

## Notice of Meeting

# Southern Area Planning Committee

**Date:** Tuesday 4 June 2019

**Time:** 5.30 pm

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

**For further information or enquiries please contact:**

Caroline Lovelock - 01264 368014  
clovelock@testvalley.gov.uk

**Legal and Democratic Service**

Test Valley Borough Council,  
Beech Hurst, Weyhill Road,  
Andover, Hampshire,  
SP10 3AJ

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)

**PUBLIC PARTICIPATION SCHEME**

*If members of the public wish to address the meeting they should notify the  
Legal and Democratic Service at the Council's Beech Hurst office by noon  
on the working day before the meeting.*

### **Membership of Southern Area Planning Committee**

#### **MEMBER**

#### **WARD**

Councillor A Finlay (Chairman)	Chilworth, Nursling & Rownhams
Councillor M Hatley (Vice-Chairman)	Ampfield & Braishfield
Councillor N Anderdon	Chilworth, Nursling & Rownhams
Councillor G Bailey	Blackwater
Councillor P Bundy	Chilworth, Nursling & Rownhams
Councillor A Dowden	Valley Park
Councillor C Dowden	North Baddesley
Councillor S Gidley	Romsey Abbey
Councillor I Jeffrey	Mid Test
Councillor J Parker	Romsey Tadburn
Councillor R Rowles	Andover Winton
Councillor A Ward	Mid Test
Councillor A Watts	Andover Millway

## **Southern Area Planning Committee**

Tuesday 4 June 2019

### **AGENDA**

**The order of these items may change as a result of members  
of the public wishing to speak**

- 1 Apologies**
- 2 Public Participation**
- 3 Declarations of Interest**
- 4 Urgent Items**
- 5 Minutes of the meeting held on 23 April 2019**
- 6 Information Notes 4 - 9**
- 7 18/03235/FULLS - 10.12.2018 10 - 36**  
  
**(OFFICER RECOMMENDATION: REFUSE)**  
SITE: Bargain Farm, Frogmore Lane, Nursling, SO16 0XS  
**NURSLING AND ROWNHAMS**  
CASE OFFICER: Mr Mark Staincliffe
- 8 19/00795/FULLS - 28.03.2019 37 - 48**  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: Land Adjacent Mill Lane, Sheffield English, Romsey,  
SO51 6FN, **SHERFIELD ENGLISH**  
CASE OFFICER: Miss Sarah Barter
- 9 Scheme of Delegations to Officers 49**

To approve the Council's Scheme of Delegations to Officers.

## ITEM 6

# TEST VALLEY BOROUGH COUNCIL SOUTHERN AREA PLANNING COMMITTEE INFORMATION NOTES

### **Availability of Background Papers**

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

### **Reasons for Committee Consideration**

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications (excluding notifications) where a Member requests in writing, with reasons and within the stipulated time span, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- To determine applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

## **Public Speaking at the Meeting**

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

## **Content of Officer's Report**

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

## **Status of Officer's Recommendations and Committee's Decisions**

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

## **Conditions and Reasons for Refusal**

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

## **Decisions subject to Completion of a Planning Obligation**

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

## **Deferred Applications**

Applications may not be decided at the meeting for a number of reasons as follows:

- \* The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- \* Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- \* The Committee may resolve to seek additional information or amendments.
- \* The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

## **Visual Display of Plans and Photographs**

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

## **Human Rights**

The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- \* Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- \* Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

## **Natural Environment and Rural Communities Act 2006 (NERC)**

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "*every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

### **Other Legislation**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016), and 'made' Neighbourhood Plans. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 19<sup>th</sup> February 2019 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:



- The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

## ITEM 7

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<b>APPLICATION NO.</b>	18/03235/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	10.12.2018
<b>APPLICANT</b>	Hamberley Development Ltd
<b>SITE</b>	Bargain Farm, Frogmore Lane, Nursling, SO16 0XS, <b>NURSLING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Erection of a care home scheme comprising of an 80 bedroom nursing home to provide nursing, personal and dementia care and a 61 bedroom nursing home for people with neurological conditions with access and parking
<b>AMENDMENTS</b>	Transport Statement. 18.12.18 Policy Rebuttal; Contaminated Land further report; Marketing Update 30.01.19; Revised Plans & elevations; Tree Pit details; Structure planting plan; landscape layout; Needs Assessment rebuttal; Marketing update; Highways Technical Note; Landscape Rebuttal; Drainage plans and appendices; site sections; 15.18.02.19 Design Review Panel Rebuttal; Artists Impressions; Gable Study; Shadow Analysis; Marketing Update, 03.05.19.
<b>CASE OFFICER</b>	Mr Mark Staincliffe

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site lies in the countryside and comprises of 1.4 Ha of undeveloped agricultural land towards the Southern edge of the Borough of Test Valley and within the Parish of Nursling.

2.2 The site is relatively flat, with two storey residential development to the north and west of the site and The David Lloyd Tennis Centre to the Northeast of the site. The Centre is elevated above the application site, with mature landscaping between it and the application site which has the effect of screening the Centre from the site.

2.3 The boundary to Southampton City Council cuts across the open fields in a west to east direction, with fields to the south of the application site in the administrative area of Southampton City Council.

2.4 Open fields lie to the Southwest of the application site, (south of the new residential estate at Bargain Farm). These open fields, with the application site, combine to form the allocated employment site referred to in Policy LE5: Land at Bargain Farm, Nursling of the RLP. This employment allocation is specifically allocated for B1 and B2 employment uses. A small southern section of the application site is also included in the allocated site referred to in policy T3 in the RLP. This allocation is for a Park and Ride Facility.

### 3.0 **PROPOSAL**

3.1 The proposal comprises the erection of two separate blocks providing for an 80 bedroom nursing home to accommodate nursing, personal and dementia care in one block and a 61 bedroom nursing home for people with neurological conditions in the second block. The proposal also includes a new highway access from Frogmore Lane, landscaping and parking for 105 cars and 10 bicycles.

3.2 The design comprises 2x 3 storey buildings, both in a vaguely 'H' form, in a north/south layout. Apexes project from elevations at set intervals and square bay windows or balconies are provided at the four northern ends. The shared access area between the buildings provides for servicing of the buildings and this is set behind a fence. A landscaping scheme has been submitted with the application to provide formal amenity areas and structural landscaping towards the perimeter of the site.

3.3 The application was accompanied by the following documents:

- Travel Plan and Transport Statement;
- Alternative Site Assessment Report;
- Aboricultural Impact Assessment;
- Drainage Strategy;
- Ecological Appraisal;
- Employment Land Report;
- Flood Risk Assessment;
- Ground Investigation;
- Heritage Statement;
- Landscape Visual Impact Assessment;
- Market Report;
- Planning Needs Assessment;

3.4 The submitted plans and supporting technical information sought to justify why development of the site for the uses proposed was appropriate and led to a policy compliant development.

3.5 The application documentation puts forward the case that though the site is not allocated within the RLP for the uses proposed, the proposal does accord with the development plan when read as a whole. Particular emphasis is placed on Policy LE10 and Policy LE5 of the RLP and the employment allocation at the site and the fact that this policy allows alternative uses to be permitted on allocated employment sites where specific criteria are met.

- 3.6 The applicant is also of the view that the proposal complies with the relevant policies in relation to detailed matters such as access, landscape, design, heritage and biodiversity. Taking these matters and the other benefits of the scheme, the applicant is of the view that permission should be granted.

#### 4.0 HISTORY

- 4.1 16/03171/FULLS- Creation of a new access from Frogmore Lane and access spur road into Bargain Farm to serve future development. Withdrawn 12.07.2017.
- 4.2 17/01773/SCRS Screening opinion under the Town and Country Planning (Environment Impact Assessment) Regulations 2017 - Erection of a care scheme comprising 80 bed care home and 61 bed rehabilitation centre, access and parking. EIA not required 21.08.2017.
- 4.3 17/01741/FULLS- Erection of a care scheme comprises an 80 bed Care Home providing nursing and dementia care and a 61 bed Neuro Rehabilitation Centre for people suffering with severe neurological conditions requiring long term support as well as respite or day care, together with access and parking provisions. Withdrawn 28.09.2017.
- 4.4 17/01600/FULLS- Creation of a new access from Frogmore Lane and access spur road into Bargain Farm. Refused 08.02.2018 for the following reason:

*The proposed vehicular access onto Frogmore Lane represents unjustified development in the countryside in that it has not been demonstrated that it is essential for the development to be located the countryside. The proposal therefore is contrary to Policy COM02(b) of the Test Valley Borough Revised Local Plan (2016).*

- 4.5 18/01484/FULLS Creation of a new access from Frogmore Lane and access spur road into Bargain Farm. Refused 06.08.2018 for the following reason.

*The proposed vehicular access onto Frogmore Lane represents unjustified development in the countryside in that it has not been demonstrated that it is essential for the development to be located the countryside. The proposal therefore is contrary to Policy COM02(b) of the Test Valley Borough Revised Local Plan (2016).*

#### 5.0 CONSULTATIONS

- 5.1 **Planning Policy:** Comment. (Summarised)

The Local Plan was adopted by the Council on 27 January 2016.

• Policy SD1 – sustainable development. There are no plan policies specific to the development proposed, although there are relevant and up to date policies which apply to the site (Policy LE5) and retention of employment sites (Policy LE10). The first part of the policy is therefore not relevant as the proposed development does not accord with the Local Plan. The second part of the policy is not engaged, as the relevant policies are not out of date.

Justification for each of the two elements of the care home development: specialist neurological care facility and nursing home, as an overriding need (to address the conflict with Policy LE5 and Policy LE10 unless this is satisfied).

- Policy LE5 – the site is allocated for Class B1 and Class B2 uses. (2ha). The proposed development would be for an alternative use (Class C2) which is contrary to this allocation. Sufficient justification is therefore required in order to demonstrate a departure from this policy.

- Policy LE10 – retention of employment land. Alternative use will be permitted provided that it conforms to criteria, including that it is no longer required for economic development needs of the area, and would not have a detrimental impact on the operation of the remaining occupiers of the site.

- 5.2 The policy presumption (Policy LE10) is that employment land be retained as such, and the site is allocated to meet the requirement for employment land over the plan period (to 2029) and as an allocation it is considered to be an existing employment site. Sufficient justification is therefore required in order to demonstrate a departure from this policy: material considerations in this respect would include overriding need and economic and employment benefits.

It is considered that the Park & Ride allocation, TVBRLP policy T3, is still required. This requires securing via a S.106 Agreement.

#### Appeal matters.

The Local Plan was found sound and recent PIns decisions and High Court challenge found that land at Adanac for class B1 use, in respect of TVBRLP policy LE6 was upheld. An appeal for a hospital at Adanac on allocated B1 land was allowed by PIns in 2011.

- 5.3 **Southampton City Council:** Objection

Lack of full detailed plan; staffing overall numbers suggested is 190 persons, in a shift pattern- parking facilities & trip generation questioned; [no staff hand over included in numbers where duplicate staff numbers required]; cumulative impact with regards Brownhill Way; design ensures overshadowing of amenity space for the majority of the day considered detrimental to occupants.

- 5.4 **Design Review Panel:** Objection

#### Panel response 2.

*Detailing:* Amended entrance detailing insufficient to enhance the approach to either building. The proposed gabling is considered a critical element of the concept of the design, requiring detailing currently lacking.

*Scale:* Sections are required to clarify levels. Potential height reduction to be considered.

*Layout and orientation:* there is a fundamental issue with the position and arrangement of the buildings on site. The car park receives the sunlight leaving some rooms potentially devoid of sunlight.

*Greater contextual analysis required.* The present scheme does not respond to its context. It is essential that a full site analysis is undertaken. No initial site constraints or contextual analysis were presented.

- 5.5 Panel response 1.  
Featureless sense of arrival; confusing entrances to buildings; detailing is confused; cross sections required with regards rooflines, ridges and eaves heights & adjacent existing development; could a basement be utilised to provide accommodation for utilities and decrease building scale and massing above ground?
- 5.6 **Conservation & Design Officer:** Objection. (Summarised).  
Proposed screening would not provide a substantial screen for the listed farm house in relation to the proposed development, with potential further harmful impact arising for its setting & therefore the significance of the listed building. No site sections or street elevations which include the heritage assets; Encouragement given for use of natural materials and high quality materials
- 5.7 **Highways England:** No objection.
- 5.8 **Southampton City Clinical Commissioning Group:** Comments. As an application which abuts Southampton City land, it has direct implications for the health and care services of the City. The proposal would have benefits:- increased nursing home beds for complex clients; for which there is an acknowledged need and for which a number of developments are planned to increase capacity; there are related concerns in relation to both primary care services and scarce clinical and care staff.
- 5.9 **HCC Highways:** No objection subject to conditions and a contribution towards a Traffic Regulation Order to restrict parking on and in the vicinity of Frogmore Lane.
- 5.10 **Local Lead Flood Authority:** No objection.
- 5.11 **Southern Water:** No objection subject to a condition.
- 5.12 **Tree Officer:** Comment.
- 5.13 **Landscape Officer:** Comment. (Summarised)  
Proximity of large native trees to the development and existing development; lack of information in the LVIA with regards the existing adjacent residential development; lack of shadow diagrams; lack of landscaped space appropriate to a development of this scale/use.
- 5.14 **Natural England:** No response.
- 5.15 **HCC Ecologist:** No objection. Given the scale of the development it is recommended that Natural England is consulted.
- 5.16 **Environmental Protection Team:** Comment: Monitoring results required for ground gas due to proximity to Landfill.

6.0 **REPRESENTATIONS** Expired 10.04.2019

6.1 **Nursling Parish Council:** Objection. (Summarised).

Contrary to the Local Plan allocation. Similar to the previous application but on a larger footprint and closer to houses on Bargain Close. Access from Frogmore Lane has been previously refused.

6.2 **Southampton University Hospital NHS (UHS NHS):** (Summarised).

In principle the scheme is supported subject to reservations in respect of scarce resources in particular scarce existing NHS staff.

6.3 **Objections: Lordshill Health Centre Primary Care Centre** – the local GP Practise does not have the capacity for such a development.

Further objections have been received from occupants of **1,3 & 4 Bargain Close, 47 Gover Road, Southampton, and 18 Tate Mews, Tate Road, Old Redbridge.**

Objections raised are in respect of: overlooking; scale and bulk result in loss of light, trees and wildlife; noise; highways impacts; design; amenity; in-combination impacts arising from other current applications related to the site; infrastructure costs; overlooking.

6.4 **Support: Dr CA Eynon,** Whiteparish. Consultant in Neurosciences Intensive Care to UHS.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2 (Settlement Hierarchy), LE5 (Land at Bargain Farm, Nursling), LE10 (Retention of employment Land and Strategic Employment Sites), LE17 (Employment sites in the countryside), T1 (Managing Movement), T2 (Parking Standards), T3 (Park and Ride at Bargain Farm, Nursling) E1 (High quality development in the Borough), E2 (Protect, conserve and enhance the landscape character of the Borough), E5 (Biodiversity), E7 (Water Management), E8 (Pollution), E9 (Heritage), LHW4 (Amenity)

7.3 Supplementary Planning Documents (SPD)

Infrastructure and Developer Contributions

New Forest SPA Mitigation- Interim Framework

Solent Recreation Mitigation Strategy

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of the development
- Loss of employment land
- Amenity of Existing Residents

- Highways impacts
- Contaminated Land
- Ecology
- Design
- Landscape
- Heritage impacts
- Trees
- Flooding and Drainage
- Highways

**8.2 Principle of Development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

8.3 COM2 presents the way the settlements, classified in the settlement hierarchy, will develop in the future. COM2 seeks to promote a sustainable pattern of development and sets out how the site identification process for strategic sites was undertaken. As a matter of fact the site is an allocation within the RLP Policy LE5 (Land at Bargain Farm, Nursling). Subject to compliance with this policy and the RLP as a whole, development can be supported.

8.4 The policy creates a presumption in favour of sustainable development within the defined limits of development and on allocated sites, with housing and residential institutions outside these limits of development only being brought forward subject to a number of exceptions which do not apply to this application.

8.5 In relation to limits of development, the RLP Inspector supported these in order to provide plan-led clarity, and saw no reason to extend these further due to the level of committed developments and proposed allocations set out in the RLP.

8.6 The applicant suggests that the proposal can be supported by virtue of Policy LE10 of the RLP as the land is no longer required to meet economic development needs. This position is not accepted and is examined in detail later in the report.

8.7 As an allocated employment site in the countryside, the development proposal is assessed under COM2a) and Policy LE10. RLP Policy LE10 states that employment land which has not yet been fully implemented, can be developed for alternative uses provided that the land is no longer required to meet the economic needs of the area.

**8.8 Loss of Employment Land**

RLP Policy LE5 requires the site to provide 2 Ha of employment land for B1 & B2 purposes. An area of 2017m<sup>2</sup> in the Northern portion of the allocation has been developed for housing and was permitted by planning application 14/00138/FULLS.



- 8.9 The remainder of the application site does not benefit from any extant permissions though planning application 19/00374/OUTS (Development of a park and ride, B1 and B2 uses; hospital, nursing home and residential education and training centre uses (C2); clinic, health centre, consulting room, day centre and non-residential education and training centre, retail and restaurant and cafe (A1 and A3) uses; storage and distribution (B8) uses) has been submitted to the Council for the remainder of the allocation and is pending consideration.
- 8.10 As the application is not for B1 or B2 use the proposal is not in accordance with the requirements of RLP Policy LE5.
- 8.11 In order to overcome the policy conflict with RLP Policy LE5 the applicants are seeking to justify the proposal through RLP Policy LE10 a) and have undertaken a marketing exercise. This exercise attempts to demonstrate that for the last 6 months, there has been insufficient demand for employment use on the site and that the land should be released for alternative uses.
- 8.12 The content of the report is noted. However, the recently submitted application on the adjacent site would indicate that there is a market for B1 and B2 units in the locality. Furthermore, there is no extant planning permission in place for B1 or B2 uses on the site, because the earlier consent has expired, which is a matter that may have discouraged businesses expressing an interest in the site.
- 8.13 It is also important to note that the Local Plan was only recently adopted and its purpose is to plan for development until 2029. During the examination of the local plan examining Inspector supported the Council's position on job creation and need for employment floor space. Notwithstanding the marketing information provided it is considered that there are factors, as discussed above, that demonstrate the release of this land at such an early time in the plan period would seriously undermine the strategic employment provision of the RLP. For the reasons set out above the planning application is considered to conflict with RLP policy LE10.
- 8.14 **Amenity of Existing Residents**  
Policy LHW4 of the RLP sets a number of criteria against which development proposals will be assessed in order to safeguard the amenity of existing and future residents, particularly in terms of overlooking, loss of privacy and any adverse impact in terms of loss of daylight/sunlight.
- 8.15 Overlooking  
In terms of the potential for overlooking and loss of privacy to the existing properties in Bargain Close, the layout provides a separation distance of less than 20m (from the rear wall of Number 1 to the rear wall of the proposed Specialist Care Unit) taking into consideration the size (3 stories in height) and the use of the proposed accommodation it is considered that this will result in significant adverse harm to the residential amenities of existing properties in Bargain Close.

- 8.16 It is accepted that the separation distance increases to 23 meters for the occupant's of number 3 but the scale of the proposal and number of windows overlooking these properties is also considered to be harmful to their residential amenities and this increased distance is not sufficient to overcome the harm identified. Furthermore, the proposal will directly overlook the private amenity space for these properties, which will also result in harm.
- 8.17 The supporting documentation places emphasis on the type of accommodation being provided and the nature of it being greatly different to a C3 unit due to the level of care provided. This is acknowledged, but it doesn't preclude overlooking or perceived overlooking from visitors, staff or occupants. Furthermore, the nature of the care is more likely to result in the use and activity in rooms at greater frequency and during all hours.
- 8.18 For the reasons set out above it is considered that by virtue of the size and scale of the proposal and the proximity of proposed windows to the rear elevations of 1-5 Bargain Close will result in loss of residential amenity to these properties and thereby conflict with policy LHW4 of the RLP. It is also noted that there are discrepancies in the plans showing the length of gardens of numbers 1-5 Bargain Close that purport to show the proposed building further away from the dwellings than that described above.
- 8.19 Overbearing Impact  
The proposed Specialist Care Unit will be 6m from the rear boundary fence of 1 Bargain Close and 14m from the rear fence of number 5. Taking into consideration that this proposed block is a continuous, unbroken monolithic block measuring 53m in length and between 12 and 12.5m in height it is considered to have a significant overbearing impact on 1-5 Bargain Close.
- 8.20 Not only will the proposal harm the residents in terms of use of their gardens but it is also considered to be harmful and overbearing from these properties habitable rooms as well. The outlook from the gardens and rooms will be oppressive and will result in extremely poor living conditions for the inhabitants of these properties by virtue of a significant sense of enclosure. For this reason the development is considered to conflict with policy LHW4 of the RLP.
- 8.21 **Heritage Impacts**  
Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon decision makers to have special regard to the desirability of preserving the setting of listed buildings.
- 8.22 The NPPF advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed by development within its setting.

- 8.23 The heritage statement submitted with the application indicates that some views of the proposal from the listed building (Bargain Farmhouse) will be possible, this observation is not disputed.
- 8.24 A comparison between the application submission, the existing property and the recently built out Bargain Close shows the significantly greater height of the proposed development in comparison with the heritage asset and the recently constructed properties. The sheer scale of the proposal (three stories and a sizeable roof) is at odds with the modest scale of the listed building.
- 8.25 A planning permission for residential development in close proximity to Bargain Farmhouse, involving the construction of new residential units, has been implemented and nearing completion. It is considered that this is a sympathetic approach to development in close proximity to a listed building and has ensured that it can still be fully appreciated within the public domain. Although the site has, inevitably, taken on a more domestic 'feel', the impact upon the immediate area, and thus the setting of the listed buildings is considerably less than that of the application scheme, which would introduce a substantial, poorly designed block in close proximity to a heritage asset incorporating materials which are at odds with the character of the area.
- 8.26 Currently the listed house is seen in the context of views over the fields and the recently approved residential development has retained that to some extent. As proposed, the new building will fill this view, and will be seen above the new housing in Bargain Close. The landscaping would not provide adequate screening and, given the proximity of the proposed building to the boundary at this North-western point, the listed house would no longer have any form of rural setting and the street scene would be somewhat dominated by this structure.
- 8.27 A distinction must be made between the impact that the housing in Bargain Close has had on the setting, and therefore its significance, and the potential further harmful impact of a development of the scale and proximity proposed in this application. It is acknowledged that the land is allocated in the RLP for employment uses (B1/B2) and so it is reasonable to anticipate some change to the setting of the Listed Building will arise in the future. The issue in relation to this scheme is that the proposal does not accord with the RLP in terms of anticipated uses and the sheer scale and relationship with the Listed Building is harmful. The harm caused by the development proposed is real and is entirely avoidable.
- 8.28 For the reasons set out above, less than substantial harm would be caused to this heritage asset. Paragraph 195 of the NPPF confirms that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Policy E9 of the RLP is consistent with this requirement.

- 8.29 This harm could easily be avoided through the redesign of the proposal and changing the siting within the site and its scale. The benefits in providing a care home and nursing home are noted but are not considered to be a public benefit that would outweigh the harm identified.
- 8.30 Were the principle of development to be considered acceptable on this accommodation could be provided without resulting in harm to a heritage asset therefore the public benefits put forward do not outweigh the harm identified and thus contrary to the NPPF and Policy E9 of the RLP. This is a matter that must weigh against the proposal in the planning balance.
- 8.31 **Contaminated Land**  
Further evidence has been provided by the applicant to demonstrate that gas protection measures were not required. The monitoring results contained within the amended contaminated land report conclude that the site can be classified as Low Risk, according to the (now revised) British Standard 8485, and that gas protection is not required. Taking into consideration the content of the report it is concluded that there is no conflict with Policy E8 of the RLP.
- 8.32 **Ecology**  
The development will result in a net increase in C class (residential type) accommodation within 13.6km of the New Forest Special Protection Area (SPA) and within 5.6km of the Solent and Southampton Water SPA. To address this issue, Test Valley Borough Council has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues.
- 8.33 Taking into consideration the nature of the accommodation provided further clarification is being sought from the County Ecologist as to whether these payments are required and would meet the relevant CIL tests. Members will be updated on this matter via an Update Paper prior to the Southern Area Planning Committee meeting.
- 8.34 **Design**  
The design of the proposal is addressed within RLP Policy E1, which requires development to integrate, respect and complement the character of the area, not detract from the dominance of key landmark buildings, whilst also laid out to provide connectivity between spaces, whilst respecting the character of the surrounding area and neighbouring uses. Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.
- 8.35 The approach adopted by the applicant is disappointing and appears to have not adequately assessed the site constraints, opportunities and character of the area in reaching the design solution proposed.

- 8.36 The site layout and orientation is ill-conceived . The car park occupies the southern, sunnier location, with the accommodation wings of nursing homes to the north, due to the orientation of the site and sheer size and scale of the proposed development it will result in heavily shaded living environment for habitable rooms and the amenity space provided to the units. Furthermore the reorientation/redesign of the units is likely to take built development away from the listed building and thus reducing the harm to its setting.
- 8.37 Moving onto the height of the building and proximity to adjoining properties this is clearly out of context with the site and immediate neighbouring uses. The scale of the buildings are imposing and out of scale with the adjacent dwellings at Bargain Farm and the surrounding area. This is further compounded by the confused pallet of materials proposed and the lack of consideration towards the sensitivities of the site and use of appropriate materials.. As such, it is considered that the proposal is in conflict with RLP Policy E1.
- 8.38 **Landscape**  
Landscape matters are addressed in terms of RLP Policy E2, which requires developments to protect, conserve and enhance the landscape character of the Borough.
- 8.39 The submitted arboricultural impact assessment, and landscape visual impact assessment indicate the provision of quantities of landscaping and planting, however they are lacking in certain respects. Drain runs and manholes/inspection chambers are clearly shown within rooting zones and cell structures for trees in hard landscaping which is likely to cause conflict and may later necessitate tree removal which would be detrimental to the scheme. Attenuation tanks are also shown where tree rooting cell areas are and therefore likely to cause conflict.
- 8.40 It is not considered that the proposal is accompanied by a landscaping scheme required to help a building of this size integrate easily into the environment.
- 8.41 As set out earlier in the report, the proposed units are large monolithic blocks lacking in any design quality, articulation, detailing or local distinctiveness. Due to the sheer size and scale of the units it is unlikely that landscaping in the short or medium terms will assist in assimilating the development into the local landscape. Though the quality of the landscaping in isolation may be acceptable it is not appropriate for the development proposed. For the reasons set out above it is considered that the proposal will result in harm to the character and appearance of the area and thus conflict with RLP Policy E2.
- 8.42 **Trees**  
A large, mature and visually significant Oak is located off site but close to the northern corner of site. This represents the only arboricultural constraint with regard to the development. The extent of new tree planting as proposed, including landscape the buffer to north and east, tree and hedge planting around other margins and proposed tree planting within parking areas, is supported in principle.

8.43 Discrepancies still exists with regard to proposed tree planting between that shown upon the Harrisirwin Proposed Site Plan 2313 HIA ZZ DR A 0102 rev P6 15.2.19 and that on the TPM landscapes Tree Pit Details plan 3155 301 14.02.19 revision A. The former is a preferable scheme allowing for more comprehensive planting program. Were the application to be supported this matter could be controlled by condition. There is therefore no concern, subject to conditions with regards to tree protection and the scope of the proposed tree planting. In this regard only the development is considered to conform with RLP Policy E2.

**8.44 Flooding and Drainage**

During the consideration of the application additional evidence and details have been submitted by the applicant to demonstrate that the proposal does not have an adverse impact on surface water drainage and localised flooding. Having considered the revised information officers are satisfied that the proposal would comply with Policy E7 of the RLP and suitable conditions could be added to control the final detailed design of the drainage.

**8.45 Highways**

Highways matters are assessed within RLP Policies T1 Managing Movement, T2 Parking Standards and T3 Park and Ride at Bargain Farm, Nursling.

**8.46 Parking Provision**

Adopted parking standards would dictate a minimum of 1 space per member of staff plus 1 space per 4 units plus an additional 1 space per 5 units for visitors. However, the submitted application makes a case that the spaces allocated per units is not relevant to this application as the residents/patients at the care facility would not have access to a car on-site. This presumably is due to the nature of their respective care needs.

8.47 The submitted application makes the case that it is unreasonable to provide 1 space per member of staff due to the nature of shift pattern working and due to the case, that not every member of staff would drive to and from the development and require a car parking space in this regard. The total parking provision is proposed at a level of 105 spaces which includes 10 dedicated disabled bays plus the addition of 1 mini-bus parking bay. This results in a provision of 28 spaces for visitors and 77 spaces for staff plus one mini-bus parking bay. In addition, 20 covered cycle spaces are proposed.

8.48 In order to assess the likely level of parking demand from staff, the submitted application utilises 2011 travel to work census data for the Nursling Hillyfields area. This data would suggest that 78.2% of persons utilise a private car for travelling to/from work. In addition the peak levels of staffing would be at times when local bus services are running.

8.49 The result of which would suggest a peak parking accumulation for staff of 75 spaces. This does not take into account any Travel Plan measures that may be presented with the accompanying Travel Plan.

Though this falls short of the Council's adopted standards a flexible approach can be taken if justification is provided. It is considered that the above represents a sufficiently robust assessment of the likely parking demand and as such the provision of 105 spaces in total would not lead to any material parking demand issues. Therefore it is considered that the level of parking provided is adequate for the site specific circumstances and there is no conflict with RLP Policy T2.

8.50 Highway Access

Highways access is assessed within RLP policy T1, which requires development to be safe, attractive, in character, functional and accessible, without adverse impacts on function, safety or character of and accessibility to the local and strategic highways network.

8.51 The application is submitted with a Travel Plan and Transport Statement, (September 2018) and a Supplementary Technical Note, (February 2019), which indicate that the proposed development will have a negligible impact on the Frogmore Lane/Brownhill Lane junction.

8.52 Highways impacts arising from the proposed development are considered in respect of roads and footways under the jurisdiction of Hampshire Highways, and Southampton City Council. The applicant has accepted an in-principle provision of a contribution towards a Traffic Regulation Order to restrict parking on Frogmore Lane. This would be secured via a legal agreement that has not been signed to date.

8.53 The application site contains 105 car parking spaces, with 190 staff proposed, 123 of which will be on site at any one time. Trip rates examples as provided by the submitted data, derive from developments without the large car park and staffing combination required of the proposal site. These trip rates are therefore considered rather low.

8.54 In addition, peak traffic assessment times are expressed more briefly than expected, only from 08:00 to 09:00. With staff hand over at 07:00, the submitted traffic flow projections would completely omit peak on site traffic flows and some off site rush hour traffic. Peak hour traffic is from 07:00 to 09:30 and 16:00 to 18:30. The response from Southampton City Council also indicates that the Frogmore Lane/Brownhill Way junction is at or above capacity already. Therefore any additional trips would have a significant and cumulative impact. In addition to these concerns with regards to vehicular traffic, pedestrian access provision appears to lack integration or coordination with the existing pedestrian movement. Pedestrians from Lower Brownhill Road would have to criss-cross between the pedestrian island, Frogmore Lane and back again. This is considered outside the pedestrian desire line.

- 8.55 Due to the lack of appropriate traffic impact data, lack of an agreed S.106 agreement in respect of the required Traffic Regulation Order and lack of functional pedestrian access to the site, the proposed development has not addressed the requirements of highways safety and in-combination impacts of the development with adjacent highways networks and development and is thereby contrary to RLP policy T1.
- 8.56 Access From Frogmore Lane  
The application seeks to provide access from Frogmore Lane, contrary to the requirements of RLP Policy LE5. It is noted that Map H does show an access from this road. However, paragraph 1.16 of the RLP clearly states that should there be any conflict between the written statements and proposal maps, the written statement prevails. Given the appraisal above, it is clear that there is no essential requirement for the development to be in the countryside and therefore there is no need for the access being proposed onto Frogmore Lane. As such the proposal is in conflict with RLP Policy LE5 and COM2 b) and no justification has been provided as to why the revised arrangements should be supported.
- 9.0 **CONCLUSION**
- 9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that “determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 9.2 As set out above and in the conservation consultation response, the proposed development would result in harm to the setting of a listed building and character of the area (RLP policies E2 & E9). Furthermore, it would result in conflict with strategic policies of the RLP including COM2 & LE5. As harm has been identified, the planning application would be in conflict with the RLP and this should be afforded substantial weight in the section 38(6) balance
- 9.3 Although the applicant has not challenged the Council’s housing land supply position, it can demonstrate a 5 year supply of housing land. Furthermore, the outcome of the first year of the Housing Delivery Test (HDT) for November 2018 have been published by Government, based upon performance over the previous three years 2015/16, 2016/17 and 2017/18. Test Valley Borough Council achieved 265% which means the Council have successfully passed the HDT for 2018.
- 9.4 As relevant policies in the plan are not absent, silent or out of date paragraph 11 of the Framework is not engaged. The Council is therefore in the position of carrying out a straight balance, in decision making that means determining the application in accordance with the development plan unless material considerations indicate otherwise.
- 9.5 Harm to residential amenity of existing dwellings has been identified and thus conflict with RLP Policy LHW4. This is a matter which should be afforded significant weight.



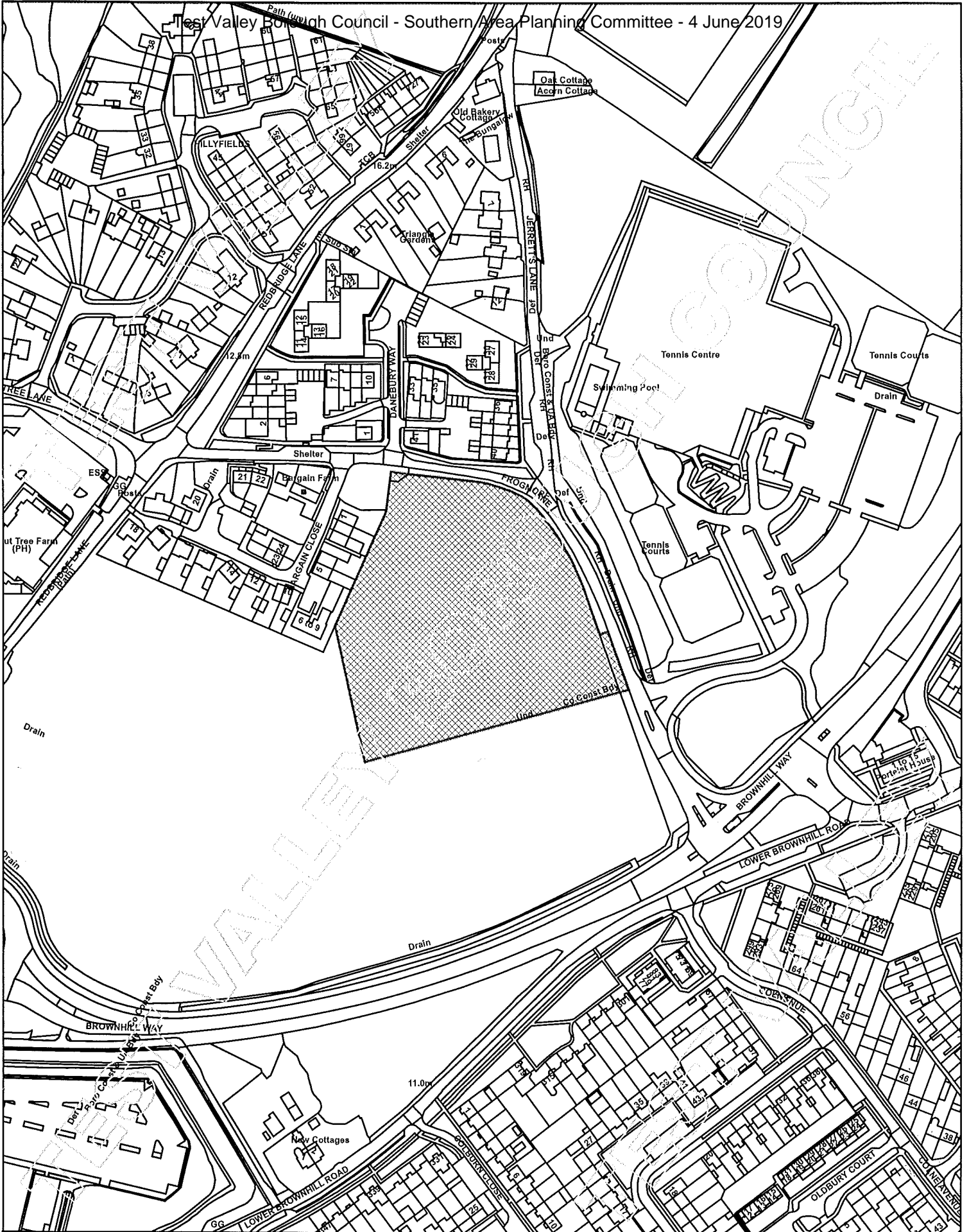
- 9.6 Due to the size, scale, mass and poor quality design of the proposal conflict with RLP Policy E1 has also been identified. This is a matter which should also be afforded significant weight.
- 9.7 Due to the lack of appropriate traffic impact data, lack of an agreed S.106 agreement in respect of the required Traffic Regulation Order and lack of functional pedestrian access to the site, the proposed development has not addressed the requirements of highways safety and in-combination impacts of the development with adjacent highways networks and development and is thereby contrary to RLP policy T1. This should be afforded significant weight in the planning balance.
- 9.8 A number of public benefits have been advanced by the applicant to support the application. Overall, the proposal would provide specialist care homes outside of a settlement on land allocated for employment. The accommodation would be a public benefit but is diminished by the Council's proven ability to deliver housing.
- 9.9 In environmental terms, it is suggested that the scheme offers opportunities for enhancement through landscaping. While there remains detailed concern of the effectiveness of the landscaping scheme, it would not overcome the fundamental incongruity of the scheme in relation to the heritage assets and immediate area. Furthermore, this is a mitigation factor and should be given minimal weight and would be required for any application or development on site.
- 9.10 In economic terms the proposal would provide construction jobs during its build out. These jobs would be transitory and only limited weight can be afforded to this point. It has also been suggested that economic benefits would accrue to local shops and services. However, there is no evidence that these are in need of additional finance other than to mitigate the effects of the development proposed, additionally other than people working at the site the facility is unlikely to offer any realistic benefit to the local economy. Thus, little weight should be afforded to this matter.
- 9.11 The benefits outlined above are not considered sufficient to outweigh the harm that has been identified to the specified loss of land to meet the industrial requirement of the RLP Plan period, heritage assets, character of the area and residential amenity of existing residents. The Heritage asset is an irreplaceable resource and should be conserved in a manner appropriate to their significance. Although the harm would be less than significant, it would still be both real and serious. Some public benefits have been identified but these are generic benefits and could be provided by any site, and a site that does not have a detrimental impact on the setting of a listed building, character of the area and residential amenity of existing properties. For the reasons given above the public benefits are not sufficient to outweigh the identified harm to the setting of the Listed Buildings.

- 9.12 Placing all of these factors and all of the relevant material considerations in the balance, it is considered that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits
- 9.13 Overall, it is considered that the application is contrary to the development plan, and is not otherwise justified by material considerations, including national policy in the NPPF. For those reasons, the application should be refused.

#### 10.0 **RECOMMENDATION**

##### **REFUSE for the following reasons:**

1. **The application site is allocated for employment (Classes B1 and B2) purposes in the Adopted Test Valley Borough Revised Local Plan, 2016 Policy LE5. The proposal has failed to provide appropriate justification for the loss of this employment land and is thereby contrary to Test Valley Borough Revised Local Plan Policies LE5, LE10 and COM2.**
  2. **Due to the lack of appropriate traffic impact data, lack of an agreed S.106 agreement in respect of the required Traffic Regulation Order and lack of pedestrian functionality to the site, the proposed development has not addressed the requirements of highways safety and in-combination impacts of the development with adjacent highways networks and development and is thereby contrary to Test Valley Borough Revised Local Plan Policy T1.**
  3. **The design of the Nursing Homes by virtue of their size, layout, mass, bulk and monolithic design is considered to equate to poor quality design which would have an adverse impact on the character and appearance of the immediate area, in terms of scale, layout and appearance and would thus be contrary to Test Valley Borough Revised Local Plan Policies E1 and E2 and the NPPF.**
  4. **The proposed development by virtue of its siting, size and design would be harmful to the setting and integrity of the heritage asset. The proposals are thereby contrary to NPPF para 193 as the proposal would not conserve the heritage asset in a manner appropriate to its significance. Furthermore the development would lead to less than substantial harm to the significance of the designated heritage assets and although there is some public benefit by building C Class housing, this does not outweigh the harm caused to the heritage assets, the proposal would therefore also be contrary to the Test Valley Borough Revised Local Plan Policy E9.**
  5. **The development by virtue of its height, length, design and location in relation to 1-5 Bargain Close would result in a poor, oppressive and overbearing outlook for these properties and thereby resulting in loss of residential amenity. Furthermore, by virtue of the number and location of windows on the proposal and proximity of these to 1-5 Bargain Close these properties would suffer from a loss of privacy by virtue of overlooking and perceived overlooking into their principal habitable rooms and outdoor amenity space contrary to Test Valley Borough Revised Local Plan Policy LHW4.**
-



WATERLOO



**Siteplan**



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Rev	Date	Description	Drawn By	Checked By
P1	28.01.18	Planning Submission	BG	JH



Aske Stables, Aske, Richmond, North  
 Yorkshire. DL10 5HG  
 t: 01748 825675  
 e: enquires@harrisirwin.com  
 w: www.harrisirwin.com

**Project:**  
 Adanac Park  
 Southampton

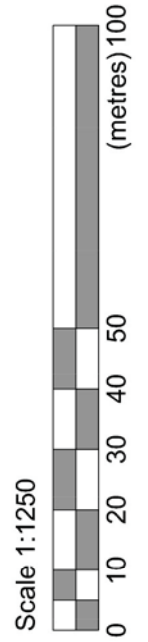
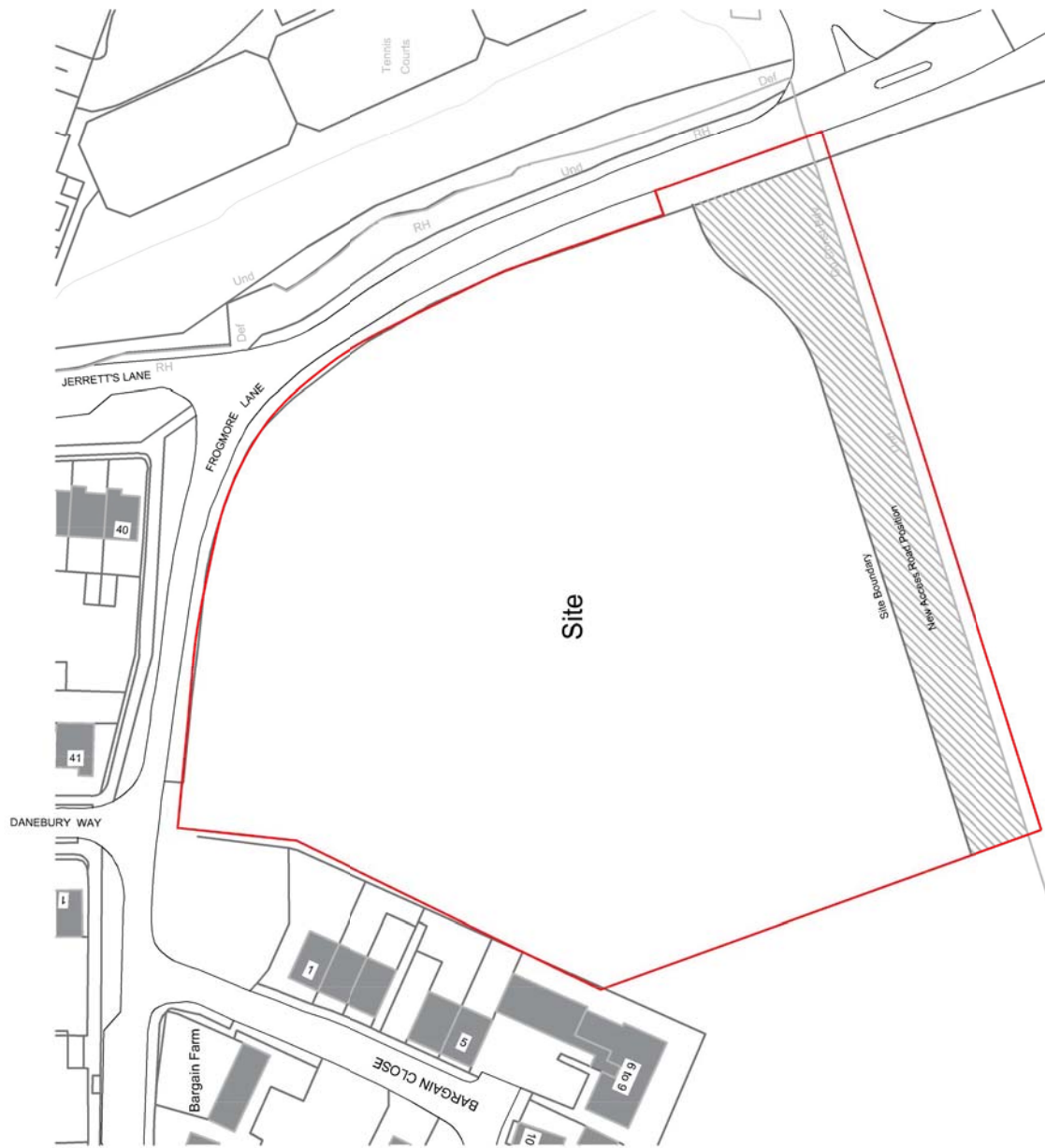


**Client:**  
 Hamberley Development

**Drawing Title:**  
 Site Location Plan

**PLANNING**

HIA Project Number	Scale @ A3	Suitability
2313	1:1250	S3
Project Originator	Volume Level	Type Role
2313 - HIA - ZZ - ZZ - ZZ - DR - A	- A	- 0100



Site Location Plan  
 1:1250 @ A3

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Rev	Date	Description	Drawn By	Checked By
P1	28.09.18	Planning Submission	BG	JH
P2	10.01.19	Update to reflect DPR Comments	BG	JH
P3	16.01.19	Pathways added and parking rationalised	BG	JH
P4	18.01.19	Tracking added	JPH	BG
P5	07.02.19	Site Plan issued for consultants input	JPH	BG
P6	15.02.19	Pedestrian visibility splay added	JPH	BG

**harrisirwin**  
 architects & designers

Aske Stables, Aske, Richmond, North  
 Yorkshire, DL10 6HG  
 t: 01748 825675  
 e: enquiries@harrisirwin.com  
 w: www.harrisirwin.com

**Project:**  
 Adanac Park  
 Southampton

**Client:**  
 Hamberley Development

**Drawing Title:**  
 Proposed Site Plan

**PLANNING**

HA Project Number  
 2313

Scale @ A2  
 1:500

Subsidiary  
 S3

Project Originator  
 HIA - ZZ - ZZ - DR - A - 0102

Level  
 Type  
 Role  
 Number

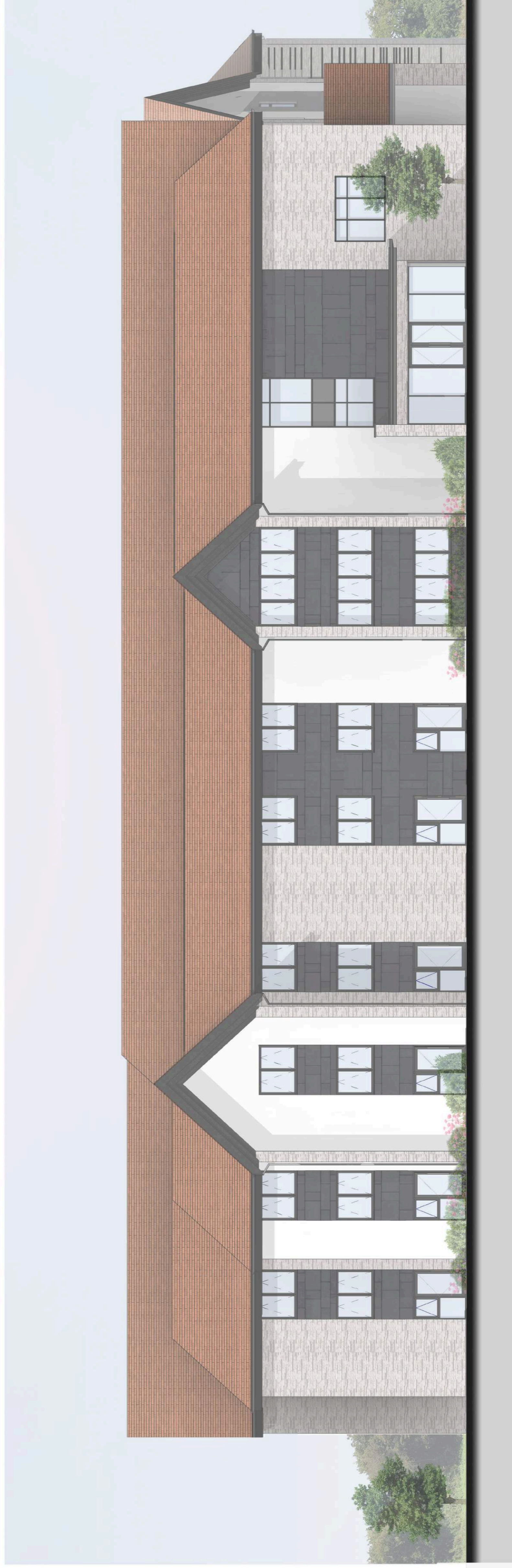




**1** South Elevation






1 : 100

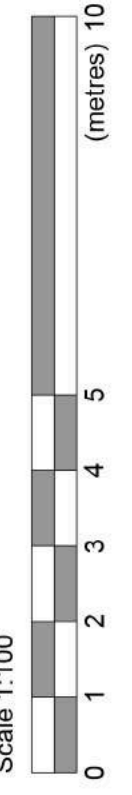
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**2** West Elevation

1 : 100

-  Fibre Cement Metallic Cladding
-  Terracotta Plain Tiles
-  RAL 7016 to Windows, Door and Facias
-  Grey Blend Bricks
-  Off White Render



Rev	Date	Description	Drawn By	Checked By
PS	27-09-18	Planning Submission	BG	JH
PS	14-02-19	Updated Planning Drawings Following DMP	BG	BG

**harrisirwin**  
architects & designers  
Aske Stables Aske, Richmond, North  
Yorkshire DL10 2HG  
t. 01748 825675  
e. enquiries@harrisirwin.com  
w. www.harrisirwin.com

**Project:**  
Adanac Park- Neurological Nursing Home,  
Southampton  
Lamberton Development

**Client:**  
Hamberley Development

**Drawing Title:**  
Elevations Sheet 2

**For Planning Submission**

HIA Project Number: 2313

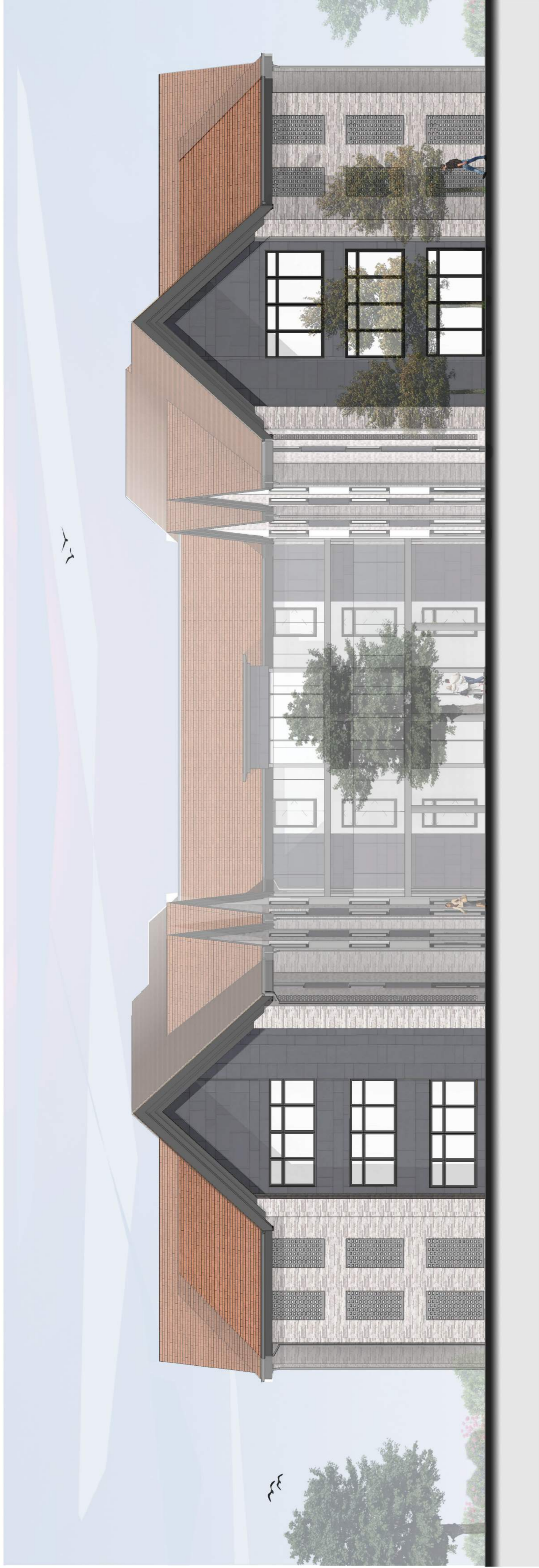
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Sheet Number: 00

Project Number: 2313 - HIA - 01 - ZZ - DR - A - 0231

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**1** North Elevation

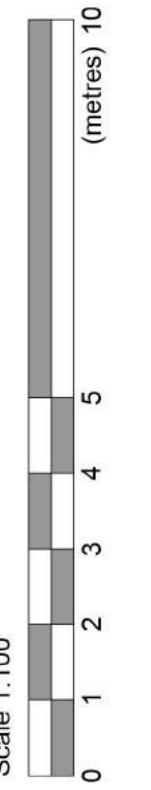
1 : 100



**2** East Elevation

1 : 100

-  Fibre Cement Metallic Cladding
-  Terracotta Plain Tiles
-  RAL 7016 to Windows, Door and Facias
-  Grey Blend Bricks
-  Off White Render



Rev	Date	Description	Drawn By	Checked By
PS	14.02.19	Updated Planning Drawings Following DCP	BG	BG
PS	27.05.18	Planning Submission	BG	JH

**harrisirwin**  
 architects & designers

Aske Stables Aske Richmond, North  
 Yorkshire DL10 5HG  
 T: 01748 825675  
 e: enquiries@harrisirwin.com  
 w: www.harrisirwin.com

**Project:**  
 Adanac Park- Neurological Nursing Home,  
 Southampton  
 Lymington Development

**Client:**  
 Hamberley Development

**Drawing Title:**  
 Elevations Sheet 1

**For Planning Submission**

HS Project Number: 2313

Scale @ A1: 1:100

Stability: 01

Project Number: 2313 - HIA - 01 - ZZ - DR - A - 0230






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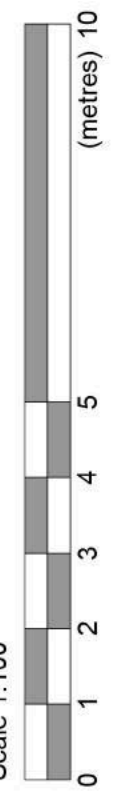


**3** South Elevation  
 1 : 100



**4** West Elevation  
 1 : 100

-  Timber Effect Cedar Click Cladding
-  Blue Reconstituted Slate Roof Tile
-  RAL 7016 to Windows, Door and Facias
-  Red Blend Bricks
-  Off White Render



Rev	Date	Description	Drawn By	Checked By
PS	27.09.18	Planning Submission	BG	JH
PR	14.02.19	Updated Planning Drawings Following DCP	BG	BG

**harrisirwin**  
 architects & designers  
 Aske Stables Aske, Richmond, North  
 Yorkshire, DL10 2HG  
 T: 01748 825675  
 E: enquiries@harrisirwin.com  
 W: www.harrisirwin.com

**Project:**  
 Adanac Park Nursing Home  
 Southampton

**Client:**  
 Hamberley Development

**Drawing Title:**  
 Elevations Sheet 2

**For Planning Submission**

HIS Project Number	Scale @ A1	Level	Drawn By
2313	1:100	00	00

Project: 2313 - HIA - 02 - ZZ - DR - A - 0211



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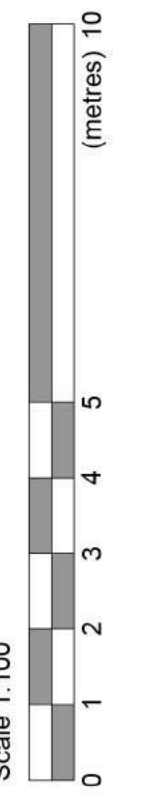


**1** North Elevation  
 1 : 100



**2** East Elevation  
 1 : 100

-  Timber Effect Cedar Click Cladding
-  Blue Reconstituted Slate Roof Tile
-  RAL 7016 to Windows, Door and Facias
-  Red Blend Bricks
-  Off White Render



Rev	Date	Description	Drawn By	Checked By
PS	27.09.18	Planning Submission	BG	JH
PR	14.02.19	Updated Planning Drawings Following DCP	BG	BG

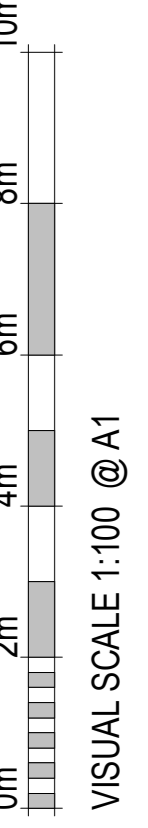
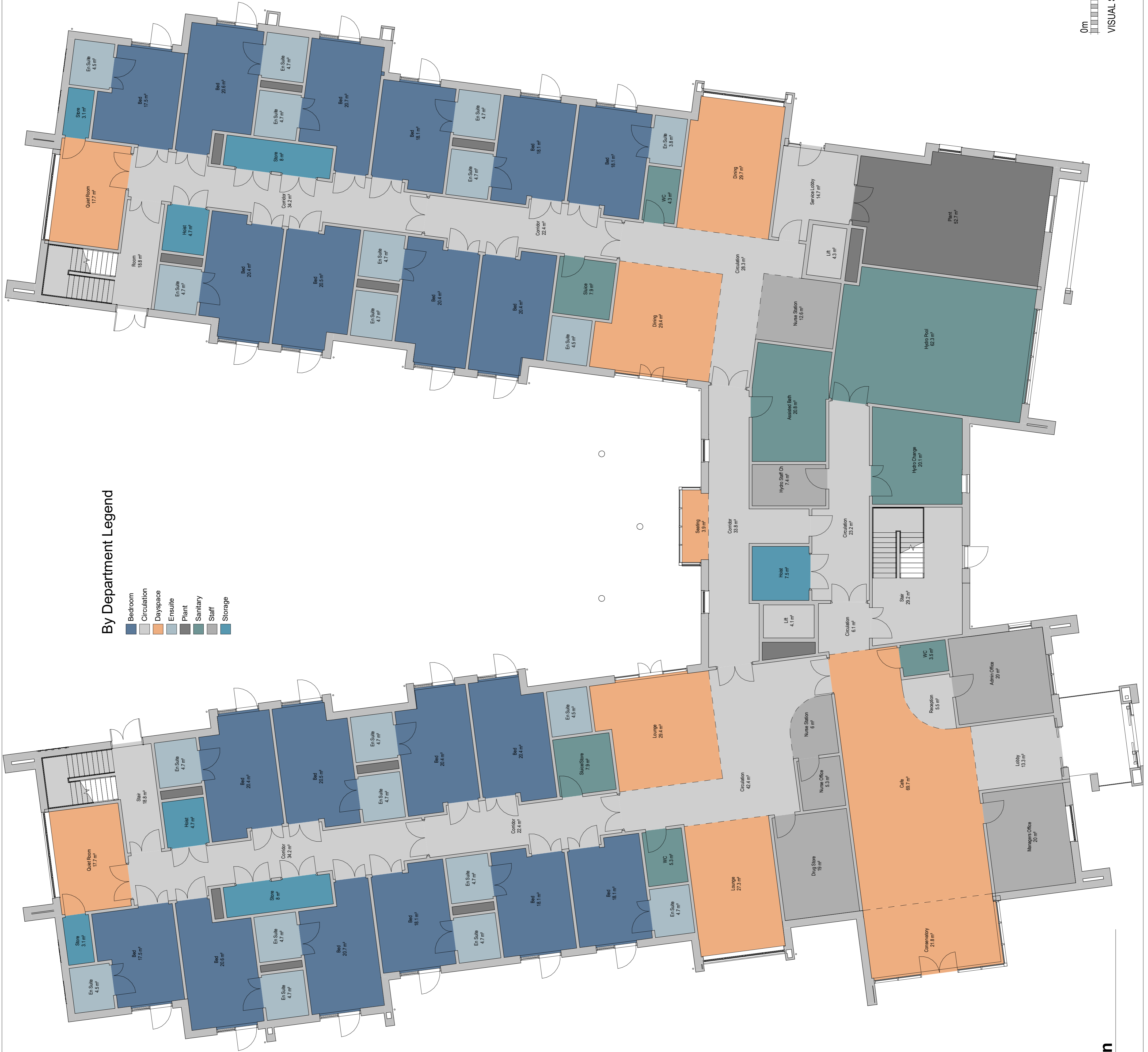
**harriswin**  
 architects & designers  
 Aske Stables Aske Richmond, North  
 Yorkshire DL10 5HG  
 t: 01748 825675  
 e: enquiries@harriswin.com  
 w: www.harriswin.com

<b>Client:</b> Hamberley Development
<b>Project:</b> Aunac Park Nursing Home Southampton
<b>Drawing Title:</b> Elevations Sheet 1
<b>For Planning Submission</b>
HIS Project Number: 2313
Scale @ A1: 1:100
Stability: 00
Project Number: 2313 - HIA - 02 - ZZ - DR - A - 0210

**NOTES**  
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**By Department Legend**

- Bedroom
- Circulation
- Dayspace
- Ensuite
- Plant
- Sanitary
- Staff
- Storage



Rev	Date	Description	Drawn By	Checked By
P5	14-03-19	Updated Planning Drawings	BG	BG
P4	27-09-18	Planning Submission	BG	JH
P3	14-09-18	Final Draft	BG	JH

**harrisirwin**  
 architects & designers  
 Aske Stables Aske, Richmond, North  
 Yorkshire, DL10 5HG  
 t: 01748 825675  
 e: enquiries@harrisirwin.com  
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<b>Project:</b>	Adanac Park - Neurological Nursing Home, Southampton Hamberley Development	
<b>Client:</b>	HAMBERLEY	
<b>Drawing Title:</b>	Ground Floor Plan	
<b>For Planning Submission</b>		
HA Project Number	Scale @ A1	Stability
2313	1:100	SS
Sheet	Number	
2313 - HIA - 01 - 00 - DR - A	0220	

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Rev	Date	Description	By	At
01				
02				

**harrisirwin**  
 architects & designers  
 Adam Scales, Adam Richmond, North Yorkshire, DL10 9HG  
 e: enquiries@harrisirwin.com  
 w: www.harrisirwin.com

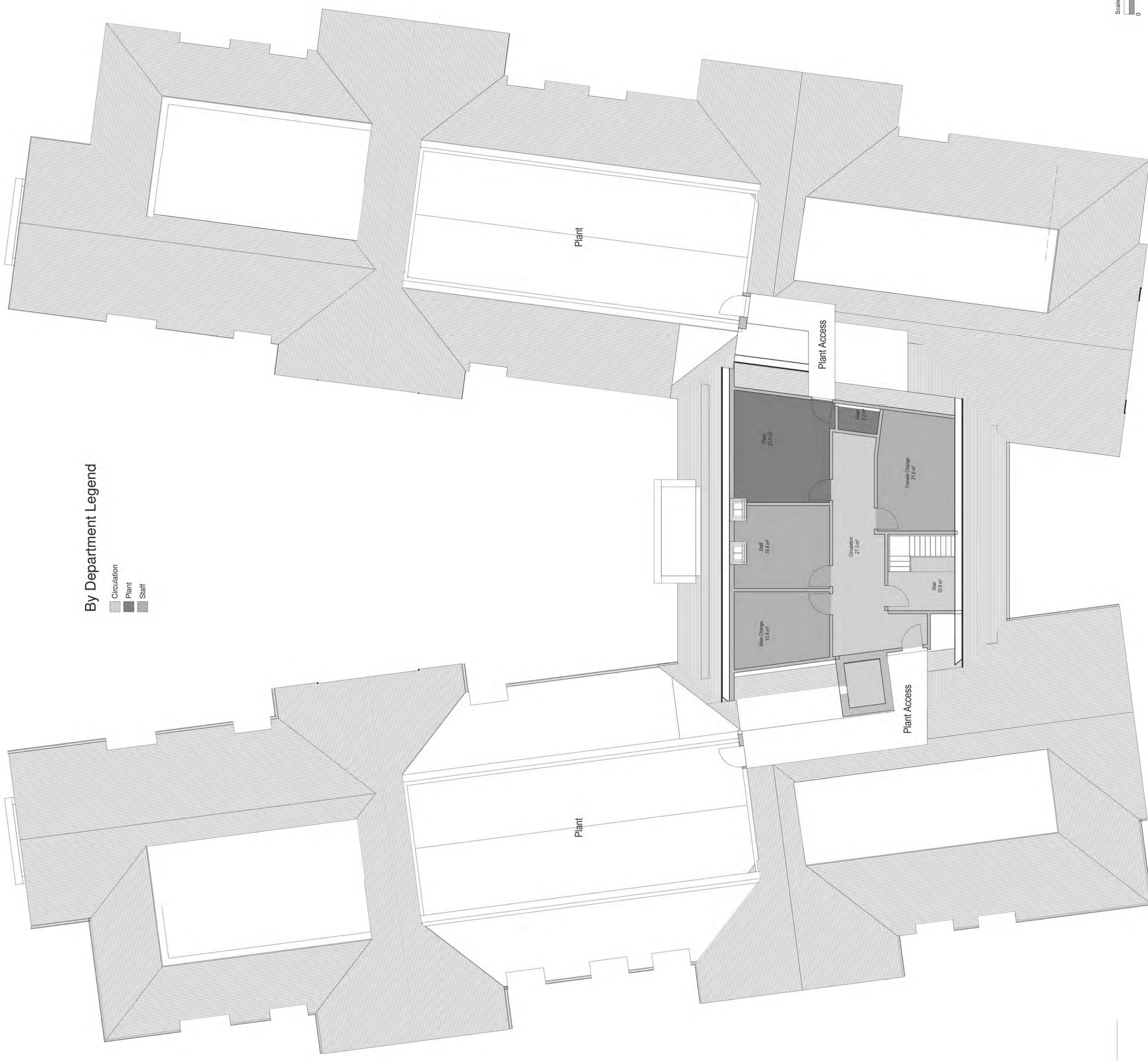
**Project:**  
 Adelaide Park Nursing Home,  
 Southampton

**Client:**  
 Hamberley Development

**Drawing Title:**  
 Third Floor Plan

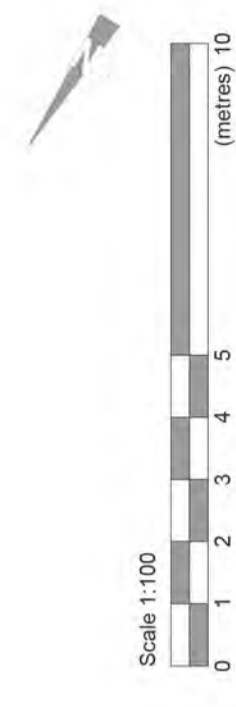
**For Planning Submission**

Project Number	2313	Scale	1:100	Sheet	01
Project Name	2313 - HA - 02 - 03 - DR - A - 0203	Client	Hamberley Development	Author	AS



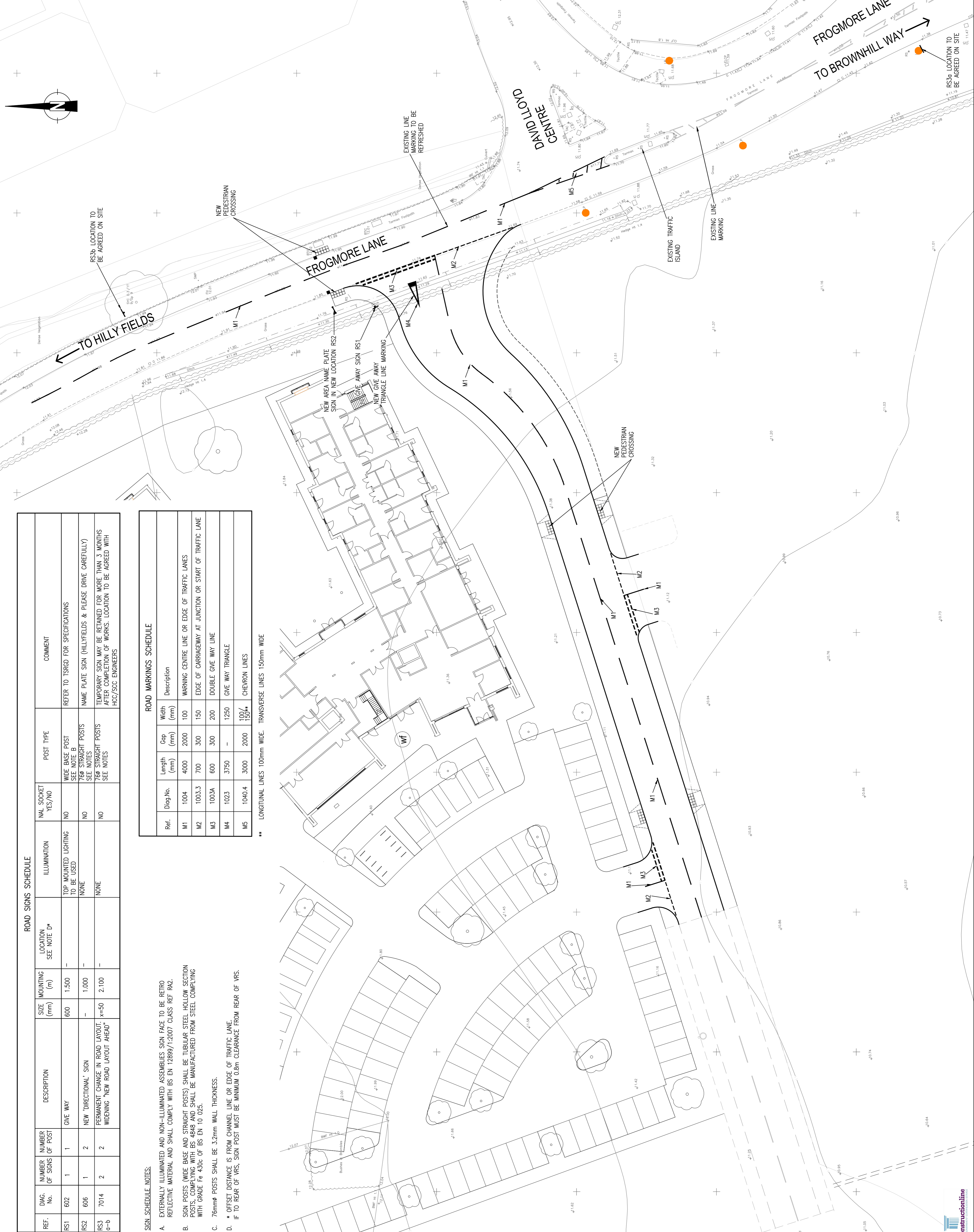
**By Department Legend**

- Circulation
- Plant
- Staff



**NOTES - GENERAL**

- G1. DO NOT SCALE FROM THIS DRAWING
- G2. ALL DIMENSIONS SHOWN ARE IN METRES
- G3. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY (REF: 1983/7/01C-14 JUNE 2010) UNDERTAKEN BY:  
EDI SURVEYS LTD  
163-165 RANELAGH ROAD  
IPSWICH IP20AH
- G4. SURVEY COORDINATES RELATE TO ORDNANCE SURVEY DERIVED GRID.
- G5. LEVELS RELATE TO ORDNANCE SURVEY DATUM, BASED ON NATIONAL GPS NETWORK TRANSFORMED USING OSGM02.
- G6. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DOCUMENTATION WHICH MAY BE RELEVANT TO ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS - MODIFIED AND EXTENDED, INCLUDING HAMPSHIRE COUNTY COUNCIL'S SUPPLEMENTARY CLAUSES.
- G8. ALL WORKS WITHIN THE PUBLIC HIGHWAY SHALL BE CARRIED OUT AND COMPLY WITH THE REQUIREMENTS OF THE DT "TRAFFIC SIGNS MANUAL CHAPTER 8 - TRAFFIC SAFETY MEASURES AND SIGNS FOR ROAD WORKS AND TEMPORARY SITUATION".
- G9. ALL ROAD MARKINGS AND TRAFFIC SIGNS SHALL COMPLY WITH "THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2002" & DRAFT TSGRD 2016 TAKEN INTO CONSIDERATION.
- G10. ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- G11. BEFORE ANY WORKS ARE COMMENCED THE HAMPSHIRE COUNTY COUNCIL AREA HIGHWAY MANAGER MUST BE CONTACTED.



**ROAD SIGNS SCHEDULE**

REF.	DIAG. No.	NUMBER OF SIGNS	DESCRIPTION	SIZE (mm)	MOUNTING (m)	LOCATION	ILLUMINATION	MAL SOCKET YES/NO	POST TYPE	COMMENT
RS1	602	1	GIVE WAY	600	1.500	-	TOP MOUNTED LIGHTING TO BE USED	NO	WIDE BASE POST SEE NOTE B	REFER TO TSGRD FOR SPECIFICATIONS
RS2	606	1	NEW 'DIRECTIONAL' SIGN	-	1.000	-	NONE	NO	766 STRAIGHT POSTS SEE NOTES	NMME PLATE SIGN (HILLYFIELDS & PLEASE DRIVE CAREFULLY)
RS3 G-0	7014	2	PERMANENT CHANGE IN ROAD LAYOUT, WIDENING 'NEW ROAD LAYOUT AHEAD'	400x50	2.100	-	NONE	NO	766 STRAIGHT POSTS SEE NOTES	TEMPORARY SIGN MAY BE RETAINED FOR MORE THAN 3 MONTHS AFTER COMPLETION OF WORKS. LOCATION TO BE AGREED WITH HCC/SCC ENGINEERS

**SIGN SCHEDULE NOTES:**

- A. EXTERNALLY ILLUMINATED AND NON-ILLUMINATED ASSEMBLY SIGN FACE TO BE RETRO REFLECTIVE MATERIAL AND SHALL COMPLY WITH BS EN 12899/1:2007 CLASS REF R42.
- B. SIGN POSTS (WIDE BASE AND STRAIGHT POSTS) SHALL BE TUBULAR STEEL HOLLOW SECTION POSTS, COMPLYING WITH BS 4849 AND SHALL BE MANUFACTURED FROM STEEL COMPLYING WITH GRADE Fe 430c OF BS EN 10 025.
- C. 76mm $\phi$  POSTS SHALL BE 3.2mm WALL THICKNESS.
- D. \* OFFSET DISTANCE IS FROM CHANNEL LINE OR EDGE OF TRAFFIC LANE.  
IF TO REAR OF WBS, SIGN POST MUST BE MINIMUM 0.8m CLEARANCE FROM REAR OF VRS.

**ROAD MARKINGS SCHEDULE**

Ref.	Diag.No.	Length (mm)	Gap (mm)	Width (mm)	Description
M1	1004	4000	2000	100	WARNING CENTRE LINE OR EDGE OF TRAFFIC LANES
M2	1003.3	700	300	150	EDGE OF CARRIAGEWAY AT JUNCTION OR START OF TRAFFIC LANE
M3	1003A	600	300	200	DOUBLE GIVE WAY LINE
M4	1023	3750	-	1250	GIVE WAY TRIANGLE
M5	1040.4	3000	2000	100/150**	CHEVRON LINES

\*\* LONGITUDINAL LINES 100mm WIDE. TRANSVERSE LINES 150mm WIDE

**STUART MICHAEL ASSOCIATES**  
CONSULTING ENGINEERS  
Stuart Michael Associates Ltd  
Coombe House, Coombe Square, Trucham, Berkshire RG19 4JF  
T: 01635 867 711 e: mail@stuartmichael.co.uk  
F: 01635 861 715 w: www.stuartmichael.co.uk

**HAMBERLEY**  
BARGAIN FARM, NURSLLING  
CARE HOME  
ACCESS ROAD  
SIGNS AND MARKINGS LAYOUT

Rev	Description	Rev	Date
1	Submitted for S104		
2	Issued for tender		
3	Issued for Construction		
4	As Built		
5	DRAWING STATUS		

DATE: NOV. 2018  
SCALE: 1:250  
DRAWING NO: 5486.104  
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## ITEM 8

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<b>APPLICATION NO.</b>	19/00795/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	28.03.2019
<b>APPLICANT</b>	Mr Kevin Harrington
<b>SITE</b>	Land Adjacent Mill Lane, Sherfield English, Romsey, SO51 6FN, <b>SHERFIELD ENGLISH</b>
<b>PROPOSAL</b>	Change of use of agricultural to public open space, and creation of a car park
<b>AMENDMENTS</b>	<ul style="list-style-type: none"><li>• Layout drawing</li><li>• Kissing gate detail</li><li>• Field gate detail</li><li>• Height Barrier detail</li><li>• Board walk detail</li><li>• Hard and Soft Landscape details</li><li>• Swept path detail</li></ul>
<b>CASE OFFICER</b>	Received 8th and 9th May 2019 Miss Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee because it is submitted by the Council for its own development which is not minor.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is currently agricultural land located on the western side of Mill Lane in the parish of Sherfield English. The land covers an area of 12.8 hectares and is a varied landscape of open grassland, scrub, wet woodland and mature trees within hedgerows. The land was purchased by TVBC in July 2018 to set out and manage as *Suitable Alternative Natural Greenspace (SANG)*.

### 3.0 PROPOSAL

3.1 The application is to change the use of the agricultural land to public open space with mown footpaths and a board walk / path across the site. A car park would also be created to accommodate 12 parking spaces together with a height barrier and bunding around this area.

3.2 An information board will be located in the car park and a number of waste bins will be located around the site. Timber benches will be placed at regular intervals. The boundary of the site will be formed of stock fencing and post and rail fencing.

4.0 **HISTORY**

4.1 None

5.0 **CONSULTATIONS**

5.1 Policy – No Objection

5.2 **Highways** – No Objection

5.3 **Leisure** – No Objection

5.4 **Landscape** – No Objection

5.5 **Romsey Ramblers** – No Comment

5.6 **Ecology** – No response. Update to follow

5.7 **Natural England** – Support

We welcome the change of use at this site as part of the council's strategy to mitigate recreational disturbance on the designated sites within the New Forest. We believe the provision of suitable alternative natural greenspace and the proposed management of this site, as set out in the submitted plans, will attract people away from the New Forest Special Protection Area (SPA), reducing pressure on it and being of benefit to the conservation objectives for the designated site.

5.8 **Trees** – No Objection

5.9 **Environmental Protection** – No Objection

6.0 **REPRESENTATIONS** Expired 30.04.2019

6.1 **Jays Orchard Wellow Wood Road – Objection**

- There is 10,000s of acres of New Forest to walk this area is much too small and will be abused.
- What screening and fencing will there be to keep dogs from my home?
- We do not want to be looked at day and night by people walking about.
- This is a security risk to all homes this backs on to.
- The entrance is on a bad bend and will increase accident risk to homes this backs on to.
- The road is used by drivers and horse riders and it will be worse with people in these lanes who do not know them.
- Car park will have an affect on the surface of the land.
- What surface will the car park be?

## 6.2 **Wellow Wood Cottage and Ivy Cottage, Wellow Wood Road – Comments neither supporting or objecting**

- Our garden and paddock backs onto the brook and land which is to be utilised for the purpose of recreation/dog walking etc. Whilst we approve of the proposed use of the land, we also have some reservations regarding how this may affect the wildlife.
- Looking at the plans and the proposed boundary fence and footpath, we are concerned with the close proximity to the brook and potential disturbance to nesting birds as a result.
- The land north of the brook is very wet and boggy for most of the year and would be unsuitable for foot travel.
- We also note, that the bio-diversity study was carried out during the early part of this year – the winter months. It is now bordering on summer, which brings the summer migrants. May we humbly suggest, that you conduct further bio-diversity studies at this time of year to obtain a more seasonal evaluation of the importance for wildlife and birds in this area.
- Whilst we embrace the fact that local people will benefit from the use of this land, we feel that it must be managed with conservation in mind and due consideration given to the sensitive wetland area north of the brook.
- Whilst I am generally happy that the land will be used as “suitable alternative natural greenspace” I have some concern that centres on maintaining the privacy and tranquillity that we currently enjoy.
- Your plans show parking for ten cars and therefore in principle there might be 20 to 40 people using the site at any one time although more likely 10 to 20. This is not an insignificant number and creates the potential for the noise and privacy concerns I have expressed above. Lesser provision for parking might alleviate this.

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### 7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM1, COM2, E1, E2, E5, LHW4, T1, T2

### 7.3 Supplementary Planning Documents (SPD)

Sherfield English Village Design Statement

New Forest Interim Mitigation Framework

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- Principle of development
- Character and appearance
- Trees
- Ecology
- Impacts on neighbouring properties
- Highways and Parking

## 8.2 Principle of development

Policy COM2: Settlement Hierarchy – the site lies outside the boundaries of settlement and is therefore within the countryside. Development outside of settlement boundaries will be permitted if a) it is a type appropriate according to RLP policy or b) it is essential to be located in the countryside. This proposal for Suitable Alternative Natural Greenspace is essential to be located within the Countryside and therefore complies with criterion b) of this policy.

8.3 Policy COM1 of the Revised Local Plan sets out the scale of residential development envisaged over the plan period, including the split of this between the housing market areas. Paragraph 5.40 indicates that housing sites coming forward will need to account for other policies and legislation, including that affecting ecological designations.

8.4 The supporting text to policy E5 (Biodiversity) advises that the Council proposes to bring forward new opportunities for informal recreation to minimise the impact of the increased population in relation to such designations. Through seeking contributions, a range of mitigation measures would be brought forward, including securing access to new areas of land. The scale of such mitigation would be based on 8 hectares per 1,000 population. This is also set out within the New Forest Interim Mitigation Framework, through which relevant applicants can provide their own mitigation measures, or contribution towards off-site mitigation measures.

8.5 A number of Suitable Alternative Natural Greenspaces (SANG) have already been secured through planning permissions, or are indicated in conjunction with the allocation of sites. These relate to land in Romsey, North Baddesley, and Nursling and Rownhams. The SANG proposed through this application will therefore form part of a network of such provisions within the southern part of Test Valley all designed to mitigate the impact an expanded population will have on the New Forest area. While the secured and allocated SANG sites are located close to some of the larger settlements, the proposed SANG is close to a number of the more rural villages in the south west of the Borough. It is also approximately the same distance to the proposed SANG from the western edge of Romsey as to the nearest public car parks within the New Forest. Therefore, the location of the proposed SANG will complement the network of secured and allocated SANG sites and also be accessible to more rural communities in which windfall developments have contributed towards off-site mitigation measures through the Interim Mitigation Framework.

8.6 The physical characteristics of SANG and the factors that make them attractive to users, rather than the New Forest, also tend to require a countryside location outside the defined settlement boundaries. They should be natural or semi-natural spaces, ideally including a mix of habitat types, offering a tranquil space for recreation, ideally avoiding urban intrusions. There are also benefits from access to the wider public right of way network. The application site provides all these characteristics, including a public right of way located on the opposite site of Mill Lane, in close proximity to the site access.



- 8.7 Taking the characteristics of SANG and the role the site would play as part of a wider network of such provisions in southern Test Valley, it is considered that the proposal satisfies criterion b) of COM2.
- 8.8 The proposal reflects the social and environment objectives of sustainable development (paragraph 8) in the NPPF around protecting the environment and facilitating the delivery of sufficient homes. It also is consistent with paragraph 175, criterion d) of the NPPF which indicates that *'development whose primary objective is to conserve or enhance biodiversity should be supported'*.
- 8.9 **Character and appearance**  
The application site off Mill lane is located approximately 300 metres from the A27 (Salisbury Road). The character of the approach to the site along Mill Lane is a mix of domestic fences and gates, flint and brick walls, conifer and native hedgerows, agricultural buildings and domestic properties with outbuildings. A large fruit farm operation is located to the north of the site with poly tunnels covering approximately 5 hectares.
- 8.10 The boundary of the site is dominated by woodland and scrub. A line of native scrub and trees run alongside Mill Lane with the only direct view into the site at the existing site entrance. To the south the boundary is dominated by alder carr woodland scattered scrub. Views into the site from residential properties on Wellow Wood Road are obscured by scrub, mature trees and private boundary features including laurel hedging. To the north blackthorn scrub and mature oak trees provide a visual barrier to the fruit farm infrastructure.
- 8.11 A number of changes to the site are being proposed as part of the change of use application from agriculture (grassland management) to recreation space. The proposal would see the construction of a gravel car park measuring approximately 300 m<sup>2</sup> to accommodate 12 parking spaces (see appendix 4). The existing galvanised field entrance gate will be retained and a vehicle height barrier painted black will be installed to the rear of this gate. The car park will be set back from Mill Lane by approximately 12 metres and the height barrier by 5 metres. Vehicle movements within the car park will be contained by a low level earth bund which will be sown with an amenity grass mix. The bund was chosen to mirror similar car park layouts in the New Forest and provides a less formal appearance than timber bollards. The bund will also be screened from inside the space using a native hedge mix. An information board detailing walks around the site and ecological information will be located at the car park. A number of waste bins will be located around the site, positioned to be fully functional but unobtrusive.
- 8.12 The boundary of the site will be secured with a combination of stock fencing and timber post and rail fencing, with galvanised steel gates. The materials have been chosen to mirror the materials used on the adjacent agricultural holdings. Access around the site will be via mown grass paths and where required to traverse wetter sections of land short timber bridges and boardwalks.

- 8.13 It is considered that this new infrastructure would have negligible effect on the character and appearance of the site. The existing vegetation on all boundaries will act as a visual barrier to the new car park, and materials have been chosen to mirror those of the surrounding farmed landscape. Therefore, the proposal is considered to comply with policies E1 and E2 of the Revised Local Plan. In addition, the proposal would not conflict with any of the guidance notes within the Sheffield English Village Design Statement. Further information has been submitted with regards a hard and soft landscaping specification and maintenance. This is currently under review with the Landscape Officer and an update will be provided.
- 8.14 **Trees**  
The proposed development would not create any significant impacts on the trees on site and the Tree Officer has no objection to the proposals as such the development is considered to be in accordance with policy E2 which seeks to preserve existing landscape features.
- 8.15 **Ecology**  
Natural England supports this application to provide a new area of land for publicly accessible greenspace. The change of use is welcomed at this site as part of the council's strategy to mitigate recreational disturbance on the designated sites within the New Forest. The provision of suitable alternative natural greenspace and the proposed management of this site, as set out in the submitted plans, would attract people away from the New Forest Special Protection Area (SPA), reducing pressure on it and being of benefit to the conservation objectives for the designated site.
- 8.16 Comments from HCC Ecology are awaited and will be included in the update paper.
- 8.17 **Impact on neighbouring properties**  
Concern has been raised about security for neighbouring residential properties the rear gardens of which back on to the application site on the southern boundary. The fence along the southern boundary has been stepped back into the site to keep access away from neighbouring properties to the south, and also to make management of this part of the site easier. The position of the fencing leaves an approximate buffer within the Mill Lane site of 20 metres (taken from the fence to the stream which forms the southern boundary). The private properties to the south of the stream which are located in Wellow Wood Road, are separated by approximately 50 metres of what appears to be fields (it is appreciated that private use by the householders of these field will vary) before the boundary of what appears to private gardens to each of the houses.
- 8.18 The purpose of the SANG is to provide a space for people to walk dogs off a lead and the site will be advertised for this purpose. There is no evidence to suggest any significant problems occurring with dogs barking or people shouting in this countryside setting, and we would simply expect people to pass/repass along this southern route. Whilst the applicant would not necessarily preclude ball games, the way the site will be managed with predominately longer grass with mown paths is not conducive for such an activity.

Specifically, compartment 7 (southern boundary) is wet fen type vegetation which extends above the knee of an average height person (say 5.9ft) so again ball games would not be feasible.

8.19 The fencing proposed would be stock fencing (wire netting with 2 strands of wire along the top), chosen to keep people and dogs contained within the site and will mirror the existing agricultural type fencing in the locality. The applicant is extremely keen to ensure the feel and landscape of the Mill Lane site changes as little as possible, with the exception of the obvious required infrastructure of the car park, fencing and bins etc. It has been confirmed that there is no intention to preclude views across the site and enclose the space. In light of the above information from the applicant it is not considered that the change of use of this land to enable the public to take a walk around the area would create any significant impacts on the adjacent neighbouring properties either on Wellow Wood Road or Mill Lane. As such the development is considered to comply with policy LHW4 which seeks to protect amenity.

**8.20 Impact on highway safety and parking provision**

The Highways Officer initially had an objection to the proposals due to lack of information. Further detail has been submitted and reviewed. In relation to parking provision Drawing P263/1A now shows provision of 12 parking spaces. There is no current standard for parking provision for this type of rural public open space set out in the Test Valley adopted Local Plan. Annex G (Policy T2) Parking Standards for Community, Leisure and Recreation Facilities does provide a standard for a number of outdoor facilities including (golf courses/sports pitches), however these are not applicable and cannot be used for this purpose.

8.21 On this basis the applicant has calculated the number of parking spaces based on existing sites in the Borough which are relative in use to what is proposed at Mill Lane. Sites include:

- Stoney Marsh located on the A3057 for access for walking the Test Way - 10 spaces
- Anton Lakes Andover – 10 spaces

Taking into account the proposed use of the site for dog walking/ walking only, and no equipped leisure facilities are to be installed, it is anticipated that 12 spaces will be adequate to absorb parking demand to access this space at peak times. The updated Layout drawing P263/1A shows the proposed access, internal layout of the car park and visibility splay on Mill Lane. The parking spaces are standard 2.4m x 4.8m, and the manoeuvring width is 6.2m (minimum width is 6m). The Highways Officer has confirmed that having reviewed this information there are now no concerns in this regard.

8.22 In terms of visibility, Mill Lane is lightly trafficked therefore from Manual for Streets the distance X is taken as 2m. A radar speed survey of northbound traffic, just north of the entrance (where the road is straighter, therefore speeds faster) shows maximum vehicle speeds of 25mph. A manual speed survey of vehicles approaching from the south gave a maximum speed of 20mph.

From Manual for Streets the SSD is therefore 25m (which is where the existing T Pole is located – see Drawing). The remainder of the hedge will be removed and verge bank reduce in level to further improve visibility. Drawing P263/2 - Vehicle Swept Path shows vehicle speeds turning into the entrance at 5 and 10mph. The details provided with regards to the vehicular visibility envelope achievable is considered acceptable by the Highways Officer. It is considered appropriate to apply a suitable condition to any planning permission granted that requires the vehicular visibility splays to be maintained for the lifetime of the development. Subject to appropriate conditions also ensuring the parking is laid out and provided it is considered that the development is in accordance with policies T1 and T2 of the Revised Borough Local Plan 2016.

## 9.0 CONCLUSION

9.1 The proposal is considered acceptable and in accordance with the development plan.

## 10.0 RECOMMENDATION

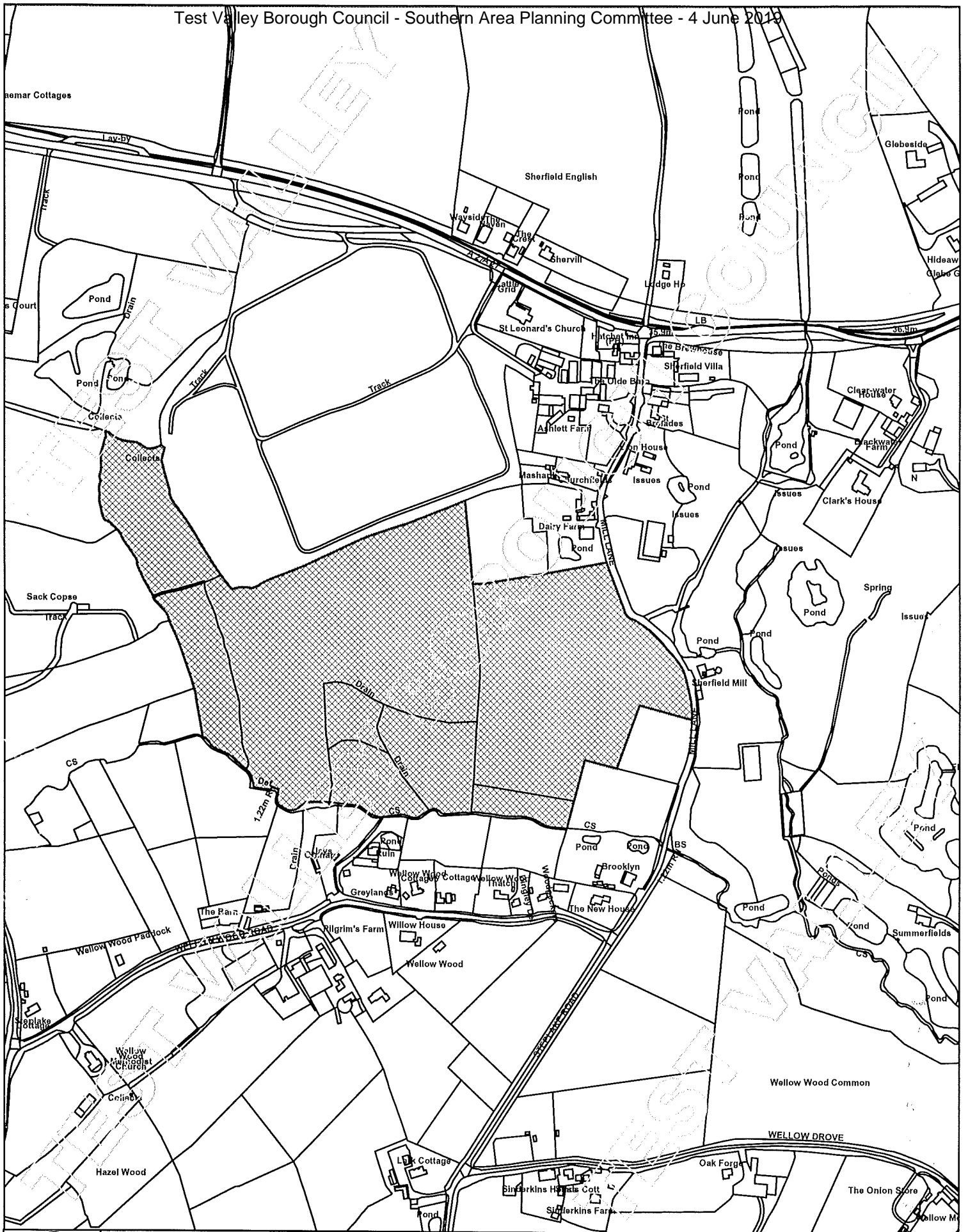
### PERMISSION subject to:

1. **The development hereby permitted shall be begun within three 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:**  
**Layout Plan P263 1 A**  
**Management Compartments**  
**Indicative Path Layouts**  
**Site Plan**  
**Indicative Internal Fence Plan**  
**Height Barrier 41010-0**  
**Detail Swept path P263 2**  
**Reason: For the avoidance of doubt and in the interests of proper planning**
3. **The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**  
**Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1**
4. **Prior to the commencement of development the access shall be constructed with the visibility splays as detailed on plan P263 1 A and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1 metres above the level of the existing carriageway at any time.**

**Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1**

**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. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
-



Siteplan

Test Valley  
Borough Council



Notes -

Paving grid to be Bodpave 40 or similar approved, laid in accordance with manufacturers instructions.  
 Geotextile Terram T1000  
 Geogrid Terram TX160  
 Bedding and fill 4 - 15 mm angular aggregate

Hedge and Planting carried out by others.

Fabricat height barrier supplied by TVBC, to be erected by contractor.

Parking spaces marked 2.4m x 4.8m

Test Valley Borough Council - Southern Area Planning Committee - 4 June 2019

Client



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Rev Description Date

SHERFIELD ENGLISH CAR PARK

Layout Plan

Mill Lane

Sherfield English

Scale 1:250

Drawn By FM

Date 08/05/19

Plotted at A3

Checked By

Date

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Planning Policy and Transport  
 Test Valley Borough Council  
 Weyhill Road  
 Andover  
 Hampshire  
 SP10 3AJ

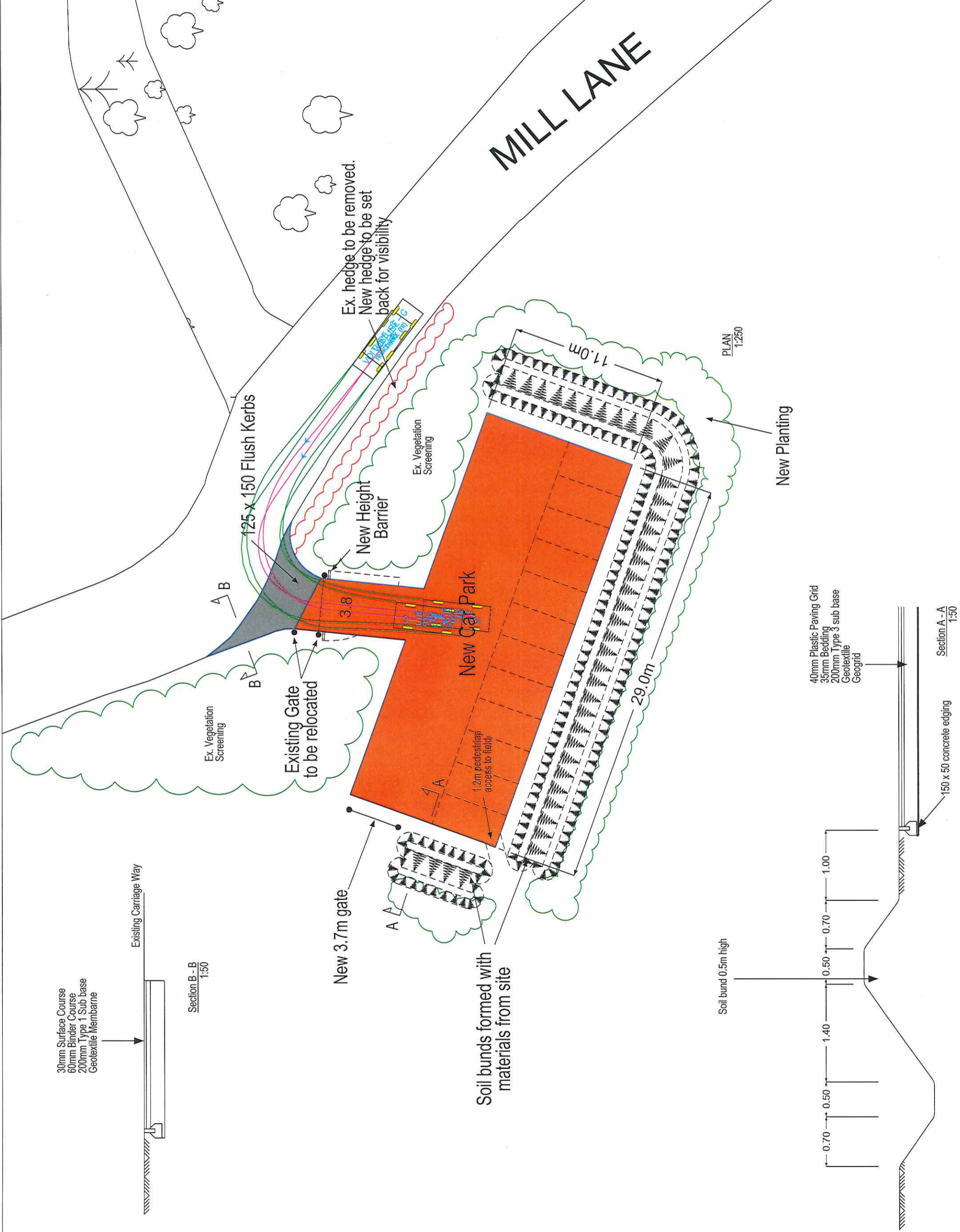
Tel 01264 368000  
 Fax 01264 368799  
 Email [engineering@testvalley.gov.uk](mailto:engineering@testvalley.gov.uk)  
 Web site [www.testvalley.gov.uk](http://www.testvalley.gov.uk)

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No 2

Rev

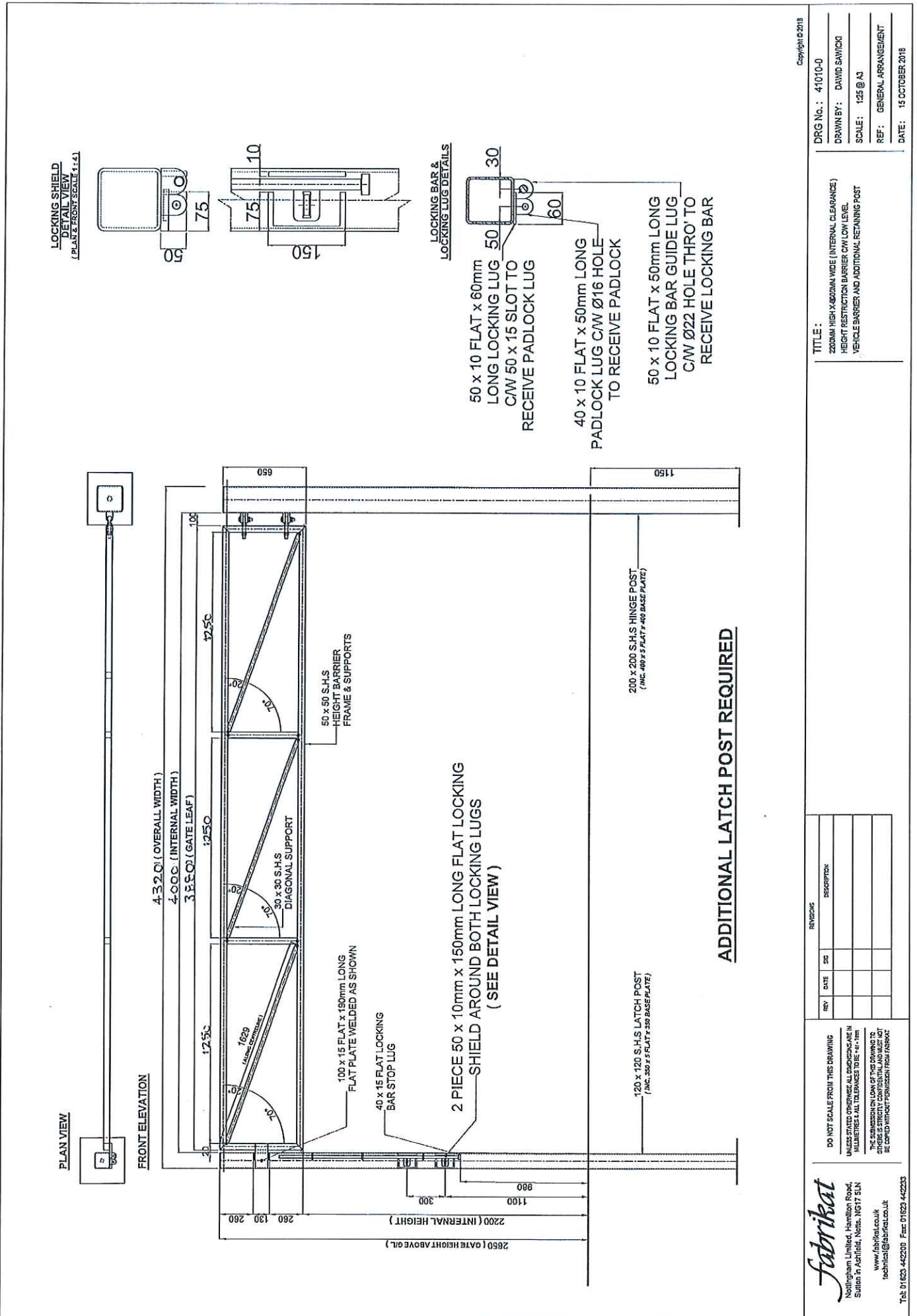
MILL LANE



PLAN 1:250

Section B - B 1:50

Section A - A 1:50



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 DRG No.: 41010-0  
 DRAWN BY: DAVID SAVICKI  
 SCALE: 1:25 @ A3  
 REF: GENERAL ARRANGEMENT  
 DATE: 15 OCTOBER 2018

TITLE:  
 200MM HIGH X 800MM WIDE (INTERNAL CLEARANCE)  
 HEIGHT RESTRICTION BARRIER C/W LOW LEVEL  
 VEHICLE BARRIER AND ADDITIONAL RETAINING POST

REV	DATE	BY	DESCRIPTION

DO NOT SCALE FROM THIS DRAWING  
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**fabrikat**  
 Nottingham Limited, Hamilton Road,  
 Sutton in Ashfield, Notts, NG7 5LN  
 www.fabrikat.co.uk  
 technical@fabrikat.co.uk  
 Tel: 01623 442200 Fax: 01623 442233



## ITEM 9 Scheme of Delegations to Officers

Report of the Head of Legal and Democratic Services (Portfolio: Corporate)

### Recommended:

**That the Scheme of Delegations to Officers annexed to the report to Annual Council, in so far as it applies to the powers and duties of the Southern Area Planning Committee, be approved.**

#### SUMMARY:

- The purpose of the report is to approve the Council's Scheme of Delegations to Officers as amended

### 1 Background

- 1.1 The Scheme of Delegations to Officers is approved each year in accordance with the Constitution by Annual Council, the Cabinet and relevant Committees.

### 2 Resource Implications

- 2.1 None

### 3 Issues

- 3.1 During the course of the year since the last Annual Council changes have occurred to the Scheme of Delegations to Officers and new delegations to Officers have been made as the need has arisen over time. These changes have been incorporated into the Scheme in the Annex to the report to Annual Council.

#### Background Papers (Local Government Act 1972 Section 100D)

None

#### Confidentiality

It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.

No of Annexes:	0	File Ref:	N/A
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(Portfolio: Corporate) Councillor Preston

Officer:	Karen Dunn	Ext:	8401
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Report to:	Southern Area Planning Committee	Date:	4 June 2019
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