature and must be deleted from Policy KS/E3.

As stated in Appendix 2, the Since the original LGS evaluation, the existing allotments have been granted outline planning permission (22/0139/OUTS) subject to satisfactory relocation to an adjacent location. Whilst the designation of the allotment site is entirely appropriate it cannot now be included as a LGS.

Assessment of the relocated site has been made with the same resulting outcome as for the original site. The new allotment site is therefore designated as a LGS in lieu of the original allotment site.

- b) The proposed LGS designation at KSLGS11 does not meet the requirements of paragraph 102 of the Framework and so it must be deleted from Policy KS/E3 on this basis. No compelling evidence has been provided by the Parish Council to support the proposed designation as LGS or demonstrate that such a designation meets the requirements of national planning policy and guidance.

All of the LGS sites have been assessed using the methodology set out by TVBC. The Background Information and Evidence document 1.2 on Green spaces contains the assessment, and LGS11 was assessed to meet Beauty; Historic significance; Recreational value; Tranquillity; and Richness of wildlife. A further assessment of suitability was undertaken and this site was deemed to be reasonably close to the community it serves and of particular value to the local community, not an extensive tract of land and therefore suitable for designation.

- c) Policy KS/H1 should provide clarity that the provision of 41 homes is not a 'ceiling' or 'cap' to development. Furthermore, the approach to development within the

settlement boundary will have a negative impact, by effectively acting to restrict growth by impeding small-scale 'infill' opportunities within the settlement boundary.

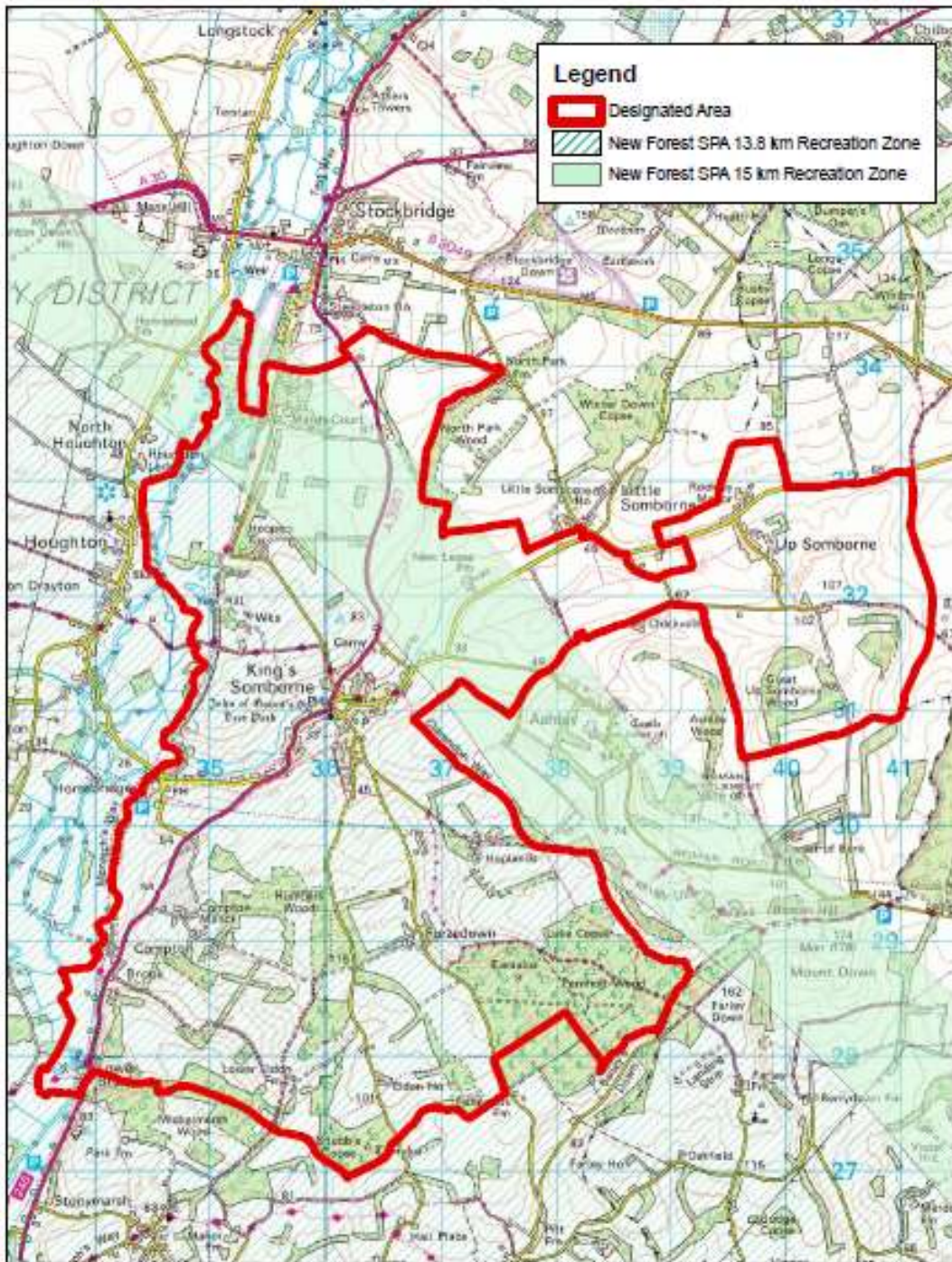
Policy KS/H1 states 'around 41 new homes'. This is neither a ceiling or a cap. Paragraph 4.5 of the plan acknowledges that the quantity of new homes identified in Policy KS/H1 is in addition to small housing sites that have not been specifically identified in this Plan known as 'windfalls', which will continue to occur within the settlement boundary.

- d) The Trust consider that the Parish Council's approach to the 'site selection process' and the proposed housing allocations KS/ALL1 and KS/ALL2 have significant potential to undermine the delivery of sustainable development and the overall vitality of the village, contrary to basic conditions (a) and (d). This reinforces the need to consider further the development strategy for King's Somborne and approach to identify sites for housing. The Trust's land at Site Refs: 80 and 81 would deliver housing that would deliver the aims and objectives of the Neighbourhood Plan.

The need for about 41 new homes is evidenced in the Background Information and Evidence 2.1 Housing Need and Sites. Given the need, the site selection assessed at the best sites to deliver this need. The assessment includes a 'traffic light' rating for each site, indicating whether the site meets the tests of being suitable, available and achievable (viable) for development and therefore appropriate for allocation. Red indicates the site is not appropriate for development and Green indicates the site is appropriate for development. Amber indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated. None of the sites scored green, those in red were excluded, and of those amber sites, those that could deliver the aims and objectives of the Neighbourhood Plan were chosen to meet the identified need.

# Appendix 1

## Map for Question 22



Policy KS/E8  
New Forest SPA Recreation  
Zones



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