

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday, 18<sup>th</sup> February 2020  
**Time:** 5.30 p.m.  
**Venue:** CROSFIELD HALL, BROADWATER ROAD,  
ROMSEY

**Southern Area Planning Committee – 18<sup>th</sup> February 2020  
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. **18/03235/FULLS (PERMISSION) 10.12.2018** **11 – 42**  
SITE: Bargain Farm, Frogmore Lane, Nursling,  
**NURSLING AND ROWNHAMS**  
  
**CASE OFFICER:** Mark Staincliffe
8. **19/00876/FULLS (PERMISSION) 17.06.2019** **43 – 67**  
Glebe Farm, Rectory Hill, West Dean, **WEST**  
**TYTHERLEY AND FRENCHMOOR**  
  
**CASE OFFICER:** Paul Goodman
9. **19/02193/FULLS (PERMISSION) 04.09.2019** **68 - 88**  
SITE: Dunwood Chipping Depot, Salisbury Road,  
**SHERFIELD ENGLISH**  
  
**CASE OFFICER:** Sarah Appleton
10. **19/02424/FULLS (PERMISSION) 15.10.2019** **89 – 103**  
Ganger Farm, Ganger Farm Lane, Romsey,  
**ROMSEY EXTRA**  
  
**CASE OFFICER:** Sarah Barter

<b>APPLICATION NO.</b>	18/03235/FULLS
<b>SITE</b>	Bargain Farm, Frogmore Lane, Nursling, <b>NURSLING AND ROWNHAMS</b>
<b>COMMITTEE DATE</b>	18 <sup>th</sup> February 2020
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## 1.0 **Corrections**

### 1.1 Description of Development

In August 2019 revised plans were submitted to the Council for consideration. These plans resulted in a reduction to the total number of units within the neurological nursing home from 61 units to 57. References within the report to 61 bedrooms should read 57. This error has occurred in the following paragraphs and sections of the report:

- New description of development is:

***Erection of a care home scheme comprising of an 80 bedroom nursing home to provide nursing, personal and dementia care and a 57 bedroom nursing home for people with neurological conditions with access and parking***

#### Paragraph 3.1

Should read 57 not 61

#### Conditions

Minor changes to the wording of conditions:

- 2 (to reflect minor revisions to some approved plans)
- 3 (levels details have been provided)
- 6 (To allow the provision of parking on site to be phased)
- 7 (Allow the development to be constructed in phases)
- 10 (Drainage detail have been provided)
- 15 (Reflects the change in the total number of beds)
- 16 (Reflects the change in the total number of beds)
- 2 x new conditions (To allow the provision of parking on site to be phased & provision of the landscape buffer to be provided prior to first occupation of any building)

## 2.0 **Consultations**

### 2.1 Highways (Southampton City Council)

Raise no objection subject to securing a contribution through a s106 agreement for improvements to the Frogmore Lane/Brownhill Way junction.

#### Officer Comment

For the reasons set out within the committee report and observations below, officers are of the view that such a contribution is unreasonable and contrary to s122 the CIL regulations which states:

A planning obligation may only constitute a reason for granting planning

permission for the development if the obligation is—

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development

2.2 The most recent comments represent a change from those received on 31 October 2019 where no objection was raised subject to a condition restricting occupation of the nursing home until the junction improvements proposed by Lidl (as part of their planning application) were delivered. It is important to note that officers are on the view that such a condition is unnecessary and could not reasonably be included within any grant of planning permission. Hampshire County Council Highways have reiterated their comments of no objection to the proposal, without the need for this development to provide a proportionate contribution towards infrastructure provision.

2.3 The position expressed by Southampton City Council (SCC) to other recent approvals for a Lidl supermarket (SCC planning reference 18/01045/FUL) and a Park & Ride and health campus, on the remainder of the Bargain Farm Site (reference 19/00374/OUTS) is summarised below.

#### 2.4 Lidl

A resolution (November 2019) to grant planning permission was recently agreed by SCC for a discount supermarket. This resolution intended to deliver the junction improvements either via Lidl delivering it before occupation, or by the provision of a financial contribution with no obligation to deliver before the first use of the supermarket. It is understood that Lidl are favouring the latter option for delivery of the improvements. The resolution of the committee is clear that the supermarket cannot be occupied without the improvements being undertaken. Furthermore, the report to committee makes it clear that Lidl are expected to deliver the reconfiguration of the Brownhill Way/Frogmore Lane junction. Taking into consideration the conclusions within the report and the resolution of the committee, two conclusions can be reached:

1. Junction improvements are not required; or
2. If junction improvements are necessary these are secured and delivered by the Lidl application.

#### Park & Ride

A resolution to grant planning permission was agreed at committee on 10 December 2019. In response to the Council's request for comments SCC raised no objection to the proposal and made the following observations:

*In terms of the Health Campus, the site does benefit from a planning consent of a slightly larger B1 element. As a result, the B1 element as part of this application will generate fewer trips than the extant permission*

The allocation of the site in the local plan and the (now expired) consent were taken into consideration by SCC for the Park & Ride site but not for this application. On reading the respective consultation responses SCC would appear

to have taken conflicting positions and considerations in assessing highway impact but with no justification for these differing positions.

Irrespective of the above and how the junction improvements are to be provided, officers and the HCC highway officer are in agreement that the nursing home development, as either a stand alone development or in combination with other committed developments, would not give rise to the need for any highway improvements to the Brownhill Way/Frogmore Lane junction and raise no objection to the proposal.

2.5 Natural England

2.6 Following the formal submission of the nutrient budget and appropriate assessment, Natural England has commented that insufficient mitigation land has been provided to offset the nitrogen load from the proposed development. As a result the area of land required to offset the development has been increased to 4.4ha to satisfy Natural England.

2.7 Appendix A

2.8 At paragraph 8.66 it states that a plan was attached at Appendix A. This plan was missing from the agenda and is now attached below. There are in fact now two plans as additional offsetting land was required to achieve nitrate neutrality.

2.9 Tree Officer

2.10 The tree officer had previously commented that a discrepancy exist with regard to tree planting. Changes have been made to the scheme to reflect these comments and a more comprehensive planting program has been provided. The Tree Pit Details are now acceptable.

2.11 Landscape

The landscaping between the boundary of Bargain Close and the application site will be planted with large (girth 20-25cm) and small (girth 12-14cm) native trees, these trees will be between 7-12 metres when mature. Previously they were noted as all large.

The approved landscaping for the Bargain farm development (14/00138 & 16/002583) shows the planting mix and some trees along the dwellings' rear boundary - Influence Plan (96)001B in the landscape management plan – there is no management height specified in the plan, however the P1 native mix will create a dense width of buffer, managed at a height by the dwelling owner. Some trees are shown on the Influence plan.

The tree on its own in the car park will need a below ground structural solution to survive and it should be noted on plan. Trees around the majority of the site appear otherwise ok in siting and choice/species. The length however alongside the car park edges is limited to allow significant soft landscaping.

Strips of ornamental planting are shown next to parking areas now – these appear to be restricted in terms of height and be small beds surrounded by hard landscaping - landscaping in here will have little impact within the wider scheme only offer softening at the end of a row and within the wider scheme.

### 3.0 **Planning Consideration**

#### 3.1 Need

Though mentioned within the report's conclusion that weight should be afforded to 'need' within the planning balance, no commentary has been provided with regards to need. As need is a material consideration in the determination of the application it is necessary to provide commentary on this matter.

3.2 The documentation accompanying the planning application estimates current need for this type of accommodation as 407 with this rising to 1257 in 2028. The figures provided and supporting evidence appears to be sound and there is no reason to contest these figures. Furthermore the application has been accompanied by information confirming the need for the specialist care unit, which would assist in freeing bed space within local and regional hospitals.

3.3 Since adoption of the TVBRLP the Government has published new Planning Practice Guidance which makes clear that the need to provide housing for older people is critical. Plan-making authorities are expected to set clear policies to address the housing needs of older people. The guidance states that where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.

3.4 The application under consideration would free up general needs housing. The development would also bring forward key social benefits by reducing hospital admissions and 'bed blocking'. It would enable the elderly and infirm to remain local to home and improve their well-being. As set out in paragraph 9.3 of the committee report, these benefits must be factored into the planning balance and afforded substantial weight.

#### 4.0 **Conclusion Update**

4.1 As harm to a designated heritage asset has been identified it is necessary to identify the public benefits that outweigh the harm. Though this has been undertaken to some extent within the conclusion in the agenda report recommendation, for the avoidance of doubt it is deemed necessary to undertake this and clearly set out these benefits in the context of Paragraph 195 of the NPPF.

4.2 As set out in paragraphs 8.22-8.29, the proposed development would result in harm to the setting of a listed building. As harm is identified the planning application would be in conflict with the TVBRLP and NPPF unless that harm can be outweighed by the public benefits of the scheme.

4.3 A number of public benefits have been advanced by the applicant to support the application. Overall, the proposal would provide much needed beds for care and specialist care. This type of housing would be a significant public benefit. The development would also lead to job creation both during the construction phase and in the running of the facility, the construction jobs would be transitory and only moderate weight should be afforded to this, whereas the jobs associated with the care provision would be long term job creation and can be afforded more weight.

- 4.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is clear that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses as heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- 4.5 The harm would be less than significant and as the site is an allocation within the local plan it is likely that an element of harm would have occurred had the allocation come forward for its originally intended use. For the reasons given above the public benefits are sufficient to outweigh the very minor identified harm to the setting of the Listed Building.
- 4.6 The proposal would therefore, accord with TVRLP Policy E9 and the NPPF.

## 5.0 RECOMMENDATION

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

**The completion of a legal agreement to secure the offsetting land to ensure the scheme is nitrate neutral, does not result in harm to Special Protection Areas and thus is in full compliance with the Habitats Regulations in perpetuity and management of the land, the provision of a financial contribution towards the implementation of Traffic Regulation Orders and then PERMISSION subject to conditions and notes:**

1. **The development hereby permitted shall be begun within two years from the date of this permission.**  
**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**  
**2313-HIA-01-ZZ-DR-A-0102\_P11\_Site Plan;**  
**2313-HIA--ZZ-ZZ-DR-A-0106\_Landscape Buffer**  
**2313-HIA-02-00-DR-A-0200\_P6\_Nursing Home Ground Floor Plan;**  
**2313-HIA-02-01-DR-A-0201\_P7\_Nursing Home First Floor Plan;**  
**2313-HIA-02-02-DR-A-0202\_P7\_Nursing Home Second Floor Plan;**  
**2313-HIA-02-ZZ-DR-A-0203\_P1\_Nursing Home Third Floor Plan;**  
**2313-HIA-02-ZZ-DR-A-0210\_P9\_Nursing Home Elevations Sheet 1;**  
**2313-HIA-02-ZZ-DR-A-0211\_P7\_Nursing Home Elevations Sheet 2;**  
**2313-HIA-02-ZZ-DR-A-0212\_P7\_Nursing Home Elevations Sheet 3;**  
**2313-HIA-01-00-DR-A-0220\_P7\_Neurological Nursing Home Ground Floor Plan;**  
**2313-HIA-01-01-DR-A-0221\_P7\_Neurological Nursing Home First Floor Plan;**  
**2313-HIA-01-02-DR-A-0222\_P6\_Neurological Nursing Home Second Floor Plan;**  
**2313-HIA-01-ZZ-DR-A-0230\_P8\_Neurological Nursing Home Elevations Sheet 1;**  
**2313-HIA-01-ZZ-DR-A-0231\_P8\_Neurological Nursing Home**

**Elevations Sheet 2;  
2313-HIA-01-ZZ-DR-A-0232\_P8\_Neurological Nursing Home  
Elevations Sheet 3;  
2313-HIA-01-RF-DR-A-2701\_P1\_Neurological Nursing Home Roof  
Plan;  
2313-HIA-02-RF-DR-A-2701\_P1\_Nursing Home Roof Plan 3155 103 F  
Landscape Layout;  
2313-HIA-ZZ-XX-DR-A-0106\_P1\_Existing and Proposed Levels;  
2313-HIA-ZZ-XX-DR-A-0301\_P1\_Proposed Site Sections;  
3155 201 C Structure Planting Plan;  
3155 301C Tree Pit Detail;  
1600-E-100 - External Lighting Layout - Rev P2;  
5486.101 - Access Road Scheme Layout;  
5486.102 - Clearance Layout (Bargain Farm Access Road);  
5486.103 - Surface Finishes Layout (Bargain Farm Access Road);  
5486.104 - Road Markings Layout (Bargain Farm Access Road);  
5486.105 - Levels Layout (Bargain Farm Access Road);  
5486.106 - Road Drainage Layout (Bargain Farm Access Road);  
5486.107 - Vertical profiles Layout (Bargain Farm Access Road);  
5486-111 Tracks Layout (Bargain Farm Access Road);  
5486-112 Tracks Layout (Bargain Farm Access Road);  
5486-113 Tracks Layout (Bargain Farm Access Road);  
5486.108 - Cross Section (Bargain Farm Access Road);  
5486.109 Construction Details (Bargain Farm Access Road); and  
5486.110 Construction Details (Bargain Farm Access Road).**

**Reason: For the avoidance of doubt and in the interests of proper planning.**

- 3. Development shall be undertaken in accordance with plan number 2313-HIA-ZZ-XX-DR-A-0106-Existing and Proposed Levels\_P1; and 2313-HIA-ZZ-XX-DR-A-0301-Proposed Site Sections\_P1.  
Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 4. The development hereby permitted shall not be occupied or brought into use until the access from Frogmore Lane, and highway improvements shown on the approved plans listed in Condition 2 has been provided in full accordance with these details and shall thereafter be retained as such at all times.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 5. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. Development shall be carried out in accordance with the approved details and thereafter retained.  
Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**
- 6. Prior to the commencement of the use or first occupation of the 57 bed nursing home for people with neurological conditions hereby**

**permitted, 62 car parking spaces plus the minibus space including disabled parking spaces, shall be constructed, surfaced and laid out in accordance with the approved plans. The area of land so provided shall be maintained at all times for this purpose.**

**Reason: To ensure sufficient off-street parking has been provided in accordance with the Test Valley Local Plan Policy T2 and in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 Policy T2.**

- 7. No development shall take place above DPC level of the nursing home for people with neurological conditions or nursing home to provide nursing, personal and dementia care until samples and details of the materials to be used in the construction of the external surfaces of the respective building hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**

- 8. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 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 Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.**

- 9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the application site other than those shown on the approved plans.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and Policy E2.**

- 10. The surface water and foul drainage shall be undertaken and maintained in accordance with the details and phasing contained within the Surface Water Strategy (Rev E) and its accompanying Appendices A-F.**

**Reason: To ensure that the development does not result in the deterioration of water quality and the loss, deterioration or harm to habitats or species of importance to biodiversity in accordance with**

- Test Valley Borough Revised Local Plan (2016) Policies E5 and E7.**
- 11. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.  
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
  - 12. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles within the confines of the site, lorry routeing and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction  
Reason: In the interests of highway safety and to ensure compliance with the Test Valley Borough Revised Local Plan (2016) Policy T1.**
  - 13. Full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted in writing to the Local Planning Authority for written approval prior to the commencement of the development. The approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.  
Reason: In the interests of highway safety and to ensure compliance with the Test Valley Borough Revised Local Plan (2016) Policy T1.**
  - 14. Prior to commencement of development, an Ecological Construction Method Statement (ECMS) and an Ecological Management Plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.  
Reason: to avoid impacts to protected species and to conserve and enhance biodiversity in accordance with policy E5 of the Test Valley Revised Local Plan DPD.**
  - 15. The North Western building (Neurological Nursing Home) shall provide overnight accommodation for no more than 57 residents on site at any one time.  
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of nitrate neutrality and the protection of Special Areas of Conservation (SAC) and Special Protection Areas in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5 and to ensure compliance with the Habitat Regulations.**
  - 16. The South Eastern Building (Nursing Home) shall provide overnight accommodation for no more than 80 residents on site at any one time.  
Reason: In order that the Local Planning Authority can exercise**

**control in the locality in the interest of nitrate neutrality and the protection of Special Areas of Conservation (SAC) and Special Protection Areas in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5 and to ensure compliance with the Habitat Regulations.**

- 17. The development hereby permitted shall be used for C2 purposes; and for no other purpose, including any other purpose in Class C; of the Schedule of to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of consistency with the Test Valley Borough Revised Local Plan (2016) Policies COM7, LE5, E5 and T2.**

- 18. Prior to the commencement of the use or first occupation of the 80 bedroom nursing home to provide nursing, personal and dementia care building hereby permitted, 42 car parking spaces including parking for blue badge holders, shall be constructed, surfaced and laid out in accordance with the approved plans. The area of land so provided shall be maintained at all times for this purpose.**

**Reason: To ensure sufficient off-street parking has been provided in accordance with the Test Valley Local Plan Policy T2 and in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 Policy T2.**

- 19. Prior to the first occupation or use of any building hereby permitted the landscaping buffer area as shown on plan number 2313-HIA--ZZ-ZZ-DR-A-0106\_Landscape Buffer shall be provided in accordance with the approved landscaping details and shall thereafter be retained and maintained in accordance with the approved details. Any plants which die during the first five years shall be replaced in the next planting season.**

**Reason: In the interests of amenity and the appearance of the locality in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1**

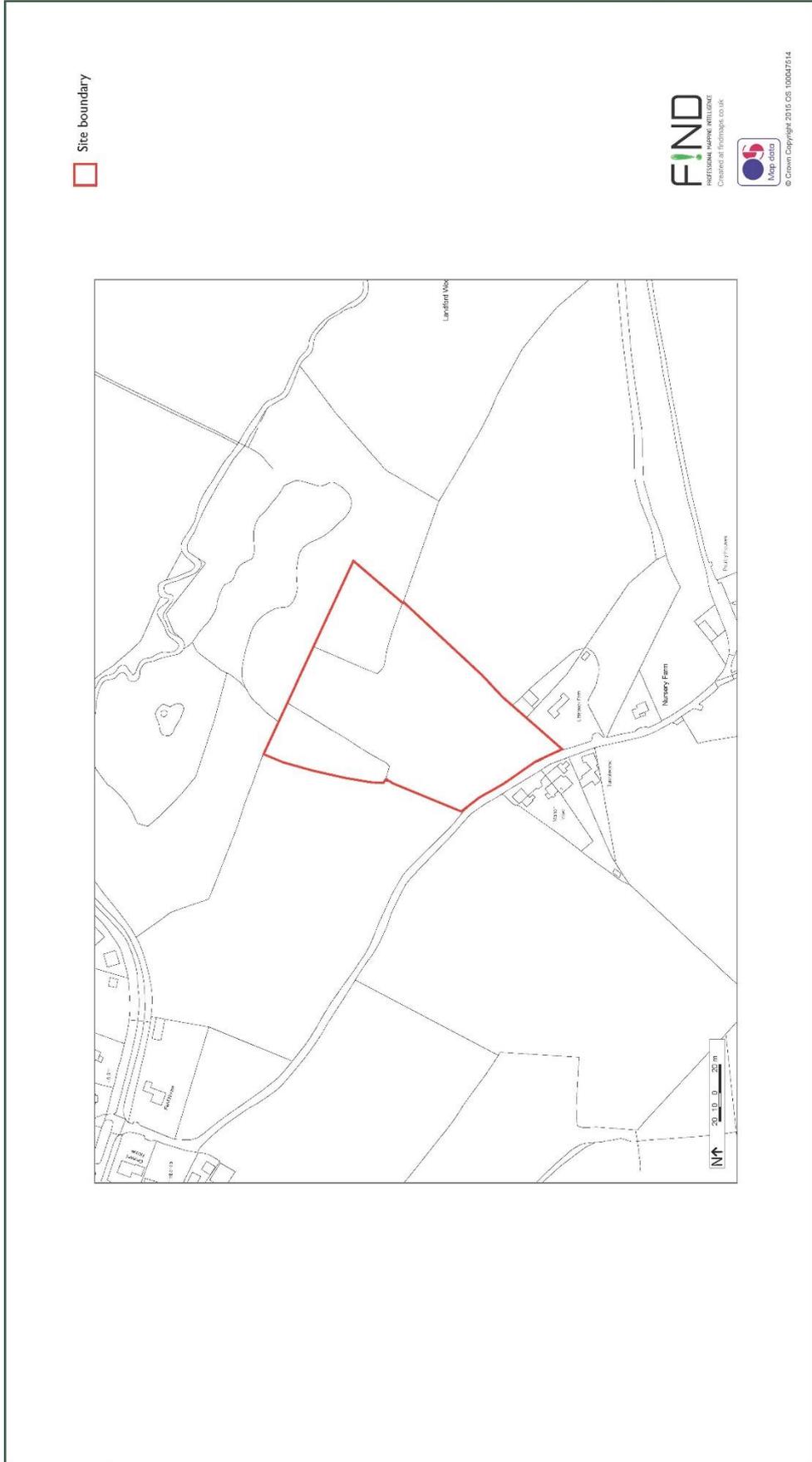
**Notes to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. You are advised that parts of your tree contain features which have the potential to be used as roosts by bats. The damage or disturbance of bats and their roosts is unlawful. You are advised to seek guidance before proceeding with consented works. Please contact Natural England on 02380 028 6410 or The Bat Conservation Trust on 0845 130 0228 for further information.**



LAND NEAR STOCK LANE, LANDFORD WOOD  
Client: Hamberley Development Ltd  
Date: 14 February 2020  
Scale 1:2,500 @A3

PLAN HAM25/2 ADDITIONAL OFFSET LAND



7a Pindock Mews, Little Venice, London W9 2PY, UK T: +44 (0)20 3713 8500 E: [contact@dominiclawsom.co.uk](mailto:contact@dominiclawsom.co.uk) [www.dominiclawsom.co.uk](http://www.dominiclawsom.co.uk)

DLBP Ltd is registered in England & Wales at the above address, number 7229435.  
VAT registration number 260 6370 18.



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<b>APPLICATION NO.</b>	19/00876/FULLS
<b>SITE</b>	Glebe Farm , Rectory Hill, West Dean, SP5 1JL, <b>WEST TYTHERLEY AND FRENCHMOOR</b>
<b>COMMITTEE DATE</b>	18 <sup>th</sup> February 2020
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## 1.0 **PLANNING CONSIDERATIONS**

### 1.1 Solent and Southampton Water SPA – Solent Neutrality

Following the submission of the nutrient budget for the proposal in support of the proposed development and mitigation strategy (para 8.36) Natural England has commented that the future mitigation land use will have a nitrogen load which needs to be taken into account. The original 0.4ha of mitigation land was not assigned a future nutrient load within the originally submitted calculation. In line with Natural England's recommendation a figure of 5kg/ha/yr has been used for this land within a revised calculation. As a result the area of land required to offset the development has been increased to 0.6ha. The applicant has agreed to the provision of the larger area of land to meet the mitigation requirement which can be accommodated at the application site as per the previous proposals.

1.2 With regard to the future management of the offset land the recommendation has been amended to remove the requirement for land to be removed from all agricultural production as some form of agriculture could be comprised within a suitable management plan. As a result the legal agreement would secure the provision of the offset land and details of its future management.

### 1.3 Landscape Character

As stated in the recommendation (para 8.19) the Landscape Officer has made a number of recommendations with regards species that would provide better year round screening and seasonality. It is proposed to secure these details by condition. In order to make the requirements clearer and more precise condition 6 of the recommendation has been amended.

## 2.0 **AMENDED RECOMMENDATION**

### 2.1 **Delegate to Head of Planning & Building for completion of legal agreement to secure;**

- **Secure the offsetting land to ensure the scheme is nitrate neutral in perpetuity.**
- **Future management of the offsetting land, and**
- **New Forest SPA contribution.**

**Then PERMISSION subject to amended condition 6 and conditions and notes as per the main agenda.**

#### **AMENDED CONDITION**

6. **No development shall take place above DPC level until full details of hard and soft landscape works have been submitted and approved.**

**Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The soft landscape proposals shall include details of soft boundary treatments to the outside edges of the site. Notwithstanding the submitted information suitable soft landscape proposals should be native species chosen to provide screening whilst retaining an informal character in the rural area.**

**The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.**

**Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**

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<b>APPLICATION NO.</b>	19/02193/FULLS
<b>SITE</b>	Dunwood Chipping Depot, Salisbury Road, Sherfield English, SO51 6FF, <b>SHERFIELD ENGLISH</b>
<b>COMMITTEE DATE</b>	18 <sup>th</sup> February 2020
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## 1.0 REPRESENTATIONS

### 1.1 **1 x Additional letter** objecting to the proposals on the following grounds (summarised):

#### Noise

- Grateful that conditions have been recommended to help mitigate some of the issues raised by objectors. However, believe that had you been provided with correct information internally, more conditions would have been justified. Specifically, the supporting information in the (agenda) report relating to noise issues contains a number of misleading, inaccurate and incorrect statements.

#### Worst case figure

- Report seeks to question, without evidence, worst-case figure of 120dB for the noise of an angle grinder at 1 metre. This figure is correct, and is based on several authoritative reports in literature which detail figures in the range of 105dB to 120dB. An angle grinder is a particularly noisy power tool very likely to be used in the proposed workshop, and is therefore highly relevant.
- Report states that a pile driver would only produce a noise level of 97dB at 1 metre – this is incorrect. This appears to relate to an atypical enclosed and specially silenced device. Typical pile driver at a distance of 1 metre would produce a noise level in the range 110-125dB, with the worst case being even higher.

#### Sound-proofing

- Analysis in original letter shows that to reduce the worst-case noise level at nearby properties in Newtown Road to acceptable levels would require the sound proofing of the proposed building to be improved by 20dB. This reduction could be readily achieved by applying acoustic lining panels to the interior of the building. This is a well-established approach and cannot understand why this obvious approach was not considered. Suggestion in the report what a 20dB improvement could only be achieved by constructing the building from stone is both incorrect and misleading.

#### Conclusion

- Urge you to reconsider your recommendations regarding noise mitigation. Content that the use of acoustic lining panels to reduce noise

transmission by 20dB should be a condition, and at the very least an independent noise survey should be carried out.

## 2.0 PLANNING CONSIDERATIONS

### 2.1 Noise

At the time of writing this update report the Council's environmental protection officer was considering the additional third party comments that have been submitted (summarised at paragraph 1.1 above). Comments from the environmental protection officer will be reported verbally to Members at the committee meeting.

### 2.2 Environment Agency comments

Paragraph 5.4 (page 71) of the agenda report notes that the Environment Agency (EA) have not raised any objection to the proposals subject to a condition. The condition requested by the EA relates to potential contamination and requires the applicant to stop work and submit a remediation strategy should any contamination be found at the site during construction. Considering the use of the site, it is considered that the condition recommended by the EA is appropriate and reasonable in this instance and condition 8 has thus been added to the officer recommendation.

### 2.3 Drainage

The proposal would include toilet facilities. The applicant proposes to dispose of foul sewage through a septic tank. It is understood that the site is not served by mains drainage and as such, the use of a septic tank in this instance would be considered acceptable in principle subject to the applicant gaining consent to discharge from the Environment Agency. Drainage is also controlled by Building Regulations.

## 3.0 AMENDED RECOMMENDATION

**PERMISSION subject to conditions and notes as per the agenda report plus the following additional condition:**

**08. If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.**

**Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.**

<b>APPLICATION NO.</b>	19/02424/FULLS
<b>SITE</b>	Ganger Farm, Ganger Farm Lane, Romsey, SO51 0QA, <b>ROMSEY EXTRA</b>
<b>COMMITTEE DATE</b>	18 <sup>th</sup> February 2020
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**1.0 PLANNING CONSIDERATIONS**

**1.1 Legal agreement**

The legal agreement continues to be processed between the Local Planning Authority and the applicant. It is not complete at this time and as such there is no change to the recommendation.

**2.0 RECOMMENDATION**

**No Change.**