

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday 17th October 2023

Time: 5.30 p.m

Venue: Main Hall, Crosfield Hall, Broadwater Road, Romsey,
Hampshire, SO51 8GL

**Southern Area Planning Committee – 17th October 2023
Update Paper**

The purpose of the report is to provide information on planning applications which has been received since the agenda was printed.

Report of Head of Planning

1. Background

- 1.1 Reports on planning applications are prepared for printing on the agenda some 10 days before the date of the Committee meeting but information and representations received after that time are relevant to the decision. This paper contains such information which was received before 10.00am on the date of the meeting. Any information received after that time is reported verbally.

2. Issues

- 2.1 Information and representations are summarized but the full text is available on the relevant file should Members require more details. The paper may contain an officer comment on the additional information, amended recommendations and amended and/or additional conditions.

7. **23/00847/FULLS (PERMISSION) 11.04.2023** **18 – 63**
SITE: Hill Farm Park, Branches Lane,
Sherfield English, SO51 6FH
SHERFIELD ENGLISH

CASE OFFICER: Graham Melton

8. **23/00266/OUTS (PERMISSION) 01.02.2023** **64 – 78**
SITE: Agricultural Barn at Bunny Lane,
Bunny Lane, Sherfield English
SHERFIELD ENGLISH

CASE OFFICER: Nathan Glasgow

APPLICATION NO.	23/00847/FULLS
SITE	Hill Farm Park, Branches Lane, Sherfield English, SO51 6FH, SHERFIELD ENGLISH
COMMITTEE DATE	17 th October 2023
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1.0 REPRESENTATIONS

1.1 Since the publication of the agenda report 3 additional third party representation has been received. A summary of their contents is provided below:

- Remain strongly opposed to the application site becoming more than what it is currently used, a part time caravan site.

Impact on the character and appearance of the area

- The application site is not in a built up area, and any kind of plan which puts an estate of permanent buildings – wood or otherwise, would ruin the aspect of Doctors Hill and its environs.
- The current landscape plan is reasonably sound in its contents providing it is adhered to as a minimum and adequate measures are taken to oversee its installation and most importantly maintenance.
- To date maintenance of woody plant material at the application site has been totally disastrous - undoubtedly to curb the amount of leaf fall and the effect of roosting bird life to the caravans onsite.
- In terms of specification of species, proposed extra heavy trees are fine.
- The proposed Prunus spinose (Blackthorn) and Cornus sanguinea (Common dogwood) heavy standard trees will not be available as trees.
- The proposed coniferous trees should be pinus sylvestris (Scots Pine) as it is the only british native.
- The proposed Prunus avium 'Stella' (Cherry) should be specified as Prunus avium Flore-Plena (Wild Cherry), Ulmus procera (English Elm) should be specified as Ulmus New Horizon, as one the Elms not prone to Dutch Elm disease.
- The proposed Pinus sylvestris (Scots Pine) is not suitable for hedging and the Ilex Silver Queen (Holly) is too suburban - the other species proposed are ok.
- The meadow areas are another consideration regarding management which is more demanding than grassed areas.
- The depth of all boundary planting should be increased to 5/6 metres rather than 3/4 metres as shown, as this will avoid unscrupulous mechanical pruning and therefore the disturbance to wildlife habitats.
- Broadening the width of native hedgerow would give a wider buffer.

Onsite biodiversity

- The biggest impact on wildlife populations will be light and noise pollution, this should be a major consideration with a development of this scale.

Appropriate Assessment

- TVBC have made fundamental errors with the use of the 2014 raw booking data.
- These fundamental errors are significant and must be remedied before the application comes to committee.
- TVBC have shown a lack of mathematical competence and there are other data issues such as incomplete site booking data, static caravan occupancy data, anomalies between TVBC calculations and applicant water usage values.
- TVBC has failed to ensure that their data is robust and precautionary.
- In particular an average figure of 2.66 is used for existing unit occupation, this should be 2.38.

Other matters

- Proposal is considered to be an attempt to build a housing estate by backdoor, similar to events at a similar site in Sutton Scotney.
- The application site was purchased by the current owners as a part-time, seasonal caravan site and paid the appropriate price.
- Feel the continual representing of planning applications is almost tantamount to harassment of local residents, who have to keep rebutting the never ending proposals.
- How often are they allowed to keep these applications coming?
- No doubt the applicants aim is that residents will eventually get fed up of rejecting their proposals and they will be enabled to build permanent houses on this greenfield site.

1.2 Set out below is the officer commentary on those matters within the additional representation letter.

1.3 Impact on the character and appearance of the area

The comments in relation to the proposed planting plan is noted. As set out in paragraphs 8.24 of the agenda report, the purpose of the proposed landscaping planting is to soften the appearance of the lodges occupying the proposed pitches. For the rationale stated in the agenda report it is considered the proposed planting is sufficient to achieve this objective. Whilst the feedback regarding the selection particular species of planting is noted, given the purpose is limited to providing additional strengthening of the existing boundary planting, it is not considered necessary to ensure the proposed species are completely native species or increase the depth of boundary planting to the suggested 5-6m. Should a particular species of planting become unavailable, the onus is on the applicant to submit a revised proposal if necessary.

1.4 Condition no. 13 secures further specification details for the proposed planting not positioned on the western boundary of the application site. Condition no. 14 secures the submission and approval of a 10 year landscape maintenance schedule to ensure all proposed planting establishes onsite and is maintained into the future. It is therefore considered that sufficient measures are in place to ensure the success of the proposed planting plans and ensure the proposal does not result in visual detriment to the character of the area.

1.5 Onsite biodiversity

As set out in paragraphs 8.34 to 8.43 of the agenda report, it is considered the proposal will avoid any materially significant harm to onsite species, including light and noise pollution particularly given the use of the application site as campsite currently.

1.6 Appropriate Assessment

The matters raised by third party representations in relation to the figures used for the Appropriate Assessment are considered in section 2.0 below.

1.7 Other matters

Third party representations have raised a number of matters which are not material to the assessment of the planning application. These include the previous purchase price of the application site, the submission of multiple applications and the alleged use of the current planning application as a way to secure the redevelopment of the application site for permanent housing. However, the purchase price of the application site is a private civil matter and every application is assessed on its own merits with the current proposal clearly defined as the redevelopment for an alternative type of tourism accommodation, not permanent housing.

2.0 **AMENDMENTS**

2.1 Appropriate Assessment

Since the completion of the previous Appropriate Assessment dated September 2023, it has been brought to the attention of the Local Planning Authority that there were inconsistencies within the Local Planning Authority's calculations attached as Appendix 3. These were identified as follows:

- Input of 30 days rather than 31 days for the month of October for the calculation of the theoretical maximum occupancy figures set out on tabs A and B.
- Use of incorrect seasonal occupancy figures for the calculation of the proposed scenario set out on tabs D and E.

2.2 The result of subsequent amendments to the calculations undertaken is as follows:

- The proposal will result in a reduction of 2,911 visitor stays per year (previously reported as 4,456)
- Sufficient capacity is available to ensure the proposal will achieve a reduction in overall visitor stays even in the event that occupancy rates per unit increase to 3.45 people per lodge, and a reduction in nutrient loading even in the event that occupancy rates rise to 3.1 people per lodge (previously reported as 4.3 for both).
- These buffers are greater than those previously identified for the Appropriate Assessment undertaken for the previous application reference 20/02385/FULLS.

2.3 An updated Appropriate Assessment has been completed on the basis of the revised figures set out above and a consultation request has been sent to Natural England. A return of a satisfactory consultation response forms one of the requirements within the officer recommendation to be completed prior to determination of the application. Critically, the LPA would not be able to issue the decision unless or until that point has been reached with Natural England.

2.4 Sensitivity testing of third party representations on nutrient output

Third party representations have been received setting out an alternative interpretation of the 2014 raw booking data set previously used to inform the Appropriate Assessment. In light of this Officers have undertaken a parallel exercise that assesses the effect of adopting that approach on nutrient loading. For the avoidance of doubt, undertaking that exercise should not imply that the method and input used by Officers to date is invalid or incorrect.

This alternative approach results in a 0.09 reduction in the occupancy rate for the existing pitches, falling from the reported average for 2014 of 2.47 people to 2.38 people per pitch. This average is based in part on a calculation whereby the average number of person nights (calculated from the total number of people per booking multiplied by the number of nights for that particular booking) is used instead of the average group size per booking (an average calculated from the total number of people visiting the application site divided by the total number of bookings).

2.5 If a reduction to the overall average of the existing occupancy rate of 0.1 is taken forward for the Appropriate Assessment, then the net reduction in visitors overall falls to 2,517 instead of the 2,911 reported in paragraph 2.2.

2.6 In addition, third party correspondence records different seasonal averages from the 2014 raw booking data than those used in the Appropriate Assessment. If these alternative seasonal averages were to be taken forward then the proposal would result in a net reduction in visitors overall of 2,197.

- 2.7 The combination of using both the alternative occupancy average and the seasonal occupancy rates would result in a net reduction of 1,917 visitors overall. In this scenario, the proposed maximum occupancy rate per pitch could rise to 3.4 people per lodge without triggering a net increase in visitors overall. In addition, the proposed maximum occupancy rate per lodge could rise to 2.95 people lodge without triggering a net increase in nutrient loading.
- 2.8 Therefore, whilst the use of the alternative data averages identified by third party representations decreases the overall net reduction in visitors, an overall net reduction in visitor numbers compared to the existing operation is still achieved within the current proposal. In addition, an overall net reduction in nutrient loading is also achieved. It is considered therefore that the approach undertaken to the current Appropriate Assessment is sufficient robust and precautionary. Although final comment from Natural England on the LPA's approach is awaited. Hence the recommendation set out below.
- 2.9 Restriction on occupation during the month of January
The conclusions set out above are based on the proposed restriction on occupancy during the month of January. To ensure this is achieved, a legal obligation will be included in the legal agreement to be completed prior to the determination of the planning application. The officer recommendation has been updated to specifically refer to this this requirement.
- 2.10 Condition 14
The wording for condition no.14 as set out on page 53 of the agenda report refers to a 5 year landscape management plan, however the response from the Landscape Officer advised a 10 year plan. The condition has been updated to require that
- 3.0 **APPENDICES**
- 3.1 Appendix 1
For ease of reference during the officer's presentation, a plan is attached as Appendix 1 identifying the different locations that the photographs have been taken from.

4.0 RECOMMENDATION

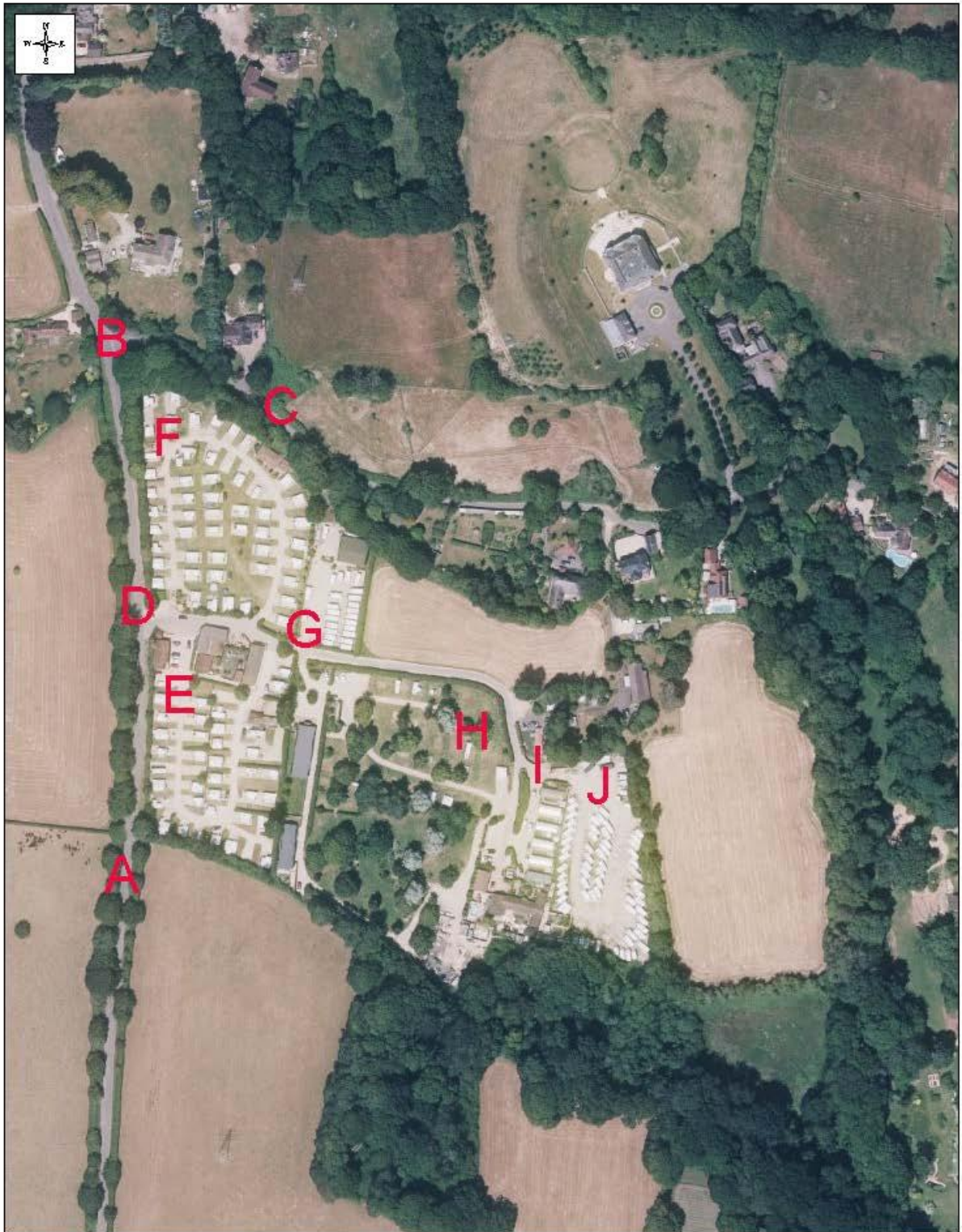
4.1 Delegate to the Head of Planning and Building for the following:

- **Receipt of a satisfactory consultation response from Natural England**
- **Completion of a legal agreement to secure the following restrictions:**
 - **Replicate the restrictions relating to The Holiday Park, as defined by the previous legal agreement completed under 11/00308/OBLS.**
 - **Secure the phasing of the development in accordance with the submitted phasing plan.**
 - **Secure an obligation preventing occupation of the holiday lodges the subject of this application during the calendar month of January.**

Then PERMISSION subject to conditions 1-13, 15-19, note 1 per the main agenda report and amended condition 14 as set out below.

- 14. Prior to the pitches hereby approved being brought into use, a schedule of landscape implementation and maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**
- Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

ArcGIS Web Map



Date: 16/10/2023

Scale: 1:2,500

Author: Test Valley Borough Council

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APPLICATION NO. 23/00266/OUTS
SITE Agricultural Barn At Bunny Lane, Bunny Lane,
Sherfield English, **SHERFIELD ENGLISH**
COMMITTEE DATE 17 October 2023
ITEM NO. 8
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1.0 AMENDMENTS

- 1.1 For clarity purposes the description of the proposed development has been amended. The change does not alter the scope, nature or scale of the development being proposed and no party has been disadvantaged in doing so.

Outline application for demolition of barn and removal of residential caravan and structures, and construction of dwelling (outline application - all matters reserved)

2.0 MINOR AMENDMENTS

- 2.1 Typo (para) 8.10. Reference to "Part O" should be "Class O".

3.0 RECOMMENDATION

PERMISSION as per the original agenda report recommendation.