



**January 2023**

**King's Somborne Neighbourhood  
Development Plan**

**Draft Submission  
Document**  
(Regulation 16 Pre-Submission Plan)

**2022 - 2037**

This stage in the preparation of the King's Somborne Neighbourhood Plan is the submission to the Local Planning Authority (Test Valley Borough Council) by the qualifying body (King's Somborne Parish Council) governed by The Neighbourhood Planning (General) Regulations 2012~~Regulation 46~~.

This revision of the Plan has been updated to reflect the responses to the comments made at the Regulation 14 stage of the process during the period from the 1<sup>st</sup> of August 2022 and the 15<sup>th</sup> of September 2022.

A map containing the area governed by the Plan is contained within the Plan.

In conjunction with this submission are the consultation statement and a statement of compliance with paragraph 8 of Schedule 4B to the 1990 Planning Act.

It is important that this Plan is read as a whole and alongside the Test Valley Local Plan<sup>1</sup> as the policies in this Plan do not list or cross-reference all the other policies that may be relevant.

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<sup>1</sup> <https://www.testvalley.gov.uk/assets/attach/2446/Adopted-Local-Plan-2011-2029.pdf>



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## Background Information and Evidence

A great deal of information and data has been collected in order to prepare this Plan. The following is available to view on the King's Somborne Parish Council website<sup>2</sup>

### The Villages, Landscape and Environment

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

### Development and Design

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

### Sustainability Appraisal

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

### Credits

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

Special thanks go to, Hampshire Biodiversity Information Centre, Hampshire County Council, AECOM, Natural England and Test Valley Borough Council for their support in the access to and provision of reports, data, maps and advice as well as the residents of King's Somborne Parish who have given up their time to help deliver this Plan.

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<sup>2</sup> New NDP – Regulation 14 Consultation 2022 | King's Somborne Parish Council ([kingsomborne-pc.gov.uk](http://kingsomborne-pc.gov.uk))



## 1. BACKGROUND

### King's Somborne Parish in Context

- 1.1 King's Somborne Parish Council considers that a Neighbourhood Development Plan will empower local residents to determine the scale, style and location of new developments which will ensure that King's Somborne remains a vibrant community whilst protecting the unique rural environment which defines the character of the area. The Plan has been prepared for and by the local community and is locally specific. It is evidencebased and aims to bring together the whole community with a single and coherent statement. The Plan covers a 15 year period from 2022 – 2037. This is a longer period than the Test Valley Borough Council Local Plan (up to 2029) but the Neighbourhood Plan will be periodically reviewed to consider whether an update is required.
- 1.2 The preparation of this Plan has full regard to national planning policies and advice, it contributes to achieving sustainable development and it is in general conformity with the Test Valley Borough Council ("TVBC") adopted Local Plan. It will be used by the Parish Council and other community groups, statutory agencies and utility providers to drive forward community projects and will assist in attracting funding to enable their implementation.
- 1.3 Following consultation, an examination and ultimately a referendum of the local area, this Plan will be adopted as a formal part of the Development Plan. This means that planning decisions have to be made in accordance with the Neighbourhood Plan (and other parts of the Development Plan) unless material considerations indicate otherwise.
- 1.4 The Parish was designated a Neighbourhood Area on 14 September 2015.

**Commented [HS1]:** It would aid the reader if the designation map could be included after this paragraph

### National Planning Policy Framework

- 1.5 The NPPF (2021) sets out Government's planning policies for England and how these are expected to be applied and is a key part of the Government's reforms to make the planning system less complex and more accessible but most importantly sustainable.
- 1.6 The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

### Test Valley Borough Council Local Plan

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



## Designated Area

### Parish Profile

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



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

**Where can I find further information?**

1. King's Somborne **Parish Profile** produced by Test Valley Borough Council<sup>3</sup>

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<sup>3</sup> <https://www.testvalley.gov.uk/assets/attach/15335/kings-somborne-little-somborne-and-ashleyparish-profile-2021.pdf>

## 2. COMMUNITY VISION AND OBJECTIVES

### Vision

~~2.1~~

To ensure that King's Somborne Parish retains its cherished rural identity whilst striving to be a sustainable and forward-looking community which is an attractive place to live, work and visit; supporting people of all ages.

~~2.2 To deliver this, the NDP is structured around three core areas:~~

~~1 The Village, Landscape and Environment~~

~~2. Development and Design~~

~~3. Community, Facilities and Infrastructure~~

**Commented [HS2]:** This can be deleted as it is repeated below in paragraph 2.3

### Objectives

2.3 To deliver this, the NDP is structured around three core areas

- 1 The Villages, Landscape and Environment
- 2 Development and Design
- 3 Community, Facilities and Infrastructure

2.4 The following objectives guide the policies within this Plan.

#### The Villages, Landscape and Environment

1. Protect the quintessential and classic rural character of King's Somborne Village and surrounding hamlets set within a Parish of rolling hills dotted with occasional farmsteads.
2. Protect and improve the biodiversity and water quality of the Somborne stream and its environs, a tributary of the River Test, which is an important chalk stream which flows through water meadows towards the West of the Parish.
3. Ensure development protects and where possible supplements areas of key habitats, in particular those that support endangered species of bats and butterflies.
4. Development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.
5. 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.
6. Deliver safer and quieter roads, especially the main routes though the centre of King's Somborne Village.
7. Ensure separation is maintained between the settlements of King's Somborne, Up Somborne, Horsebridge, Brook, Compton, Marsh Court and Furzedown
8. 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.
9. Ensure that the Village of King's Somborne remains compact following the historic development pattern, occupying the floor of the valley rather than the sides of the valley.





10. New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment.
11. To reduce the risk of flooding to existing and new development by ensuring new development does not take place in areas of flood risk, use of Sustainable Drainage Systems (SuDS) and management of the surrounding landscape.

### Development and Design

- **Direct** housing development to the Village of King's Somborne to ensure residents have access to services and facilities.
- Deliver smaller homes of 2-3 bedrooms with gardens suitable for people starting out and older people looking to downsize.
- Allocate a range of sites to accommodate 41 new homes over the next 15 years. They will provide sufficient affordable and market housing to maintain sustainable community with a similar social and demographic profile to that existing.
- New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment.
- Development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

**Commented [HS3]:** These bullets would benefit from being numbered, to make them easier to cite in decision making.

### Community Facilities and Infrastructure

- **Support** and encourage the continued viability of both the Pre-School and Primary School.
- Continue to modernise and improve Parish facilities where they have the potential to benefit all of the community.
- Ensure existing facilities and areas of important open space are safeguarded for current and future generations.
- Consider for sustainable and innovative ways of delivering services.
- Support the already active community and the range of activities available.
- Seek to improve and enhance footpaths particularly those through and around the village and those linking the national routes.

**Commented [HS4]:** These bullets would benefit from being numbered, to make them easier to cite in decision making.

## Planning Policies and Sustainable Development

- 2.5 Much of this NDP focusses on development in and around the main Village of King's Somborne as this is the only village with a designated settlement boundary in the Parish. The other settlements in the Parish contain very few services and facilities and are not identified in the Test Valley Borough Council Local Plan (TVBCLP) as suitable places for development, except for that which is essential in the countryside. However, there are policies that apply to the entire Parish and the Plan should be read as a whole and alongside the Test Valley Local Plan.
- 2.6 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. These community aspirations are summarised in Appendix 1. They are deserving of attention and the fact that they are not included within the Plan in the form of planning policies does not mean they will pass unnoticed. Some will be pursued by the Parish Council as a necessary part of their remit while others may be taken forward by the community as a whole or by groups within depending upon the circumstances. The community has an enviable record of action and achievement and the Plan recognises this and seeks to build upon it.

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



### 3. THE VILLAGES, LANDSCAPE AND ENVIRONMENT

#### Landscape

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

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

3.1 The Parish comprises of seven settlements, the Village of King's Somborne together with the three smaller linear hamlets strung out along adjoining roads of Up Somborne, Horsebridge and Brook. In addition, there are three small hamlets of Compton, Furzedown and Marsh Court.

3.2 The Village of King's Somborne and its significant features are detailed in the Conservation Policy in Appendix 3 and the area shown in ~~the~~ Figure 4. The Village is a predominately linear settlement sitting at the bottom of a minor V-shaped valley. It sits alongside the ephemeral winterbourne stream (the Somborne Stream) which is one of the tributaries of the River Test. The Village lies within a wider landscape of open chalk downland that has a gently rolling, undulating landform. This landscape comprises predominantly expansive and open, large arable fields with very few intervening hedgerows or trees. In contrast, a small number of woodlands, shrubs and trees are located in the valley bottom adjacent to the Village providing shelter and a sense of enclosure.

3.3 Historically, these large arable fields were created from Parliamentary enclosure in 18th and 19th centuries which resulted in the loss of earlier field systems. During the 20th century, further rationalisation of fields took place producing very large arable or prairie fields, particularly to the South of the Village. The valley floor however, retains more historic field patterns which are typically of a smaller-scale and contribute to the smallscale riparian character of the settlement. Layers of the area's history can still be 'read' in the landscape today, remnants of the medieval park pale (often a ditch and bank surrounding medieval deer parks, many included wooden pale fencing and are registered as Scheduled Monuments), remain along the valley floor. Evidence exists of manors and parklands such as John of Gaunt's Deer Park to the West of the settlement and the Roman Road running through the landscape to the South.

3.4 King's Somborne is described as a nucleated settlement. However, it is not densely developed for the most part. The roads and spaces between built forms contribute significantly to its character. Traditional building materials include brick, flint and chalk cob walls with thatch, clay tile and slate roofs.

**Commented [HS5]:** A map showing the Landscape Character areas could be helpful here

3.5 The nearest settlement to King's Somborne is Horsebridge which grew up in response to the canal and railway services. The two settlements are well separated. A group of houses strung out along the A3057, broadly parallel to the John of Gaunt Deer Park Pale, join Horsebridge to King's Somborne in a loose sense. But a group of meadows, all but one of which are designated as Priority Habitat (floodplain grazing marsh), keep the two settlements separate and avoid giving any sense of the two being joined. This set of meadows also prevents the spread of Horsebridge to the East.

3.6 In summary, the principal features of the Parish are:

- The King's Somborne Conservation Area (Figure 4 page 21).
- The 148 predominately Grade II listed buildings of the Parish of which 60 fall within the Village of King's Somborne concentrated within the conservation area including the medieval church of St Peter and St Paul. (Figure 4 page 21)
- Flood Zones 2 & 3 associated with the Somborne stream. (Figure 5 page 25 )
- Sites of importance to Nature and Conservation (SINC) close to King's Somborne and throughout the Parish. (Figure 6 page 27)
- Proximity of Mottisfont SAC, important for Barbastelle bats.
- River Test SSSI, of which the Somborne stream is a tributary joining it at Horsebridge. (Figure 6 page 27)
- Historic linear valley bottom settlement character of King's Somborne is still clearly recognisable.
- Trees typical at the break in slope between valley bottom and sides.
- Rural ridgeway tracks and narrow drove roads. Secondary routes run perpendicular to the main road.
- Views towards and from ridgelines.
- The agricultural setting of King's Somborne is tangible from within the Village.

3.7 The key objectives are set out under paragraph 2.3:

The key Test Valley Borough Council Local Plan Policies are:-

- *Policy COM2 – Settlement Hierarchy*
- *Policy E2 – Protect Conserve and Enhance the Landscape Character of the Borough*
- *Policy E3 – Local Gaps*

#### **Where can I find further information?**

- Test Valley Landscape Character Assessment<sup>4</sup>
- Test Valley Borough Revised Local Plan<sup>5</sup>

<sup>4</sup> <https://www.testvalley.gov.uk/planning-and-building/treesandlandscape/test-valley-communitylandscape-project/volume-1-description-and-classification-of-landscape-character-types-andarea/introduction?chapter=5>

<sup>5</sup> <https://www.testvalley.gov.uk/assets/attach/2446/Adopted-Local-Plan-2011-2029.pdf>



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



View North from Redhill



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

1. ~~Applications~~ Development that is likely to have potential for a significant impact on the landscape and views, a Landscape Appraisal ~~shall be prepared~~ will be required in accordance with the Guidelines for Landscape and Visual Impact Assessment (Landscape Institute & IEMA) or its successors.
2. Development with foundations above the 40m contour ~~(ref-shown in #Figure1)~~ are likely to have ~~the potential for~~ for a significant impact on the landscape and a landscape assessment ~~is~~ will be required.
3. The impact upon the important views identified in the King's Somborne Conservation Area Policy 1987 (see Appendix 3) shall form part of the Assessment.
4. Consideration of the settlement pattern shall form part of the Assessment Development shall be contained within the settlement boundary and reflect the nature and density of building in the proximity

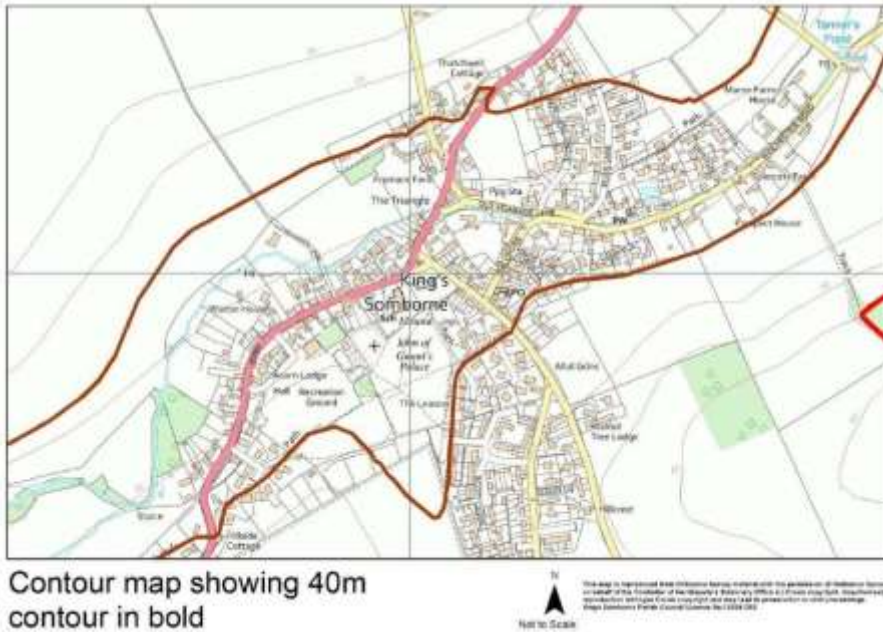
**Commented [HS6]:** There may be a conflict with this policy and the allocations in the plan, as most are all above the 40m contour line and most are not in the settlement boundary.

**Commented [HS7]:** This should be an additional bullet



View towards the West from Redhill

Figure 1: King's Somborne Contour Map

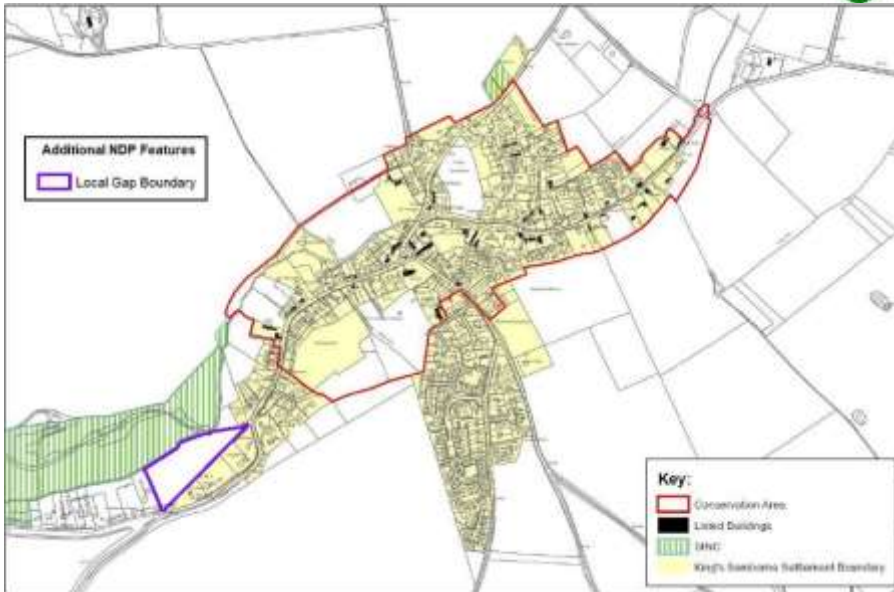


1. To preserve the separate identities of King's Somborne and Horsebridge the land between is identified as a local gap. Development within this area will only be permitted where it does not lead to the physical or visual coalescence of the community, either individually or cumulatively, or where it meets essential needs that cannot be met elsewhere.

## Horsebridge to King's Somborne Local Gap

Figure 2 – Local Gap boundary





View North from Horsebridge Rd Junction Showing Local Gap





## Local Green Space

*“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.” (NPPF, para 101)*

3.10 Access to areas for formal and informal recreation is an important part of a healthy community. These spaces provide local recreation opportunities and are also important for wildlife. Retaining existing facilities and providing new ones are important in promoting a high quality of life for the Parish's residents. The Parish of King's Somborne has a number of recreation grounds provision for children and teenagers, outdoor sports facilities and informal recreation areas.

3.11 The Parish Council actively manages public open spaces through a continual consultation process to ensure they meet the needs of the community, and will continue to do so, carrying out a formal review as part of the periodic review of this Neighbourhood Development Plan.

3.12 The Parish Council will also ensure that all public open spaces make a contribution to the Borough's Green Infrastructure Strategy through appropriate management of the landscape.

3.13 The Local Green Space (LGS) designation is a method of identifying green areas of particular importance that benefit ~~to~~ the local community which exhibit some or all of the following qualities:

- Beauty
- Historic significance
- Recreational value
- Tranquillity
- Richness of wildlife
- Local in character

3.14 A summary of the assessment is available in Appendix 2.

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.

3.16 The key objectives are therefore to:

- Ensure existing facilities and areas of important open space are safeguarded for current and future generations.

3.17 The key particularly relevant Test Valley Borough Council Local Plan Policies are:-

- Policy LHW1 (Public Open Space)
- Policy LHW4 (Amenity)

### Where can I find further information?

12. 1.2 King's Somborne **Local Green Space Assessment** [ 2022 ] see Appendix 2



### KS/E3 – Local Green Space

1. The following are identified as Local Green Space due to their importance to the local community:

- LGS01 - Muss Lane Recreation Ground (~~KSLS01~~)
- LGS02 - St Peter & St Paul's Churchyard (~~KSLS02~~)
- LGS03 - Playing Field by Village Hall, John of Gaunt's Palace Site and Field to South of playing field (~~KSLS03~~)
- LGS04 - Paddock opposite the Old Vicarage – Old Vicarage Lane (~~KSLS04~~)
- LGS05 - Allotments – Furzedown Road (~~KSLS05~~)
- LGS06 King's Somborne Cemetery and extension – Stockbridge Road (~~KSLS06~~)
- LGS07 - Up Somborne Recreation Ground (~~KSLS07~~)
- LGS09 - Up Somborne Down (~~KSLS09~~)
- LGS10 - Banks/verges either side of Somborne Stream between The Old Vicarage and The Corner House (~~KSLS10~~)
- LGS11 Area directly behind Manor Farm House up to 40m Contour Line (~~KSLS11~~)
  - Development will be managed in a manner consistent with that applicable to Green Belt

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Figure 3a – Local Green Space Maps





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View of the Somborne Stream Looking West along Winchester Road

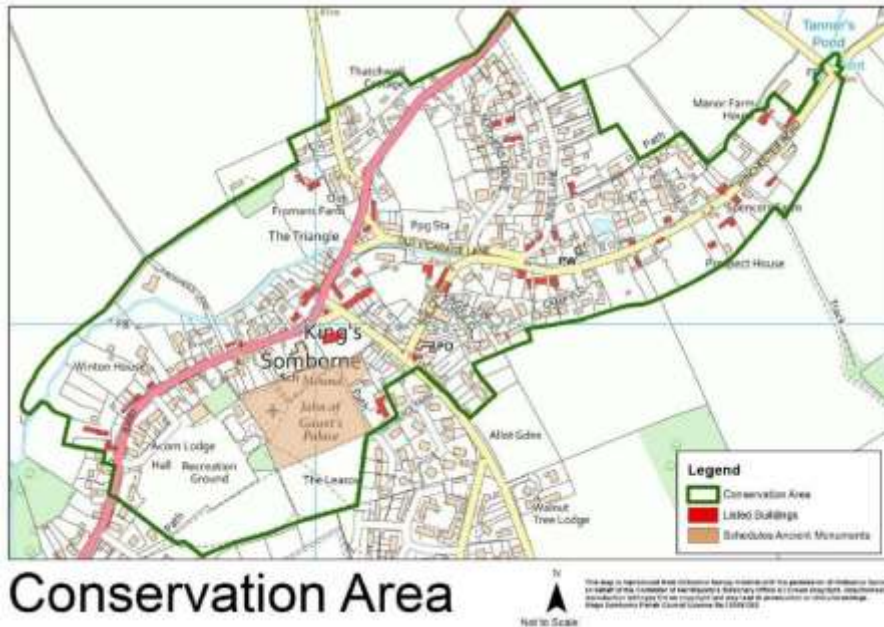


## Conservation Area, Heritage Buildings and Heritage Sites

*"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment..... this strategy should take into account.....the desirability of new development making a positive contribution to local character and distinctiveness."*  
(NPPF para 190)

- 3.18 Within the King's Somborne Conservation Area there are a number of notable buildings and the site of John of Gaunt Palace which is a scheduled Ancient Monument. The importance of the Village's historical layout and architecture were officially recognised in the 1972 Conservation Area designation, the boundary of which was extended in 1987.
- 3.19 The Parish also includes a number of other historic features of importance to the community. Near to the Village of King's Somborne is the John of Gaunt Deer Park and the John of Gaunt Deer Park Pale, the latter of which is a Scheduled Monument.
- 3.20 Heritage assets are irreplaceable. They are key to the character and sense of place of the Parish and should be retained where possible. Preserving 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 and archaeology.
- 3.21 A large part of King's Somborne lies within a conservation area shown in Figure 4 below. Development within this area should conform to the design guidance Appendix 4 carefully considering design, choice of materials key views in and out of the development. Mature trees and hedgerows should be retained where possible
- 3.22 The archaeological investigation should provide details of the nature and extent and condition of any remains that may be presented and demonstrate how the design of the proposals have sought to avoid or minimise any harm to their archaeological interest.

Figure 4 – Conservation Area



3.23 The key objectives are therefore to:

1. 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.
2. Ensure that the Village of King's Somborne remains compact following the historic development pattern, occupying the floor of the valley rather than the sides of the valley.
3. New development should reflect the best of the local vernacular utilising varied designs and local materials to retain and enhance the distinctive character of the natural and built environment.

3.24 The key particularly relevant Test Valley Borough Council Local Plan Policies are:-

- *Policy E9 - Heritage*

**Where can I find further information?**

- The Hampshire Historic Environment Records<sup>6</sup>
- King's Somborne Conservation Area Policy, 1987
- Hampshire County Council Archaeology and Historic Buildings Record
- Hampshire County Council Archaeology Maps
- Hampshire County Council John of Gaunt Deer Park Map
- Hampshire County Council Historic Building Maps
- John of Gaunt Deer Park Pale information available on the Historic England website<sup>6</sup>

<sup>6</sup>

<https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1003787>



## Flooding and Water Management

*“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*  
(NPPF, para 159)

3.25 There has been historical occurrence of flooding within King's Somborne primarily in the Village centre and along the Winchester Road. Flooding has occurred in properties in those locations nearest to the course of the Somborne Stream, the worst of the recent flooding occurred in 2014. As a consequence, consultants Waterco have been engaged to perform a series of studies (see reports referenced on page 4 of the Plan) which have in informing the policies

3.26 All development shall strictly follow the Environment Agency's guidance which includes climate change allowances, building resistance and resilience, bridge design etc

3.27 The Somborne Stream's depth is directly related to the level of ground water. The existing conditions are summarised as follows:

- Areas of chalk overlain in places by superficial deposits of clay, silt, sand and gravel.
- Not located within a Groundwater Source Protection Zone.
- Underlying bedrock is classified as a Principal aquifer – it has high levels of permeability and usually provides a high level of water storage.
- Freely draining soils.
- The Somborne Stream flows South-West through the Village and originates from ground water levels towards the North-East of the Parish at its normal peak. The Somborne Stream flows during extreme rainfall or when groundwater levels are high. In places it is culverted beneath roads and driveways.

A Flood Risk Study (August 2018), a Hydraulic Modelling Report (2021) and a Drainage note (2021) have all been prepared to inform the Plan.

3.28 It is therefore appropriate that relevant new development is subject to a site-specific flood risk assessment which assesses the impact of any proposed development on flood risk to itself and to other properties in the area. Sustainable drainage systems that manage the return of water to the water course or the water table are key tools in managing the potential of a development to eliminate their risk of flooding in the area.

3.29 As the Somborne Stream is classified as a 'Main River', a Flood Risk Activity permit has to be obtained from the EA for works within 8m of the river and the design of any of development within this area needs to be in-line with their guidance.

**Commented [HS10]:** A map showing the course of the stream would be helpful. TVBC can assist with mapping if required.





3.30 Southern Water are responsible for foul sewage disposal and provision of drinking water. Currently, the wastewater treatment works at King's Somborne is nearing capacity. Southern Water has a statutory duty to serve new development. Investment to increase capacity at wastewater treatment works (WTW) is planned through the water industries 5 year Business Plan – work on the 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 water network.

3.31 The key objective is:

- To reduce the risk of flooding to the existing settlement and to new development by ensuring new development does not take place in areas of flood risk, incorporates Sustainable Drainage Systems (SuDS) and management of the surrounding landscape.

The key Test Valley Borough Council Local Plan Policy is:-

- *Policy E7 – Water Management*

#### Where can I find further information?

- King's Somborne NDP Sequential Test Report
- Government guidance on flood resilient construction<sup>7</sup>
- CIRIA Code of Practice for property flood resilience<sup>8</sup>
- British Standard 85500 – Flood resistant and resilient construction<sup>9</sup>

**Commented [HS11]:** It would aid the flow of the document if figure 5 was inserted here.

<sup>7</sup> <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

<sup>8</sup> [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)

<sup>9</sup> <https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>



Figure 5 - King's Somborne Flood Zones







## KS/E5 - Flooding and Water Management

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. Removal of existing channel obstructions and updating of existing crossing to improve flow should be adopted wherever practicable.
2. New development shall demonstrate that Sustainable Drainage Systems (SuDS) have been properly considered and applied within the layout and proposals for the development. Priority shall be given to use of infiltration drainage techniques.
3. Development should be compliant with current guidance:-
  - *Government guidance on flood resilient construction*
  - *CIRIA Code of Practice for property flood resilience*
  - *British Standard 85500 – Flood resistant and resilient construction*
4. New development which increases the flow 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 the accepted detailed plans for foul and surface water drainage plans are fully constructed.
5. 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.
6. Infiltration tests in accordance with the BRE365 specification **should be undertaken** where infiltration techniques (soakaways and permeable surfaces) can be used on site i.e. where the invert level of a soakaway or other infiltration device can be set a minimum of 1m above the highest recorded groundwater level.
7. 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.
8. For sites other than minor developments within or adjacent to Flood Zone 2 and Flood Zone 3 and/or discharge directly into the Somborne Stream a Flood Risk Assessment (FRA) and Drainage Strategy should be provided. Minor development is defined in the government [flood risk guidance](#).

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 nonreturn 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).

Commented [HS12]: Does this apply to all development?

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## Biodiversity

*“To protect and enhance biodiversity and geodiversity, plans should...promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and pursue opportunities for securing measurable net gains for biodiversity.” (NPPF, para 179)*

3.32 The Village of King's Somborne is situated in a river valley amidst open rolling chalk downland, principally used for cereal and other crops, interspersed with wooded areas. King's Somborne Chalk Downland is distinguished by its openness and more limited vegetation cover. To the South of the Parish is Bere Ashley Biodiversity Opportunity Area which lies on the Hampshire Upper Chalk plateau. It contains the Crab Wood SSSI in the East, and several ancient semi-natural woodland and relic downland SINC's. The SINC's are a mixture of relic downland and remnant ancient semi-natural woodland, and plantations on ancient woodland sites which retain a good ground flora. Key targets for habitat creation centre around Lowland Mixed Deciduous Woodland and Lowland Calcareous Grassland.

3.33 To the North of the Parish is the Somborne Woods Biodiversity Opportunity Area. This area comprises the Windovers Farm Woodlands & the Heath House Estate Woods and sits adjacent to Stockbridge Down SSSI. Together these woods form the largest concentration of worked hazel coppice in South East England and have had a history of continuous coppice management for several centuries. Some areas have become derelict in recent years. The woodlands are all SINC's and are also important sites for Pearl-bordered fritillary, Duke of Burgundy and & Grizzled Skipper butterflies. Relic areas of chalk grassland occur and there is a large area of chalk downland which supports over 30 species of butterfly. Part of the area is also important for rare arable weeds. Key targets for habitat creation centre on Lowland Calcareous Grassland and Lowland Mixed Deciduous Woodland.

### KS/E6 – Biodiversity

1. Development that contributes to the network of habitats identified in the Biodiversity Opportunity Area will be supported
2. 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.
3. 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.



### **The Mottisfont Bats Special Area of Conservation**

3.34 King's Somborne is within 2.5km of the Mottisfont Special Area of Conservation (SAC) which is designated for its important population of the rare Barbastelle bat. The Plan therefore needs to minimise the loss of bat foraging or commuting habitats and disturbance to the species. New developments that enhance BAP Priority Habitat will be supported.

#### **KS/E7 Mottisfont Bats Special Area of Conservation**

1. Where direct or indirect impacts on suitable roosting, foraging and commuting habitats for Barbastelle bats or other rare species are considered likely to occur,  
  
such impacts must be fully assessed, avoided or, where required, appropriately mitigated including a suitable buffer to prevent any adverse impacts on this internationally protected site at the planning application stage. This should be in full accordance with relevant best practice guidelines and must fully adhere to any updates to the guidance issued following the approval of this Plan.
2. Planning applications for development shall be supported by an appropriate level of ecological survey undertaken in accordance with best practice survey guidelines. This will establish the ecological baseline in respect of bats and thereby determine the need for, and inform the formulation of any avoidance, mitigation and where required as a last resort, compensation measures necessary as part of the project design, to ensure no adverse effect on the integrity of the Mottisfont Bats Special Area of Conservation (SAC) over the lifetime of the proposed  
  
development and to promote the conservation of bats generally.
3. Exterior lighting affecting roosting, foraging and/or commuting habitat for bats will need to conform with the latest best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (current guidelines being Guidance note 08/18 Bats and artificial lighting in the UK) due to the proximity to the Mottisfont Bats SAC.
4. The above information will be required to enable the Planning Authority to assess planning applications under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (or any subsequent amendments) and  
  
confirm there is no reasonable scientific doubt of any adverse effects to the SAC.

### **The New Forest Special Protection Area**

3.35 The New Forest Special Protection Area has been designated to protect certain bird species which occur frequently in the New Forest area but are otherwise rare or declining. Several of these species are however susceptible to recreational pressure. Consequently, the National Park Authority is working with authorities on its boundaries to address the impacts from walkers and dog walkers who arrive as day visitors and staying tourists. All development coming forward in the Plan area has the potential to increase the number of day visitors to the New Forest. Test Valley Borough Council are therefore addressing this through their own recreation mitigation strategy. Residential and tourism developments will therefore be required to contribute to the Council's strategy through the Community Infrastructure Levy or Section 106 Agreements.



#### **Policy KS/E8 New Forest Special Protection Area**

1. New residential development and overnight accommodation within the New Forest SPA recreation buffer zone will need to mitigate against the recreation pressure on the New Forest Special Protection Area. This could be in the form of a financial contribution or provision of alternative natural green space for recreational use to the standard in force at the time of the application.
2. 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.

#### **The River Network**

3.36 The Somborne Stream feeds into the River Test which is a designated SSSI. The River Test is a chalk stream and one of the most species-rich lowland rivers in England. It supports a high diversity of invertebrate species and is also rich in aquatic molluscs. The shallows and gravel bottoms are a major habitat. The Test is world renowned for game fishing, which is largely provided by brown trout, both wild and stocked in addition to salmon and sea trout. The river's water is abstracted for public and agricultural use. The potential impact of development in the Parish on the SSSI needs to be considered as part of any relevant application.

#### **KS/E9 – The River Network**

- 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

#### **The Solent and Southampton Water SPA and Solent Maritime SAC**

3.37 The whole of the Plan area lies within the catchment of the River Test which flows into the Solent where wildlife of marine, tidal and intertidal areas is protected by a number of international designations. Natural England has advised these designations are being adversely affected by the nutrients associated with sewage and agricultural runoff and that the restoration of these sites partly depends on ensuring new development does not generate any additional nutrient inputs. Natural England is placing particular emphasis on nitrogen as this is considered to have an overriding impact in these saltwater habitats. Hence all development proposals in the Plan area will need to demonstrate they are nitrogen neutral in accordance with Natural England guidance. Test Valley Borough Council will carry out the necessary assessment of developments under the Habitats



Regulations, may require developers to demonstrate that Natural England has assessed and agreed their calculations and mitigation proposals prior to an application being submitted and/or determined. In due course strategic mitigation schemes may become available which enable developers to purchase nitrogen credits to the value of the increased nitrogen levels their developments are calculated to generate.

#### **KS/E 10 Solent and Southampton Water SPA and Solent Maritime SAC**

1. Applications for development that will result in a net increase in nitrogen reaching the Solent Region International Sites through e.g. additional units of overnight accommodation or increased intensity of farming will be required to confirm the nitrogen budget and set out specific and appropriately located mitigation measures that will be implemented in order to ensure development is nutrient neutral from the start of its operational phase.
2. Mitigation measures must be secured for the duration of the development's effects. A financial contribution to strategic mitigation measures may be an appropriate alternative to direct provision of mitigation. In this case it will be necessary to liaise with Test Valley Borough Council and Natural England to confirm an appropriate mitigation scheme to which the contributions will be directed and to ensure any contributions are sufficient to fully mitigate the impacts of the development on the Solent internationally designated sites.

3.38 The key objectives are to:

- Protect and improve the biodiversity and water quality of the Somborne Stream and its environs, a tributary of the River Test, which is an important chalk stream which flows through water meadows towards the West of the Parish.
- Ensure development protects and where possible supplements areas of key habitats, in particular those that support species of bats and butterflies.
- Larger development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.

The Key Test Valley Borough Council Local Plan Policy is:-

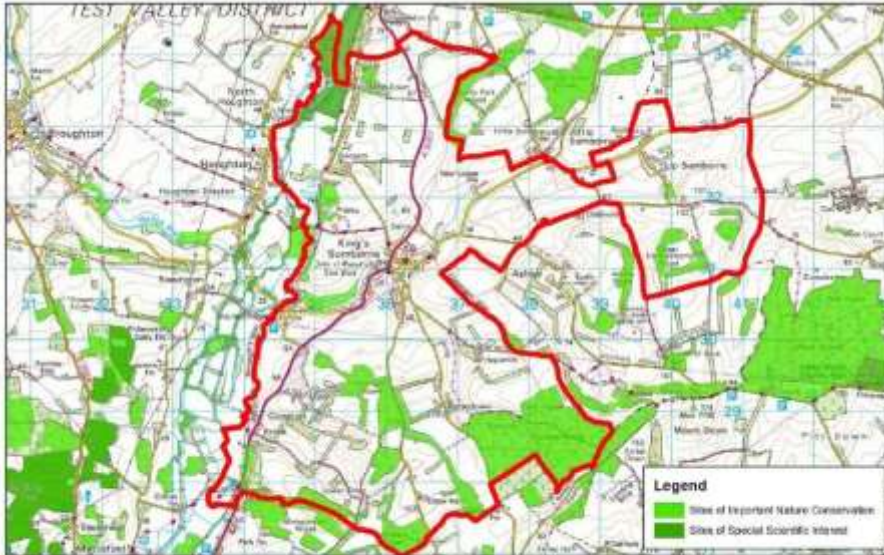
*Policy E5 Biodiversity*

#### **Where can I find further information?**

- Hampshire Biodiversity Information Centre<sup>10</sup>
- 1.3 Shadow Habitats Regulations Assessment, September 2022

Figure 6: Biodiversity sites within King's Somborne

<sup>10</sup> <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>



## Biodiversity sites

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## DEVELOPMENT AND DESIGN

### Quantity and size of new homes

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

4.1 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.

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4.2 In light of the above, a comprehensive assessment has been made utilising a combination of statistical analysis, Village and independent survey results, and relevant



local and Government published data to calculate the housing need and provision for new homes to be delivered in the Plan period. There is a need for housing development to deliver a sustainable community and to provide long term support for local facilities such as, clubs, pubs, shops and the school. Demand for housing will be largely driven by general population increase and social change.

#### 4.3 The Key Objectives Are:

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

The key relevant Test Valley Borough Council Local Plan Policies are:-

- *Policy COM1 - Housing Provision 2011 – 2029*
- *Policy COM2 – Settlement Hierarchy*
- *Policy COM7 Amended –Affordable Housing*

#### 4.4 Where can I find further information?

Evidence Base Documents:

- 2.1 'Housing Needs and Sites'
- 2.5 'Housing Needs Survey'
- 3.3 'Strategic Environmental Assessment'





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

1. The Plan seeks to deliver around 41 new homes over the next 15 years. This shall be achieved by the allocation of new suitable sites outside the existing settlement boundary or utilisation of sites within the existing settlement boundary ~~with at least 10 houses or more.~~
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.

**Commented [H517]:** This conflicts with the local plan and the NPPF, as within the settlement boundary, the principle for development is acceptable, and this could be for individual dwellings, and not only schemes of 10 or more.

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

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

4.7 Affordable housing will be delivered as set out in the Test Valley Local Plan policy COM7. This is currently at a rate of a minimum 30% on developments of 10-14 dwellings. This means that affordable housing will be provided on a number of the site allocations set out below.

## Housing Mix

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

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

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

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

4.10 Younger people including those with young families wish to have a home of their own and require affordable accommodation. The younger generation cannot afford to





purchase housing in the Parish and therefore leave to find housing they can afford elsewhere. This will leave a Parish with a much older population and impact on the future economy of an area. If younger people leave King's Somborne because of affordability, this could also have an effect on the decline of local services such as schools. In order that the younger generation are facilitated to start on the housing ladder sufficient smaller homes must be available.

4.11 Self and custom building can also contribute to the of housing mix and will be supported.

4.12 The Neighbourhood Plan Objectives are:

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

#### KS/H2 – Housing Mix

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

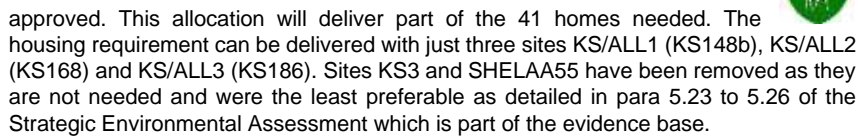
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## Site Allocations

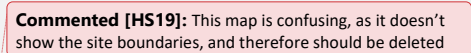
4.13 An in-depth site options and assessment report has been produced by consultants who examined all potential sites derived from the Parish Council's call for sites in 2018 and 2020 together with the most recent published SHELAA for Test Valley from 2020.

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

4.15 The existing allotment site (SHELAA 186) has been subject to planning applications for 18 houses during the formulation of the Plan. Originally refused, a subsequent appeal was dismissed. A revised scheme and application 22/0139/OUTS has now been



- Allocate a limited number of sites of sufficient size to deliver the desired quantity of homes including new affordable homes.
- Allocated sites provide access to available facilities and services.
- Allocate sites for housing and in doing so seeks to maintain a mixed character through integrating development rather than seeking a single large housing site.
- Where appropriate, development sites to provide well managed, high quality open space which delivers multiple benefits to the community and biodiversity.



- 4.17 In such a constrained location, each allocated site raises issues such as access, open space and the Somborne Stream that will need careful consideration and potentially innovative solutions. However, these sites are in the core of the Village, close to services and within the valley floor. 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.
- 4.18 The following sites are therefore allocated for development in this Plan. The density is reflective of the loose knit and irregular form of much of the Village centre as well as the need to retain a sense of connection with the countryside beyond. An analysis has also been made of the constraints affecting each site and the potential capacity of each site has been refined accordingly (Housing Need and Sites background paper).
- 4.19 The proposed development sites are shown in Figure 7. Development including landscaping shall take place within the allocated areas. Development shall be limited to the net developable area stated in the relevant policy. The net developable area is



defined as including access roads within the site, private garden space, car parking space, incidental open space and children's play areas. The precise arrangement for each site shall be determined during detained planning application process.

Figure 7 Allocated Sites





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

- 4.21 This gently sloping site is located near to the valley bottom tucked behind existing housing on Muss Lane and Riverside Green. This location close to the Village centre forms the Southern part of a much larger site. The boundaries are characterised to the South and West by suburban features (e.g., fencing, sheds) whilst mature trees and hedgerows help to create the site boundaries particularly towards the East and in places to the South.
- 4.22 The site is located adjacent to the Conservation Area but would be seen within the context of the existing housing. A public footpath follows the Southern boundary.
- 4.23 ~~The Northern part of the site is visible in long distance views. Development where practical should be limited to the lower Southern side.~~ The site can accommodate the proposed development of 14 dwellings with a design, density and layout created to reflect its location adjacent to the Conservation Area with opportunities taken to soften some of the urban boundary features that exist and include significant amounts of landscaping enabling adjoining residential areas to retain their sense of connection to the countryside. Landscaping should respond to local landscape character, make a positive contribution to green infrastructure and enhance biodiversity.

**Commented [HS20]:** This text is not needed as the plan only allocates the southern part of the site.



#### KS/ALL1 -- Land at Spencer's Farm (South)

0.47ha of land at Spencer's Farm, adjacent to Muss Lane is allocated for at least 14 dwellings, including affordable housing. Planning permission will be granted where:-:

1. The net developable area is kept within the allocated land and is limited to a net developable area of 0,31ha.
2. The layout proactively incorporates access to the existing public right of way bordering the Southern edge into the development and opportunities are taken to provide new or enhanced connections to the wider network.
3. Landscaping is provided throughout including safeguarding and supplementing the trees and hedging to the South-West and Eastern boundary of the site which may provide suitable foraging and commuting routes for bats.
4. The design reflects its location adjacent to the Conservation Area creating a transition from built-up to more rural character. Overlooking and views from existing properties should be considered in the design with sufficient landscaping employed to achieve this objective.
5. The development integrates with the adjoining residential area strongly characterised by post-war housing with gardens that wrap around, interspersed with more historic properties.
6. The development is not prominent in long distance views from the South.
7. In accordance with Policy KS/~~E6~~ ~~E5~~ Ground investigations are undertaken to identify the depth of groundwater.
8. Vehicular access is taken directly from the ~~A3057~~ the details agreed with the Highways Authority. Any loss of hedging due the creation of visibility splays shall be replaced. Screening is provided for the access road to mitigate the impact on long distance views.
9. Based on up-to-date evidence of local habitats and species, the landscaped areas will be managed with the aim of improving its biodiversity value ensuring that it contributes to connecting habitats in the locality.

**Commented [HS21]:** Is the access to be taken off the A3057? If it is then the access will be at the top of the valley and run down towards the site. This could have a significant impact on the landscape and the long distance views from the south.. Access from Winchester Road / Muss Lane would have a lesser impact on the landscape.

#### Land East of Eldon Road

- 4.24 The site lies to the South of King's Somborne. It is adjacent to the built-up area and settlement boundary. The site comprises of part of a small arable field. The field is bounded by hedgerows to the West and East, and tree belts exist to the North and South. The site is between Eldon Road to its West and Furzedown Road to its East, with existing settlement to the North and West of the site. The site has varied landform, with the Southern part of the site at the base of a valley, but the Northern part of the site steeply rises up towards a ridgeline. A public bridleway passes the Southern edge of the field through a dense tree belt. The site slopes both to the South and West and Southernmost part of the site. The Southern boundary of the field there is a Groundwater Protection zone so whilst being remote from the actual site measures should be adopted



to ensure its preservation during construction. Access will be required from Eldon Road which is prone to flooding from surface water as a result of runoff from the field. Measures are required to eliminate this and any effect on the properties in Lancaster Green as part of the existing development.

#### **KS/ALL2 – Land East off Eldon Road**

0.62ha of Land East of Furzedown Road, adjacent to Eldon Road is allocated for at least 10 dwellings, including affordable housing. This site is part of Site KS168 shown in the evidence base of this Plan. Planning permission will be granted where:

1. The net developable area is kept within the allocated land and is limited to a net developable area of 0.22ha.
2. The layout provides direct connection to the existing public right of way bordering the Southern edge into the development and opportunities are taken to provide new or enhanced connections to the wider network.
3. Development should be maintained if practicable when considering the site layout below the 48m contour line to reduce the visual impact from wider views.
4. Landscaping is provided throughout including providing the trees and hedging to the Southeast and Northeast boundary of the site to screen from Furzedown Road. In order to mitigate landscape and visual impacts, any development should incorporate a soft boundary to demarcate the edge of the development where it meets the open countryside
5. The design reflects its location creating a transition from built up to more rural characteristic.
6. The development integrates with the adjoining residential area strongly characterised by post-war housing with gardens.
7. Development is remote from the Ground Water Protection Zone towards the South and shall incorporate measures to eliminate the risk of its pollution
8. Development shall eliminate the current vulnerability surface water flooding within the site and immediate area due to run off 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
9. 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.

#### **Allotments Site**



4.25 The site lies within the settlement boundary and is currently in use as allotments located adjacent to Furzedown Road. The allotments are currently an asset of community value and their relocation will require a site of equal or better standard. Access to the site is steeply sloping. The site slopes towards the South East and is visible from the North and West. Sensitive landscaping is required and retention of the existing mature trees.

4.26 This site has been given outline application for 18 dwellings (with all matters other than access to be reserved) and Full Permission application for change of use of land from agricultural to allotments with associated access, erection of a storage/toilet building and car parking area by Test Valley Borough Council (22/01359/OUTS) on the 18<sup>th</sup> of October 2022.

### KS/ALL3 – Allotments Site

~~This site has been given outline application for 18 dwellings (with all matters other than access to be reserved) and Full Permission application for change of use of land from agricultural to allotments with associated access, erection of a storage/toilet building and car parking area by Test Valley Borough Council (22/01359/OUTS) on the 18<sup>th</sup> of October 2022.~~

1 ha of land at the Allotments site is allocated for 18 dwellings, including affordable housing. The following will need to be addressed:

This site is allocated for 18 dwellings

1. No development shall take place on the housing site until the mitigation strategy for the allotments as approved by the Local Authority required by point 6 of the conditions of the planning approval has been fully implemented.
2. The mitigation strategy shall include there is no loss of any existing allotment until such time as the new allotment site is fully available.
3. No development shall take place on the housing site until the condition of the relocated allotments soil has been tested and agreed as equivalent or better than the pre-existing allotments by an independent agronomist holding current BASIS qualification and registration with FACTS certification accreditation under the auspices of Test Valley Borough Council or King's Somborne Parish Council prior to construction on the housing site.

**Commented [HS22]:** As worded there is likely to be conflict between what has been granted planning permission and the conditions/legal agreement and the requirements of this policy.

**Commented [HS23]:** This text is better suited to the supporting text above.

## Building Design

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

NPPF para 130c

4.26 The Parish of King's Somborne comprises of King's Somborne, Up Somborne, Horsebridge, Brooke and the hamlets of Compton, Furzedown and Marsh Court. The settlement of King's Somborne nestles in a natural geological basin straddling for the





main part the Somborne Stream which flows through its centre to join the River Test in Horsebridge.

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

4.28 Appropriate design guidance can be of great help to those contemplating extending or altering their homes, whether or not they require planning permission, or even constructing new buildings in the Parish. To achieve this, this Plan is supported by a **Design Guidance** document (see Appendix 4) which provides a design framework to help achieve high standards of design in development proposals while retaining and enhancing the distinctive character of the natural and built environment. The government have also published the National Design Model Guidance that will also need to be taken into consideration.

4.29 The key objectives are:

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

The key Test Valley Borough Council Local Plan Policies are:-

- *Policy E1 - High Quality Development in the Borough*
- *Policy T2 - Parking Standards*

#### Where can I find further information?

- Appendix 4 King's Somborne Design Guidance
- National Design Guide<sup>12</sup>





12

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#### KS/H8 - Design

1. New developments should demonstrate how they conform with the King's Somborne Design Guidance in Appendix 4 ~~and planning applications will be assessed against including~~ the Checklist in the Design Guidance.
2. New development should aim to fit comfortably, respecting the character and scale of local buildings. Applications will be supported where the following have been clearly considered:
  - \*a) The wider impact a development might have, such as levels of activity or light pollution. External lighting should wherever practicable be maintained at low level to minimize light pollution.
  - \*b) The effect on boundaries, access and highway impacts
  - \*c) Protecting and supporting biodiversity
  - \*d) Relevant heritage matters and Conservation Area requirements where applicable
  - \*e) Embracing sustainable technologies
3. Demonstration of high water efficiency is required. These measures should include where practicable:-
  - \*a) Adoption of the latest optional water efficiency building regulation standard
  - \*b) Rainwater harvesting
  - \*c) Sustainable drainage systems SuDs
  - \*d) Greywater recycling

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## 5. COMMUNITY FACILITIES & INFRASTRUCTURE

*"Planning policies and decisions should enable: the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship." NPPF para 84 d)*

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

- 5.1 The Parish Council working collaboratively with Test Valley Borough Council and Hampshire County Council along with utility companies will take the lead in relation to delivering improvements in Parish facilities, The Parish Council will also continue to work



closely with Village organisations to help them deliver other solutions for the betterment of the community.

5.2 The objectives are therefore to:

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

The key Test Valley Borough Council Local Plan Policies are:-

- *Com14 – Community Services and Facilities*
- *Com15 – Infrastructure*

5.3 The Parish Council will utilise S106 funds or Community Infrastructure Levy to improve community facilities throughout the Parish, identifying the most appropriate areas to benefit the maximum number of parishioners as funding becomes available.

5.4 The Parish benefits from a wide range of assets and facilities. These include shop/post office, churches, schools, public houses, Working Men's Club, allotments, Village Hall, Church Hall, Scout Hut and outdoor recreation areas which include children's playgrounds, football and cricket pitches and a Multi-Use Games Area (MUGA).

5.5 King's Somborne has within the Parish provision for both Pre-School facilities (catering for 2½ – 4-year-olds) as well as a Primary School with a "Good" Ofsted rating. Secondary schooling is provided locally in Stockbridge and alternative schooling at Winchester can be obtained using the limited scheduled bus services should there be sufficient space within the schools. Additional housing being built on the periphery of the city is increasing demand for these school spaces.

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

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

5.8 The nearest medical facilities are at the surgery located in Stockbridge, 2 ½ miles from King's Somborne centre and still further for the outlying areas of the Parish, Up



Somborne, Brook and Horsebridge. With public transport in practical terms unavailable to attend the surgery, the community has expressed a strong desire to have some form of medical facility within the Parish.

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

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

Table ~~X-1~~

KS/F1 – Community Assets	
1.	Planning permission for proposals that support and safeguard the future of the community facilities identified in Table <del>X-1</del> <sup>above</sup> will be supported. Proposals that have an adverse impact on them will not be supported.

## Village Hall

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

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



5.12 The new building allows Pre-School to:

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

## Transport and traffic

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

- <sup>1</sup>1. Traffic calming in and around King's Somborne Village centre (School, Crown Inn, Post Office). It should be noted that the provision of an un-controlled crossing outside the school is within the District Transport Statement for Test Valley produced by Hampshire County Council.
- <sup>2</sup>2. Support and encouragement for the maintenance and development of public transport. Should the need be demonstrated, then the bus operators can be approached about their willingness to improve services. Hampshire County Council encourages the use of community-led or supported transport schemes to meet the needs of those who are socially isolated and less mobile.
- <sup>3</sup>3. The use of smart technology in order to attempt to meet the needs of the community by promoting the use of existing services and
- <sup>4</sup>4. Seeking ways to provide sustainable transport.

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## Utilities

*"Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections." NPPF para 114*

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



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

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

5.17 The Key Test Valley Borough Council Local Plan Policy is:-

- *Policy COM15: Infrastructure*

#### **KS/F2 – Utilities**

1. Services to all new developments shall be routed underground where possible so as not to perpetuate the adverse impact on the street scene and assist with reliability. |
2. New development should be fitted with the infrastructure to enable superfast broadband to be accessed.

## **6. NEIGHBOURHOOD PLAN REVISION**

6.1 This Plan will be reviewed every 5years or when there are legislative changes and/or when changes to the TVBC's Local Plan occur. The Plan will be updated accordingly and communicated to the community by way of updates on the Parish Council website, the Parish Magazine and community Noticeboards. Any significant change will include public consultation as necessary.

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



## Appendix 1 Community Aspirations

As indicated in section 2.5 of the King's Somborne Neighbourhood Development Plan 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. These aspirations are summarised below:-

- There is a preference for residents to own their own home
- There is support for additional car parking at the Village Hall
- There is support for resurfacing of roadways utilising "quiet tarmacadam"
- Spot noise checks of vehicles are supported
- There is support for Village events
- There is a strong demand for a dedicated doctor's surgery within the Village centre
- Heavy Goods Vehicles travelling through the Village requires reduction
- Mobile phone coverage requires improvement
- Broadband speed needs improving
- There is support for buried cabling
- The identified pedestrian crossing close to the Village school is supported.
- Upgrading of Public Rights of Way including improvements to the surface of the Test Way to facilitate greater use by cyclists as an alternative route to the A3057 is supported.
- An update of the King's Somborne Conservation Policy by TVBC would be welcomed
- Continued traffic calming measures being adopted



## Appendix 2 Local Green Space Assessment

Local Green Space Assessment has been made in accordance with paragraph 102 of the NPPF during the compilation of this Neighbourhood Plan. The full details of this assessment may be found in the background and evidence information item 1.2.

Since this evaluation the existing allotments have been granted outline planning permission ((22/0139/OUTS) subject to satisfactory relocation to an adjacent bordering field. 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.

As a result of the assessment work the following sites have been identified:

- Muss Lane Recreation Ground for its recreation value
- St Peter & St Paul's Churchyard has been identified for its historical significance and tranquillity
- Three Fields comprising
  - a) [Site of] John of Gaunt's Palace for its historical significance, tranquillity, richness in wildlife and recreation value,
  - b) Playing field by the Village Hall for its recreation value, and
  - c) Field to South of playing field for its recreation value, tranquillity and richness in wildlife.
- Paddock opposite the Old Vicarage one of the more significant listed buildings in the Village in Old Vicarage Lane has been identified for its beauty, historical significance, tranquillity and richness of wildlife and setting for the Old Vicarage.
- The proposed new allotments on Furzedown Road are identified for their recreational value. This strategically centred site is much valued by the community and is identified as a key link between two parts of the Village, an area for residents to meet and enjoy healthy exercise and production of fresh fruit and vegetables.
- King's Somborne Cemetery, Stockbridge Road for its historical significance, tranquillity and richness of wildlife.
- Up Somborne recreation ground is identified for its recreation value.
- Up Somborne Down is identified for its beauty, recreational value, tranquillity and richness of wildlife.
- Banks/verges either side of the Somborne Stream between the Old Vicarage and the Corner House are identified for their beauty, tranquillity and richness in wildlife.
- Area directly behind Manor Farm House up to 40m Contour Line for its beauty and historical significance.





### Appendix 3 King's Somborne Conservation Policy (1987)







# **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 Drove/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 Drove. 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.

King's Somborne Parish Council

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.

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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.

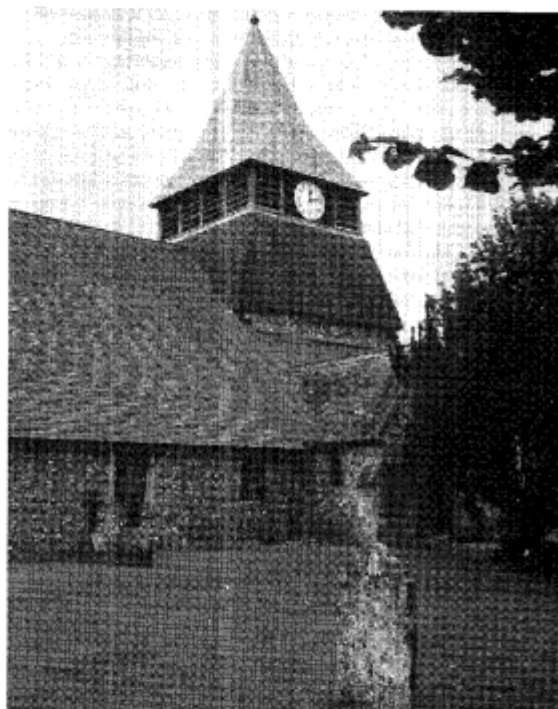
King's Somborne Parish Council

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

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**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 on 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.



King's Somborne Parish Council  
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 seating 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.

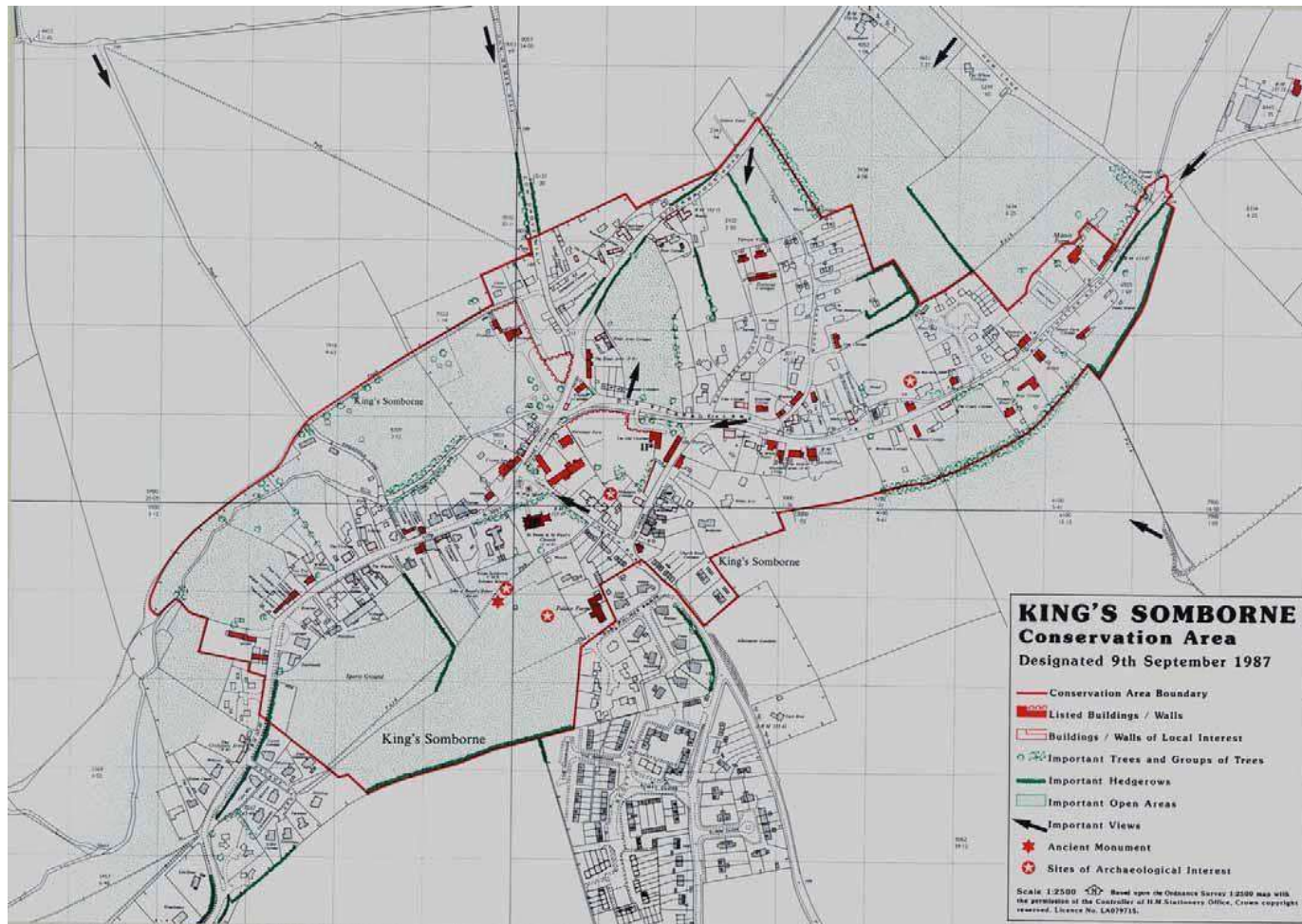
If the work to a tree in a conservation area is begun without the six weeks notice, the person carrying out the work becomes liable for penalties similar to those for contraventions of a tree preservation order and a similar duty to replant. If the authorised work is not completed within two years of 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.

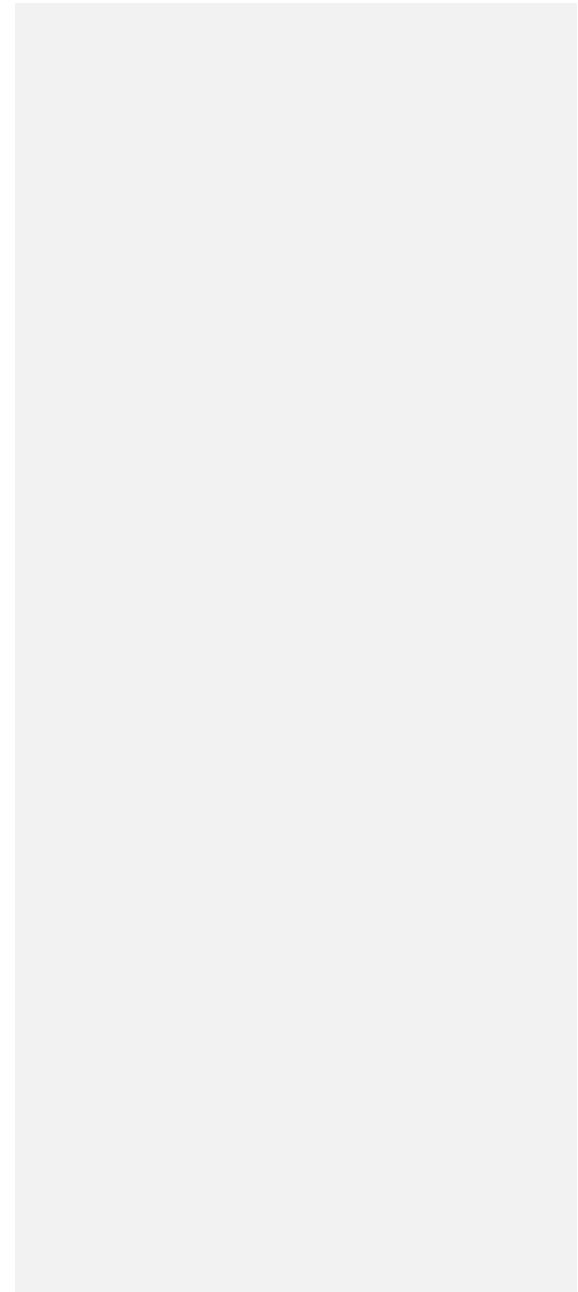
The six weeks rule does not apply to trees that are dying, dead or dangerous, or where works are necessary for the prevention or abatement of a nuisance. Except in an emergency, however, a minimum of five days should be given to the Authority to decide whether to dispense with a requirement to replant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

## Design Guidance

July 2022

Prepared for the King's Somborne Neighbourhood Development Plan

Delivering a better world

## Quality information

Prepared by	Checked by	Approved by
Angus McNeill Peel Planner	Ben Castell Director, UK & I Town Planning Team Lead	Ben Castell Director, UK & I Town Planning Team Lead
Yanny Tsang Senior Planner		

## Revision History

Issue no.	Issue date	Details	Issued by	Position
1	5th July 2022	Draft Report	Ben Castell	Director
2	12th July 2022	Draft Report after review by Kings Somborne Parish Council and sign off from Cllr. Graham Searle	Ben Castell	Director
3	25th July 2022	Final Report after Locality review	Ben Castell	Director

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# Preface

The Parish of King's Somborne is a collection of classic rural villages and hamlets, each with a distinct character, that typifies the landscape of lowland England; an expanse of both arable and pasture fields combined with natural habitats, ancient woodlands and established hedgerows all intimately connected to the villages, smallholdings and farms of the Parish. The Parish's buildings are an important element of the special character of the area.

Small-scale changes to the local landscape, buildings and settlements take place almost constantly. There is an especially high level of development pressure in Test Valley and King's Somborne receives significant numbers of planning applications. Whilst the vast majority of these applications entail relatively minor development, the cumulative impact of these numerous smallscale changes may result over time in the erosion of the Parish's distinctive character.

Based upon a Neighbourhood Development Plan (NDP) survey in 2016 and Regulation 14 consultation feedback in 2018, the aim of this Design Guide is therefore to provide a design

framework to protect not only the vernacular architecture of the Parish, and in particular of the Conservation Area, but also to help achieve high standards of design in development proposals, whilst retaining and enhancing the distinctive character of the natural and built environment. The guide does not prescribe one style of building over another. Rather it is intended to inspire all applicants, their agents, architects and designers, to have regard to those features and characteristics that make the Parish such a special place when formulating new development proposals. The Design Guide is a key part of the Parish's Neighbourhood Development Framework and conforms with, and supplements, the policies set out in Test Valley's Local Plan. It applies throughout the Parish, both within and outside the settlements, and covers, where appropriate, both existing and traditional buildings and new contemporary designs, even though the majority of applications are likely to relate to existing buildings.

This design guidance will make a significant contribution to conserving and enhancing the wealth of individual characteristics that contribute to the local distinctiveness of the built environment (particularly within the Conservation Area) and ensure that the Parish

remains a distinctive and special place for future generations. Specifically, the guide aims to:

- Maintain and enhance the rural landscape, natural environment and built character, while embracing sustainability;
- Seek to retain valued Parish buildings that make a positive contribution to the historic character and appearance of the locality;
- Make improvements where there is the opportunity to reverse the effects of less sensitive development, particularly within the Conservation Area, to ensure developments meet appropriate national standards;
- Encourage communities to be involved in design issues relating to the distinct character of the Parish;
- Preserve the character of the Conservation Area.

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Introduction

01

# 1. Introduction

## 1.1 Context

The King's Somborne Steering Group has come together to prepare this design guidance in consultation with the local community. This report is based on original work completed by the Steering Group.

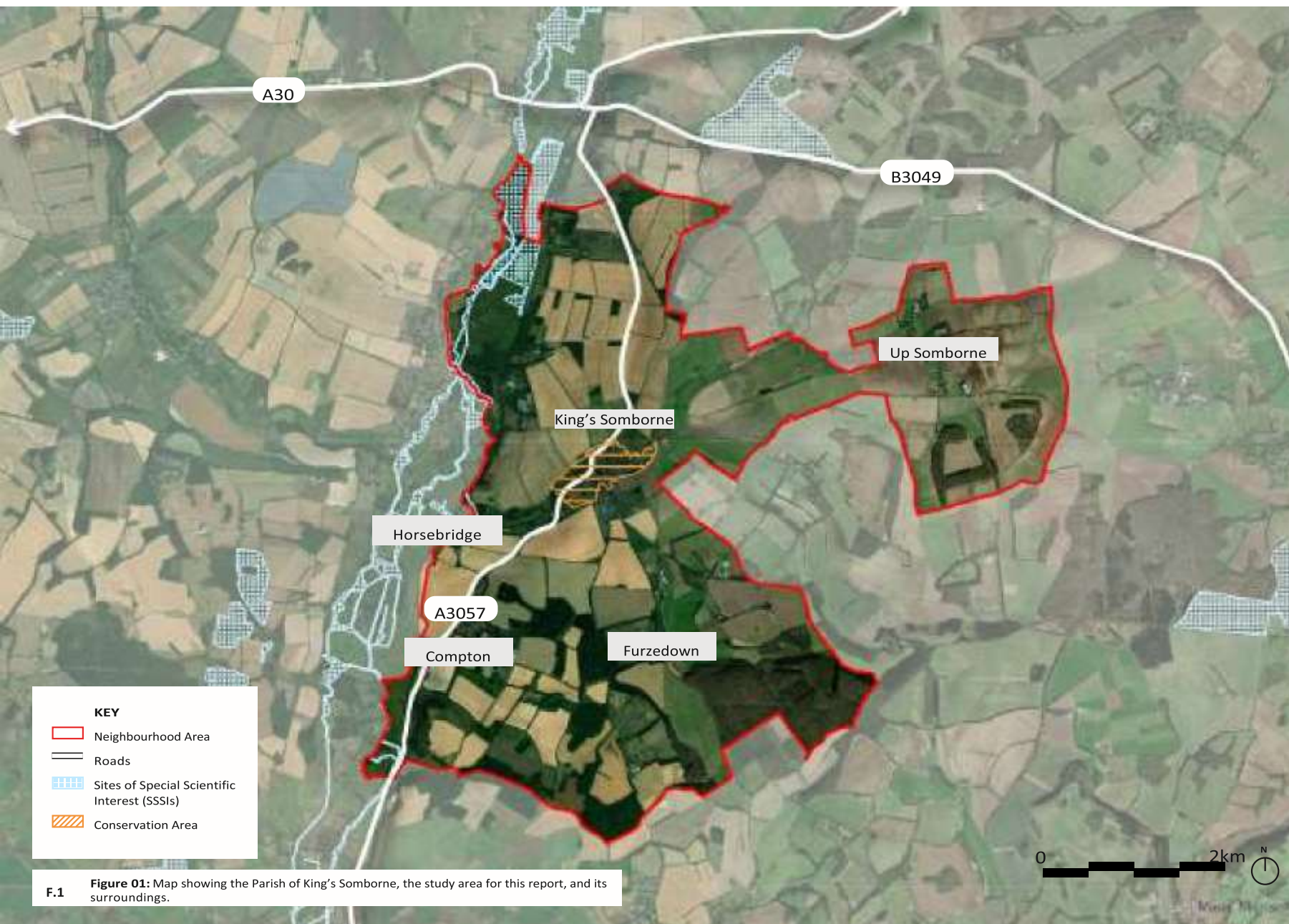
AECOM was commissioned through the Department for Levelling Up, Housing and Communities' Neighbourhood Planning Programme led by Locality to provide a professional review of the design guidance. Following this, AECOM then made further recommendations based on the initial review, discussions with the steering group and a site visit. The support AECOM provides is intended to provide design guidance based on the character and local qualities of the Parish.

## 1.2 Area of study

King's Somborne is a rural parish in the Borough of Test Valley and county of Hampshire. The Parish includes the village of King's Somborne and the hamlets of Brook, Compton, Furzedown, Horsebridge and Up

Somborne alongside a number of scattered cottages and farmhouses. The area had a total population of 1,702 at the 2011 Census.

The Parish lies in a scenic part of the Test Valley and has a highly valued rural landscape which includes a large area of ancient woodland and the River Test SSSI. There are numerous listed buildings and five Scheduled Monuments. Most of the village of King's Somborne is within a Conservation Area which was designated in 1971 and extended in 1987.



F.1

**Figure 01:** Map showing the Parish of King's Somborne, the study area for this report, and its surroundings.



### 1.3 Why do we need a design guide?

The buildings and their composition are an important element of the Parish's character.

This distinctive character also includes a number of listed buildings, a Conservation Area and valued features, together with the inherent characteristics and local distinctiveness of the individual Parish villages and hamlets as more fully described in the King's Somborne Neighbourhood Development Plan (NDP).

Pressure to meet ever-increasing expectations for space, home, working and energy-saving development can all too often bring with them "suburbanisation" and an erosion of countryside character. The Design Guide aims to ensure that new building and development are sympathetic to the rural scene. It provides guidance to those who are considering change to the built environment. It covers how development can sensitively respond to the local character and distinctiveness, and encourages high quality design.

The consultation for the NDP indicated a strong desire to retain the area's distinctive character, and the design quality of new development is a key element influencing this character. The guide aims to inform planning decisions and thus safeguard the Parish's character well into the future.

*It is expected that any development proposals submitted for consideration can adequately demonstrate that due consideration has been given to integrating proposed developments into the existing Parish landscape and built environment; maintaining its rural characteristics, scale and relationships in line with this Design Guide as appropriate. Development proposals made up of generic housing forms identical in design to developments elsewhere in the country or containing identical or 'mirrored' house designs are actively discouraged as being contrary to the preservation of the unique shape of the Parish and its distinctive qualities.*

### 1.4 How to use this guide

The following steps will guide planning applicants and others through the planning

process. They aim to inspire appropriate solutions and echo principles that will help preserve the Parish's distinctive character.

- **Section 1** explains the importance of planning policies and good design;
- **Section 2** explains what is distinctive about local character and how this can be sustained;
- **Section 3** looks at design in detail and provides a themed checklist acting as a prompt to ensure effective planning; and,
- **Section 4** summarises how key stakeholders in the development process should use and apply the design guidelines presented in this guide.

### 1.5 Planning policy framework

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 aim over time is to achieve low or zero carbon footprints for new buildings. This Design Guide sets out more detail on how to incorporate sustainable features into the design and layout of new development.

## **1.6 Aims of this design guide**

This guide provides a design framework to help to achieve high standards of design while retaining and enhancing the distinctive character of the natural and built environment, particularly the Conservation Area. It is intended to inspire applicants, agents and

others to respond to rural characteristics and local distinctiveness, producing solutions that are also sustainable.

The guide does not seek to encourage one style of building over another. Nor is the focus solely on traditional buildings. When set in context, contemporary design can complement existing character and location.

Specifically, the guide aims to:

- Maintain and enhance the rural landscape, natural environment, the Conservation Area and built character, while embracing sustainability;
- Seek to retain valued Parish buildings that make a positive contribution to the historic character and appearance of the locality;
- Make improvements where there is the opportunity to reverse the effects of less sensitive development; and,
- Encourage communities to be involved in design issues relating to the distinct character of the Parish.

Photo © Brian Robert Marshall (cc-by-sa/2.0)

**Appreciating the Locality  
and Designing in Context**

**02**

## 2. Appreciating the Locality and Designing in Context

### 2.1 Encouraging sensitive design in King's Somborne's Landscape

The Parish of King's Somborne comprises the villages of King's Somborne, Up Somborne, Horsebridge and Brooke and the hamlets of, Compton and Marshcourt. The settlement of King's Somborne nestles in a natural geological basin. For the most part, it straddles the bourne that flows through its centre to join the River Test in Horsebridge.

The unique landscape of the Test Valley is intimately connected to the villages, hamlets and farms that make up the Parish. Much of its character has evolved from historical agricultural needs, with development often established close to the highway and with building styles reflecting the necessities of country life.

Much of the village of King's Somborne has been designated as a Conservation Area due to the quality of its built environment. It is within this context that the mosaic of buildings, and their setting within the wider rural landscape, contributes to the character of the Parish that is so important yet vulnerable to change.

Development that reduces carbon footprint while being visibly sensitive is strongly supported. Utilisation of renewable resources, such as ground source heat pumps and photovoltaics, can have the low impact, small-scale qualities that help them integrate into the landscape.



Figure 02: View across the valley



Figure 03: Continuous planting along the watercourse in King's Somborne

### 2.2 Making development belong

#### 2.2.1 Retaining rural character and scale is important, regardless of the type of development

New development should aim to fit comfortably in its surroundings, respecting the character and scale of local buildings. Early considerations should include:

- The wider impact a development might have, such as noise or light pollution;
- The effect on boundaries, access and highway impacts;



- Protecting and supporting biodiversity; and
- Embracing sustainable technologies.

Rural buildings often have small spans, modest elements and openings to suit particular uses and a range of established materials. All these features combine to differentiate rural from urban or suburban development.

A starting point for new dwellings is that they should respond to the scale and character of neighbouring buildings, subject to any site-specific constraints.

Architectural design should reflect highquality local design references in both the natural and

built environment. It should reflect and reinforce local distinctiveness.

Many traditional small dwellings echo smallscale characteristics special to the Parish. Their modest features need not be lost by virtue of an extension or new building. The key point is to retain the essence of these qualities, concealing additional volume and ensuring that small curtilages do not start to look overdeveloped.

Commercial and agricultural development can easily look out of place unless it is scaled to relate to surrounding buildings and set sensitively within the landscape.

Using materials and detail combinations familiar to the countryside is another way of making buildings belong. Many materials have stood the test of time in terms of efficiency and the ability to respond to exposure. They are also a very good way of helping development to mellow into the broader setting.

Retaining and adding to native species planting, keeping trees and integrating development with established features is an effective way of anchoring a proposal to its surroundings.



F.5

**Figure 05:** View of King's Somborne from Yew Hill (Photo © Peter Facey (cc-by-sa/2.0))



F.7

**Figure 04:** House on Winchester Road

### 2.2.2 Siting

The sensitive siting of a new building is vital and should result in new developments sitting in harmony with the landscape. Considerable importance is placed on appropriate planting to ensure new developments are softened, though this should not be seen as a method by which a poorly designed development can be hidden.

Providing trees and landscaping within the built environment creates an interesting and varied scene and brings physical and mental health benefits. Furthermore, they can add to the identity of a place and act as a traffic calming measure.

**Figure 06:** One of the Parish's many thatched cottages



**Figure 08:** A house with setback providing space for a charming front garden

**Figure 07:** Characteristic variety of buildings in the historic part of King's Somborne



**Figure 09:** Grade II\* listed early 18th century The Old Vicarage framed by mature trees and the watercourse



Character achieved by generous front gardens and views into surrounding

F.10

### 2.2.3 Layout/Street Pattern

Development must reflect the existing character of its setting, especially within the Conservation Area and in proximity to heritage assets.

Development affecting the transitional edge of a settlement and the surrounding countryside should particularly consider how its layout and pattern will bring about a harmonious interface between the built environment and the wider landscape.

Development should be sympathetic to local character and history and establish or maintain a strong sense of place.

Understanding and appreciating the local

historic environment can help to ensure that potential new development is properly integrated with existing development and does not result in the loss of local distinctiveness.

Where a group of dwellings is proposed, a fundamental guiding principle is that any new development should be integrated with the village and its existing street pattern. New developments should encourage permeability to extend the opportunity for people to access different parts of the village, pathways and existing routes. This means trying to avoid 'bolting' on new estates, often in the form of cul-de-sacs, which can be

perceived as a separate and detached part of the village.

Large-scale multiple plot development is rare in rural Test Valley, and in rural Hampshire more generally. More common will be the development of sites which can accommodate a small number of houses. The main priority must be to ensure the buildings relate well to one another, as well as to neighbouring plots and the wider context.



Figure 11: War memorial and the Crown inn pub

Figure 12: Example of no set back from the road as seen in some historic parts of the village

The use of a mixture of terraced, detached and semi-detached houses with some linking features, such as garden hedges or walls, can promote a harmonious integration into the existing development. All these buildings, although of differing types, should utilise complementary designs and materials as detailed elsewhere in this Design Guidance.

In particular locations, the following considerations apply:

- Development should help to sustain and enhance the characteristic and distinctive variety of built form found in the area where a site's context includes a variety of dwellings from different eras and styles; and
- Siting and layout of new development must be sympathetic to the special character of the historic parts of King's Somborne, most strictly in the Conservation Area. It should avoid eroding the legibility of the built environment by introducing suburban style layouts. It should reflect the



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storic development along the watercourse and make use of informal open space to reinforce the rural character of the Conservation Area and other historic parts of the village.

Connect to valuable assets and buildings within the village such as schools, churches or key amenities.

Propose routes laid out in a permeable pattern sympathetic to the historic character of the area, allowing for multiple connections and choice of routes, particularly on foot.

Connect to local open and green spaces within the village.

Provide a mix of typologies with appropriate boundary

Connect to the surrounding countryside

treatment

Figure 13: Illustrative diagram showing design solutions to create a permeable place which respects the settlement pattern F.13 of the existing area

## 2.2.4 Landscape

Commensurate with the rural location, the space between buildings should be positively designed as part of the overall development, including space within individual plots and any shared areas. In general, larger houses should enjoy larger plots. It is therefore important to plan the layout and density so as to accommodate green space provision and strengthen the network of green spaces and links.

Development should avoid adverse impacts upon the special landscape qualities of King's Somborne through the erosion of its important relationship to the watercourse, as well as on the informal network of open spaces. Views to and from hills on the valley sides are an important local feature and the siting of any proposal should consider how the design will ensure that it sits sensitively within the wider landscape.



Figure 14: Informal open spaces and grasslands in the valley



Figure 15: The hills above the valley form a strong and bottom are essential to maintaining rural character consistent visual backdrop





## 2.3 Understanding rural character and local distinctiveness

When considering the design of new development, understanding what makes a place special is fundamental. It is important to look at the local landscape and built heritage for clues. Local heritage documentation may also help.

The key local landscape and built heritage features include:

- Historic field patterns have a mixture of small scale and large-scale patchwork definition. Fields and land ownerships are often defined by ancient trees and established hedgerows containing multiple species;
- There may be substantial walls or curtilages, emphasising important buildings and places;

**Figure 16:** The hilltops provide panoramic views with King's picturesquely nestled in the valley (by-sa/2.0))

- Lanes are often informal, with limited openings, traditional gates, simple verges and lane surfacing;
- Common native tree species include oak, beech, ash and maple; hedgerows include holly, hawthorn and blackthorn;
- Historically, dwellings may have been very modest. They tend to follow a rhyme in their appearance, whether regular in brick with slate or tile roofs, or of a softer appearance, such as cob and thatch with its rounded rooflines and contrasting light walls;
- Buildings that may have been added to over time in a piecemeal way that has helped create organic looking rural character;
- There may be detailed traditional characteristics, particular roof pitches, dormer windows, doors, eaves and plinths; and,
- Materials may define main elements from secondary ones, such as brick and tile on a

**Figure 17:** Downland near Compton (Photo © David Martin (ccSomborne

main building and modest timber frame and cladding on outbuildings.



**F.18**

**Figure 18:** A charming thatched dwelling with a rural feeling and planting



**Figure 19:** The area's landscape is notably unspoilt and has avoided obtrusive modern structures



**Figure 20:** Mill in Horsebridge (Photo © David Martin (cc-by-sa/2.0))



**Figure 21:** Attractive vista along the Cross showing strong



**Figure 22:** Half timbered houses in Horsebridge (Photo © Peter Facey (cc-by-sa/2.0)) building lines

## 2.4 Avoiding inappropriate development

There are some aspects of development that can conflict with the established built and natural environment and are unlikely to be in harmony with the rural setting. They can cumulatively result in a gradual erosion of the Parish's character. By recognising and avoiding them, there is an opportunity to safeguard the rural scene.

Consideration should be given to:

- Strengthening traditional rural walls, hedges and gated enclosures;
- Retaining established and historic site features to help make the development belong;
- 'Add-ons', from extensions and conservatories to solar panels and garages can cumulatively have a major impact if these are poorly designed without consideration of the existing building. Extensions can, however, improve

appearance while making effective use of existing housing stock;

- Outbuildings and conversions can play a major part in countryside composition. Conversions should retain features in the original building;
- Providing low-key garaging and parking, splitting up if necessary, to provide a more rural setting;
- Minimising the impact of glazing, including at night by placing in the least conspicuous locations, avoiding extensive upper floor glazing and varying scale and size of openings;
- Buildings should relate well to one another;
- The pattern and spacing of established buildings should inform solutions; and.
- Buildings should play a part in the broader landscape composition.



**Figure 23:** An example of how historic buildings have evolved with the use of different materials and windows styles but with a rural and vernacular rhyme



**Figure 24:** A modern house blended well into the village by the use of brick and planting

## 2.5 Rural building influences

Scale is important to the initial perception of a building. Understanding scale and context is critical to delivering new developments in scale. The standard use of modern storey heights can make a building feel out of scale with its neighbours even if the forms and materials used are appropriate. Understanding that thatched dwellings are normally only 1.5 storeys in height with the first floor largely accommodated within the roof void immediately changes the scale relative to modern expectations.

Potential design solutions include:

- A small-scale building offsetting a larger one;
- A contemporary building with small scale cottage-like elements;

- A larger scale barn style building, but with



space around it to offset its size;

- First floor windows set into a thatched roof line typify local thatched design'
- A dwelling looks less bulky by being divided into two or more elements;
- A new building borrows from existing form; and

- A courtyard echoes agricultural character.



**Figure 25:** Characteristic first floor dormer windows representative of local architecture

**Figure 26:** A strong building line and consistent roofline demonstrated by thatched cottages on Old Vicarage Lane

**Figure 27:** Stately Georgian and Victorian dwellings are a key feature on Romsey Road in particular





Detailed Design Guidelines

03



# 3. Detailed Design Guidelines

## 3.1 Built Form

### 3.1.1 Enclosure

The level of enclosure of a road or open space is determined by its relationship with the vertical elements on its edges such as buildings, walls, and trees. Developments can achieve a good sense of enclosure by creating clearly defined spaces that produce a cohesive and attractive built form, for example by determining focal points, appropriate building heights, and continuous edges.

The following principles serve as general guidelines that should be considered when seeking to achieve a satisfactory sense of enclosure:

*In case of building setback, facades should have an appropriate ratio between the width of the lane and the building height.*

*Generally, building facades should front onto lanes, and variation to the building line can be introduced to create an informal character.*

*terminate views.*

*streetscape and provide shading and protection from*

and rain.

F.28 | Figure 28: Illustrative examples of enclosure types

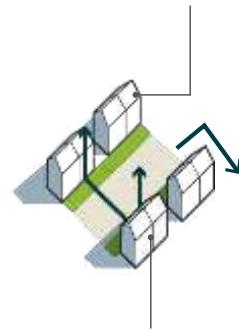
*Infill development and extensions along a row of established terraced or semi-detached*

*buildings, however, should respect the existing regularity of the building frontage. a variety of*

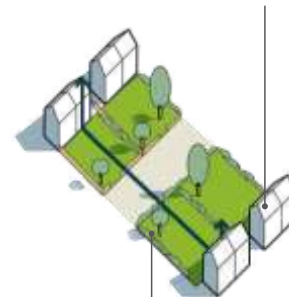
*plot widths and facade depth should be*

*considered during the design process to create*

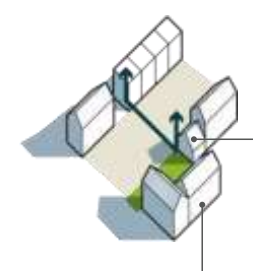
*an attractive rural character.*



*Buildings should be designed to turn corners and*



*Trees, hedges, and other landscaping features can help create a more enclosed*

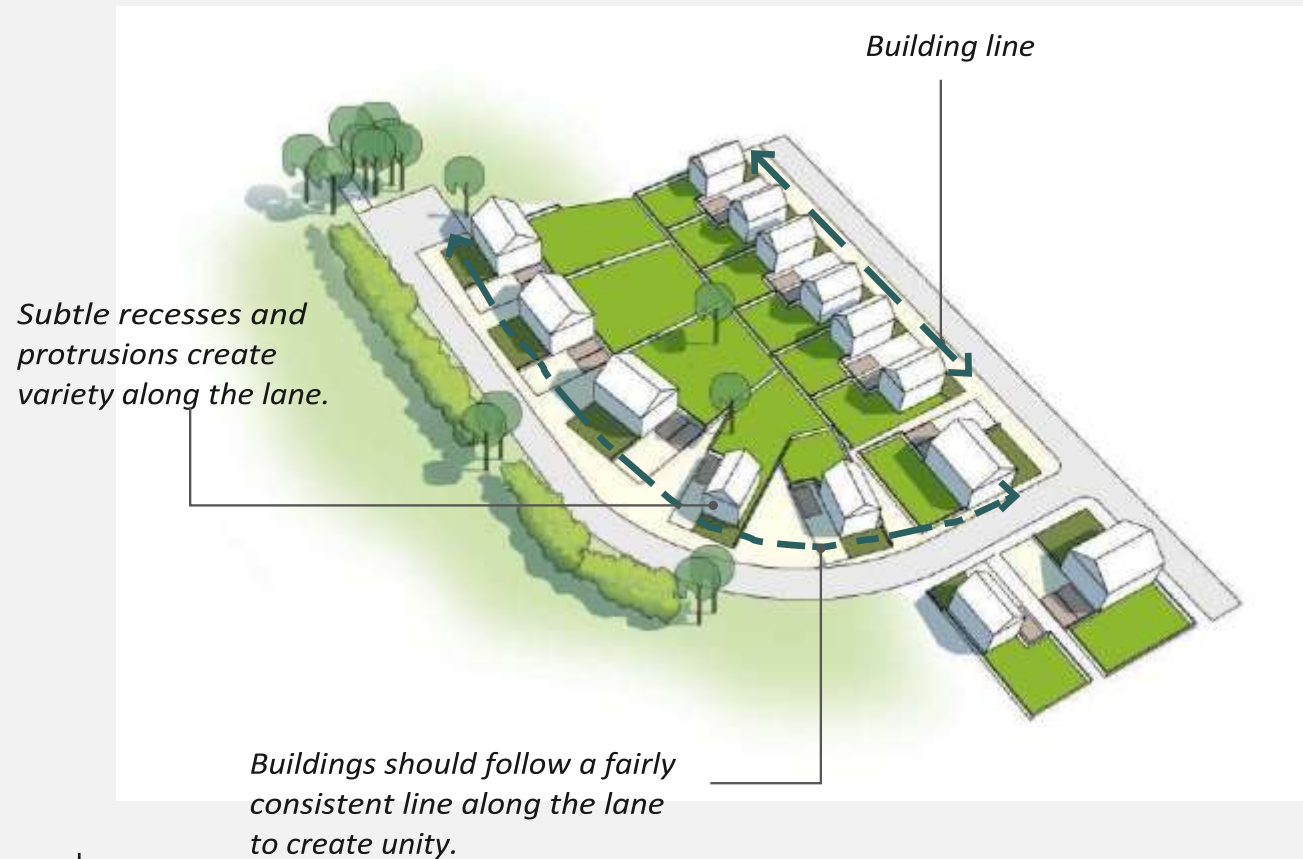


*In most new developments,*

### 3.1.2 Building Lines

The building line varies throughout the Parish; however, they are generally informal, following a rough line along the meandering lanes with frequent protrusions and insets.

Building lines for new development should be fairly consistent along movement corridors to form a unified whole whilst allowing for subtle variations in the form of recesses and protrusions. This provides variety and movement across the Neighbourhood Area.



F.29 | Figure 29: Illustrative diagram of the building lines along a lane.

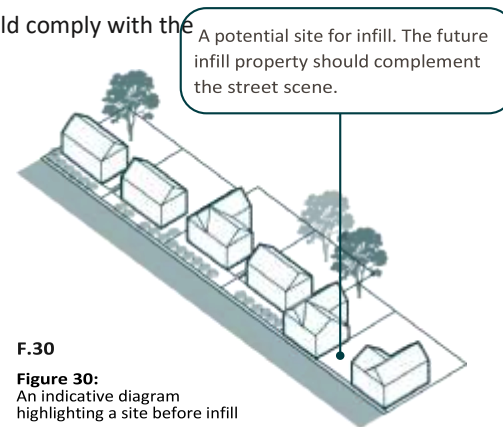
### 3.1.3 Infill Development

Infill development plays an important role in delivering new homes in King's Somborne. Infill sites can vary in scale, context and location, and may have significant impacts on the character and appearance of the built environment.

The following design principles should be considered:

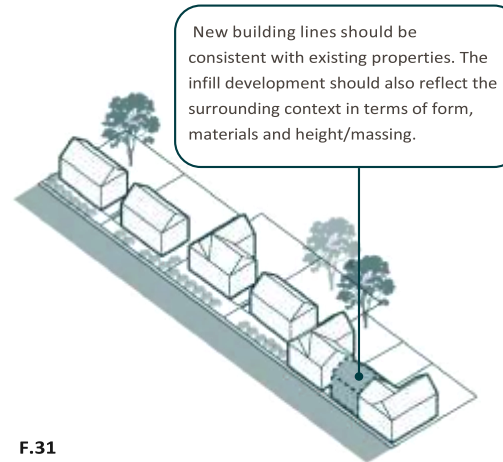
- Sufficient private amenity for residents of existing buildings should be retained;
- The height of development should take into consideration the surrounding context. Where appropriate, the first floor can be set back from the street frontage to reduce the impact of the building on the streetscene;
- The density of any new infill development should reflect the character of the immediate surroundings. The optimum density will respond to surrounding densities, whilst making efficient use of land;

- Development fronting an existing street should comply with the



**F.30**

**Figure 30:**  
An indicative diagram  
highlighting a site before infill



**F.31**

**Figure 31:**  
An indicative diagram highlighting a site after infill

existing building line and should have its primary aspect and windows facing the street, particularly if aspect in all other directions is constrained due to overlooking of neighbouring properties;

- The materials and detailing of the infill development should look to provide a contemporary design that complements the existing; and,
- Where appropriate, green roofs can be considered to ensure no net loss of green cover and to enhance biodiversity and urban greening.

### 3.2 Detailed design considerations

Great care and attention to detail is needed to ensure buildings and development enhance, rather than spoil, the landscape of the Parish. Use of off-the-shelf design or inappropriate materials should be avoided. It is always advisable to seek pre-application advice from the Parish Council and the Test Valley Borough Council Planning Department.

All development has a context – including neighbouring buildings, facilities, connections and landscape – that it needs to be consciously designed in response to. For example, it is important to consider how the scale and form of a proposed new building will affect its visibility in the landscape, and its relationship to nearby buildings. It is essential that the building is designed to fit the site.

New houses should normally have a simple form and a pitched roof with a central ridge. Extensions can be added to buildings of this shape without creating a complicated and messy structure.

More detailed advice on the way in which existing buildings can be sympathetically extended can be obtained from Test Valley Borough Council Planning Department.



Figure 32: Rural footpath in Up Somborne (Photo © David Martin (cc-by-sa/2.0))



Figure 33: Strawberry Lane, Up Somborne (Photo © David)



Martin (cc-by-sa/2.0)

### 3.2.1 Terraces

Terraced housing is not a significant feature of King's Somborne, although there are examples and it is a useful typology, particularly for starter and more affordable homes. These are usually balanced in appearance and this should be maintained when additions are being considered. The construction of end of terrace structures, dormers and porches should be avoided, particularly where they do not exist already. If the terrace is on a slope, the individual

of terraces houses should be stepped. This is a useful way of allowing buildings to follow the contours, however, it is not recommended in all instances, particularly on level sites.



Figure 34: Local example



F.35

Figure 35: Local example of stepped terraces

### 3.2.2 One-off character buildings

This guide is intended to help conserve and enhance the Parish landscape by promoting locally distinctive building traditions. However, this does not mean that there is no place for contemporary and innovative architecture which demonstrates adherence to the basic principle of being in harmony with its situation and the surrounding buildings and countryside.

Isolated new dwellings in the countryside will require special justification for planning permission to be granted under Paragraph 80 of the NPPF (or successor documents) The exceptional quality or innovative nature of the design may provide the special justification. The design should be of high quality, for example in its use of materials, methods of construction, integration of sustainable energy features or contribution to protecting and enhancing the environment. Such buildings should fit into the landscape in a harmonious manner.

### 3.2.3 Roofs

The shape of roofs is often overlooked as an important aspect of building design. Their shape, size, pitch and colour can all have a significant impact.

Traditionally, houses were rarely more than two storeys in height. The upper (third) storey often used part of the attic with small dormer windows, which helped to restrict the height of the ridge and keep the bulk of the building low.

A pitched roof is traditional to the area, as are gable-ended, hip and, more commonly, half-hipped roofs. Roof pitches should be suitable for the materials used and reflect the form and scale of the local area. Unequal main pitches should be avoided. The use of flat, nearly flat, or very steep roofs are at variance with all other

forms of vernacular architecture in the Test Valley.

With larger, deep two-storey buildings there can be tendency to create a bulky roof with a high ridge that is out of scale. There are many examples of how older traditional buildings have overcome this problem by using a double roof with parallel ridges and a central valley gutter to reduce the bulk of the building.

The materials and colour of a roof are key elements of any individual building and streetscape and are especially important when elevated views of the building or village are possible, such as from the scarp ridge. Consistent colouring and use of materials helps to soften the view of the village and ensure new development matches older buildings.

The characteristic plain red clay tiles are predominant in the village, although slate roofs and thatch (both straw and reed) are common and familiar. The texture of roofing materials is also a consideration. Natural roofing materials such as clay tiles and natural slate are slightly textured and weather readily. Concrete should not be used, and clay pantiles also avoided as these are not typically common to the area.

Thatch is still found in many parts of Test Valley though less common in new builds and particular care is needed to avoid the building becoming an oddity, out of keeping with most of the buildings in the area. Of particular note is that thatch should only be used on single storey buildings (with second floors being either attic or breaking the line of the eaves).



F.36

**Figure 36:** Local example of half-hipped thatch roof



F.37

**Figure 37:** Local example of slate roof



F.38

**Figure 38:** Local example of pitched plain red clay tiled roof. The use of gable windows and chimneys add variations to the roofscape.

### 3.2.4 Bargeboards



**Figure 39:** Local example of a decorative bargeboard

**Figure 40:** Local example of the use of bargeboard as a design feature on brick homes



**F.40**

During the nineteenth century, boxed eaves and bargeboards were introduced as a design feature and are now widely used. They are appropriate for Victorian buildings but can spoil other older buildings if added. They can add to the character of a new building if used with great care but should be avoided if a new building is being designed to reflect a traditional cottage design. Bargeboards were generally not used on brick and flint cottages which had mortared verges. Those which exhibit ornate styling can be intrusive and incongruous and should be avoided.

### **3.2.5 Dormer windows**

Traditional cottages sometimes had dormers to make use of the roof space. They were usually breaking the eaves line of thatched houses or gabled, small, restricted in number and sited low down on the roof. Cheeks and gables tended to be plain rendered, although occasionally lead was used for the former, brick and flint for the latter. If dormers are used at all, they should respect a few simple rules. The roof materials and pitch should match that of the main roof. Window-frames should usually match but be smaller than those used on the main elevation, although where sashes are being employed, attic casements would be just as appropriate. Cat-slide or flat lead covered dormers may be a useful addition for the architect trying to get more space in the roof, but where a traditional cottage look may not be appropriate. However, close attention should still be paid to the local context.



Figure 41: Local example of a decorated dormer window with a





matched roof material to the main roof

### 3.2.6 Roof lights, solar panels, TV aerials, satellite dishes and smallscale wind turbines

Roof lights and solar panels (PV and solar hot water) need to be carefully used and positioned to avoid disrupting the appearance of a building. They can be accommodated on relatively modern buildings, but care is needed to limit the number, and ensure they are well positioned on the roof. The Test Valley Borough Council guidelines for installation in Conservation Areas should be followed.

Consideration should also be given to the siting of solar panels away from the building, if space allows and the installation can be sufficiently well screened and run effectively. They should be located away from the front or prominent elevation of the building. On older properties, new roof lights and solar panels may be difficult to incorporate without spoiling the appearance of the roof. Investigate other means of introducing attic light, for example by means of gable end windows where appropriate.

Figure 42: Local example of gable windows on roof

TV aerials must not be attached to the exterior of the house but mounted in the loft/attic space with a suitable booster to ensure adequate signal to all installed TV points.

Satellite Dishes need to be carefully positioned to avoid disrupting the appearance of the building and ground based receiving equipment is strongly preferred; for small developments, a communal ground-based setup should be considered.

Note that many of the items in this section are covered by permitted development rights, meaning that they do not always need planning permission.

### 3.2.7 Chimneys

Chimneys are generally a standard feature of all houses in rural areas, and historically most had more than one chimney. They are attractive features in their own right and add

interest to a building. They were often prominent and flamboyant features of the cottages belonging to traditional estates, but also on many homes as a testament to the bricklayer's skill.



**Figure 43:** Example of well-integrated solar panels on contemporary residential properties

A fireplace is a traditional part of any house in the countryside, and a valued part of rural living is having an open fire or stove. As such, designers should consider incorporating an open fireplace in new houses. Fireplaces and

therefore chimneys located in the core of the house (as opposed to a gable end or other exterior wall) will also provide added heat from the chimney stack to other rooms rather than being lost to the outside and are thus encouraged.

If a real fireplace and working chimney is not a feature of the house, consideration should be given to housing the central heating flue or a soil stack/vent pipe in a brick chimney stack rather than simply exposing a short length of piping.



**Figure 44:** Local example of brick chimneys which add character to the local roofscape



**Figure 45:** Local example of a central brick chimney on thatch roof

### 3.2.8 Walls

Red bricks are the basic building blocks used in the building of most houses in Test Valley, some locally produced in Michelmersh. Flint has also been a basic building material for centuries but is more commonly used for domestic construction in association with red brick. In addition, there are also traditionally-built cob houses and many boundary walls have historically been built in this fashion with a thatch capping. Although the Test Valley is not described as a woodland area, timber framing, using hardwood species, especially oak, and weatherboarding was however

commonly used in the construction of barns and other 'industrial' buildings and the use of sustainably sourced timber for construction and finishes is encouraged.

Traditional materials of local brick, plain red clay tiles and flint are very durable and give a familiar character to a building. In contrast, many modern materials lack an appropriate colour and texture, thus retaining their 'newness', and fail to weather with age and exposure to the elements.

Red brick should be used. Other colours such as yellow, grey, brown or salmon pink have never been used widely and should not be used. Modern machine-made bricks, which replicate the appearance of handmade bricks, are widely available. It is important to achieve a quality finish with appropriate detailing to retain the character of the building in-line with those traditionally built in the Parish.

For repair work such as re-pointing, very careful consideration needs to be given to whether the work is necessary, and intervention should be the minimum necessary to retain flint and brickwork in a



**Figure 46:** Example of red brick with decorative pattern on building walls

**Figure 47:** Example of timber-framed homes on white render

**Figure 48:** Positive example of the use of mixed local materials including flint and brick as decorative elements on historic buildings

**Figure 49:** Example of flint and brick walls



safe  
and  
sound

condition. If the building is listed, then consent may be required before attempting any repairs (contact the Test Valley Borough Council Conservation Officer). Re-pointing is generally only needed when the mortar has clearly failed and is powdery, loose and crumbling or has eroded away through weathering or decay Weatherboarding was more commonly used for outbuildings and may be a useful design detail for standalone garages, for example, but is not a typical character for houses and should be avoided. Traditionally the sawn planks used for weatherboarding were wider than the narrow boards sometimes used today.

Sympathetically painted and/or rendered housing, although not especially prevalent, is a characteristic found in houses and building across the region and extensions to existing buildings of this type should match the main property, with new builds designed to be in keeping with surrounding local houses.

### 3.2.9 Mixing materials and styles

Mixing 'images' of past architectural details in an attempt to create a false sense of history

and to give an anonymous building instant character such as: medieval leaded lights, mock Georgian front doors, ornamental bargeboards

### **3.2.10 Windows and doors**

The elevational appearance of a building is strongly influenced by the positioning, size and detailed design of the windows. The traditional proportional dominance of solid wall over window opening should be borne in mind, and the subdivision of glazing given careful thought. Whilst traditional window frames are still available and are economic to install, the use of low maintenance thermally efficient uPVC/plastic windows is supported providing that they are appropriately used using profiles that better reflect the character of neighbouring properties.

Good quality UPVC or metal windows that have smaller profile than standard off the shelf product may deliver better thermal performance whilst also enhancing the visual consistency with the neighbouring properties.

Patio doors and larger window openings should be designed to avoid using large panes of glass and generally confined to the rear or screened

and Tudor halftimbering should almost always be avoided. The designer should however refer

parts of the building, particularly on older buildings.

The windows used in an extension should match and be in proportion to those of the main building. A mixture of window sizes, styles, colours and materials disrupts the appearance of the building and should be avoided. Similar principles apply to windows in conversions.

Aluminium and PVC doors and windows may not be suitable as replacements in older buildings, especially those that are listed, and it is advisable to seek pre-application advice from the Parish Council/Test Valley Borough Council Planning Department.

In all cases, replacement glazing should wherever possible be a minimum of double glazed with low 'U' and high solar heat gain coefficient values. 'e' glass should also be considered to improve thermal insulation, provided it does not give a coloured tint to the glazing which is out of character with the

to existing architecture in the area to help to identify local design styles and details.

building or the buildings in the surrounding area.

There are no 'traditional' front door styles in the Parish. In general, those using simple, rural designs work well, particularly when taking account of the local context, and are generally constructed of timber, with little or no glazing and few ornaments.

### **3.2.11 Porches**

All types of porches and canopies are to be found in the Parish, ranging from those which serve a useful purpose (keeping out the weather for example) to those which are for ornamentation. In many older properties, porches and canopies form an integral part of the overall design. In some instances, they are elegantly detailed and can add considerable interest to the building. This is particularly true of some Victorian and Edwardian buildings.

It is important that the porch or canopy matches the main building, whether it is a new house or an extension to an older property. It

should be constructed using the same materials as the main building.

If an older building or terrace of houses has never had a porch or canopy and it is proposed to add one, using the same materials as the main house, and, if it is a porch, fitting it with

either the original door or one similar will help it to blend in. The roof pitch should be as close to that of the main roof as possible.





**Figure 50:** Local example of a clay-tiled porch which add interest to the building



**Figure 51:** Local example of a proportionate porch that echoes with the window detailing and form



**Figure 52:** Local example of a clay-tiled porch that matches with the roof material

### 3.2.12 Extensions

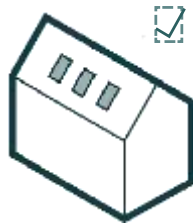
Roofs and ridgelines should be kept subservient, walls should be indented rather than follow existing walls, windows should match the main building and poorly designed elements of the existing building (flat roofs for example) should be removed where appropriate. When undertaking such development, owners should take account of the design and materials of the building being extended and appropriate examples locally and should try and ensure that any extensions are located to the rear of the property, away from public view.

The addition of PVC conservatories needs to be especially considered so as to remain in keeping with the existing property in terms of both its construction and the choice of finish of the material. Other small garden buildings such as greenhouses and sheds should also be located to the rear of the property and should preferably be designed to fit with other buildings in the locality rather than being 'off the shelf'.

As elsewhere, many extensions are covered by permitted development rights, although these do not apply in certain situations, such as Conservation Areas – see [https://www.gov.uk/government/publications/permitted-](https://www.gov.uk/government/publications/permitted-development-rights-technical-guidance)

[development-rights-forhouseholders-technical-guidance.](#)

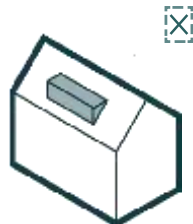
Design treatment in case of loft conversion:



Loft conversion incorporating skylights.



Loft conversion incorporating gable dormers.



Loft conversion incorporating a long shed dormer which is out of scale with the original building



Original roofline of an existing building

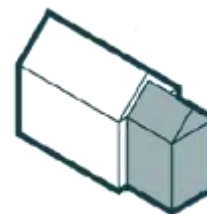
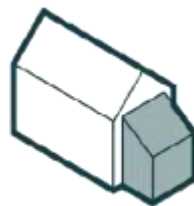


Loft conversion incorporating gable dormers.



Loft conversion incorporating gable dormers which are out of scale and do not consider existing window rhythm or frequency,

Good examples of side extensions, respecting existing building scale, massing and building line.



F.53 Figure 53: Design treatments for building extensions

### 3.2.13 Access and Parking

Car ownership is vitally important to rural communities which are often poorly supported by public transport and where taxi services are typically both expensive and inconvenient. It is not uncommon for households to have two or even three cars.

To help reduce the visual impact of cars and reflected light, it is important to reduce the prominence of vehicular access and parking areas which can become visually dominant in developments of multiple dwellings.

#### On-plot parking

All new developments should make adequate provision for car parking. New schemes should contain sufficient offroad parking to avoid exacerbating the dangerous blockages to roads or footpaths that occur, particularly within settlements.

Key design considerations include:

- On-plot parking can be visually attractive when combined with high-quality and well-designed soft landscaping. Front garden depth should be sufficient for a large family car;

#### Parking Typologies

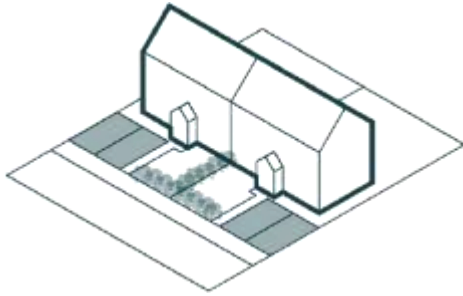
Off-road parking is positively encouraged and on-street parking should be avoided because this can impact pedestrian and cycle access and have negative visual effects. Relatively modest development, such as replacing side garaging with new accommodation can progressively alter the character of the frontages and can undermine rural character.

Sensitive selection of surfacing for shared areas, and variable garden sizes and shapes can also help to avoid an overly rigid geometric layout.

- Boundary treatment is key to reducing a car-dominated character and can be achieved using elements such as hedges, trees, flowerbeds and low walls as well high-quality paving materials between private and public spaces; and,
- Driveways should be constructed from porous materials to minimise surface water run-off.

Parking should generally be on-plot to the side or rear wherever possible, or on-plot with garage, although this is less preferable as it can have an urbanising visual effect.

If larger shared parking areas are necessary, they should be sited so as to minimise their visibility both from outside and within the development and should be designed as a space which is capable of fulfilling a variety of needs, one of which is parking, and incorporate soft landscape planting and other features to break up the space.



F.54

**Figure 54:** Illustrative diagram showing the use of landscaping to soften the character of on-plot front parking spaces

F.56

**Figure 56:** Illustrative diagram showing the use of landscaping to soften the character of on-plot side parking spaces

### On-plot garage

Garage accommodation should be designed to allow a car to be properly parked and has to be safe and convenient, if vehicle access and parking is considered from the outset, it can become an integral part of site planning and the design of new buildings or conversions.

Rather than automatically proposing a double garage with each new house, consider whether there are more appropriate alternatives.

Covered car ports with the appearance of a cart shed or small barn may be more attractive in some circumstances and remain practical. The garage, stores and other outbuildings can be grouped around an open courtyard, reminiscent



**Figure 55:** Positive local example of on-plot front parking

in scale and character to a small farmyard or workshop. Parked cars can be further screened and protected by hedges, trellis or pergolas.

Key design considerations include:

- Where provided, garages must be designed as an additive form to the main building to ensure continuity of the building line. It must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit;
- Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that



**Figure 57:** Positive local example of on-plot side parking

garages are not prominent elements and they must be designed accordingly; and,

- Consideration must be given to the integration of bicycle parking and waste storage.

Figure 58:



F.58

Illustrative diagram showing a proportionate on-plot garage complemented by soft landscaping



F.59

Figure 59: Local example of on-plot garage parking

### Access Design

New development must be designed to respond to the character of the surrounding area. Care should be taken so that the need to provide access and parking is not given priority over such other requirements of the development. Hard and soft landscape materials should complement those traditionally found in the area and the introduction of kerbs and hard surfacing should be avoided unless there is a tradition of using such materials in the area. Development proposals should aim to make roads and parking areas within the overall development subordinate to gardens, buildings and shared space.

Driveways are usually less dominant if they are sited to the side of the main frontage of a building and if they do not run directly into a garage or parking area. As a norm they need be no wider than three metres.

Standard highways guidance can result in large visibility splays and turning heads which are out of keeping with older parts of the village and tend to result in the road dominating the scene. It is possible to use reduced specifications without compromising safety and indeed this

can have the benefit of reducing vehicle speeds in a rural environment. Designing in the space to relate to the surrounding buildings and environment rather than specifically vehicle movement is therefore preferable. This will be especially relevant for developments away from busy highways.

### Provision of Electric Car Charging Points

Provision of electric car charging points in line with the growing trend for electric and hybrid electric vehicles should be made available – such points should be located in the garage/car port or parking area but should ideally not be located on the front elevation of the house or, if free standing, visible at the front of the house.

## 3.3 Landscape Setting

### 3.3.1 Boundaries

There is a wide range of traditional boundary treatments in the Test Valley area, all of which can be found in King's Somborne Parish. They include: painted brick, painted screed block walls or walls possibly also incorporating flint and half round cappings; painted cob walls with half round cappings or thatch topping; fences;



and hedges. Older properties are often enclosed by a wall using similar materials to the house itself. In some parts of the Parish, walls, railings, fences and hedges can be specific to the location creating a distinct sense of place.

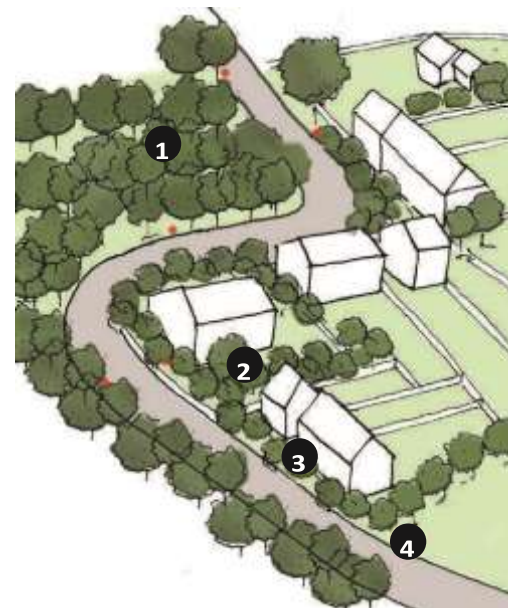
Walls can be used to 'tie buildings together' creating visually attractive linkages, as well as delineating boundaries, screening and enclosing one area from another. As with walls for buildings, the details of brick colour and texture, of pointing and the use of flint, needs to be carefully chosen to be in keeping with the traditions of the area.

Retaining walls need particular care. Waisthigh timber fences such as picket fences or post and rail fences where adjacent to farmland, are in keeping with most village or rural surroundings, as are hedges using locally common native species. Simple metal bar railings are characteristic of large houses and estates. The strong geometric shapes of loose board fencing, larch lap or other solid fences, are too dominating and are cumbersome on slopes. They are also prone to wind damage and rot and require regular maintenance to avoid

looking tatty and are not preferred on new developments.

Entrance, and any other, gates should be simple and visually permeable, either matching the boundary fencing or typical farm gates in the area.

It is not traditional for gardens to be open to the road and usually in the open countryside, grass verges are common outside the property boundary (pavements or public road in the case of King's Somborne).



1. Green infrastructure should be protected and enhanced where appropriate.
2. Front gardens should be decorated with soft landscape elements and vegetation.
3. Properties should be separated with green buffers while long brick walls should be avoided.
4. Appropriate signage indicating speed limits.

#### F.60

**Figure 60:** Illustrative plan for a rural edge development highlighting design elements



**Figure 61:** Continuous use of characterful hedges and waist-high fences enhance the rural character of King's Somborne



**F.62**

**Figure 62:** Use of low brick walls as boundary treatment provides continuity and uniformity to the settlement boundary treatment in King's Somborne



**F.63**

**Figure 63:** Local example of waist-high timber fences as corner timber fences enhance the rural character of King's Somborne



**F.64**



**F.65**



**F.66**

**Figure 64:** Use of stone and hedges as soft boundary treatment define public and private space

**Figure 65:** Local example of the use of mixed maintained hedges and metal railings as boundary treatment

**Figure 66:** Local example of simple metal railings as boundary in King's Somborne to help

### 3.3.2 New hedges, tree and other planting

If the location of a building is right and the site planning has been sensitively carried out there should be no need for new planting to screen a building from view. However, in some instances it is appropriate to plant trees or shrubs.

Existing native trees and shrubs should always be retained to assist the integration of a new building into its surroundings.

The planting of good hedges and trees from the outset of a development will provide a framework for gardens and open spaces in the future. They should be considered as an important way of integrating a development into its surroundings and providing greenery

whether it be in a village or in the open landscape. With good design these features can benefit wildlife, be attractive and provide a sense of security for the owners without creating a sense of hostility to others.

The use of locally thriving, native species is recommended to ensure that a new hedge or group of trees fits in. Species commonly found in hedgerows throughout the Parish include hawthorn, hazel, blackthorn, beech, yew, hornbeam and field maple, with lesser numbers of many other native shrubs such as holly, dog rose, spindle, wild privet and elderberry. Common tree species include beech, ash, oak, yew, field acer and wild cherry.

If a neat hedge that remains dense throughout the year is required, a single species planting of beech, hornbeam, holly or yew is suitable.

The positions for tree planting should be carefully considered. These may be to give shelter, to screen or break up unsightly views, to give height and visually soften rooflines or add points of interest within the immediate area. The choice of species needs to be appropriate so that trees that will eventually grow very large are not planted close to buildings or where they will obscure views or provide excessive shade and trees that will remain small will not be dwarfed by buildings. Trees can be longlived and expensive to maintain to maturity and maintenance is therefore vital.

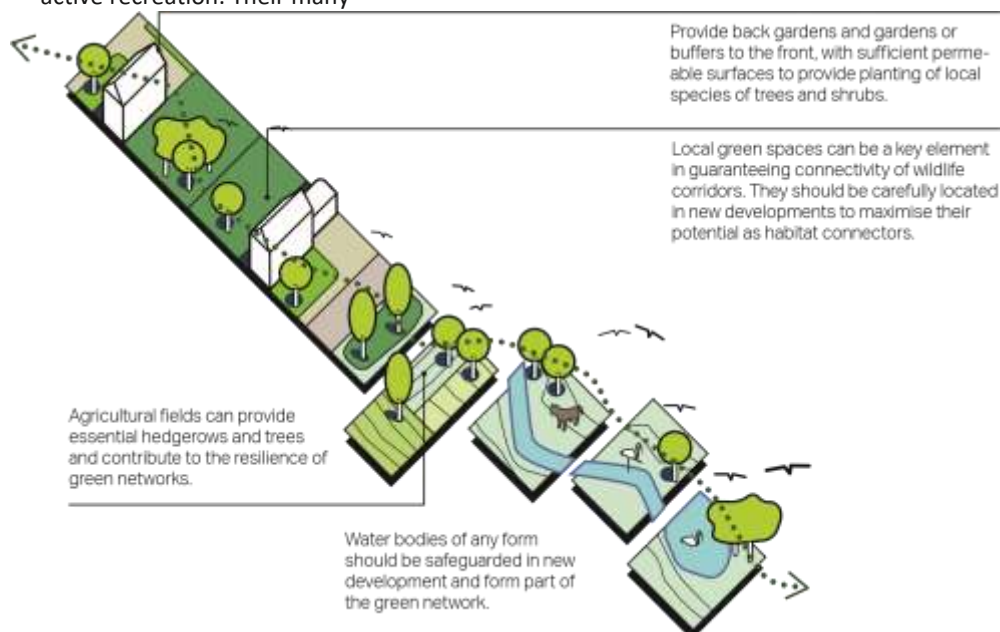
### 3.3.3 Create a green network

A well connected green network should be created throughout the new developments to provide links to the countryside for people as well as habitats. Opportunities should be sought to introduce green assets into design and contribute to biodiversity. Design guidelines for green networks include:

- Green networks should link existing and newly proposed street trees, green verges, open spaces, villages and the countryside together;
- SuDS should be introduced, where possible, and incorporated into design of the green network to mitigate any flooding issues;
- New development should front onto green assets and access should be granted for all groups of people;
- The proposed wildlife corridors and landscape gap should also be taken into account when designing for a green network; and

- Green networks could contain some formal provision, such as a Neighbourhood Equipped Area of Play (NEAP), playing fields and an area for active recreation. Their many

benefits include the improvement of the health and well-being of individuals and promotion of the development of inclusive communities.



F.67

Figure 67: Diagram to illustrate the green assets that can play an important role as wildlife corridors.

### 3.3.4 Biodiversity

There are many green assets within the Parish like rich vegetation, trees, farmland, open fields, drainage ditches and green spaces that in combination enhance biodiversity and the natural environment. New development should prioritise biodiversity enhancement through design. Some design guidelines are:

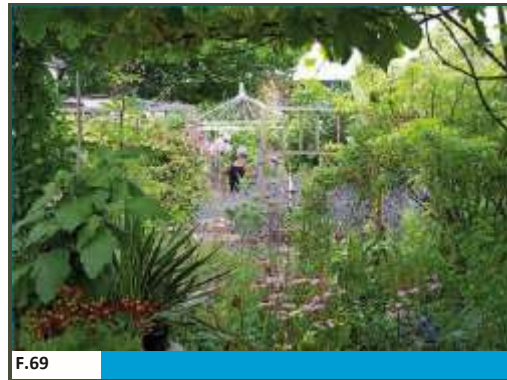
- New development should protect and enhance the existing habitats and biodiversity corridors through an accurate Biodiversity Net Gain report. This should include full details on the number of units gained, and the method and assumptions;
- Biodiversity and woodlands should be protected and enhanced where possible;
- New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or installing bird boxes or bricks in walls;
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.

For that reason, rich vegetation and plantation is suggested;

- Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches should be considered in design proposals when planning for wildlife corridors;
- All areas of biodiversity that require further planting/ enhancement should be planted before start of construction.



**Figure 68:** Local example of wildlife-friendly boundary treatment along blue infrastructure



**Figure 69:** Allotments can have a positive impact on the landscape and community



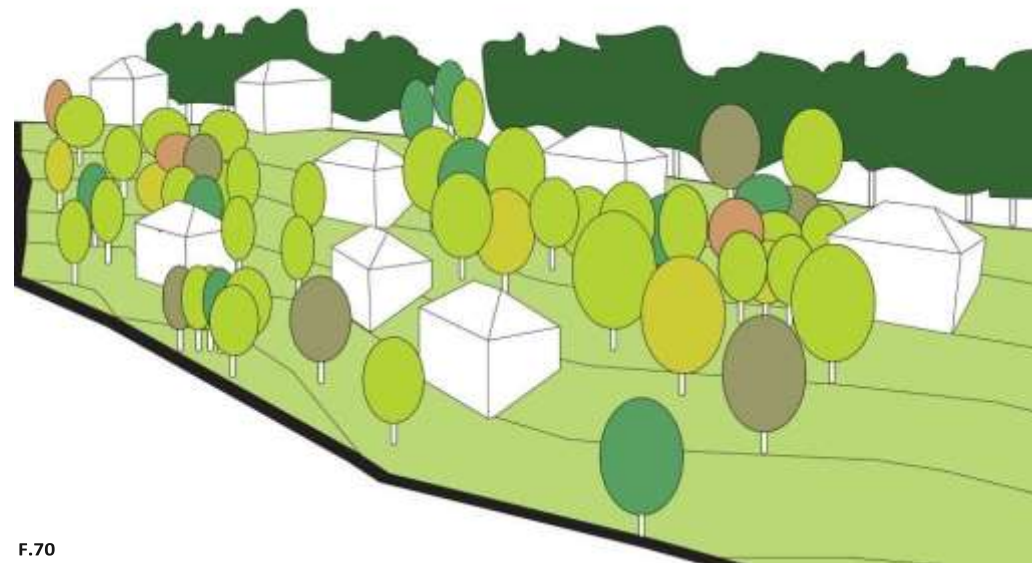
### 3.3.5 Sloping Sites

Buildings with a large deep plan can sit awkwardly on a sloping site and usually require substantial ground works. Rather than adopting this approach, the design and layout of the building should be changed to fit more comfortably on to the site, by 'stepping' down the hill respecting the natural contours of the site and the adjacent areas so as to fundamentally root the development into its natural context.

The overriding rule is to adjust the bulk, layout and orientation of the building to fit the site without major ground works, ensuring a relatively low roof height. This can help to achieve more interesting designs and layouts, possibly using splitlevels.

### 3.3.6 Paving and other hard surfaces

Where paving is proposed it should be limited in extent and porous to allow storm water and run off to filter through to the ground below.



F.70

**Figure 70:** Diagram showing development that responds to the local topography including through careful positioning and the use of screening to allow for views and glimpses to and from woodlands and the wider landscape

Use should therefore be made of natural finishes including grass.

It is possible to minimise the area needed for hard surfacing and thus create a more people

friendly area, by removing the standard division between highway and pedestrian pavement, if safety considerations allow. This is most likely to be appropriate in small

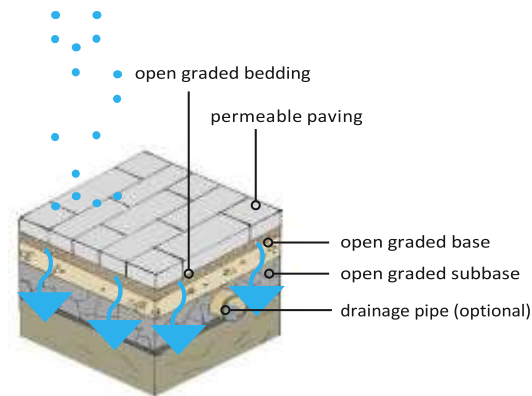


developments away from busy public highways.

A large expanse of any one surfacing material should be avoided in residential and other small developments. If a sizeable area of hardstanding is required it can be visually broken up by, for instance, defining the access to individual buildings in a different material from the shared driveway, or by having a low step to keep cars in their defined places.

Where a village or street has stone setts or kerbs, the same should be used for new development. There may be other materials traditional to a certain location, and their continued use will reinforce the local identity of the area. Natural clay or stone paviors are preferred.

Where asphalt is used, consideration should be given to the use of a surface dressing such as appropriately coloured aggregates, to define development roads and other areas of public highway.



Gravel and bound gravels should be considered where there is less heavy use.

Figure 72: Diagram illustrating the function of a soak away.

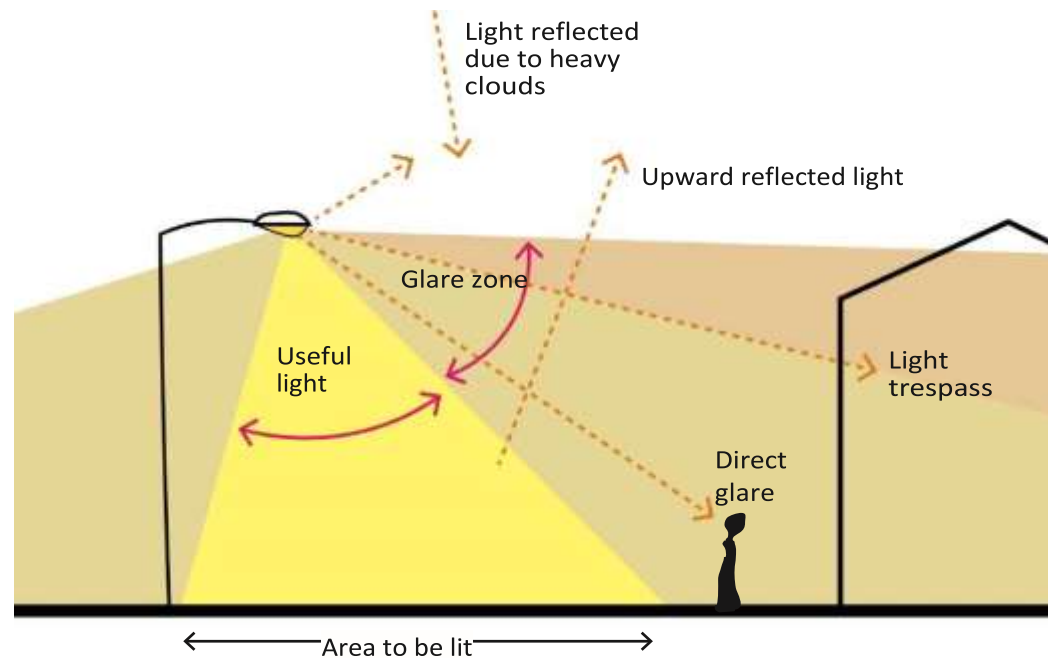


Figure 71: Example of a permeable paving that could be used from driveways.

### 3.3.7 Lighting and Dark Skies

The tranquillity of the rural area is under threat from light pollution. Thought should be given to the type of lighting installed, its intensity, the direction that lighting installations face and the length of time that the lights are on.

It is recommended that if external lighting is installed it should only light a specific area such as a drive or parking area of a building and not the wider countryside or access roads. Directional cowls should be fitted to stop or limit light spillage, lights should be directed downwards not upwards, lower wattage (LED) bulbs should be used (this reduces both pollution and energy demand) and lights should be fitted with timers and passive infra-red detectors to ensure that they are only on when needed.



**F.73**

**Figure 73:** Diagram to illustrate the different components of light pollution and what 'good' lighting means.

### 3.4 Agricultural and other rural employment buildings

The Parish includes a number of scattered cottages and farmhouses in the countryside. Some of these remote properties used to be former farm buildings that are now converted into residential.

These are positive examples of conversions within the parish in the sense that no change has been made to their historic fabric and thus, the buildings significantly contribute to the local vernacular of the village. Therefore design guidance is needed to ensure that any other future conversion or small infill in the vicinity respects the agricultural characteristics of the property and it does not undermine the original use of the farm building.

Some design guidelines are:

- Features and general layout of building groups that are characteristics of historic working buildings need to be retained and not filled in. For instance, loose courtyard • arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum when necessary;
- The use of domestic add-ons such as chimneys, porches, satellite dishes, • domestic external lighting and hanging baskets need to be avoided;
- The use of weatherboarding or half weatherboarding and red brick for ground floor need to be preferred over any other material, since these were the only materials used for the farm buildings; Features such as dormer windows need to be avoided. If rooflights are used, they should be sited discreetly so as to not become a feature in the landscape;

Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls;

Parking spaces should not be formally marked out; and

Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.

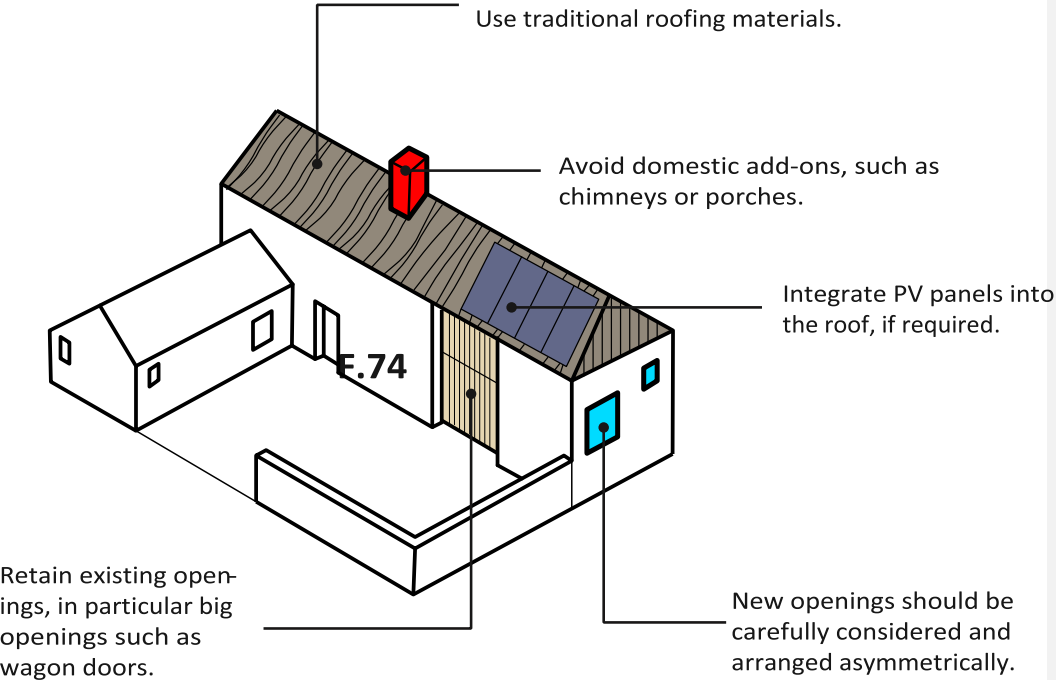


**Figure 74:** Example of a converted barn respecting the local vernacular in King's Somborne

**Figure 75:** Example of a barn that was converted into residential use, retaining the existing characteristics and materials of its former use.

**F.75**

**Figure 76:** Illustrative diagram showing key design principles for agricultural conversions



## 3.5 Energy Conservation and Smart Technologies

### 3.5.1 Sustainable Buildings

This section introduces examples of energy efficient technologies and strategies that could be incorporated into new and existing buildings. Although these do not constitute a policy requirement, new development would be highly encouraged to embed these guidelines into their proposals.

Energy efficient or eco design combines all-round energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy

efficient landscaping which are determined by local climate and site conditions. The retrofit of existing buildings with eco design solutions should also be encouraged.

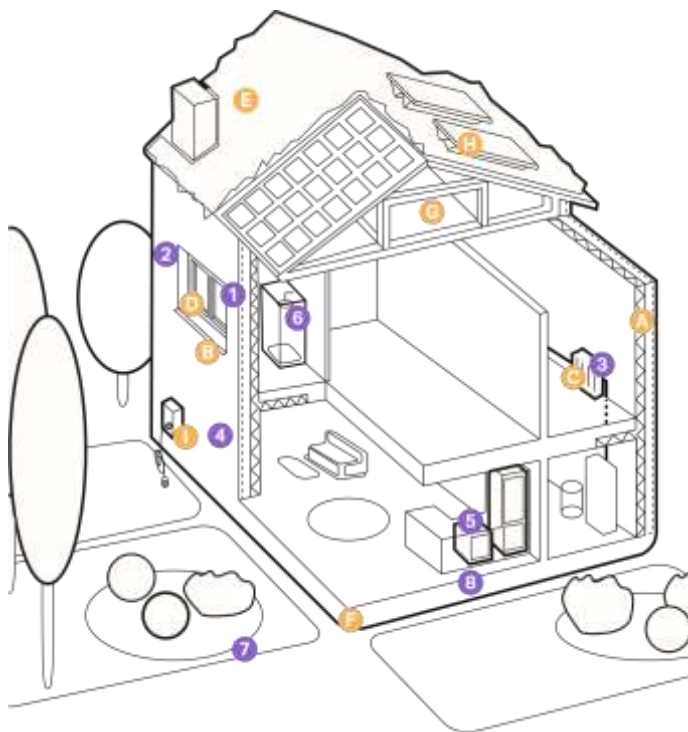
The aim of these interventions is to reduce overall home energy use as cost effectively as the circumstances permit. The final step towards a high-performance building would consist of other on site measures towards renewable energy systems.

It must be noted that eco design principles do not prescribe a particular architectural style and can be adapted to fit a wide variety of built characters. A wide range of solutions is also available to retrofit existing buildings, included listed properties, to improve their energy efficiency<sup>11</sup> to the heritage significance.

The illustration overleaf sets out the an example of a low carbon home.









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<sup>11</sup> Historic England. <https://historicengland.org.uk/advice/technicaladvice/energy-efficiency-and-historic-buildings/>











**Figure 77:** Diagram showing low-carbon homes in both existing homes and new builds.

#### Existing homes

- 1  **Insulation**  
in lofts and walls (cavity and solid)
- 2  **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- 3  **Low-carbon heating**  
with heat pumps or connections to district heat network
- 4  **Draught proofing**  
of floors, windows and doors
- 5  **Highly energy-efficient appliances**  
(e.g. A++ and A+++ rating)
- 6  **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- D  **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- 7  **Green space** (e.g. gardens and trees) to help reduce the risks and impacts of flooding and overheating

#### Additional features for new build homes

- A  **High levels of airtightness**
- B  **Triple glazed windows and external shading**  
especially on south and west faces
- C  **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E  **Water management and cooling** more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F  **Flood resilience and resistance**
- G  **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H  **Solar panel**
- I  **Electric car charging point**

abilities over their entire lifetime. This is an important aspect of making homes sustainable and durable.

F.78

### 3.5.2 Adaptability

Houses should be designed to meet the differing and changing needs of households and people's physical



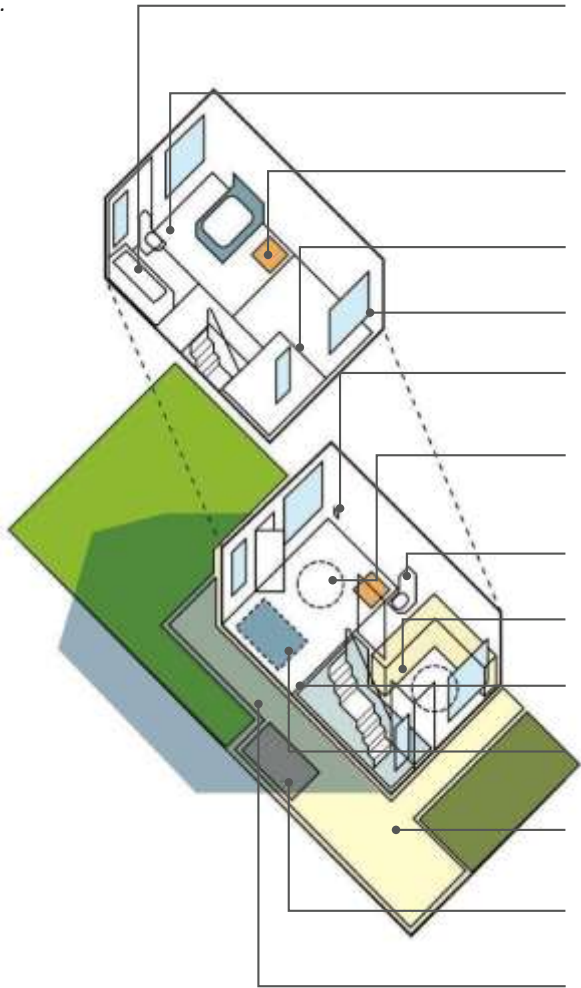
One way to achieve this is to incorporate all the standards- M4(1), M4(2) and M4(3)- of the approved document M4 of the Building Regulations in the design of new homes and to assess whether they can be retrofitted in existing properties.

The diagram to the right illustrates the principles of inclusivity, accessibility, adaptability and sustainability in a dwelling.

F.79

Figure 78: Diagram illustrating adaptability traits within a dwelling.

*Bathroom planned to give side access to WC and bath.*



*Easy route for a hoist from bathroom to bedroom.*

*Identified space for future lift to bedroom.*

*Walls able to take adaptations.*

*Low window sills.*

*Sockets and plugs located at convenient height.*

*Turning circles for wheelchair in ground floor living rooms.*

*Accessible threshold-covered and lit.*

### **3.5.3 Minimising Construction Waste**

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled.

Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:

*Provision for a future stair lift.*

*Living of family room at ground level.*

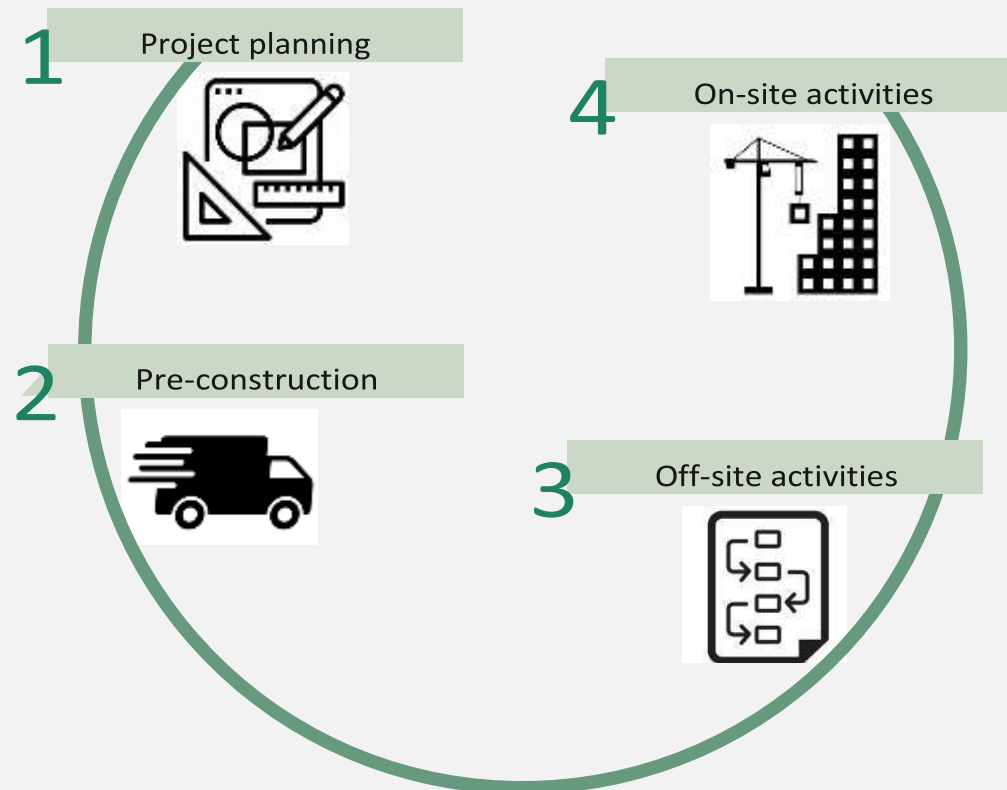
*Identified space for temporary entrance level bed.*

*Level or gently slopping approach to home.*

*Parking space capable of widening to 3.3m.*

*Distance from car park kept to a minimum.*

- Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described;
- On completion of the construction works, volumes of recycled content purchased, recycled and landfilled materials must be collated;
- Identify materials used in high volumes; and,
- The workforce should be properly trained and competent to make sure storage and installation practices of the materials is done under high standards.



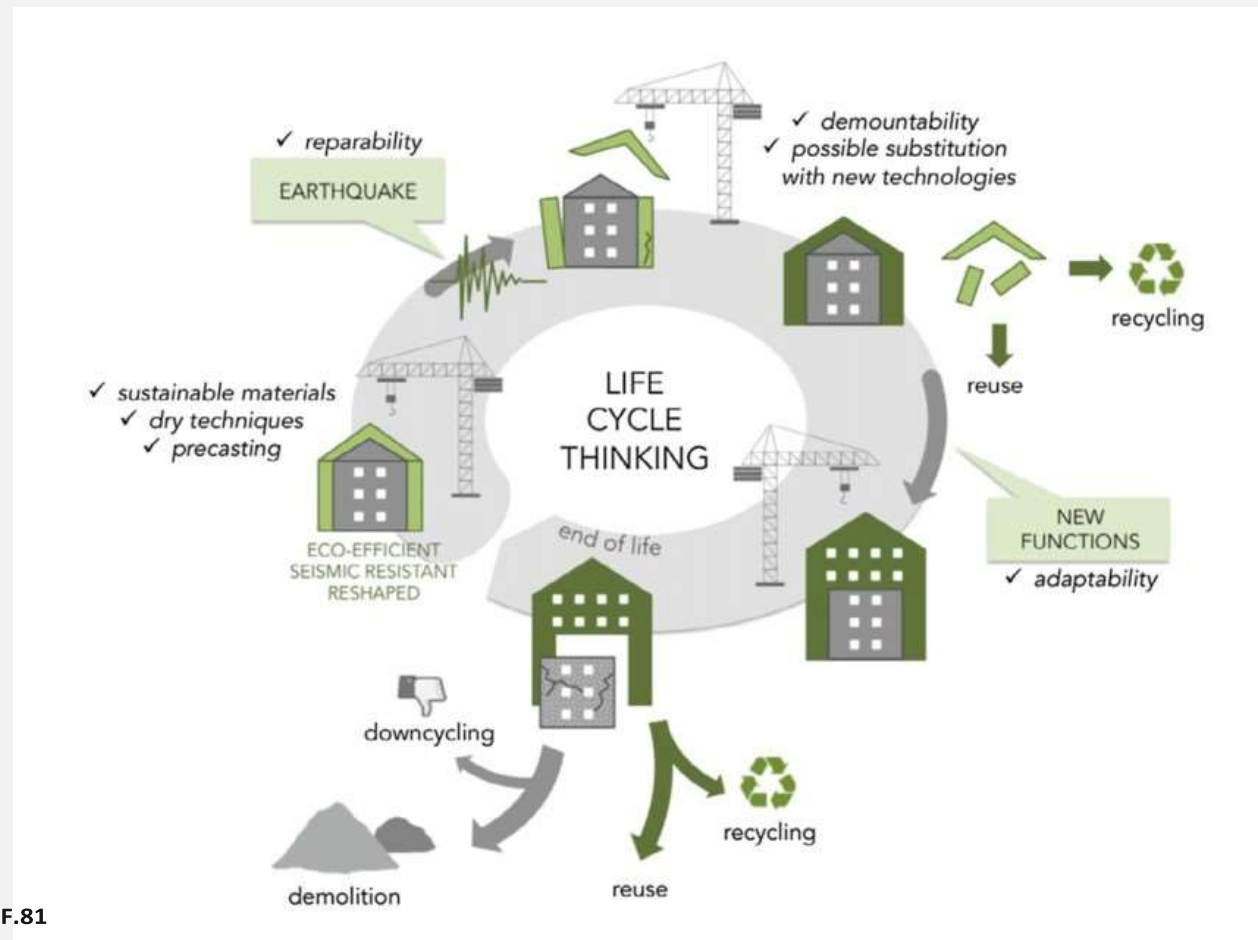
**F.80**

**Figure 79:** Diagram to illustrate the 4 main stages where waste management practices can be implemented.

### 3.5.4 Recycling materials and waste

To meet the government's target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings. Some actions for new development are:

- Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction;
- Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials; and
- Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well).



F.81

**Figure 80:** Diagram to illustrate the life cycle thinking for recycling materials and buildings. (Source: <https://www.researchgate.net/publication/319464500> Combining seismic retrofit with energy refurbishment for the sustainable renovation of RC buildings a proof of concept)

### 3.6 Checklist

As the design guidelines and codes in this document cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however,, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

# 1

**General design guidelines for new development:**



- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

## 2

### Street grid and layout:

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## 3 (continues)

### Local green spaces, views & character:

66

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

4 5 (continues)

#### Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

#### Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

#### Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens?  
How is this mitigated?

# 5

## Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

# 6

## Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

# 7

## Building heights and roofline:

# 8

## Household extensions:

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# 9

## Building materials & surface treatment:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

70

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?

- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

## 9

**Building materials & surface treatment:**

## 10

**Car parking:**



- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place and street scene?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Are electric vehicle charging points proposed?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?



Delivery

04

## 4. Delivery

### 4.1 How to use this guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality development in King's Somborne. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How they will use the design guidelines
<b>Applicants, developers, &amp; landowners</b>	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
<b>Local Planning Authority</b>	As a reference point, embedded in policy, against which to assess planning applications.  The Design Guidelines should be discussed with applicants during any pre-application discussions.
<b>King's Somborne Parish Council</b>	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
<b>Community organisations</b>	As a tool to promote community-backed development and to inform comments on planning applications.
<b>Statutory consultees</b>	As a reference point when commenting on planning applications.
<b>Local residents</b>	As a reference point when commenting on planning applications and planning policy consultation in the Neighbourhood Area.

## About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at [aecom.com](https://aecom.com) and [@AECOM](https://twitter.com/AECOM).

