

## Notice of Meeting

# Southern Area Planning Committee

**Date:** Tuesday 21 September 2021

**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 M Cooper (Chairman)	Romsey Tadburn
Councillor M Hatley (Vice-Chairman)	Ampfield & Braishfield
Councillor G Bailey	Blackwater
Councillor P Bundy	Chilworth, Nursling & Rownhams
Councillor J Burnage	Romsey Cupernham
Councillor A Dowden	Valley Park
Councillor C Dowden	North Baddesley
Councillor S Gidley	Romsey Abbey
Councillor I Jeffrey	Mid Test
Councillor M Maltby	Chilworth, Nursling & Rownhams
Councillor J Parker	Romsey Tadburn
Councillor A Ward	Mid Test
Councillor A Warnes	North Baddesley

## **Southern Area Planning Committee**

Tuesday 21 September 2021

### **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 31 August 2021**
- 6 Information Notes 5 - 10**
- 7 18/02007/FULLS - 29.08.2018 11 - 33**  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: Land South of Wellow Way, Scallows Lane, West  
Wellow **WELLOW**  
CASE OFFICER: Mr Paul Goodman
- 8 21/01959/FULLS - 30.06.2021 34 - 59**  
  
**(OFFICER RECOMMENDATION: REFUSE)**  
SITE: Houghton Allotments, Houghton **HOUGHTON**  
CASE OFFICER: Miss Sarah Barter
- 9 20/02090/FULLS - 14.07.2021 60 - 85**  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: Land adjacent to Oaks Down, Bassett Green Road  
**CHILWORTH**  
CASE OFFICER: Miss Sarah Barter

**10 19/02786/FULLS - 28.09.2020**

**86 - 98**

**(OFFICER RECOMMENDATION: PERMISSION)**

SITE: Land to the rear of Cranmer Drive, Nursling,  
Southampton, SO16 0XH **NURSLING AND ROWNHAMS**  
CASE OFFICER: Mr Nathan Glasgow

**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:

- (a) 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.
- (b) Applications (excluding notifications) where a Member requests in writing, with reasons and within the Application Publicity Expiry Date, 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.
- (c) 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.
- (d) Applications where the Head of Planning and Building Services recommends refusal of an application solely on the basis of failure to achieve nutrient neutrality where a Ward Member requests in writing, with reasons, within 72 hours of notification of the recommendation for refusal that they be submitted to Committee for determination. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (e) To determine applications (excluding applications for advertisement consent, certificates of lawfulness, 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 within the Application Publicity Expiry Date 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 Democratic Services 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 Democratic Services 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 and relevant Ward Members who are not Committee Members will have a maximum of five minutes. 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 on the Council's website. 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

---

<b>APPLICATION NO.</b>	18/02007/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	29.08.2018
<b>APPLICANT</b>	Mr James Ward
<b>SITE</b>	Land South of Wellow Way, Scallows Lane, West Wellow, <b>WELLOW</b>
<b>PROPOSAL</b>	Change use of land to residential caravan site with four caravans, two ancillary utility buildings, hardstanding and sewage treatment plant
<b>AMENDMENTS</b>	Additional information received 17.12.18, 05.09.19 and 18.12.20.
<b>CASE OFFICER</b>	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

- 1.1 The application is presented to SAPC at the request of a local ward member as it raises issues of more than local public interest.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is situated in the countryside area of Wellow Parish and to the eastern side of Scallows Lane. The site is accessed via the site to the north known as Wellow Way.

### 3.0 PROPOSAL

- 3.1 The application proposes the change use of land to residential caravan site with four caravans, two ancillary utility buildings, hardstanding and sewage treatment plant.

### 4.0 RELEVANT HISTORY

- There is no planning history of the land which forms the main body of the application site. However the site is accessed through an existing and adjacent site which has been the subject of extensive relevant planning history.
- 4.1 **13/02305/FULLS** - Continuation of use of land as a 4 plot private gypsy plot and retention of ancillary operational development - outbuildings (excluding building 4); hard surfacing and means of enclosure (Retrospective). Refused 30.04.2014;

- 1) The proposed development fails to make provision in the form of a contribution towards public open space provision as mitigation against an identified deficiency in the quality of existing public open space in the locality which is necessary to make the development acceptable in planning terms. It is therefore considered to be contrary to Test Valley Borough Local Plan (June 2006) Policy ESN22 (Public Recreational Open Space Provision) and the Test Valley Infrastructure and Developer Contributions Supplementary Planning Document (2009).

- 2) The submitted plans entitled 'Operational Development Plan' (Sheet 3A) and 'Ancillary Buildings 3 and 5' (Sheet 5) do not accurately represent the operational development present on site. It is therefore not possible to assess the impact of the development upon the character and appearance of the site and its countryside location and is therefore contrary to policies DES01 (Landscape Character), DES05 (Layout and Siting), DES06 (Scale, Height and Massing) and DES07 (Appearance, Details and Materials) of the Test Valley Borough Local Plan.
- 4.2 **13/00249/FULLS** - Retrospective application – Use of land as a 4 private gypsy pitches and retention of ancillary operational development – outbuildings; hard surfacing and means of enclosure. Closed Invalid
- 4.3 **12/00173/FULLS** – Retrospective application for continuation of use of land as a 4 plot private gypsy plot and retention of ancillary operational development – outbuildings; hard surfacing and means of enclosure. Closed as invalid.
- 4.4 **10/03006/FULLS** – Continuation of use of land as a 4 plot private gypsy plot and retention of ancillary operational development – outbuildings; hard surfacing and means of enclosure. Refused – 09 December 2011.
- 4.5 **07/02111/RNEWS** - Renewal of temporary permission TVS.07429/2 to retain the operational development in association with the use of the land as a gypsy caravan site. Temporary permission granted 13 September 2007.
- 4.6 **07/02108/RNEWS** - Renewal of temporary planning permission TVS.07429/1 for use of land as a gypsy caravan site for four families. Temporary permission 13 September 2007.
- 4.7 **TVS.07429/2** - Renewal of temporary permission to retain the operational development in association with the use of the land as a gypsy caravan site. Temporary permission 21 July 2004.
- 4.8 **TVS.07429/1** - Renewal of temporary permission for use of land as a gypsy caravan site for four families. Temporary permission – 21 July 2004.
- 4.9 **TVS.07429** - Retention of land for use as private gypsy caravan site for five residential families. Permission refused on the 06 January 1995 but allowed upon appeal in 1998 following the serving of two enforcement notices for a temporary period of three years. Refused 06.01.1995.
- 5.0 **CONSULTATIONS**
- 5.1 **Planning Policy & Transport (Policy)** – Comment;
- COM2 – the site lies outside the defined settlement boundaries, therefore is within the countryside. On this basis the proposal would be considered against criteria a) and b) of this policy. On the basis of the proposal, policy COM13, which is listed under criterion a) would be relevant.
  - COM13 sets out five criteria that would need to be complied with.

- The Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2017, with a base date of September 2016. It covers the period 2016-2036. Based on the findings of the GTAA, and taking account of more recent applications, there remains a need for pitches for gypsies and travellers. Based on the information provided, it would appear that the applicant would not have been considered through the assessment of need within the GTAA.
- Criterion d) sets out that evidence is required to justify the reason for the proposal to be located within the Borough, with additional information of what this could comprise being set out within the supporting text (paragraphs 5.136 and 5.137).
- Should the application be considered favourably, it would be appropriate to apply a planning condition restricting the occupancy of the site to gypsies or travellers that comply with the definition within Annex 1 of the Planning Policy for Traveller Sites.

**5.2 Planning & Building (Landscape) – Comment;**

- As the site is development within the open countryside, it is essential that a high quality landscaping scheme is delivered to minimise any impact. Species could include evergreens such as holly, yew and privet to give year round screening along with deciduous species. Details to be submitted and agreed with TVBC within a landscaping plan. Any planting should be undertaken in the first available planting season.
- A management plan will also need to be submitted to ensure the successful establishment of any new planting for the first 5 years. These details can be dealt with through condition if required.

**5.3 Planning & Building (Ecology) – No objection.**

**5.4 HCC Highways – No objection**

**5.5 Natural England – No objection, subject to securing nitrate mitigation.**

**5.6 Housing and Environmental Health (Environmental Protection) – No objection subject to condition.**

**5.7 Gypsy Liaison Officer**

- The applicant has a cultural lifestyle of living in a traditional caravan and a history of travelling for economic purpose but would like to settle down to establish a more stable lifestyle. Conclude that after consideration of all the facts, GLO's balanced view is that James Ward is of Gypsy and Traveller status as required for current planning purposes.

**5.8 Crime Prevention Officer – Comments awaited at the time of reporting.**

**6.0 REPRESENTATIONS Expired 17.02.2021**

**6.1 Wellow Parish Council – Objection;**

- Outside the settlement boundary and on good agricultural land.
- Increased traffic generation in conjunction with neighbouring agricultural and commercial sites.

- Concern that the sewage treatment and hard standing may not be provided. Known issues with sewage at the site.

**6.2 3 representations of Objection received;**

- Overdevelopment in conjunction with the neighbouring site.
- Proposals do not comply with Policy COM13.
- Loss of agricultural land and impact on wildlife.
- Impact on highways safety from shared driveway
- Impact on highways safety from vehicle movements in conjunction with other developments on Scallows Lane.
- Impact of additional occupants on sewage treatment and refuse.
- Lack of compliance or regulation of the existing site.
- Increased crime and anti-social behaviour.

**7.0 POLICY**

**7.1 Government Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Planning Policy For Traveller Sites (PPTS)

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

COM2 (Settlement Hierarchy)

COM13 (Gypsies, Travellers and Travelling Showpeople)

T1 (Managing Movement)

T2 (Parking Standards)

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)

LHW4 (Amenity)

T1 (Managing Movement)

T2 (Parking Standards)

**7.3 Supplementary Planning Documents (SPD)**

New Forest SPA Mitigation- Interim Framework

Gypsy and Traveller Development Plan Document [emerging]

**8.0 PLANNING CONSIDERATIONS**

The main planning considerations are

- The principle of the use;
- Gypsy status of the family;
- The need for such sites in the district;
- The availability of alternative sites;
- Impact on the visual amenities of the area;
- Ecology and Protected Species;

- Amenities of neighbouring properties and the occupiers of the site; and
- Highway implications.

#### 8.1 **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.

8.2 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 to restrict development to areas within settlement boundaries, unless the proposal is considered to be appropriate within the countryside as set out in COM8-COM14, LE10 and LE16-LE18, or whether the proposal is considered to be essential to be located in the countryside.

8.3 The planning application has been submitted on the basis that the site will be used as a single gypsy plot and thus Policy COM13 of the RLP is relevant. COM13 allows for the placing and development of single or groups of gypsy caravans subject to a range of criteria (a-e);

- a) it is located where services and facilities are accessible; and
- b) the potential occupants are recognised as gypsies, travellers or travelling showpeople; and
- c) the proposal helps meet the identified need; and
- d) evidence is provided to justify the reason for the proposal to be located in the Borough; and
- e) the site is of sufficient size to provide for accommodation; parking; turning and, where relevant, the servicing and storage of vehicles and equipment.

8.4 Paragraph 25 of the PPTS has introduced the word 'very' in that "LPA's should very strictly limit new traveller site development in open countryside that is away from existing settlements." However, the PPTS offer no guidance on how the word 'very' is interpreted. It is clear that the Government is adding an emphasis that Traveller sites in the countryside should be strictly limited. The application site falls within the designated countryside area.

#### 8.5 **COM13**

##### Criteria a)- Accessibility to services and facilities

Whilst the application site is situated outside of the defined settlement boundary it is well related to existing services. Wellow benefits from a number of local facilities including a schools, food stores and public houses. The proposed site is situated as close to those facilities as many of the nearby residential properties and all are within walking distance. As a result the site is considered to be sustainable and accessible in relation to local facilities.

#### 8.6 Criteria b)- Gypsy Status

The definition of Gypsies and Travellers and Travelling Showpeople for the purpose of planning policy has been amended to remove the words "or permanently" from the definition of Travellers and Travelling Showpeople in Annex 1 of the PPTS. The Government believe it is fair that if someone has

given up travelling permanently then applications for planning permission should be considered as they are for the settled community within national policy rather than the PPTS. The PPTS states “ In determining whether persons are “Gypsies and Travellers” for the purpose of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a) Whether they have previously led a nomadic habit of life
- b) The reasons for ceasing their nomadic habit of life
- c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

- 8.7 The Gypsy Liaison Officer has visit the site and had detailed discussions with the applicant. The Liaison Officers advice indicates that the applicant’s family roots are in the local area having been born in Southampton in 1996 and that the Ward family is a very strong Hampshire Irish Traveller family. Whilst the Ward family generally have well established Irish Traveller roots there are certain members of the Ward families who were born in the United Kingdom and have lived all their lives in the local area.
- 8.8 The Liaison Officer has also ascertained that Mr James Ward was born in Southampton Hospital and spent most of his early years on land adjacent to the land subject of this application, living with his father Anthony and mother Janet Ward nee Lee on the land (Five Wellow Way) owned by his Grandparents Mr John Lee and Mrs Janet Lee. His Aunt Julie Lee and Uncle Rocky Lee also live on the land off Wellow Way and adjacent to the applicant’s land and have done so for many years.
- 8.9 It is the conclusion of the Liaison Officer that there is no doubt the applicant is of Romany Gypsy ethnicity. Furthermore the Liaison Officer concludes that the applicant has a cultural lifestyle of living in a traditional caravan and a history of travelling for economic purpose but would like to settle down to establish a more stable lifestyle and is of Gypsy and Traveller status as required for current planning purposes.
- 8.10 Criteria c)- Identified Need  
At paragraph 27, the PPTS recognise that “if a LPA cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission.” However, the change to the PPTS is the additional following sentence “The exception is where the proposal is on land designated as Green Belt, sites protected under the Birds and Habitats Directives and / or sites designated as Sites of Special Scientific Interest; Local Green Space, an Area of Outstanding Natural Beauty, or within a National Park.” The site does not fall within any of the identified exception areas.

- 8.11 The Gypsy and Traveller Accommodation Assessment (GTAA) was completed on behalf of the Council in 2017, with a base date of September 2016. It covers the period 2016-2036. This replaces the GTAA referred to in paragraphs 5.132, 5.133 and 5.135 of the RLP. Based on the findings of the GTAA (2017), and taking account of more recent planning applications within the Borough, there remains a need for pitches for gypsies and travellers.
- 8.12 The GTAA provides a need figure for those meeting the planning definition of 'gypsies and travellers' and estimates an increase in need from 'unknown' gypsies (i.e. where through the GTAA interviews it was not known whether the planning definition is met by the household). The unknown group includes those households on unauthorised sites, those benefitting from temporary permission and those who were not available to take part in the GTAA. Based on the information provided, it would appear that the applicant would not have been considered through the assessment of need within the GTAA.
- 8.13 Within the Borough there remains a need for sites for gypsy and traveller families. The Gypsy and Traveller Accommodation Assessment (2016) sets out that there is a need for three pitches for households that meet the planning definition. The GTAA estimates a scale of need of eleven pitches from those where it is unknown if they do or don't meet the planning definition. There is a further need for six pitches from those who do not meet the planning definition.
- 8.14 The GTAA highlights (para 7.115) that there may be situations where those families who have previously been classed as 'unknown' changing to 'meeting the definition' as acceptable additional evidence which demonstrates that they do meet the planning definition has been provided as part of the planning application process. As such the scale of need increases, assuming their needs are not met. Since the baseline date of the GTAA, two additional pitches have been permitted [1 at Wellow Wood Paddock (15/01814/VARS) and 1 at Leckford Lane in Stockbridge (16/00774/FULLN)]. The Stockbridge site had the status of 'unauthorised site'. The Wellow Wood Paddock site had a status of 'undetermined site'. These sites help to meet the overall need arising from gypsy households.
- 8.15 In addition since the GTAA additional evidence has been provided which demonstrates that there is potentially a need for two additional pitches (in addition to the previously identified three). This is based on confirmation that the families at The Paddock, Nursling (17/02656/FULLS) and Netherton Rd, Netherton (17/01736/FULLN) have moved from the 'unknown' level of need to 'meeting the definition' albeit that their applications have either been refused on other grounds or temporary permission granted. The granting of this permission would help meet a recognised need.
- 8.16 The Council's Local Development Scheme (LDS) was most recently updated in June 2018. This indicated the intention to undertake a Regulation 18 stage consultation on a Gypsy and Traveller DPD in quarter 4 of 2018, with the emerging DPD being incorporated into the next Local Plan after this stage. The Regulation 18 stage consultation did not take place and the timetable and approach for meeting the need is being reviewed.

- 8.17 The Local Planning Authority is not currently in a position to identify or offer an alternative site for this family to move to. Furthermore, it is unlikely that any suitable sites will be identified or allocated in the short term as identified above. As a result of this there is no alternate site available and in this respect the proposal complies with criteria c)
- 8.18 Criteria d)- Reason for the proposal to be located in the Borough  
Para 5.137 of the RLP lists examples of specific reasons to locate within the Borough and these include the lack of availability of alternative accommodation or a local connection.
- 8.19 The County Council Gypsy Liaison Officer was consulted on the application and has provided a detailed response to the Council. This consultation response confirms that the applicant has a current and historic local family connection with close relations in the area and adjacent site, and having previously lived on the adjacent site himself.
- 8.20 A longstanding link to the local area is evidenced in the Liaison Officers advice. There is no known availability in the Borough or in close proximity to it. The County Council Gypsy Liaison Officer has confirmed that Hampshire County Council has responsibility for one permanent residential site and currently there are no pitches available with six applicants on the waiting list. On the basis of the evidence submitted and consultation responses received it is accepted that there is a justifiable reason for the proposal to be located within the Borough. In this respect the proposal complies with criteria d).
- 8.21 Criteria e)- Site Size  
The site is considered to be large enough to accommodate a suitable layout and provide for any ancillary facilities common to sites in this use. In this respect the proposal complies with criteria e).
- 8.22 Planning Status of the Adjacent Site  
As is detailed in paragraphs 4.1 – 4.9 the adjacent site has been a long standing use for the provision of up to 5 gypsy plots. At some stages the site has benefited from temporary planning permissions which have since lapsed. The most recent application (13/02305/FULLS) was refused but for reasons limited to the lack of a legal agreement being completed to secure financial contributions and the accuracy of the submitted plans. However the existing unauthorised site was subsequently a proposed allocation in the Regulation 18 version of the Council's Gypsy & Traveller DPD (2015).
- 8.23 **Character and Visual Amenity**  
Given the location of the site development of the site will not be highly visible from public vantage points on Scallows Lane. The application site is set back approximately 21m from Scallows Lane at the nearest point. As vehicular access is taken through the Wellow Way site to the north no new access is required onto Scallows Lane. It is proposed that the site be enclosed by a post and rail fencing with new hedgerow outside. In addition, as part of the requirements to secure nitrate neutrality at the site, the applicants wider land ownership to the west and south will be planted with new woodland further limiting any public views in the long term.

- 8.24 The proposals also include two detached ancillary buildings to serve each plot. The relationship with the proposed caravans and extent of accommodation proposed is not considered to be out of scale with the proposed use of the site. The proposed buildings are of a modest size (8m length, 4m width and 4.3m height). Overall the proposed development is considered to have no significant detrimental impact on the character of the area and complies with policies E1 and E2 and of the TVBLP 2016.
- 8.25 **Ecology & Protected Species**
- 8.26 Solent and Southampton Water SPA – Solent Neutrality  
There is existing evidence of high levels of nitrogen and phosphorus in the water environment across the Solent, with evidence of eutrophication at some designated sites. An Integrated Water Management Study for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty regarding whether any new housing development does not contribute to net increases in nutrients entering these designated sites.
- 8.27 As such, the advice from Natural England is that the applicants for development proposals resulting in a net increase in dwellings are required to submit the nitrogen budget for the development to demonstrate no likely significant effect on the European designated sites due to the increase in waste water from the new housing.
- 8.28 With respect to the current application, the applicant has submitted information that the nutrient budget for the proposal. In support of the proposed development the applicant has submitted a proposed mitigation strategy. The proposed strategy comprises the removal of land within the wider agricultural holding and measuring 0.29ha, from future agricultural production. The use of this land has been for grazing during the preceding 10 years up until the present day. It is therefore accepted on a precautionary basis that lowland grazing represents an accurate classification. To secure the future use of the land in perpetuity a legal agreement will be implemented preventing the use of the land for agricultural production.
- 8.29 Through securing the implementation of this off-site mitigation the applicant has the projected nutrient budget will be negative. Subject to the required legal agreement, which is now complete, the development will therefore not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation.
- 8.30 New Forest SPA  
The development will result in a net increase in residential dwellings within 13.6km of the New Forest SPA. This distance defines the zone identified by recent research where new residents would be considered likely to visit the New Forest. The New Forest SPA supports a range of bird species that are vulnerable to impacts arising from increases in recreational use of the Forest that result from new housing development. While clearly one new house on its

own would not result in any significant effects, it has been demonstrated through research, and agreed by Natural England that any net increase (even single or small numbers of dwellings) would have a likely significant effect on the SPA when considered in combination with other plans and projects.

- 8.31 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. With respect to the New Forest, a new strategic area of alternative recreational open space is being delivered that would offer the same sort of recreational opportunities as those offered by the New Forest. Therefore it is considered necessary and reasonable to secure the appropriate contributions by s106 legal agreement.
- 8.32 **Protected Species**  
Following some initial concern by the Ecology Officer the application is now supported by a formal Ecological Appraisal (Ecology Co-op, December 2018). The Ecology Officer has advised that this presents an accurate picture of the ecological conditions at the site. In summary, the site was found to present limited ecological interest and no evidence of protected species was found. The existing gated access into the field will be used and no additional hedge clearance is required. The proposals also include planting of new boundary native species hedging and the additional woodland, which is a welcome biodiversity enhancement. The proposed development is not likely to result in a loss of priority habitat or have any adverse impact on protected species and therefore complies with Policy E5 of the Revised Test Valley Local Plan.
- 8.33 **Highways**  
The Highways Officer has raised no objection to the proposed development which will utilise the existing access from Scallows lane to the Wellow Way site to the north. The Highways Officer has commented that the level of additional traffic to be generated by this proposal is immaterial in traffic impact terms and, with regards to internal layout, it is considered that sufficient room exists for the parking and manoeuvring of vehicles.
- 8.34 Representations have raised concern in relation to the impact on highways safety of large vehicles associated with nearby businesses. However consideration of the current proposals must be limited to the proposed uses and any other off site highways impacts would not be a material consideration.
- 8.35 The proposed development is considered to have no significant adverse impact on highways or pedestrian safety and complies with the relevant T policies of the TVBRLP.
- 8.36 **Amenity**  
The proposed pitch, whilst in a countryside location, additionally sits adjacent and in close proximity to residential properties, albeit unauthorised. However given the separation distances between the site and the nearest residential dwellings the proposed development would not result in an adverse impact on the amenities of other residential properties as a result of overshadowing, overlooking or overbearing impact.

8.37 Noise

Representations have raised concern with regard to the impact of noise associated with commercial use of the site. However the submitted application proposes no commercial uses and any unauthorised uses cannot be considered as part of the application. Whilst some degree of disturbance is inevitable during and construction work they would be temporary. Subject to a condition restricting commercial use without further permission, the proposed development is considered to have no significant adverse impact on amenity and complies with TVBRLP Policies LHW4 and E8.

8.38 Dominating the settled community

Paragraph 14 of the PPTS states:

*When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.*

8.39 It is acknowledged that there are authorised, unauthorised and pending applications for Gypsy & Traveller pitches within the Blackwater Ward of Test Valley and there is also one pitch immediately adjacent to the Ward Boundary. These sites are listed in the table below.

Within Ward:

Status	Address	Reference	Pitches
Authorised Permanent	The Orchard, Wellow Wood Road, West Wellow	15/01639/FULLS	1
Authorised Permanent	Little Acorns, Goddard Close, West Wellow	15/02958/FULLS	1
Authorised Permanent	Woodview Farm, Salisbury Road	14/01373/FULLS	1
Authorised Permanent	Wellow Wood Paddock, Wellow Wood Road	14/01282/FULLS 15/01814/VARS	2
Authorised Permanent	Love Acre, Newtown Road, Awbridge	09/02118/FULLS	1
Authorised Permanent	Jactar, Newton Road, Newton, Awbridge	09/01938/FULLS	1
Authorised Permanent	Treetops, The Frenches, East Wellow, Romsey	TVS.00684/11	1
Pending (occupied)	Land Adjacent to The Orchard, Wellow Wood Road	19/01831/FULLS	1
Pending – SAPC resolution to grant permission (unoccupied)	Land South Hazelwood Farm, Flowers Lane, Plaitford	19/01765/FULLS	1
Pending (occupied)	Land Adjacent Greenwood Cottages, Woodington Road	18/02797/FULLS	1

Pending (unoccupied)	Land south of Wellow Way, Scallows Lane, West Wellow	18/02007/FULLS	2
----------------------	--	----------------	---

Outside Ward:

Status	Address	Reference	Pitches
Authorised Permanent	Furb, Newtown Road, Awbridge	10/00404/FULLS	1

It is not clear from Government Guidance whether the use of the term 'scale' reflects a single large encampment or the cumulative number of individual sites in an area.

- 8.40 The table confirms that within the Ward there are 17 pitches (including the application site) of which only 8 are authorised. Within 750m of the application site there are a total of 11 pitches (including the application site) of which only 3 are currently authorised.
- 8.41 According to the April 2019 Blackwater Ward Profile there are a total of 2580 properties in the Ward. Based on this figure and the information contained in the table above, the authorised pitches make up 0.3% of the total number of residential units in the ward. If all pitches (authorised, unauthorised and pending) were included this would rise to 0.66%.
- 8.42 The PPTS does not define 'dominate'. It is therefore useful to have regard to the dictionary definition which states:

*to be the most powerful or important person or thing in it.*

Taking into consideration the above it is considered that there would be difficulty in arguing that one additional pitch within the local population would dominate the nearest settled community. It is considered that there would be no conflict with the PPTS in this regard.

8.43 Appeal Decisions

The two most recent appeal decisions relating to Gypsy & Traveller accommodation in the Ward relate to the following applications:

1. 15/01639/FULLS- Jays Orchard, Wellow Wood Road (Appeal Allowed)
2. 15/01814/VARS- Wellow Wood Paddock, Wellow Wood Road (Appeal Allowed)

- 8.44 Both appeal Inspectors considered the issue of whether the individual proposals would dominate the settled community. In application 15/01639/FULLS the Inspector was of the view that granting planning permission would not result in the settled community being dominated and allowed the appeal.

8.45 When assessing the appeal for 15/01814/VARS the Inspector took a different view and concluded that there was some potential for a cumulative impact and this could undermine the first criteria of Para 13 of the PPTS. However, the inspector only afforded this some weight in the planning balance. In this appeal the Inspector concluded that despite this possible conflict with the PPTS and the Council not having a shortage of Gypsy sites in the Borough, the appeal should be allowed.

8.46 **Planning Balance**

The applicant meets the definition in the PPTS 2015, there is an identified need for pitches in the borough and The Local Planning Authority is not currently in a position to identify or offer an alternative site for this family to move to. The need therefore is a significant material factor in determining the application.

8.47 The PPTS states that If a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of planning permission.

8.48 Any potential impacts on the special interest of the Solent and Southampton Water SPA and New Forest SPA have been mitigated and the mitigation secured by the completed legal agreement.

8.49 On balance the benefit of addressing an existing need for gypsy site provision, is considered to represent a significant material consideration in favour of granting permission. No significant adverse impacts have been identified in the other materials consideration that would outweigh the benefit of providing the needed provision.

9.0 **CONCLUSION**

9.1 The applicant meets the definition of a Gypsy in the PPTS 2015, there is an identified need for pitches in the Borough and The Local Planning Authority is not currently in a position to identify or offer an alternative site for this family to move to.

9.2 The proposals comply with the requirements of TVBRLP Policy COM13 and the PPTS 2015. In this case the unmet need is considered a strong material consideration in favour of granting permission and there are no material planning considerations that would outweigh such a conclusion.

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 site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or any subsequent definition that supersedes that document).**  
**Reason: It is necessary to keep the site available to meet that need in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.**
- 3. No more than four caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time, comprising no more than two static and two touring caravans.**  
**Reason: To accord with the terms of the application and to ensure satisfactory planning of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.**
- 4. No commercial, industrial or business activities shall take place on any part of the site, including the storage of materials and goods.**  
**Reason: In the interests of neighbouring amenity and to ensure the protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 & LHW4.**
- 5. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.**  
**Reason: To accord with the terms of the permission and in the interests of protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 & LHW4.**
- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the or on the site.**  
**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities and to ensure the protection of important boundary features in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & E2.**
- 7. No development shall take place until full details of hard and soft landscape works have been submitted and approved. Details shall include:**

  - 1) Hard surfacing materials;**
  - 2) Planting plans;**
  - 3) Written specifications (including cultivation and other operations associated with plant and grass establishment);**
  - 4) Schedules of plants, noting species, plant sizes and proposed numbers/densities;**

**The landscape works shall be carried out in accordance with the approved details.**  
**Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.**

- 8. The utility buildings hereby permitted shall be used for purposes ancillary to the use of the land as a gypsy and traveller site and shall not be occupied as a permanent means of habitable accommodation at any time or used for any commercial activities.**

**Reason: To comply with the terms of the application and to protect the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.**

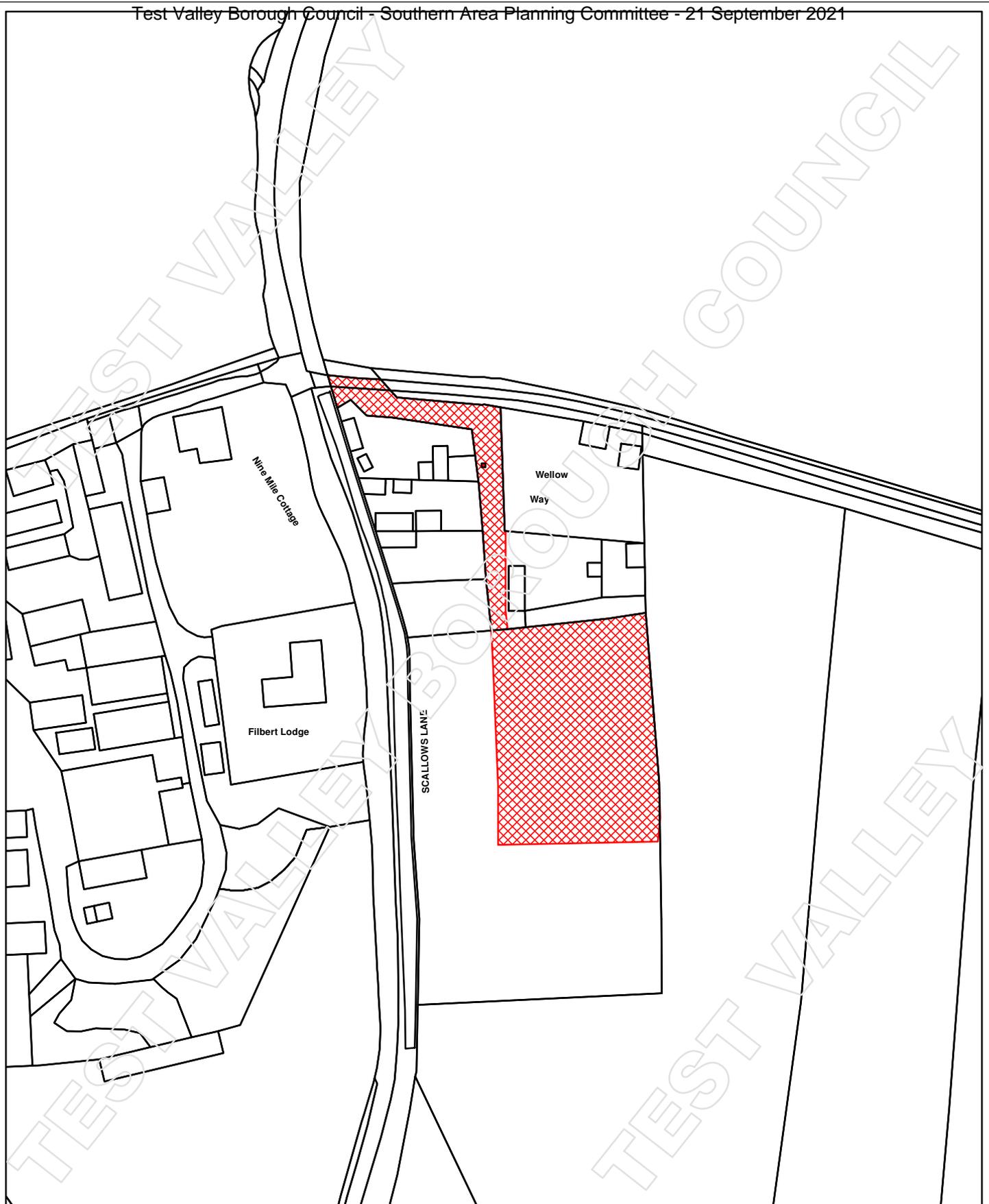
- 9. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

- Site Layout Plan**
- Side Elevation**
- Side Elevation (2)**
- Rear Elevation**
- Front Elevation**
- Floor Plan**
- Post and Rail Fence**

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

**Notes to applicant:**

- 1. 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.**
  - 2. 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.**
-



### Siteplan



REPRODUCED FROM ORDNANCE SURVEY MAPPING  
WITH THE PERMISSION OF THE CONTROLLER OF  
HER MAJESTY'S STATIONERY OFFICER © CROWN COPYRIGHT.  
UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT  
AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.

**18/02007/FULLS**



## Land south of Wellow Way, Scallows Lane, West Wellow, Romsey, Hampshire, SO51 6DX

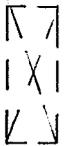
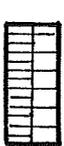
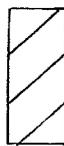
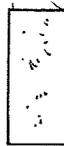


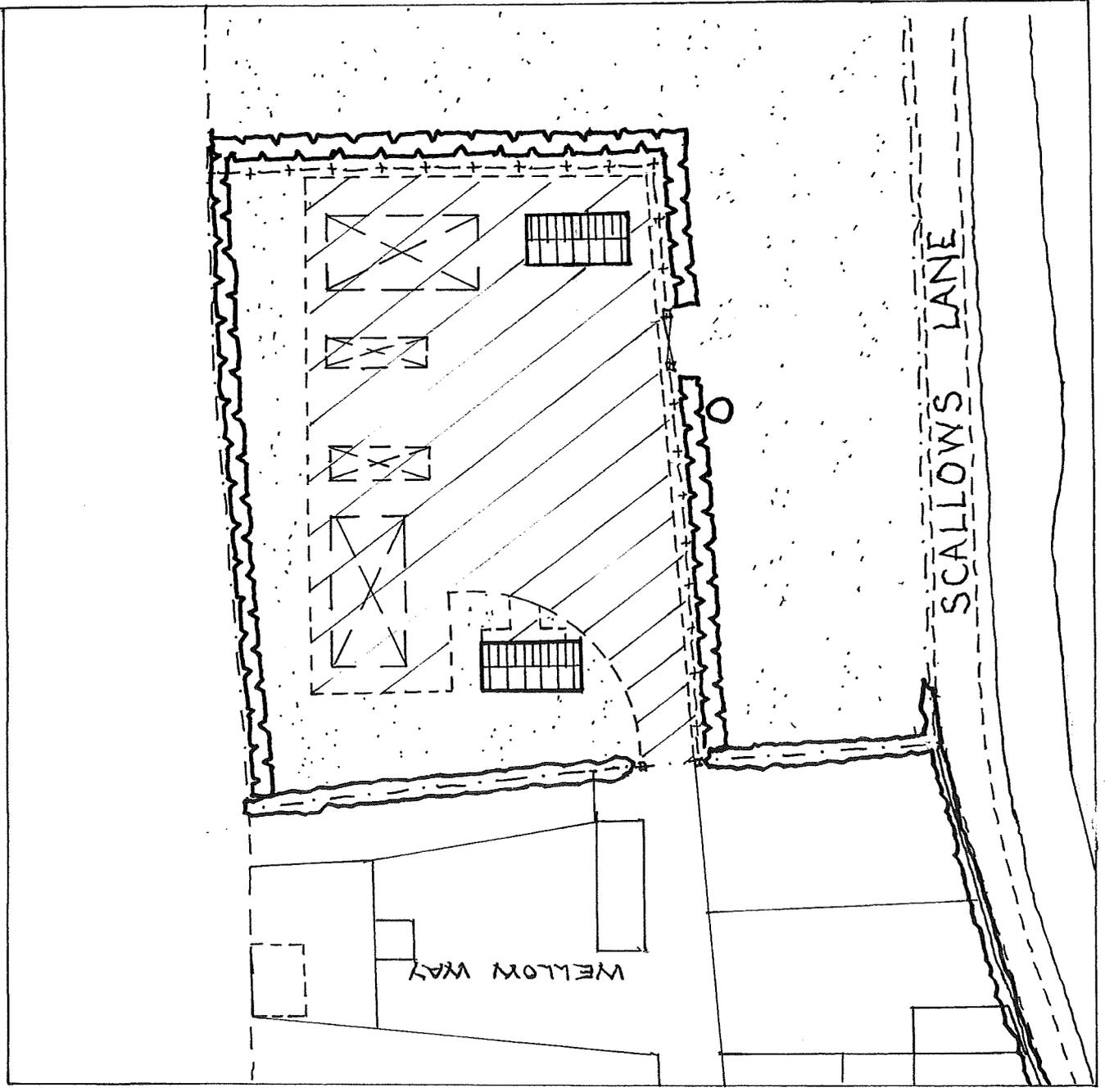
Site Plan shows area bounded by: 428978.52, 120634.77 429178.52, 120834.77 (at a scale of 1:1250), OSGridRef: SU29072073. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 23rd Jul 2018 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #00340301-031EC6

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2018

KEY:-

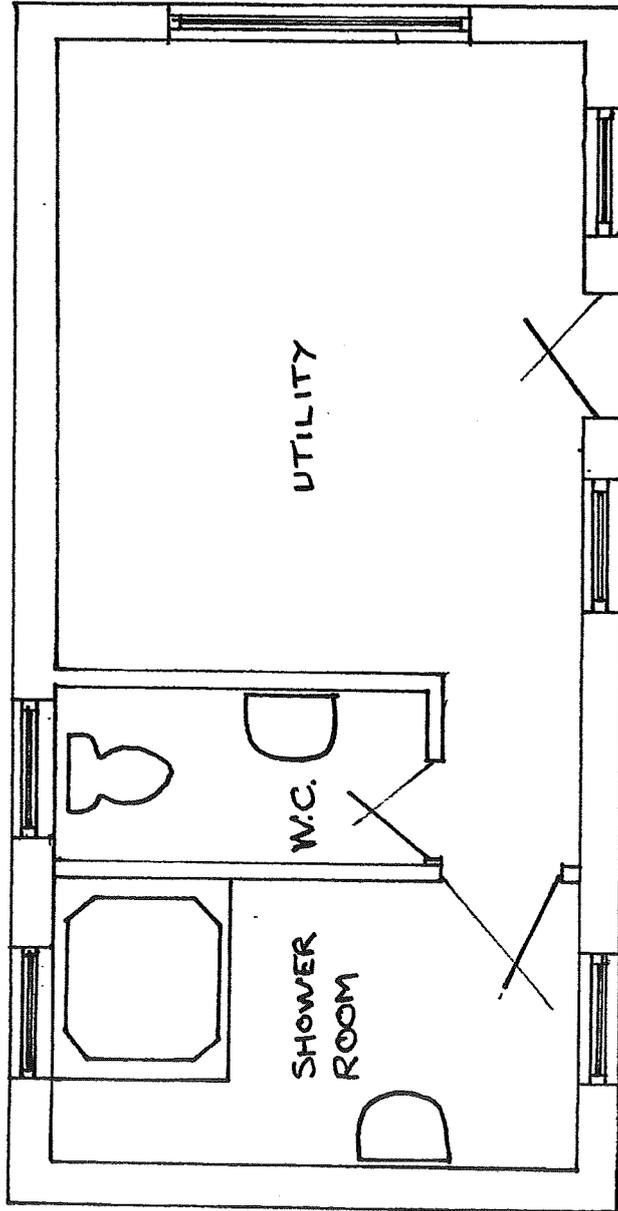
-  Caravans.
-  Utility building
-  Permeable stone
-  Grass
-  Existing hedge
-  Proposed hedge,  
tree planting
-  Sewage  
treatment plant



SCALE 1:500

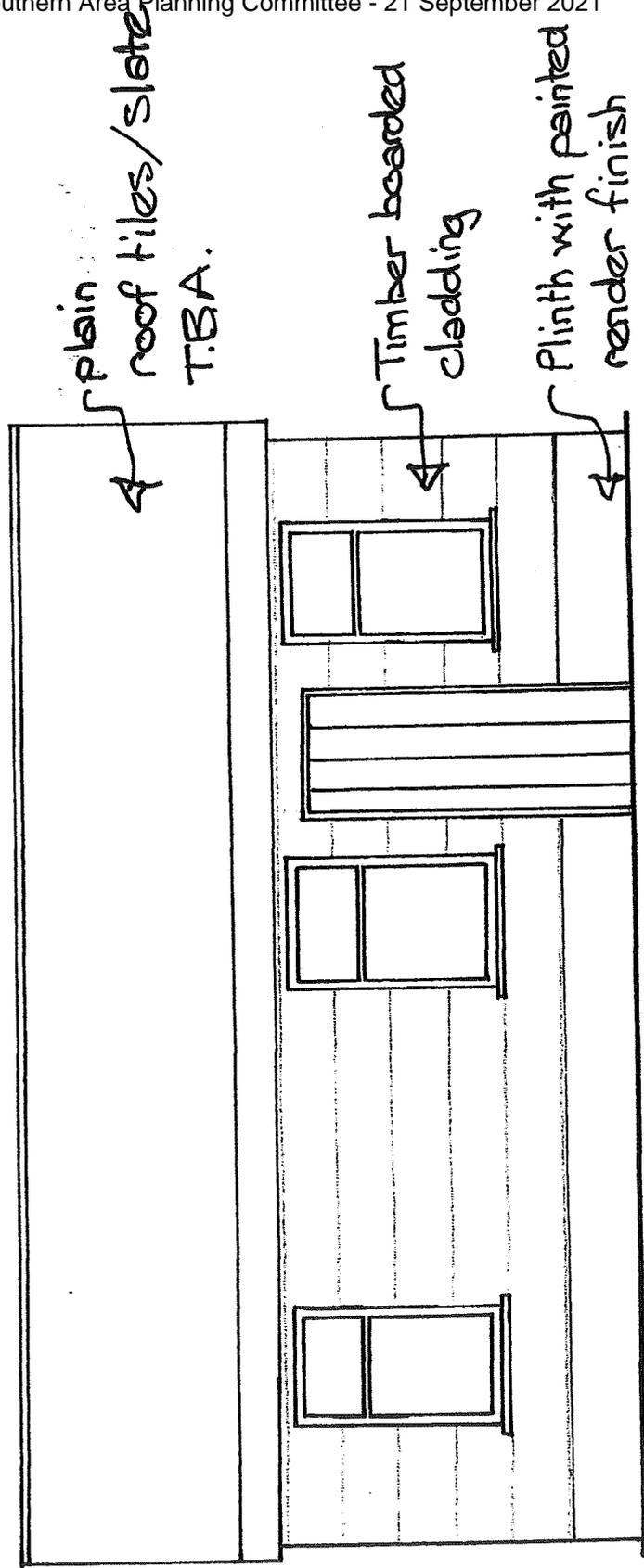
SITE LAYOUT PLAN

**PROPOSED DAY ROOM**



**FLOOR PLAN**  
**1:50**

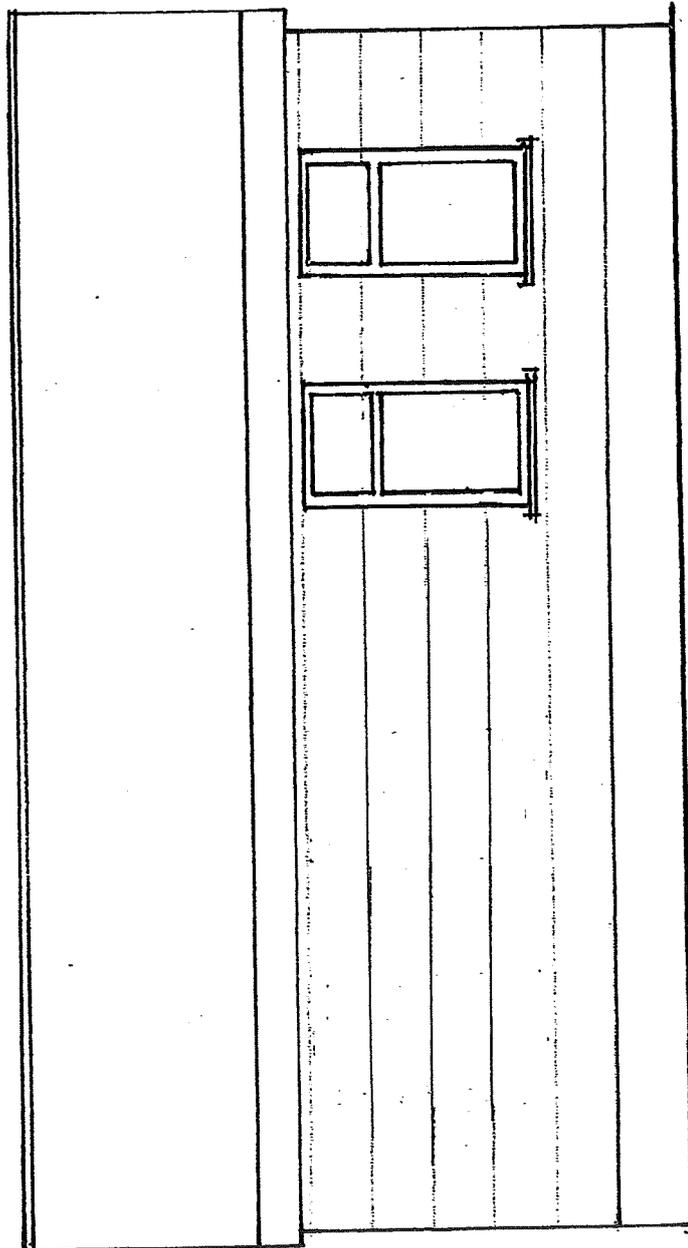




FRONT ELEVATION

1:50

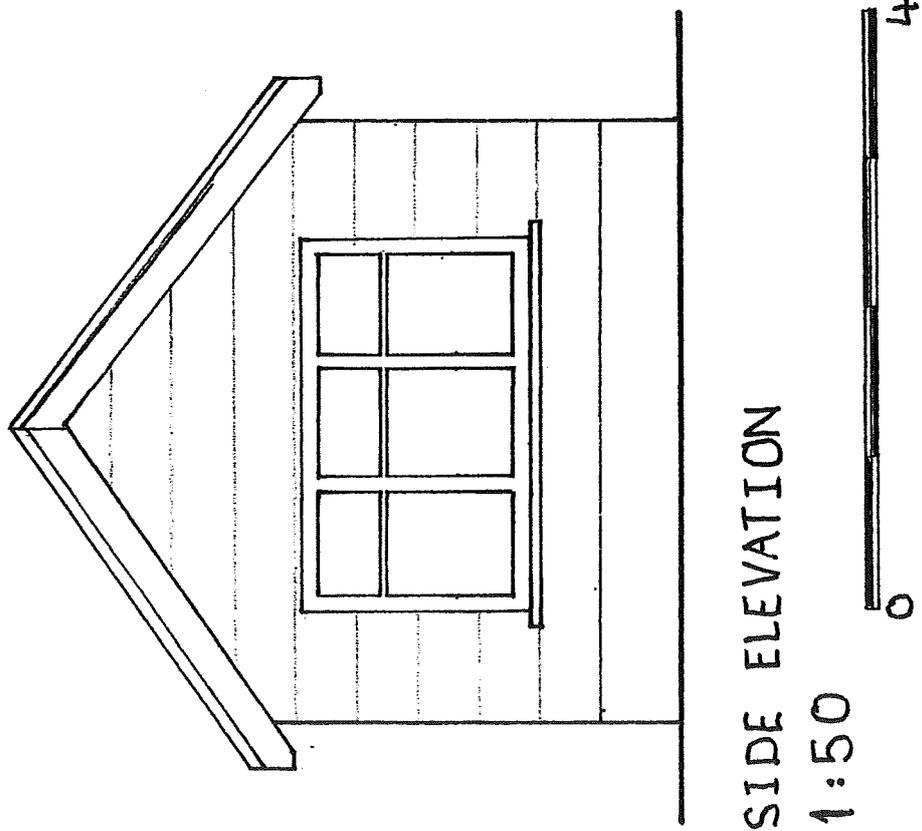


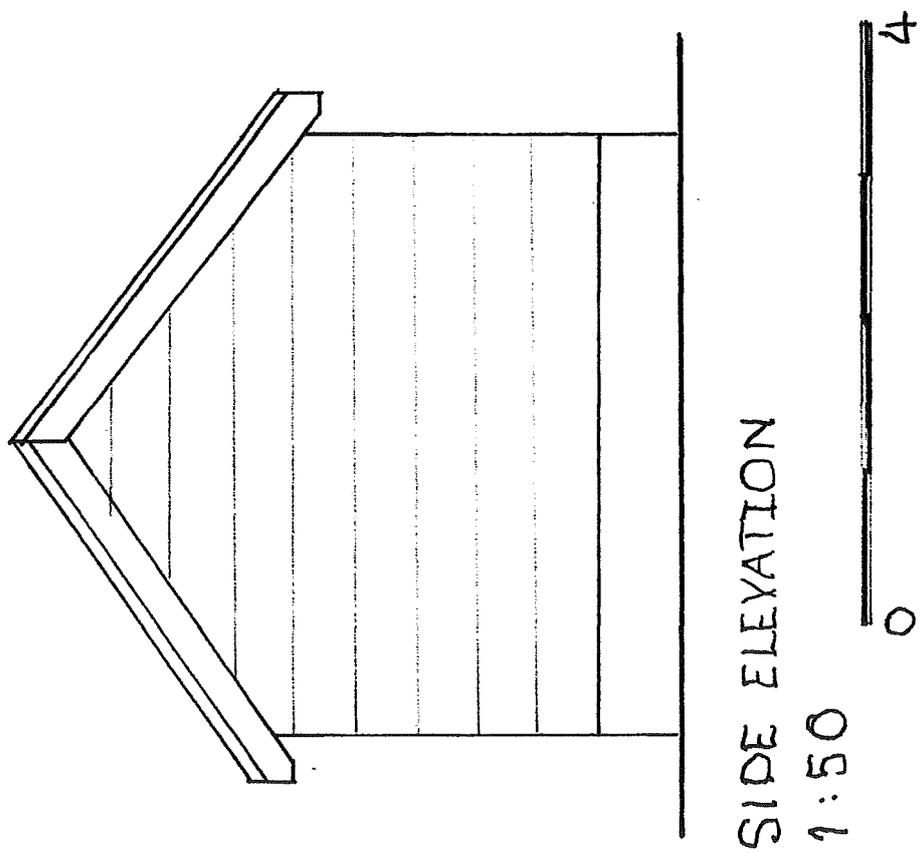


REAR ELEVATION

1:50







## ITEM 8

---

<b>APPLICATION NO.</b>	21/01959/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	30.06.2021
<b>APPLICANT</b>	Trustees of the Captain Busk Grandchildren Settlement
<b>SITE PROPOSAL</b>	Houghton Allotments, Houghton, <b>HOUGHTON</b> Erection of 4 dwellings with parking, landscaping and access, retaining part of existing allotments
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

1.1 This application is presented to the Southern Area Planning Committee at the request of the Local Ward Councillor due to the public interest in the application.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is located on the western side of Houghton Road within the Houghton Conservation Area. The site as existing is a rectangle, generally flat piece of land and is a privately owned allotment used by the community. A public right of way is located along the western boundary. The application site is located within the Houghton settlement boundary as set out within inset map 24 of the Test Valley Revised Borough Local Plan 2016.

### 3.0 PROPOSAL

3.1 The proposal is for 4 dwellings with associated parking, landscaping and access. The proposal also includes the retention of part of the allotment use to the north of the site.

### 4.0 HISTORY

4.1 No planning history is identified on this site.

### 5.0 CONSULTATIONS

#### 5.1 Policy – Objection

LHW1 - the second part of this policy sets out the criteria when the loss of existing open spaces or other recreation facilities would be permitted. As the application site is currently providing allotments (also identified within the Council's Public Open Space Audit, 2018), some of which are to be lost through the proposed development, the application would need to satisfy criteria d), e) or f) of this policy.

#### 5.2 Ecology – Objection

I would advise that planning consent should not be granted until full surveys have been submitted, which are in accordance with best practice guidelines, and appropriate mitigation measures have been outlined.

5.3 Conservation – No Objection subject to conditions

5.4 Landscape – Comment

As a developed plot it will have a minor impact in local views on the lane and from the road with more built development, but not substantial harm to the local character provided that the hedges as boundaries are all retained and maintained, and that internal new landscaping is simple and appropriate to the site and setting.

5.5 Highways – Objection

There are elements of the assessment that are considered to be outstanding and these should be submitted for review.

5.6 HCC Flood Water Management – Comment

This is a residential site less than 0.5 hectares in size and less than 10 dwellings as such this is a minor application outside our remit.

5.7 Archaeology – No Objection subject to conditions

6.0 **REPRESENTATIONS** Expired 10.08.2021

6.1 **Houghton Parish Council – Objection**

Local Plan and housing land supply

- The starting point for the Borough Council, as local planning authority (LPA), in considering proposals for development is the Development Plan for the area. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise ref section 38(6) of the Planning and Compulsory Purchase Act 2004. The Development Plan for the area is the Test Valley Borough Revised Local Plan adopted in January 2016. TVBC at its Cabinet meeting of March 2021 resolved that following a review, with reference to para 33 of the NPPF (July 2021), it remained up-to-date. TVBC is at the early stages of preparation of a new local plan publishing an issues and options consultation in 2020.
- In terms of housing land supply, local planning authorities are required to have a five-year supply of housing land. As at the 1st April 2020 for the housing area within which the application site falls i.e. Northern Test Valley, it can demonstrate that it has 6.27 years supply.
- The Parish Council considers that the Local Plan is up-to-date for the purposes of decision-making

6.2 Neighbourhood Plan

- A neighbourhood plan is being prepared covering the parish. Once it is made it becomes part of the Development Plan for the Borough. It is at an early stage in the process with a Regulation 14 consultation closing on the 7th June 2021. The Parish Council considers that its content should be taken into account in the consideration of the application. It should be noted that the applicant has referenced the draft neighbourhood plan in their submissions. The Parish Council's objections are presented under the heading of the relevant Local Plan Policy. The objections also include a reference to the corresponding draft Neighbourhood Plan policy.

### 6.3 Sustainable development

- The applicant argues that the site can be considered sustainable development because it is located within Houghton which has range of services. The applicant has listed a number of facilities available at Houghton in support of its position. However, the Parish Council considers the list misleading as it includes businesses which are located outside of the village itself, and inaccurate as there is no bakery and no shop in the village.
- The applicant describes Houghton's location as being close to other larger settlements such as Stockbridge, which provides a range of facilities and services. There is a very limited bus service linking the village to Houghton but most journeys would be undertaken by car.
- The proposal would result in a substantial loss of land used as allotments at a time when the case for locally grown produce is getting stronger as part of the move towards a low carbon economy and reducing 'food miles'. The role of heathy outdoor activity in supporting the health and wellbeing of communities is also well documented. The Parish Council consider that the loss of allotments would not be consistent with the purpose of the planning system which is to contribute to the achievement of sustainable development and be contrary to Policy SD1

### 6.4 Policy COM2, COM14, and LHW1 of the Test Valley Borough Local Plan (TVBLP) and policy HTN1 of the draft Neighbourhood Plan

- The Policy COM2 establishes the principle of development within the settlement boundaries defined on the inset maps. Although the principle of development is established its implementation is subject to the application of the other policies of the Local Plan.
- The Borough Council can demonstrate that it has a five-year supply of housing land. The addition of four dwellings would add 0.01 years to the supply based on the Local Plan annual requirement of 394 dpa. The marginal increase in supply should be a factor to be considered in the decision-making process.
- Policy COM 14 Community Services and Facilities seeks to avoid the loss of cultural and community facilities. The loss of any facilities would need to be justified by demonstrating that there was no longer a need for them. The Local plan considers that any change to the quantity or range of facilities could have an impact on the sustainability of a settlement and the impact of the loss of facilities is likely to be greater in respect of smaller rural villages.
- The issue of the loss of the allotments is addressed in this response under Policy LHW1, which covers public open space. However, the Parish Council considers that Policy COM14 is relevant as it reflects the positive role that the allotments play as a focus for the local community

### 6.5 Policy E1 of the TVBLP and policy HTN4, HTN8 and LHS6 of the draft Neighbourhood Plan

- Policy E1 and the supporting text paras 7.7-7.16 provides a framework for considering the application in design terms. New development under Policy E1 should complement the character of the area within which it is located, should respect and enhance its surroundings and be similar in

scale to other buildings. The proposal layout for four dwelling set back from the highway is of a very different character to that part of the village within which it is located. The adjoining dwellings and those further away are significantly larger and set in larger plots. By comparison the proposed dwellings appear to be out of scale and cramped.

- The draft Houghton Neighbourhood Plan recognises the importance of undeveloped areas make to the character of the village and has identified a number of local green spaces. Policy LGS6 is specific to the application site and along with Policies LGS5 is important to the character of this part of the village.

#### 6.6 Policy E9 of the TVBLP and policy HTN5 of the draft neighbourhood plan

- This policy seeks to manage the impact of change on the historic environment within the context of the duty under the 1990 Act. It is clear that the setting of the listed building immediately adjacent to the site (Beam End Cottage) would be affected as a consequence of the change arising from the proposed development. There would also be an impact on the Conservation Area itself from the loss of the open area and introduction of a form of development out of character with the surrounding development.
- It is considered that there would be harm in respect of the setting of the listed building and the conservation area. The NPPF (2021) para 200 is quite clear in advising what the process should be when there is any harm to the significance or setting of designated assets i.e. that any harm should require clear and convincing justification.
- The Parish Council considers that there is no clear and convincing justification for the development. In respect of considering the benefits of the development the marginal addition to the supply of housing land does not outweigh the harm to the heritage of the area or the loss of allotments.

#### 6.7 Policy LHW1 of TVBLP and policy HTN2 of the draft neighbourhood plan

- The Policy seeks to protect existing open space and other recreation facilities including allotments. Where development would result in the loss of existing provision justification would be needed to demonstrate that it was not required to meet the full range of leisure and recreation needs of the local community or it was to be replaced by an equivalent or better provision.
- The allotments have been used by the community for a number of years. They are currently all in use with a waiting list. The proposed development would see a substantial reduction in the existing provision of approximately 75%.
- In terms of the existing provision of open space, the village has a shortfall in all of the categories set out in the policy with the exception of allotments, ref TVBC Open Space Audit 2018. If a case were made that not all of the land was needed for allotments, then, under Policy LHW1d), it would need to be demonstrated that it could not address the shortfalls in other forms of open space. That case has not been made.

6.8 **45 Letters / emails from various addresses – Objection (summarised)**  
Houghton Neighbourhood Plan

- The development of this site is in conflict with the proposed Houghton Neighbourhood Plan which designates the site to be preserved as 'Local Green Space' with a priority of retaining the balance between nature and the built environment.
- This site is listed as an Open Green Space in the emerging Houghton Neighbourhood Plan; although this fact cannot be given as much weight as it would if the Neighbourhood Plan had been formally ratified and adopted, it must surely be a material consideration in any planning decision.

Housing need

- There are ample (or arguably too many) other recent approvals for housing development in the village and under construction and thus adding to this cannot be justified as meeting Housing Needs which are already adequately provided for. Test Valley Borough Council already has a 5 year supply of housing land and so a development like this is not needed or justifiable.

Overdevelopment

- In the past few years, the village of Houghton has seen substantial development and as such it has already contributed to the need for housing in the valley. These developments have added between 10% and 15% of dwellings in the village which has NO shops, one pub, a village hall and church; this means that residents MUST travel to survive, adding to their carbon footprint.

Loss of allotments

- This site is clearly a public open space, even if privately owned, and none of the listed reasons that would allow for its loss appear to have been satisfied by this application. The application site is valued by the community who, in 2007, signed a rental agreement with the Busk family to use the land for allotments, quiet space and a community orchard.
- The Village Allotments are a community environment allowing provision for growing produce for people who have small or no gardens helping also with physical and mental health particularly important during the lockdown of COVID-19. Plans are also underway to plant a community orchard in a poor quality corner of the site. This area has never been used for housing and used to be pastureland before being cultivated as now. The proposed dwellings plan for the allotments to be pushed to the back in a much reduced capacity squashed inbetween sewerage works and the boundary in an less accessible area. The current users have built up their plots to a highly regarded state of horticulture and would takes years to replicate!
- The allotments are a very important part of village life by allowing villagers to plant their own produce and gain the satisfaction of doing so and especially during the last year or more when life has been difficult and restrictive due to the pandemic this area has been a vital place for the holders to go - good for mental health and general well-being. Policy

LHW1 states when open space is lost it needs to be shown that it was not required which clearly is not true as there is a waiting list for the allotments as they are very popular.

#### Landscape and setting of listed buildings

- The proposed development contravenes Policy E1 which requires that new development should complement the character of the area, enhance the surroundings and be similar in scale to other buildings. This proposed development for 4 dwellings squeezed between larger houses on larger plots will look cramped and over developed. It will also harm, contrary to Policy E9, the existing setting of Listed Buildings such as Beam Cottage.

#### Green Infrastructure

- This greenfield site is long established and benefitting from allotment use by the local community featuring extensive trees and shrubs and a mature hedge along the road frontage all of which contribute to the rural character of the village and is an important break between dwellings. Development of this site would be contrary to Green Infrastructure Policy E6 and Community Facilities Policy 14 of the Test Valley Revised Local Plan adopted 2016.

#### Impacts on Conservation Area

- The Conservation Officer reports that the “boundary hedge is a positive feature” and also that “the design of the buildings is not particularly inspiring” and therefore the status of the Houghton Conservation Area is not enhanced by the proposed development and is in conflict with Policy E1 which states that ‘development will not be permitted if it is a poor design and fails to improve the character, function and quality of the area’.

#### Traffic generation

- Adding more potential traffic to access the Houghton Road on a blind bend is unsafe and should be avoided. The site is not suitable for such intense development
- The access to the site is immediately adjacent to the single track access from the six large properties now being constructed immediately behind this development. With the number of cars that will use this access point this could end up being a dangerous entry on and off the main road.

#### Archaeology

- The site is listed as having High Archaeological Potential which might retain many mediaeval features of interest and which could be lost to development.

#### Ecology

- The proposed development will conflict with Biodiversity and Ecology Policies in the Test Valley Revised Local Plan 2016 and it is noted that no Environmental Impact Assessment has yet been submitted.

### Drainage

- There is no available mains drainage available to collect surface water (rainfall) or foul drainage (sewerage). The site slopes uphill by approximately 2 metres front to rear and thus any surface water soakaways for each house would have to be excavated well below ground level. The foul drainage will require pumping up to the back of the development site into a buried 'package treatment plant' (cess pit) and thence "treated effluent will infiltrate into the ground via an on site drainage field". This effluent drainage field is stated to be "relatively shallow" and is adjacent to the boundary of Plum Tree Barn. Sub soil contamination and above ground odours are risks which should not be permitted.

## 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)

SD1 – Presumption in favour of sustainable development

COM2: Settlement Hierarchy

COM14: Community services and facilities

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E7: Water Management

E9: Heritage

LHW1: Public Open Space

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- Principle of Development
- Impact on Landscape Character and Visual Amenity
- Heritage assets
- Design
- Highway impacts
- Impact on Neighbouring Amenities
- Ecology
- Nitrate neutrality
- Trees
- Water management
- Archaeology
- Other matters

## 8.2 Principle of development

The scope and extent of the proposal encompasses a number of issues of 'principle'. For ease, this report deals with each issue separately, with an overall conclusion on the matter reached at the end. The main issues of principle comprise:

- Providing for new residential development in the defined settlement boundary;
- Providing for new residential development resulting in the direct loss of existing allotment provision;

## 8.3 Test Valley Revised Borough Local Plan 2016. Policy COM2: Settlement Hierarchy

This Policy states:

*Within the boundaries of the settlements identified in the hierarchy (Table 7) and identified on inset maps 1 - 55 the principle of development and redevelopment will be permitted provided that it is appropriate to the other policies of the Revised Local Plan.*

*Development outside the boundaries of settlements in the hierarchy (as identified on map 1 - 55) will only be permitted if:*

- a) it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10, LE16- LE18; or*
- b) it is essential for the proposal to be located in the countryside.*

## 8.4 Providing for new residential development in the defined settlement boundary;

The TVBRLP 2016 inset map 24 includes the existing allotment site within the settlement boundary of Houghton. As such, and in compliance with Policy COM02 the principle of development for new residential development is acceptable subject to the proposal being appropriate in relation to other policies in the Local Plan.

## 8.5 Providing for new residential development resulting in the direct loss of existing allotment provision;

A significant "other" policy of the TVBRLP that COM02 alludes to and which is relevant to the determination of the current application, is in respect of the proposed loss of allotment space and this is included in Policy LHW1 "Public Open Space". This policy falls into two parts (i) the requirement for the delivery of new public open space, and (ii) the framework by which existing open spaces or recreational facilities could be lost. Only Part (ii) is relevant to this part of the appraisal and an extract from Policy LHW1 is set out below:

*Development proposals that would result in the loss of existing open spaces or other recreation facilities will only be permitted if:*

- d) the space or facility is not needed to meet the full range of leisure and recreational needs of the local community;*
- e) the proposed development is for an alternative open space, sport or recreation facility for which there is such a need as to outweigh the loss; or*

*f) any space or facility to be lost would be replaced by an equivalent or better provision in terms of quantity and quality and be in a suitable location*

8.6 An assessment of the proposal against these criteria, together with an assessment of compliance is, as follows:

Criterion D – there is no suggestion in the applicant’s case for redeveloping the site for residential use that allotment provision within the community of Houghton is not needed or, required. Indeed, during the course of this application it is clear that evidence arising from both community representations and the views of the Parish Council demonstrate such a need exists now and will continue to be so into the future. As such it is considered that the value of the allotment space to the community is significant and in the absence of any evidence to state otherwise the proposal must therefore be assessed against either criterion E or F.

8.7 Criterion E – the proposal is for, principally, residential development and whilst it is proposed to retain allotment space to the north of the application site the submission does not propose a different form of open space to that which exists on the land where the dwellings are proposed at present i.e. allotment land. This part of the Policy is not therefore relevant or engaged for this proposal.

8.8 Criterion F - Compliance, or otherwise, with this criterion is therefore critical to the outcome of the current application. It is clear from the representations made by the community on this application that the existing site is a much valued resource within the community. Significant effort has been made to maintain the quality of the allotment environment infrastructure, soil, environment, bio-diversity and community cohesion to provide for the social, recreational and culinary needs of parts of the community. Indeed there is a strong desire within many of the representations received that there is value/preference to the existing situation remaining and the existing allotment site preserved.

8.9 That said, the Policy does not explicitly protect existing facilities, or the land on which they sit. The policy is ‘permissive’ in that it does permit a proposal to come forward that replaces the existing ‘open space’, subject to certain criteria being met. In that sense it is for the applicant to demonstrate that an alternative site will provided for “...*an equivalent or better provision in terms of quantity and quality and be in a suitable location*”. No such site is proposed within this submission. Paragraph 6.2 of the submitted Design and Access Statement sets out that *The site is privately owned and in full control of our client. This site is not owned by the Parish of Borough Council and does not form a statutory site under the allotments act 1925. This means that the site does not benefit from special protection. Notwithstanding this, the proposals will retain a portion of the allotments for the community.* The application site is currently providing allotments (identified within the Council’s Public Open Space Audit, 2018), some of which are to be lost through the proposed development. The policy makes no distinction between public and privately operated allotment sites. In the absence of any consideration of this policy within the submission the proposal does not comply with criterion f) of policy LHW1 representing a net loss of allotments plots/land.

8.10 Policy COM14 – Community Services and facilities

Representations received state that regard should be had to policy COM14 which concerns the loss of community facilities. Given the use being lost – an allotment – is an open space or recreational facility it is considered that policy LHW1 is relevant to this proposal. The criteria covered in COM14 requests similar actions in respect of demonstrating that the facility is no longer required for the community but then makes reference to ‘the building’ which does not ‘fit’ with the community asset under consideration at this site.

8.11 Emerging Houghton Neighbourhood Development Plan (NDP)

The administrative area of the parish of Houghton was designated as a Neighbourhood Plan Area in 2017. A Regulation 14 stage draft NDP was published for consultation between April and June 2021. This sets out a number of proposed policies. Proposed policy HTN2 considers community services, facilities and recreational open space – it makes specific reference to the Houghton allotments. Proposed policy HTN8 seeks to designate the Houghton allotments as a local green space, with additional information provided in Appendix C. The planning application submission indicates that objections have been raised on behalf of the applicant to aspects of this consultation document. Paragraph 48 of the National Planning Policy Framework (NPPF) indicates the considerations when giving weight to relevant policies in emerging plans. In this context, limited weight can be given to the draft NDP.

8.12 Assets of Community Value (ASV)

Assets of Community Value are derived from the Localism Act 2011. The principal idea behind the legislation is that, once an asset is registered as an ASV (pub, shop or whatever it may be), then there is a moratorium on the land owner disposing of the ASV to allow the local community an opportunity to purchase – though the land owner is not obliged to accept any offer. In principle, registration as an ASV is a material planning consideration to be weighed in the balance along with all other considerations relevant to a proposal. In this instance the land has not been listed as a ASV. As such it is not considered to carry any significant weight in the overall planning balance of this application.

8.13 Conclusion on principle of development

There is a principle for the development of housing on the allotment site due to the sites location within the settlement boundary of Houghton. The Houghton neighbourhood plan is still at draft stage and is not adopted resulting in little weight being put on its content during the course of determining this application. Whilst the existing allotment site offers a principle for residential development the proposal results in the direct loss of an established, and well used allotment site that is meeting, and would continue to meet, local demand for this community resource. The loss of an established allotment site within the settlement results in the unacceptable loss of allotments to serve the needs of the community to the detriment of their health, welfare and leisure needs, contrary to Policy LHW1(f) of the Test Valley Borough Revised Local Plan (2016) and Paragraph 97 of the National planning Policy Framework.

In reaching this conclusion the Council recognises the social, environmental and economic benefits that might otherwise arise from the proposal, including the delivery of both open market to meet the general housing requirements of the Borough, but these factors are not sufficient to outweigh this principle issue.

#### 8.14 **Impact on Landscape Character and Visual Amenity**

Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough reads as follows:

To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that:

- a) it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located;
- b) it is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced;
- c) the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area;
- d) arrangements for the long term management and maintenance of any existing and proposed landscaping have been made; and
- e) it conserves the landscape and scenic beauty of the New Forest National Park or the North Wessex Downs Area of Outstanding Natural Beauty where applicable; and
- f) does not result in the loss of important local features such as trees, walls, hedges or water courses.

8.15 The application site is seen from the Houghton road gated access and sporadically from the public right of way that runs to its rear (west). Any views along the PRow are generally of mixed gardens and dwellings/plots. Frontage views are limited by the existing hedge, which hosts several hawthorn trees but forms a dense boundary. The timber gated access is on the north eastern corner and would be used for access into the new development and rear maintained allotments. The land rises slightly to the rear of the site.

8.16 The proposed development of two storey dwellings formed of a semi-detached pair and a detached two dwelling maisonette would sit between existing development of semi-detached properties to the south and a private access to the north. A further access is also located to north with a thatched listed cottage – Beam Cottage – located beyond that. The proposed houses front onto, and have a clear relationship with the road, which reflects the overarching pattern of development in this part of the village. Given the size of the properties proposed it is considered that the dwellings being accessed from one access point is appropriate particularly as it allows for the retention of the hedge, which is an important feature in the street scene.

- 8.17 A car barn is proposed forward of the front elevations of the proposed properties but there are examples of garages set forward in the local context and set behind the hedge the barn would not be substantially overbearing in the street scene. As a developed plot it would have a minor impact in local views on the lane and from the PRow with more built development, but not substantial harm to the local character provided that the hedges as boundaries are all retained and maintained, and that internal new landscaping is simple and appropriate to the site and setting
- 8.18 Had the recommendation been for permission it is considered that the development could be provided here without significant harm to the landscape of the area in accordance with policy E2 of the Revised Borough Local Plan. This would have been subject to appropriate conditions. These conditions would have included a detailed finished levels plan and detailed hard and soft landscaping plans together with management and maintenance information.
- 8.19 **Heritage assets**  
The proposed site lies within the Houghton Conservation Area and is adjacent to a listed cottage, Beam Cottage. The Conservation Officer advises that the allotments do not make a particularly important contribution to the special interest of the Conservation Area – though the boundary hedge is a positive feature. Beam Cottage (Grade II listed) is viewed as a village house on the village street, and therefore appropriate additional housing should not harm its setting. Furthermore due to the existing access tracks which are present, there is reasonable separation between Beam Cottage and the proposed development. It is considered that the development can be provided without significant harm on the character and appearance of the Conservation Area or the setting of the adjacent Listed Building in accordance with policy E9 of the Revised Borough Local Plan 2016.
- 8.20 **Design**  
In terms of built form the proposal is for a semi-detached pair of dwellings and two maisonettes which take the appearance of one detached dwelling. The buildings are simple in style with gable roofs, timber cladding, timber porches, chimneys and clay tile roofs. Given this simple appearance and with the use of quality materials proposed it is considered that the design of the dwellings would be sympathetic to the mixture of house types found in Houghton and would not draw undue attention to the development. It is considered that the proposal in this respect would integrate and respect the character of the area in accordance with policy E1 of the Revised Borough Local Plan 2016. Had the recommendation been for permission, conditions would have been sought for the submission of material details and window detail.
- 8.21 **Highways**  
Highway safety  
The application is supported by a Transport Assessment (Tetra Tech – June 2021). In order to inform the assessment, an ATC was in place for a 7-day period within May 2021. The ATC recorded both speed and volumetric data and recorded 8th percentile speeds of 30.9mph and 31.6mph northbound and

southbound respectively along with average two-way flows of 1,119 vehicle movements. A review of Highway PIA data has shown no recorded accident history in the vicinity of the site for the most recent 5-year period.

- 8.22 The application site is currently utilised as allotments and is in private ownership. The application proposes to modify the existing vehicular access which serves the allotments to serve the new dwellings as well as continuing to provide access to a portion of retained allotments to the rear of the site. The existing allotments are not served by an existing drooped kerb, instead vehicular access is shared with an adjacent dropped kerb with the adjacent vehicular access which serves existing residential properties to the rear. It is considered that the existing allotments are a low traffic generator for vehicular traffic with predominant traffic being pedestrian footfall.
- 8.23 In regard to vehicular traffic generation, whilst the submitted assessment contains an interrogation of the TRICS database, the Highway Authority is satisfied that the proposed development would not lead to a material increase in traffic generation which would have any adverse impact upon the efficiency of the public highway network in this location. In regard to vehicular visibility, whilst the ATC data is included, the High Authority advises that the assessment should include a plan and photos demonstrating where the ATC loops were situated upon the carriageway. This should be provided by the applicant for review. Notwithstanding the above, the submitted assessment states that visibility can be achieved in excess of 2.4m x 43m, however the visibility splay to the north has been measured to an offset of 1.54m. This is not considered to be acceptable and the Highway Authority requests clarification from the applicant in this regard. Whilst visibility can be measured to the nearside vehicle track, 1.54m is well in excess of this position.
- 8.24 The creation of the access would result in an excessively wide cross over and the applicant is required to demonstrate the acceptability of this, in line with both an assessment of the use of the existing residential access to the north and should also be supported by a Stage 1 Road Safety Audit. Turning to internal site layout, vehicle tracking has been provided for a car and this is considered to be acceptable in principle, however the submitted assessment states that vehicle tracking has been provided for a refuse vehicle. This however appears to be missing from the relevant Appendix and the Highways Authority request that the applicant should submit this for review. Given that the access is to be shared for the retained allotments, details of parking and turning should also be included in this regard. Given the outstanding matters set out above the proposal is not considered to comply with policy T1 of the Revised Borough Local Plan 2016.
- 8.25 The application fails to demonstrate that the layout, access and highway network is safe, functional and accessible for all users and that the development does not have an adverse impact on the function, safety and character of and accessibility to the local highway network. The development is contrary to policy T1 of the Revised Borough local Plan.

8.26 Parking Standards

The proposed development includes two 1 bedroom properties which require one parking space each and two 2 bedroom properties requiring 2 spaces each in accordance with the parking standards in the Revised Borough Local Plan. This results in a requirement for 6 spaces in total. 7 parking spaces are proposed and as such the development meets the requirements of policy T2 of the Revised Borough Local Plan 2016.

8.27 **Impact on residential amenity**

Plum Tree Cottages

This semi-detached pair is located to the south of the development site and as such it is not considered that there would be any significant impacts created as a result of the proposed development in terms of overshadowing or loss of light at this neighbouring property. The closest element of the proposed development to this neighbour would be the proposed single storey car barn located approximately 8m from the boundary with this neighbour. There are no windows proposed on the car barn and as such no overlooking would occur. The southern side elevation of the semi-detached property would partially face the garden of the property at Plum Tree Cottages located closest the development site. However, there are no first floor windows facing this neighbour and so no elevated views towards this neighbour would be provided. A ground floor window is present on this elevation but the proposed boundary treatment to be retained and further landscape information would ensure that no overlooking would occur as a result.

8.28 Plum Tree Barn

This property is located to the south west of the application site and shares a boundary with the allotment through the proposed retained allotment area, the area for drainage and ecological enhancement and plot 4s garden and part of the side elevation of plot 4. The boundary between the barn and the allotment is limited to a post and wire fence and low level shrubs. Clear views into the barn and the garden at the barn are currently possible from the allotment site. The presence of the retained allotment space and ecological enhancement would not significantly change the current relationship between the two sites. The proposed plot 4s garden would be positioned alongside the rear garden space at the Barn but with appropriate boundary treatment agreed it is considered that any mutual views given between the two neighbours could be screened. No direct views at first floor are given due to the lack of first floor windows on the southern elevation of plot 4. Oblique views may be given from first floor windows on the rear of plot four but the direct view given from these windows would be to the rear of the application site only. Due to the application sites position to the north of these neighbour it is not considered that any significant impact would occur in respect of overshadowing or loss of light.

8.29 New properties at Four Winds to the north

Due to the separation distance the retained allotments and ecological field offer together with the public right of way it is not considered that there would be any significant impact on the newly erected properties at the four winds site to the west of the application site.

8.30 Ashley House

This property is located to the north of the application site on the other side of the existing access track to properties to the west. This property is positioned opposite the retained allotment area and ecological and drainage area. Plots 1 and 2 would be separated from this neighbour by approx. 8m at the closest point. The actual dwelling at plots 1 and 2 would be approx. 9m away at the closest point. There are two first floor windows which face this direction but in respect of this neighbour views would be towards the driveway only. Given the separation distance it is not considered that any significant impact would be created as a result of the proposed development at this neighbouring property in terms of overshadowing or loss of light.

8.31 Beam Cottage

This neighbour is located to the north of the application site approx. 16m from plot 1 and 2. As described above given the separation distance it is not considered that any significant impact would be created as a result of the proposed development at this neighbouring property in terms of overshadowing or loss of light. Also as set out above there are two first floor windows facing this direction towards this neighbour however due to the distances involved it is not considered that there would be any significant impacts created at this neighbouring property in respect of overlooking.

8.32 Future Occupiers

The development has been laid out in a way that no significant overlooking or overshadowing would occur as a result of the proposed development at any of the proposed properties.

The proposal is considered to comply with policy LHW4 of the Revised Borough Local Plan 2016.

8.33 **Ecology**

There are a number of internationally protected sites within the zone of influence for this proposed development. The impacts of developments on such sites are a material planning consideration under the National Planning Policy Framework and the Revised Test Valley Local Plan DPD, and therefore adverse impacts on these sites are likely to be contrary to local and national planning policy unless appropriately mitigated.

8.34 *Mottisfont Bats SAC*

The property is within 7.5km of the Mottisfont Bats SAC (Special Area for Conservation) which is an internationally designated site, and as such is protected under the EU Habitats Directive, and subsequently under the Conservation of Habitats and Species Regulations 2017. As a result of research, suitable habitats (e.g. hedgerows and trees) within 7.5km of the site

are considered important for foraging, commuting and roosting opportunities for this species. Any removal of suitable foraging habitat should be avoided and, where it is required, appropriately mitigated to prevent an adverse impact on this internationally protected site. In this case the Borough Ecologist advises that further surveys in relation to foraging and commuting bats are advised in order to assess the likely impacts on this protected site and species. These will need to be conducted in full accordance with measures outlined within best practice guidelines issued by the Bat Conservation Trust (Collins, 2016), and must be submitted prior to planning consent.

8.35 *On site ecology*

This application is supported by an Ecological Appraisal (Tetra Tech, June 2021), which advises that further surveys are required in relation to Great crested newts, bat activity surveys and reptiles. Circular 06/2005 requires that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority (LPA) prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable. Surveys cannot be deferred under a condition of a planning application. The Borough Ecologist therefore advises that planning consent should not be granted until full surveys have been submitted, which are in accordance with best practice guidelines, and appropriate mitigation measures have been outlined.

8.36 Inadequate survey and mitigation information has been submitted in order for the local planning authority to conclude that the proposed development would not have an adverse impact on protected species. The proposed development is therefore considered contrary to Policy E5 and Policy COM2 of the Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).

8.37 **Nitrate Neutrality**

There is existing evidence of high levels of nitrogen and phosphorous in the water environment across the Solent, with evidence of eutrophication at some designated sites. An integrated Water Management Study for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty regarding whether any new housing development would require measures to address this issue to ensure that overall new development does not contribute to net increases in nutrients entering these designated sites.

- 8.38 As such, the advice from Natural England (June 2019 version 2 and March 2020 version 3) is that the applicants for development proposals resulting in a net increase in dwellings are required to submit the nitrogen budget for the development to demonstrate no likely significant effect on the European designated sites due to the increase in waste water from the new housing.
- 8.39 The applicant has submitted calculations to demonstrate that as a result of the current use of the land and the use of a PTP the site can provide a nitrate neutral scheme. Given the recommendation is for refusal an HRA has not been completed for this scheme at this time and therefore a consultation has not been sent to Natural England to confirm agreement to the submitted proposal for a nitrate neutral development. Furthermore a legal agreement to secure and monitor the proposed mitigation measures enabling the achievement of nitrate neutrality, the proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance, has not been completed. Consequently, the application has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).
- 8.40 **Water management**  
Water consumption  
Policy E7 of the RLP seeks to ensure that all new residential development achieve a water consumption standard of no more than 110 litres per person per day. Had the application been recommended for permission a condition would have applied to ensure that this requirement was fulfilled.
- 8.41 Drainage – surface water  
It is proposed to infiltrate surface water runoff from the site into the ground. Runoff from each house will be drained into a soakaway located within the curtilage of the property. The soakaway tanks will be located a minimum of 5m from any building. The shared access drive and parking bays will drain via a permeable block paving (of similar permeable surface). Runoff from the proposed garage roofs will connect into the sub-base storage layer under the permeable pavement and soak into the underlying soil. A drainage layout has been submitted and had the recommendation been for permission would have been conditioned to ensure compliance with this detail.
- 8.42 Drainage - Foul  
Due to the lack of sewers in the area, it is proposed to drain foul flows to an onsite package treatment plant, which will be located at least 7m away from the proposed dwellings. The treated effluent will infiltrate to ground via an onsite drainage field. Since both the inlet to the package treatment plant and

the drainage field will be at relatively shallow depth, a package pumping station will be required to lift flows into the treatment plant. The information for this is submitted within the drainage strategy and further information would be requested via condition in respect of noise levels for any pumping equipment had the recommendation been for permission.

8.43 Flood risk

The application site area falls within Flood Zone 1. The site is at low risk of flooding from all sources.

8.44 **Archaeology**

The site lies within the historic core of Houghton, within an area of high archaeological potential related to the medieval origins of the settlement. The submitted heritage statement does not cover below ground archaeological matters, however the Hampshire historic environment record, records the presence of earthworks within the field. These earthworks are described as 'humps and bumps' with a 'ridge which runs parallel to the road before returning towards the road'. These types of earthworks are consistent with the remains of medieval settlement, as might be expected in this location. Historic mapping indicates that the site has remained undeveloped over the last 200 years. The current use of the site, as allotment gardens, may have impacted upon traces of the previously identified earthworks but is unlikely to have caused significant damage to any below ground archaeological remains. It is therefore likely that the site retains its potential for any below ground archaeological remains. The proposed development, four houses, will likely negatively impact any archaeological remains which might be present.

8.45 The Hampshire County Council Archaeologist advises that there is no indication that archaeology would present an overriding concern, however the Officer would advise that the assessment, recording and reporting of archaeological deposits be secured by suitably worded conditions attached to any planning consent that may be granted.

8.46 **Other matters**

Misleading information

Representations received make reference to sustainable development and the misleading information provided by the applicant listed are located outside of the village itself, and inaccurate as there is no bakery and no shop in the village. The applicant also describes Houghton's location as being close to other larger settlements such as Stockbridge, which provides a range of facilities and services. There is a very limited bus service linking the village to Houghton but most journeys would be undertaken by car.

8.47 Whilst the detail is noted the presence or not of facilities in the village does not alter where the settlement boundary edge has been drawn. The Revised local plan 2016 remains current, up to date and relevant to the proposals.

9.0 **CONCLUSION**

9.1 The area where the proposed housing is to be sited lies within the Settlement Policy Boundary, where such development is considered to be acceptable in principle, in accordance with policy COM2 of the Revised Borough Local Plan 2016. The site is currently used for allotments and the proposal seeks to site 4 dwellings on part of the allotment site. The application fails to demonstrate why no alternative provision of equivalent or better standard in quality, quantity and location, compared to the existing allotment has been provided. The proposal results in a net loss of allotments plots and therefore fails to comply with Policy LHW1 of the TVRBLP. The proposal also fails to demonstrate how the development will be provided without impacts on highways safety, biodiversity and nitrate neutrality and as such the development is contrary to policies COM2, E5, T1 and the Conservation of Habitats and Species Regulations 2017 (as amended).

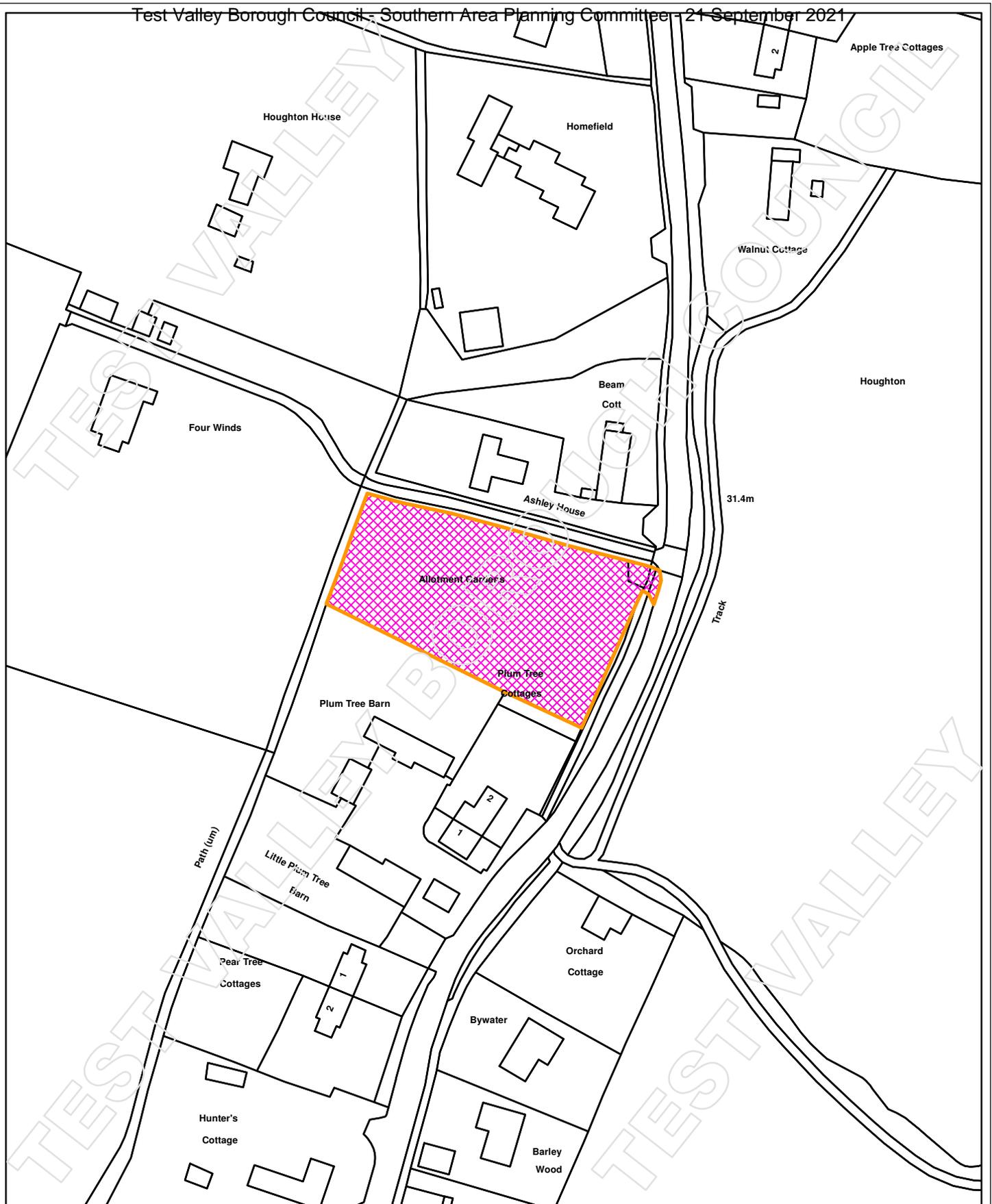
10.0 **RECOMMENDATION**

**REFUSE for the reasons:**

1. **The proposed development results in the direct loss of an established, and well used allotment site that is meeting, and would continue to meet, local demand for this community resource. The loss of an established allotment site within the settlement results in the unacceptable loss of allotments to serve the needs of the community to the detriment of their health, welfare and leisure needs, contrary to Policy LHW1(f) of the Test Valley Borough Revised Local Plan (2016) and Paragraph 97 of the National planning Policy Framework. In reaching this conclusion the Council recognises the social, environmental and economic benefits that might otherwise arise from the proposal, including the delivery of both open market to meet the general housing requirements of the Borough, but these factors are not sufficient to outweigh this principle issue.**
2. **The application fails to demonstrate that the layout, access and highway network is safe, functional and accessible for all users and that the development does not have an adverse impact on the function, safety and character of and accessibility to the local highway network. The development is contrary to policy T1 of the Revised Borough local Plan.**
3. **Inadequate survey and mitigation information has been submitted in order for the local planning authority to conclude that the proposed development would not have an adverse impact on protected species. The proposed development is therefore considered contrary to Policy E5 and Policy COM2 of the Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**
4. **In the absence of a legal agreement to secure and monitor the proposed mitigation measures enabling the achievement of nitrate neutrality, the proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. Consequently, the**

**application has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

---



**Siteplan**



REPRODUCED FROM ORDNANCE SURVEY MAPPING  
 WITH THE PERMISSION OF THE CONTROLLER OF  
 HER MAJESTY'S STATIONERY OFFICER © CROWN COPYRIGHT.  
 UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT  
 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.

**21/01959/FULLS**



Proposed Site Layout [1:500]

REV	DESCRIPTION	DATE	AUTHOR	CHK'D	NOTES
A	Amendments to layout	14/06/2021	CW	SL	
B	Drainage details amended	16/06/2021	CW	SL	



PROJECT  
Houghton Allotment Site |  
Houghton  
CLIENT  
Trustees of the Captain  
Busk Grandchildren  
DRAWING  
Proposed Site Layout

JOB NO.  
A075180  
DRAWING NO.  
103  
SCALE @ A1  
1:500  
DATE  
09/06/2021  
AUTHOR/CHK'D  
CW/SL  
REVISION  
B

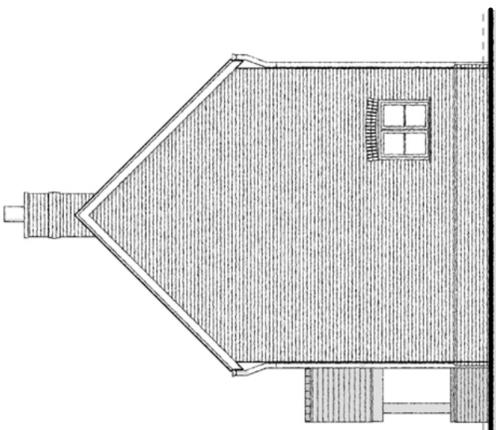
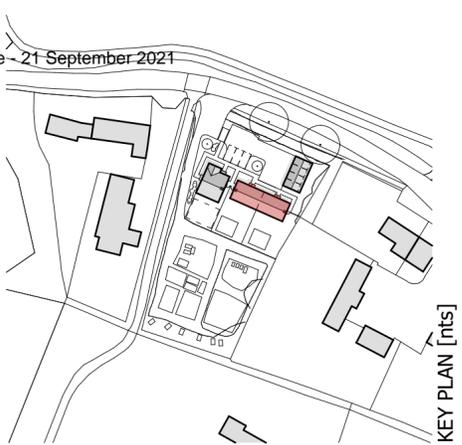
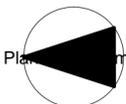


SOUTHAMPTON | BOTLEIGH GRANGE OFFICE CAMPUS  
HEDGE END, SO30 2AF | 02382 022800 | TETRA TECH.COM

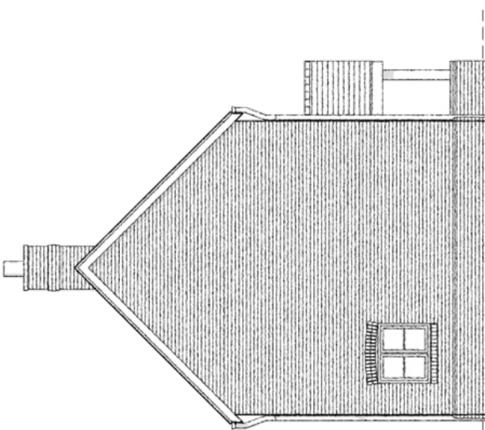
DRAFT

MATERIALS KEY

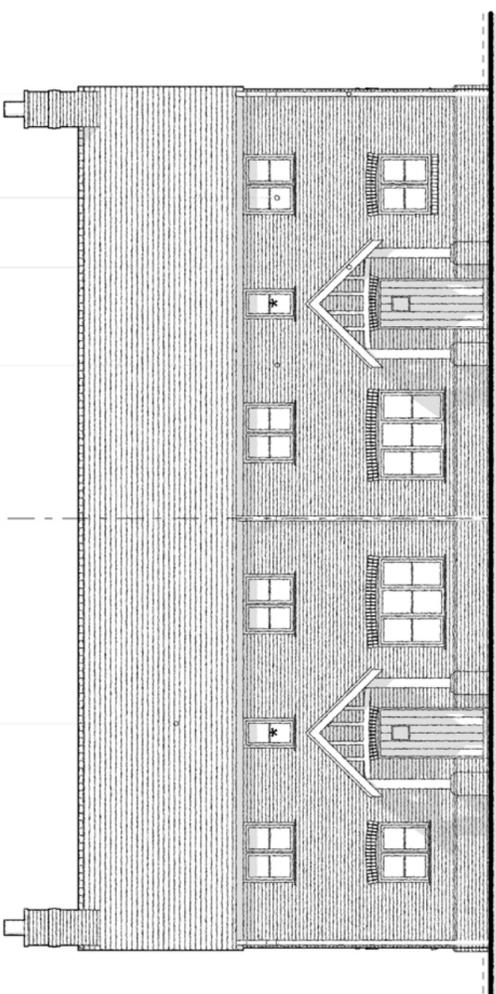
- 1. Plain Clay Roof Tiles
  - 2. Timber Boarding
  - 3. Facing Brickwork
  - 4. Timber Porch
  - 5. Upvc Double Glazed Windows [colour of frame tbc]
  - 6. Black Upvc Cast Iron Style Rainwater goods
- \* Obscure Glazing



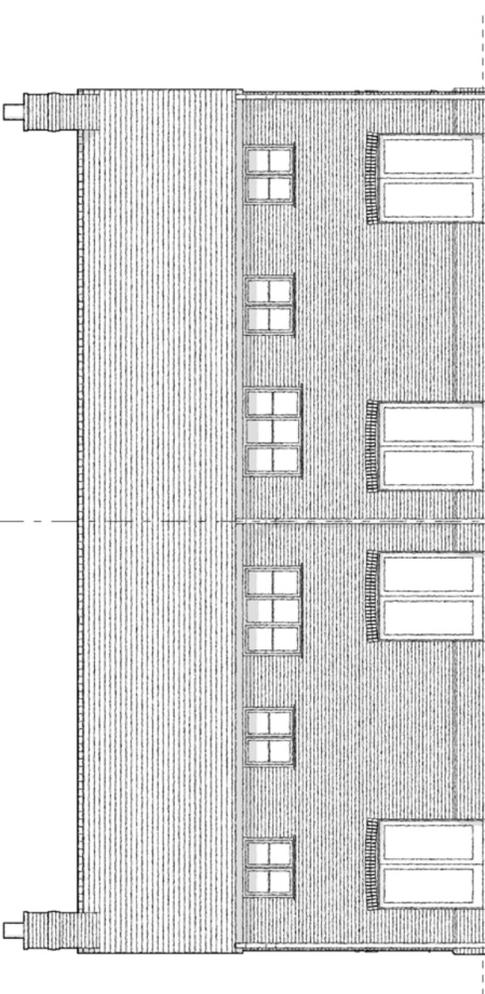
SIDE ELEVATION [1] 1:100



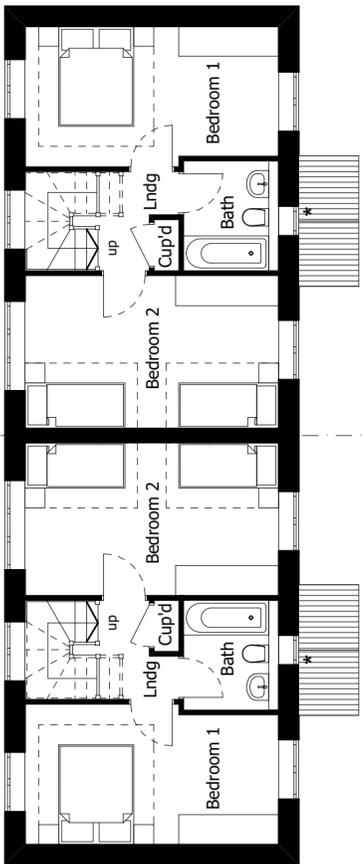
SIDE ELEVATION [2] 1:100



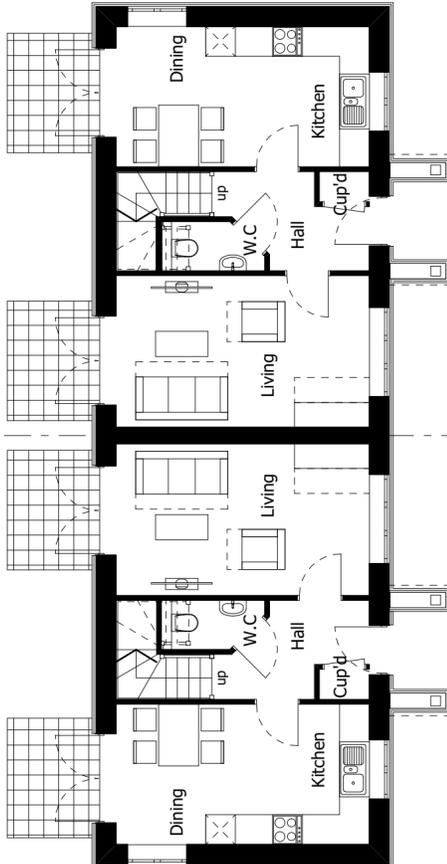
FRONT ELEVATION 1:100



REAR ELEVATION 1:100



FIRST FLOOR 1:100



GROUND FLOOR 1:100



This drawing is the copyright of Tetra Tech Design Studio and may not be copied, altered or reproduced by a third party without written authority. All dimensions are subject to site survey and site verification. Do not scale from this drawing.

NOTES

CHK'D

AUTHOR

DATE

REV DESCRIPTION

DRAWING NO. 201

JOB NO. A075180

AUTHOR/CHK'D CW/SL

SCALE @A1 1:100

REVISION

DATE 14/06/2021

PROJECT Houghton Allotment Site |  
 Houghton  
 CLIENT Trustees of the Captain Busk Grandchildren  
 DRAWING HOUSE TYPE 2BH1 PLANS & ELEVATIONS



TETRA TECH Design

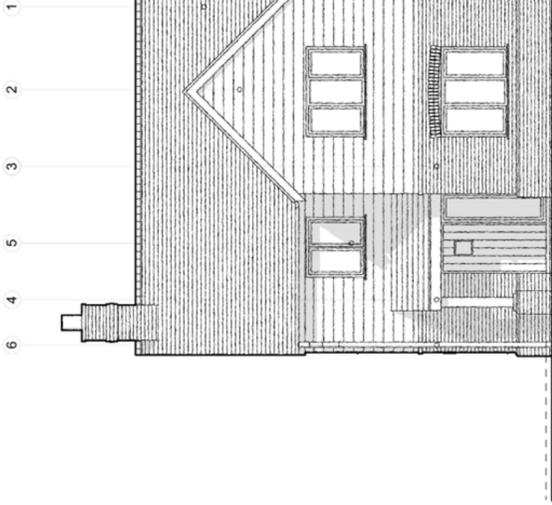
SOUTHAMPTON | BOTLEIGH GRANGE OFFICE CAMPUS  
HEDGE END, SO30 2AF | 02382 022800 | TETRATECH.COM

DRAFT

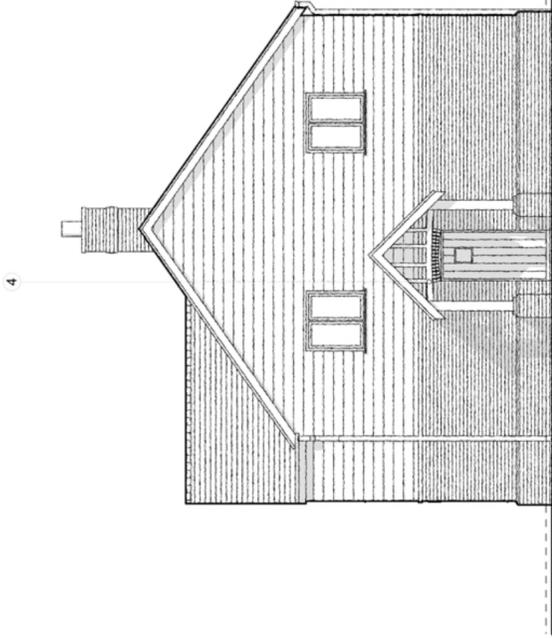


**MATERIALS KEY**

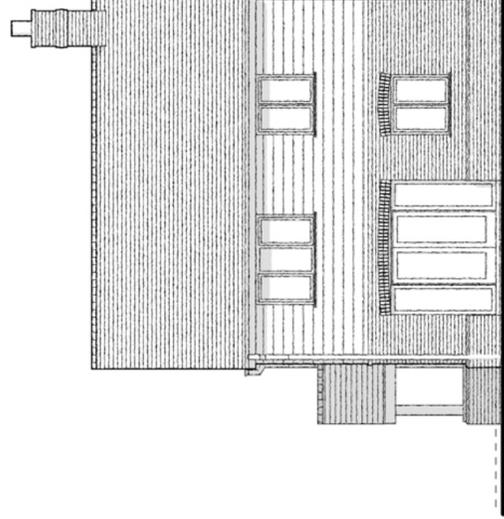
1. Plain Clay Roof Tiles
  2. Timber Boarding
  3. Facing Brickwork
  4. Timber Porch
  5. Upvc Double Glazed Windows [colour of frame tbc]
  6. Black Upvc Cast Iron Style Rainwater goods
- \* Obscure Glazing



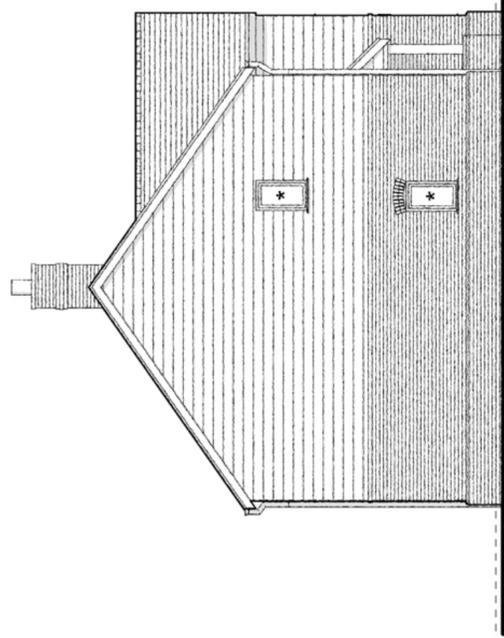
FRONT ELEVATION 1:100



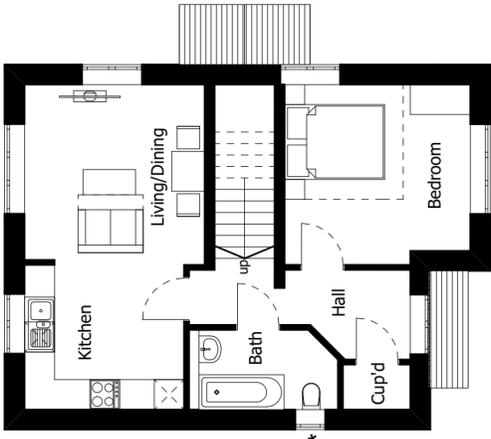
SIDE ELEVATION [1] 1:100



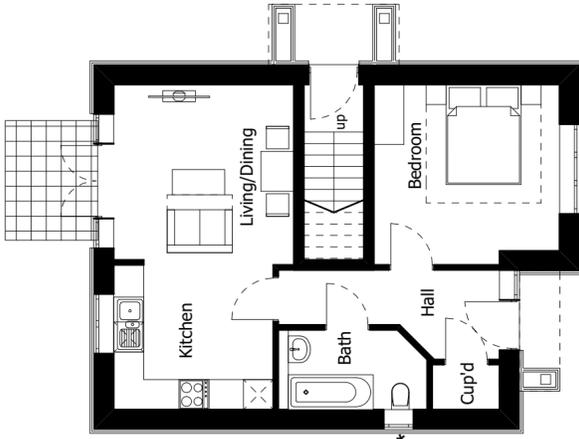
REAR ELEVATION 1:100



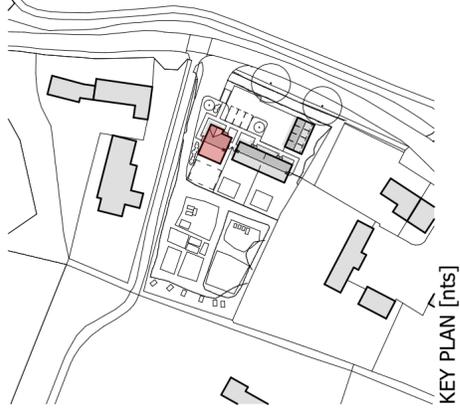
SIDE ELEVATION [2] 1:100



FIRST FLOOR 1:100



GROUND FLOOR 1:100



KEY PLAN [nts]

REV	DESCRIPTION	DATE	AUTHOR	CHK'D	NOTES

NOTES

1:100 (at A2)



PROJECT	Houghton Allotment Site   Houghton
CLIENT	Trustees of the Captain Busk Grandchildren
DRAWING	HOUSE TYPE MB1 PLANS & ELEVATIONS
JOB NO.	A075180
SCALE @A1	1:100
DATE	14/06/2021
DRAWING NO.	200
AUTHOR/CHK'D	CW/SL
REVISION	-

DRAWING NO.	200
AUTHOR/CHK'D	CW/SL
REVISION	-

**TETRA TECH**  
Design

SOUTHAMPTON | BOTLEIGH GRANGE OFFICE CAMPUS  
HEDGE END, SO30 2AF | 02382 022800 | TETRATECH.COM

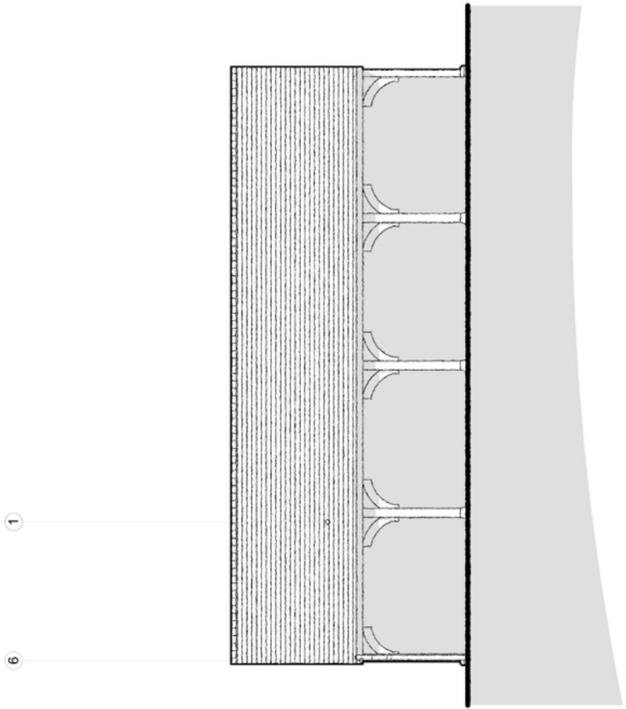
**DRAFT**

This drawing is the copyright of Tetra Tech Design Studio and may not be copied, altered or reproduced by a third party without written authority. All dimensions are subject to site survey and site verification. Do not scale from this drawing.

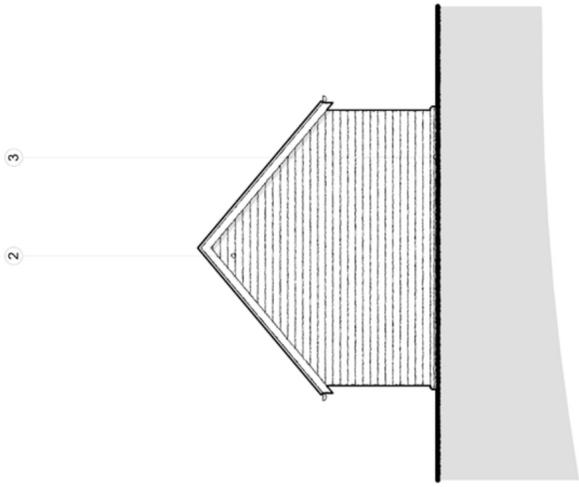
MATERIALS KEY

- 1. Plain Clay Roof Tiles
- 2. Timber Boarding
- 3. Facing Brickwork
- 4. Timber Porch
- 5. Upvc Double Glazed Windows [colour of frame tbc]
- 6. Black Upvc Cast Iron Style Rainwater goods

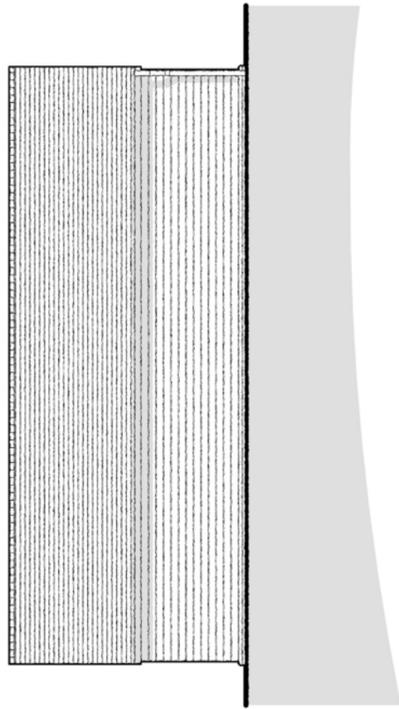
\* Obscure Glazing



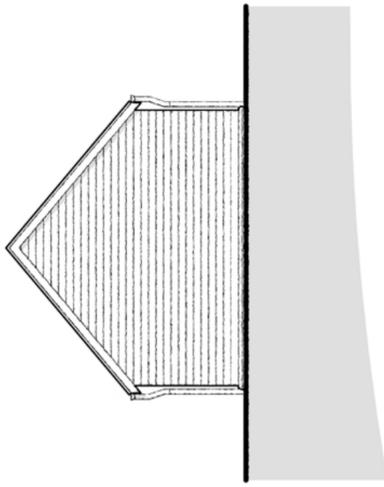
FRONT ELEVATION 1:100



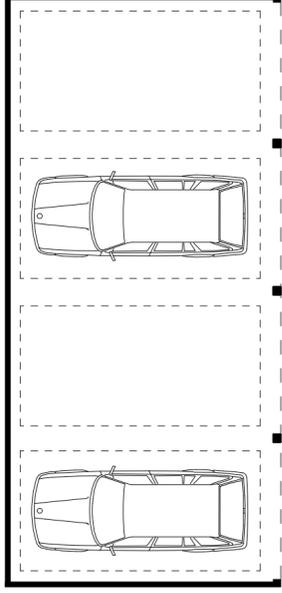
SIDE ELEVATION [1] 1:100



REAR ELEVATION 1:100

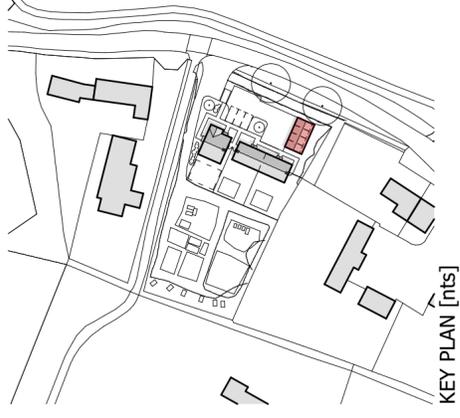


SIDE ELEVATION [2] 1:100



PLAN 1:100

Test Valley Borough Council - Southern Area Planning Committee - 21 September 2021



REV	DESCRIPTION	DATE	AUTHOR	CHKD	NOTES
-	-	-	-	-	-

NOTES

CHKD

AUTHOR

DATE

REVISION

SCALE @A1

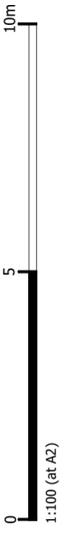
1:100

14/06/2021

A075180

211

PROJECT  
Houghton Allotment Site |  
Houghton  
CLIENT  
Trustees of the Captain  
Busk Grandchildren  
DRAWING  
CAR BARN PLAN &  
ELEVATIONS



This drawing is the copyright of Tetra Tech Design Studio and may not be copied, altered or reproduced by a third party without written authority.  
All dimensions are subject to site survey and site verification. Do not scale from this drawing.

JOB NO.  
A075180

SCALE @A1  
1:100

DATE  
14/06/2021

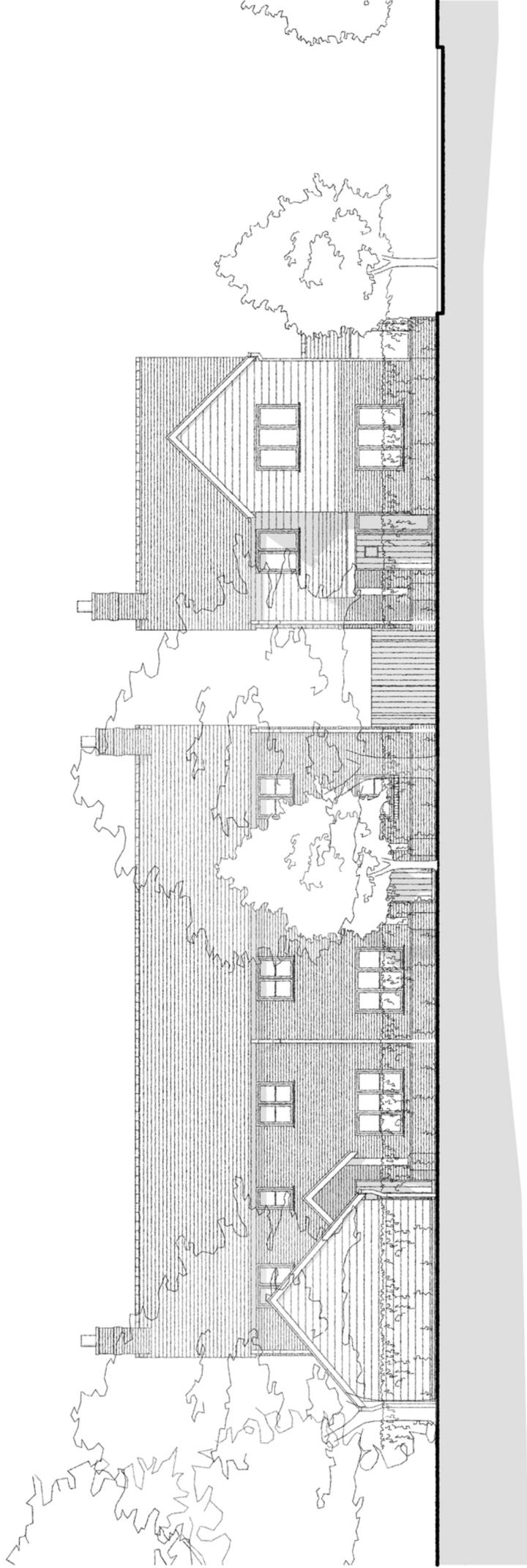
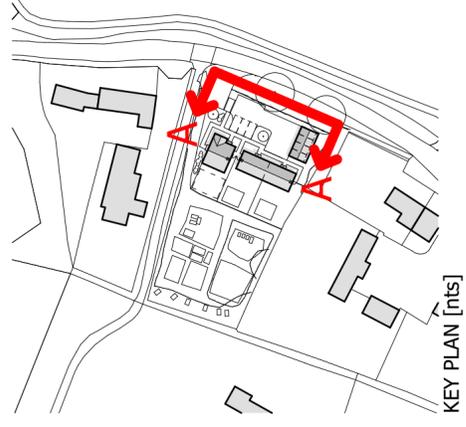
DRAWING NO.  
211

AUTHOR/CHKD  
CW/SL

REVISION  
-

**TETRA TECH**  
Design

SOUTHAMPTON | BOTLEIGH GRANGE OFFICE CAMPUS  
HEDGE END, SO30 2AF | 02382 022800 | TETRATECH.COM

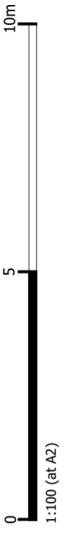


SECTION A-A 1:200

DRAWING NO. 213  
 AUTHOR/CHKD CW/SL  
 REVISION .

JOB NO. A075180  
 SCALE @A1 1:100  
 DATE 14/06/2021

PROJECT Houghton Allotment Site |  
 Houghton  
 CLIENT Trustees of the Captain Busk Grandchildren  
 DRAWING SITE SECTION A-A



This drawing is the copyright of © Tetra Tech Design Studio and may not be copied, altered or reproduced by a third party without written authority. All dimensions are subject to site survey and site verification. Do not scale from this drawing.

REV	DESCRIPTION	DATE	AUTHOR	CHKD	NOTES

TETRA TECH Design  
 SOUTHAMPTON | BOTLEIGH GRANGE OFFICE CAMPUS  
 HEDGE END, SO30 2AF | 02382 022800 | TETRATECH.COM

## ITEM 9

---

<b>APPLICATION NO.</b>	20/02090/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	14.07.2021
<b>APPLICANT</b>	Mr Chris Riddle
<b>SITE</b>	Land adjacent to Oaks Down, Bassett Green Road, <b>CHILWORTH</b>
<b>PROPOSAL</b>	Retention of dwelling and garage
<b>AMENDMENTS</b>	Additional landscape drawing received 03.09.2021
<b>CASE OFFICER</b>	Miss Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

- 1.1 This application is presented to planning committee at the request of a local ward member.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located on land previously belonging to Oaks Down (formally Verdun lodge) on Bassett Green Road which is within settlement as set out within the Revised Borough Local Plan 2016. The site is located next to the boundary with Southampton City Council.

### 3.0 PROPOSAL

- 3.1 This application is for the retention of the dwelling on site and the garage.
- 3.2 This work begun on site on the 2<sup>nd</sup> July 2018 but at the time of writing this report is not finished. Further to the below detailed applications seen in paragraphs 4.2 and 4.3 it was found that the development was not provided in accordance with the approved plans. The applicant submitted this current application to retrospectively seek approval for the development now on site.
- 3.3 The application detailed at paragraph 4.1 was found to be invalid due to no notice having been served on another owner of land within the application site red edge.

### 4.0 HISTORY

- 4.1 19/01246/FULLS - Retention of dwelling and garage – Closed as invalid – 06.07.2021
- 4.2 18/00395/VARS - To Vary Condition 2 (approved plans), Condition 14 (window on northern side) and Condition 15 (windows/dormers on northern side) of 16/00087/FULLS Detached dwelling and garage using existing access and formation of new vehicular access to Verdun Lodge to amend the location and number of dormers, rooflights and windows, replace chimney, retain cropped

hips, reduce ground level of dwelling, internal alterations, remove link roof between garage and dwelling, height, length, width and depth increased – Permission – 4.06.2018

- 4.3 16/00087/FULLS - Detached dwelling and garage using existing access and formation of new vehicular access to Verdun Lodge to amend the location and number of dormers, rooflights and windows, replace chimney and retain cropped hips – Permission subject to conditions and notes – 21.09.2016

## 5.0 **CONSULTATIONS**

- 5.1 Highways – No Objection

- 5.2 Southampton City Council – No Comment received

- 5.3 Landscape – No Objection

- 5.4 Policy – Comment (from previous application 19/01246/FULLS)  
*Policy COM2: Settlement Hierarchy – The site lies within the settlement boundary of Chilworth. Within settlement boundaries the principle of development will be permitted provided that it is appropriate to the other policies of the Local Plan*

- 5.5 Ecology – No Concerns (from previous application 19/01246/FULLS)

- 5.6 Trees – No Objection

- 5.7 Natural England - No objection subject to securing appropriate mitigation (from previous application 19/01246/FULLS)

## 6.0 **REPRESENTATIONS** Expired 09.08.2021

- 6.1 Chilworth Parish Council – No comment received

- 6.2 Oaks Down Basset Green Road, 27 Bassett Wood Drive – Support

- I would very much like to see this development completed. I believe that the proposed development improves the aesthetics of the area greatly. Myself and a couple of other nearby residents are unhappy that the local planning authority have allowed this development to remain in it's current state for a significant period of time.
- We are of the opinion that the development is of similar appearance in terms of looks and size to the original plans previously approved by the Local Planning Authority.
- I wish to fully support this application - I live directly opposite this development site and whilst it may have issues regarding the original orientation and slight variations in design it is invariably the same property that was originally granted, this was clearly within planning policy on first application. NEBRA have suggested that all immediate neighbours oppose this application, this is not the case , and I for one believe it would be prudent to get this property completed rather than the continual opposition which I feel is counterproductive to our local community.

- At the moment it has been sat unoccupied, a potential threat to squatters, and an eye sore which all has a greater detrimental impact on my property whilst unfinished. The first application clearly overcame all the original policy restraints so why leave this situation unresolved. For me it should be supported and the errors that have occurred on this application clearly resolved earlier than at this late stage .
- I will not quote planning policy as everyone seems to have their interpretation of policy anyway, whereas surely the policy is for the local authority to govern, please make the obvious decision to complete this project and learn from any mistakes made - it does not seem to me the owner is doing anything other than trying to create the best property they can within the constraints of its location

6.3 North East Bassett Residents Association, 35 Basset Row, Tall Timbers, Boundary House, Belverdere Lodge – Objection (Summarised)

Over-development

The original application in 2016 approved was for a modest chalet 3-bedroom bungalow, with parking at the front for two vehicles, the existing property, has over the years been allowed to increase the footprint substantially, on a plot that realistically would only house a small bungalow, the increase in size and height, the constraint of the plot, would deem this over-development.

Character Of Area

The property is sited in a small triangular plot, with very little garden, no driveway, and no front garden. Very little landscaping – The character of immediate area, and in which this property is sited is amongst and opposite the “Triangle” Bassett Green Road – The properties sharing the shared driveway, are of detached, larger properties, with Large gardens and driveways, bounded by large trees and a variety of plants and greenery, The Triangle opposite the development has again very large detached properties set in large grounds, again bounded by large amounts of trees and shrubs. This development does not meet the standard set out in your policy E1 (high quality development in the area) it does not respect – integrate- nor compliment the character of the existing area. In our opinion it does not improve the character nor quality of the area, by nature of the restricted plot, the property dominates the plot, and has the effect of being overbearing.

Overlooking

Whilst previously residents in the shared track used to enjoy private amenity space in the privacy of their gardens, they now could be overlooked from the upstairs windows of the development. The frontage of the property has direct sight into the property “Boundary House” with Boundary house having a view from the frontage of their house, of a property with no landscaping to soften the building, landscaping being a characteristic of all properties in the immediate area. This development is over bearing and does not have the land nor frontage to soften the impact.

### Traffic Generation

Whilst the plans show parking for four vehicles, on paper this looks acceptable, but in reality it is just not possible, the garage appears to be very narrow, and might accommodate a small vehicle, the frontage of the property will be predominantly hard standing for two vehicles, whilst the neighbouring properties have large gardens and driveways to enable them to drive in and out in forward gear, the development relies on the ability for drivers to reverse in from the shared driveway which is narrow. The garage is sloped and presumably a vehicle can park in front of the garage, again looks good on paper, but in reality, this will cause major problem. The applicant has stated that this shared driveway is mostly unused, this is far from the truth, the driveway is busy at all times of the day and evening, with family, friends and materials being delivered to boundary house, the driveway is used for refuse collection (vehicle reverses in) postman – home delivery – and numerous visitors to the three existing properties. The three properties have eight vehicles between them, plus Boundary House has larger vehicles for transporting materials relating to his business. It would be enlightening to know where visitors to the development are going to park, there is no provision made on the plans. On a shared driveway would cause obstruction, and should it be necessary obstruct emergency vehicles gaining access and egress to neighbouring properties. Four bed houses, will realistically have three or four vehicles. Which would use up the available parking allocated to the property. With the added hazard of the driveway being unlit at night.

As the tracking drawings are based on ordnance survey maps and not a proper site survey they cannot be confirmed as being a true and accurate representation of how the site is laid out on the ground. Therefore, whilst the tracking drawings might show 'on paper' that the spaces can be accessed, in reality it may be a different story. In order to prevent overrunning of their land / driveways, neighbours will be forced to take appropriate action to stop this occurring by putting up removable bollards or electric gates across their entrances or boundary stones / dragon's teeth along the boundaries of their properties.

### Amenity.

The rear garden backing onto Bassett Green Road, would be the amenity area for the development. The national minimum recommended private amenity space for a four-bed property is 70/80 sq. mtr – there is no mention of the size of the amenity space for this development that we can find. The purpose of amenity space is to give future/existing occupants a sense of wellbeing and improve the quality of life, with the garden backing on to a very busy – noisy – and hazardous road, this does not fit with Test Valley "To create a test valley community where everyone has the opportunity to fulfil their potential and enjoy good quality life.

This development is a lovely property but unfortunately in the wrong place. This would need a plot large enough to maximise its potential.

### Bassett Neighbourhood plan

I would further point out that Bassett has a “neighbourhood Plan” made 2016 and covers Bassett Green Road, including the properties existing in the shared driveway. Southampton City Council planning have never been consulted on any of the applications for this development. Our understanding is that local authority cross boundaries on neighbourhood plans should be honoured, and each local authority work together to resolve planning issues that conflict with the “Bassett Neighbourhood Plan”

### Inaccurate plans

We maintain that the submitted plans are inaccurate and do not accurately represent what has been built on site. We raised this point in our previous objection letters. However, it does not appear that this has been checked by TVBC as the same plans have been submitted again. An obvious failing is that the Block Plan and the vehicle tracking plans are based on Ordnance Survey plans, which are not accurate as they are based on aerial imagery. A proper site survey should therefore be carried out so that the proposed dwelling, parking spaces, access drive, site boundaries and boundaries of adjacent properties are accurately plotted. My clients maintain that the retrospective permission being sought constitutes an over-development of the site and a cramped form of development, which has, amongst other things, resulted in a very small parking area at the front of the property, which will severely restrict the ability of vehicles to manoeuvre in and out of the spaces (see below). It is therefore vital that the accuracy of the plans is checked and that the applicant is made to submit accurate plans based on a proper site survey, rather than basing them on OS plans that are not reliable at scales below 1:1250.

### High Quality development

The development as built is of poor quality and workmanship, with numerous slipped tiles and exposed drainage pipes. We simply cannot see how the property would therefore comply with Policy E1 of the Test Valley Revised Local Plan, which requires development to be of high quality.

## 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

E1 – High Quality Development in the Borough

E2 – Protect, conserve and enhance the landscape character of the Borough

E5 – Biodiversity

T1 – Managing movement

T2 – Parking standards

LHW4 – Amenity

7.3 Development Plan for adjoining Local Authority  
Bassett Neighbourhood plan 2016

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the surrounding area
- Design and layout
- Impact on neighbouring properties
- Parking provision
- Highway Safety
- Trees
- Ecology
- Nitrate neutrality
- Water Management
- Other matters

8.2 **Principle of development**

The application site is located within the settlement boundary which surrounds this small area of dwellings on Bassett Green Road and as such policy COM2 applies to this development. Development is permitted in principle in this location provided that the development is appropriate to other policies within the Revised Borough Local Plan 2016.

8.3 Having reviewed the Bassett Green Road Neighbourhood plan the application site is not within the boundaries of the plan but immediate neighbouring properties are. The neighbourhood plan was adopted in 2016. Regard is had to the content of the neighbourhood plan given it bounds the application site however it is not considered to have any significant weight in the determining of this application given this application is being considered by Test Valley Borough Council and the site falls outside the boundaries of the plan.

8.4 **Impact on the surrounding area**

The character in this area of Bassett Green Road is of a large span of dense partially evergreen foliage on the side of the road where the application site is located to the north and a contrast of a more open urban character to the south of the road with detached dwellings fronting the highway. The application site is close to the junction with the M3/M27 motorway network and The Avenue into Southampton. Bassett Green Road is a busy connecting road with a 40mph speed limit and travels from the motorway junction towards the east of Southampton and the airport.

8.5 The dwelling is sited amongst a group of 4 existing dwellings which are located on an access road which connects with Bassett Green Road. This area is located between Bassett Green Road and the motorway to the rear. These dwellings are not highly visible from the surrounding area due to existing screening provided by existing trees and landscaping and gated entrances.

- 8.6 This application seeks to retain the dwelling as built on site. Various changes have been made from those previously considered including:
- Dwelling moving location 2m to the east
  - Increased depth of garage and movement to the east
  - Chimney breast now set into the side of the building
  - Left hand front elevation ground floor window moved position
  - Removal of small gable above the porch
  - Provision of window at first floor on rear elevation
  - Altered locations and sizes of roof lights on rear elevation
  - Rooflight removed on side elevation

The dwelling has been erected further forward than previously permitted towards the access road and public realm to the south. Representations have been received concerned that the dwelling is out of character and dominating. The presence of the new dwelling is viewed within the context of the existing dwellings from the public realm on Bassett Green Road. On the approach from either direction on the Road the dwelling is not visible until the access point comes into view. Partial views are experienced from the junction with Bassett Wood Road which is directly opposite the entrance into the site. This view would be sporadic partially blocked by existing trees and hedging with any views which are given of a front elevation of a two storey dwelling with a slate roof and dormer windows. The type of public view given is not unusual in this area on the Chilworth / Southampton border. Whilst the dwelling has altered its position and design from that previously approved it is considered to successfully integrate into the existing character of the area in accordance with policy E1 and E2 of the Borough Local Plan 2016. This is subject to conditions ensuring protection of on and off site trees and the implementation of the landscape information.

8.7 **Design and layout**

Concern has been raised in respect of the appearance of the property bearing no resemblance to the plans approved, its overbearing nature, and the significantly increased size of the property. Representations also highlight that in moving the dwelling forward there is no room for any landscaping or car parking along the frontage of the site that might have otherwise helped to soften its impact. The garage has also been brought forward approximately 3 metres, and a utility/office has been built to the rear of the garage, this is not on original plans.

- 8.8 It is acknowledged that in moving the dwelling forward space is lost across the front of the site resulting in a closer relationship between the dwelling and the access road and entrances to adjacent properties. However, with the exception of the garage the dwelling has not increased in overall volume and is of the same size as the section 73 variation of condition application detailed above in paragraph 4.1. Moving the dwelling forward does create a more prominent development when viewed from the access track but it can be seen on site and in the submitted plans that adequate car parking and landscaping can be provided on site. This includes reinforcing hedge lines around the boundary shared with Bassett Green road and the south eastern corner and providing small sections of planting directly in front of the dwelling. In respect

of the car parking the site offers two spaces to the front of the dwelling on the diagonal and further space inside and outside the garage. The garage is increased in size from previous applications and this scheme seeks to regularise this. The proposal includes a single storey room to the rear of the garage to be used as a utility room.

8.9 Overall the design of the dwelling remains unchanged from that previously approved and although the layout has been altered by reducing the amount of space available at the front of the plot there remains adequate space to provide for the required landscaping and parking. The plot size remains similar to others in the area and the relationship the dwelling has with surrounding plots is not dissimilar to the arrangement seen between Boundary House and Belvedere Lodge where a single storey garage is located adjacent to the boundary. As such it is considered that the development can be provided in accordance with policy E1 which seeks to ensure high quality development in the Borough.

8.10 **Impact on neighbouring properties**

The three neighbours which share the access with the application site are Belvedere Lodge to the north, Boundary House to the east and Tall Timbers also to the east. Whilst the development has moved forward towards the east there continues to be significant separation distances between these neighbours with approx. 50m (closest point) between the new dwelling and the dwelling at Tall Timbers and approx. 25m (closest point) between the new dwelling and the dwelling at Boundary House. The entrance ways into both properties are formed of walls with mature vegetation and gates. As the name suggest Tall Timbers also benefits from a number of tall trees within the area between the development site and Tall Timbers. Given the separation distances stated above it is not considered that the changes to the development would have any significant impacts on the amenity of these neighbouring properties in terms of overlooking, overshadowing or loss of light.

8.11 The proposed garage extension is located directly next to the boundary with Belvedere Lodge to the north. There is a close board fence on the boundary with mature shrubbery on the Belvedere Lodge side of the fence which grows up above the fencing. The garage roof which would be hipped across the front section and flat to the rear would be visible from this neighbouring property but given the single storey nature of the garage and the lack of windows facing this direction it is not considered that there would be any significant impacts at this neighbouring property as a result of the development. Furthermore the main dwelling would be located approx. 20m from the dwelling at Belvedere Lodge resulting in no significant impacts occurring as a result of the proposed development.

8.12 Whilst the dwelling had been built closer to the access road into each of the neighbouring dwellings the boundary treatments and separation distances discussed above result in no overbearing impacts occurring. It is considered that the developments can be provided in accordance with policy LHW4 which seeks to ensure amenity at residential properties.

**8.13 Highway safety and parking provision**

The access into the site remains unchanged. Whilst the dwelling has moved forward the parking provided continues to be adequate for the 4 bedroom dwelling with 3 spaces provided. One space is provided in the garage which meets the internal space requirement of 6m by 3m with one space provided in front of the garage. There is also space on site at the front of the dwelling for two more vehicles. It is understood that the applicant has ownership over the access road with a right of way being given to other properties which use this access. Tracking information has been provided for all spaces and the Highways Officer has confirmed he has no objection to the information provided. The applicant has also provided further evidence of parking in the site in the form of photographs showing space where larger vehicles have adequate space to park.

8.14 Concern has been raised about gates on the entrance to the property. The applicant has confirmed in writing that no gates are being provided at Oaks Down. Should any gates be erected by future occupants these will be subject to relevant permitted development criteria.

8.15 Given the application provides parking on site in accordance with the parking standards and ensures highway safety the application is considered to comply with policies T1 and T2 of the Revised Borough Local Plan 2016.

**8.16 Trees**

The Tree Officer has been consulted and notes that previous development here was agreed whilst securing protection for the trees covered by the group TPO at this site. No tree information was originally submitted but further clarification has been sought from the applicant's arboriculturalist. The building as built is further away from the high value Oak trees (T11 & T12) to the west than either the approved building and associated tree report and therefore the arboricultural impact on these trees may have been reduced. The movement of the dwelling has resulted in a small encroachment into the RPA of T2, a 'C' grade Cypress tree by the roadside, but this is not a large encroachment, and the RPA was calculated using a trunk diameter measurement taken over a covering of Ivy. The tree protection barriers were erected in roughly the correct places and it is concluded that the moving of the building has had any significant additional arboricultural impact compared to what was envisaged in the original tree report. The Council Tree Officer has reviewed the information and has no objection to the proposal. It is considered that the development can be carried out in accordance with policy E2 which seeks to ensure the health and future retention of landscape features in the Borough.

**8.17 Ecology**

The County Ecologist has no concerns that the retention of this development would adversely affect any statutory or locally-designated sites of wildlife importance, or any legally protected or notable habitats or species.

8.18 New Forest SPA

In line with Policy E5 and Section 11 of the NPPF, consideration should be given to potential implications on international designations. The development will result in a net increase in residential dwellings within 13.6km of the New Forest SPA. This distance defines the zone identified by recent research where new residents would be considered likely to visit the New Forest. The New Forest SPA supports a range of bird species that are vulnerable to impacts arising from increases in recreational use of the Forest that result from new housing development. While clearly one new house on its own would not result in any significant effects, it has been demonstrated through research, and agreed by Natural England (the governments statutory nature conservation advisors, who have provided comments on this proposal) that any net increase (even single dwellings) would have a likely significant effect on the SPA when considered in combination with other plans and projects.

8.19 To address this issue, Test Valley Borough Council has adopted an Interim Mitigation Strategy whereby a scale of developer contributions of £1300 per new dwelling has been agreed that would fund the delivery of a new strategic area of alternative recreational open space that would offer the same sort of recreational opportunities as those offered by the New Forest. This money was already paid to the LPA for the additional dwelling on the 23<sup>rd</sup> May 2018. It is not considered reasonable to collect any further payment in this respect.

8.20 Solent Recreational Mitigation Contribution

In line with Policy E5 and Section 11 of the NPPF, consideration should be given to potential implications on international designations. It may be appropriate to undertake an ecology consultation on this matter. Residential development in this location has the potential to contribute to an in-combination significant effect on the New Forest SPA, as such the need for appropriate mitigation to be secured should be considered. The interim framework approved by the Council's Cabinet on 1 October 2014 establishes mitigation options in relation to this matter. As set out within the framework, the appropriateness of mitigation measures to specific sites would need to be discussed with the Council. If provided by means of a financial contribution this would be £1,300 per dwelling.

8.21 In addition, the site lies within 5.6km for the Solent and Southampton Water SPA, where Natural England has identified that residential development will contribute to an in combination significant effect on this designation. Therefore in line with the Cabinet approval dated 15 May 2014, a contribution of £174 per dwelling (RPI published in February 2015) should be sought towards the interim mitigation package in relation to recreational disturbance, unless and alternative approach to mitigation is agreed. This money was already paid to the LPA for the additional dwelling on the 23<sup>rd</sup> May 2018. It is not considered reasonable to collect any further payment in this respect.

## 8.22 **Nitrate Neutrality**

The River Test and its major tributaries flow into the Solent. The Solent region is one of the most important for wildlife in the United Kingdom. There are currently high levels of nitrogen and phosphorus input into this water environment and there is evidence to suggest that this is having a detrimental impact on the biodiversity of this area. Housing and other certain types of development are currently contributing negatively towards this issue and there is evidence that further development, without mitigation, would exacerbate this impact.

The Solent region consists of the following Special Areas of Conservation (SAC) and Special Protection Areas (SPA):

- Chichester and Langstone Harbours SPA
- Portsmouth Harbour SPA
- Solent and Southampton Water SPA
- Isle of Wight Lagoons SPA
- Solent Maritime SAC
- Solent and Dorset Coast SPA (Proposed)

8.23 These sites are protected by National and European Law which requires the Council to undertake a formal assessment of the implications of any new plans or projects that may be capable of affecting the designated interest features of European Sites before deciding whether to grant planning permission for new residential development. This formal assessment is known as an Appropriate Assessment and considers the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. The European Court of Justice recently determined a case related to considering water quality in Appropriate Assessments. The impact of the case law is that any development which could result in a decrease in water quality would cause a likely significant effect on the Solent's European sites.

8.24 In the context of planning, the impact comes from population increase and the resultant increase in effluent. Proposed developments for new housing, hotels and care homes (as well as other forms of overnight accommodation) are being affected by the issue as a result. A finalised nitrate budget calculation and proposed mitigation has been submitted and an Appropriate Assessment submitted to Natural England. Natural England raise no objection subject to securing mitigation in perpetuity. The mitigation off-setting land is within the catchment area for the River Test and a management plan has been produced for its long term maintenance and monitoring to ensure that the nitrates are offset in perpetuity. This will be secured through a s106 agreement. The legal agreement will be completed prior to issue of decision and the recommendation is made subject to delegating back to the Head of Planning for completion of the agreement. The proposed development does not conflict with the Habitats Regulations and accords with Policy E5 of the TVBRLP.

8.25 **Water Management**

The Revised Local Plan includes a requirement under policy E7 for all new residential dwellings to achieve a water consumption standard of no more than 100 litres per person per day. This reflects the requirements of part G2 of the 2015 Building Regulations. It is recommended that a condition be added in order to address this. Subject to such a condition the proposal would comply with policy E7 of the Revised Local Plan 2016.

8.26 **Other matters**

Private view

Comments have been received about views out of neighbouring properties. A private view is not a material consideration and cannot be taken into account.

8.27 Inaccurate plans

A number of comments have been received in respect of the continued submission of inaccurate plans. The applicant has confirmed that the plans under consideration are accurate and in accordance with the development on site. The Council have visited the site and scaled the drawings to ensure the appropriate information has been provided.

8.28 Retaining wall

A comment has been received that a retaining wall will need to be provided at the front of the property due to the change in levels. The planning agent has confirmed that there is no need to provide a retaining wall or any structure on the driveway of this nature.

8.29 Overhanging branches

A comment was received in respect of the tree branches overhanging the chimney on the dwelling. Having reviewed the tree branches position the agent has confirmed that the trees would not compromise the usability of the chimney. Should tree works be required a tree application would need to be made to the LPA to authorise any works due to the TPO on the site.

8.30 Consultations to Southampton City Council

Comments received state that the neighbouring Southampton City Council have not been notified of the application. A notification of the application inviting comments was sent to Southampton City Council on the 19<sup>th</sup> July 2021. No response has been received.

9.0 **CONCLUSION**

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

10.0 **RECOMMENDATION**

**Delegate to Head of Planning and Building for completion of legal agreement to secure offsite nitrate mitigation, then PERMISSION subject to:**

- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

**Site plan**

**005 A**

**006 A**

**007 A**

**008 A**

**Tracking plan 1**

**Tracking plan 2**

**Tracking plan 3**

**MPN VLBGR**

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

- 2. Development shall be provided using the materials approved on the 19<sup>th</sup> December 2018 under application 18/00395/VARS – Vandersanden Antique Flemish red multi brick, K render Antique White and slate roof tiles.**

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

- 3. Prior to occupation or during the next planting season, whichever is sooner, the landscape detail set out in drawing no MPN VLBGR including the Prunas Laurocerasus on the Landscape plan shall be provided and maintained and retained at all times.**

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

- 4. The works hereby approved should be undertaken in full accordance with the provisions set out within the BMJC Tree Survey, Arboricultural Impact Assessment and Tree Protection plan reference 15-0280 dated 8th January 2016 or as may otherwise be agreed in writing with the Local Planning Authority.**

**Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Revised Borough Local Plan policy E2.**

- 5. Tree protective measures installed (in accordance with the tree protection condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority Arboricultural Officer. No activities, nor material storage, nor placement of site huts or other equipment what-so ever shall take place within the barrier without the prior written agreement of the Local Planning Authority.**

**Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Revised Borough Local Plan policy E2**

- 6. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective barrier without the prior written agreement of the Local Planning Authority.**

**Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Revised Borough Local Plan policy E2**

- 7. 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 policy T1 of the Test Valley Borough Revised Local Plan 2016.**

- 8. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**

**Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**

- 9. The window in the northern side wall elevation of the development hereby permitted shall be fitted with obscured glazing and shall be non-opening, and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.**

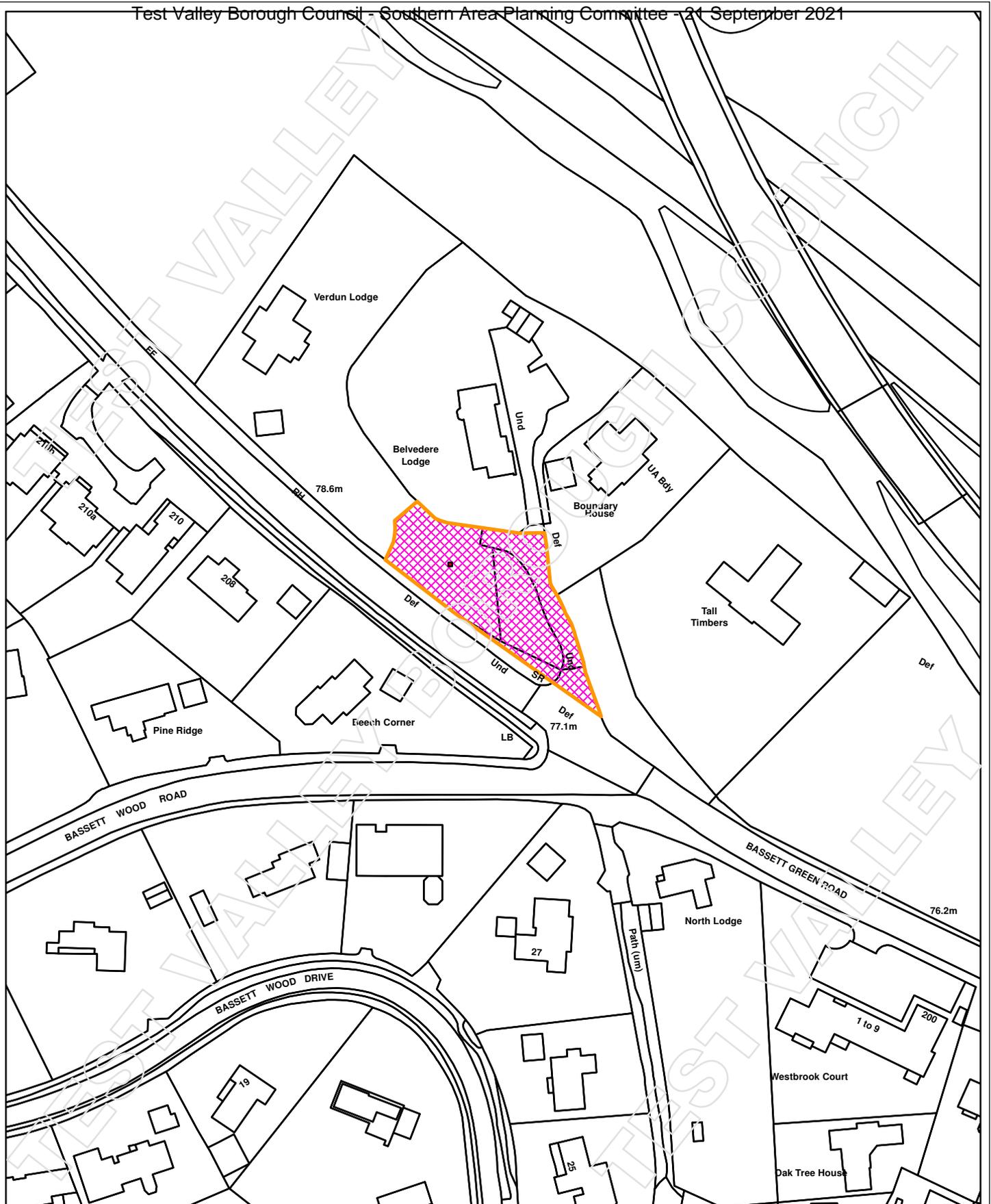
- 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows in the northern side elevation of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4**

**Notes to applicant:**

- 1. 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.**
- 2. Road traffic noise can be intrusive and due to the proximity of the M27 consideration should be given to window installation. The glazing should include a specification suitable for addressing road traffic noise. The aim being that noise from the motorway should not be audible inside the property. Acoustic trickle vents should also be considered for the provision of ventilation without the need to open the window.**

- 3. The various trees standing within this site are all protected by an area Tree Preservation Order (TPOTVBC.373). Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.**
  - 4. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**
  - 5. Your attention is drawn to the legal agreement associated with this application completed on the xxx.**
-

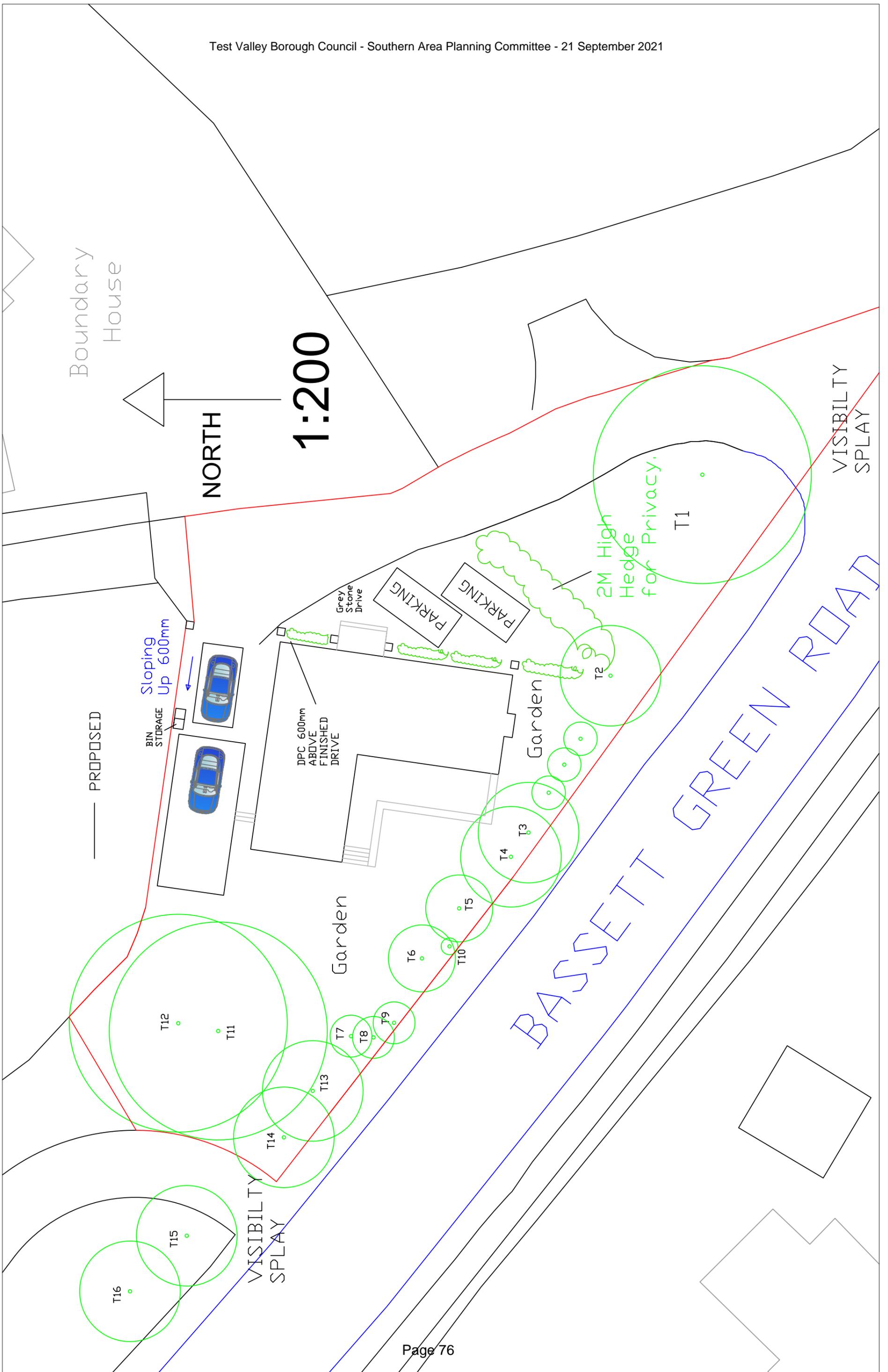


**Siteplan**



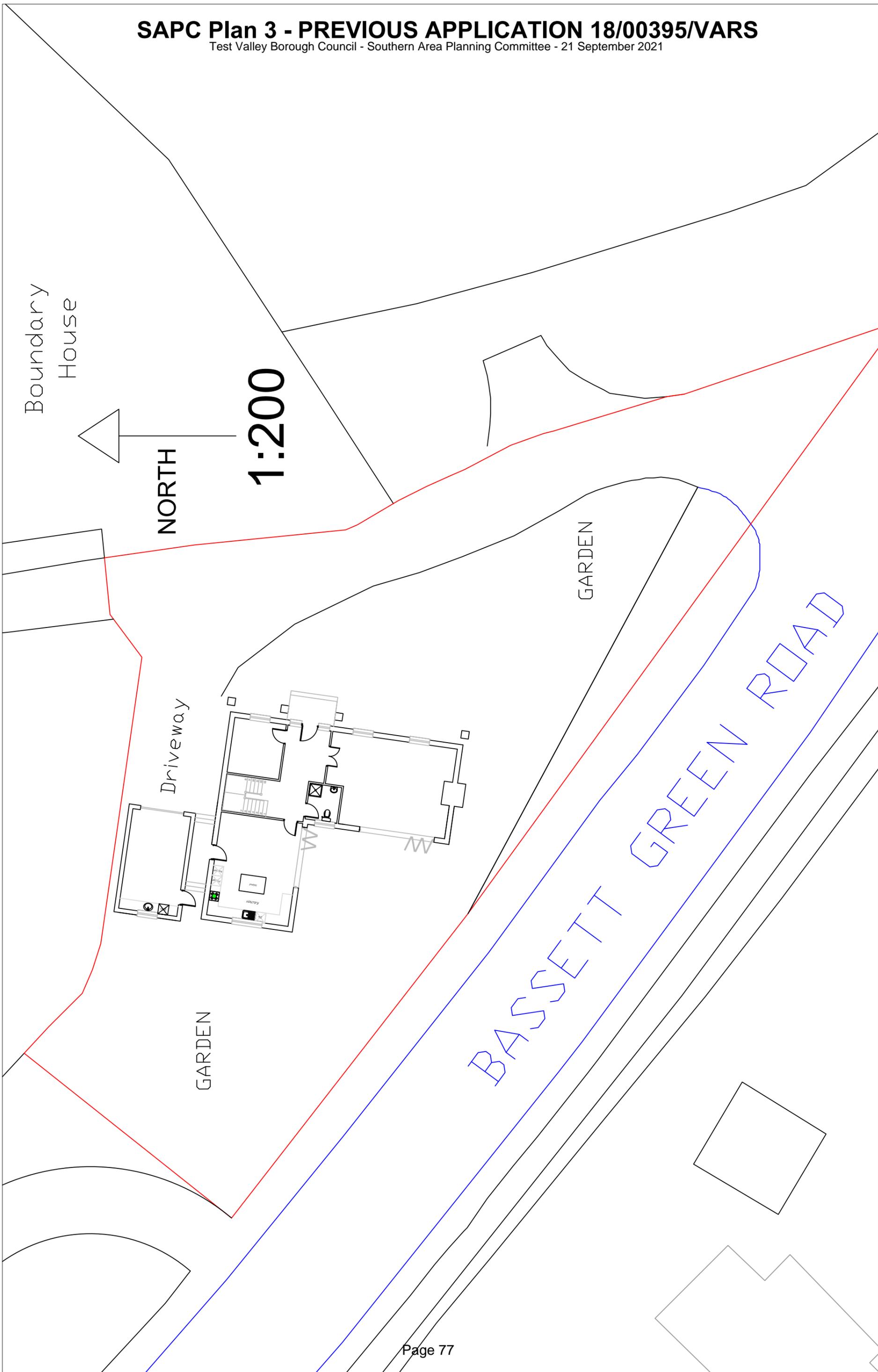
REPRODUCED FROM ORDNANCE SURVEY MAPPING  
 WITH THE PERMISSION OF THE CONTROLLER OF  
 HER MAJESTY'S STATIONERY OFFICER © CROWN COPYRIGHT.  
 UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT  
 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.

**21/02090/FULLS**



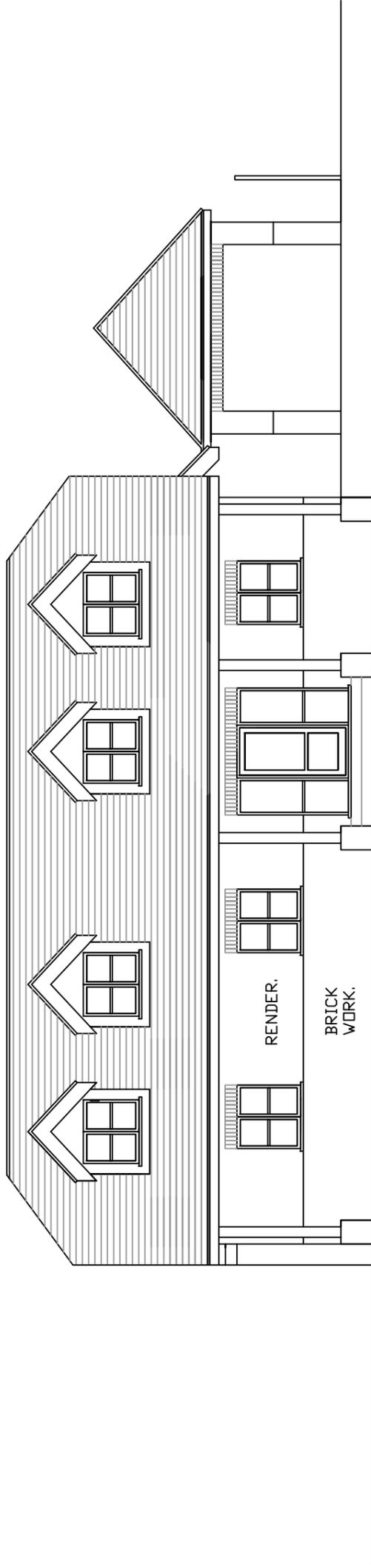
# SAPC Plan 3 - PREVIOUS APPLICATION 18/00395/VARS

Test Valley Borough Council - Southern Area Planning Committee - 21 September 2021

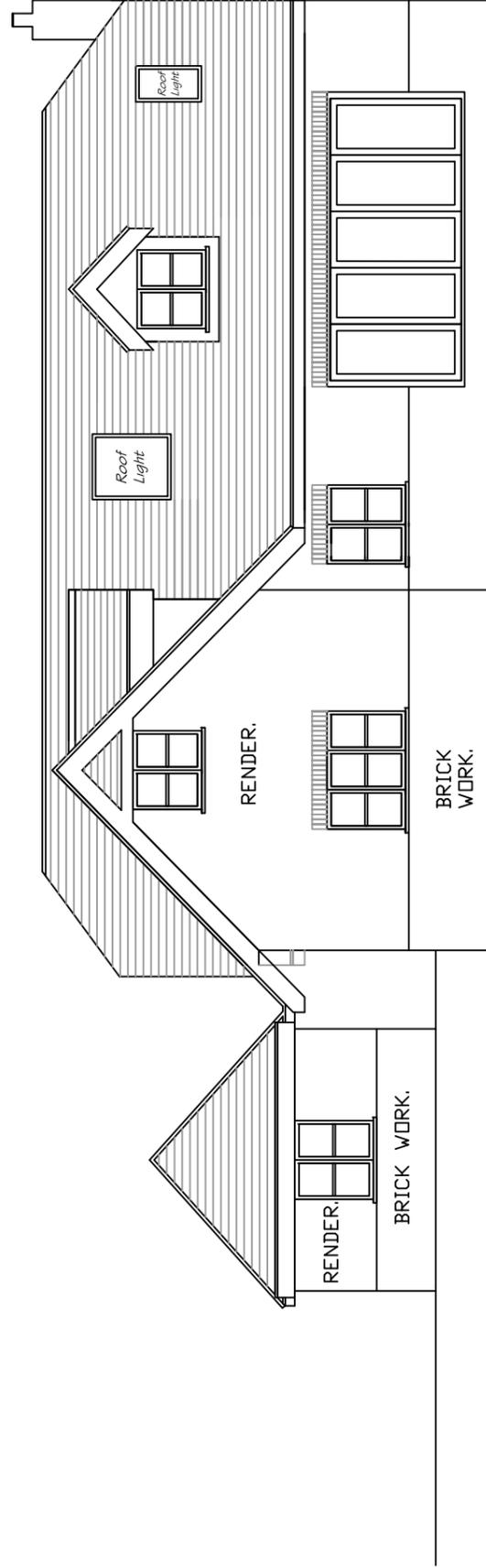


<b>Project Name/Address</b>	VERDUN LODGE, BASSETT GREEN ROAD, SOUTHAMPTON,		
<b>Clients name</b>	MR M WHITFIELD		
<b>Drawing Title</b>	PROPOSED ELEVATIONS		
<b>Drawing Scale</b>	<b>Drawing No</b>	<b>Date</b>	
1:100	007A	5/12/17	

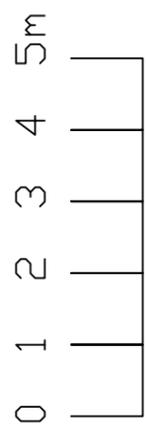
All dimensions and detail shown on this drawing to be checked on site by the contractor before fabrication and erection. Figured dimensions, to supercede scaled dimensions. All building work to be carried out with proper materials which are appropriate for the circumstances in which they are used and in a workmanlike manner in accordance with the Building Regulations, British and EU standards, NHBC standards (if applicable) and manufacturers recommendations, these drawings to be read in conjunction with the approved building notes for this project (separate A4 sheets and product information).



PROPOSED FRONT ELEVATION.

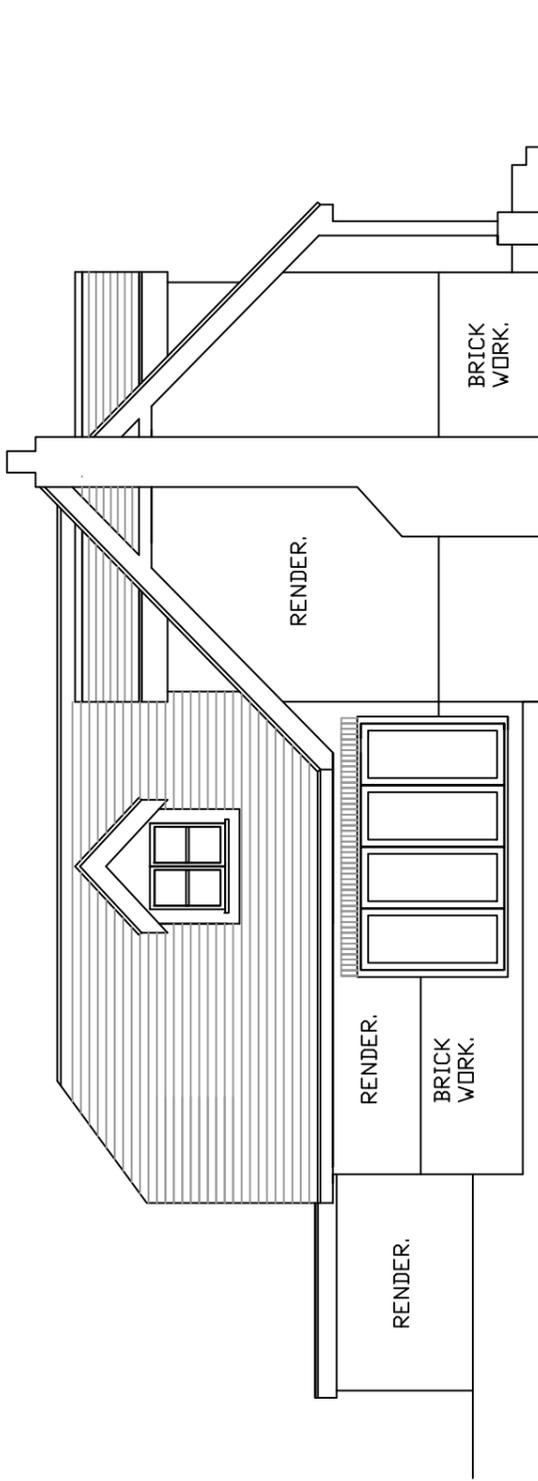


PROPOSED REAR ELEVATION.

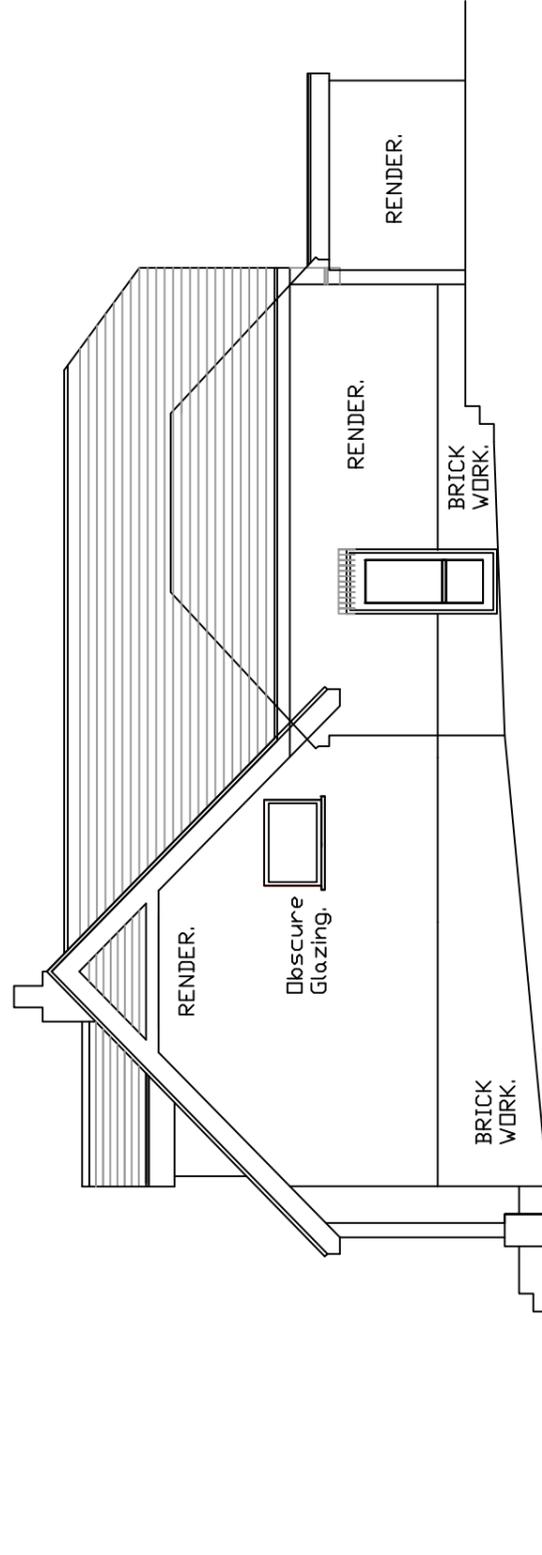


<b>Project Name/Address</b>	VERDUN LODGE, BASSETT GREEN ROAD, SOUTHAMPTON,		
<b>Clients name</b>	MR M WHITFIELD		
<b>Drawing Title:</b>	PROPOSED SIDE ELEVATIONS		
<b>Drawing Scale</b>	<b>Drawing No</b>	<b>Date</b>	
1:100	008A	5/12/17	

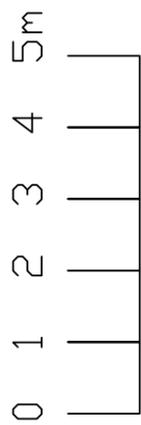
All dimensions and detail shown on this drawing to be checked on site by the contractor before fabrication and erection. Figured dimensions to supercede scaled dimensions. All building work to be carried out with proper materials which are appropriate for the circumstances in which they are used and in a workmanlike manner in accordance with the Building Regulations, British and EU standards, NHBC standards (if applicable) and manufacturers recommendations. these drawings to be read in conjunction with the approved building notes for this project (separate A4 sheets and product information).



PROPOSED SIDE ELEVATION.



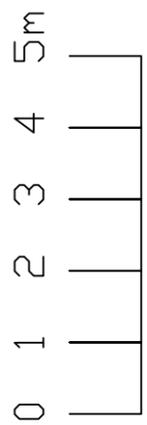
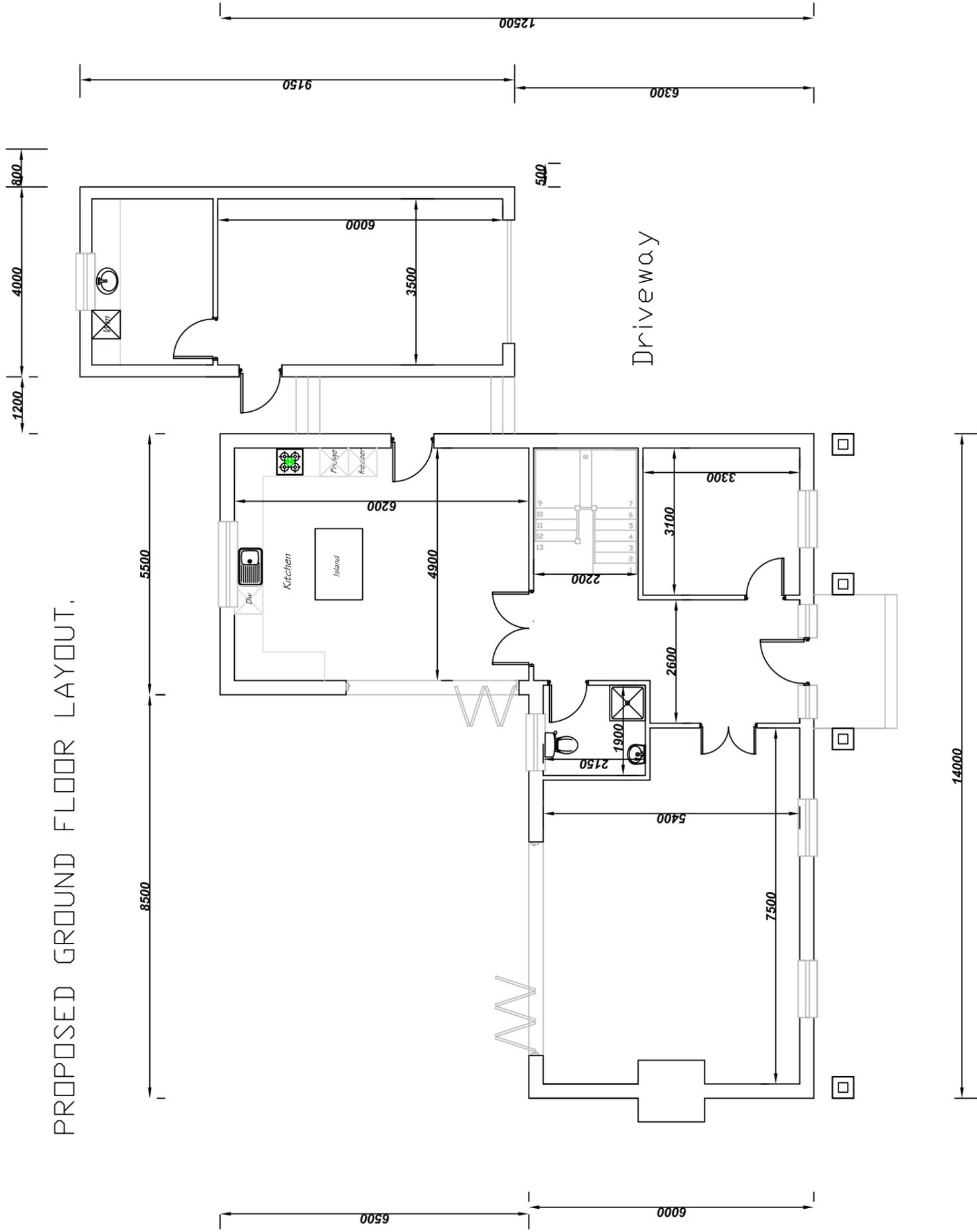
PROPOSED SIDE ELEVATION.



Project Name/Address		VERDUN LODGE, BASSETT GREEN ROAD, SOUTHAMPTON,	
Client's name	MR M WHITFIELD		
Drawing Title	PROPOSED GROUND FLOOR LAYOUTS		
Drawing Scale	Drawing No	Date	
1:100	005A	5/12/17	

All dimensions and detail shown on this drawing to be checked on site by the contractor before fabrication and erection. Figured dimensions to supercede scaled dimensions. All building work to be carried out with proper materials which are appropriate for the circumstances in which they are used and in a workmanlike manner in accordance with the Building Regulations, British and EU standards, NHBC standards (if applicable) and manufacturers recommendations. These drawings to be read in conjunction with the approved building notes for this project (separate A4 sheets and product information).

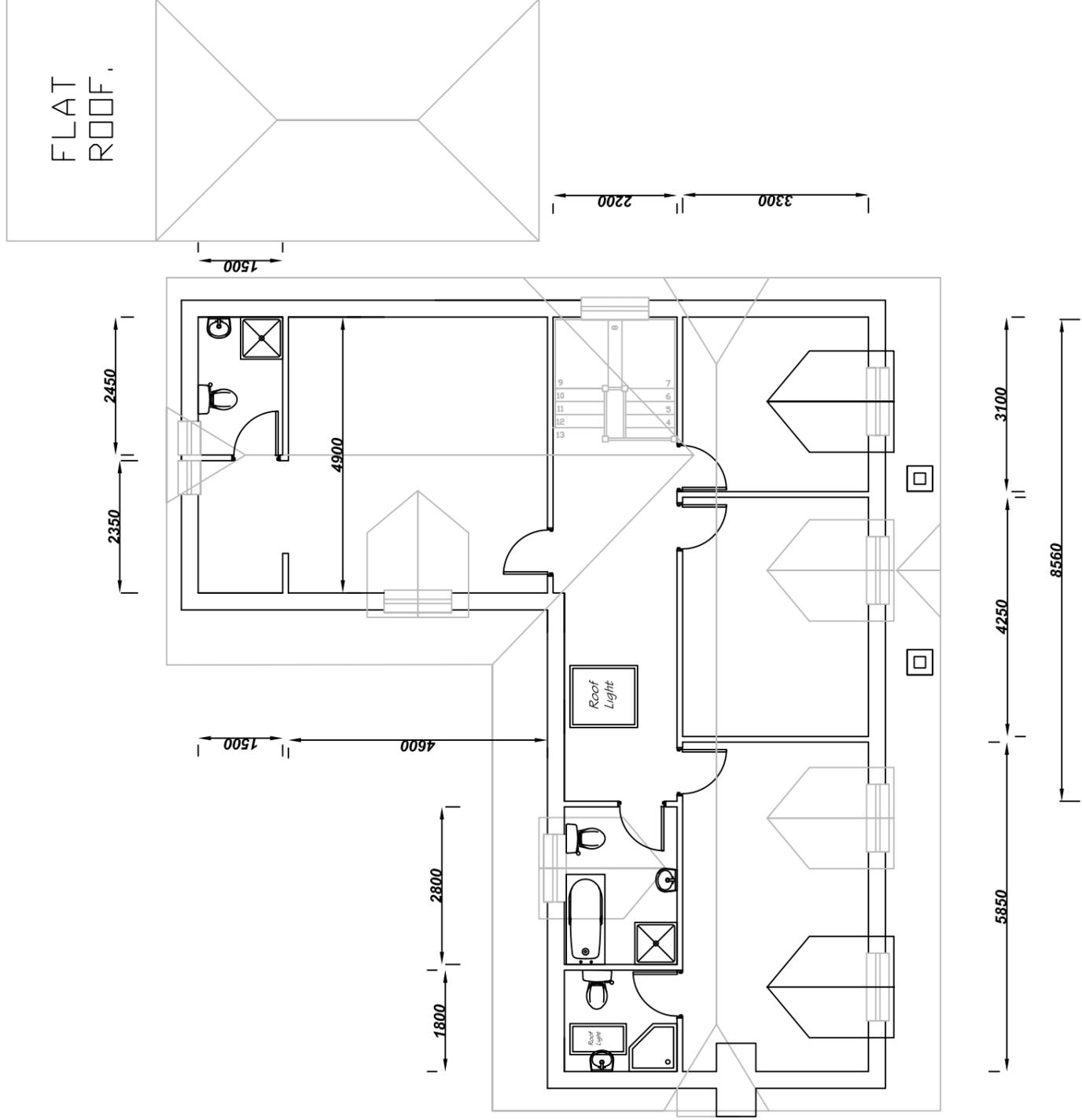
PROPOSED GROUND FLOOR LAYOUT.

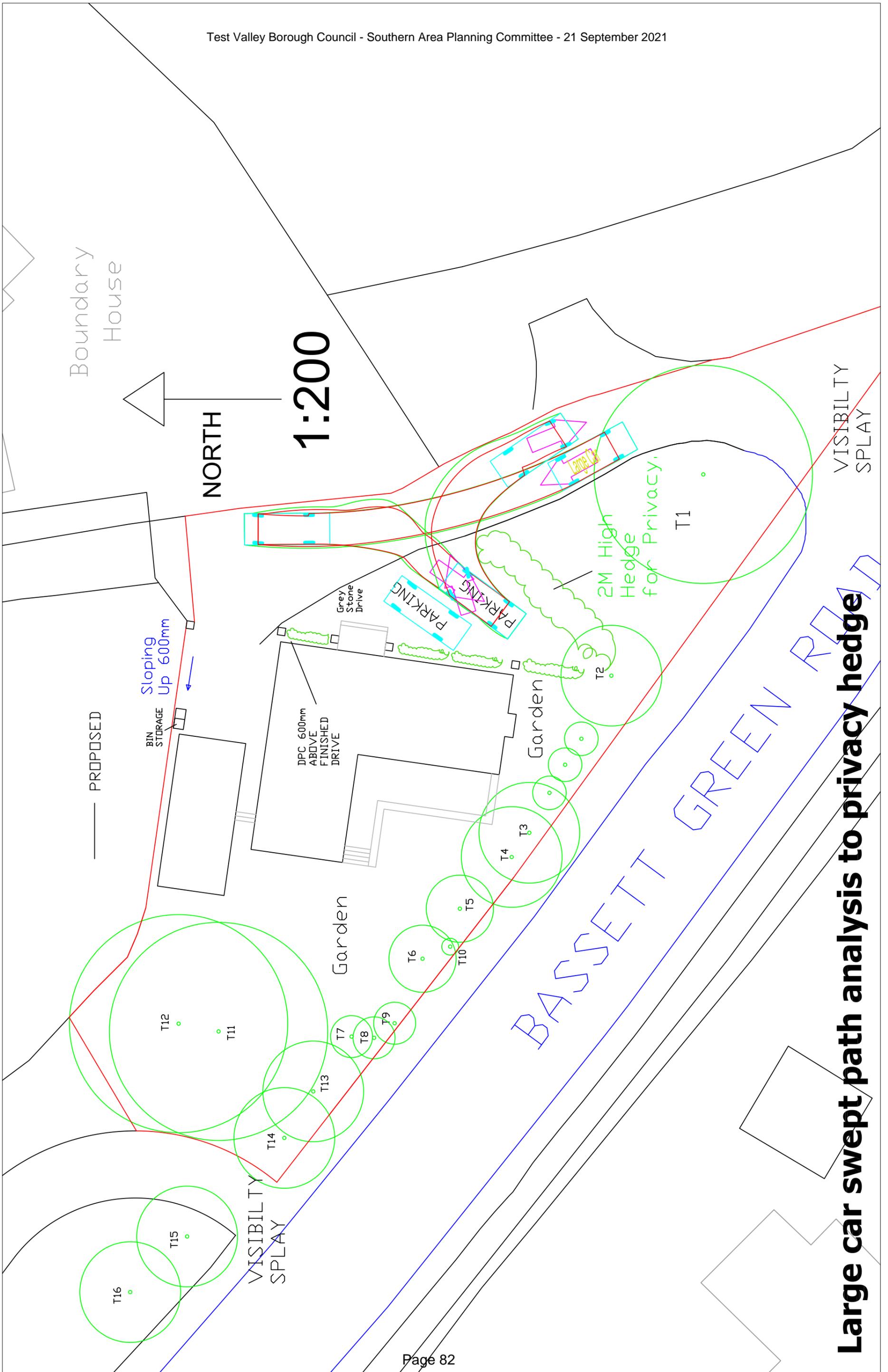


<b>Project Name/Address</b>	VERDUN LODGE, BASSETT GREEN ROAD, SOUTHAMPTON.		
<b>Clients name</b>	MR M WHITFIELD	<b>Drawing No</b>	006A
<b>Drawing Title</b>	PROPOSED FIRST FLOOR LAYOUTS	<b>Date</b>	5/12/17
<b>Drawing Scale</b>	1:100		

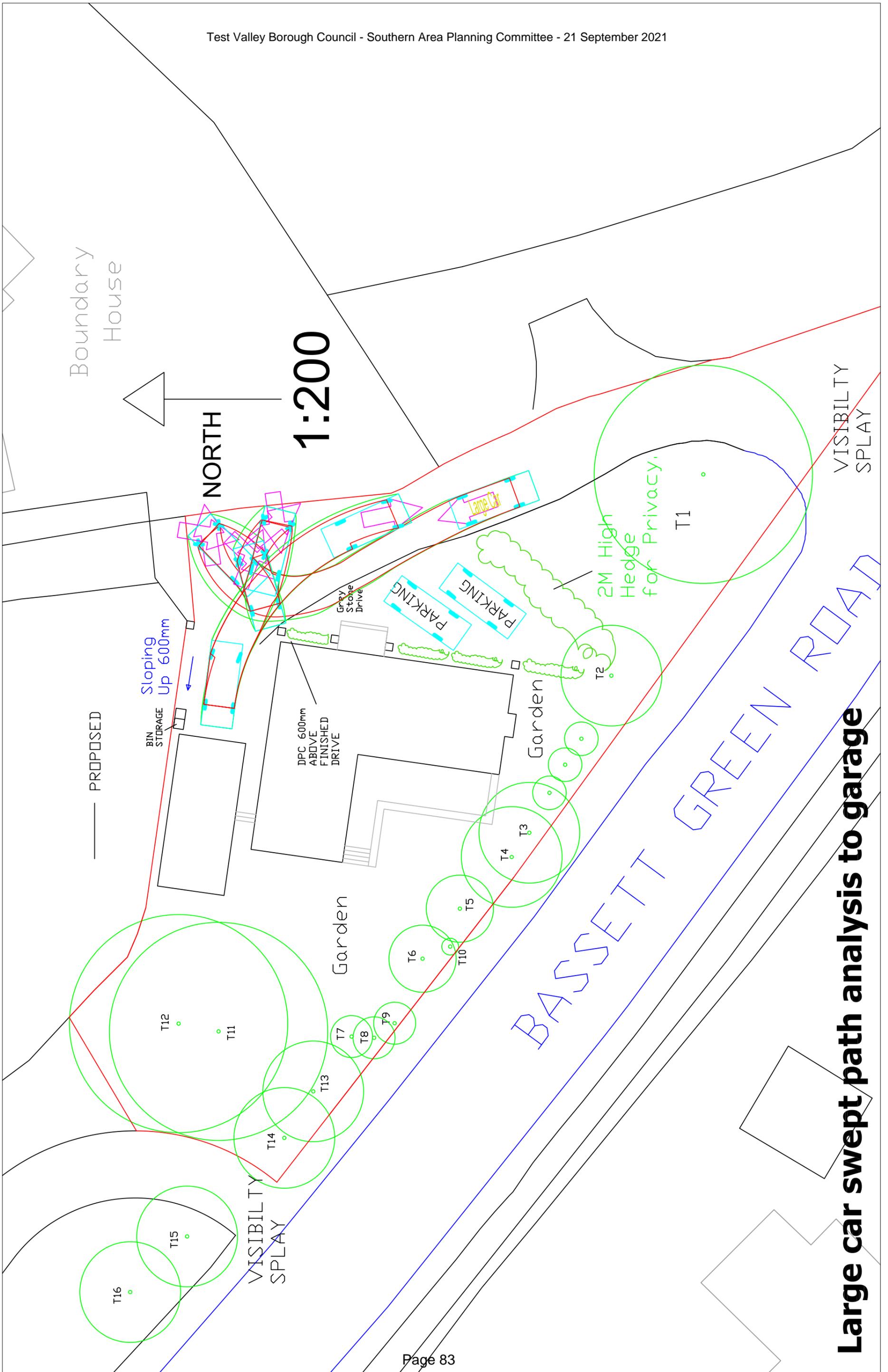
PROPOSED FIRST FLOOR LAYOUT.

All dimensions and detail shown on this drawing to be checked on site by the contractor before fabrication and erection. Figured dimensions to supercede scaled dimensions. All building work to be carried out with proper materials which are appropriate for the circumstances in which they are used and in a workmanlike manner in accordance with the Building Regulations, British and EU standards, NHBC standards (if applicable) and manufacturers recommendations. these drawings to be read in conjunction with the approved building notes for this project (separate A4 sheets and product information).

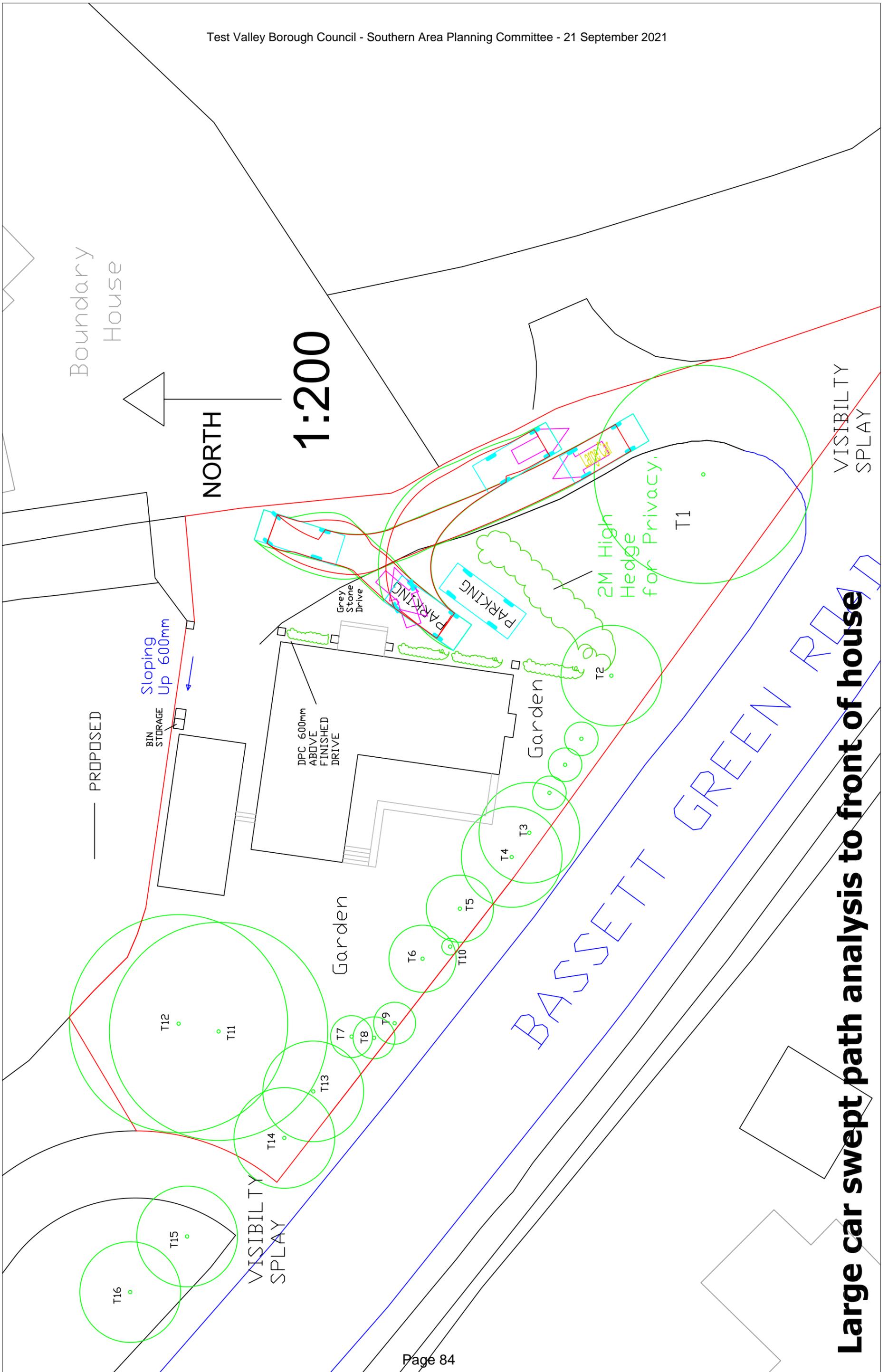




**Large car swept path analysis to privacy hedge**



**Large car swept path analysis to garage**



**Large car swept path analysis to front of house**



## ITEM 10

---

<b>APPLICATION NO.</b>	19/02786/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	28.09.2020
<b>APPLICANT</b>	Mr William Ashdown
<b>SITE</b>	Land to the rear of Cranmer Drive, Nursling, Southampton, SO16 0XH, <b>NURSLING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Laying of hardstanding to form path route through Home Covert
<b>AMENDMENTS</b>	Arboricultural and topographical surveys submitted – 14.05.2021
<b>CASE OFFICER</b>	Mr Nathan Glasgow

Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

- 1.1 The application is referred to the Area Planning Committee following a declaration of interest from the local Ward Councillor.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The footpath subject to the application is located directly to the east of Cranmer Drive within Nursling. An informal footpath already exists, by virtue of regular use of this route through Home Covert, a woodland separating Cranmer Drive from the recent development at Fen Meadow.

### 3.0 PROPOSAL

- 3.1 Laying of hardstanding to form path through Home Covert.

### 4.0 HISTORY

- 4.1 **15/01763/FULLS** – Erection of 326 dwellings, construction of access, footpaths, cycleways, areas of open space, landscaping, drainage infrastructure and other associated infrastructure – Permission subject to condition and legal agreement

### 5.0 CONSULTATIONS

- 5.1 **TVBC Ecology** – No objection subject to condition  
“Having reviewed the submitted information, which addresses a range of construction and operational impacts, I am satisfied that the proposal delivers improved access to home covert as required by the New Forest SPA/SAC/Ramsar mitigation strategy whilst minimising impacts on the sensitive habitats and protected species present within Home Covert. In addition, the assessment proposes several measures to achieve a net gain in biodiversity.”

5.2 **TVBC Landscape** – Comment

“The site has been assessed, it is split into two sections, both are existing pathways of sorts – already trodden as routes used locally. The path laid as such will require topping up and management and maintenance, a more suitable path, in line with HCC’s guidance as noted in ROW comments would likely last longer. However, in the main the path is in existence already with compacted soil - and is unlikely to have a major landscape impact unless it has a major tree impact. The significant removal of ash is not due to the proposed development. Some category C Hazel is removed to facilitate the path further, these are not part of the larger mature canopy and will not have a proportionately large landscape impact.”

5.3 **TVBC Trees** – No objection subject to condition

“The proposed path runs through a woodland block adjacent to properties within Watley Close and Chambers close. In a wider context, this woodland is an important amenity feature providing provide character and visual benefits to the surrounding area.

The application has been submitted with a detailed arboricultural report and plan, which provides a reasonable interpretation of the relevant tree issues on this site. Further to my site observations and review of this information, I am satisfied that adequate provision has been made for the management and protection of the most important trees close to the proposed footpath.

In overview, the loss of two ash, 16 Hazel, one Hawthorn and one Cherry (shown in red on the plan) to accommodate the footpath is unlikely to have a long-term detrimental impact on the wider woodland fabric due to the poor condition of some trees, and their small size in context with other surrounding trees. The management works proposed for other trees adjacent to the footpath (shown in blue on the plan) takes account of necessary safety concerns for users of the footpath and could be justified irrespective of the proposed footpath upgrade. This is particularly relevant for many of the Ash trees proposed for removal.

In terms of impact to roots of retained trees, there is already a degree of compaction being caused by foot traffic along the existing footpath. I believe that if the provisions set out in the report for protecting the new surface over tree rooting areas are properly implemented, the impact to retained trees should be minimal.”

5.4 **HCC Countryside Service** – Comment

“The application is for construction a new permissive route between the Fen Meadow development and Footpath 506 which currently provides a link between new development approved under 15/01763/FULLS and playing field adjacent to the school. The proposed path would provide an additional permissive link to Footpaths 10 and 506 which is in line with Test Valley Borough Council Local Plan Policy T1. However as the creation of path does not appear necessary in addition to the routes created in the Home Covert SINC Woodland Management Plan (see attached) which are managed by Longdown Management on behalf of the landowner, we would be unlikely to accept

dedication of the new route as a public right of way and as such the Countryside Service would not be responsible for the maintenance of the permissive route which would fall to the landowner or the parish council.

We advise that the Local Planning Authority and Parish Council give further consideration to avoid including the pipeline in the route as this may not be safe for walkers including children in buggies. The surfacing of the southern section of the route shown in the Habitat and Features Plan in the Footpath Upgrade Ecological Impact Assessment would require work to the surface to Footpath 506 which is not included in the planning application and would need to be in line with Countryside Service Design Standards and have the agreement of the Countryside Service. We would advise that the whole length of any proposed footpath linking Nursling Primary School to Fen Meadows should be surfaced to the same standard so as to benefit the public and the residents of the Fen Meadow development. According to the application and Ecological Impact Assessment proposals it appears that the public rights of way in the woodland are in need of surface improvements. If the existing paths were improved to the Hampshire Countryside design standard we consider they would provide sufficient access to the Fen Meadow development site and the school without the creation of a permissive route.”

6.0 **REPRESENTATIONS** Expired 09.06.2021

6.1 **Nursling & Rownhams Parish Council** – No comment received

6.2 54 letters of objection have been received, with a further four letters of support for the proposal

6.3 Objections (summarised and categorised):

*Ecology/landscape:*

- Affect the wildlife, greenery
- Remove habitats of hedgehogs, bats and bluebells
- Removal of trees
- Incomplete biodiversity checklist
- Damage caused by pathway
- Village looks less and less like a village
- Interfere with local green space gap with Southampton
- Ecological report contains “falsehoods” and is a far from true representation of the condition of the woods
- Materials (gravel) to be used is not in-keeping

6.4 *Amenity/safety*

- Affect privacy of residents and encourage anti-social behaviour/theft
- Will the pathway be safe?
- Increased criminal activity
- Security of adjacent properties
- Safety of children using the path in the dark
- Noise in gardens

6.5 *Existing pathway*

- Why make new paths instead of improving existing paths?
- Few places left to walk

6.6 *Comments of HCC Countryside Service*

- Footpath not needed/required
- HCC would not adopt the footpath

6.7 *Previous Legal Agreement (15/01763/FULLS)*

- Proposal is in conflict with signed Section 106 agreement

6.8 *Various*

- Incorrect application form
- Not used by significant numbers for school but rather by dog walkers
- Deliberately misleading title of the application, seeking to cover up the true extent of the development.

6.9 *Non-material planning considerations*

- Devalue properties
- Use/encourage of motorbikes through woods
- Totally unnecessary/what is the need?
- Why put it here where it is 'unsafe', and not in the middle of the woods?
- Misleading actions of the Parish Council
- No public consultation carried out by Parish Council
- Noise from helicopters
- Forms of development which are not relevant to this planning application (flooding measures for Romsey Road)
- Noise of the path being laid
- Conduct of planning committee/council and corruption (do they live in Fen Meadow, have any financial interest or other involvement in that development, and have been recipient of any financial gain)
- Waste of funds
- Drug activity in the woods
- Future lighting proposals
- Social media input
- Litter

6.10 Support (summarised):

- Additional pathway to enable walking to school. Otherwise car journey is often necessary, causing more traffic and parking
- Current paths too 'boggy'
- Improve the links and quality of life enjoying the woodland space daily
- See more families walk to school year-round
- Reduction in traffic, making it safer for children and their parents when arriving and leaving school
- Reduce pollution from cars
- Encourage walking and cycling

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

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E6: Green Infrastructure

LHW4: Amenity

T1: Managing Movement

CS1: Community Safety

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Impact on landscape and trees
- Impact on ecology
- Impact on amenity of residents
- Impact on pedestrian access routes
- National planning policy

8.2 Principle of development

The application site is located within the settlement boundary of Nursling and Rownhams, as defined by the Inset Maps of the Revised Local Plan.

Development that is located within the settlement boundary is considered to be acceptable in principle under Policy COM2, subject to compliance with other local and national planning policy.

8.3 Impact on character and appearance of the area

Policy E1 will permit development provided it:

- a) Integrates, respects and complements the character of the area;
- b) Should not detract from the dominance of, or interrupt important views of, key landmark buildings/features;
- c) Is laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and
- d) Makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.

8.4 Does the proposal integrate and complement the character of the area, and would important views be impacted?

Regarding criterion a) & b), the proposal is minor in terms of its changes, with only a few trees being removed and a new surfacing for the pathway; there is not considered to be a change in the character of the area, and the proposal would integrate and complement the character of the wooded area.

Furthermore, the scheme would not result in a loss of views or dominance of key landmark buildings. The proposal would accord with both criterion a) & b) of Policy E1.

8.5 *Does the pathway provide connectivity between spaces and a positive relationship between public and private spaces?*

The route of the pathway is, in most parts, already in existence. A pathway of trodden earth/compacted soil is currently in use, particularly along the rear, eastern boundary of the dwellings in Cranmer Drive. The path meanders through the existing tree line and, as noticed on the case officer's site visit, was used by a number of dog walkers making access up towards the recreation ground.

8.6 Both the laying of hardstanding on the existing informal pathway through Home Covert, and the extended areas of pathway, would provide a clear connectivity between Fen Meadow in the south up to Cranmer Drive and the facilities in Nursling Street (primary school, recreation ground and village hall/shops). Furthermore, the pathways will provide better access to the various informal pathways which are scattered around Home Covert, providing dog walkers and others with an opportunity to navigate between all these areas. The proposal is considered to provide connectivity between spaces and accords with criterion c) of Policy E1.

8.7 *Does the proposal make efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses?*

The pathways in this area are already in existence, with the proposal seeking to upgrade them and their access points. This is considered to amount to making an efficient use of the land, providing better access for amenity purposes and parents/children to navigate between the two relevant areas (Fen Meadow and Nursling Street) and provide an alternative sustainable means of transport. The character of the surrounding area would not be altered detrimentally, as the changes proposed are minimal and the use of the pathways would remain as they currently are, but improved. The neighbouring uses (dwellings, school and recreation ground) are also provided with an improved access for pedestrians to utilise these neighbouring land uses. The proposal is considered to accord with criterion d) of Policy E1, and the proposal is therefore in accordance with Policy E1 of the Revised Local Plan.

8.8 *Impact on landscape and trees*

The pathway is located, predominantly, within Home Covert, which is a designated SINC (Site of Importance for Nature Conservation). Home Covert is, as defined by the Hampshire Biodiversity Information Centre (HBIC) as an "ancient semi-natural woodland", although the site is not shown on Natural England's Provisional Ancient Woodland inventory.

8.9 The application is supported by an Arboricultural report, to assess any impact the proposal will have upon the vitality of Home Covert. The Tree Officer has considered assessed the submitted report, which contains measures for management and protection for most of the important trees on site, which are in

proximity to the pathway. The scheme seeks to remove two ash, 16 hazel, one hawthorn and one cherry tree to accommodate the footpath, which is unlikely to have a long-term detrimental impact on the wider woodland fabric due to the poor condition of some of the trees.

- 8.10 It is considered that the proposal is unlikely to have a major landscape impact, unless it has a major tree impact (which, as confirmed by the Tree Officer, will not), details regarding the future management and maintenance of the pathway will be required to ensure that no harm to trees will occur in the future. A condition is therefore recommended requiring details are submitted to the LPA regarding the management and maintenance of the pathway for a minimum period of five years. The proposal is not considered to have any detrimental harm to the landscape setting or the trees within Home Covert, and the proposal is considered to accord with Policy E2 of the Revised Local Plan.
- 8.11 Impact on ecology  
The application is supported by an Ecological Impact Assessment (EPR, May 2020). The Assessment addresses a range of construction and operational impacts, which delivers improved access to Home Covert, as required by the New Forest SPA/SAC/Ramsar mitigation strategy, whilst minimising impacts on the sensitive habitats and protected species present within Home Covert. In addition, the assessment proposes several measures to achieve a net gain in biodiversity. Subject to development proceeding in accordance with the EPR Assessment, the proposal is considered to accord with Policy E5 of the Revised Local Plan.
- 8.12 As highlighted above, the proposal will deliver improved access to Home Covert, which is required by the current mitigation strategy. Home Covert is part of the Borough's Green Infrastructure network, and this proposal will ensure that this site is accessible and is conserved and enhanced, and does not result in the loss or fragmentation on the function of the SINC. The proposal is also in accordance with Policy E6 of the Revised Local Plan.
- 8.13 Impact on amenity to residents  
The pathway is located to the rear (east) of a number of properties within Cranmer Drive, ranging approximately from 2m to 5m in separation distance from the rear boundaries of these properties. Local residents are concerned that the proposal would result in additional nuisance by way of noise, anti-social behaviour and other forms of crime, including theft. However, the pathway is already in existence, and the laying of hardstanding is not considered to result in such levels of additional noise and other nuisances to result in harm to the residential amenities of surrounding properties.
- 8.14 Policy LHW4 (Amenity) requires development to provide for the privacy and amenity of its occupants and those of neighbouring properties. The proposal is not considered to reduce levels of privacy and amenity of the local residents as the path is already in existence and currently in use by members of the public.

- 8.15 Policy CS1 requires development to deliver safe, accessible and liveable environments, and reduces the opportunities for crime and anti-social behaviour. As highlighted above, local residents are concerned that the formation of the pathways will increase the opportunity for anti-social behaviour and burglary. Due to the small-scale nature of development, with the existence of the pathways that are currently well used by dog walkers, school children and the general public, it is not considered that this new surfacing will lead to a rise in anti-social or criminal behaviour, above which may already exist. The proposal does not raise the level of the surrounding land or provide any furniture or features that would result in easier or more desirable access over and above the existing situation, as such it is considered that the proposal will not result in a negative effect on the amenity of local residents or users of the pathway, and neither is it considered that the proposal would result in an increase of criminal and anti-social behaviour. The proposal accords with policies LHW4 and CS1 of the Revised Local Plan.
- 8.16 Impact on access routes  
Home Covert is part of the Borough's Green Infrastructure Network, which seeks to enable residents to access woodlands such as this. The proposal improves this access and will open this up to a larger number of members of the public. Furthermore, Policy T1 requires that development will connect with existing and proposed pedestrian networks, while minimising the requirement for members of the public to use private motor vehicles to access the Primary School, having a positive impact upon both the environment but also the highway network. The proposal would ensure that this pathway and other public right of ways will be utilised by members of the public, remaining accessible year-long. The proposal is considered to accord with Policy T1 of the Revised Local Plan.
- 8.17 National Planning Policy Framework  
Para 92 of the NPPF 2021 requires development to achieve healthy, inclusive and safe places, while supporting healthy lifestyles through the provision of safe and accessible green infrastructure. Para 98 also adds that access to a network of high quality open spaces and opportunities for physical activity is important for the health and well-being of communities, while delivering wider benefits for nature and supporting efforts to address climate change.
- 8.18 The submitted scheme will enable members of the public to actively access Home Covert, reaching areas within Fen Meadow and Nursling Street, on foot, without the requirement of using private motor vehicles. This provides a development that accords with paragraphs 92 and 98 of the NPPF.
- 8.19 Other matters  
A number of objections have been received by members of the public, and these are assessed below in the categories set out above in section 6.

8.20 Ecology & Landscape

Concern has been raised regarding the detrimental impact to wildlife (hedgehogs, bats) and greenery (bluebells, trees) by a loss of habitat and use of materials proposed. However, the Council's Ecologist has assessed the submitted Ecological report and does not believe that there would be any detriment to wildlife, protected or not. The proposal accords with Policy E5.

8.21 It has also been suggested that the proposal would interfere with the local green space gap between Southampton and Nursling. The proposal is solely for the laying of hardstanding to existing pathways, with additional pathways laid to the north and south. The development is small in nature and in no way will interfere with the gap between Southampton and Nursling, and neither will it result in Nursling looking "less like a village".

8.22 Amenity & Safety

The pathway is in existence, and the laying of hardstanding is considered to make it safer for all users, particularly those with pushchairs, bikes or mobility problems. It would not result in a loss of privacy or amenity to residents as the path is already in existence, and the proposal seeks more formal footings for the pathway.

8.23 Regarding the concern of children using the pathway in the dark; this is not considered to be a relevant planning consideration. Children, or anyone, can opt to use the pathway (in existence or following the improvements), or alternative means of access.

8.24 Existing pathway & HCC Countryside Service Comments

The existing pathway is currently used by members of the public, as was seen on the case officer's site visit. It is suggested that there are few places left to walk, while objecting to the improvement of a pathway. These improvements will provide additional access routes to a broader range of the general public.

8.25 HCC are not required to adopt the pathway, and management details are to be submitted to the Council as recommended by way of a condition. 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. As set out above, the development fully accords with the adopted Local Plan and there are no material considerations that indicate planning permission should be refused. Whether the footpath is "needed" is not material.

8.26 Previous Legal Agreement (15/01763/FULLS)

It is not known how this proposal is in conflict with the Section 106 agreement relating to planning permission 15/01763/FULLS. The application as submitted seeks solely to improve the existing pathway that has a route through Home Covert. As highlighted above, the mitigation strategy for Home Covert requires improved access to Home Covert; this proposal will deliver this.

8.27 Other comments

The application has been formally registered and deemed acceptable and is on the planning register; this includes the application form.

8.28 A comment was received suggesting that the pathway is not used by school children and parents, and only by dog walkers. The aim of this proposal is to improve the access routes for school children, so that they are able to comfortably walk to school.

8.29 A number of comments were received (para 6.9) which are not material planning considerations.

8.30 A number of letters of support were also received by members of the public. These supported measures to improve access through Home Covert, with existing pathways too muddy/boggy to walk along, while reducing the requirement for parents to drive their children to school, causing pollution, traffic and parking issues. Most importantly, it will enable residents/members of the public to appreciate the local fauna and flora. These matters have been noted and considered in the determination of the application.

9.0 **CONCLUSION**

9.1 The proposal would provide improved pedestrian access between Fen Meadow and the facilities within Nursling Street, while reducing the requirement for additional vehicular movements to take place. The scheme is not considered to increase the threat of criminal or anti-social behaviour or a reduction in residential amenity. Most importantly, the scheme would not result in a detrimental impact to the natural environment.

9.2 The proposal is therefore considered to be in accordance with the Test Valley Borough Revised Local Plan (2016).

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 plan numbers:**

**Location Plan**

**Proposed Site Layout**

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

3. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the RG Tree Consultancy Arboricultural report reference 00487/1/2021 dated 5th May 2021 and its associated plans.**

**Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**

- 4. Development shall proceed in accordance with the measures set out in Section 'Impact Assessment and Mitigation' of the Ecological Impact Assessment (EPR, May 2020). Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.**

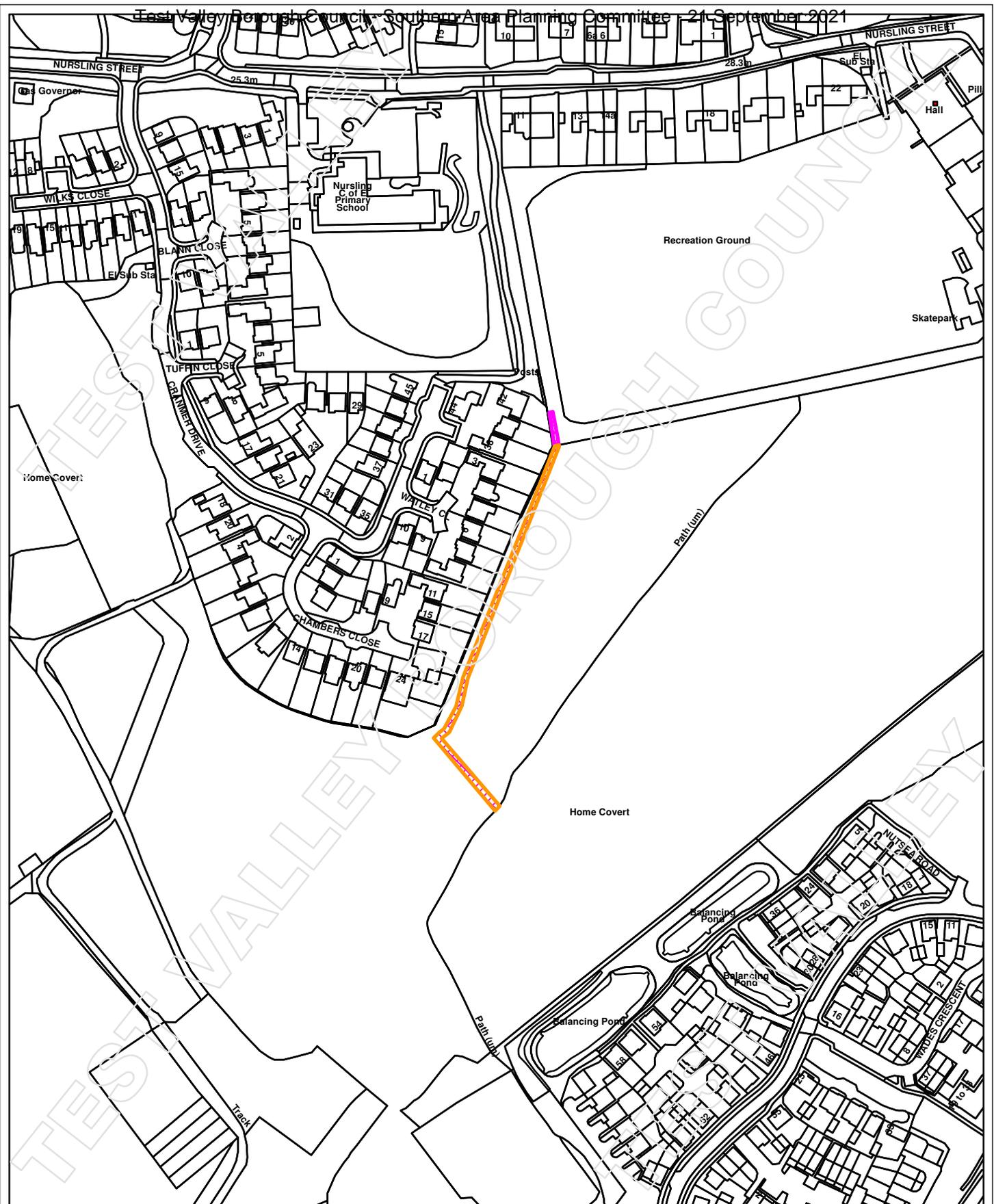
**Reason: To avoid impacts to protected species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**

- 5. Prior to the commencement of development hereby permitted, a schedule of landscape management and maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The landscaping shall be maintained in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

**Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.**

**Note 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.**
-



**Siteplan**



REPRODUCED FROM ORDNANCE SURVEY MAPPING  
 WITH THE PERMISSION OF THE CONTROLLER OF  
 HER MAJESTY'S STATIONERY OFFICER © CROWN COPYRIGHT.  
 UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT  
 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.

**19/02786/FULLS**

MAP 1 Habitats & Features Referenced in the Text

KEY

-  Tree line
-  Amenity grassland
-  Deciduous woodland
-  Scrub
-  Pipeline route
-  Informal unsurfaced paths
-  Formal surfaced paths
-  Proposed path
-  Proposed path – Northern section / playing fields
-  Proposed path – Central section desire line path
-  Proposed path – Central section pipeline path
-  Proposed path – New gravel to be laid over existing formal surfaced path

SCALE: 1:2,750 at A3



Ecological Planning & Research

CLIENT: Longdown Management

PROJECT: Fen Meadow

DATE: 15 April 2020

P2/01/19  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

