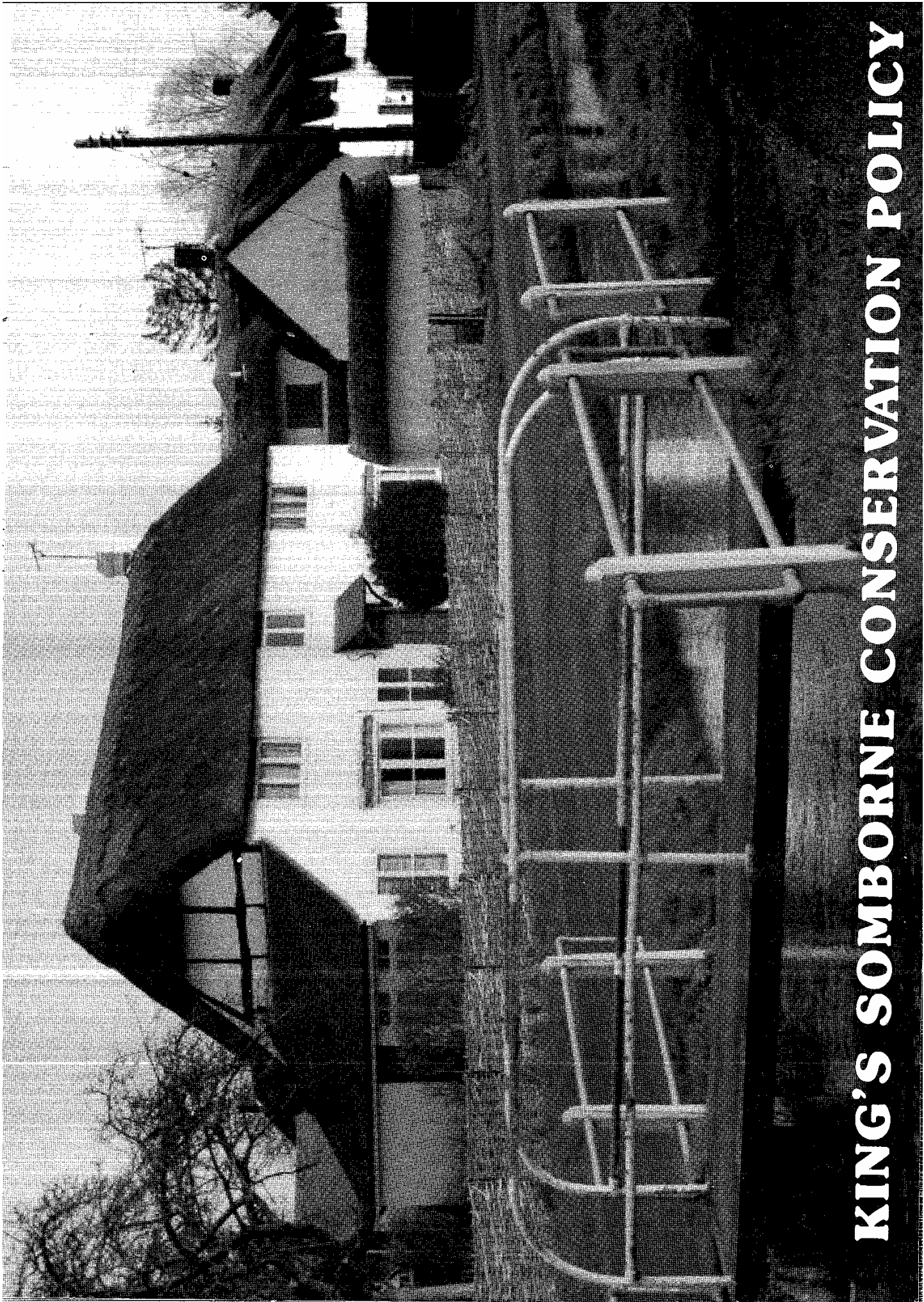




KING'S SOMBORNE CONSERVATION POLICY

KING'S SOMBORNE

Conservation Policy

After a period of public consultation this policy was adopted by Test Valley Borough Council on 9th September 1987, the date of the designation of the extended King's Somborne Conservation Area.

J.B.Pybus, Dip.T.P., M.R.T.P.I.,
Chief Planning Officer,
Test Valley Borough Council,
Duttons Road,
ROMSEY,
Hampshire.
SO51 8XG

Price: £2

INTRODUCTION

The original conservation area for King's Somborne was designated in 1972. The Borough Council considered that, in common with many other early conservation areas, the boundary was drawn too tightly around the most important buildings centering upon the junction of Romsey Road with Church Road and including The Cross and part of Vicarage Lane.

In 1987, the Council took the opportunity to look at the boundary again while preparing a local plan for the Mid Test area. A draft leaflet was produced which showed the proposed extensions to the conservation area, which were duly added after public consultation. The two additional areas are as follows:

- (a) **Stockbridge Road/Old Vicarage Lane/Nutchers Drive/Winchester Road**
The Stockbridge Road forms the northern approach to the village centre together with important open areas bounded to the south by Old Vicarage Lane and Nutchers Drive. Winchester Road defines the linear extension of the medieval settlement and includes a number of listed buildings along its length eastwards to Manor Farm.
- (b) **Romsey Road/Frogghole Lane**
The conservation area now includes all of the Scheduled Ancient Monument of John of Gaunt's Palace and the important open area as defined by the sports ground. Romsey Road with a small number of listed buildings, nevertheless, forms the main approach to the village from the south. There are further open areas extending behind the street to the north either side of Frogghole Lane, which contribute to the overall setting.

Conservation of the environment is one of the most important functions of local planning authorities. To be successful it must be the concern of all of us who value our towns and villages, which have evolved over centuries and contain many beautiful and historic areas. Their individual character is due to a highly diverse combination of buildings, trees and spaces.

Historic buildings have been at the forefront of conservation, as a tangible record of our architectural and social history. Since 1947 the Secretary of State has compiled Lists of Buildings of Special Architectural or Historic Interest for each locality. Buildings included on the Statutory List enjoy legal protection under the Town and Country Planning Acts and are classified into grades to show their relative importance. The Department of the Environment has been engaged in updating the Lists throughout England and Wales. The revised List for King's Somborne has now been approved by the Secretary of State and the number of statutory listed buildings in the village has increased substantially.

Conservation areas are a comparatively recent innovation, prior to 1967 the emphasis was on the preservation of individual buildings as distinct from areas. The Civic Amenities Act 1967 imposed a duty on local planning authorities to "determine" which parts of their areas were of special architectural or historic interest, the character or appearance of which it was desirable to preserve or enhance and to designate such areas as conservation areas." The relevant provisions of this Act were subsequently re-enacted in the Town and Country Planning Act 1971 and have been considerably extended by the Acts of 1972, 1974 and 1980. At present there are more than 6,000 conservation areas in England and Wales; of these 220 are in Hampshire and 27 in Test Valley.

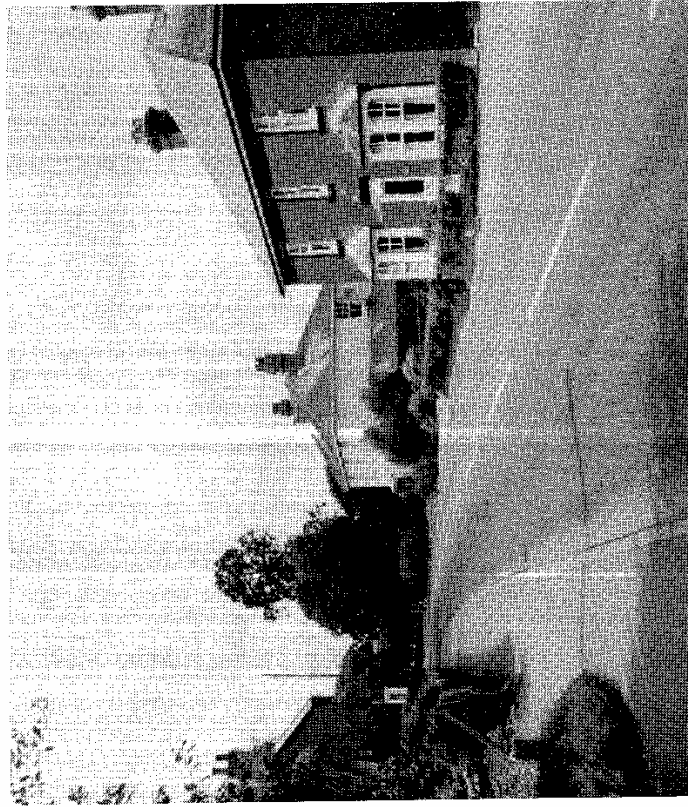
Conservation policies are complementary to, rather than substitutes for, other planning policies. This document is NOT a village plan or a local plan and therefore is not concerned with the principle of whether development takes place. It will, however, have much to do with the form that any such development should take, including alterations or extensions to existing buildings. Particular attention is given to such matters as design, scale, location, use of materials and effect upon the street scene.

In defining areas of special architectural or historic interest there can be no standard specification as naturally there will be different kinds. In forming a judgement about the extent of an area's boundaries, all the factors which give a place its unique and "special" character; groups of buildings, architectural style, historic settlement pattern, spaces, trees, etc., have to be taken into account. This is based on surveys and an examination of historical records. The intention is not to include every historic building; or to exclude individual buildings of inappropriate design or that are unsightly; or to include all the surrounding countryside, (although key areas of open space are included) as there are complementary planning policies which protect the countryside against inappropriate development.



War Memorial and Crown Inn

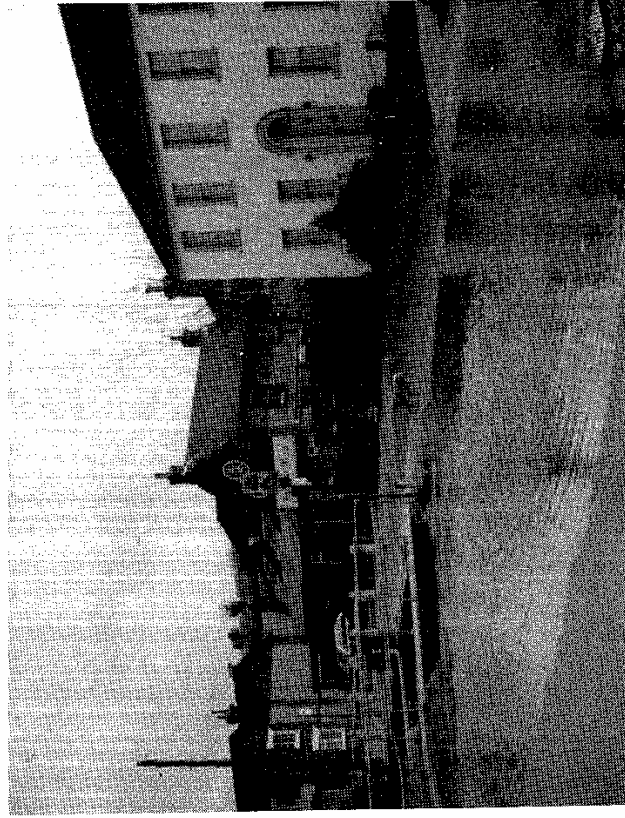
THE CHARACTER OF THE VILLAGE



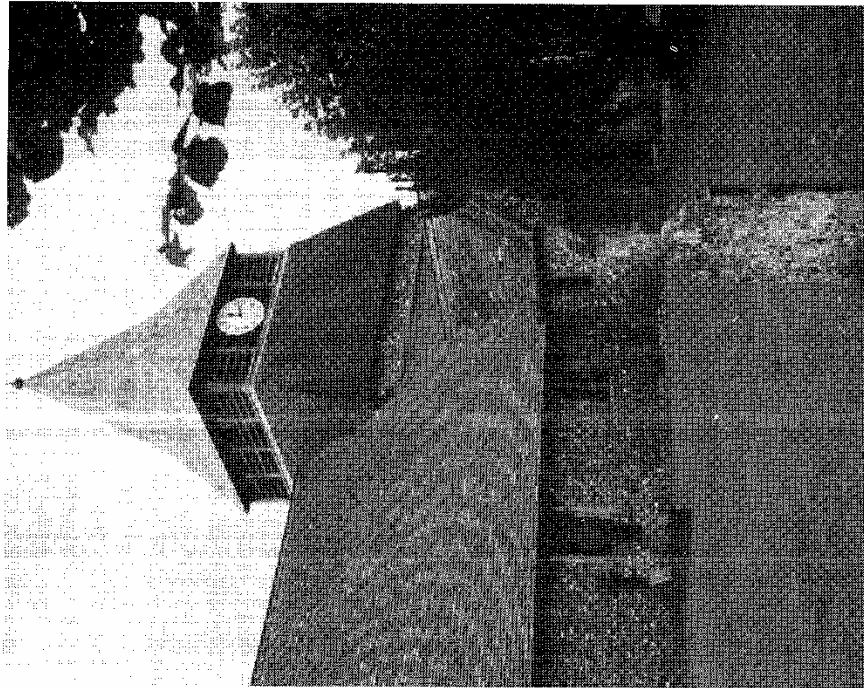
Romsey Road

The village of King's Somborne lies some three miles south of Stockbridge in the valley of the Somborne Stream, which is a tributary of the River Test. The manor was a royal property for centuries and as it was recorded in the Domesday Book as Somborne Regis, it probably was a royal possession in Saxon times between the 5th and the 8th Centuries. John of Gaunt established a deer park to the south of the Church between the River Test and the village centre, and another vast park to the north of Marshcourt Farm.

In former times, the north-south route along the Test Valley followed the west bank of the River Test. The Southampton/Andover Canal Company, however, utilized the empty east bank for their route and the railway which superseded it followed an almost identical line. Up until the 18th century, the traffic flow to the village centre followed a major line that runs between the first bend at the southern approach to the village and a lynchet running to the south of John of Gaunt's Palace site. Now traffic is largely confined to the busy A.3057 Romsey Road which, whilst always in existence, was initially designed to serve the Palace site, which no doubt straddled this route. With the demise of royal interest and the Palace itself, the present route through the village took precedence, and the older road finally disappeared.



The Andover Arms P.H. and The White House



Church of St. Peter and St. Paul

The Church of St. Peter and St. Paul (Listed Grade II*) occupies a prominent position in the village. It has 12th century origins, and is a flint building consisting of a long nave and chancel, with two aisles under one roof, the latter added in the 13th and 14th centuries. The bell turret has a tapered, shingle clad middle stage. The building was extensively restored in 1886.

South of the church is the site of the manor house (John of Gaunt's Palace) now called Palace Farm, which is a Scheduled Ancient Monument. This together with the church would have been the two most substantial buildings in the village. However, there is a good nucleus of old cottages in timber, wattle and daub, chalk cob, thatch and flint throughout the village some dating back several hundreds of years. 19th Century brick cottages roofed in slate, fill some of the gaps between the older properties. Some 18th century buildings are notable, such as the Old Vicarage (Listed Grade II*).

Boundary walls and other structures built in chalk cob or its derivatives are particular features of the village.

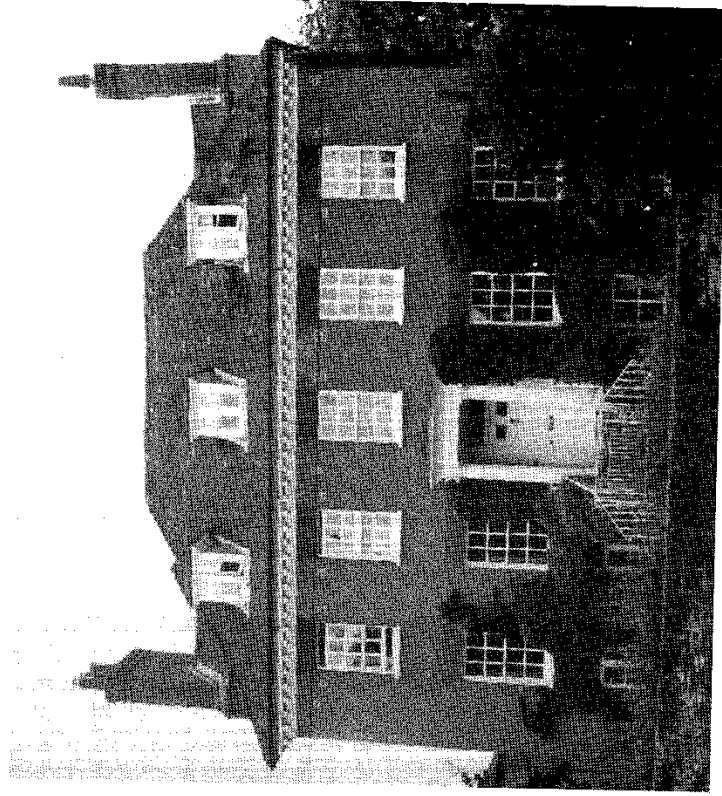
DEVELOPMENT CONTROL PROCEDURES

Conservation areas have been established under Planning Legislation in order to secure the preservation of areas of special architectural and historical interest, in which the character and appearance of the buildings and environment are to be preserved and enhanced. The policies set out in this document are complementary to existing planning policies concerning land uses, including the countryside. The draft Mid Test Local Plan will be superseded by the borough-wide local plan. It will provide a detailed and up-to-date framework for development decisions.

Legal Implications

The designation of a conservation area has a number of direct legal consequences, such as special procedures for applications for planning permission, control of demolition of buildings and felling of trees. These matters are discussed below. However, there is considerable misunderstanding as to what 'permitted' development rights pertain.

Normally in accordance with Section 22 of the Town and Country Planning Act 1971, all building works, engineering operations, uses of land, etc. require planning permission, but there are some categories of development which under certain circumstances do not usually need a planning application. These 'permitted development' abilities are set out in the Town and Country Planning General Development Order 1977 and in various subsequent modifying Orders. The definition of a conservation area does not of itself automatically remove these rights, but there are important variations contained in Special Development Orders. You are therefore strongly advised to consult the Planning Department for clarification before ANY works are undertaken to ANY building, structure or tree within the conservation area.



The Old Vicarage, Vicarage Lane

(1) Control of development

Designation of an area as a conservation area does not preclude the possibility of new development within the area; what is important is that new developments should be designed in a sensitive manner having regard to the special character of the area. Section 28 of the Act of 1971 requires the local planning authority to advertise applications for planning permission for any new development which is likely to affect the character or appearance of a conservation

area. The advertisement will be in the form of a notice in the local press and the display of a notice on or near the land to which the application relates. Twenty-one days are allowed for the public to inspect the details of the application and to make representations to the Borough Council.

Detailed applications will be required to show the relationship of any proposal to its site and surroundings to ensure that new development 'fits in', by reflecting traditional building forms and the use of local or compatible materials. The Borough Council as the Local Planning Authority will ensure that new development does not detract from the setting of historic buildings, or the conservation area generally.

Where development involving building work is proposed, the Council mindful of the archaeological potential, will ensure that adequate time is allowed for excavation/investigation and recording of selected sites before and during development and may attach conditions to planning permission, as appropriate.

(2) Control of demolition

There will be many buildings in a conservation area which do not merit listing, but their demolition might be detrimental to the general appearance of the conservation area. Therefore there is a general presumption against the demolition of existing buildings in conservation areas. Anyone intending to demolish a building or part of a building within a conservation area, whether listed or not, must first apply for consent from the Borough Council. The only exceptions are certain small or temporary buildings.

(3) Listed buildings

Certain special buildings by virtue of their architectural or historic interest are listed by the Secretary of State for the Environment under the provisions of the Town and Country Planning Act 1971 and are thereby protected. Listed Building Consent (and Planning Permission if needed) must be obtained in order to demolish, alter or extend a listed building both internally and externally. This could include such works as external redecoration, re-roofing, the alteration of doors and windows, as well as structural changes. The Council will not permit alterations or extensions to listed buildings which would adversely affect their architectural or historic character.

(4) Trees and other natural features

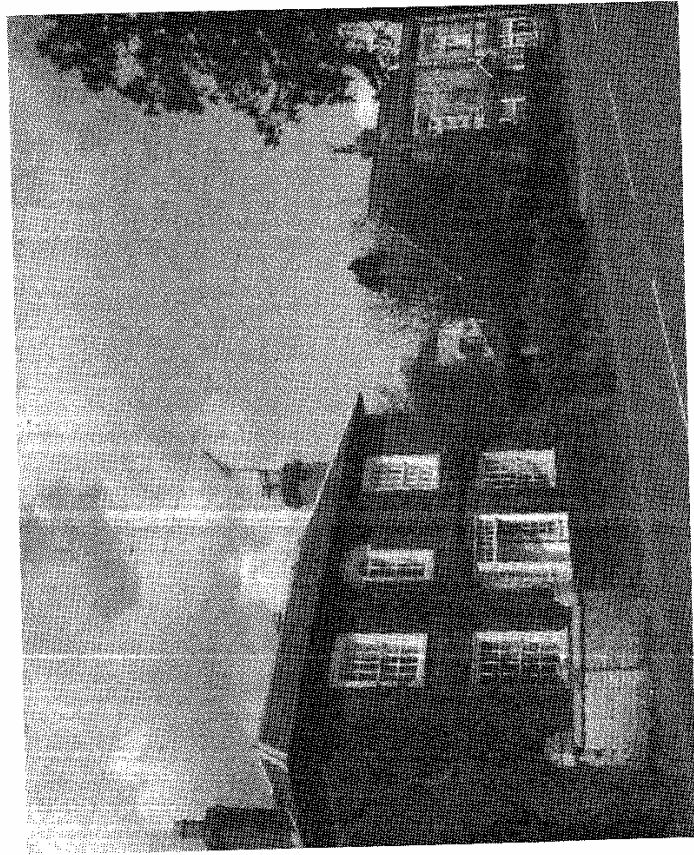
In conservation areas most trees except fruit trees are protected. Separate notification must be given to the Borough Council six weeks BEFORE a tree is felled or before ANY work to a tree is carried out, unless required to be done in connection with approved development. All significant trees and hedgerows should be retained as far as possible, but where vegetation is proposed for removal, intentions should be clearly shown as part of any detailed application. A landscaping scheme should include an accurate survey of existing features showing their location, height, spread and species, together with any new planting.

Certain open areas are identified within and adjacent to the conservation area as being important to the character of the village. Because of this, it is improbable that any development will be permitted on them. The

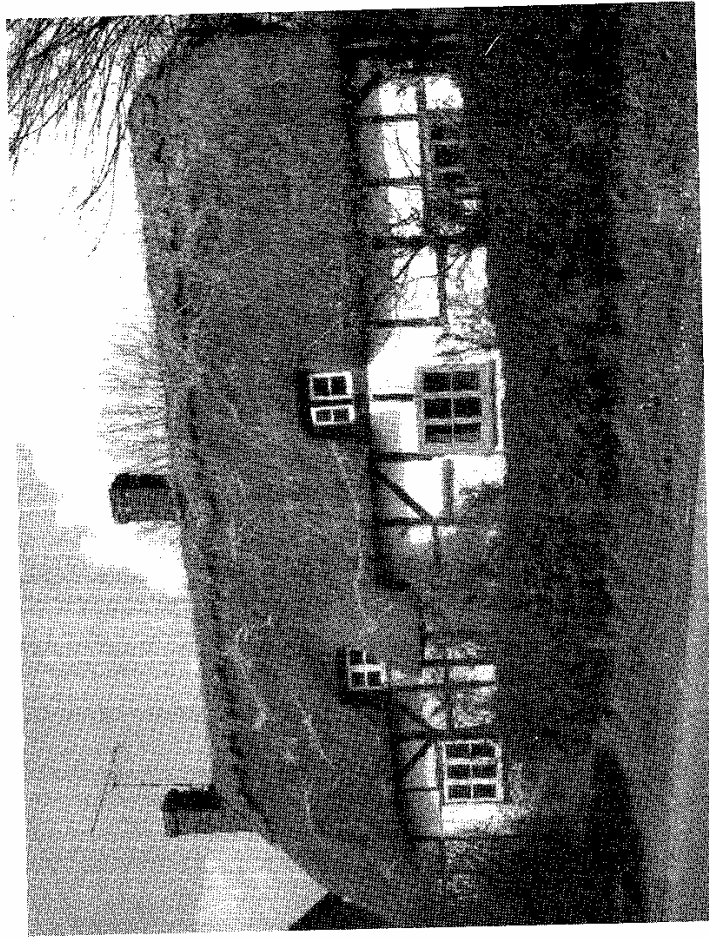
Borough Council would therefore wish to see them retained and enhanced accordingly where appropriate.

(5) Advertisements

There are strict controls concerning the display of outdoor advertising in conservation areas, similar to that which operates in areas of special control which are normally rural areas as defined within Section 63 of the 1971 Act. Particular care should be taken to ensure that advertisement signs, where required, are in character with the conservation area.



Pear Tree Cottage and Yew Tree Cottage, Romsey Road



Crown Hill Cottage, Romsey Road

ENVIRONMENTAL ENHANCEMENT

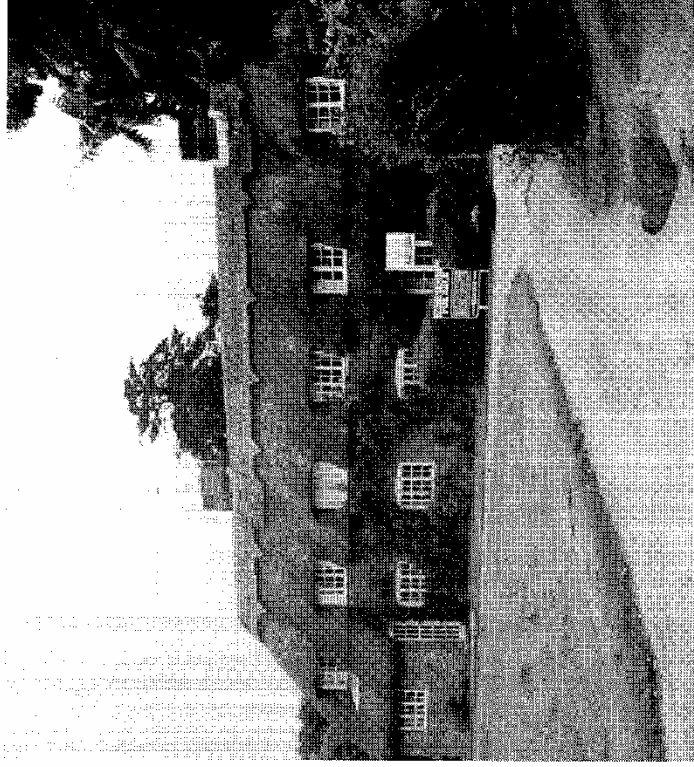
In addition to the legal consequences of conservation area designation, it is important that action is taken to preserve and enhance the character and appearance of the area. It is not just the buildings which are important, but also the character of the spaces between them and the overall setting. A number of more general improvements to footpaths, bridleways, open areas or tree planting may contribute to the overall attractiveness of a place. Special financial assistance is available from Central Government in certain circumstances. However, in the case of King's Somborne the source of any grant aid is likely to come from the Borough Council and the County Council and is summarised below:

(1) Historic Buildings Grants

Under the Local Authorities (Historic Buildings) Act 1962 both the Borough Council and the County Council are empowered to contribute towards the cost of essential repairs to historic buildings. The offer of grant-aid is entirely discretionary and the amount of grant will be related to the nature and extent of repairs to be carried out. Works regarded as coming within the normal maintenance liability of an owner are not eligible.

(2) Environmental Enhancement Grants

The Borough Council and County Council have funds for environmental enhancement projects, which may be initiated by the Parish Council of King's Somborne, voluntary groups or individuals. Such work is not limited to only the conservation area, but projects within the village centre are certainly encouraged. Suitable works include tree and shrub planting, the removal of eyesores, the provision of appropriate surfacing and street furniture and clearance of waterways and footpaths.



Vine Cottage, Old Vicarage Lane

FURTHER INFORMATION

Further information on legal requirements and development matters should be addressed to the Area Planning Officer, Planning Department, Test Valley Borough Council, Duttons Road, Romsey, SO51 8XG (Tel: Romsey 515117). Advice on repairs, grants and design with regard to historic buildings is also available from the Design and Conservation Section in the Planning Department at the same office.

APPENDIX : Trees in Conservation Areas

The Town and Country Planning Act 1971 (Section 61A), requires anyone who proposes to 'top, lop, uproot or wilfully damage or destroy' a tree in a conservation area to give six weeks notice to their district council (in this area, Test Valley Borough Council). This requirement is intended to give the district council a final opportunity to serve a Tree Preservation Order (TPO), before work is commenced. Work may not be commenced within the six week period without consent.

If the work to a tree in a conservation area is begun without the six weeks notice, the person carrying out the work becomes liable for penalties similar to those for contraventions of a tree preservation order and a similar duty to replant. If the authorised work is not completed within two years of giving notice of consent, further notice must be given. The particulars of a notice are recorded by the council in a register open to public inspection. 'Notice' forms are available from the Planning Department, Test Valley Borough Council, Duttons Road, Romsey.

The six weeks rule does not apply to trees that are dying, dead or dangerous, or where works are necessary for the prevention or abatement of a nuisance. Except in an emergency, however, a minimum of five days should be given to the Authority to decide whether to dispense with a requirement to replant with a tree of appropriate size or species.

There are certain categories of trees that are exempt from all tree preservation or conservation area controls; these are summarised below.

Main Exemptions

- (i) Trees of less than 75mm in diameter, 1.5m above ground level (or 100mm where the act is carried out to improve the growth of other trees);
- (ii) Trees cultivated for fruit production that are growing or standing in an orchard or garden;
- (iii) Trees cut down in accordance with a forestry dedication covenant or Forestry Commission plan;
- (iv) Trees cut down by a statutory undertaker (such as the British Telecom or river authority); and
- (v) Trees which need to be felled to enable development to be carried out following the granting of planning permission.

KING'S SOMBORNE
Conservation Area

Conservation Area

Designated 9th September 1987

-  Conservation Area Boundary
 Listed Buildings / Walls
 Buildings / Walls of Local Interest
 Important Trees and Groups of Trees
 Important Hedgerows
 Important Open Areas
 Important Views
 Ancient Monument
 Sites of Archaeological Interest

Scale 1:2500 Based upon the Ordnance Survey 1:2500 map with the permission of the Controller of H.M. Stationery Office, Crown copyright reserved. Licence No. LA079715.