

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 19 July 2022

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

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 19 July 2022

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 7 June 2022**
- 6 Information Notes 5 - 10**
- 7 21/02635/FULLS - 08.09.2021 11 - 49**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Oxlease House, Cupernham Lane, Romsey, SO51 7LE, **ROMSEY EXTRA**
CASE OFFICER: Paul Goodman
- 8 19/02450/VARS - 22.10.2019 50 - 72**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: 7B Lansdowne Gardens (Formerly Part Of 7A),
Romsey, SO51 8FN, **ROMSEY TOWN**
CASE OFFICER: Kate Levey
- 9 21/03600/FULLS - 09.12.2021 73 - 110**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: 109A Winchester Road, Romsey, SO51 8JF,
ROMSEY TOWN
CASE OFFICER: Sarah Barter

10 22/01151/FULLS - 27.04.2022

111 - 121

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Cobra Lodge, Upton Lane, Nursling, SO16 0YB,

NURSLING AND ROWNHAMS

CASE OFFICER: Sarah Barter

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 19th 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

APPLICATION NO.	21/02635/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	08.09.2021
APPLICANT	LandQuest UK (Southern) Ltd
SITE	Oxlease House, Cupernham Lane, Romsey, SO51 7LE, ROMSEY EXTRA
PROPOSAL	Erection of 35 dwellings with associated parking and use of the vehicular ingress and egress onto Cupernham Lane following the demolition of the existing dwelling and other outbuildings.
AMENDMENTS	17.11.21 (Drainage, Ecology), 23.02.22 (Trees), 03.03.22 (Drainage), 21.04.22 (Trees), (Landscape & Ecology) & 27.06.22 (Nitrates)
CASE OFFICER	Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee because it is contrary to the provisions of an approved or draft Development Plan or other statement of approved planning policy, adverse third party representations have been received and the recommendation is for approval.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is a broadly rectangular shaped parcel of land situated to the western side of Cupernham Lane and outside of the settlement boundary of Romsey. The existing dwelling of Oxlease is situated centrally within the site which is subject to a change in levels from the high ground adjacent the highway of Cupernham Lane to the lowest point in the south western corner.

3.0 PROPOSAL

- 3.1 The application proposes the demolition of the existing dwelling and erection of 35 dwellings with associated parking and use of the vehicular ingress and egress onto Cupernham Lane.

4.0 HISTORY

- 4.1 TVS.01934/11 - Construction of tennis court with chain link fencing surround adjacent to Cupernham Lane. Permission 15.07.1997.
- 4.2 TVS.01934/9 - Replacement of existing garage/store building with two double garages and garden store. Permission 11.07.1996.

- 4.3 TVS.01934/10 - Erection of front extension to provide entrance porch and stair case over and installation of dormer windows to extension. Permission 11.07.1996.
- 4.4 TVS.01934/8 - Ground floor front extension to snooker room and two storey side extension to provide granny annexe. Permission 26.03.1996.
- 4.5 TVS.01934/7 - Erection of 2 bedroom house for use as staff accommodation. Withdrawn 22.12.1995.
- 4.6 TVS.1934/3 Erection of building to house squash court and changing facilities - Oxlease, Cupernham Lane, Romsey. Permission subject to conditions - 02/07/81.
- 4.7 TVS.1934/1 Two-storey side extensions - Oxlease, Cupernham Lane, Romsey. Permission subject to conditions - 16/09/80.
- 4.8 TVS.1934 Erection of stables - Oxlease, Cupernham Lane, Romsey. Permission subject to conditions - 19/12/77.
- 5.0 **CONSULTATIONS**
- 5.1 **Planning & Building (Ecology)** – No objection, subject to conditions
- 5.2 **Planning & Building (Trees)** – No objection, subject to conditions
- 5.3 **Planning & Building (Landscape)** – Comment;
 - Amendments to the proposed landscaping have been made to increase the quality of the development and integrate the proposal better within the immediate landscape. Whilst it is still considered that a further reduction in properties would further increase the overall design and quality of the scheme, the amendments made have created an acceptable site.
 - Through condition a detailed hard and soft landscaping scheme is required, this should include species, sizes, locations and numbers; for hedgerows this should also include density and percentage mix. In connection with this a landscape management plan is also required to ensure the successful establishment of all new planting and the ongoing maintenance and protection of existing soft landscaping.
- 5.4 **Housing & Environmental Health (Housing)** – No objection, subject to financial contribution
- 5.5 **HCC Archaeology** – No objection, subject to condition.
- 5.6 **HCC Highways** – Comments awaited on revised tracking details and drainage scheme.
- 5.7 **HCC Local Lead Flood Authority** – Comments awaited from LLFA (to be informed by HCC Highways comments on drainage scheme).

5.8 **Natural England** – Comments awaited on revised Habitat Regulations Assessment (HRA).

6.0 **REPRESENTATIONS** Expired 18.07.2022

6.1 **Romsey Extra Parish Council** – Objection;

- Housing too dense.
- No allocation to affordable housing.
- The design of the homes lack character and are out of keeping with the area.

6.2 **Romsey & District Society (Planning Committee)** – Objection;

- Crammed, high density, overdevelopment of the site. It fails to integrate, respect or complement the local setting and is out of context with the established settlement.
- The proposal is more akin to an inappropriate urban aesthetic applied to a rural location.
- In calculating the density figure it would appear that the woodland area has been included in the calculation whereas we suggest that it should be excluded in order to give a more realistic measure.
- There is no allocation for affordable housing which is against policy.

6.3 **Romsey & District Society (Natural Environment)** – Objection;

- Potential loss of habitat for bats and newts, loss of ecological network links, loss of trees and the lack of any biodiversity net gain.
- Area still designated as countryside within the Revised Local Plan
- Cannot make final comments until the Biodiversity and Enhancement plan is available.
- Loss of a final green corridor/ecological network link between Abbotswood and Fishlake Meadows.
- The ecology buffers do not contribute to the east-west movement of wildlife between Abbotswood and Fishlake Meadows.
- Loss of trees.
- There will be considerable loss of habitat for bats foraging and commuting. The piecemeal developments along Cupernham Lane have led to considerable habitat loss, and mitigation should be based on this and not on the individual sites lost.

6.4 **Hampshire and Isle of Wight Wildlife Trust** – Objection;

- Cumulative infill developments along Cupernham Lane have not followed the precedent set by the original Oxlease Meadows development in making provision to manage and warden the nature reserve, essential to mitigating for increased recreational use of this asset.
- The Design and Access Statement refers to the submission of a 'Biodiversity and Enhancement Plan'. The absence of this document represents an incomplete application and unable to demonstrate compliance with TVBC policies pertaining to biodiversity and the environment.

- The application as it stands represents a net loss of biodiversity, insufficient appraisal on protected species and environmental impact and falls short of the expectations in pending planning guidance.
- In summary, the Trust considers this proposal to lack the information and clarity required to determine its appropriateness within the setting and currently in contravention of TVBC policies.

6.5 **Hampshire Swifts – Comment;**

- Request that planning consent for the above-mentioned development includes a requirement for multiple integral nest sites for House sparrow, Starling and Swift.
- No details of the proposed enhancements in terms of integrated bird nest sites have been provided as part of this application.
- We strongly recommend that installing an average of 1 Swift brick per dwelling is made a condition of the consent if granted.

6.6 **13 representations of Objection received;**

6.7 Principle

- Not allocated in the Local Plan
- No overriding need for more housing
- Council has an adequate HLS as evidenced by the recently published SHELAA
- Presumption should be against further housing development.
- Development not justified by previous planning appeals.
- Lack of progress on Whitenap and Brewery Site has led to pressure to develop countryside sites.

6.8 Character, Trees and Landscape

- Overdevelopment and density.
- Loss of, and impact on retained, trees
- Uniform character of houses

6.9 Ecology

- Loss of wildlife corridors and displacement of species.

6.10 Foul Drainage

- Impact of surface water drainage on Oxlease Meadows.
- Capacity of the existing foul drainage infrastructure.
- Impact of cumulative developments of watercourse to be used for drainage.
- No enhancement of watercourse to be used for drainage.
- These matters must be resolved before determination.
- Should approval be granted, such agreed remediation works must be secured by condition. The conditions should require that all remediation is carried out, to the satisfaction of HCC as LFA, and TVBC as Planning Authority, before the commencement of any site works.

6.11 Affordable housing

- Lack of affordable housing provision contrary to policy.

6.12 Amenity

- Overlooking the gardens, and into the front and rear of Oxlease Meadows properties.
- Lack of formal play area.

6.13 Highways

- Barrier should be provided to slow cyclists using the footpath link.
- Footpath link is unsafe.
- No landowner permission for footpath.

6.14 Other matters

- This involves taking down an existing building which is not environmentally friendly. Suggest you add a condition to that mandates recycling of deconstructed material.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Local Plan 2016

COM2 (Settlement Hierarchy), E1 (High Quality Development in the Borough), E2 (Protect, Conserve and Enhance the Landscape Character of the Borough), E5 (Biodiversity), E7 (Water Management), E8 (Pollution), E9 (Heritage), LHW1 (Public Open Space), LHW4 (Amenity), T1 (Managing Movement), T2 (Parking Standard).

7.3 Supplementary Planning Documents (SPD)

New Forest SPA Interim Framework

Affordable Housing

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle for development, housing land supply, affordable housing requirements, character of the area, trees highways, protected species & ecology, amenity, archaeology and drainage.

8.1 **Principle of development**

The application site is, for the purposes of planning policy, within the countryside. The application site is not allocated for development in the policies of the Local Plan. The principal planning policy of the TVBLP therefore is policy COM2. Planning policy COM2 seeks to restrict development outside of settlement boundaries unless identified within the specified policies as being appropriate or where a countryside location is required.

8.2 It is not considered that the proposal is of a type appropriate in the countryside (criterion a) or that there is an essential need for the proposal to be located in the countryside (criterion b). A number of representations have drawn upon the fact that the site is in the countryside and therefore in accordance with policy COM2, there is a presumption against the grant of planning permission. However, planning law requires other material considerations to be taken into account and weighed against the departure from the policy of the Development Plan. These matters are addressed in the following paragraphs.

8.3 The National Planning Policy Framework

The National Planning Policy Framework (NPPF) is a material consideration in the assessment of planning applications. The NPPF identifies the three dimensions of sustainable development which should be taken into account, i.e. social, economic and environmental roles. The purpose of the planning system is to contribute to the achievement of sustainable development. For the assessment of planning applications, this means approving development proposals that accord with the development plan without delay. As noted above, the principle of additional housing in this countryside location is considered to be contrary to Policy COM2. The site was not allocated for development within the Revised Local Plan as an allocation site. However, the NPPF states that Local planning authorities may take decisions that 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.

8.4 Housing Land Supply

Section 5 of the NPPF relates to housing. Paragraphs 73 & 74 of the NPPF require the Council to demonstrate a minimum of 5 years housing land supply (HLS) with a 5% buffer. An assessment of the HLS position as at 30 November 2020 has been undertaken. This uses the housing requirement established in policy COM1 and has regard to the conclusions of the Inspector's Report on the Examination of the Local Plan. The HLS position for Southern Test Valley, as at 1 April 2021 is 7.18 years of supply. This is reported against a target of 5.00 years. The existence of a five year HLS enables the Council to give weight to the policies of the adopted plan. The demonstration of a five year HLS does not in itself cap development and any application must be assessed on its merits.

8.5 **Relationship with the settlement boundary and adjacent planning permissions**

The settlement boundary for Romsey is situated to the south of, but does not contain the application site. However the site is adjacent, and in close proximity to, a number of other planning permissions. Most notably the adjacent developments of Oxlease Meadows to the west, Meadow View to the north and Ringstead to the south.

- 8.6 In addition planning permission for residential development at other Cupernham Lane sites to the north of the application site benefit from extant permissions for residential development and are at various stages of completion. The sites include (South of Wren's Corner, 16/01857/FULLS & 17/00915/OUTS, land west of Cupernham Lane) which benefit from permission for residential development but have not yet commenced. In addition further developments benefit from permission in the vicinity including 21 dwellings under application 16/01857/FULLS which was allowed on appeal and is currently under construction. In determining that appeal the Inspector drew reference to both the neighbouring permissions and the Inspector's decision at the Abbotsford site. In addition to the examples above further residential development has been permitted in the vicinity, including sites along Cupernham Lane (e.g. 15/01832/OUTS, Land west of Baroona and Granton (17/0082/FULLS & 18/03223/FULLS) and more recently land to the north of Woodpeckers (20/01045/FULLS).
- 8.7 A recent application (21/02715/FULLS) for the land to the north of Oxlease was refused at SAPC. In that case members considered that the landscape impact of the development when viewed from the canal path outweighed any benefits and a departure from Policy COM2 was not justified.
- 8.8 Abbotsford Appeal Decision
The appeal decision in relation to the development site at Abbotsford constitutes a material consideration relevant to the determination of the application. The appeal decision relates to land at Abbotsford, Braishfield Road in Romsey (15/03137/OUTS), and is quoted here as an example of how the Planning Inspector balanced the various issues that are comparably similar with the current proposal. This appeal was allowed on 24 November 2017.
- 8.9 The appeal decision (15/03137/OUTS) recognised that the scheme did not accord with policy COM2, a policy that forms an intrinsic part of the spatial strategy, and that this was not a technical or minor breach (see paragraphs 20, 21 and 23 of the Decision Notice). Paragraph 22 also considers the status of the settlement boundaries in the context of development that was permitted outside the settlement boundaries prior to them being finalised within the Revised Local Plan – it recognises that future plans may review such boundaries but it is not for the appeal Inspector to anticipate the outcome of such a process.
- 8.10 The appeal decision considers the weight that should be attributed to the departure from the Development Plan, having regard to the specific context of the site (including the relationship with existing development, Ganger Farm (under construction), and the countryside, as well as the suburban context) and the aim of the policy (COM2), this is then weighed up with other material considerations including social, economic and environmental factors (paragraphs 23 – 25, and 37 – 44). For Abbotsford, the Inspector considered that the material considerations indicated a decision other than in accordance with the development plan was acceptable.

8.11 Paragraph 23 of the Inspectors report states;

“However, it is clear that the aim of that policy is to direct development to the most sustainable locations and in so doing to reconcile the need for development with the need to protect the countryside. The appeal scheme would be located very close to the existing settlement and would benefit from easy access to existing facilities and services therein. Further, it is divided from the countryside by the large Ganger Farm development and is in a generally suburban context. Those matters, together, significantly limit the appeal site’s contribution to the countryside. Whilst I acknowledge RLP Policy COM2 forms an intrinsic part of the spatial strategy for the RLP, in the circumstances of this appeal, the proposed development would not materially undermine its spatial strategy or the intrinsic character and beauty of the countryside. This limits the weight that I attach to the development plan conflict that I have identified.”

8.12 As with many of the other developments on Cupernham Lane the application site shares a number of significant comparisons with the Abbotsford site being situated in a newly suburban context. In this case the comparisons are considered to be materially significant in the determination of the application.

8.13 Representations have raised concern with officers having regard a placing reliance on the Abbotsford appeal decision in the determination of previous applications in the vicinity. The observations are noted, however, the Abbotsford decision was the result of a public inquiry entailing a detailed assessment of the issues. It has also been referenced by Inspectors in determining appeals in Cupernham Lane with two previous planning applications in the vicinity having been permitted at appeal following refusal by the Council. In addition, further planning permissions have been granted by the Council in the vicinity in times where a 5 year housing land supply has been demonstrated.

8.14 The application site has a distinct character separate from the appeal sites which requires further detailed consideration below but this issue is separate from the principle of development itself.

8.15 Conclusion on the Principle of Development

The planning history in the vicinity of the site, particularly that work on the Oxlease Meadows and Meadow View sites are substantially complete, and the development of the adjacent site of Ringstead now underway, are considered to represent a material consideration to which significant weight in the determination of this application can be given and should be taken into account. The planning permissions in the vicinity along with the existing residential development adjacent to the site form the context for the site and the proposal. As a result of the adjacent development the application site is now bordered by residential development permitted in similar circumstances to the application under consideration.

- 8.16 Whilst technically within the countryside the existing relationships are considered to be a strong material consideration in favour of the development. These matters have been considered by multiple Planning Inspectors who have reached similar conclusions on the principle of development in the area. As a result it is considered that, in principle, the grant of planning permission, in this case as a departure from the Local Plan, is justified.
- 8.17 **Affordable Housing**
Romsey Extra is classed as an undesignated area and therefore, Policy COM7 applies. Policy COM7 states that the Council will negotiate on housing sites of 15 or more dwellings (or sites of 0.5ha or more) for up to 40% of dwellings to be affordable. Therefore based upon the 35 new homes the affordable housing dwellings required to satisfy COM7 will be 13.6. The application proposal, to be policy compliant should provide 13 affordable units with the 0.6 equivalent secured by financial contribution.
- 8.18 Viability
The application is however supported by an Economic Viability Statement which concludes that a major factor in the site's overall economic viability is the demonstrable existing use value. Combined with CIL contributions and s106 contributions in relations to the New Forest SPA and costs associated with nitrate mitigation the report concludes that the project is unable to support any affordable housing contribution.
- 8.19 Following the initial advice of the Housing Officer a revised viability assessment was submitted which included an assessment of an affordable housing policy compliant mix. The revised assessment again concluded that the sites existing use value has a major impact on the sites overall viability, and the proposed development cannot support any affordable housing contribution. The Housing Officer advised that the revised viability assessment be subject to a full and thorough independent assessment to see if the same conclusion is made or to determine what level of affordable housing contribution is achievable.
- 8.20 In order to assess the validity of the submitted information the Council has engaged an external viability consultant (Vail Williams). In summary the consultant has concluded that the residual land value is below the benchmark site value and that the profit margin for the developer would be within the range accepted as market standard for residential development. As a result the Consultant has concurred with the applicant that affordable housing cannot be provided on the basis of viability.
- 8.21 Policy COM7 states that in assessing the suitability of sites for the provision of affordable housing the Council will take into account the size, suitability and the economics of provision. In this case it is considered that evidence has been presented, and independently verified by consultants acting on behalf of the LPA, to conclude that it is not economically viable to provide affordable housing at the site. In the absence of on-site provision the Council has agreed a financial contribution of £50k with the applicant to be secured by legal agreement.

8.22 **Character and Appearance**

Currently the site has a heavily screened boundary with Cupernham Lane and as a result there are very limited views through the existing access points of the of the existing dwelling, with views of Oxlease Meadows and the Fishlake Meadows SINC and SS

SI waterways further west obscured. Views of the roof of the large garage building and tennis court fencing through the adjacent Meadow View site are partially available when approaching from the north. The western boundary with Oxlease Meadows is comprised of mature, mainly oak, trees which are deciduous. During summer months views are obscured, but will be more prevalent during winter.

8.23 The previously permitted adjacent developments at several areas close to Cupernham lane are now either complete or under construction, and as such the cumulative impact of all these developments on the landscape character and visual amenity effects also needs to be taken into consideration. As is described above the adjacent sites of Meadow View (North) and Ringstead (South) facing Cupernham Lane have/will change the character of the area.

8.24 The Oxlease Meadows development, whilst not visible through the application site, has changed the views across the valley floor when viewed from the elevated Cupernham Lane. The density of the development is consistent with the planning permissions already granted nearby. Furthermore the dwellings themselves are set at a lower level than the highway and the existing belt of roadside tree and hedgerow planting will be retained.

8.25 The table below shows the comparative densities of the proposed and approved schemes in addition to neighbouring developments and the appeal site at Abbotsford.

Development	Dwellings per Hectare (dph)
Application site	21.9
West of Cupernham Lane	14.6
Meadow View	14.2
Oxlease Meadows	11.0 (estimated)
Wrens Corner	20.0
Abbotsford	25.9
Baroona	12.5
Ringstead	14.4

8.27 The western side of Cupernham Lane has historically been characterised by sporadic existing detached properties in large plots. However there are a number of extant permissions for development of a mixture of detached, semi-detached and terraced properties on adjacent plots resulting in a diverse mixture in the built form of the immediate area which would be replicated within the application site.

- 8.28 Most of the developments to the western side of Cupernham Lane have included substantial setbacks from the highway. In this case, as the existing woodland to the front of the dwelling is to be retained and enhanced for its biodiversity interests there is a substantial set back to dwellings. At the nearest point dwellings to the northern part of the site are set back 20m but those located centrally and to the south are set back some 70m from the Cupernham Lane highway.
- 8.29 The detailed designs propose a number of different house types, incorporating a mix of materials, creating interest within the resulting street scenes. The house designs proposed are similar to those approved on the adjacent sites, which will ensure a sympathetic appearance to the schemes in views through the site to nearby developments. The scale and proportion of the proposed units is considered appropriate in relation to existing properties in the vicinity and new developments.
- 8.30 The proposed development is considered to reflect the form and density of the neighbouring developments. Views of the new dwellings will predominantly be obscured by the retained woodland and hedgerow, and seen in the context of the adjacent development. Views from Oxlease Meadows to the west, whilst more prominent, will be partially obscured by the existing mature trees. Whilst the proposals will have some impact it will be minimal and is not considered to be detrimental to a degree that would justify refusal of the application and as a result the proposals are considered to comply with policies E1 and E2 of the local plan.
- 8.31 Landscape Character
Following the submission of amended plans and revised planting strategy the Landscape Officer has raised no objection to the proposed development. However, as a result of the tree and ecology buffers, the scheme includes some significant areas outside of private dwellings that will need to be maintained in order to ensure that it remains an attractive feature. Management of these areas is secured in the legal agreement and details of hard and soft landscaping is secured by condition.
- 8.32 Arboriculture
The on-site trees are protected by TPO.TVBC.0111. Off-site trees to the north, south and west are also protected by TPOs. The Arboricultural Officer commented that the submitted tree information was a fair reflection of the site and that development could be achieved but raised some specific concerns regarding the relationship with some trees.
- 8.33 The application has since been supported by updated arboricultural information and an amended section drawing confirming there will be no excavations into the root protection area (RPA) zones. Specific details have been provided in relation to the more significant trees to be lost. Tree G28 is agreed to be in poor structural condition meaning they are unlikely to have long useful lives and that their loss would benefit the better adjacent tree T25. In addition The drainage layout has been revised and, although there are still some conflicts within RPAs, the Arboricultural Officer has agreed that these are minor encroachments that are unlikely to result in significant harm to the trees.

- 8.34 Subject to the required conditions the proposed development is considered to have no adverse impact on landscape character or protected trees and complies with Policy E2 of the TVBRLP 2016.

8.35 **Highways**

The Highways Officer provided initial advice which raised no in principle objection but sought further details regarding personal accident data, clarification regarding the proposed pedestrian link, vehicle tracking for parallel visitor spaces, clarification relating to parking boundary treatments/vehicle tracking and further assessment of planned/committed development within the assessment.

- 8.36 In response an addendum to the Transport Statement was submitted. The Highways Officer has confirmed that the revised details address all of the previous concerns with the exception of one aspect of the tracking details. Specifically that the large family car tracking plan was based on a vehicle length of 4.3m rather than 4.8m. Revised tracking information has been provided and the comments of the Highways Officer are awaited. Members will be updated at committee.

8.37 Footpath Link

The provision of and safety of the proposed footpath link to Oxlease Meadows to the west has been the subject of some representations. Whilst in principle improving connectivity and access to walking/cycling routes is considered beneficial there is some uncertainty that the link can be provided. During the course of dealing with the adjacent site at Ringstead and its proposed link a number of concerns have arisen. Firstly there is a strip of land running along the eastern edge of Oxlease Meadows, between the two sites, that is in unknown third part ownership. As a result it is unclear if a link to the path on the eastern edge of Oxlease Meadows can be legally made. In addition, due to the change in levels between sites, there is potential that a link could compromise root protection areas. As a result it is not considered that the footpath link can be provided as part of the development.

8.38 **Biodiversity & Protected Species**

8.39 Protected Species

As is indicated in the submitted representations the initial submission was not supported by full ecological information and this concern was echoed by the Ecology Officer. Following initial concern raised by the Ecology Officer the application has been supported by a proposed Biodiversity Enhancement & Mitigation Strategy (Ecosupport, April 2022), Bat Surveys & Mitigation Strategy (Ecosupport, November 2021) and GCN Mitigation Strategy (Ecosupport, November 2021). In addition, the advised biodiversity metric has also been submitted, which indicates that the proposals will result in a 10% gain in habitats and biodiversity on site. Following the submission of the additional details the Ecology Officer has raised no further objection.

- 8.40 A European Protected Species (EPS) licence, in relation to GCN (as well as bats), will need to be obtained from Natural England prior to the commencement of works. Following the submission of the additional information it is considered likely that the licence would be granted.
- 8.41 On the basis of the details submitted it is considered that the proposed enhancement areas will provide suitable compensation for any loss of habitat on-site, and in combination with the large area of woodland planting secured as part of the nitrate mitigation, the proposed development would result in an overall enhancement to biodiversity and complies with Policy E5.
- 8.42 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.
- 8.43 To address this issue, Test Valley Borough Council has adopted a strategy whereby a scale of developer contributions (£1,300 per dwelling) 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.
- 8.44 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.
- 8.45 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.

- 8.46 In support of the proposed development the applicant has submitted a proposed offsite mitigation strategy. The proposed strategy comprises the removal of land within and off site agricultural holding (Fullerton Farm) from future agricultural production. The use of the mitigation land and management are to be secured by legal agreement. Subject to the completion of the required agreements the development will therefore not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation.
- 8.47 Following recent changes to the Natural England guidance a revised Habitat Regulations Assessment has been prepared and submitted to Natural England for review. Comments are awaited at the time of reporting and it is therefore recommended that the application be delegated to the Head of Planning and Building to secure completion of the consultation and secure the necessary nitrate mitigation in perpetuity.
- 8.48 **Water management**
The 2016 Local Plan includes a requirement in policy E7 to achieve a water consumption standard of no more than 110 litres per person per day. This reflects the requirements of part G2 of the 2015 Building Regulations. In the event that planning permission was to be recommended a condition would be applied in order to address this. Subject to such a condition the proposal would comply with policy E7.
- 8.49 **Drainage and Flood Risk**
Representations have raised concern with regard to flood risk and drainage with specific reference to ground water levels and the impact of additional flow into the watercourse and through the adjacent Oxlease Meadows site.
- 8.50 The application is supported by;
- Oxlease House, Cupernham Lane, Romsey, Hants Drainage Strategy and Flood Risk Assessment Statement; Ref: 20158; dated: 27th August 2021.
 - Flood Risk Assessment and Drainage Strategy; Reference: 20158; dated: 12/11/2021.
 - Proposed Drainage Strategy Preliminary Design – Sht 1 & 2; Drawing No: D2024-PL300/301; dated: 02/11/21.
 - Surface Water Drainage Design Summary and Calculations; Project Number D2024; dated: 3rd November 2021.
- 8.51 The Local Lead Flood Authority (LLFA) raised a number of concerns regarding the initial submission including the connection with the watercourse at the south of the site which requires agreement from the relevant highway authority authorising the passage of any drainage asset through Cupernham Lane. Comments on the suitability of the proposed arrangement in terms of the highway are awaited from the Highways Officer. In addition the LLFA raised some concern regarding the reliance on infiltration and sought further details of the resilience of the proposed pumping mechanism to limit residual risk in the case of a pump failure.

- 8.52 Amended drainage details have been submitted and consultation response is awaited from the LLFA.
- 8.53 The LLFA's advice is clear that the drainage issues need to be addressed prior to any approval and not controlled through planning conditions. As a result it is recommended to delegate to the Head of Planning & Building for completion of satisfactory consultation with Local Lead Flood Authority and HCC Highways and the addition/amendment of relevant conditions or legal agreement obligations.
- 8.54 **Residential Amenities**
There are two elements to the consideration of amenity. Firstly is the amenity of the future residents of the development site and secondly the impact of the proposal upon the amenity of existing neighbouring properties.
- 8.55 Impact on existing dwellings
The site is bordered to the north by the neighbouring properties forming the southern part of the Meadow View development. To the west is the development at Oxlease and to the south the permitted development of Ringstead which has commenced.
- 8.56 As a result there is some potential for additional overlooking and/overshadowing impact. The plots on the western boundary (4, 15 & 16) are orientated with their side elevations facing west towards the rear gardens of the Oxlease development. Representations submitted by the occupiers of the Oxlease site to the west have raised specific concerns regarding the potential overlooking impacts as a result of the proposed dwellings being on higher ground than those within Oxlease. However views from principal rear/front elevations would be at an oblique angle and west facing side openings are limited to the ground floor. In addition there remains a separation distance of approximately 40m between the proposed dwellings and those within Oxlease Meadows.
- 8.57 The two sites are further separated by the footpath running along the eastern edge of the Oxlease development. Even considering the height difference these distances are well beyond what would be considered acceptable in a residential setting and has been allowed at appeal on neighbouring sites. Similar distances are maintained with the permitted scheme to the south. As a result it is not considered that a reason for refusal on the basis of overlooking impact could be substantiated. The proposed scheme would not result in any significant adverse overlooking impact and complies with policy LHW4.
- 8.58 Impact on proposed dwellings
The layout for the provision of the proposed dwellings provides for adequate private amenity space. Furthermore, following the revised layout in relation to trees, the submitted plans demonstrate that suitable relationships between the properties could be achieved to avoid significant impacts on amenity by virtue of overlooking, overshadowing and overbearing impact. The proposed scheme would not result in any significant adverse harm with regards to amenity of future occupiers of the proposed units and therefore complies with policy LHW4.

8.59 Impact during construction works

Whilst some degree of disturbance is inevitable during construction work conditions can be applied to limit the hours of construction and to require an environmental management plan to limit amenity impacts. Subject to the required conditions, the proposed development is considered to have no significant adverse impact on amenity and complies with TVBRLP Policies LHW4 and E8.

8.60 **Archaeology**

The application is supported by a desk based assessment (DBA). The Archaeology Officer has commented that the DBA identifies that the site is located immediately to the west of a field (now developed for housing) that was investigated by both archaeological evaluation and targeted excavation, in 2016. This field contained evidence for Mesolithic and Neolithic activity as well as surviving elements of a Roman field system. It is entirely possible that further features dating from the both the Neolithic and Roman periods exist within the current site, while there is a strong possibility that further concentrations of Mesolithic struck flints may be found here as well. The DBA speculates on whether part of the site has been subject to quarrying in the past, but concludes that the available map evidence does not provide a definitive answer to this issue.

8.61 As a result it is considered that the assessment, recording and reporting of any archaeological deposits affected by the proposed housing, parking and associated landscaping be secured through the attachment of suitable conditions to any planning consent. Subject to such conditions the proposal is in accordance with policy E9 (b) of the TVBRLP.

8.62 **Social Benefits**

In terms of social benefits the proposal would provide additional housing, albeit not affordable, to meet a local need. It would be sited close to the facilities and services provided by its proximity to Romsey town.

8.63 **Economic Benefits**

In line with residential development of this scale there would be economic benefits from the proposed development through employment and additional spending power resulting from the construction phase and from future occupiers of the proposed development. The benefits here are more generic than site specific but nonetheless provide weight to the grant of planning permission.

8.64 **Environmental Benefits**

As is discussed above the application is supported by a Biodiversity Metric which concludes that the proposals will result in a 10% gain in habitats and biodiversity on site.

8.65 **Planning balance**

The application site remains in the countryside area as defined by the local plan and as a result is contrary to policy COM2. However the direct comparisons with the Inspector's considerations at the Abbotsford inquiry, other appeal decisions nearby, and the neighbouring permissions are material considerations of great weight in favour of granting permission. In addition the proposed development will facilitate the delivery of economic and social benefits.

- 8.66 The proposal is in conflict with the development plan. Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an assessment is required as to whether there are other material considerations that would outweigh that development plan conflict. In this case the development plan conflict is considered to be outweighed by the other material considerations, including the benefits set out above. As a result it is concluded that permission should be granted as a departure from local plan policy COM2.

9.0 **CONCLUSION**

- 9.1 The location of the site in a sustainable location and comparable to a recent permissions granted at appeal and issued by the Council which is a strong material consideration in favour of the principle of development.

- 9.2 Potential concerns with regard to the impact on trees, protected species and landscape have been resolved. Subject to securing the required consultation responses, conditions and legal obligations the proposed development is considered acceptable.

10.0 **RECOMMENDATION**

- 10.1 **Delegate to Head of Planning & Building for completion of satisfactory consultation with Local Lead Flood Authority and HCC Highways and the addition/amendment of relevant conditions, and legal agreement to secure;**

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land.**
- **Nitrate mitigation monitoring fee**
- **Future management of landscaped and biodiversity enhancement areas outside of residential garden areas.**
- **New Forest SPA contribution.**
- **Offsite affordable housing contribution.**
- **s106 monitoring fee**

Then 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. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
- 3. The development hereby approved shall be undertaken in full accordance with the provisions set out within the eco urban Arboricultural Implications Assessment and Method Statement ref 201311 - AIA (17 August 2021), amended Tree Details Plan ref 190076 32 A and additional Eco 7 Tree Protection Plan received 12th April 2022.**

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. Tree protective measures installed (in accordance with the tree protection condition 3) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
- 5. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
- 6. No development shall take place above DPC level until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The soft landscape proposals shall include details of soft boundary treatments to the outside edges of the site. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.**

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

- 7. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule.**

Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

- 8. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**

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

- 9. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway.**

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

- 10. There shall be no construction or demolition works, no machinery shall be operated, no processes carried out and no deliveries received or dispatched outside the following times: 07:30 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. In addition, no such activities shall take place on Sundays, Bank or Public holidays.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

- 11. No development shall take place unless or until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Environmental Management Plan shall cover the control of noise, dust and spoil during the demolition, site preparation and construction phases of development. The Environmental Management Plan shall include the provision of wheel washing, and any other suitable facility, to avoid the deposit of spoil onto the highway network. Work shall be undertaken in accordance with the approved Environmental Management Plan.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

- 12. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent residential dwellings, and amenity areas in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and LHW4.

- 13. 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.

- 14. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.**

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.

- 15. Development shall proceed in accordance with the measures set out in the Bat Surveys & Mitigation Strategy (Ecosupport, November 2021), the Biodiversity Enhancement & Mitigation Strategy (Ecosupport, April 2022), the Preliminary Ecological Appraisal (Ecosupport, November 2021) and the GCN Mitigation Strategy (Ecosupport 2021), unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details. The results of the compliance checks, outlined within Section of the report shall be submitted to the local planning authority within 6 months of completion.**

Reason: to ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

- 16. Prior to commencement, an Environmental Management Plan (EMP), incorporating measures to avoid impacts on protected species and retained habitats during construction works shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.**

Reason: To protect notable locally designated sites in accordance with Policy E5 of the Revised Test Valley Local Plan DPD.

- 17. Prior to commencement, a long term ecological management strategy, covering a period of at least 10 years, as well as a detailed planting scheme to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.**

Reason: To enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006 and with Policy E5 of the Test Valley Revised Local Plan DPD 2011-2029.

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

5572 / 208

1611 L90-200 G

190076 01

190076 02

190076 03A

190076 05

190076 06

190076 07

190076 08

190076 09

190076 10

190076 11

190076 12

190076 13

190076 14

190076 15

190076 16

190076 17

190076 18

190076 19

190076 20

190076 21

190076 22

190076 23

190076 24

190076 25

190076 26

190076 27

190076 28

190076 30A

190076 31

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

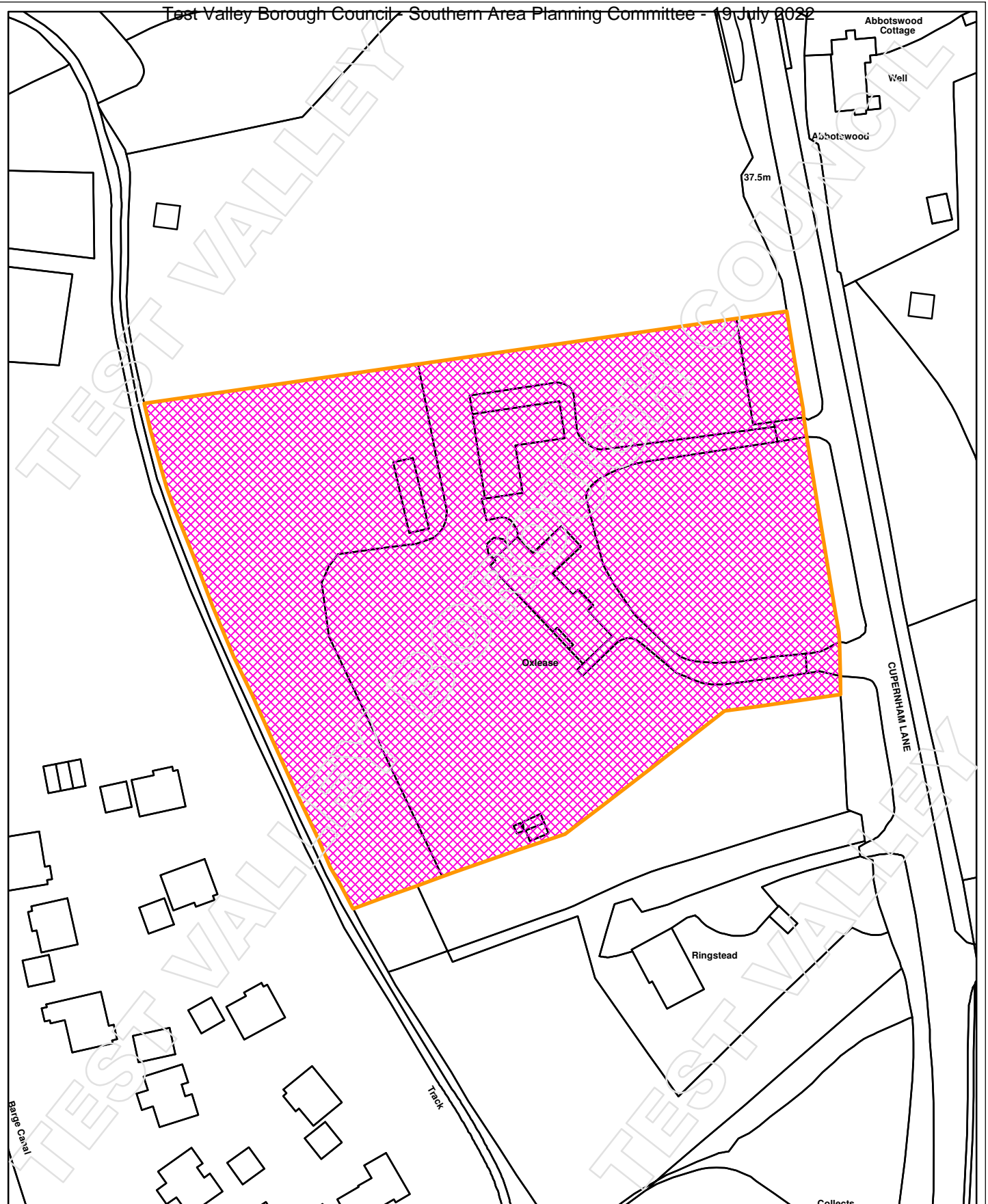
- 19. No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist here. The assessment should take the form of trial trenching, with trenches targeted upon the footprints of the proposed houses, garages and access road. If the results of the evaluation are deemed significant enough by Test Valley Borough Council, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. Following the completion of all archaeological fieldwork, a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment consisting of specialist analysis and reports together with a programme of publication and public engagement.**

Reason: In the interest of the heritage of the site in accordance with Test Valley Borough Revised Local Plan policy E9.

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.**
- 3. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**

- 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. The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development, New Connections Services Charging Arrangements are published and available on the Southern Water website via the following link [southernwater.co.uk/infrastructure-charges](https://www.southernwater.co.uk/infrastructure-charges).**
-

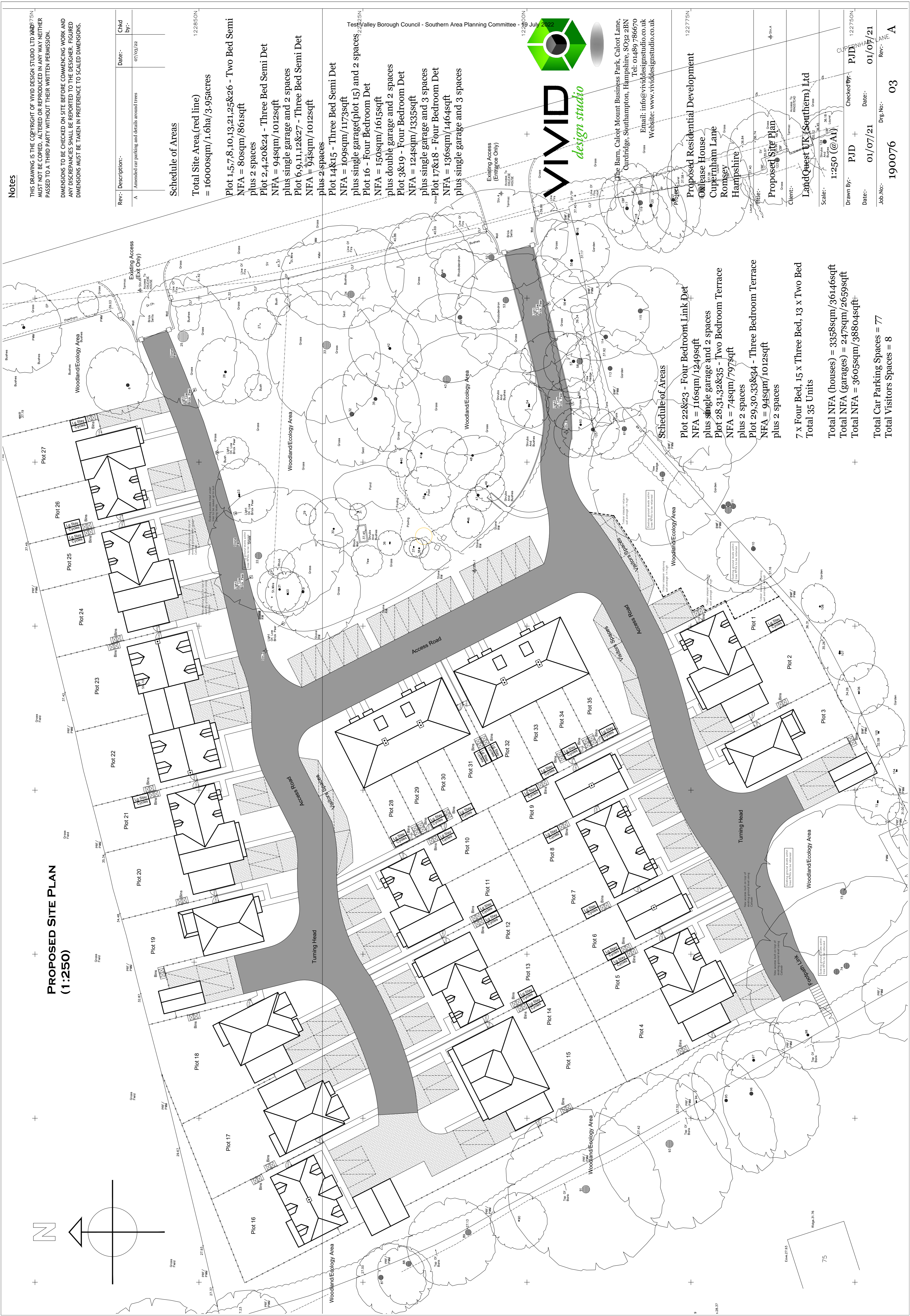


Siteplan

Test Valley
Borough Council 

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.

21/02635/FULLS



Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-
A	Amended car parking and details around trees	07/09/22	

Schedule of Areas

Total Site Area (red line)
= 16000sqm/1.6ha/3.95acres

Plot 1, 5, 7, 8, 10, 13, 21, 25 & 26 - Two Bed Semi
NFA = 80sqm/801sqft

plus 2 spaces

Plot 2, 4, 20 & 24 - Three Bed Semi Det
NFA = 94sqm/1012sqft

plus single garage and 2 spaces

Plot 6, 9, 11, 12 & 27 - Three Bed Semi Det
NFA = 94sqm/1012sqft

plus 2 spaces

Plot 14 & 15 - Three Bed Semi Det
NFA = 109sqm/1173sqft

plus single garage (plot 15) and 2 spaces

Plot 16 - Four Bedroom Det
NFA = 150sqm/1615sqft

plus double garage and 2 spaces

Plot 3 & 19 - Four Bedroom Det
NFA = 124sqm/1335sqft

plus single garage and 3 spaces

Plot 17 & 18 - Four Bedroom Det
NFA = 136sqm/1464sqft

plus single garage and 3 spaces

Plot 22 & 23 - Four Bedroom Link Det
NFA = 116sqm/1249sqft

plus single garage and 2 spaces

Plot 28, 31, 32 & 35 - Two Bedroom Terrace
NFA = 74sqm/797sqft

plus 2 spaces

Plot 29, 30, 33 & 34 - Three Bedroom Terrace
NFA = 94sqm/1012sqft

plus 2 spaces

7 x Four Bed, 15 x Three Bed, 13 x Two Bed
Total 35 Units

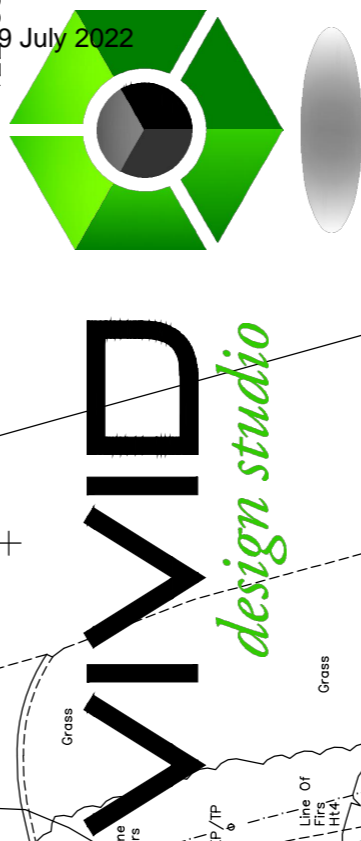
Total NFA (houses) = 3358sqm/36146sqft

Total NFA (garages) = 247sqm/2659sqft

Total NFA = 3605sqm/38804sqft

Total Car Parking Spaces = 77

Total Visitors Spaces = 8



The Barn, Calcot Mount Business Park, Calcot Lane,
Cuddesley, Southampton, Hampshire, SO3 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Proposed Residential Development

Lease House
Cupperham Lane
Romsey
Hampshire

Client:-
LandQuest UK (Southern) Ltd

Scale:-
1:250 (@A1)

Drawn By:-
PJD







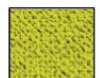








Checked By:-
PJD

Date:-
01/07/21

Job No:-
190076

Rev:-
03

Rev:-
A

LEGEND		
	Private gardens Emorsgate EL1 Flowering Lawn	
	Amenity shrub planting	
	Low growing native shrubs	
	Shade tolerant grass seed mix	
	Proposed Beech hedgerows	
	Proposed native mixed species hedgerows	
	Proposed native shrubs	
	Proposed <i>Acer campestre</i>	
	Proposed <i>Alnus glutinosa</i>	
	Proposed <i>Betula pendula</i>	
	Proposed <i>Betula utilis</i> 'Jacquemontii'	
	Proposed <i>Carpinus betulus</i>	
	Proposed <i>Malus baccata</i>	Street Parade
	Proposed <i>Prunus</i> 'Spire'	Test Valley Borough
	Proposed <i>Tilia cordata</i>	

	Block paving
	Paths and patios small elemental concrete paving
	1.8m high timber close boarded fence
	1.2m high timber post and rail fence
	External brick wall
	Existing hedgerow retained
	Existing trees retained
	Timber retaining wall



landscape perspective
Chartered Landscape Architects

2 Hare Hill Close
Woking
Surrey
GU22 8UH

T: 01483 343176 M: 07894 075577
www.landscapeperspective.co.uk

Client
LandQuest UK (Southern) Ltd

Project
Oxlease House, Cupernham Lane
Romsey, Hampshire

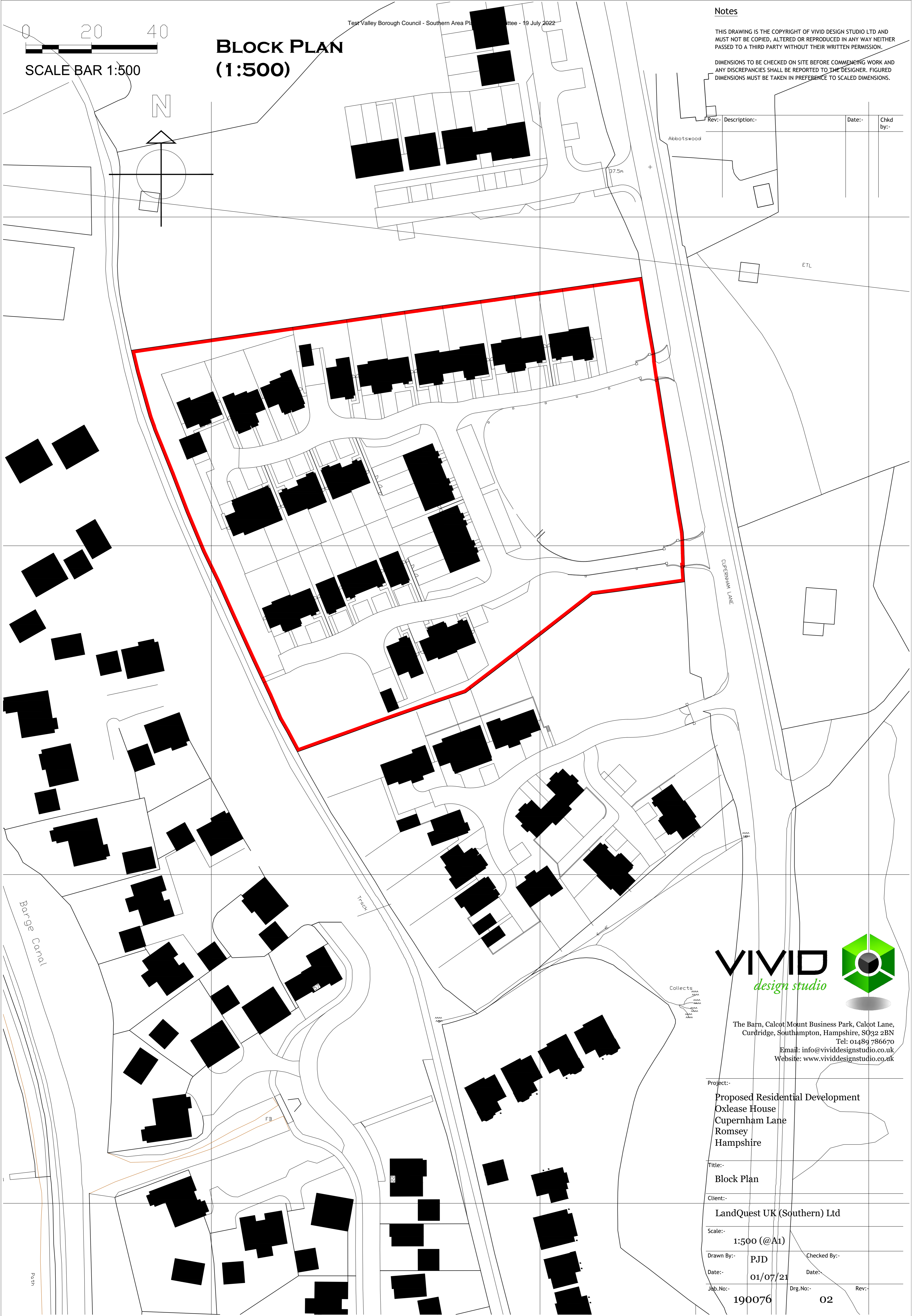
Title

Landscape Strategy

Status		Date	Aug 2021
for planning		Revision	G
Scale	1:250@A1	Drawing number	L90-200
		Job number	1611

Original size 100mm





Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1

Facing Brickwork - Red/Brown Stock Brick (Painted)
- 2

Flint Work - Flintblocks Knapped Field Flint
- 3

Timber Boarding - Black Q Clad
- 4

Tile Hanging - Red Plain Tile
- 5

Feature Brickwork - Red/Brown Stock Brick
- 6

Roof Tiles - Brown Plain Tile
- 7

Roof Slates - Grey Natural Slate
- 8

Windows and French Doors - Cream Upvc
- 9

Personal & Garage Doors - Oak Composite
- 10

Fascias and Eaves - Black Upvc
- 11

Rainwater Goods - Black Upvc
- 12

Porches - Oak Timber Posts & Brackets
- 13

Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P1&P2)

Client:-

LandQuest UK (Southern) Ltd

Scale:-

1:50, 1:100 (@A1)

Drawn By:-

PJD

Checked By:-

Date:-

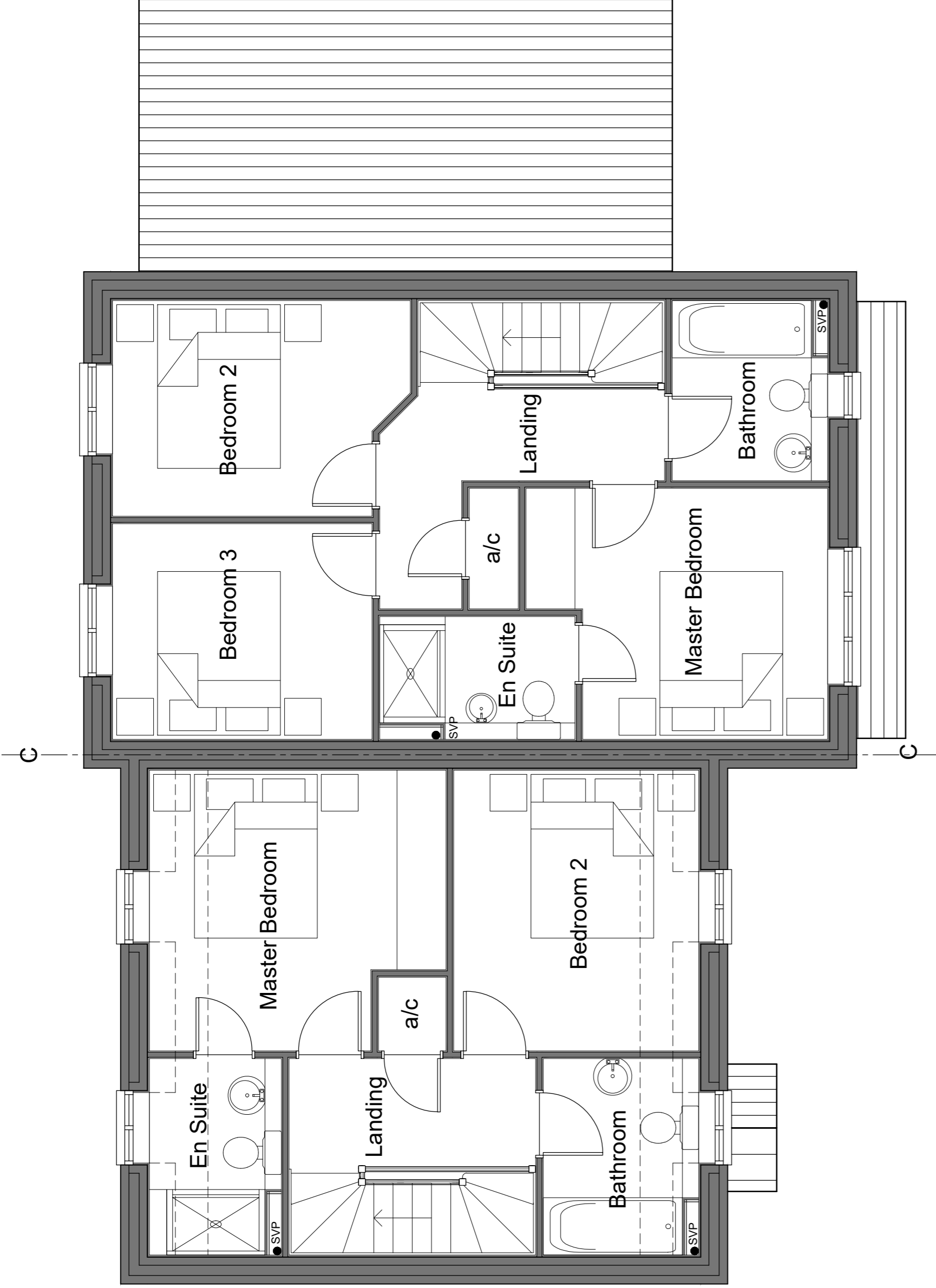
01/07/21

Job.No:-

190076

Rev:-

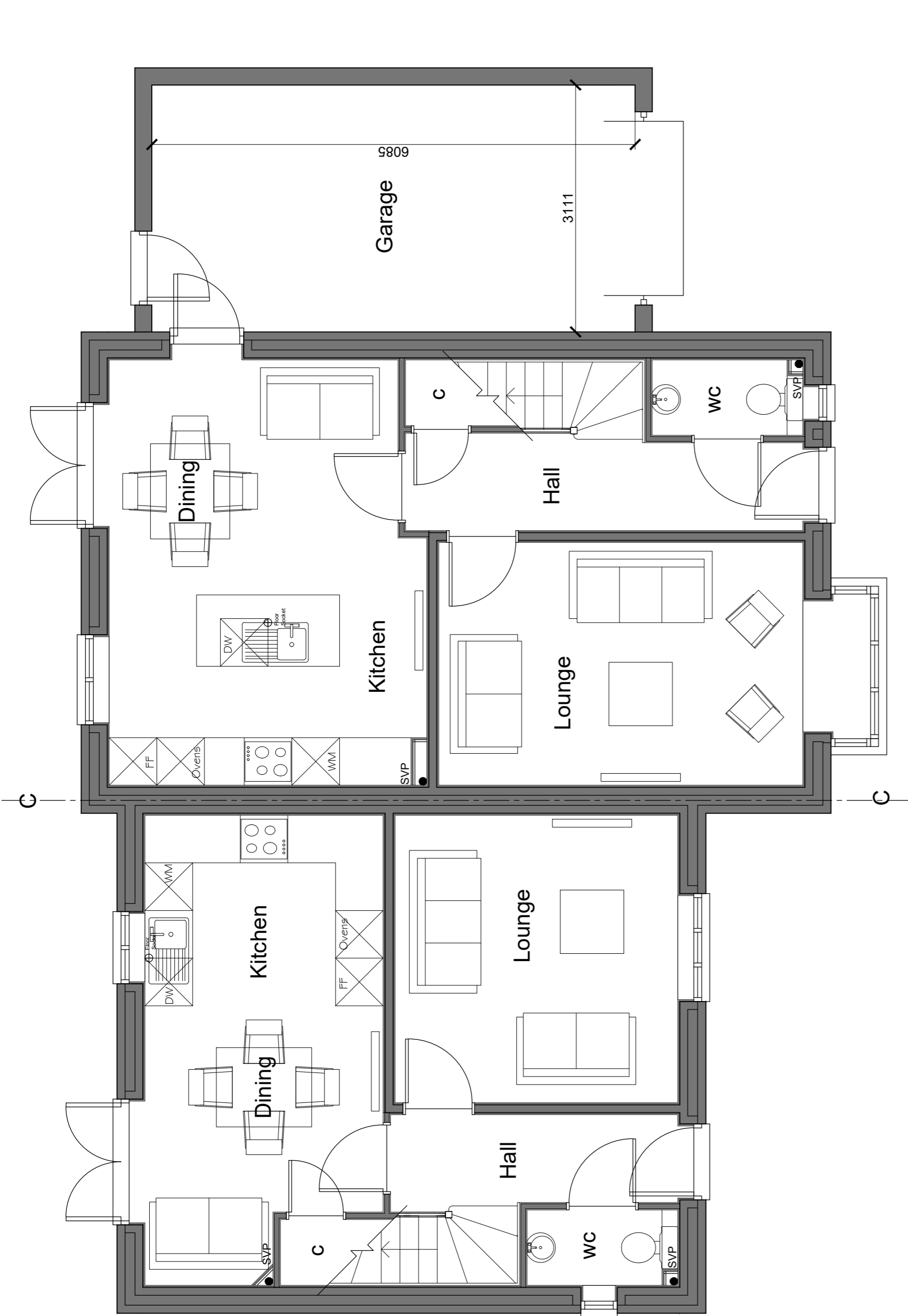
05



PLOT 2 (3Bed NFA 94sqm)

FIRST FLOOR PLAN
(1:50)

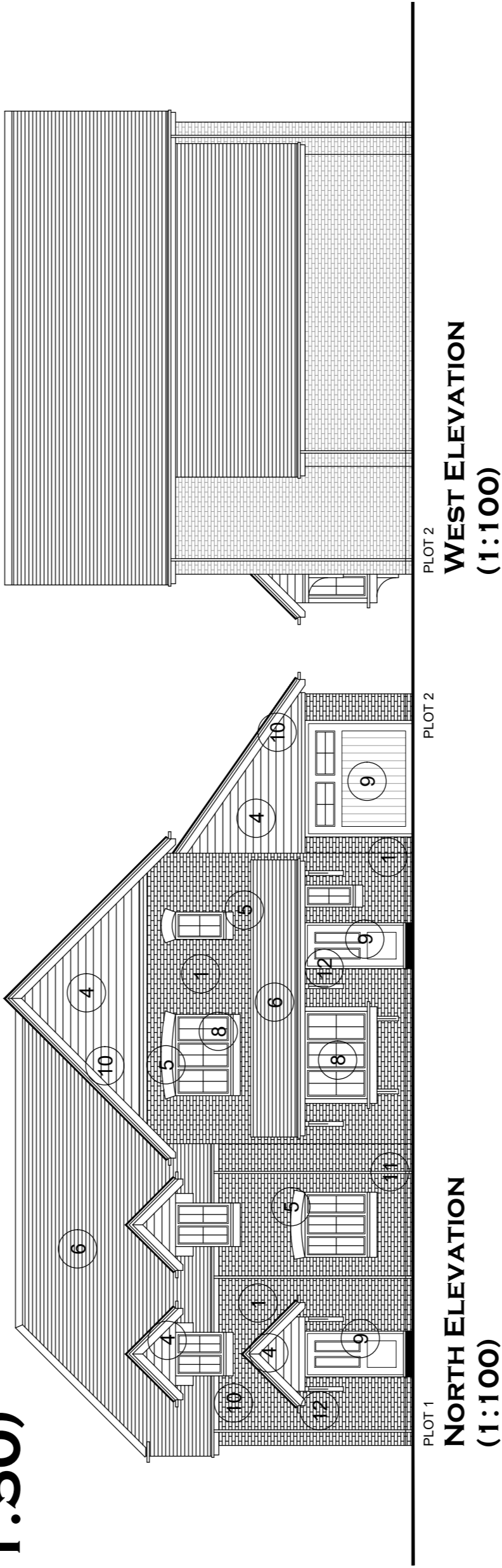
PLOT 1 (2Bed NFA 80sqm)



PLOT 2 (3Bed NFA 94sqm)

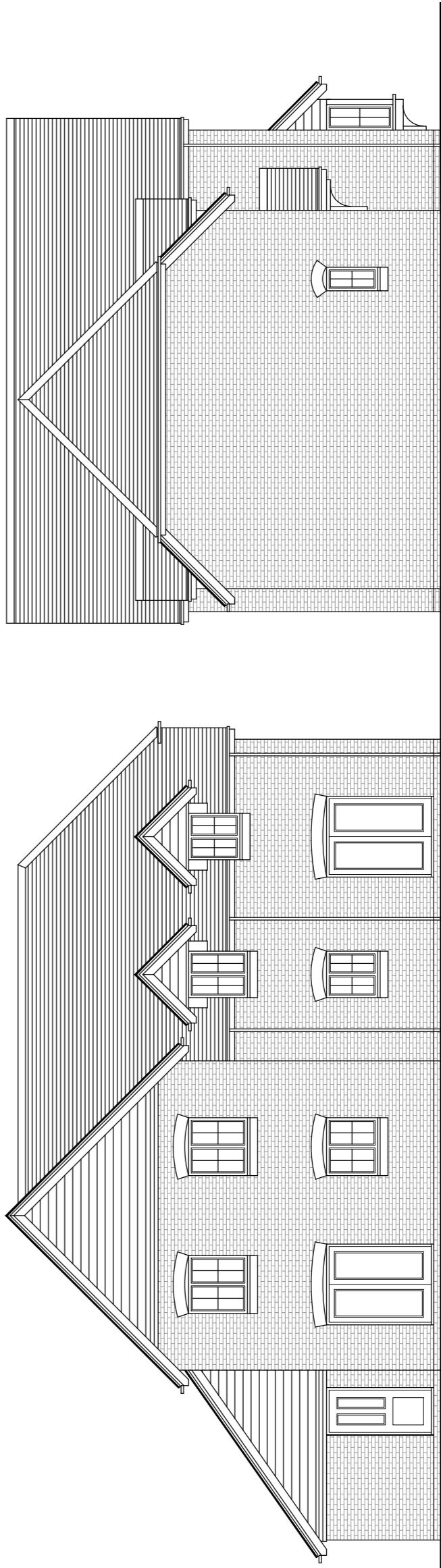
GROUND FLOOR PLAN
(1:50)

PLOT 1 (2Bed NFA 80sqm)



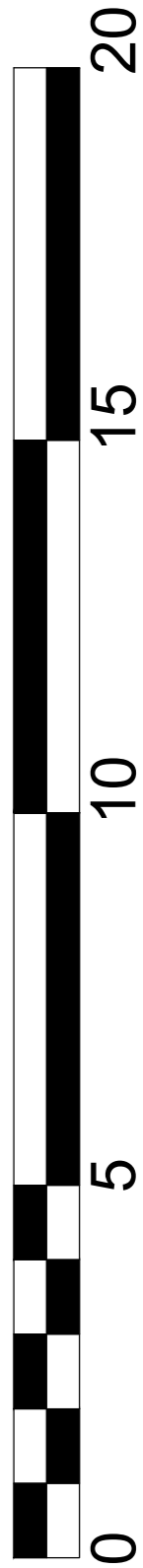
NORTH ELEVATION
(1:100)

WEST ELEVATION
(1:100)

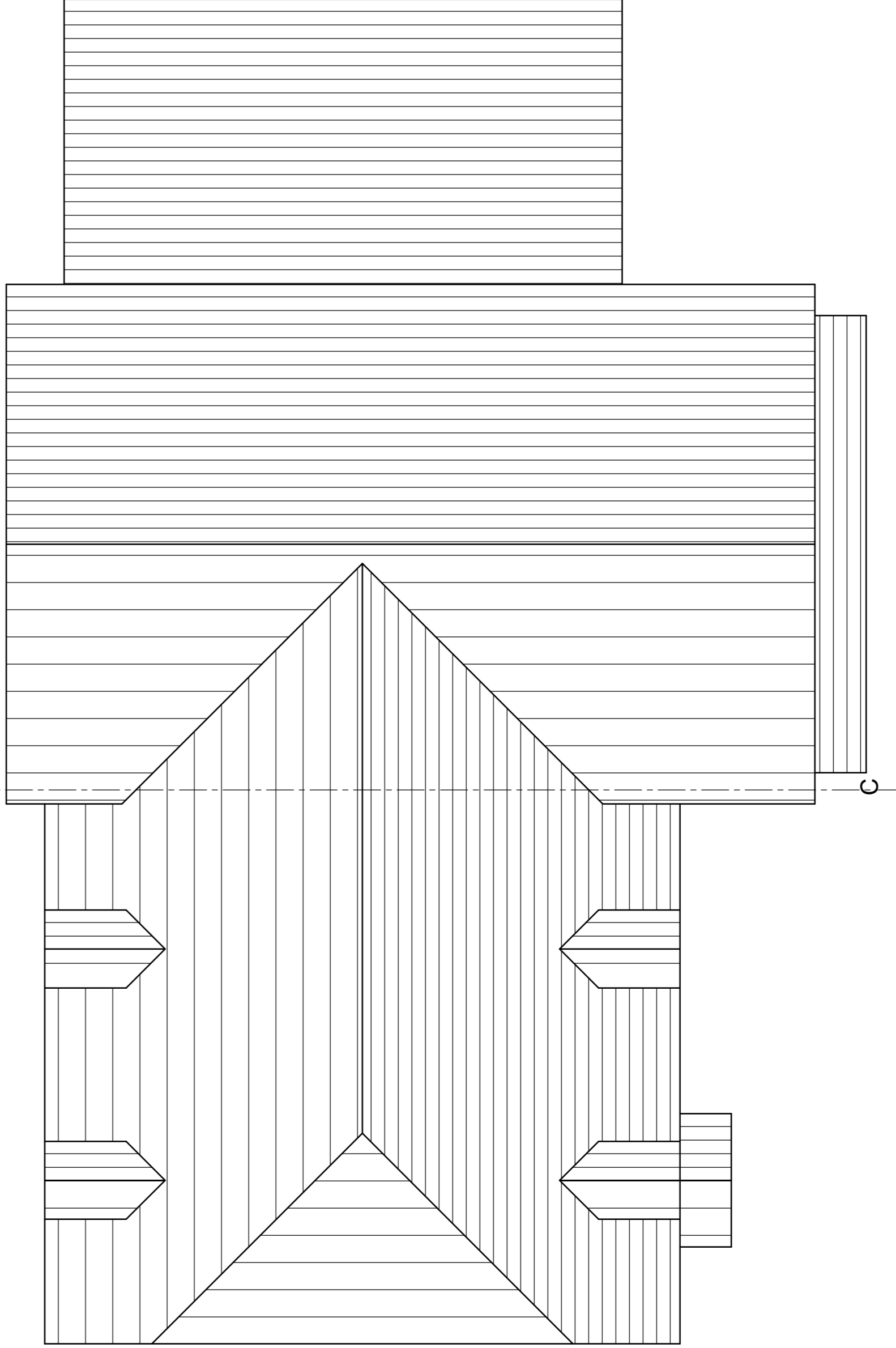


SOUTH ELEVATION
(1:100)

EAST ELEVATION
(1:100)



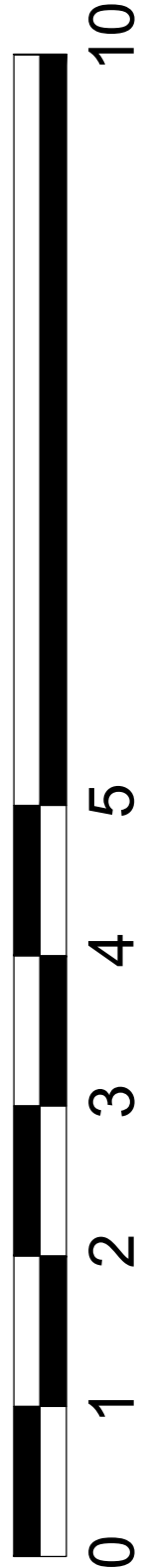
SCALE BAR 1:100



PLOT 2 (3Bed NFA 94sqm)

PLOT 1 (2Bed NFA 80sqm)

ROOF PLAN
(1:50)



SCALE BAR 1:50

Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1 Facing Brickwork - Red/Brown Stock Brick
- 2 Flint Work - Flintblocks Knapped Field Flint
- 3 Timber Boarding - Black Q Clad
- 4 Tile Hanging - Red Plain Tile
- 5 Feature Brickwork - Red/Brown Stock Brick
- 6 Roof Tiles - Brown Plain Tile
- 7 Roof Slates - Grey Natural Slate
- 8 Windows and French Doors - Cream Upvc
- 9 Personal & Garage Doors - Oak Composite
- 10 Fascias and Eaves - Black Upvc
- 11 Rainwater Goods - Black Upvc
- 12 Porches - Oak Timber Posts & Brackets
- 13 Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curbridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P3)

Client:-

LandQuest UK (Southern) Ltd

Scale:-

1:50, 1:100 (@A1)

Drawn By:-

PJD

Checked By:-

Date:-

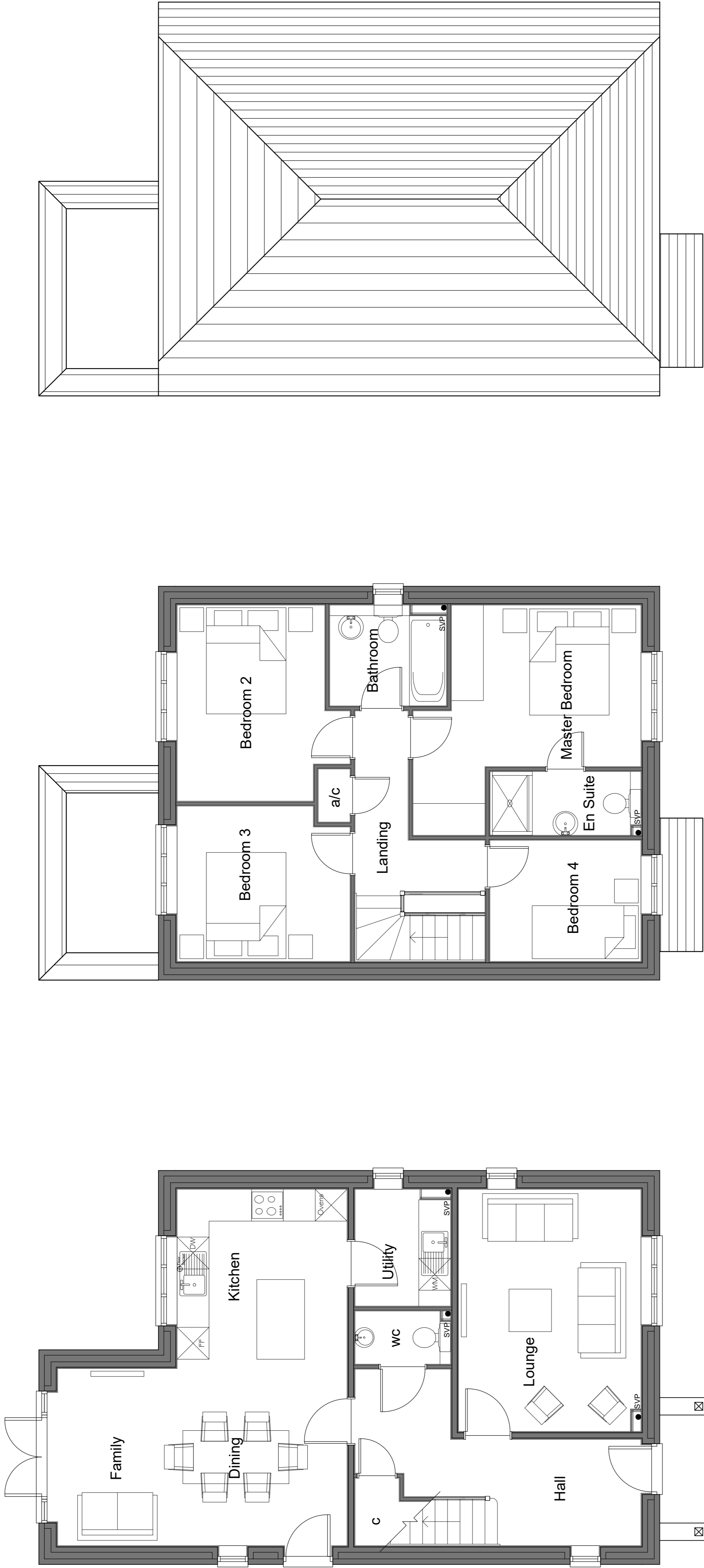
01/07/21

Job No:-

190076

SCALE BAR 1:100

Rev:- 06



PLOT 3 (4Bed NFA 124sqm)

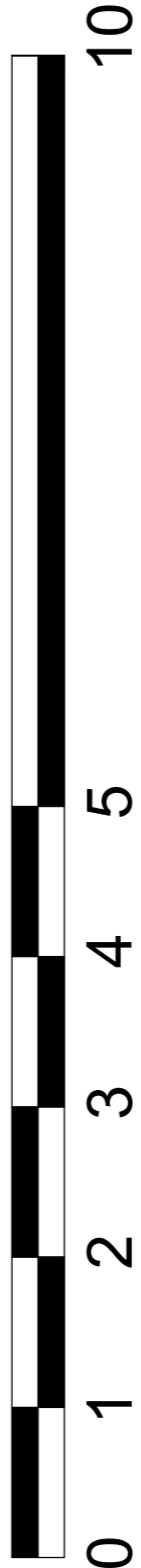
GROUND FLOOR PLAN
(1:50)

PLOT 3 (4Bed NFA 124sqm)

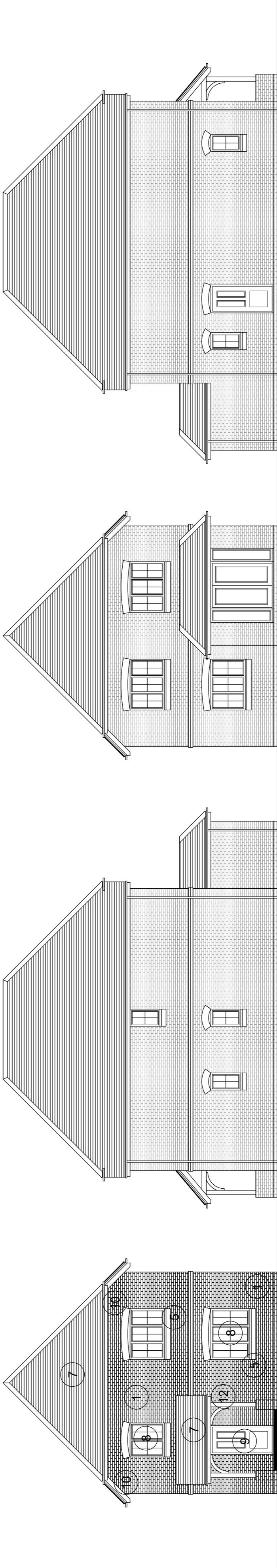
FIRST FLOOR PLAN
(1:50)

PLOT 3 (4Bed NFA 124sqm)

ROOF PLAN
(1:50)



SCALE BAR 1:50



PLOT 3

NORTH ELEVATION
(1:100)

PLOT 3

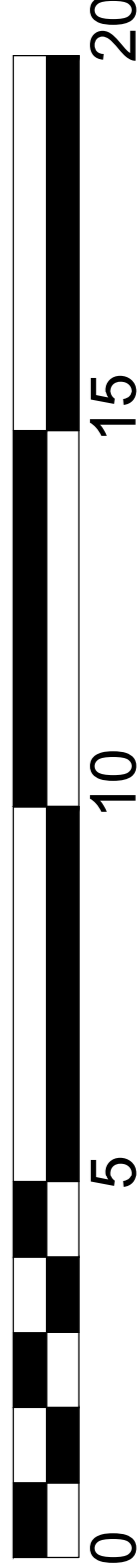
WEST ELEVATION
(1:100)

PLOT 3

SOUTH ELEVATION
(1:100)

PLOT 3

EAST ELEVATION
(1:100)



SCALE BAR 1:100

Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1

Facing Brickwork - Red/Brown Stock Brick (Painted)
- 2

Flint Work - Flintblocks Knapped Field Flint
- 3

Timber Boarding - Black Q Clad
- 4

Tile Hanging - Red Plain Tile
- 5

Feature Brickwork - Red/Brown Stock Brick
- 6

Roof Tiles - Brown Plain Tile
- 7

Roof Slates - Grey Natural Slate
- 8

Windows and French Doors - Cream Upvc
- 9

Personal & Garage Doors - Oak Composite
- 10

Fascias and Eaves - Black Upvc
- 11

Rainwater Goods - Black Upvc
- 12

Porches - Oak Timber Posts & Brackets
- 13

Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P4&P5)

Client:-

LandQuest UK (Southern) Ltd

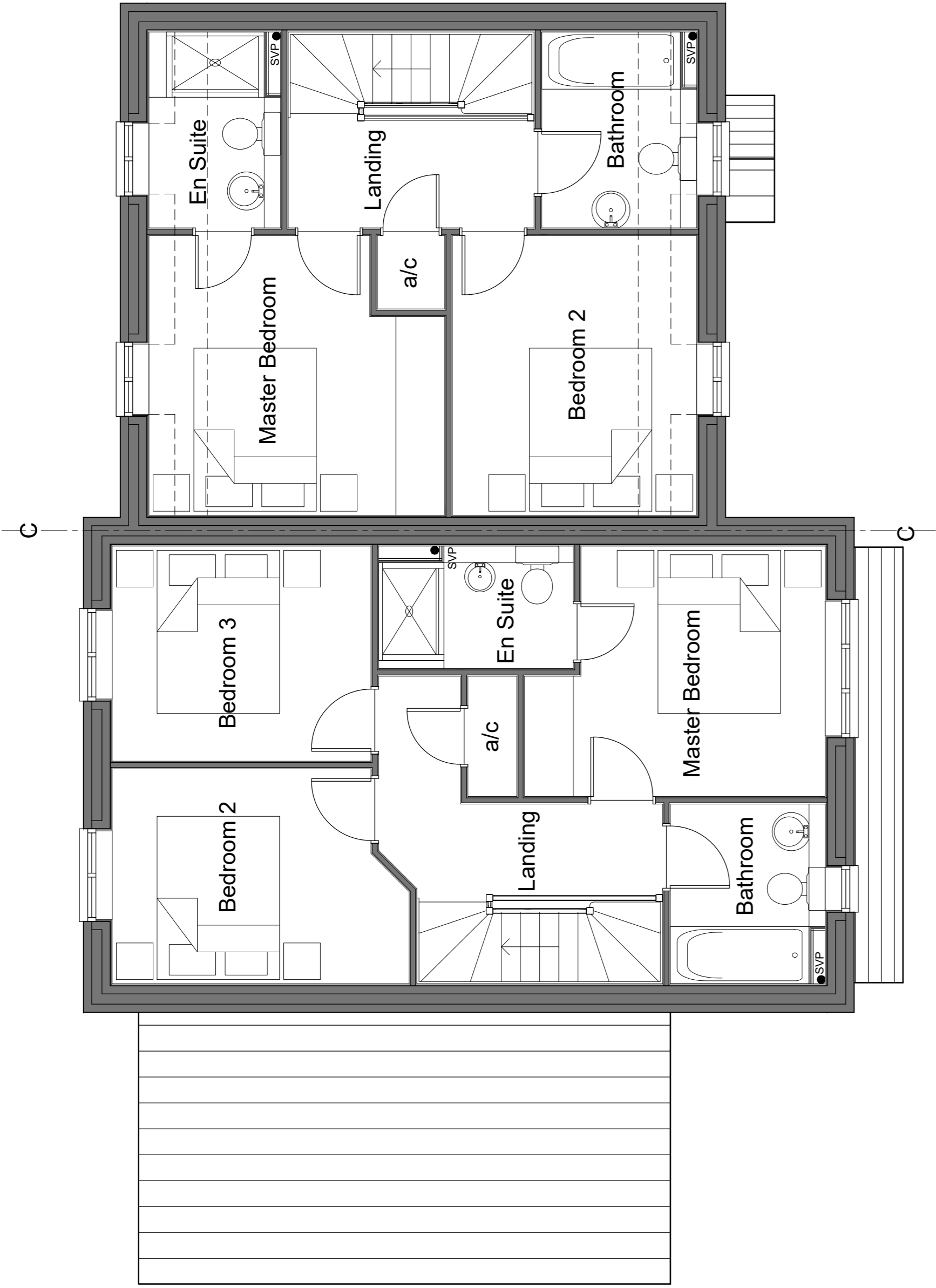
Scale:-

1:50, 1:100 (@A1)

Drawn By:- PJD Checked By:-

Date:- 01/07/21 Date:-

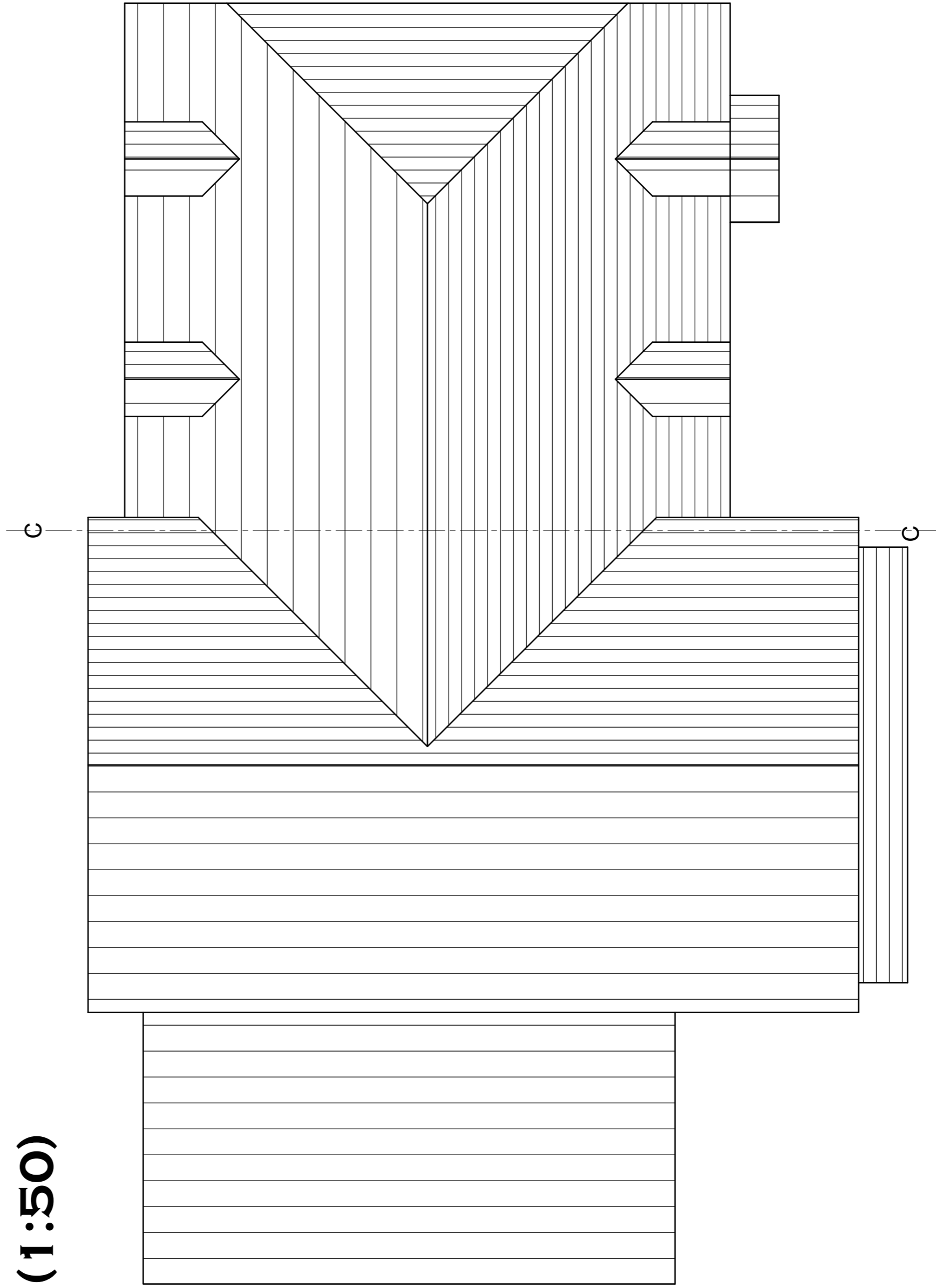
Job.No:- 190076 Dwg.No:- Rev:- 07



PLOT 4 (3Bed NFA 94sqm)

FIRST FLOOR PLAN
(1:50)

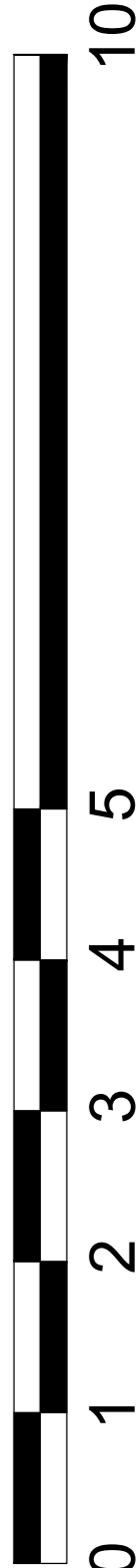
PLOT 5 (2Bed NFA 80sqm)



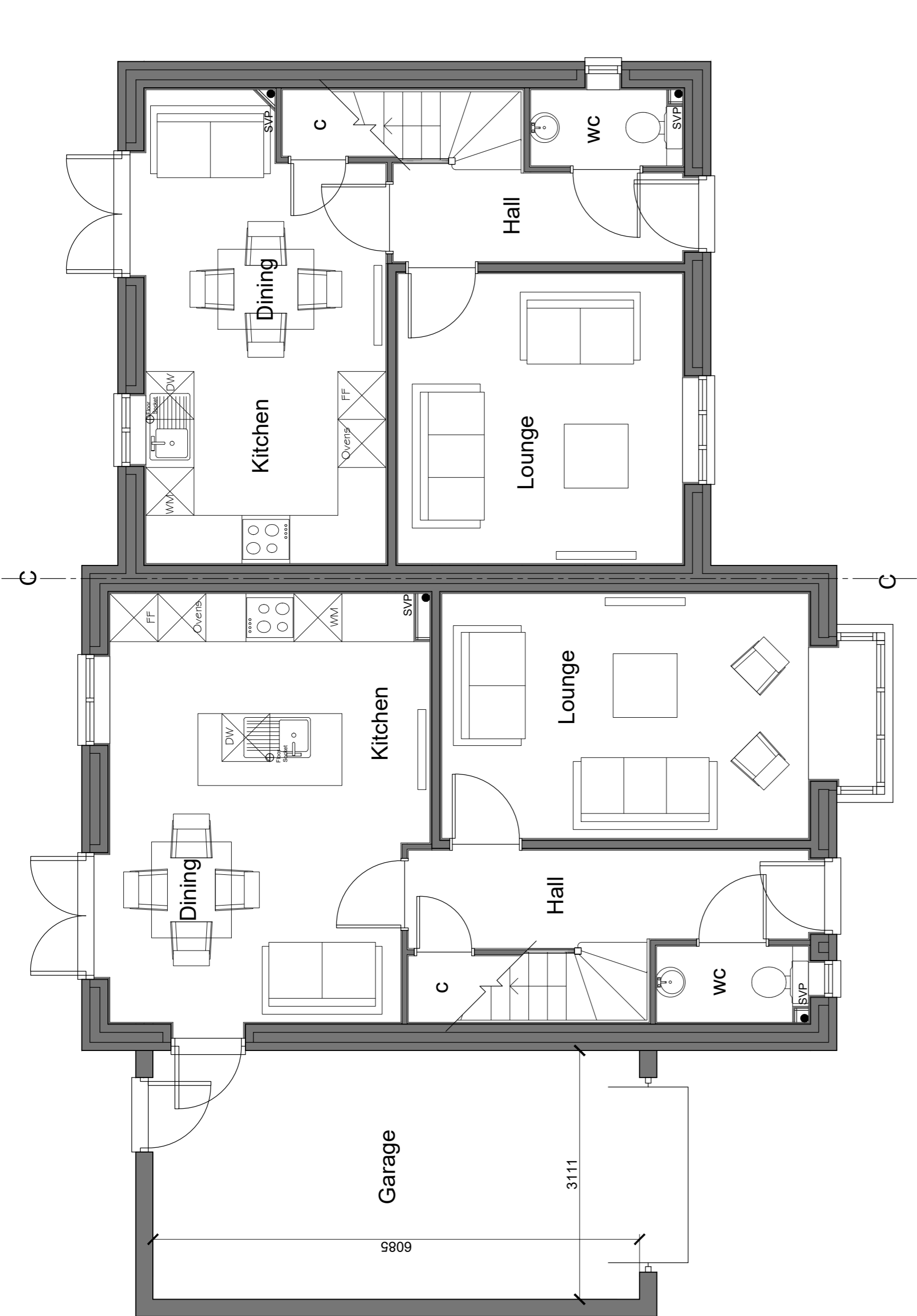
PLOT 4 (3Bed NFA 94sqm)

ROOF PLAN
(1:50)

PLOT 5 (2Bed NFA 80sqm)



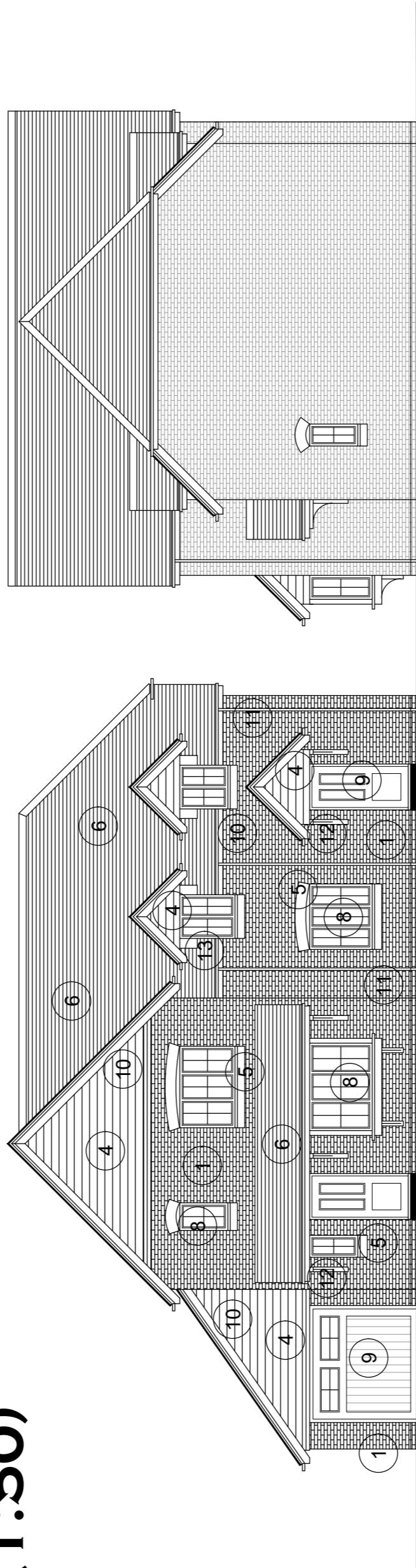
SCALE BAR 1:50



PLOT 4 (3Bed NFA 94sqm)

GROUND FLOOR PLAN
(1:50)

PLOT 5 (2Bed NFA 80sqm)

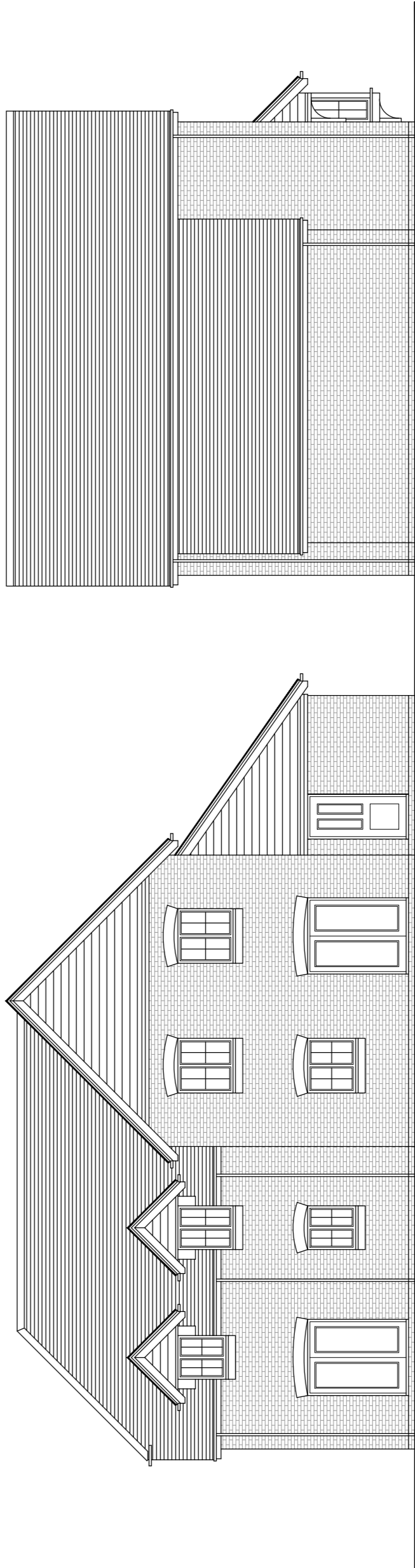


PLOT 4

SOUTH ELEVATION
(1:100)

PLOTS

PLOT 5
EAST ELEVATION
(1:100)

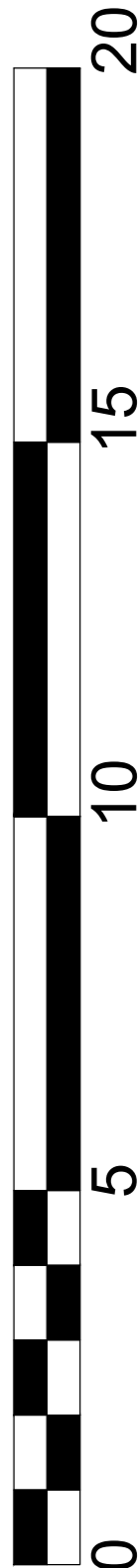


PLOT 5

NORTH ELEVATION
(1:100)

PLOT 4

PLOT 4
WEST ELEVATION
(1:100)



SCALE BAR 1:100

Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1

Facing Brickwork - Red/Brown Stock Brick (Painted)
- 2

Flint Work - Flintblocks Knapped Field Flint
- 3

Timber Boarding - Black Q Clad
- 4

Tile Hanging - Red Plain Tile
- 5

Feature Brickwork - Red/Brown Stock Brick
- 6

Roof Tiles - Brown Plain Tile
- 7

Roof Slates - Grey Natural Slate
- 8

Windows and French Doors - Cream Upvc
- 9

Personal & Garage Doors - Oak Composite
- 10

Fascias and Eaves - Black Upvc
- 11

Rainwater Goods - Black Upvc
- 12

Porches - Oak Timber Posts & Brackets
- 13

Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curbridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P6)

Client:-

LandQuest UK (Southern) Ltd

Scale:-

1:50, 1:100 (@A1)

Drawn By:-

PJD

Checked By:-

Date:-

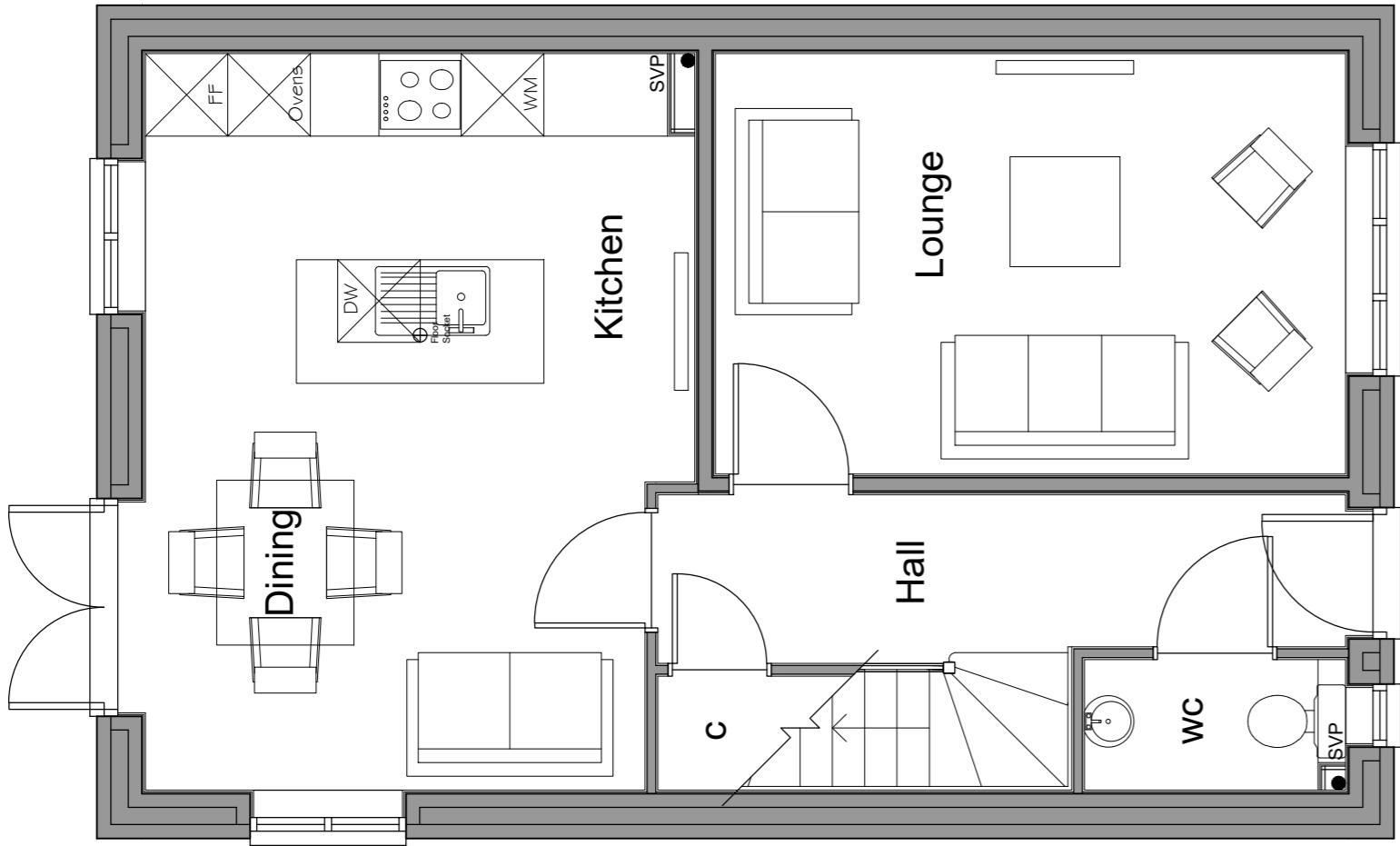
01/07/21

Job.No:-

190076

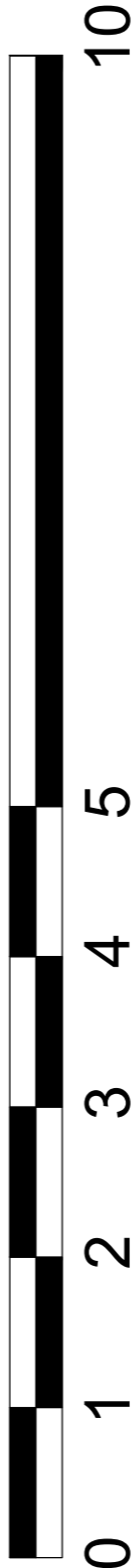
Rev:-

08

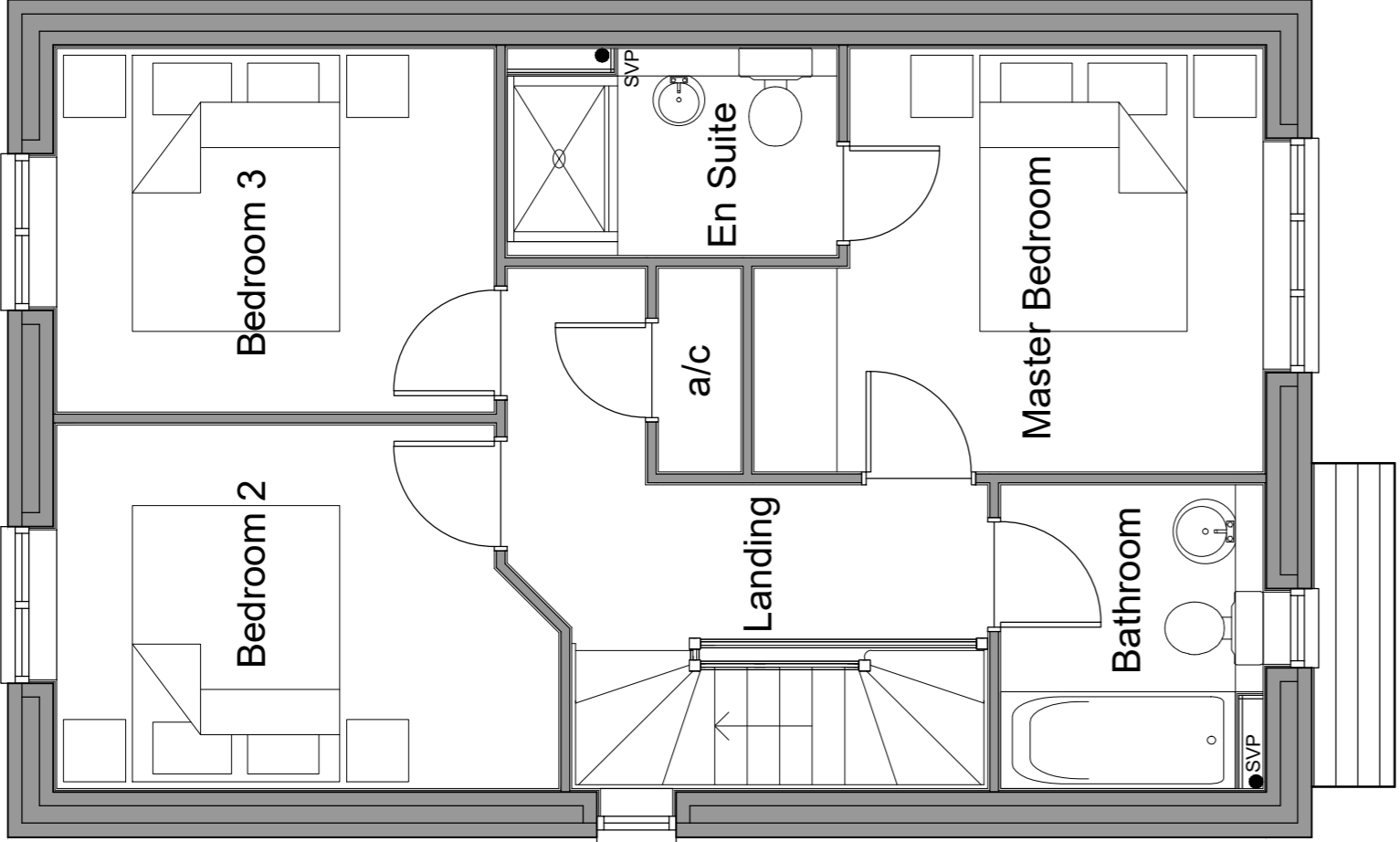


PLOT 6 (3Bed NFA 94sqm)

GROUND FLOOR PLAN
(1:50)

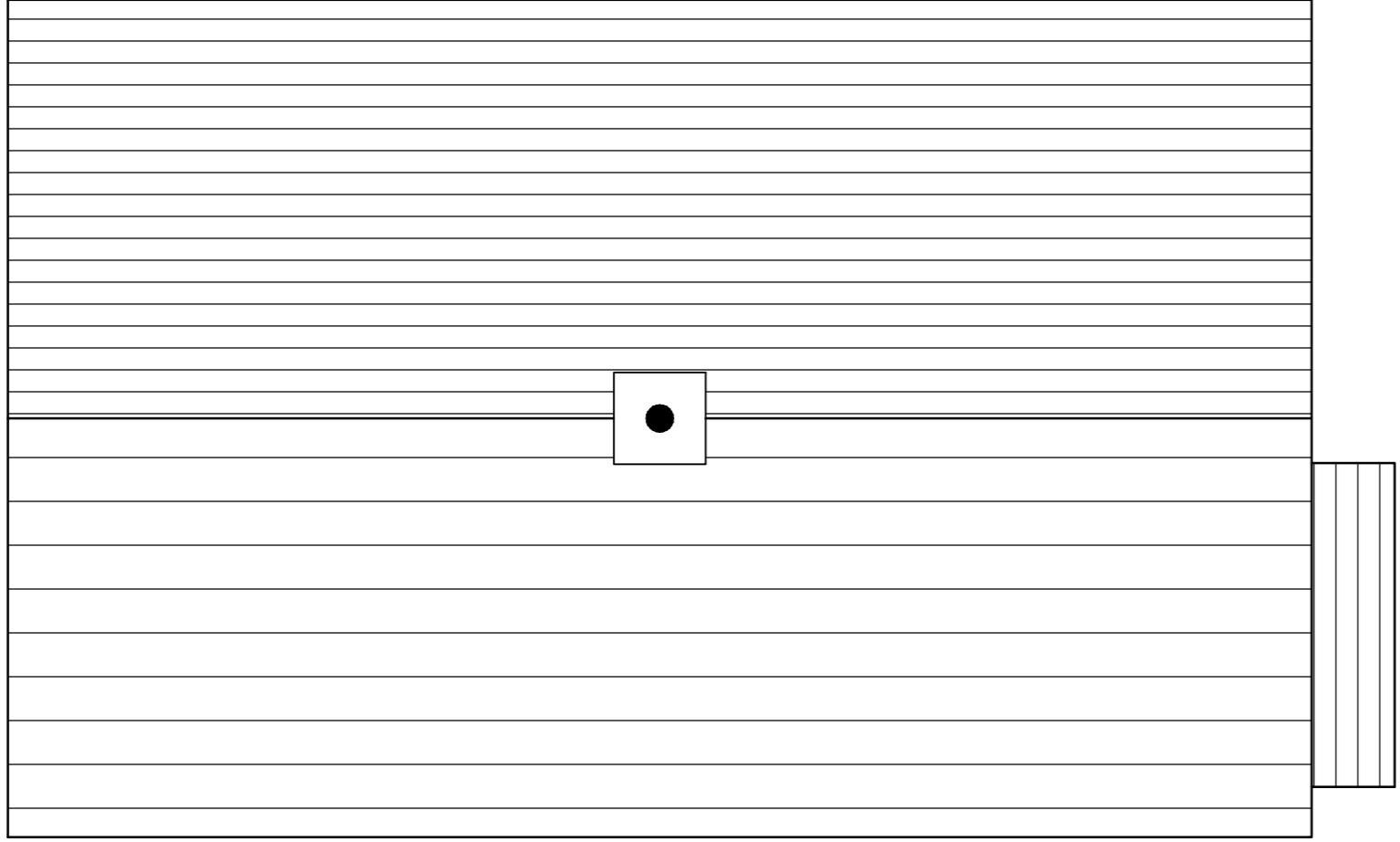


SCALE BAR 1:50



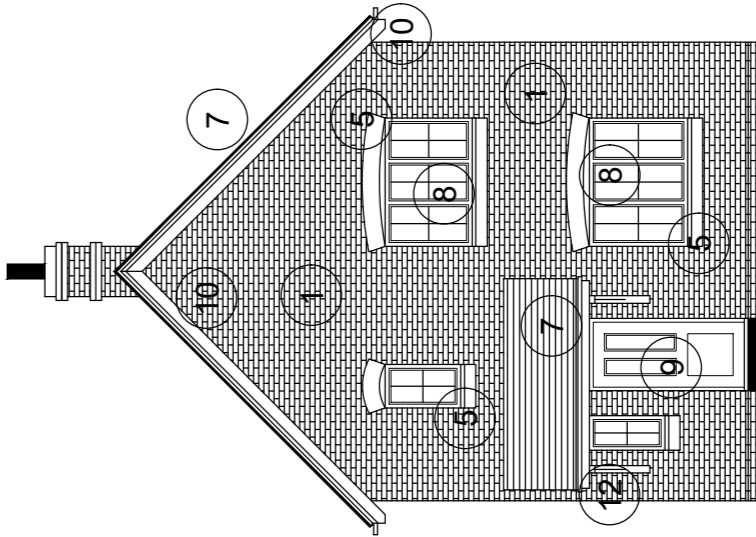
PLOT 6 (3Bed NFA 94sqm)

FIRST FLOOR PLAN
(1:50)



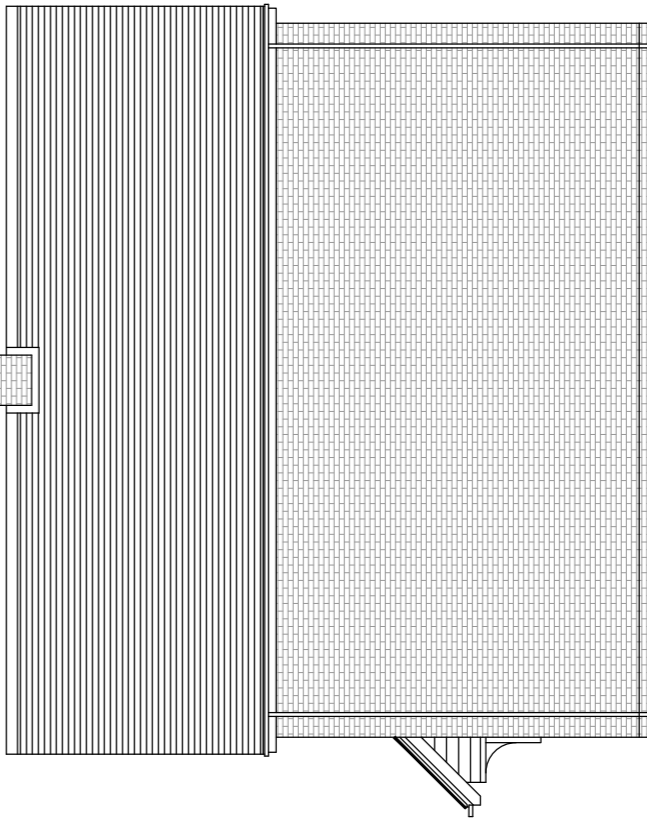
PLOT 6 (3Bed NFA 94sqm)

ROOF PLAN
(1:50)



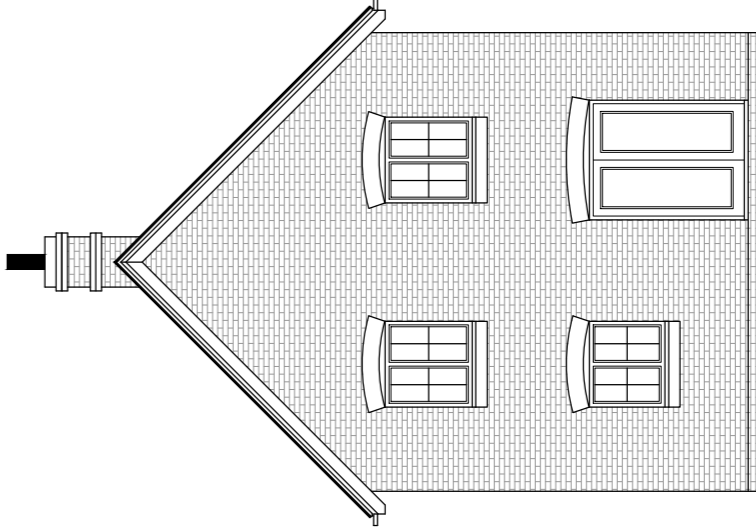
PLOT 6

SOUTH ELEVATION
(1:100)



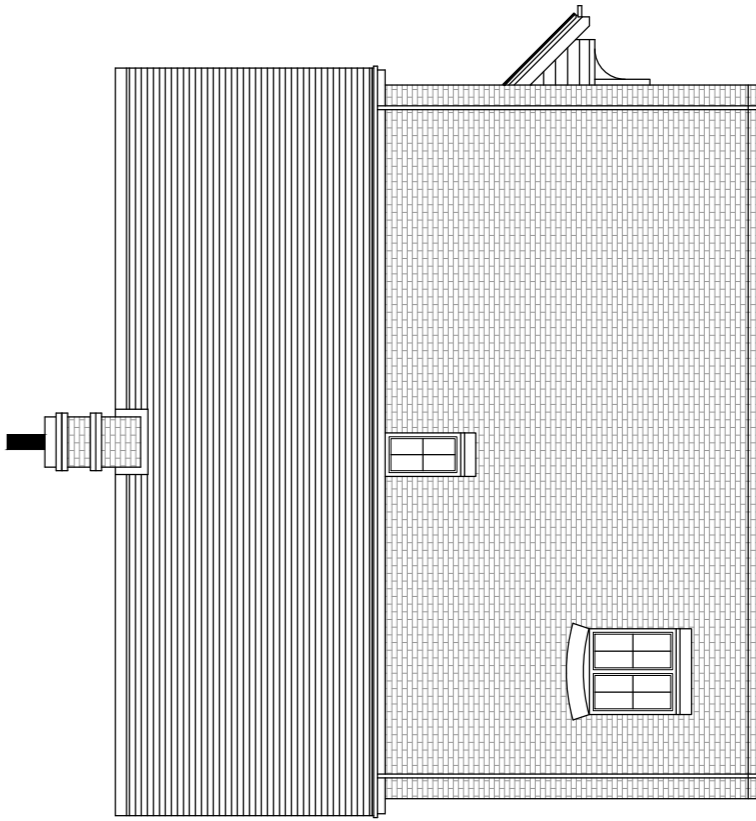
PLOT 6

EAST ELEVATION
(1:100)



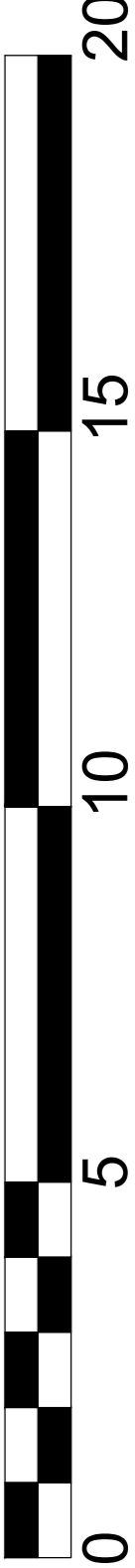
PLOT 6

NORTH ELEVATION
(1:100)



PLOT 6

WEST ELEVATION
(1:100)



SCALE BAR 1:100

Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1

Facing Brickwork - Red/Brown Stock Brick (Painted)
- 2

Flint Work - Flintblocks Knapped Field Flint
- 3

Timber Boarding - Black Q Clad
- 4

Tile Hanging - Red Plain Tile
- 5

Feature Brickwork - Red/Brown Stock Brick
- 6

Roof Tiles - Brown Plain Tile
- 7

Roof Slates - Grey Natural Slate
- 8

Windows and French Doors - Cream Upvc
- 9

Personal & Garage Doors - Oak Composite
- 10

Fascias and Eaves - Black Upvc
- 11

Rainwater Goods - Black Upvc
- 12

Porches - Oak Timber Posts & Brackets
- 13

Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curbridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P7&P8)

Client:-

LandQuest UK (Southern) Ltd

Scale:-

1:50, 1:100 (@A1)

Drawn By:- PJD

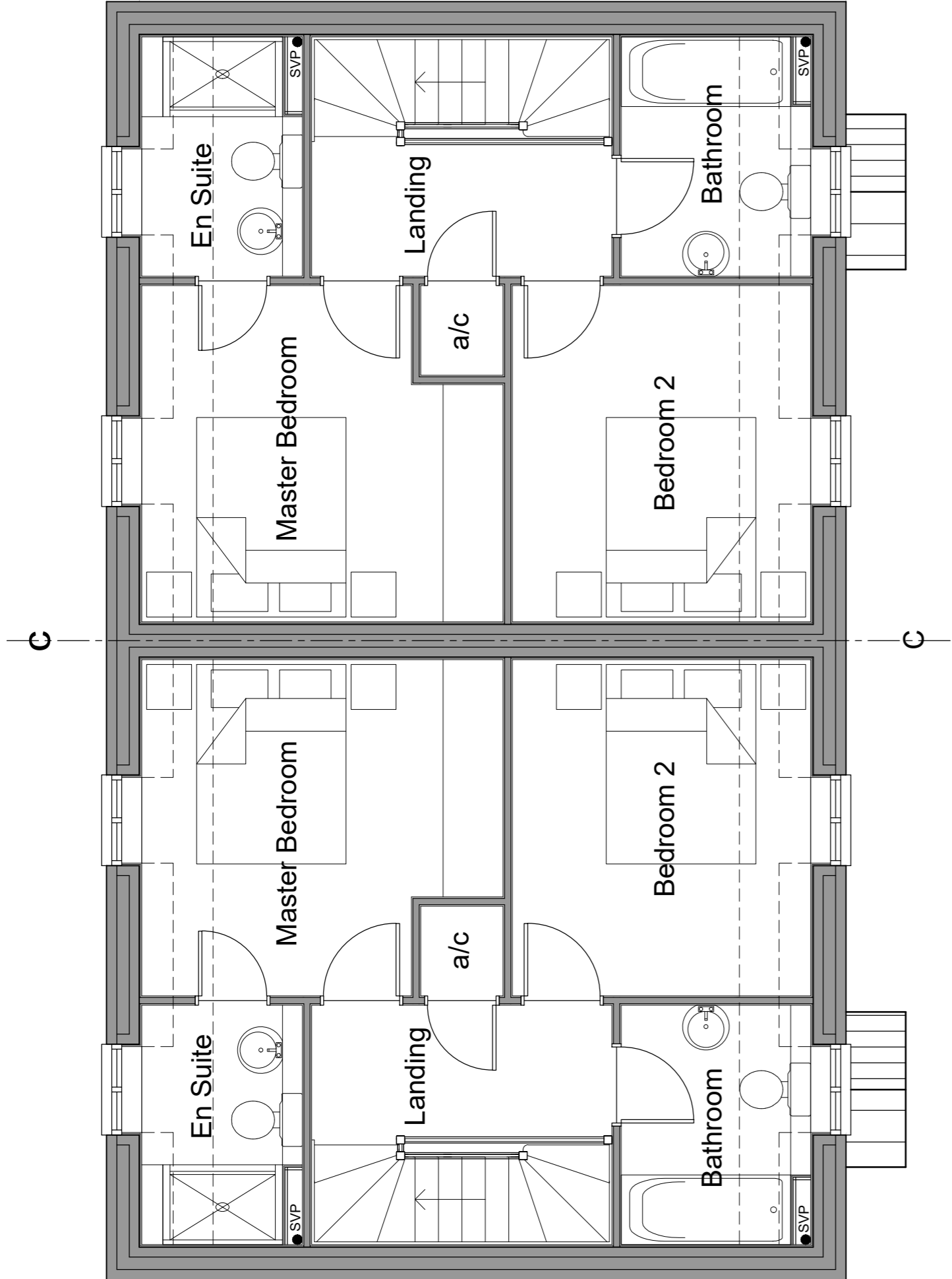
Checked By:-

Date:- 01/07/21

Job.No:- 190076

Dwg.No:-

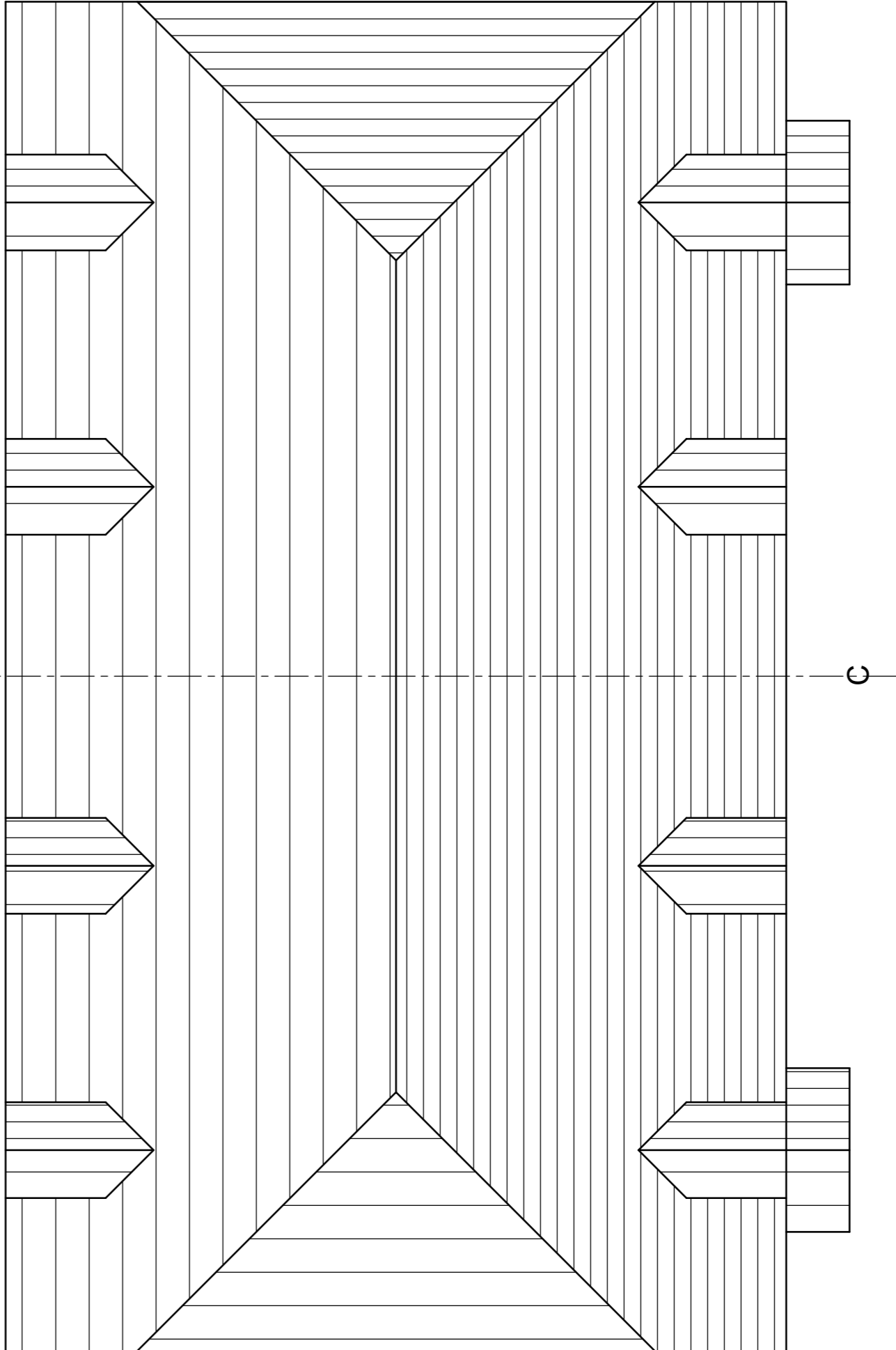
Rev:- 09



PLOT 7 (2Bed NFA 80sqm)

FIRST FLOOR PLAN
(1:50)

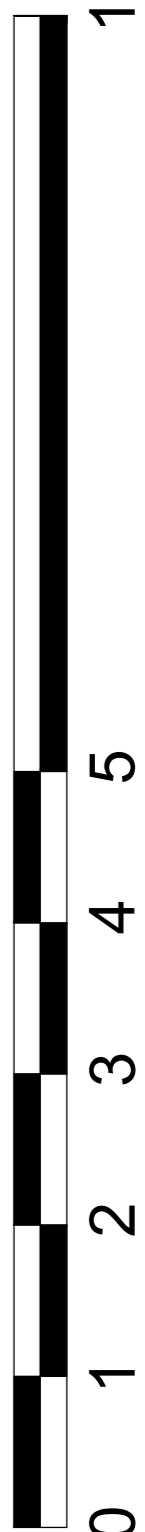
PLOT 8 (2Bed NFA 80sqm)



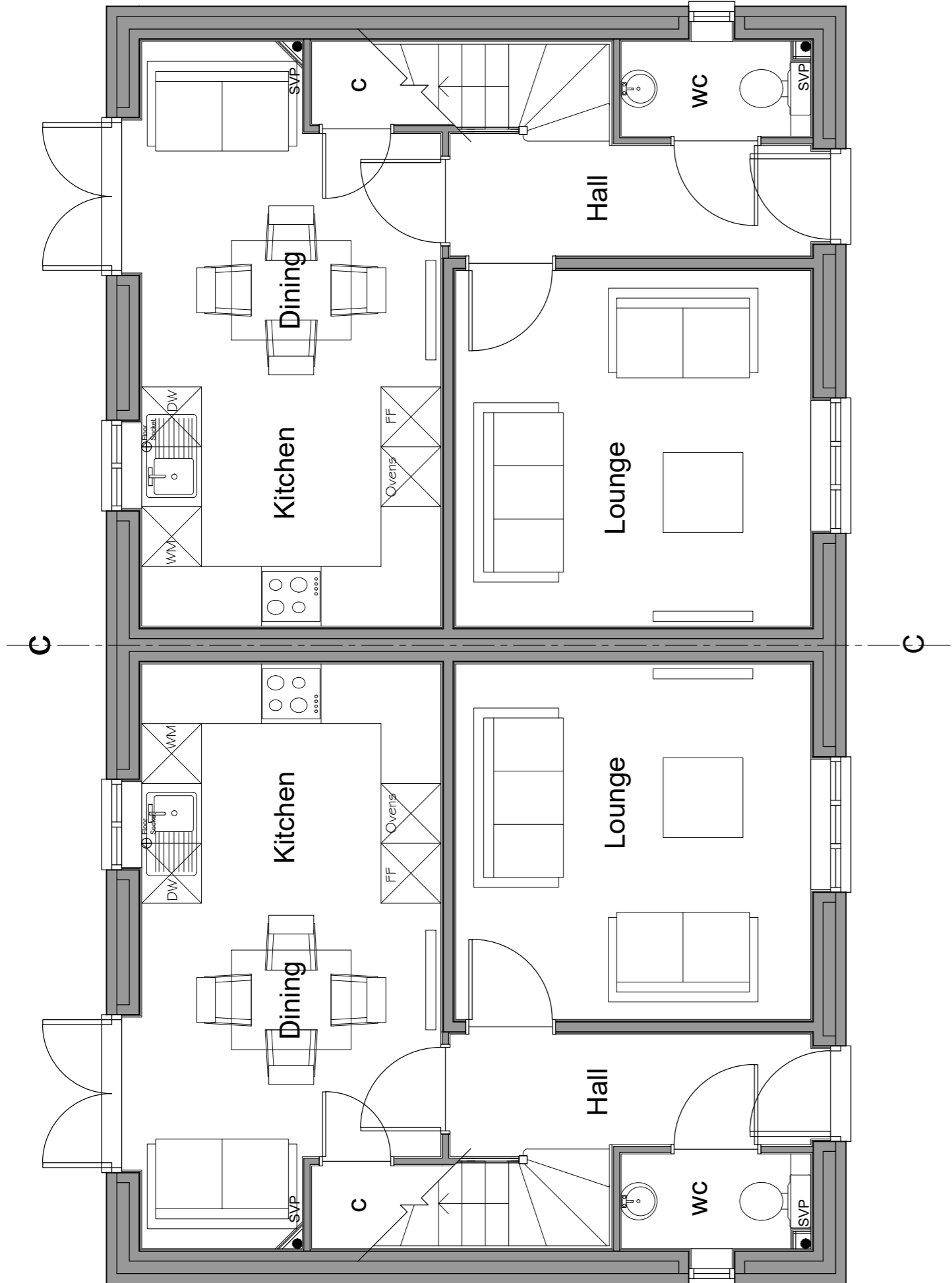
PLOT 7 (2Bed NFA 80sqm)

ROOF PLAN
(1:50)

PLOT 8 (2Bed NFA 80sqm)



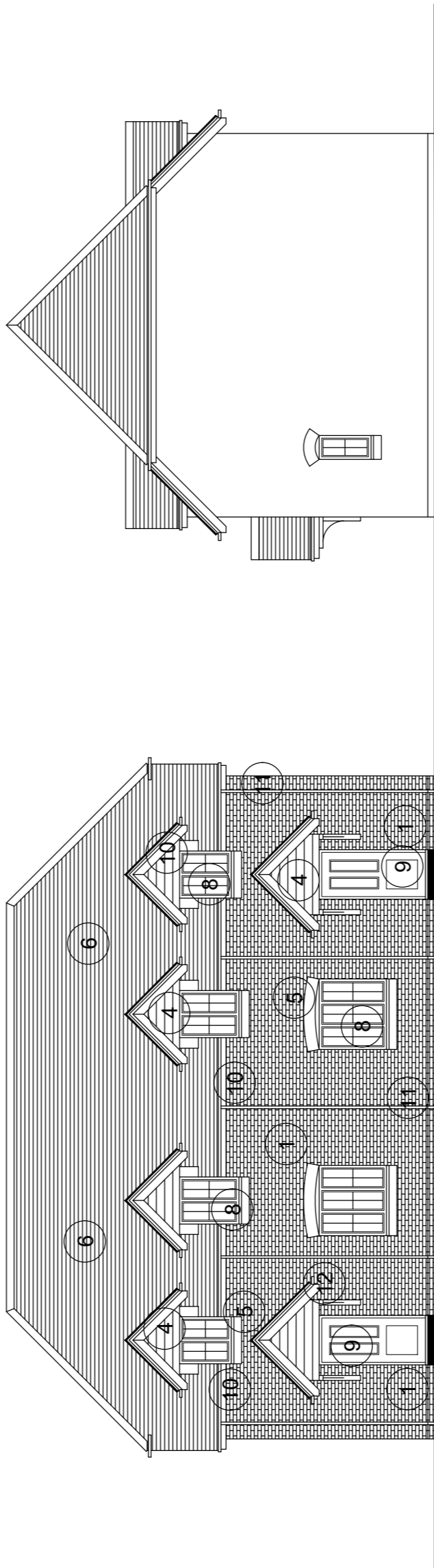
SCALE BAR 1:50



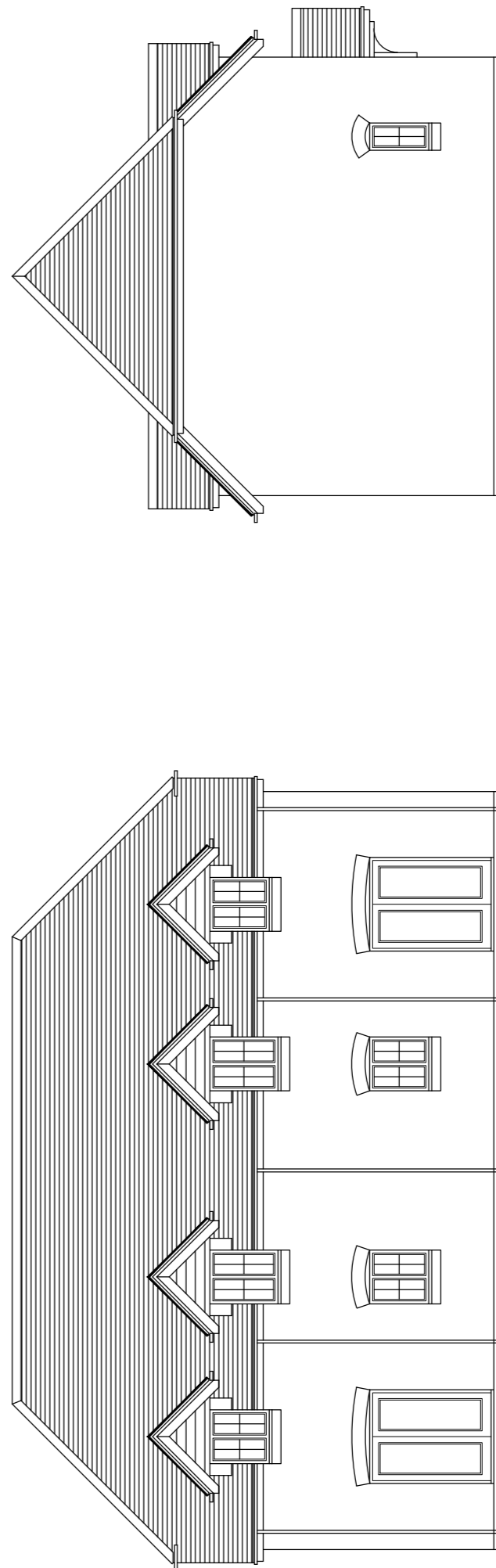
PLOT 7 (2Bed NFA 80sqm)

GROUND FLOOR PLAN
(1:50)

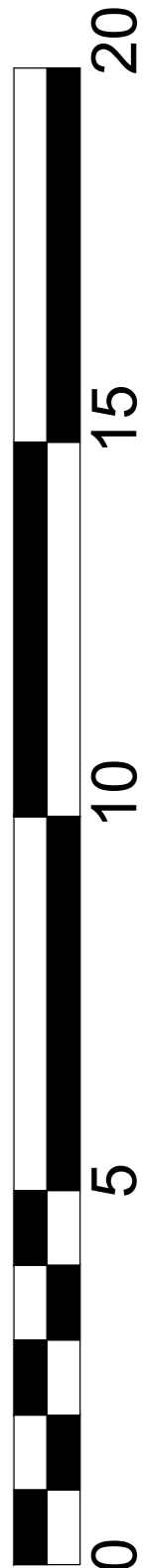
PLOT 8 (2Bed NFA 80sqm)



PLOT 7
EAST ELEVATION
(1:100)



PLOT 8
WEST ELEVATION
(1:100)



SCALE BAR 1:100

Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1 Facing Brickwork - Red/Brown Stock Brick (Painted)
- 2 Flint Work - Flintblocks Knapped Field Flint
- 3 Timber Boarding - Black Q Clad
- 4 Tile Hanging - Red Plain Tile
- 5 Feature Brickwork - Red/Brown Stock Brick
- 6 Roof Tiles - Brown Plain Tile
- 7 Roof Slates - Grey Natural Slate
- 8 Windows and French Doors - Cream Upvc
- 9 Personal & Garage Doors - Oak Composite
- 10 Fascias and Eaves - Black Upvc
- 11 Rainwater Goods - Black Upvc
- 12 Porches - Oak Timber Posts & Brackets
- 13 Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curbridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P9)

Client:-

LandQuest UK (Southern) Ltd

Scale:-

1:50, 1:100 (@A1)

Drawn By:-

PJD

Checked By:-

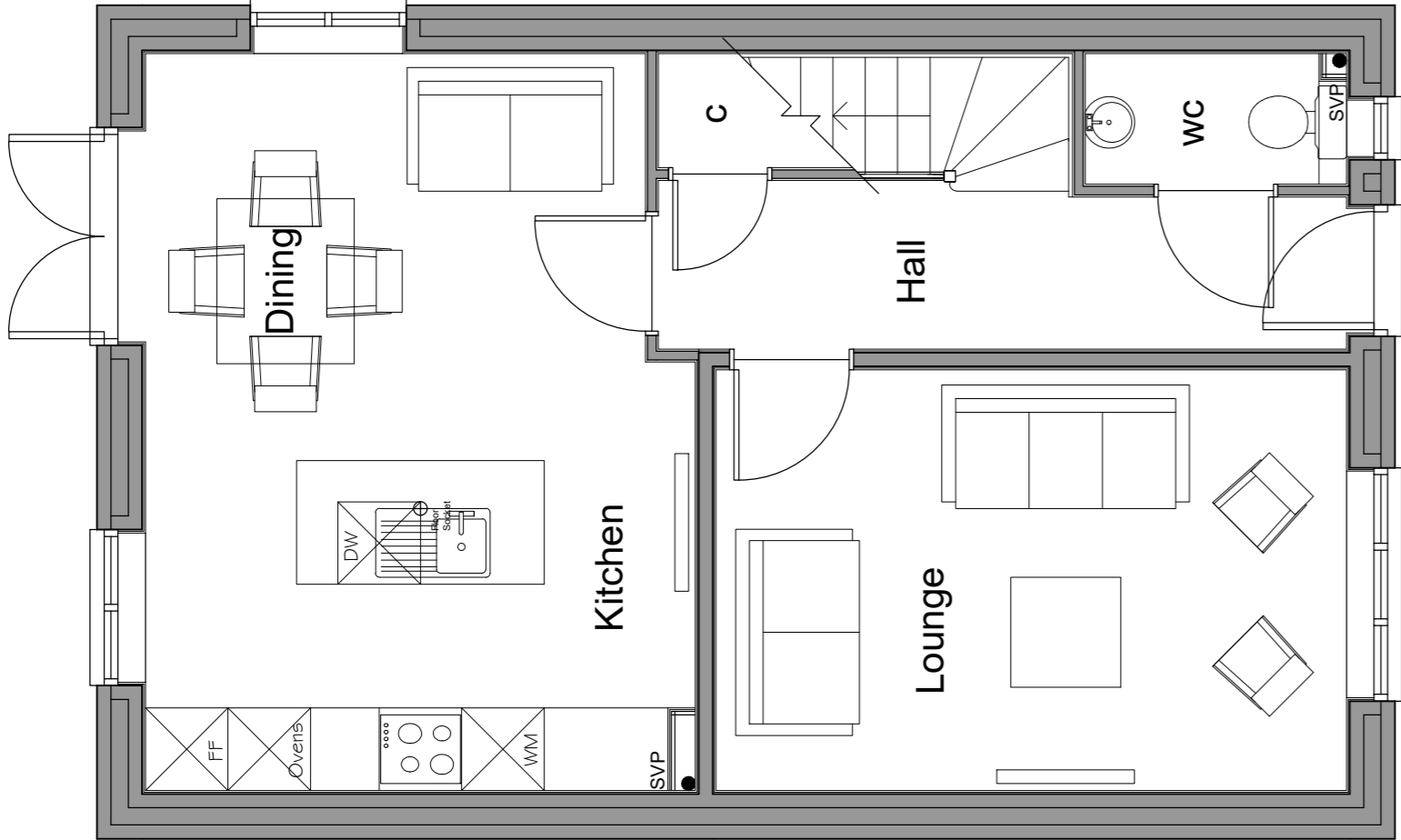
Date:-

01/07/21

Job.No:-

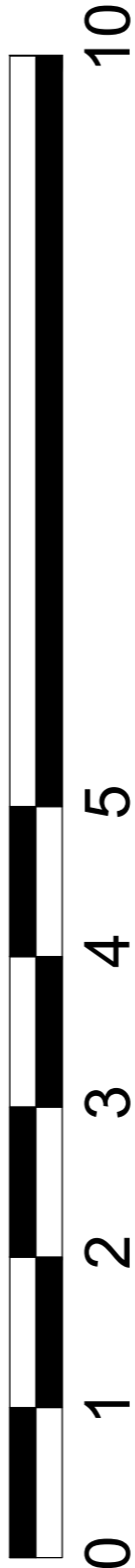
190076

SCALE BAR 1:100

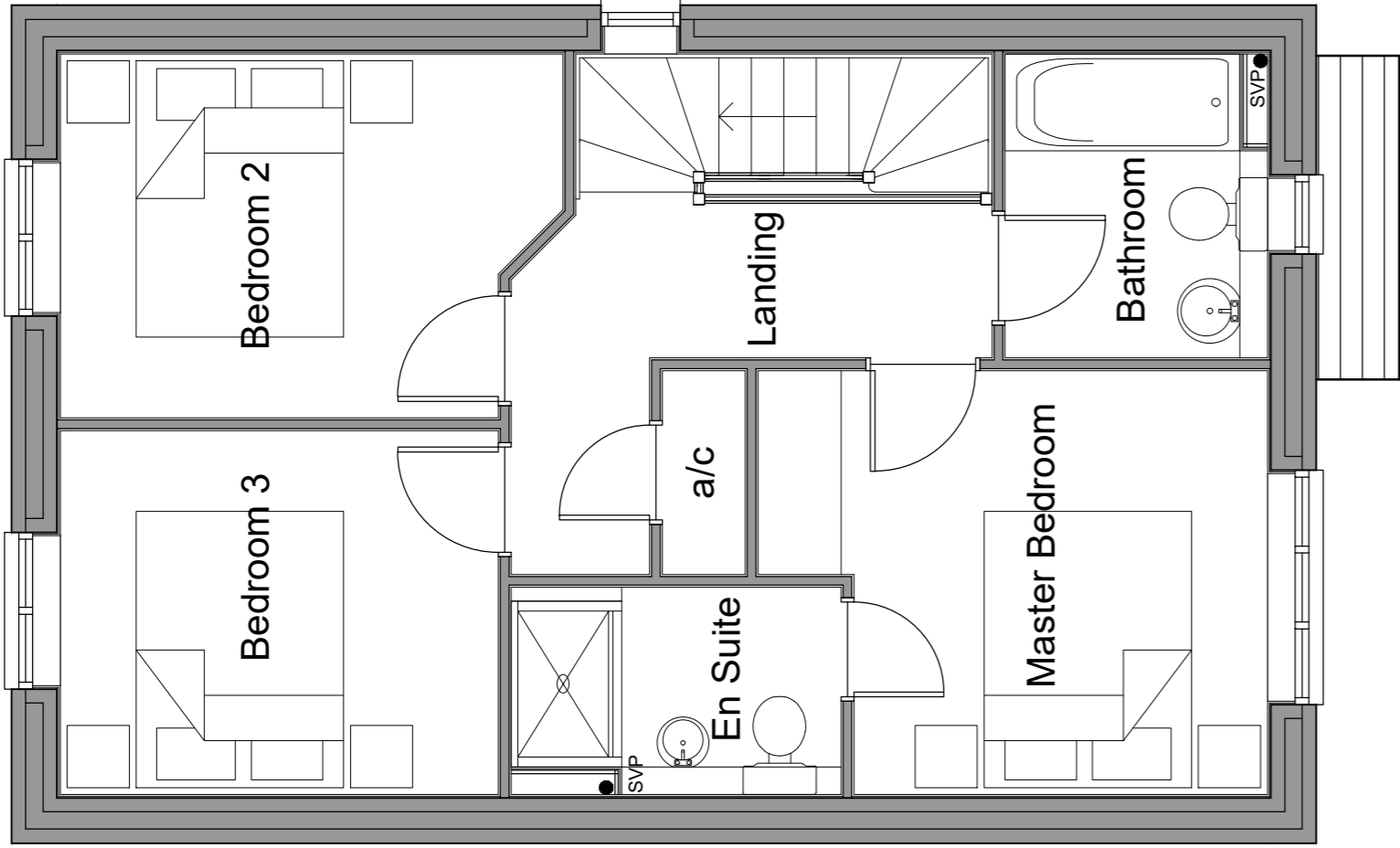


PLOT 9 (3Bed NFA 94sqm)

GROUND FLOOR PLAN
(1:50)

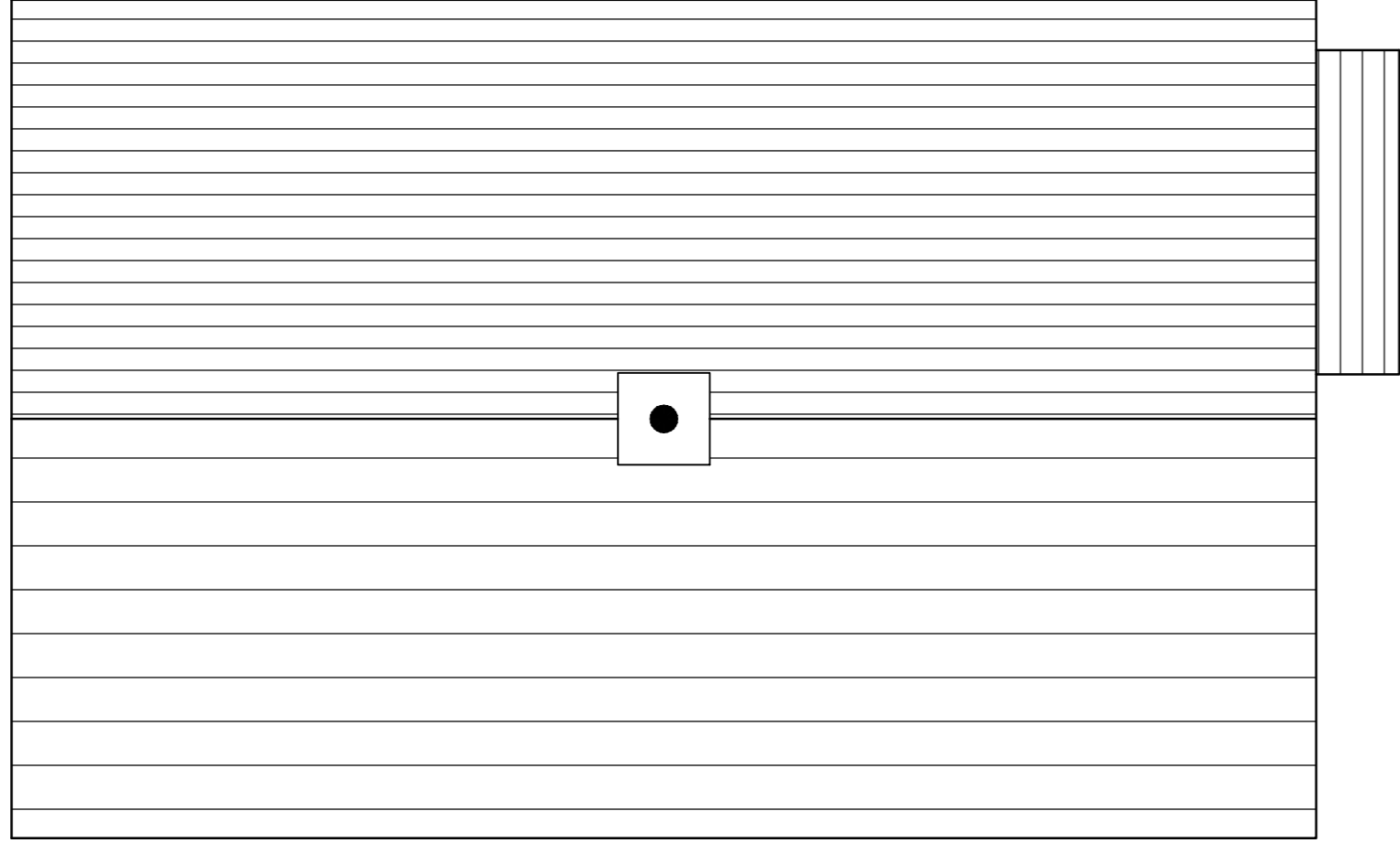


SCALE BAR 1:50



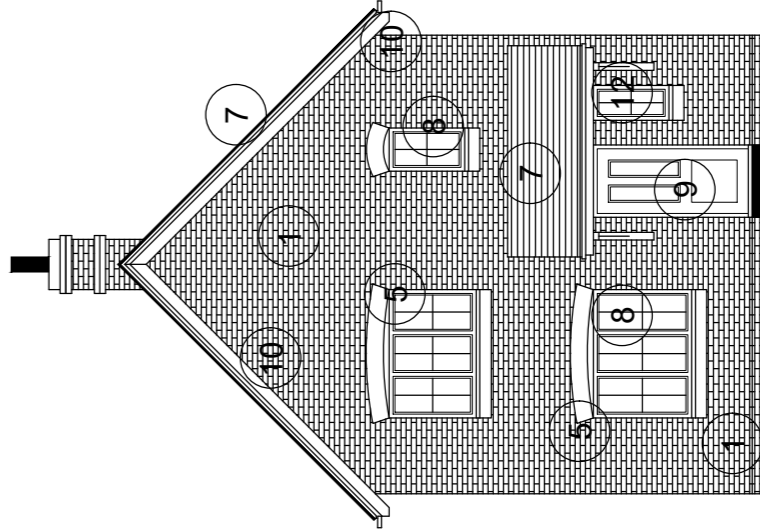
PLOT 9 (3Bed NFA 94sqm)

FIRST FLOOR PLAN
(1:50)



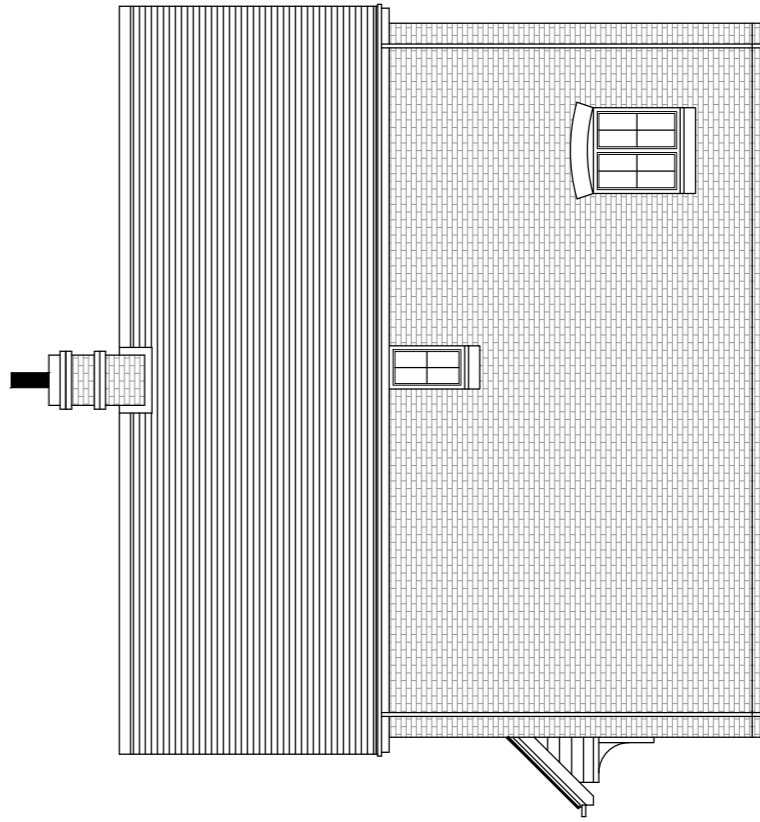
PLOT 9 (3Bed NFA 94sqm)

ROOF PLAN
(1:50)



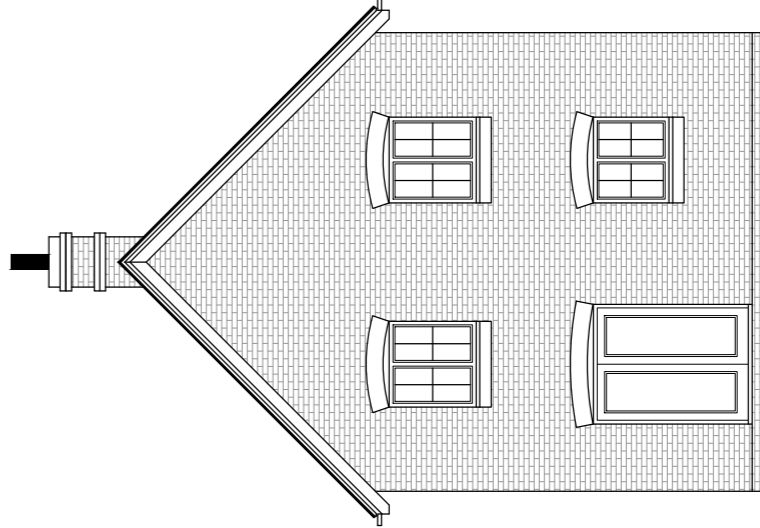
PLOT 9

SOUTH ELEVATION
(1:100)



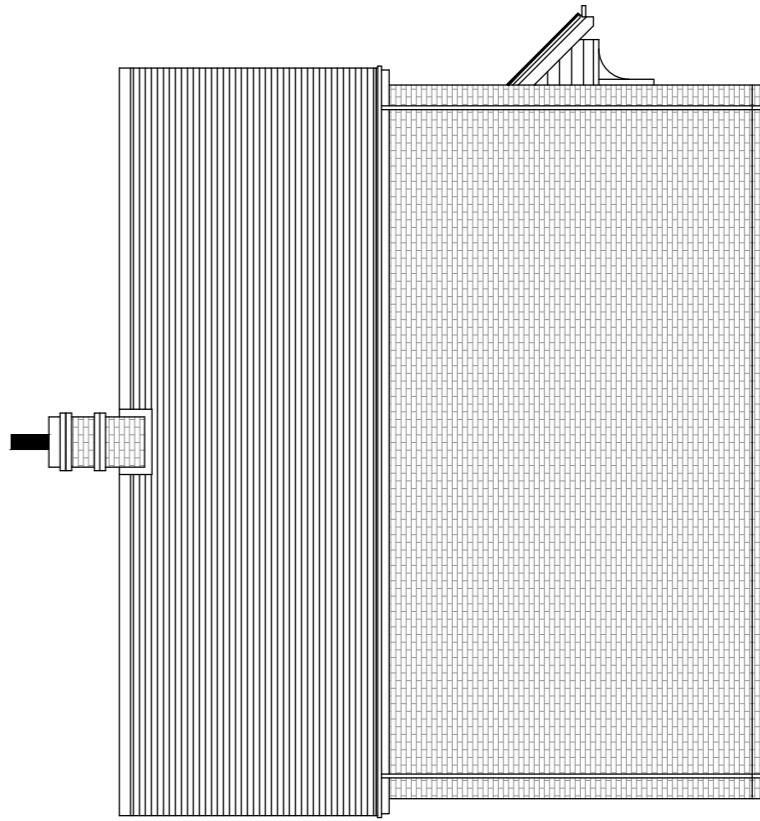
PLOT 9

EAST ELEVATION
(1:100)



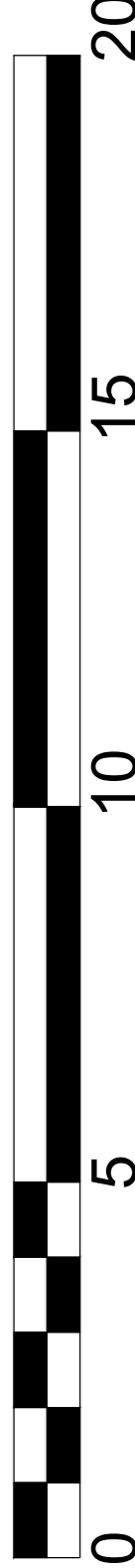
PLOT 9

NORTH ELEVATION
(1:100)



PLOT 9

WEST ELEVATION
(1:100)



SCALE BAR 1:100

Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1

Facing Brickwork - Red/Brown Stock Brick (Painted)
- 2

Flint Work - Flintblocks Knapped Field Flint
- 3

Timber Boarding - Black Q Clad
- 4

Tile Hanging - Red Plain Tile
- 5

Feature Brickwork - Red/Brown Stock Brick
- 6

Roof Tiles - Brown Plain Tile
- 7

Roof Slates - Grey Natural Slate
- 8

Windows and French Doors - Cream Upvc
- 9

Personal & Garage Doors - Oak Composite
- 10

Fascias and Eaves - Black Upvc
- 11

Rainwater Goods - Black Upvc
- 12

Porches - Oak Timber Posts & Brackets
- 13

Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P10&P11)

Client:-

LandQuest UK (Southern) Ltd

Scale:-

1:50, 1:100 (@A1)

Drawn By:- PJD

Checked By:-

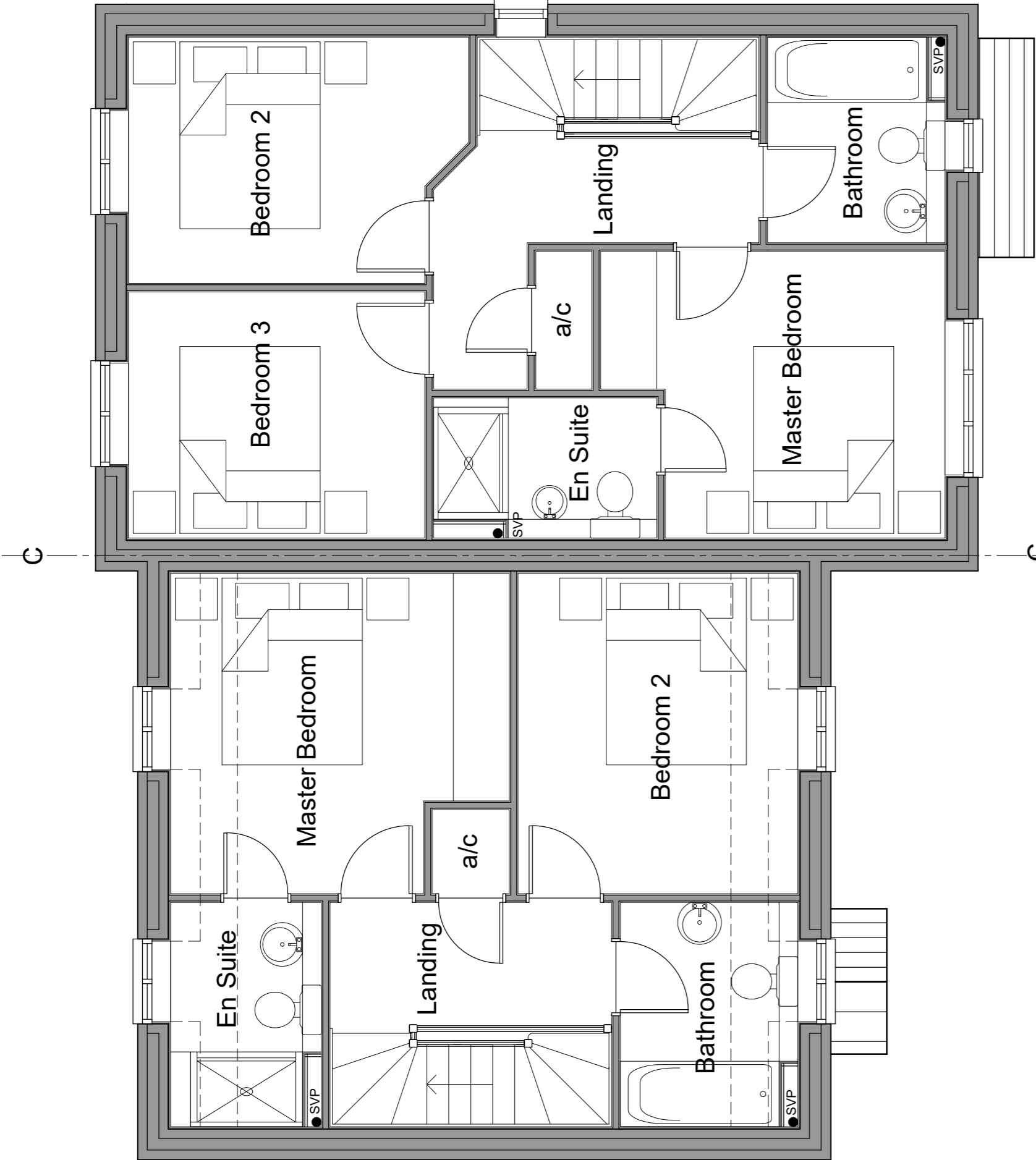
Date:- 01/07/21

Date:-

Job.No:- 190076

Dwg.No:-

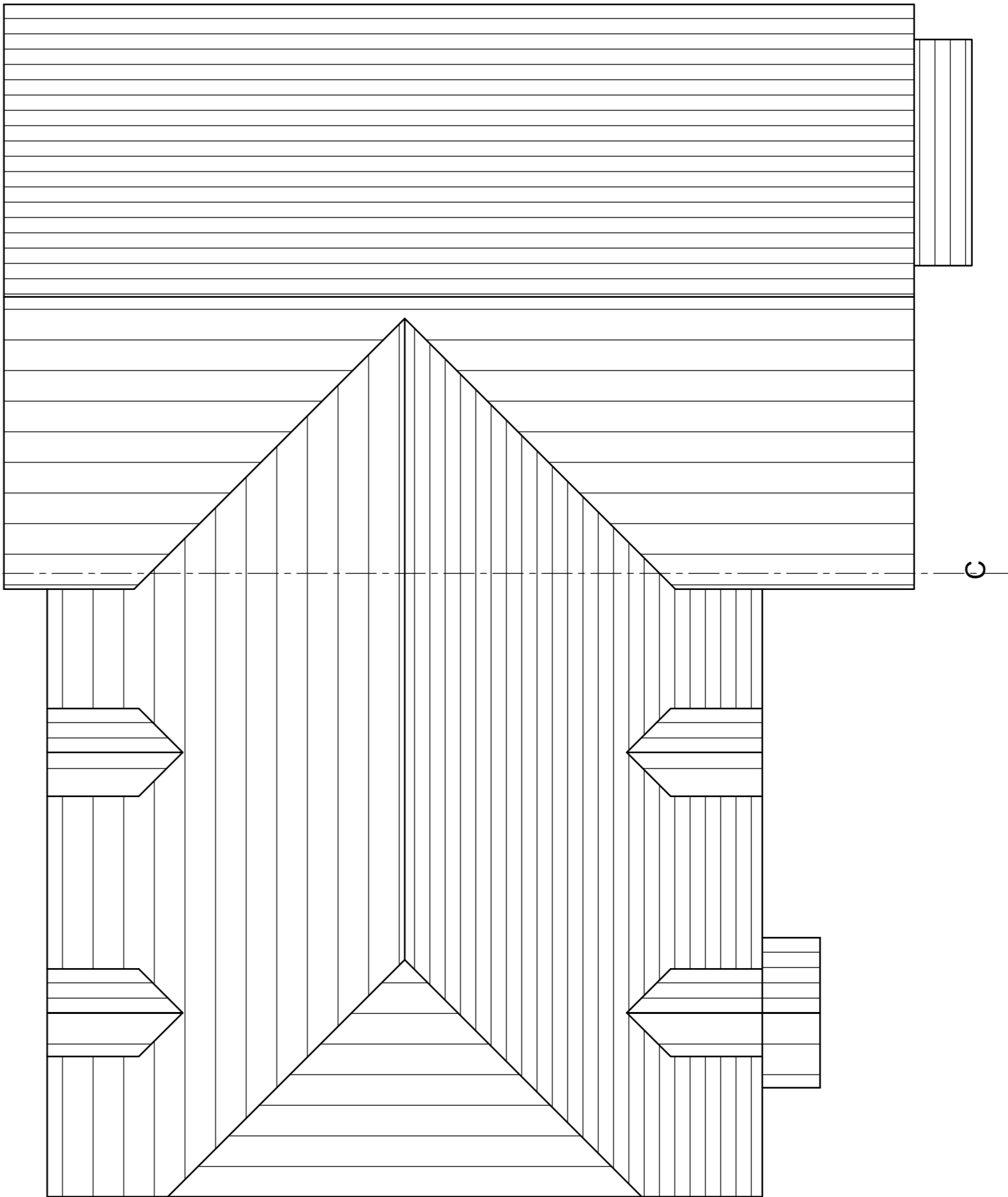
Rev:- 11



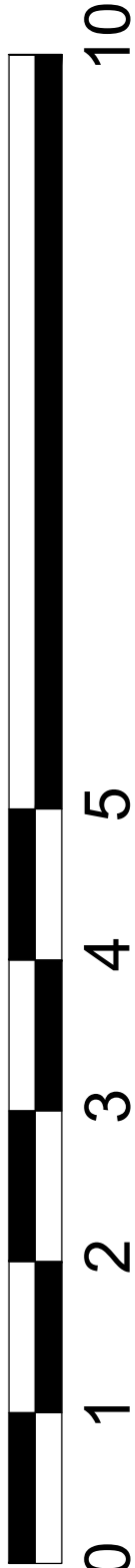
PLOT 10 (2Bed NFA 80sqm)

FIRST FLOOR PLAN
(1:50)

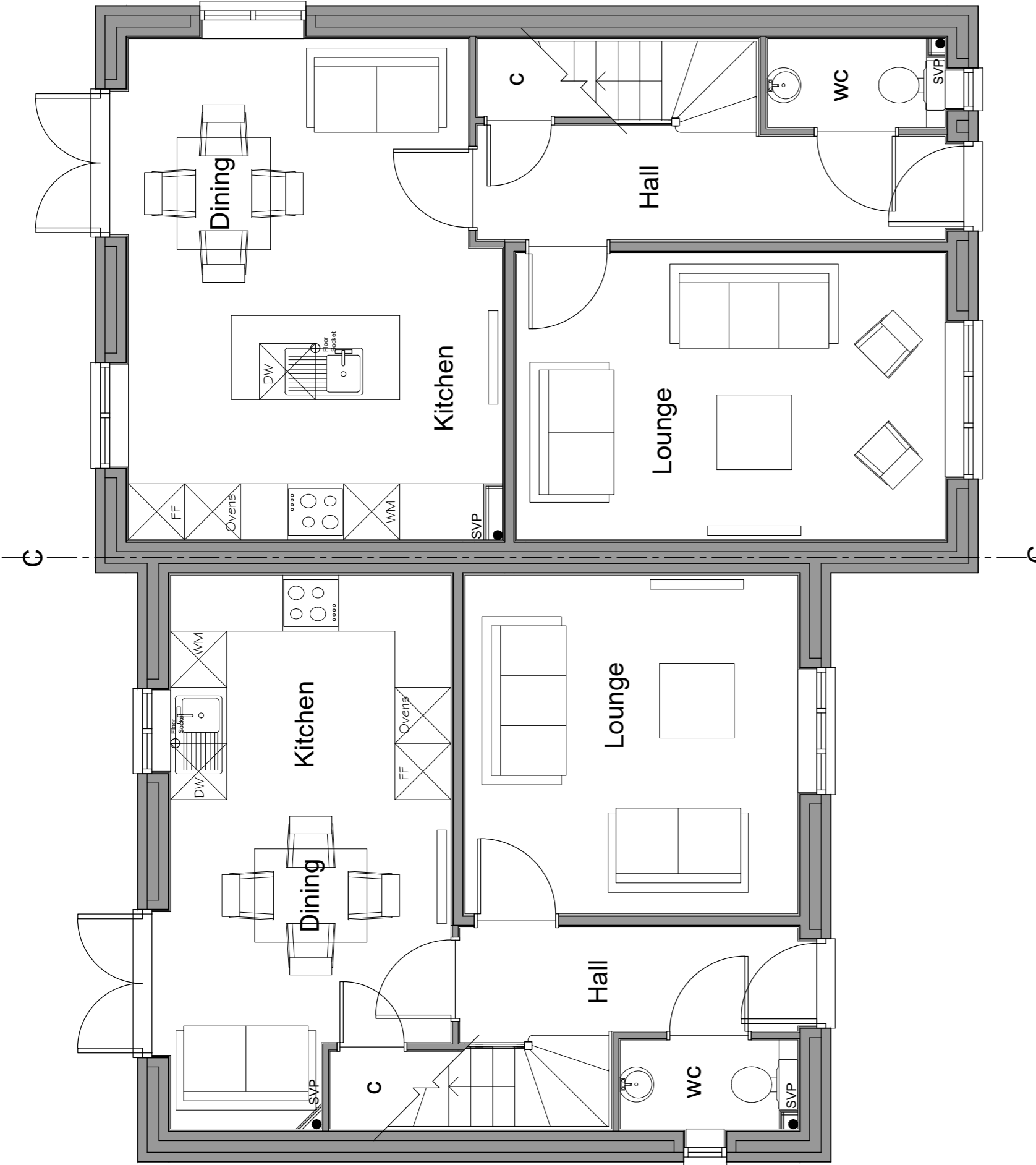
PLOT 11 (3Bed NFA 94sqm)



ROOF PLAN
(1:50)



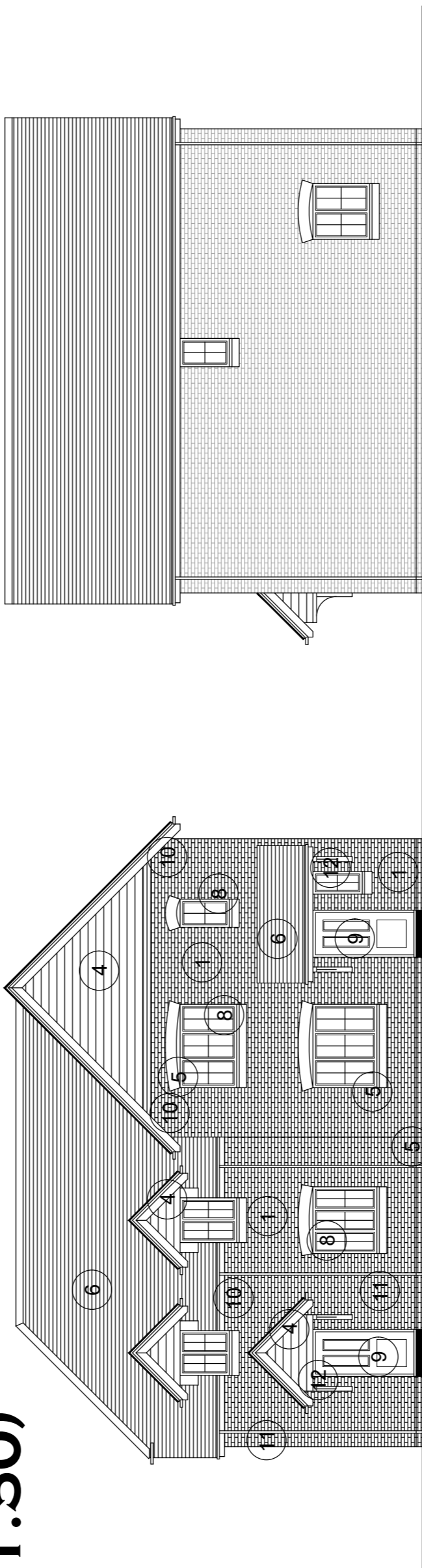
SCALE BAR 1:50



PLOT 10 (2Bed NFA 80sqm)

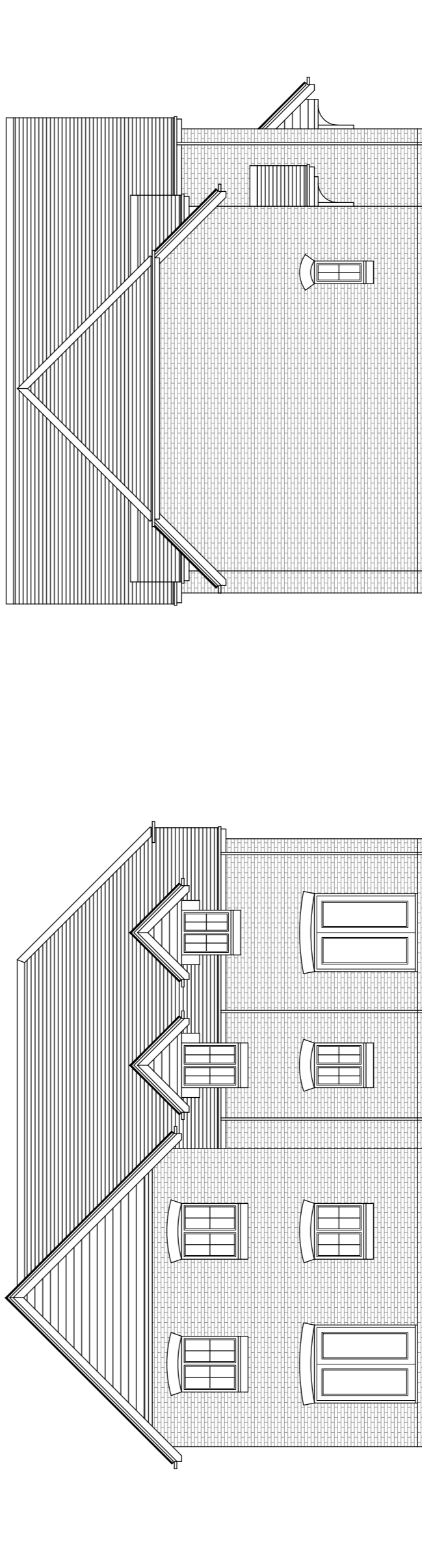
GROUND FLOOR PLAN
(1:50)

PLOT 11 (3Bed NFA 94sqm)



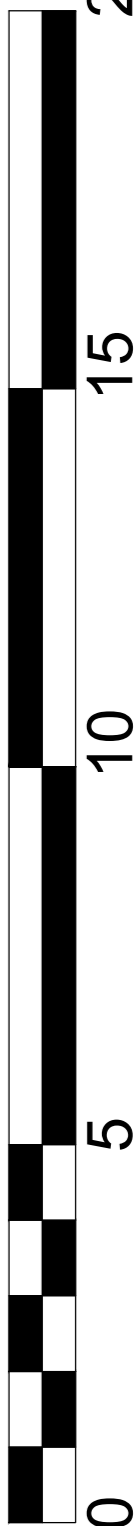
PLOT 10
NORTH ELEVATION
(1:100)

PLOT 11
WEST ELEVATION
(1:100)



PLOT 11
SOUTH ELEVATION
(1:100)

PLOT 10
EAST ELEVATION
(1:100)



SCALE BAR 1:100

Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1 Facing Brickwork - Red/Brown Stock Brick
- 2 Flint Work - Flintblocks Knapped Field Flint
- 3 Timber Boarding - Black Q Clad
- 4 Tile Hanging - Red Plain Tile
- 5 Feature Brickwork - Red/Brown Stock Brick
- 6 Roof Tiles - Brown Plain Tile
- 7 Roof Slates - Grey Natural Slate
- 8 Windows and French Doors - Cream Upvc
- 9 Personal & Garage Doors - Oak Composite
- 10 Fascias and Eaves - Black Upvc
- 11 Rainwater Goods - Black Upvc
- 12 Porches - Oak Timber Posts & Brackets
- 13 Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curbridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P14&P15)

Client:-

LandQuest UK (Southern) Ltd

Scale:-

1:50, 1:100 (@A1)

Drawn By:-

PJD

Checked By:-

Date:-

01/07/21

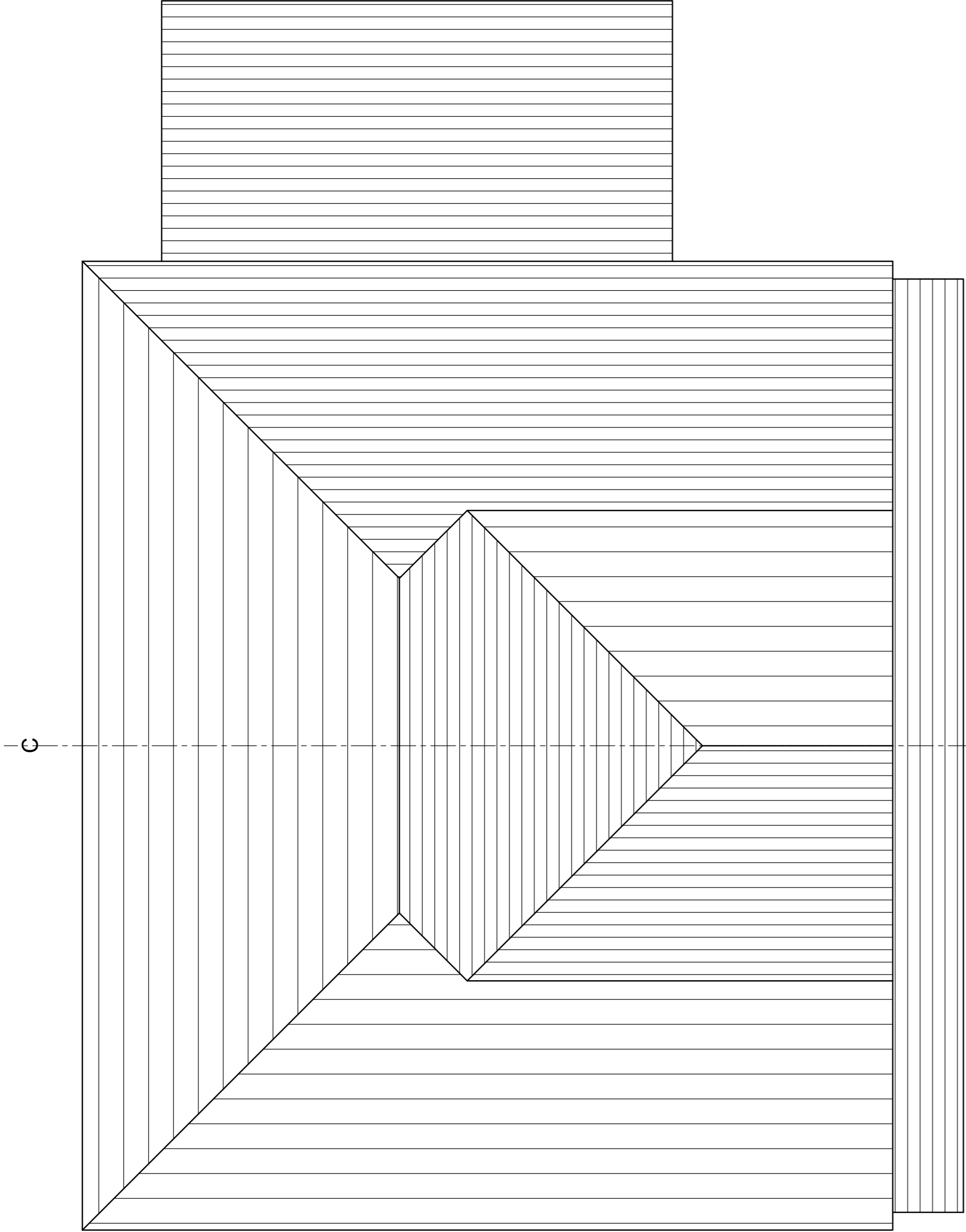
Job.No:-

190076

Dwg.No:-

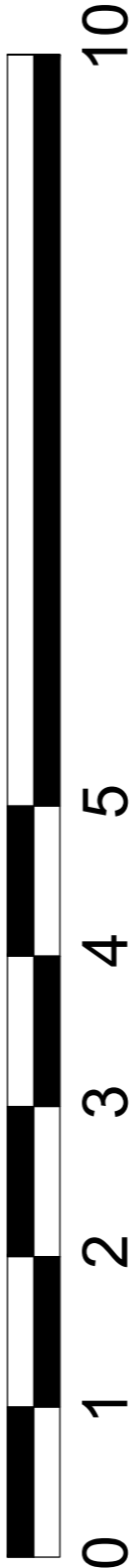
14

SCALE BAR 1:100



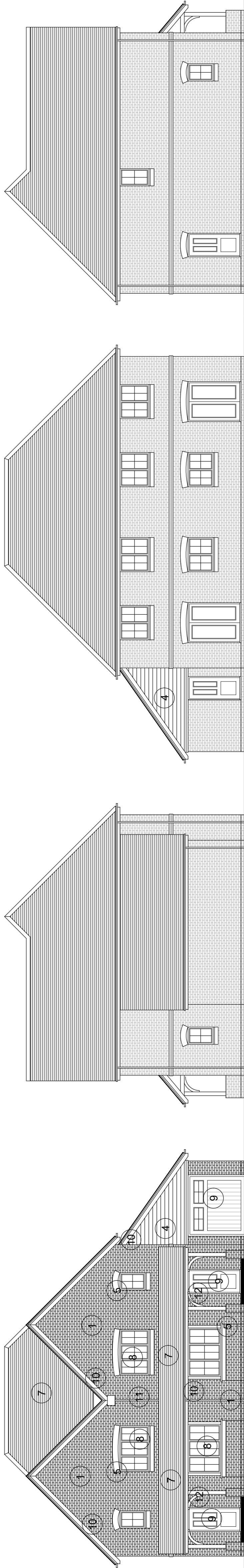
PLOT 14 (3Bed NFA 109sqm)

ROOF PLAN
(1:50)



SCALE BAR 1:50

PLOT 15 (3Bed NFA 109sqm)



PLOT 14

NORTH ELEVATION
(1:100)

PLOT 15

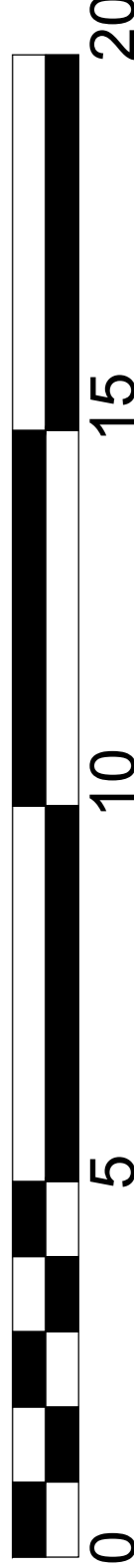
WEST ELEVATION
(1:100)

PLOT 15

SOUTH ELEVATION
(1:100)

PLOT 14

EAST ELEVATION
(1:100)



Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

Materials Key

- 1 Facing Brickwork - Red/Brown Stock Brick
- 2 Flint Work - Flintblocks Knapped Field Flint
- 3 Timber Boarding - Black Q Clad
- 4 Tile Hanging - Red Plain Tile
- 5 Feature Brickwork - Red/Brown Stock Brick
- 6 Roof Tiles - Brown Plain Tile
- 7 Roof Slates - Grey Natural Slate
- 8 Windows and French Doors - Cream Upvc
- 9 Personal & Garage Doors - Oak Composite
- 10 Fascias and Eaves - Black Upvc
- 11 Rainwater Goods - Black Upvc
- 12 Porches - Oak Timber Posts & Brackets
- 13 Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curbridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (P16)

Client:-

LandQuest UK (Southern) Ltd

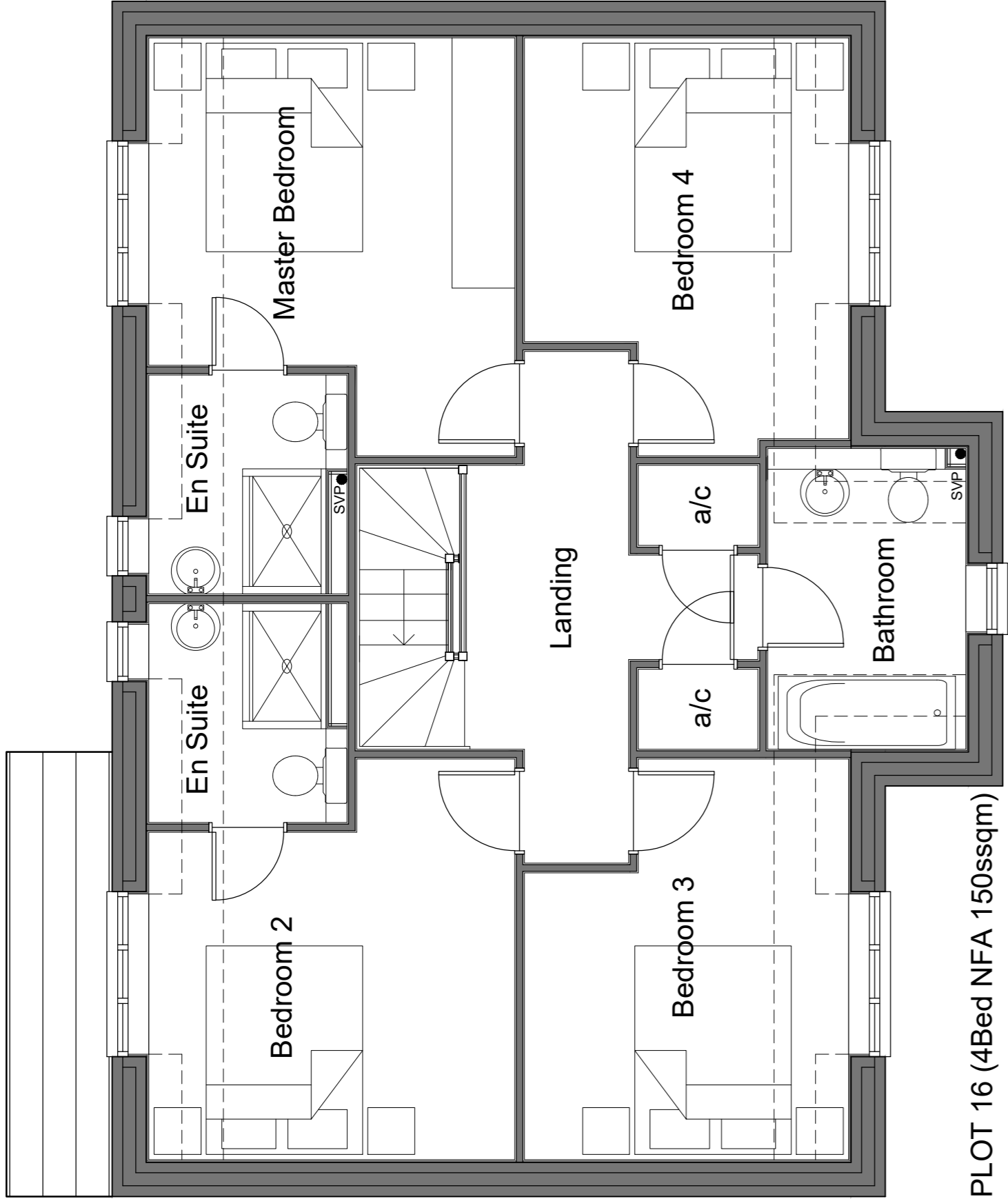
Scale:-

1:50, 1:100 (@A1)

Drawn By:- PJD Checked By:-

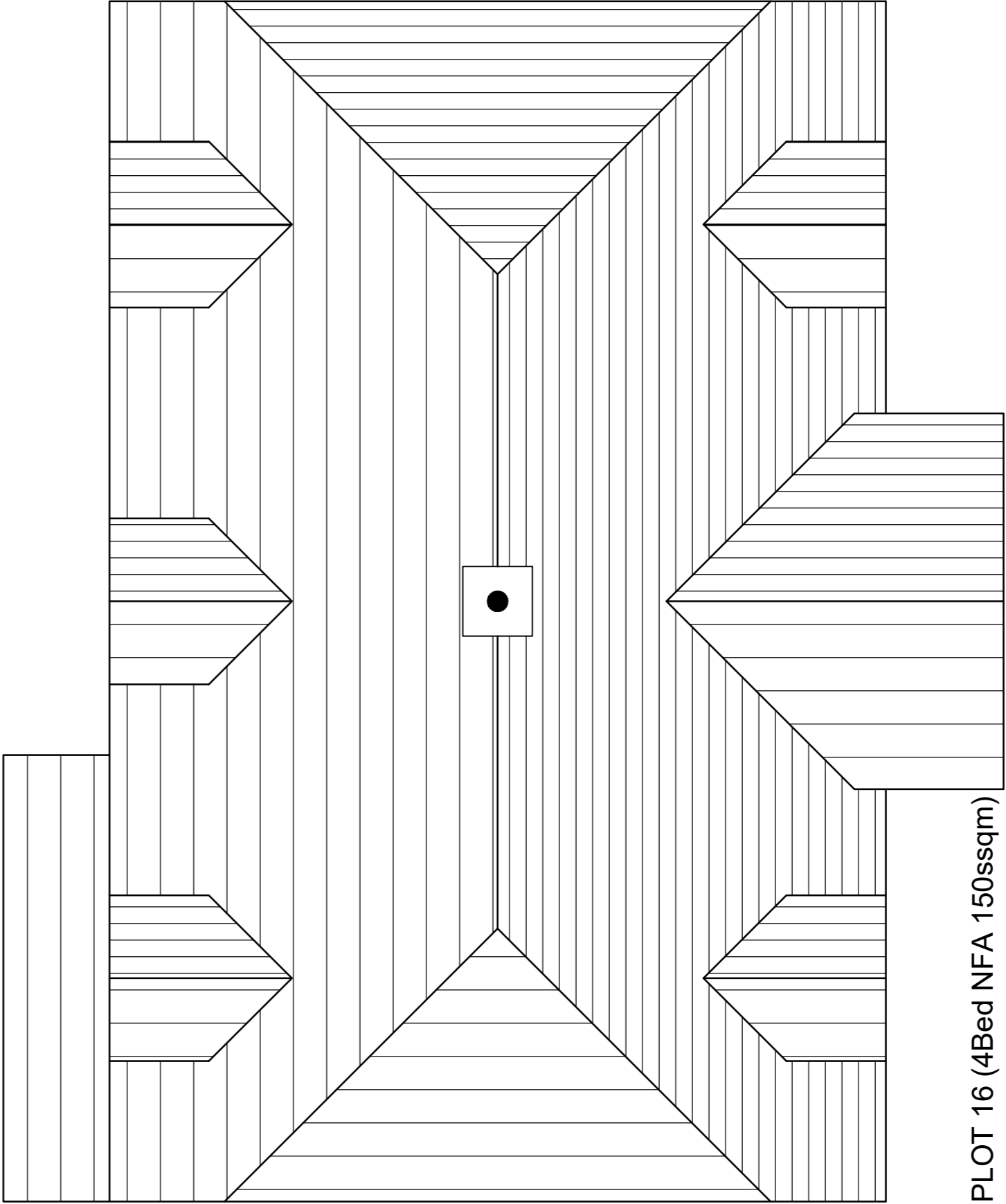
Date:- 01/07/21 Date:-

Job.No:- 190076 Drg.No:- 15 Rev:-



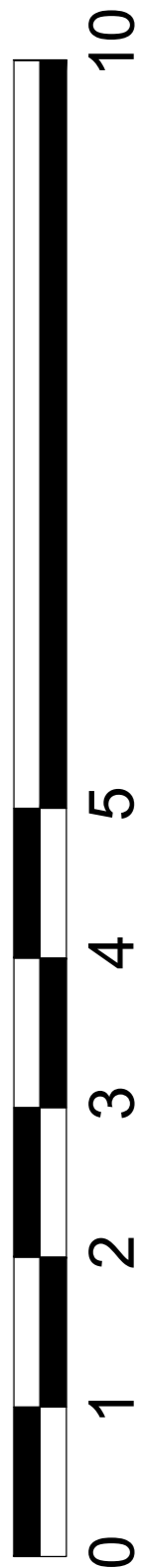
PLOT 16 (4Bed NFA 150ssqm)

FIRST FLOOR PLAN
(1:50)

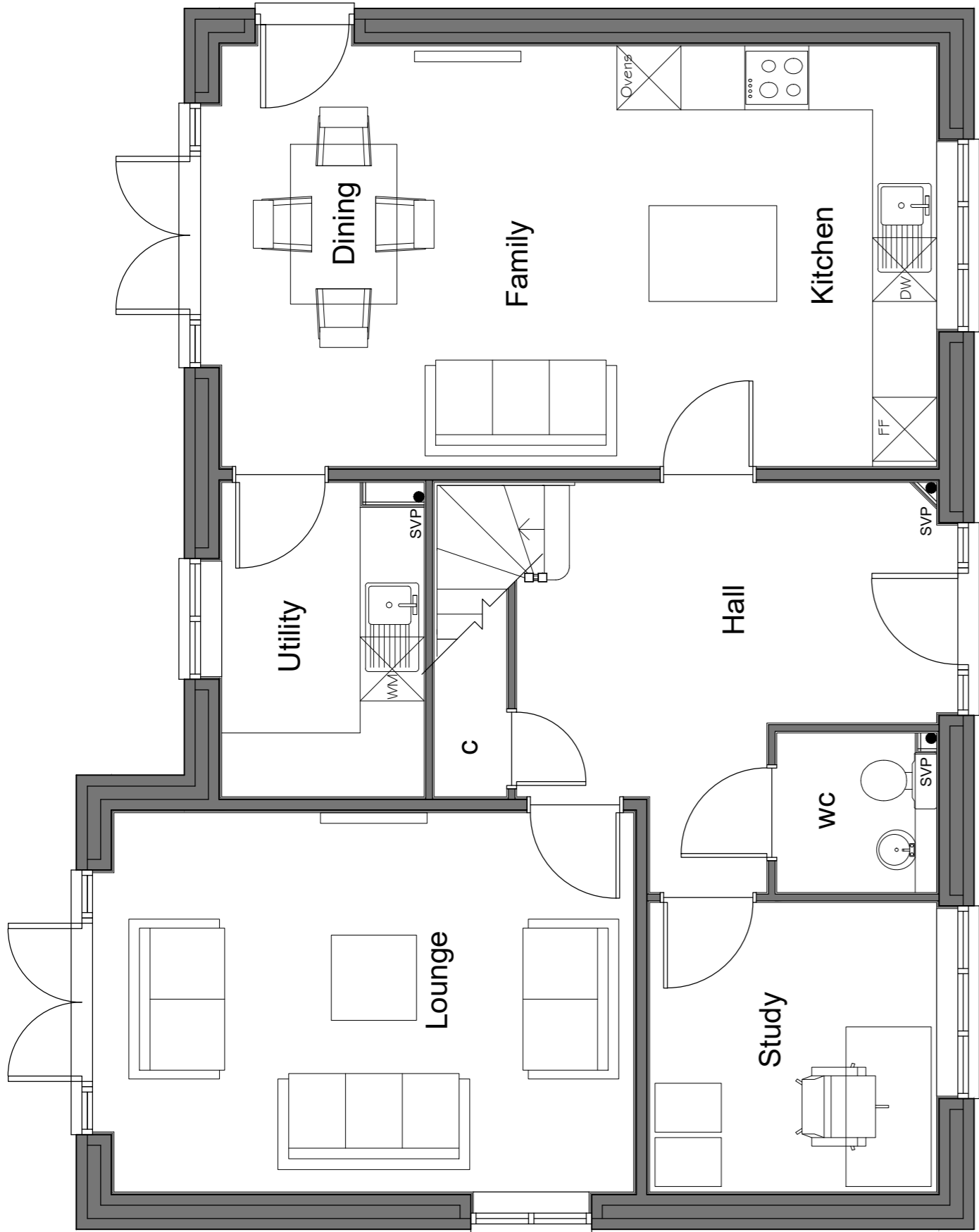


PLOT 16 (4Bed NFA 150ssqm)

ROOF PLAN
(1:50)

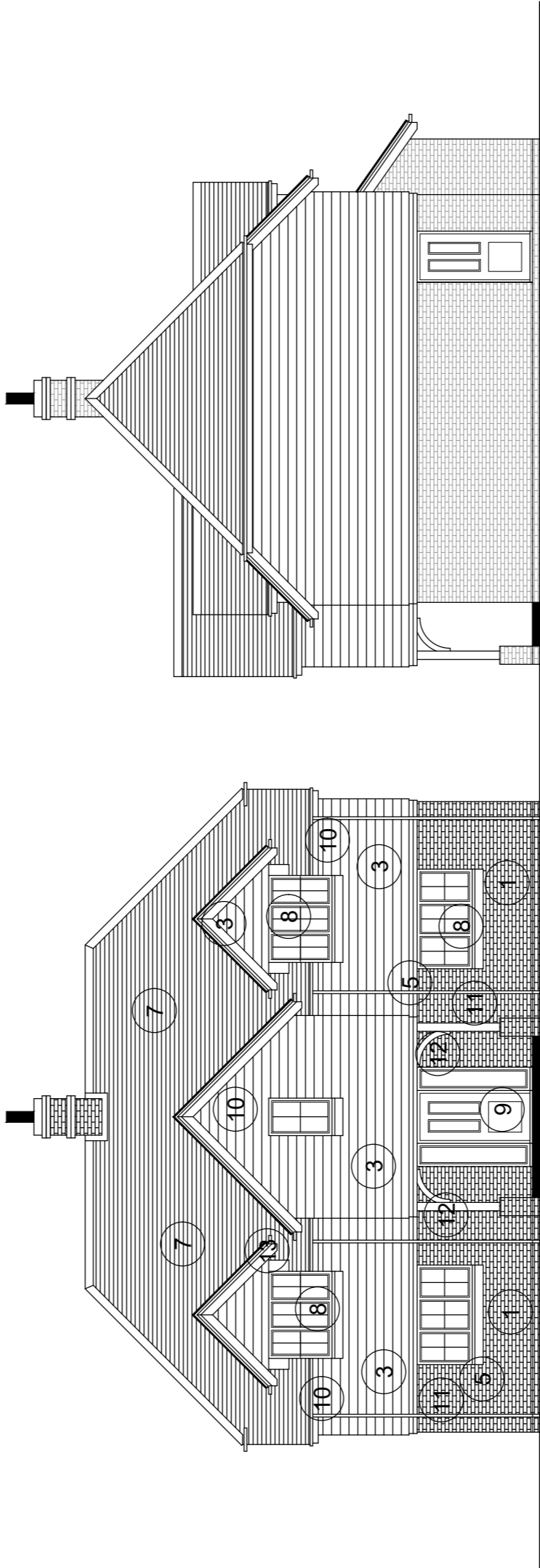


SCALE BAR 1:50

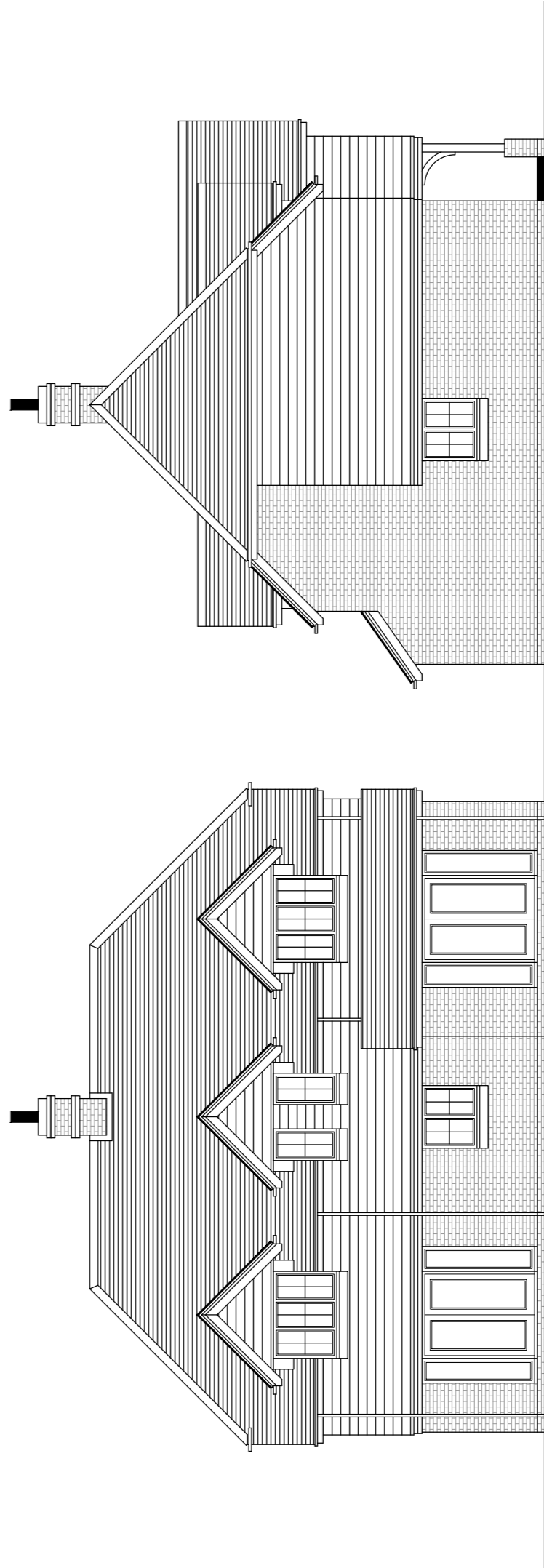


PLOT 16 (4Bed NFA 150ssqm)

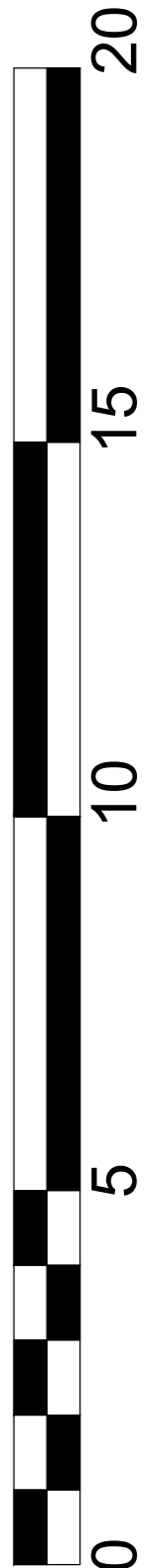
GROUND FLOOR PLAN
(1:50)



PLOT 16
EAST ELEVATION
(1:100)



PLOT 16
WEST ELEVATION
(1:100)

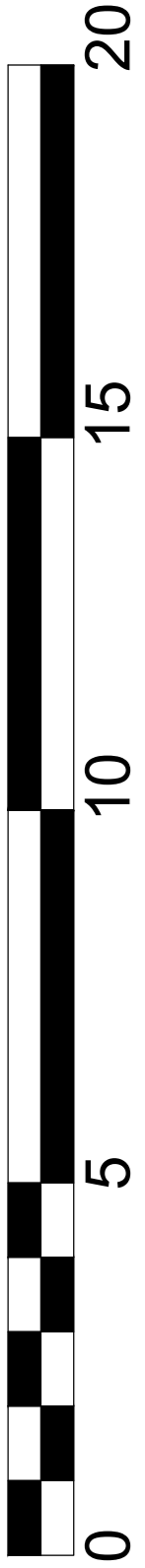


SCALE BAR 1:100

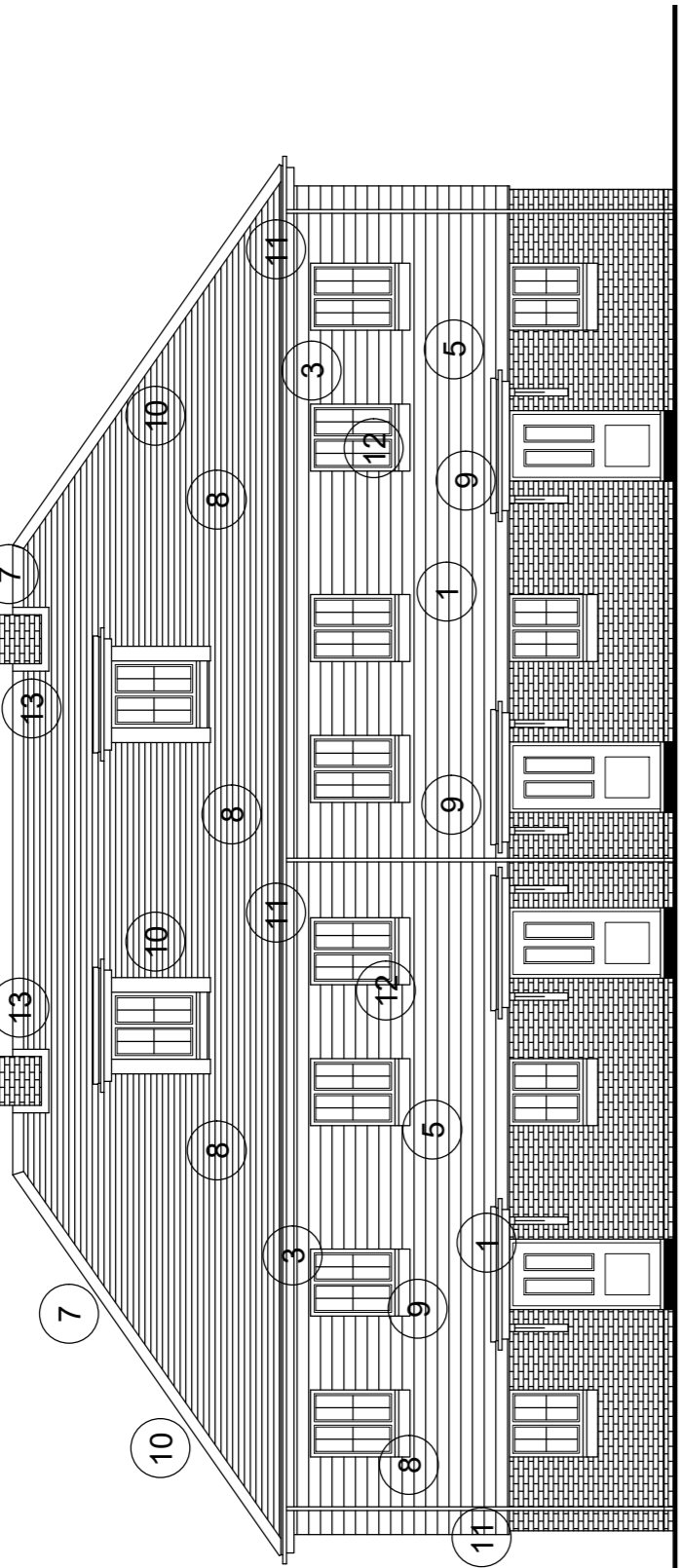
Notes

THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.



SCALE BAR 1:100



EAST ELEVATION
(1:100)

- Materials Key
- 1 Facing Brickwork - Red/Brown Stock Brick
 - 2 Flint Work - Flintblocks Knapped Field Flint
 - 3 Timber Boarding - Black Q Clad
 - 4 Tile Hanging - Red Plain Tile
 - 5 Feature Brickwork - Red/Brown Stock Brick
 - 6 Roof Tiles - Brown Plain Tile
 - 7 Roof Slates - Grey Natural Slate
 - 8 Windows and French Doors - Cream Upvc
 - 9 Personal & Garage Doors - Oak Composite
 - 10 Fascias and Eaves - Black Upvc
 - 11 Rainwater Goods - Black Upvc
 - 12 Porches - Oak Timber Posts & Brackets
 - 13 Dormers - Grey Lead

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



The Barn, Calcot Mount Business Park, Calcot Lane,
Curridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-

Proposed Residential Development
Oxlease House
Cupernham Lane
Romsey
Hampshire

Title:-

Proposed Plans & Elevations (Plots 28-31)

Client:-

LandQuest UK (Southern) Ltd

Scale:-

1:50, 1:100 (@A1)

Drawn By:-

PJD

Checked By:-

Date:-

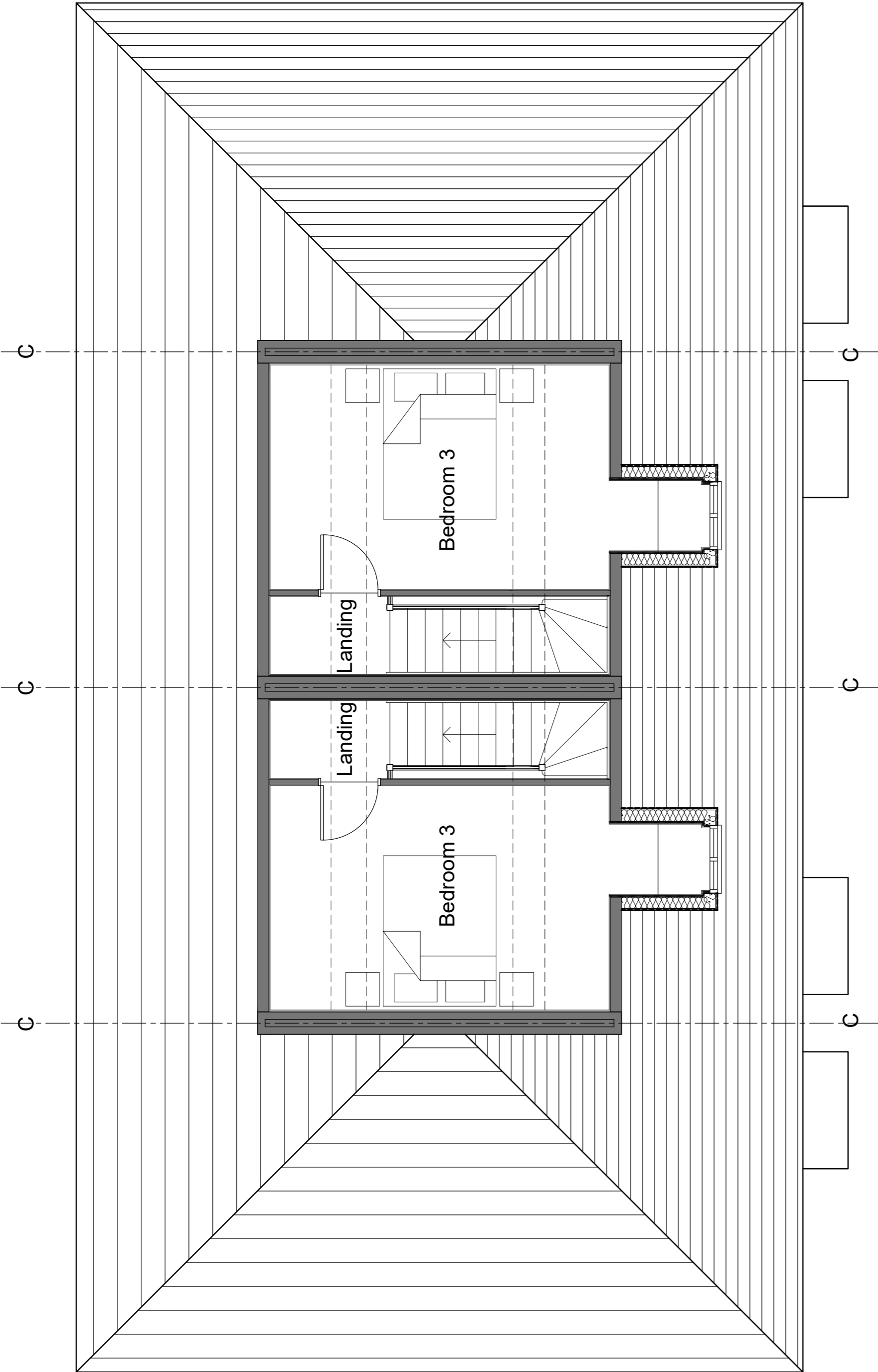
01/07/21

Job.No:-

190076

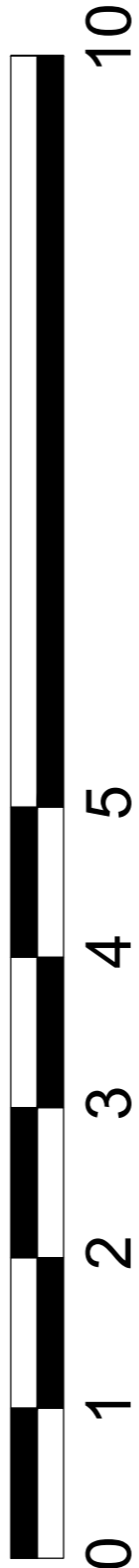
Rev:-

25

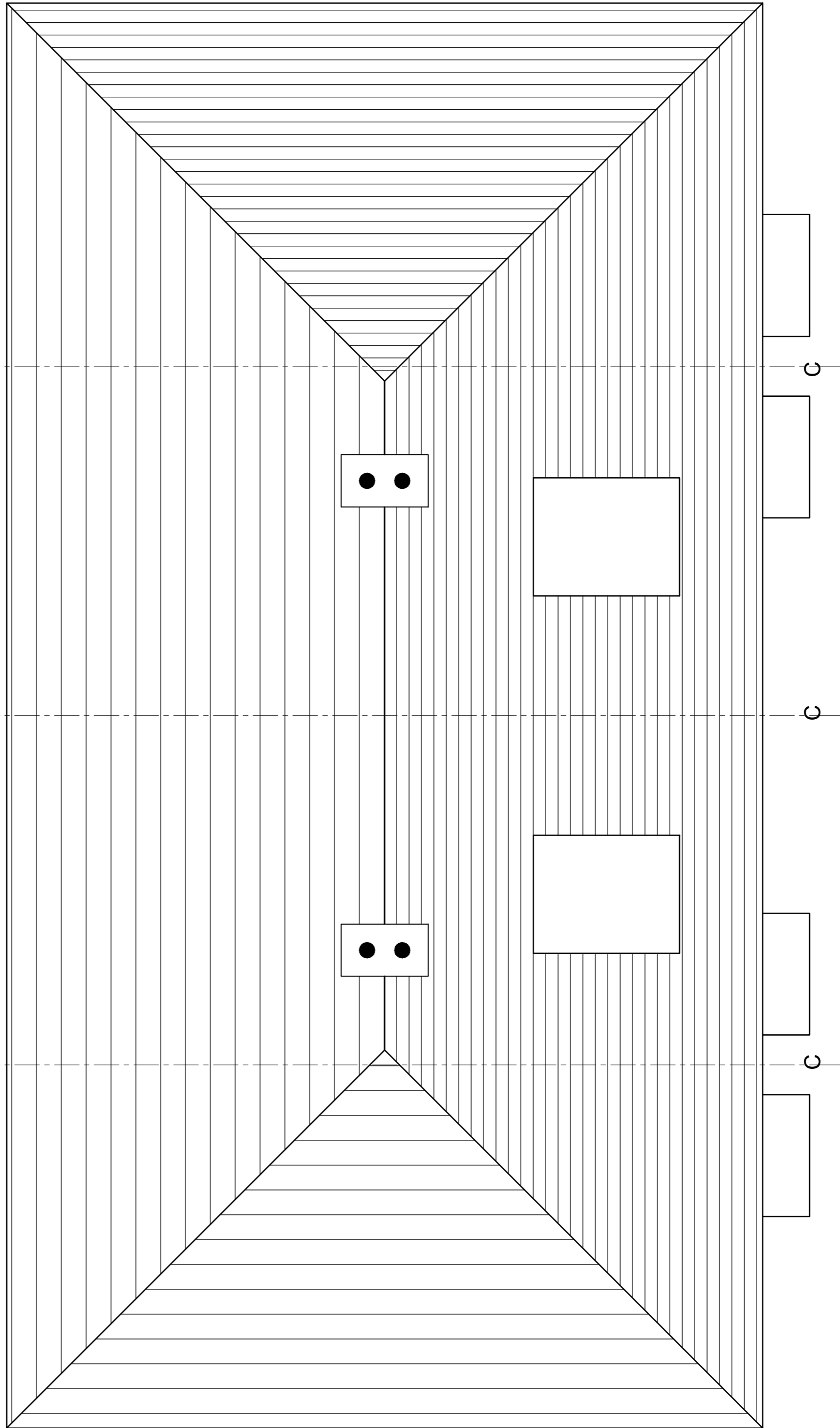


PLOT 31 (2Bed NFA 74sqm) PLOT 30 (3Bed NFA 94sqm) PLOT 29 (3Bed NFA 94sqm) PLOT 28 (2Bed NFA 74sqm)

SECOND FLOOR PLAN
(1:50)

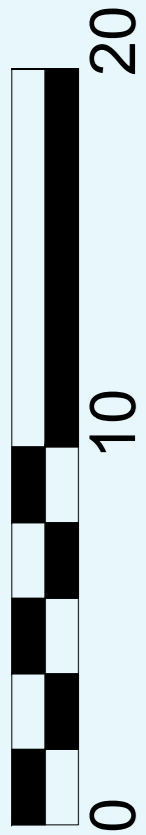


SCALE BAR 1:50



PLOT 31 (2Bed NFA 74sqm) PLOT 30 (3Bed NFA 94sqm) PLOT 29 (3Bed NFA 94sqm) PLOT 28 (2Bed NFA 74sqm)

ROOF PLAN
(1:50)



SCALE BAR 1:200

Notes

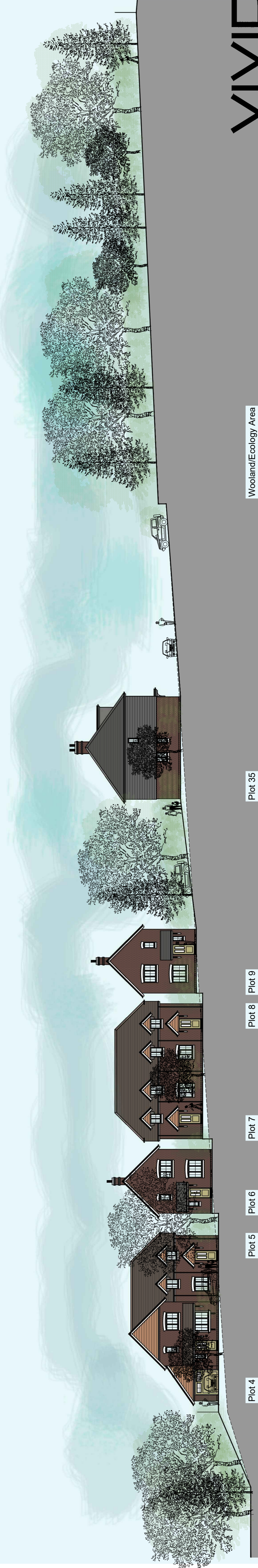
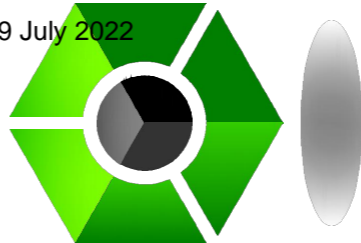
THIS DRAWING IS THE COPYRIGHT OF VIVID DESIGN STUDIO LTD AND MUST NOT BE COPIED, ALTERED OR REPRODUCED IN ANY WAY NEITHER PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN PERMISSION.

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.



PROPOSED STREET SCENE A-A WEST TO EAST LOOKING SOUTH

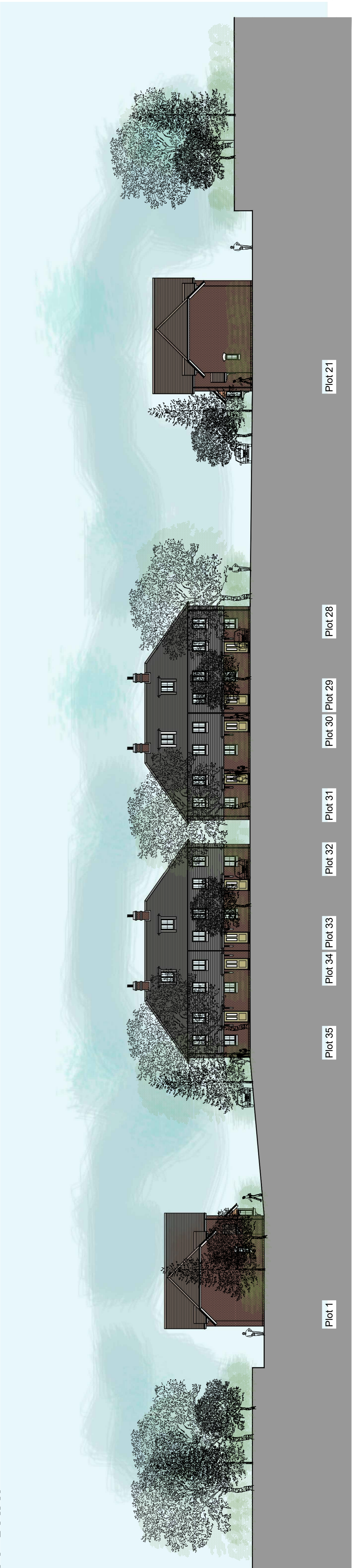
Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022



PROPOSED STREET SCENE B-B WEST TO EAST LOOKING SOUTH
(1:200)

The Barn, Calcot Mount Business Park, Calcot Lane,
Curridge, Southampton, Hampshire, SO32 2BN
Tel: 01489 786670
Email: info@vividdesignstudio.co.uk
Website: www.vividdesignstudio.co.uk

Project:-	Proposed Residential Development Oxlease House Cupernham Lane Romsey Hampshire
Title:-	
Proposed Street Scenes	
Client:-	LandQuest UK (Southern) Ltd
Scale:-	1:200 (@A1)
Drawn By:-	PJD
Checked By:-	
Date:-	01/07/21
Job No:-	190076
Rev:-	31



PROPOSED STREET SCENE C-C SOUTH TO NORTH LOOKING EAST
(1:200)

ITEM 8

APPLICATION NO.	19/02450/VARS
APPLICATION TYPE	VARIATION OF CONDITIONS - SOUTH
REGISTERED	22.10.2019
APPLICANT	Mr John Drew
SITE	7B Lansdowne Gardens (Formerly Part Of 7A), Romsey, Hampshire, SO51 8FN, ROMSEY TOWN
PROPOSAL	Variation of condition 2 and 7 of 18/00567/FULLS (Erection of two bedroom dwelling) to substitute approved plans to amend placement of dwelling and approve landscaping. Remove condition 4 regarding tree protection
AMENDMENTS	20 th November 2019 - Amended site plan received 15 th January 2021 – PIA Kingspan bioefficient certificate submitted 12 th November 2021 – Additional planning statement and foul drainage management plan submitted 8 th June 2022 – amended nitrate neutrality information received 15 th June 2022 – site location plan received
CASE OFFICER	Kate Levey

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application was most recently considered by Southern Area Planning Committee (SAPC), at the request of a local ward member, on 15th March 2022 when it was resolved to:

1.2 **DELEGATE to the Head of Planning and Building subject to the completion of a legal agreement on or before the 4th July 2022, which secures the following:**

1. **A financial contribution towards securing Solent SPA mitigation (nitrates), and**
2. **Payment of a monitoring fee, and**
3. **Review mechanism which will allow the applicant to, following ‘real-world testing’, demonstrate the ‘real-world performance’ of the Bio-Ficient 3 STP which has been installed on site and is in operation and a possible refund of financial contributions.**

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: EXW-03-C, EXW-03-E.**

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

- 2. The space 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 shall be reserved for such purposes at all times.**

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

- 3. The landscaping and planting shall be carried out before the end of the current or first available planting season following this grant of planning permission. The planting shall be maintained to encourage its establishment for a minimum period of five years following the date of this decision. 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 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.

Or,

DELEGATE to the Head of Planning and Building in the event that a legal agreement securing:

- A financial contribution towards securing Solent SPA mitigation (nitrates) has not been completed by 04 July 2022 then REFUSE for the following reason:**

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. In the absence of a completed legal agreement securing the proposed off site mitigation, and monitoring fee, the applicant 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).

- 1.3 The application is presented to SAPC due to a change in material circumstance that has taken place in the interim period and which affect the consideration of the application. This change, see below, represents a new material planning consideration and it is necessary to ensure the Local Planning Authority (LPA) demonstrates that all material planning considerations are considered despite previous resolutions.**

- 1.4 By way of overview, since the committee resolution and whilst the legal agreement was being drafted, updated guidance was issued by Natural England in relation to achieving nitrate neutrality. The revised calculator (version 2) has been applied to the application site and a revised nitrate neutrality statement has been submitted for the Council's consideration. Using this new calculator and guidance the scheme can now demonstrate nitrate neutrality without the need for offsite mitigation and this position has been agreed by Natural England. As such, there is no longer a need for a s106 agreement and officers do not have delegated authority or a committee resolution to issue a decision. It is therefore necessary for the Committee to consider the application in light of this new consideration before a decision can be issued.
- 1.5 This report is an update dealing with an assessment of the revised nitrate neutrality statement. In all other respects, the report to the SAPC on 15 March 2022, and its associated update paper, apply and these can be accessed from the following link;

<https://view-applications.testvalley.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Copies are also attached at the end of this report.

2.0 CONSULTATIONS

- 2.1 Natural England – no objection

3.0 PLANNING CONSIDERATIONS

- 3.1 The main planning considerations are:
- Whether, in considering the guidance contained in the Natural England HRA Advice for Water Quality and Nutrient Neutrality: Solent, as a material planning consideration that has been published since the SAPC meeting on 15th March 2022 the proposed development is considered acceptable.
 - The impact of development on the nature conservation interests of the Solent having regard to the effect of nitrates on those special interests i.e. "nitrate neutrality".
- 3.2 The previous report to the SAPC on 15th March 2022 addressed the main issues of principle and concludes that the proposed development is considered acceptable in principle under policy COM2 of the Test Valley Borough Revised Local Plan 2016 (RLP). The updated Natural England Guidance does not include any new guidance which changes the situation as put forward in the original report. Therefore, in respect of the principle of development, the discussion which leads to the conclusion in the original report, and the resolution to grant planning permission, remains valid.
- 3.3 **Other considerations detailed in the 15th March 2022 SAPC agenda report**
For members information the following list provides the paragraph references for those other material considerations in the original Officer's report to the SAPC (15th March 2022) and associated recommendation to SAPC, and that remain unchanged by the new material considerations:

- Character and appearance (paragraph 8.2 and 8.3)
- Landscaping (paragraph 8.2 and 8.3);
- Ecology and Protected Species (paragraph 8.8);
- Residential Amenities (paragraphs 8.4 – 8.7);

3.4 **Solent and Southampton Water SPA – 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)

3.5 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.

3.6 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 dwelling was originally permitted under 18/00567/FULLS but was not built in accordance with the approved plans and as such the development is unlawful. Neither is it possible to comply with the terms of that planning permission. The issue of Nitrate Neutrality within the Solent region has arisen since that planning permission was granted. It therefore represent a new material consideration that, in respect of the potential for an impact on the European site from the proposal, requires the LPA to place significant weight in the decision making process. Natural England advise that a precautionary approach should be undertaken and the original permission was not lawfully implemented. Therefore, this current (VARS) application is delivering a net increase in the number of dwellings on the site.

- 3.7 Since the application was first presented to Southern Area Planning Committee on 15th March 2022, updated guidance was issued by Natural England. The revised calculator (version 2) has been applied to the application site and a revised nitrate neutrality statement has been submitted. In seeking to achieve nutrient neutrality the applicant has identified that the existing dwelling was served by a septic tank, with potential for the proposed development to provide replacement foul drainage provision of greater performance. To identify the existing nitrate loading from the existing property, a nutrient budget has been calculated using the default value for septic tanks. The result of the calculation identifies that 11.9 kg/TN/yr was generated by the previous foul drainage arrangement. This figure is based on default septic tank value.
- 3.8 To offset this output, the applicant has removed the previous septic tank and installed replacement package treatment plants that will serve both the existing dwelling and the dwelling subject to this application (ie. both 7A and 7B Lansdowne Gardens). A performance certificate provided substantiates the figure of 17.6mg/l and includes the supporting test results.
- 3.9 The future installation, retention and maintenance of this particular type of package treatment plant would be secured through carefully drafted planning conditions which are added to this recommendation. Following the installation of the package treatment plants and the delivery of the improved nutrient treatment rate, it has been identified that the future nutrient loading will be 3.94 kg/TN/yr. Therefore, the proposed scheme will result in an overall reduction of 7.96kg/TN/yr onsite. These figures have been reviewed by Natural England with no objections raised.
- 3.10 The development would not have an in-combination likely significant effect on the interest features of the Solent designated site through water quality impacts arising from nitrate generation. The proposed development is therefore in accordance with advice issued by Natural England on achieving nitrate neutrality, Policy E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2010 (as amended).
- 4.0 **CONCLUSION**
It is clear that the publication of the revised NE Guidance represents a new material consideration compared to the position as it existed when the SAPC met on the 15th March 2022 and though the recommendation is still to grant planning permission the previous resolution of members did not allow the issuing of a decision without the s106 having been signed. However, it is not considered that the revised NE Guidance introduces a materially different approach to considering the planning considerations relevant to this application as outlined above. The proposal does not conflict with the revised NE guidance and the applicant has demonstrated that the development would be nitrate neutral. On this basis there is no reason to reach a different outcome to that of the SAPC on 15th March 2022.

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that “determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 4.2 The proposal would provide 1 additional residential unit towards the Council’s housing land supply. The proposals put forward under this variation of condition application would not result in a development that would provide an adverse impact on the character and appearance of the area, or have a significant adverse impact to neighbouring amenity or designated sites.

5.0 **RECOMMENDATION**

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 location plan, EXW-03-C, EXW-03-E**
Reason: For the avoidance of doubt and in the interests of proper planning.
2. **The space 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 shall be reserved for such purposes at all times.**
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1
3. **The landscaping and planting shall be carried out before the end of the current or first available planting season following this grant of planning permission. The planting shall be maintained to encourage its establishment for a minimum period of five years following the date of this decision. 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 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 proposed Klargest Bioefficient package treatment plants shall be installed to serve both dwellings (both 7A and 7B Lansdowne Gardens) within three months of the date of planning permission being granted. The treatment plants shall be retained and maintained in accordance with the foul drainage management plan dated 12th November 2021, unless otherwise agreed in writing by the Local Planning Authority.**
Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Policy E5 of the Test Valley Borough Revised Local Plan (2016).

5. In the event that either of the approved Klargestor Bioefficient treatment plants are replaced, the replacement package treatment plant/s shall achieve a performance output of 17.6mg/l nitrogen or less, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Policy E5 of the Test Valley Borough Revised Local Plan (2016).

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.
-

Southern Area Planning Committee Report – 15th March 2022

APPLICATION NO.	19/02450/VARS
APPLICATION TYPE	VARIATION OF CONDITIONS - SOUTH
REGISTERED	22.10.2019
APPLICANT	Mr John Drew
SITE	7B Lansdowne Gardens (Formerly Part Of 7A), Romsey, Hampshire, SO51 8FN, ROMSEY TOWN
PROPOSAL	Variation of condition 2 and 7 of 18/00567/FULLS (Erection of two bedroom dwelling) to substitute approved plans to amend placement of dwelling and approve landscaping. Remove condition 4 regarding tree protection
AMENDMENTS	20 th November 2019 - Amended site plan received 15 th January 2021 – PIA Kingspan bioefficient certificate submitted 12 th November 2021 – Additional planning statement and foul drainage management plan submitted
CASE OFFICER	Katie Andrew

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application has been called to Southern Area Planning Committee at the request of a member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located within the settlement of Romsey, within a built up residential area on the edge of Romsey. The site is relatively flat and is set on land lower than the adjacent road access. Budd Lane Industrial Estate is to the north of the site, on the opposite side of the River Test. The northern part of the site lies within both flood zones 2 and 3, whilst the application site itself is within flood zone 1 (low risk of flooding).

3.0 PROPOSAL

- 3.1 The application proposes the variation of conditions 2 and 7 of 18/00567/FULLS (Erection of two bedroom dwelling) to substitute approved plans to amend the placement of dwelling and approve landscaping. Additionally this application seeks to remove condition 4 regarding tree protection.
- 3.2 At the time of the case officer's site visit the dwelling was completed and occupied. The development as built is proposed to be retained, and this application seeks to regularise the current positioning.
- 3.3 The wording of condition 2 of the original application is stated as:
'The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 7451 9A; 7451 6C.'
Reason: For the avoidance of doubt and in the interests of proper planning.'

3.4 The wording of condition 7 of the original application is stated as:

'No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed means of enclosure; car parking layout; hard surfacing materials; where relevant.

Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.

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

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

4.0 **HISTORY**

4.1 18/00567/FULLS Erection of two bedroom dwelling. Permission subject to conditions and notes 07.06.2018

5.0 **CONSULTATIONS**

5.1 Environment Agency – no objection

5.2 Trees – no objection

5.3 Ecology – no objection

5.4 Landscape – no objection

6.0 **REPRESENTATIONS** Expired 18.12.2019

6.1 Parish Council - no comment has been received at the time of writing this report

6.2 X2 letters of objection, summarised as follows:

- The bungalow has been placed too close to the boundary of 94 and 96 Greatbridge Road
- The building does not comply with the original planning permission
- The water treatment system tanks weren't positioned low enough in the ground and stand proud with wooden bedding construction
- Concerns about noise from the sewerage treatment plant and concern that it is positioned too close to the river
- Impact of overlooking to neighbours to the north (specifically to 96 Greatbridge Road) and glare from windows
- Noise impacts

- Concern that bats are present
- The tree report does not take into account a holly bush on the adjacent boundary
- Light pollution
- The enlarged window is out of keeping with surroundings

Concern about the positioning of the dwelling and sewerage treatment works close to the river

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)(TVBRLP)

COM2: Settlement hierarchy

E1: High quality development in the Borough

E2: Protect, Conserve and Enhance the landscape character of the Borough

E5: Biodiversity

LHW4: Amenity

T1: Managing movement

T2: Parking provision

8.0 **PLANNING CONSIDERATIONS**

- 8.1 The original planning permission of 18/00567/FULLS assessed the principle of development, impact to the character and appearance of the area, ecology, drainage impact, amenity, and impact to highways. This Section 73 application seeks minor changes to that planning permission. The changes relate specifically to the positioning of the dwelling as built on the site, and the boundary treatments. The impact on character and appearance of the area, neighbouring amenity and ecology are the main planning considerations in the determination of this s73 application, and these are assessed and discussed below.

8.2 **Character and appearance of the area**

The proposed changes are not considered to result in a detriment to the character of the area. The design of the bungalow as built is still broadly the same as previously considered, and it has a hipped roof with a projection on the north (rear) elevation. However, the access point has been widened and the positioning of the dwelling has moved 1.7 metres to the east, compared to what was originally approved. As per the submitted plans, the dwelling as built measures 94 square metres, and the original dwelling as considered under 18/00567/FULLS was 95 square metres. As the footprint is almost identical it is considered that the proposed footprint remains acceptable in relation to the size of the plot and that the dwelling can therefore be accommodated without resulting in an unduly cramped layout, overdevelopment of the site, or detrimental impact to the character and appearance of the surrounding street scene. The submitted plan (reference EXW – 03) shows that a boundary hedgerow is to be planted along the rear boundary, however from a site visit it was seen that a timber close board fence has been placed along the north and east boundaries, of 1.8 metres in height. The fence is set back from the main

public vantage points and most of the fence is positioned behind the dwelling as viewed from the public vantage points. Given that the fence is viewed in context with the residential properties within a built up area, the fence is not considered to give rise to adverse impacts to the character and appearance of the area.

- 8.3 No objections have been raised from the arboricultural and landscape officers consulted. Given the modest alterations it is considered that the character and appearance of the area is not materially affected. The amendments are considered to be in accordance with policies E1 and E2.

8.4 **Neighbouring amenity**

The original planning permission of 18/00567/FULLS assessed the potential neighbour amenity impacts and this s73 application is not considered to give rise to additional impacts to neighbouring amenity, over and above what was previously considered under the original application. Given that the building has moved 1.7 metres to the east, any additional impact to neighbouring amenity would be experienced mainly by the occupiers of 94a and 96 Greatbridge Road. Under the original application there was 7.1 metres of separation distance between the building proposed and the east boundary. The distance between the west elevation of the dwelling at the application site as built and the corresponding east boundary fence is now 5.4 metres. The boundary treatment is a timber close board fence of 1.8 metres in height which partly screens the development. There are two ground floor windows on the west elevation of 94a Greatbridge Road. However, the development at the application site is single storey, and due to the intervening boundary treatment and the separation distance, it is considered that any neighbouring amenity impact in terms of overlooking, overshadowing or loss of light is sufficiently mitigated, and the development does not give rise to any additional impact over and above what was previously considered.

- 8.5 7, 8 and 9 Lansdowne Gardens are located to the south of the site on the opposite side of the road. There is considered to be a sufficient separation distance between these properties and the site (9 Lansdowne Gardens is located 8 metres to the south of the boundary of the application site). As a result of this, coupled with the low height of the proposal, it is not considered that the proposed dwelling would have any adverse impacts on the amenities of the occupiers of these properties in terms of overlooking, overshadowing or loss of light.

- 8.6 7A Lansdowne Gardens is located to the west and adjoins the site where the access is proposed. The boundary is open with no intervening screening. On the west elevation there is a window serving the sitting room and this is a secondary window, as a larger window on the rear elevation serves the same space. There is also a upvc window and side door which are obscure glazed. Due to these factors, and the separation distance, it is considered that the development would not have any adverse impacts on the amenities of the occupiers of that property in terms of overlooking, overshadowing and loss of light.

8.7 In summary, by virtue of the size (bulk and mass) and design of the proposal, it's position relative to neighbouring property, and the nature of the intervening boundary treatment the proposal would not give rise to an adverse impact on the living conditions of neighbouring properties by virtue of loss of daylight, sun light, or privacy. The proposal is in accordance with Policy LHW4 of the TVBRLP.

8.8 **Ecology**

The original planning permission of 18/00567/FULLS assessed the potential ecology impacts and this s73 application is not considered to give rise to additional impacts to on site ecology over and above what was previously considered. The Ecologist consulted under this application has raised no objection to the current scheme, and has commented that there are no concerns that the development would adversely affect any statutory or locally – designated sites of wildlife importance, or any legally protected or notable species.

8.9 Off site biodiversity: 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 would result in a net increase in residential dwellings within 15km 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) 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.

8.10 To address this issue, Test Valley Borough Council has adopted an interim mitigation strategy whereby a scale of developer contributions of £1,300 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 payment has been received and the application has secured the required mitigation measures, in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. As such, the development would not have an in-combination likely significant effect on the interest features of these designated sites, as a result of increased recreational pressure. The proposed development is therefore in accordance with the Councils adopted 'New Forest SPA Mitigation - Interim Framework', Policy E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2010 (as amended).

8.11 Off site biodiversity: 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)
-

8.12 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.

8.13 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 dwelling was originally permitted under 18/00567/FULLS but was not built in accordance with the approved plans and as such the development is unlawful. Neither is it possible to comply with the terms of that planning permission. The issue of Nitrate Neutrality within the Solent region has arisen since that planning permission was granted. It therefore represent a new material consideration that, in respect of the potential for an impact on the European site from the proposal, requires the LPA to place significant weight in the decision making process. Natural England advise that a precautionary approach should be undertaken and as the original permission was not lawfully implemented. Therefore, this current (VARS) application is expected to deliver a net increase in the number of dwellings on the site.

- 8.14 The application is supported by a Kingspan certificate which states 99% nitrate efficiency. However, this efficiency rate is unusual and confirmation has been received from Natural England that they would require evidence in the form of test result documents from the lab and / or measured effluent concentrations from actual, real world applications to be provided, in addition to the covering certificate already provided. The applicant has explained that the manufacturer's test results would differ by the day, and so far it has not been possible to get real world test results. For this reason an efficiency rate of 0% has been assumed, as per the precautionary approach advised by Natural England.
- 8.15 Nitrate neutrality figures have been presented to the agent. Using the methodology provided by Natural England it was calculated that the development would result in a nitrate budget of 15 kg/N/yr. This calculation is based on the default value of 0% efficiency.
- 8.16 The applicant has submitted a nitrate neutrality statement (Ken Parke Planning Consultants, 12th November 2021) which concludes that no nitrate mitigation is required. The statement sets out that the original planning permission did not require a nitrates mitigation contribution, and the development has been implemented, albeit in a manner in breach of the plans condition, and has subsequently been brought into use. The statement further argues that as the dwelling is erected and completed, the impacts of the dwelling are no different such that there will be unacceptable harm arising from the dwelling and therefore there is no impact in terms of nitrate neutrality.
- 8.17 However, TVBC as the competent authority do not agree with the conclusions of the submitted nitrate neutrality statement, as it is considered that nitrate mitigation is required in this instance. Additionally, informal advice has been sought from Natural England and an unsupported 99% efficiency rating is unusual and should be supported by real world testing results. Natural England advise a precautionary approach, and because real world efficiency rates haven't been provided it has not been possible for the competent authority to conclude what the likely impact to designated sites would be within the Habitats Regulations Assessment.
- 8.18 As such, the proposed development could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of evidence that the development is nitrate neutral and in the absence of a completed legal agreement to secure any mitigation, the Council is not satisfied 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).

9.0 **CONCLUSION**

- 9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that “determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 9.2 The proposal would provide 1 additional residential unit towards the Council’s housing land supply. This is the principle benefit of the scheme. However, the Council can already demonstrate a 5 year supply of housing land.
- 9.3 The proposals put forward under this variation of condition application would not result in a proposal that would provide an adverse impact on the character and appearance of the area, or have a significant adverse impact to neighbouring amenity.
- 9.4 As set out above, the proposal would not accord with policy E5 or COM2. In the absence of evidence that the development is nitrate neutral and in the absence of a completed legal agreement to secure any mitigation, the Council is not satisfied that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site. The Council is not persuaded that the benefit of the scheme (retention of one dwelling) would outweigh the harm identified. Furthermore the proposal would result in conflict with the Conservation of Habitats and Species Regulations 2017 (as amended).

10.0 **RECOMMENDATION REFUSE**

1. **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. In the absence of a completed legal agreement securing the proposed off site mitigation, the applicant 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).**

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.**

Southern Area Planning Committee Update Paper – 15th March 2022

APPLICATION NO.	19/02450/VARS
SITE	7B Lansdowne Gardens, Romsey
COMMITTEE DATE	15 th March 2022
ITEM NO.	7
PAGE NO.	11 - 21

1.0 NITRATES

- 1.1 In the present case, it is considered that the proposed additional dwelling is likely to result in an increase in nitrate deposits entering the mains sewerage system and in turn, the treated effluent will be deposited in the Solent and Southampton Water SPA.
- 1.2 In response to the ongoing issue relating to nitrates entering the Solent, the Council has implemented a strategic nitrate offsetting mitigation scheme. This scheme is funded by developer contributions and will secure the offsetting of agricultural land previously used as a pig farm located at Roke, Awbridge. The contributions will ensure that the land is restored and maintained so that a substantial reduction in nitrate loading within the Solent catchment can be achieved. The offsetting scheme and management plan has been agreed with Natural England.
- 1.3 The Council has purchased ‘credits’ from Roke Manor Ltd, the landowner of the offsetting site. A credit is a tariff which has been calculated based on the cost of implementing and maintaining the strategic offsetting scheme per kg/TN/yr saved. The applicant for this proposal has now agreed to purchase the credits required to demonstrate that the development would achieve nitrate neutrality. As a result, an appropriate assessment has been forwarded to Natural England for their consideration and they have agreed with the proposed mitigation. The applicant has confirmed that they would be willing to enter into an appropriate legal agreement to secure the required mitigation – and has agreed that the payment would be based on a worse case calculation of nitrate loading. Subject to the completion of a legal agreement, it is considered that there would be no adverse effect on the integrity of the designated sites with respect to nutrient neutrality. The proposals are therefore considered to comply with policy E5 of the RLP.
- 1.4 The applicant has however requested that the s106 agreement includes a review mechanism which will allow the applicant to, following ‘real-world testing’, demonstrate the ‘real-world performance’ of the Bio-Ficient 3 STP which has been installed on site and is in operation. Unlike other package treatment plants on the market there is no real world testing data for the model installed on site. Such a request for a review mechanism is not unreasonable and there is a possibility that the treatment plant is more efficient at stripping nitrates than the figure quoted within the Council’s Appropriate Assessment, as the figures quoted are a cautionary approach based on Natural England’s latest guidance. If the package treatment plant is more efficient than suggested in the Appropriate Assessment too many nitrates will have been offset compared to

the impact.

- 1.5 However, the application is retrospective and the property is currently occupied and could be contributing to the nitrates problem within the Solent SPAs. As such it is necessary to have a quick resolution to this application. Therefore, it is appropriate to have a dual recommendation- of permission, but were the s106 agreement not to be signed in a timely manner planning permission would be refused.

1.6 PLANS

A copy of the layout granted planning permission under application 18/00567/FULLS is attached to the update paper.

2.0 CHANGE TO RECOMMENDATION

2.1 RECOMMENDATION A

DELEGATE to the Head of Planning and Building subject to the completion of a legal agreement on or before the 4th July 2022, which secures the following:

- 01. A financial contribution towards securing Solent SPA mitigation (nitrates), and**
- 02. Payment of a monitoring fee, and**
- 03. Review mechanism which will allow the applicant to, following 'real-world testing', demonstrate the 'real-world performance' of the Bio-Ficient 3 STP which has been installed on site and is in operation and a possible refund of financial contributions.**

then PERMISSION subject to conditions and notes:

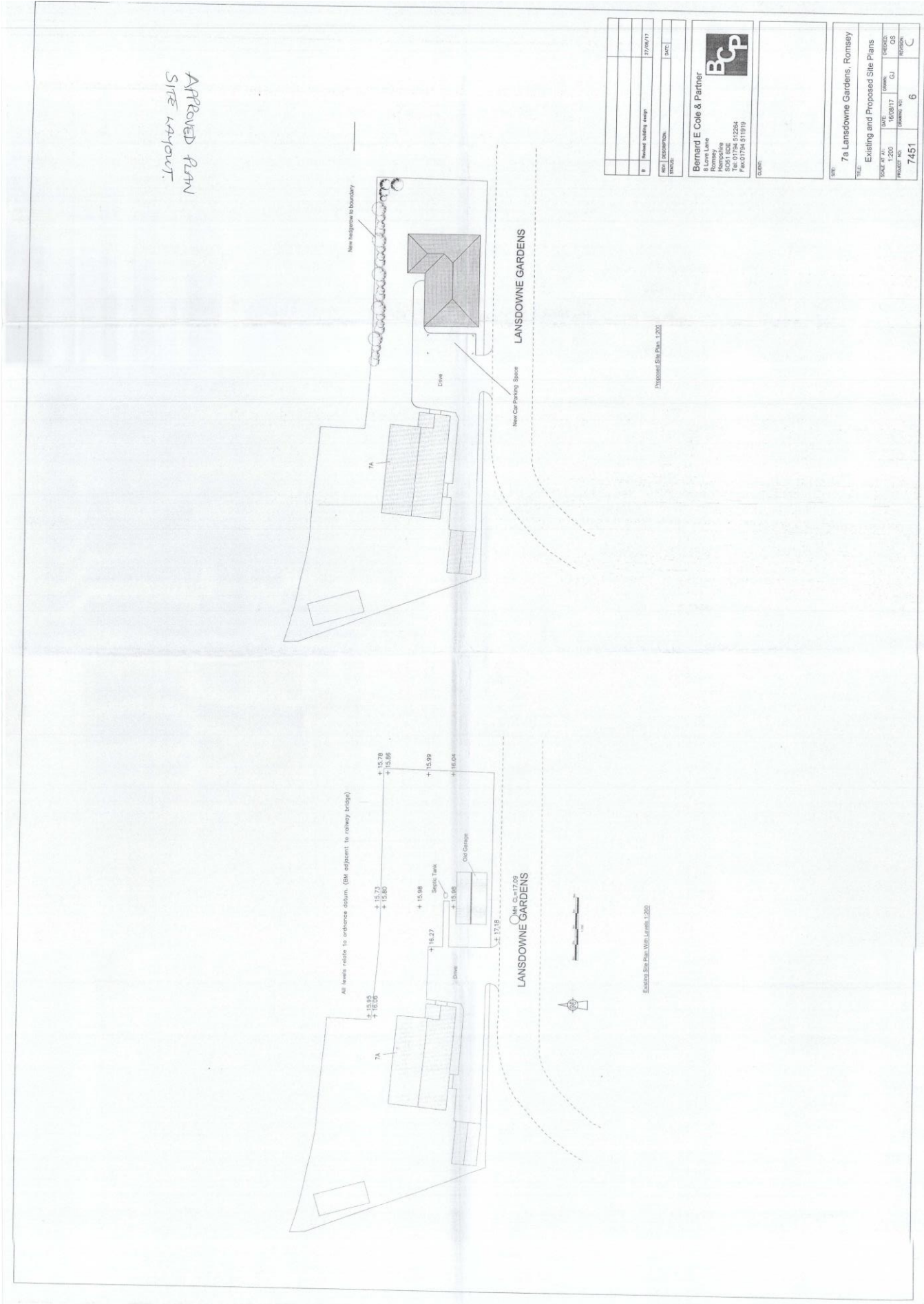
- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: EXW-03-C, EXW-03-E
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 2. The space laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan shall be reserved for such purposes at all times.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1**
- 3. The landscaping and planting shall be carried out before the end of the current or first available planting season following this grant of planning permission. The planting shall be maintained to encourage its establishment for a minimum period of five years following the date of this decision. 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 improve the appearance of the site and enhance the character of the development in the interest of visual amenity and**

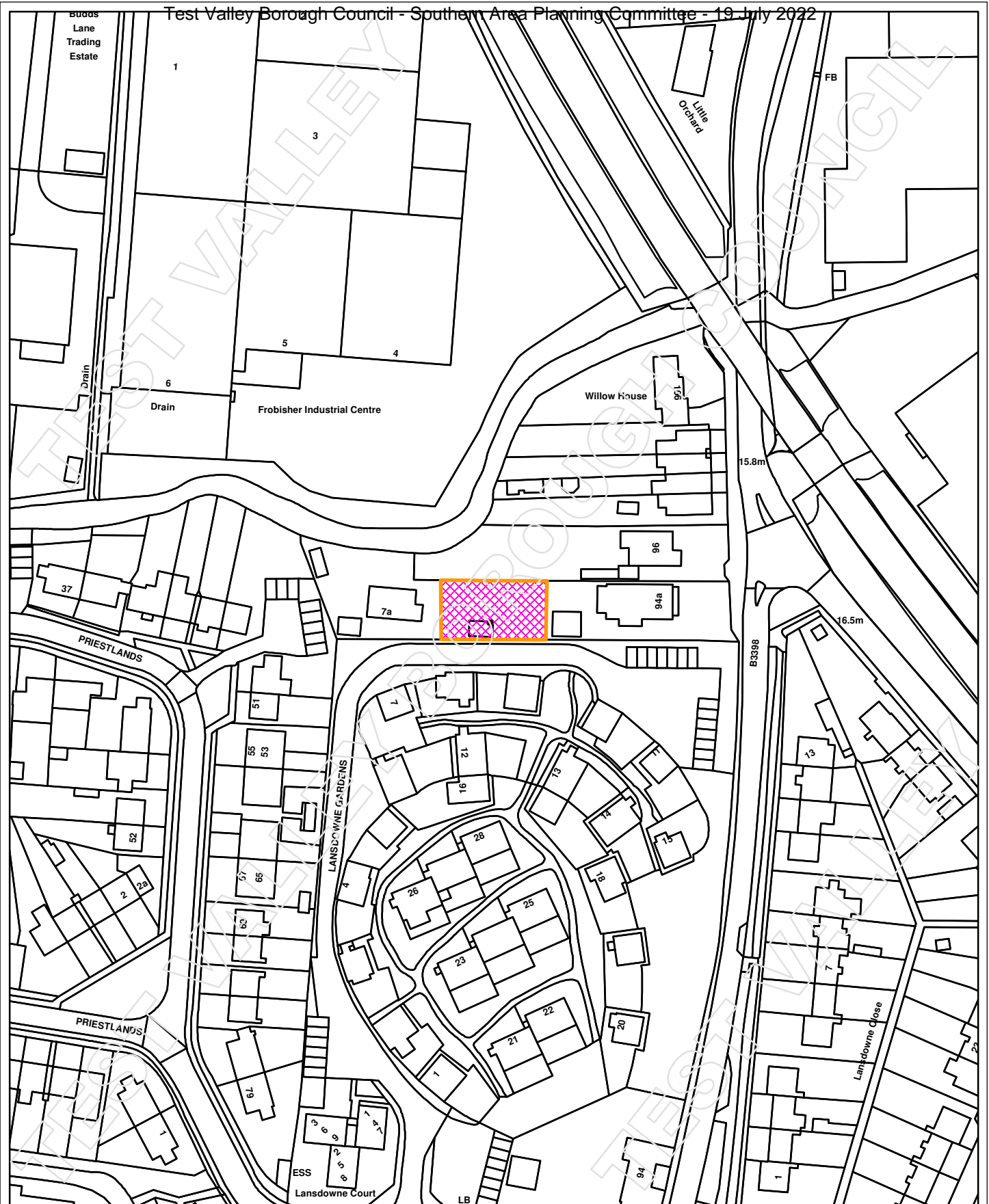
contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

2.2 RECOMMENDATION B

DELEGATE to the Head of Planning and Building in the event that a legal agreement securing:

- **A financial contribution towards securing Solent SPA mitigation (nitrates) has not been completed by 04 July 2022 then REFUSE for the following reason:**
 1. **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. In the absence of a completed legal agreement securing the proposed off site mitigation, and monitoring fee, the applicant 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

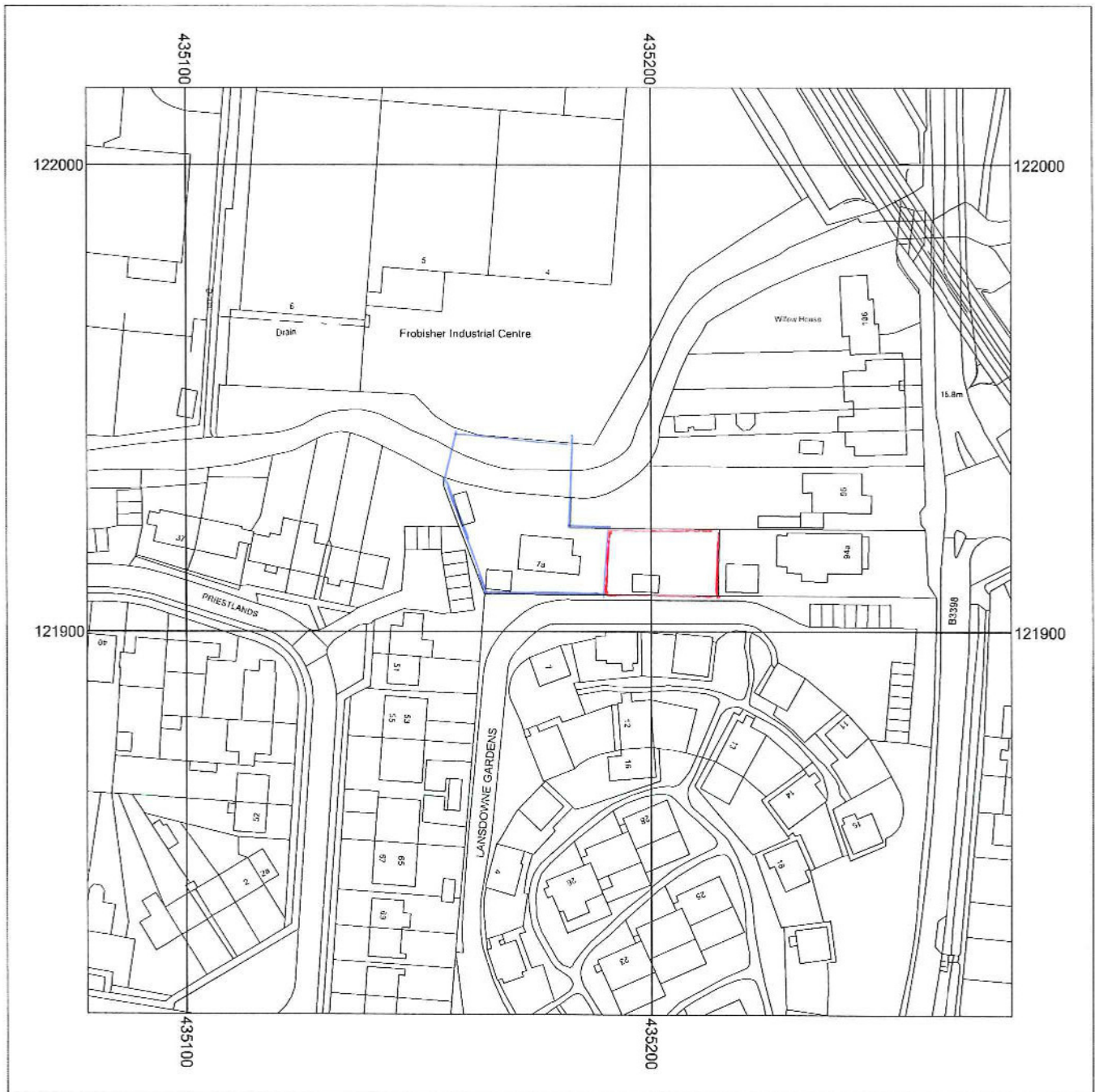
Test Valley
Borough Council

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.

19/02450/VARS

NATIONAL
MAP CENTRE

OS Plan B&W



Metres
0 5 10 20 30 40 50

Scale: 1:1250



7a Lansdowne Gardens
Romsey
SO51 8FN

Supplied by: National Map Centre
License number: 100031961
Produced: 27/03/2017
Serial number: 1817756

Plot centre co-ordinates: 435178,121917
Download file: bcole_7alansdowne.zip
Project name: bcole_7alansdowne

Produced from the Ordnance Survey National Geographic Database and incorporating survey revisions available at this date. © Crown copyright 2016. Reproduction in whole or in part is prohibited without prior permission of the Ordnance Survey. Ordnance Survey and the OS symbol are trade marks. The representation of a road, track or path is no evidence of a right of way. The representation of features as line is no evidence of a property boundary.

This drawing is the copyright of PBM Architectural Designs and may not be copied, altered or reproduced in any way whatsoever, neither passed to a third party without their written authority.

Dimensions to be checked on site prior to commencing any works. Any discrepancies should reported to the project Architect immediately.

Do not scale these drawings.

NOTES

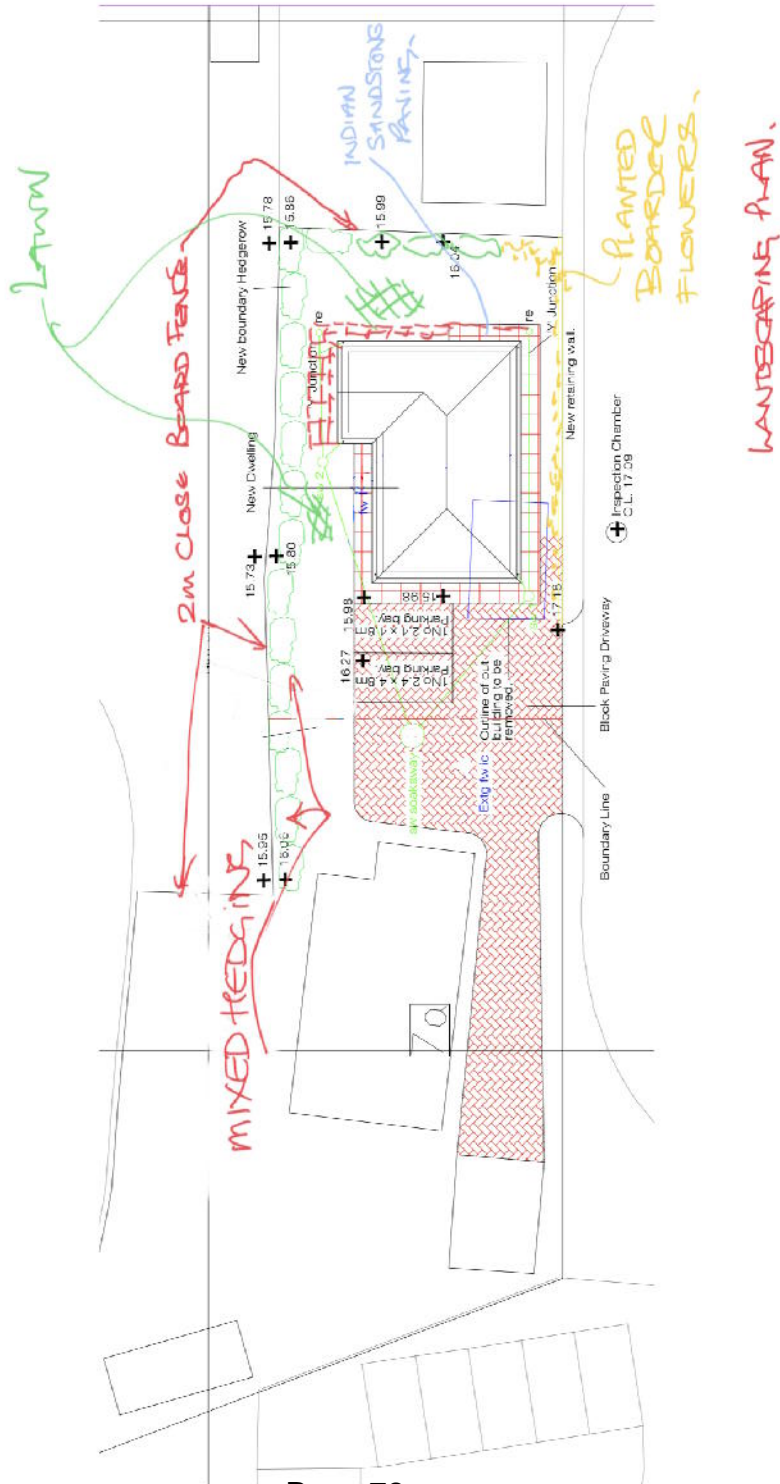
1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525



- B&B Architectural Designs**
- Sandlands Way
Wynthe
Huddersfield
West Yorkshire
DA5 3HH
Tel: 02380 879071
Fax: 02380 879071
Mobile: 07891 626 863
Email: paul.morson@btinternet.com

27921

NOTES



ITEM 9

APPLICATION NO.	21/03600/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	09.12.2021
APPLICANT	Mr Stuart Wilson
SITE	109A Winchester Road, Romsey, SO51 8JF, ROMSEY TOWN
PROPOSAL	Erection of 8 dwellings and access road
AMENDMENTS	FRA – 16.12.2021 Drawings with design changes – 12.01.2022 03 F 09 A 08 D 01 T Transport Statement addendum – 07.03.2022
CASE OFFICER	Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application has been called to Southern Area Planning Committee by Local Ward Members in the public interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The proposed site is located within Romsey town to the rear of properties on Winchester Road and Tadfield Road. The site is accessed from Winchester Road through an existing entrance adjacent to the recently closed Cycle World store. The railway line is located in an elevated position to the north of the site. The land is currently laid to grass and hardstanding. Also present on site is an unmaintained garage block.

3.0 PROPOSAL

- 3.1 Erection of 8 dwellings and access road
- 3.2 Details of dwellings proposed as follows:
Plot 1
Two storey detached dwelling
4 bedroom
Natural slate roof
Stock facing brick
Cederal cladding
Powder coated aluminium windows

Plots 2 and 3

Two storey detached dwelling
4 bedroom
Natural slate roof
Stock facing brick
Cederal cladding
Powder coated aluminium windows

Plots 4 – 8

1 x coach house – 2 bedroom
2 x two storey semi-detached pairs with room in roof space - 3 bedroom
Plain clay tile
Stock facing brick
Cederal cladding
Powder coated aluminium windows

4.0 HISTORY

- 4.1 21/02619/FULLS - Erection of 9 houses 4 x 4 bed detached and 5 x 3 bed semi-detached and terrace, new access road – Refuse for the following reasons:

- 01. The proposed development, as a result of the back land location and shape of the site, would result in an overdeveloped and contrived form of development that would introduce nine additional dwellings with plot sizes at a smaller scale and size than is common within the neighbouring properties at Winchester Road and Tadfield Road. The size, scale and mass of the dwellings and the resultant private garden areas would not complement, respect or integrate with the character of the area. The proposal is therefore contrary to Policy E1 of the Test Valley Borough Revised Local Plan (2016).*
- 02. The proposed development would result in direct views from the proposed first floor windows at plots 1 – 3 towards the private rear gardens of neighbouring properties on Winchester Road. Such views would be at a distance where the privacy of the existing occupiers of the properties at Winchester Road would be adversely affected contrary to policy LHW4 and COM2 of the Test Valley Borough Revised Local Plan 2016.*
- 03. The proposed development, by reason of its height, siting and scale together with the perception of direct overlooking from the first floor windows on the southern elevation would result in an unacceptable enclosing and overbearing impact on all neighbouring properties at Tadfield Road which are adjacent the site with particular concern in respect of the presence of plot 1 across the entire rear aspect of number 10 Tadfield Road and plot 3 across the entire rear aspect of number 20 Tadfield Road. As a consequence, the proposed development does not sufficiently provide for the amenity of these neighbouring properties, contrary to Policies LHW4 and COM2 of the Test Valley Borough Revised Local Plan (2016).*

04. *The proposed development would result in the proposed private outdoor amenity space at Alamaur to be in shadow for a large majority of the day and result in the presence of the two storey side elevations of both plots 4 and 7 being sited immediately adjacent the amenity spaces boundaries. This would create an unacceptable enclosing and overbearing impact on this neighbouring property. As a consequence, the proposed development does not sufficiently provide for the amenity of this neighbouring property, contrary to Policies LHW4 and COM2 of the Test Valley Borough Revised Local Plan (2016).*
05. *The proposed development, by reason of the provision of 9 dwellings across the site, would result in garden areas that are not of an adequate size and its layout would not provide the necessary amenity to future occupants. The garden areas would also be subject to an unacceptable level of overshadowing throughout the day. As a consequence, the proposed development does not sufficiently provide for the amenity of this neighbouring property, contrary to Policies LHW4 and COM2 of the Test Valley Borough Revised Local Plan (2016).*
06. *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.*
07. *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).*
08. *The site lies within close proximity to the New Forest SPA which is designated for its conservation importance. In the absence of a legal agreement, the application has failed to secure the required mitigation measures, in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of this designated site, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Policy E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2010 (as amended).*

09. 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).

5.0 CONSULTATIONS

5.1 Highways – No Objection subject to condition

5.2 Natural England – No Objection subject to securing Nitrate Neutrality mitigation

5.3 Network Rail – Comments

Due to the close proximity of the proposed works to Network Rail's land and the operational railway, Network Rail recommends that the applicant / developer engages with Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionWessex@networkrail.co.uk prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise onboard to enable approval of detailed works. More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>.

Where applicable, the applicant / developer must also follow the attached Asset Protection informatives which are issued to all proposals within close proximity to the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).

5.4 Ecology – No Objection subject to conditions and notes

5.5 Landscape – Comment

Hard and soft landscape comments. Landscape details to be conditioned.

5.6 Environmental Health – Comments and suggested conditions

5.7 Refuse – Comments

Provided the turning is on site for the size tracked the Council should be able to provide an onsite collection either in the form of the current vehicle or as an addition to the narrow access vehicle route

6.0 **REPRESENTATIONS** Expired 21.03.2022

6.1 Romsey Town Council – Objection

The height of the 3 detached dwellings on the application are overbearing in relation to dwellings in Tadfield Road and will impact on their amenity.

6.2 2, 12, 14, 16, 18, 20, 22, 24, 46, 50 Tadfield Road, 117, 121 Winchester Road – Objection (Following submission of revised plans - Summarised)
Overdevelopment

- This alteration of the roof height does not lessen the overdevelopment of the proposed site and its environmental impact. Therefore I stand by my reasons (11 January 2022) in opposing this planning application.
- I note that some amendments have been made to these plans and so I wish to lodge my further objection to the development on the grounds that there will be a significant detrimental impact to myself and also my neighbours in properties in Tadfield Road who also back onto the proposed three detached houses. The new plans do nothing to mitigate the objections that have I have submitted previously.
- The new plans have attempted to address the issue of the height of the dwellings. However, in doing so other problems have arisen. The proposal to extend the first floor of plots 2-3 in line with the ground floor only exacerbates the problem of the close proximity of the buildings to the main living areas of homes in Tadfield Road (myself at no.20 included), creating a claustrophobic and overbearing feeling. Secondly skylights have now appeared in the plans which look directly at the houses along Tadfield Road and this shows a further disregard for my privacy and that of my neighbours.
- With specific regards to the amendments to Plots 1-3 with the new design to lower the roof height. This is actually the worse possible outcome for my property as I will be totally overwhelmed by the rear facade of Plot 2. I appreciate that there is no right to a view but my entire view and that extending behind no 20 Tadfield Road, will be a brick/clad wall which will have a significant detrimental impact on enjoyment of my amenity. My rear ground floor is my primary living space. In my previous comments I was concerned at the proximity of the ground floor of Plot 2 to the boundary of my house being around 13 metres in total. The new design extends the 1st floor and so will bring this wall much closer to my boundary. The distances are not indicated on the new plans as they were for the previous set but by my calculations extend the first floor by around 2.5 metres which will overbear my property. The various configurations of the properties across the different plans demonstrate the unsuitable nature of this plot to accommodate the number of houses without having a severe detrimental impact on the existing properties on both Tadfield Road and Winchester Road. With each redesign as the impact on one home is marginally lessened the impact on other homes significantly increases.

- They do not in any way satisfy my original objections to this development which will be crammed into such a tiny space and will dominate the gardens of Tadfield Rd. overwhelming and severely affecting our amenity. The tinkering by the architect with the plans is becoming tedious and demonstrates a total lack of understanding of what the real issues are that concern the residents of both Tadfield Rd. and Winchester rd. Nothing in the amended plans goes anywhere near meaningfully addressing or alleviating them. The harsh landscaping is the same which will see an obliteration of the different bird species now abundant in the trees bordering our properties. The access road is the same: - too narrow for access vehicles to function safely and the facility for parking still inadequate.
- I am (once again) objecting very strongly to amended proposals submitted by the developer which were submitted after the deadline for comments had passed. It would appear that the main design alteration of plot 1 is to reduce the ridge height by approximately 50cm (20 inches), however, this is misleading when viewed from the south east elevation. It is more relevant to look at the lower ridge as this has a greater impact on the view from no 10 & no 12 Tadfield Road. This ridge has actually been increased in height by 4 cms. As the height of the houses was one of the main reasons for the original plan failing, I cannot see how these plans are any more acceptable than before. I also want to stress again that the measurement of distance between plots 1-3 and the rear of the houses in Tadfield Road is incorrect as the extensions to (most) of our houses has not been taken into account

Overlooking

- An extra window has also been added to the first floor of plot one overlooking Winchester road properties reducing privacy. If only the developers had some way to communicate with the local residents

Trees

- In addition I wish to comment on the Tree survey. This refers to the sycamore trees that fall within my boundary and recommends they are felled. I will not agree to this as retaining the trees is the only way to soften the impact of the close proximity of Plot 2. With regards the statement that new planting will be carried out, this will not be to the height or maturity to screen my view and so is not acceptable to me.

6.3 2, 12, 14, 16, 17, 18, 20, 22, 26, 50 Tadfield Rd, 1x unknown email – Objection (summarised)

Overdevelopment

- Already dense occupancy but to fill the green space between Winchester and Tadfield Roads, in spite of the reduction of one property, is still over-development.
- I believe a maximum of 2 detached houses would be suitable for the size of the plot.

- The plan to build 8 houses in a very small space feels like over development of an already very urbanised area of Romsey. Winchester Road is an area sparse of trees and greenery and this development would further the problem by removing more trees and the remaining green space.

Overlooking and overshadowing

- The height of the proposed houses will overlook and overshadow existing properties and their gardens, depriving them of privacy and loss of light; they will cast shadow on the Winchester Road gardens except in the height of summer.
- The new proposed plans now show Plot 3 is back across our entire boundary, set back a very short distance from our boundary fence with upper windows overlooking our garden. This will result in a lack of privacy. Like all the houses along Tadfield Rd our primary living space is to the rear of our house (no.22). We have no side or rear access to our back garden

Overbearing impact

- Their presence and location will be overbearing and impact on our ability to use and enjoy our ground floor rooms and garden and whilst the plans have removed the house that was directly behind mine, I will still be impacted by plot 1 and the neighbouring properties on Tadfield road by plots 1-3.
- The very close vicinity of such a large house will be both dominant and overbearing and not in keeping with or integrate with the character of existing properties in the area.

Design

- The design and materials used for the new development are not in keeping with buildings in the surrounding area which is an area dating back to Victorian times.

Ecology

- The present 'green' character will be removed, affecting biodiversity and wildlife.
- Although bats were not perceived to be nesting on the proposed site they are certainly nesting in the vicinity and the development will impact on their foraging. In the evenings, when in our gardens during the summer they are a common sight.
- The new plans do not compensate for the biodiversity of this site.

Landscaping

- I am also concerned about the tree that is proposed directly behind my boundary (no.20 Tadfield Road). Firstly it is not appropriate to plant a tree that close to a boundary as the roots will encroach into my garden. There is also a brick wall to the rear of my property and in time the roots will disturb the boundary structure. I assume this tree is to reduce the overbearing impact of the proposed dwelling metres from home, although I would question the length time it would take obscure the proposed building.

Trees

- The destruction of the existing trees and hedges and the displacement of animals, together with the time required for any new plants to mature would mean a huge reduction in habitat for a long period of time. I would urge you to consider protecting the trees there are on site and adjusting the plans to accommodate them. This would maintain a reasonable number of trees in what is currently a pleasant green corridor in an area mostly devoid of tree cover.

Contamination

- This site was previously contaminated as found in the developers findings and how these contaminants will be managed is unclear.

Drainage

- I have concerns about drainage with surface water and sewerage feeding into systems that are already old and seek assurance that full investigations have taken place to ensure the additional properties will not overburden the existing infrastructure.
- The area is low-lying – water finding its level off Winchester Hill and the railway embankment. Drainage/sewerage will be put under pressure and there appear to be inadequate soakaways, especially at the western end.

Traffic / parking

- There will be increased traffic on the busy Winchester Road and especially the impact of additional traffic movements onto and off of the new development. Also where will visitors/ extra cars park as there is no room for overflow parking on the new site which will then push more cars onto other roads such as Tadfield road and we already experience a lot of parking congestion from both Winchester and Botley road residents.
- The plans show no provision for visitor/tradesmen parking, nor adequate space for vehicles to pass on the access road. On-road parking not an option, in order for service and emergency vehicles access. Due to lack of on-road parking in Winchester Road, Tadfield Road, already at maximum capacity is used as overspill, even parking on the oval green at the end of Tadfield Road, impacting on myself and neighbours. I see nothing in the plans about the access onto the main but narrow Winchester Road (A3090), just a few metres from a mini-roundabout. A very dangerous situation for vehicles and also for pedestrians trying to cross the main road to enter the site.

Lighting

- If the development goes ahead I would like to see restrictions put in place to prevent high level and bright street lighting and that planting is included to retain wildlife.

Maintenance

- I note that the application contains proposals to improve the environmental value and appearance of the existing hedge boundary. Who will retain responsibility for on-going up keep of this please?

Engagement with neighbours from developer

- It's disappointing to see that there has still been no proactive engagement with residents. Considering all of the addresses of those objecting are publicly available, a letter or email to discuss our concerns would be a strong step forward.

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 boundary

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 standard

7.3 Supplementary Planning Documents (SPD)

Romsey Town Design Statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the surrounding area
- Impact on neighbouring properties
- Noise and vibration
- Highway safety and parking provision
- Ecology
- Nitrate Neutrality
- Water Management
- Planning Balance

8.2 **The principle of development**

The site is situated within the Romsey settlement boundary as defined in the Test Valley Borough Revised Local Plan 2016 (RLP). As a result, provided the proposed development complies with the other relevant policies of the RLP, it would be acceptable in principle.

8.3 **Impact on the character and appearance of the surrounding area**

The site is located within Romsey to the rear of properties on the Winchester Road and Tadfield Road. The site is accessed from Winchester Road through an existing entrance adjacent to the recently closed Cycle World store. The railway line is located in an elevated position to the north of the site. The site is not within the Romsey Conservation Area and no Listed Buildings are present

on site or immediately adjacent to it. The site is relatively flat and is mainly laid to grass with some storage buildings proposed to be demolished. There are two existing dwellings at either end of the land - Priestlands and Alamaur which are proposed to be retained. The rear garden boundaries of the neighbouring properties are generally fenced with walls of a maximum height of 2m with sporadic hedging and trees.

- 8.4 The site is not seen from Winchester road itself, but the site is surrounded by the existing, mostly residential development on neighbouring roads. It is a constrained site by virtue of its access, shape, size and boundaries. Whilst this space is within an urban area, garden vegetation is very much part of the surrounding character seen in gardens and frontages in the locality.
- 8.5 The properties surrounding the site are all two storey dwellings and the dwellings on Winchester Road are predominantly Victorian. The Romsey Town Design Statement sets out that the dwellings are brick built with pitched, slate roofs, with a number having added extensions to the rear or in the loft space. The properties on Tadfield Road are much later in style. The Design Statement sets out that there are 62 dwellings within this area built over a 20 year period. All dwellings are of a similar age and of a similar appearance when viewed from the public realm, but most have replaced their original crittall windows with UPVC and benefit from a variety of extensions.
- 8.6 This application under consideration is for 8 houses in total. To the Northern end of the site, adjacent to the railway line, three 3 bedroom semi-detached properties and one two bedroom coach house are proposed. Three 4 bedroom detached properties are located across the southern boundary.
- 8.7 One of the reasons for refusal previously given on this site is as follows:
- The proposed development, as a result of the back land location and shape of the site, would result in an overdeveloped and contrived form of development that would introduce nine additional dwellings with plot sizes at a smaller scale and size than is common within the neighbouring properties at Winchester Road and Tadfield Road. The size, scale and mass of the dwellings and the resultant private garden areas would not complement, respect or integrate with the character of the area. The proposal is therefore contrary to Policy E1 of the Test Valley Borough Revised Local Plan (2016).*
- 8.8 This current proposal offers a reduction in dwellings by one unit and revised designs and layout. The changes and resultant outcomes are discussed further below through the two different areas of the development site.

8.9 Average plot sizes (approx. measured on Council mapping and using information provided within the application submission)

Existing properties	Plot size (HA)
115 Winchester Road	0.018
117 Winchester Road	0.019
119 Winchester Road	0.019
121 Winchester Road	0.025
123 Winchester Road	0.029
125 Winchester Road	0.024
127 Winchester Road	0.019
129 Winchester Road	0.017
AVERAGE	0.021
109a Winchester Road (Priestlands)	0.043
Alamour Winchester Road	0.034
AVERAGE	0.038
10 Tadfield Road	0.018
12 Tadfield Road	0.024
14 Tadfield Road	0.024
16 Tadfield Road	0.017
18 Tadfield Road	0.016
20 Tadfield Road	0.030
22 Tadfield Road	0.026
AVERAGE	0.022
OVERALL AVERAGE ACROSS ALL NEIGHBOURING PROPERTIES	0.023

8.10

<u>Proposed Properties Refused application (21/02619/FULLS)</u>	Plot size (HA)
Plot 1	0.026
Plot 2	0.024
Plot 3	0.024
Plot 4	0.016
AVERAGE ACROSS DETACHED PLOTS	0.025
Plot 5	0.008
Plot 6	0.009
Plot 7	0.012
Plot 8	0.015
Plot 9	0.012

8.11	AVERAGE OVERALL ACROSS PROPOSED DWELLINGS	0.016
	<u>Proposed Properties current application</u>	Plot size (HA)
	Plot 1	0.03
	Plot 2	0.03
	Plot 3	0.03
	AVERAGE ACROSS DETACHED PLOTS	0.03
	Plot 4	0.02
	Plot 5	0.02
	Plot 6	0.01
	Plot 7	0.02
	Plot 8	0.02
	AVERAGE OVERALL ACROSS PROPOSED DWELLINGS	0.0225

8.12 It is considered that overall the plot sizes are comparable with those in the locality. The proposed detached plots are on average slightly larger than neighbouring examples. Previously the plot sizes were not considered to be substantial enough to successfully accommodate the proposed 4 bed dwellings over three floors. As a result of the current amendments this proposal removes one unit from this row of proposed dwellings allowing for greater space around each plot. The garden areas for the dwellings are sited to the rear and side of the dwellings with a car port and two parking spaces also provided for each property. The size of the dwellings has also been reduced and the designs altered resulting in the successful integration of the three proposed detached dwellings. The further 5 smaller dwellings have also been amended to ensure all of the dwellings have access to outside space whilst providing small front garden areas and allocated parking. These plot sizes have been increased but are still marginally smaller than the surrounding locality.

8.13 In this town centre location it is considered that the development ensures appropriate housing is delivered making efficient use of the land whilst respecting the character and appearance of the surrounding area. The proposal is considered to be in accordance with policy E1 of the Test Valley Borough Revised Local Plan (2016).

8.14 Impact on neighbouring properties

115 to 129 Winchester Road

These neighbours are sited to the north of the site in terrace rows, the properties are Victorian in style and due to the terrace nature of the properties have long and thin gardens with the depths from the rear walls to the boundaries with the application site of between approx. 17m and 20m. The boundaries are formed of breeze block with fencing over of approx. 2m in height.

8.15 The previous application included the following reason for refusal:

The proposed development would result in direct views from the proposed first floor windows at plots 1 – 3 towards the private rear gardens of neighbouring properties on Winchester Road. Such views would be at a distance where the privacy of the existing occupiers of the properties at Winchester Road would be adversely affected contrary to policy LHW4 and COM2 of the Test Valley Borough Revised Local Plan 2016.

8.16 There is now only plot 1 located directly to the rear of Winchester Road properties. Plot 2 is partially sited across part of number 129 Winchester Road's rear boundary with 129 being the last dwelling in the row. Plot 3 is positioned further east away from the row of Winchester Road neighbours. Plot 1 has two first floor windows facing 120 / 121 Winchester Road serving a bathroom and a bedroom. There is also a roof light proposed on the roof slope facing this direction which sits over the staircase. Plot 2 would have 4 windows at first floor, 2 serving a bedroom, one serving the landing, and the final window serving a stairwell. The ground floor openings would be screened from these neighbours by the existing boundary treatment.

8.17 Given the reduction in the number, size and scale of dwellings proposed, the separation distance from elevation to elevation, the resultant reduction in the amount of first floor windows, together with the type of rooms the windows are serving and the annotated obscure glazing, it is considered that the level of overlooking and perceived overlooking towards these neighbours would not create a significant adverse impact on the residential amenities of these neighbouring properties.

8.18 The proposed plots 1 – 2 are located to the south of these neighbouring properties so shadow would be cast towards the rear gardens throughout the day. The shadow created would fall across the area closest the development site at these neighbouring properties only. Given the depth of the gardens of between 22m and 26m, it is not considered that the impacts in respect of shadow cast is significant enough to result in a reason for refusal. Similarly given the garden depth it is not considered that the presence of the dwellings would result in a significant loss of light at these neighbouring properties. Subject to conditions ensuring the appropriate windows are obscurely glazed and permitted development rights are removed for any further windows in the northern elevation it is considered that the development can be provided in accordance with policy LHW4 of the Revised Local Plan 2016.

8.19 10 to 22 Tadfield Road

These neighbours form part of two terrace rows and a semi detached pair and are located to the south of the application site. They are bounded by varying heights of shrubbery together with breeze block and fencing. Plots 10 – 18 have a rear access between the boundary with the application site and the rear boundary of the gardens. The gardens of numbers 20 and 22 extend to the boundary with the application site. The rear garden depths are between approx. 12.5m and 14m. All 3 proposed detached dwellings would be located adjacent the southern boundary.

8.20 The previous application included the following reason for refusal:

The proposed development, by reason of its height, siting and scale together with the perception of direct overlooking from the first floor windows on the southern elevation would result in an unacceptable enclosing and overbearing impact on all neighbouring properties at Tadfield Road which are adjacent the site with particular concern in respect of the presence of plot 1 across the entire rear aspect of number 10 Tadfield Road and plot 3 across the entire rear aspect of number 20 Tadfield Road. As a consequence, the proposed development does not sufficiently provide for the amenity of these neighbouring properties, contrary to Policies LHW4 and COM2 of the Test Valley Borough Revised Local Plan (2016).

8.21 *Plot 1*

Plot 1's separation distance from the southern boundary has increased from the previous application to approx. 2.8m. The dwelling is now partially sited across the rear aspects of number 10 and 12 Tadfield Road. The rear elevation facing these neighbours would be visible over the boundary treatment. No windows are proposed facing this neighbouring property. The roof height to the ridge would be approx. 8.5m with eaves heights at approx. 5m and 3.8m with hipped roofs to the rear. The combination of the reduced roof height, removal of rooms in the roof, removal of any windows on the rear elevation and the re-positioning of the dwelling in the plot results in a development which would not create any significant impacts in terms of overlooking, overshadowing or loss of light and would thus accord with LHW4 of the Revised Borough Local Plan. Subject to a condition ensuring no further windows are permitted under permitted development (PD) it is considered that the development can be provided in accordance with policy LHW4 of the Revised Local Plan 2016.

8.22 *Plot 2*

This dwelling would be located between approx. 2.7m and 4.9m from the southern boundary of the application site due to the staggered rear elevation layout. The dwelling would be located across the rear aspects of numbers 18 and 20 Tadfield Road. The rear elevation facing this neighbour is formed of a hipped roof with two rooflights serving a bedroom and a further obscured first floor bathroom window. The combination of the reduced roof height, removal of rooms in the roof, the obscured window and rooflight windows, which sit on the angle of the roof and the re-positioning of the dwelling in the plot, results in a

development which would not create any significant adverse impact in terms of overlooking, overshadowing or loss of light. Subject to conditions ensuring the appropriate window is obscurely glazed and no further windows are permitted under PD it is considered that the development can be provided in accordance with policy LHW4 of the Revised Local Plan 2016.

8.23 Plot 3

This dwelling is located across the rear aspect of number 22 Tadfield Road, between approx 2.5m and 5.1m away from the boundary due to the staggered rear elevation. The rear elevation appearance is the same as plot 2. The rear garden of this neighbour benefits from a high hedge across the boundary screening the application site from view. Given the presence of this boundary treatment and taking into account the re-positioning of the dwelling and separation distance between 22 Tadfield Road and this plot it is not considered that the development would result in any significant impacts in terms of overlooking, overshadowing or loss of light. Subject to conditions ensuring the appropriate window is obscurely glazed and no further windows are permitted under PD it is considered that the development can be provided in accordance with policy LHW4 of the Revised Local Plan 2016.

8.24 Priestlands

This neighbour is located on the western side of the development site adjacent plots 3. Taking into account the location of the rear garden at Priestlands on the western side of the dwelling away from the application site it's not considered that the proposals would create any significant impacts on this neighbouring property.

8.25 Alamaur

The previous application was partly refused for the following reason:

The proposed development would result in the proposed private outdoor amenity space at Alamaur to be in shadow for a large majority of the day and result in the presence of the two storey side elevations of both plots 4 and 7 being sited immediately adjacent the amenity spaces boundaries. This would create an unacceptable enclosing and overbearing impact on this neighbouring property. As a consequence, the proposed development does not sufficiently provide for the amenity of this neighbouring property, contrary to Policies LHW4 and COM2 of the Test Valley Borough Revised Local Plan (2016).

Alamaur is located to the east of the application site. As a result of the development the approx. garden depth would be 6.2m with the side gable end elevation of plot 3 being present adjacent. The side elevation of plot 4 is also adjacent to this garden to the north. Plot 3 has been moved approx. 6.4m away from the boundary with this neighbour and with plot 4 approx. 4.1m away. Given the separation distances and locations of the proposed plots it's not considered that the developments would create any significant adverse impacts in terms of overshadowing, loss of light or overbearing impacts. Plot 4 proposes 1 first floor window which serves a stairwell only. Plot 4 proposes 1 first floor window serving a bedroom facing this neighbouring property. Given

the separation distances and the type of rooms the windows serve it is not considered that there would be any significant impacts in terms of overlooking. Subject to a condition ensuring no further windows are permitted under PD it is considered that the development can be provided in accordance with policy LHW4 of the Revised Local Plan 2016.

8.26 Future Occupiers

The previous application was refused in part for the following reason:

The proposed development, by reason of the provision of 9 dwellings across the site, would result in garden areas that are not of an adequate size and its layout would not provide the necessary amenity to future occupants. The garden areas would also be subject to an unacceptable level of overshadowing throughout the day. As a consequence, the proposed development does not sufficiently provide for the amenity of this neighbouring property, contrary to Policies LHW4 and COM2 of the Test Valley Borough Revised Local Plan (2016).

Plots 1 – 3

Given the removal of one plot from this row of dwellings there is more space around the dwellings ensuring sufficient outdoor amenity space is provided which is not significantly overlooked. It is considered that the development can be provided in accordance with policy LHW4 of the Revised Local Plan 2016.

8.27 Plot 4- 8

This layout within the north eastern corner of the development site has been amended to ensure larger spaces of open space are provided with all the properties. No significant overlooking between these new dwellings would occur as a result of this layout. It is considered that the development can be provided in accordance with policy LHW4 of the Revised Local Plan 2016.

8.28 Noise and Vibration

The residential nature of this location adjacent the railway line is already well established. Despite this, noise and vibration needs to be accounted for when considering the design of new properties that could be affected by noise and vibration from the railway track and Winchester Road noise. This is of particular concern at the smaller properties of plots 5-9. No information has been provided with regard to noise and vibration impacts on the proposed properties. The Environmental Health Officer has provided suggested conditions for noise surveys and subsequent acceptable internal noise levels. A condition is also suggested for a vibration assessment survey to be carried out and a scheme to protect the proposed development from ground borne vibration to be submitted and approved. Subject to the conditions set out above it is considered that the development is in accordance with policy E8.

8.29 Highway Safety

The previous application was refused in part for the following reason:

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.

8.30 Following previous concerns with regard to site access visibility splays and refuse vehicle tracking, the applicant has submitted an amended Transport Statement dealing with these issues. The submitted vehicle tracking suggests a private management arrangement being available in the event that TVBC could no longer adequately served the site with a larger refuse vehicle whereby refuse would be moved on collection day to a collection point within 5m of the public highway. Subject to TVBC being satisfied that this could be adequately conditioned/controlled, and subject to TVBC Environmental Services being satisfied in this regard then the Highway Authority are content with this approach and the proposal can be considered acceptable on this basis.

8.31 The Highway Authority has undertaken a further detailed review of the access proposal on site. A further speed survey has also been undertaken which has indicated lower 85th %ile speeds to those recorded by the applicant. Following this further review, the Highway Authority is content to offer no objection to the proposed access visibility splays subject to a condition being attached to the recommendation requiring the visibility splays to be fully maintained for the lifetime of the development.

8.32 Refuse

The Council Waste and Recycling Officer has confirmed that as existing Alamaur puts their own bins out on the main road as the Council RCV cannot reverse down such a narrow access trackway from Winchester Road. Given the location of the site on a busy road near the railway bridge and the narrow access onto the development from Winchester Road the RCV as a result of the development would continue to be unable to reverse into the site. The operatives also have to minimise the time the RCV is parked on the busy road. The Officer advises that the RCV could drive forward into the site and then use the turning point highlighted on the site plan. As a Swept Path Analysis has been carried out using the RCV length of 10.042 metres this would allow the vehicle to turn on site and leave in a forward gear. The Officer confirms there are no plans to change the existing RCVs or have vehicles of greater length.

8.33 If for any reason the use of the existing RCV used to collect waste in this area is not practical, the Waste collection team would take this development off the normal waste collection round and put it onto the 'Narrow Access' round. The vehicle used for this round is shorter in length than the RCV and would also be able to utilise the turning circle. The Officer advises that food waste collections will be introduced from 2023 onwards. The RCV used for food waste will be

shorter in length and so that vehicle should be able to safely gain access to the site. The RCV used to collect garden waste is 10.042 metres long. Again the turning circle could be utilised on site. Subject to conditions ensuring the turning circle and visibility splays are provided it is considered that the development can be provided in accordance with policy T1 of the Revised Borough Local Plan 2016.

8.34 **Parking Provision**

The proposal provides for the parking standards set out within the Revised Borough Local Plan 2016. The proposed car ports are also of appropriate size to accommodate a vehicle. Subject to a condition ensuring that car ports and parking spaces would be available for parking at all times it is considered that the development can be provided in accordance with policy T2 of the Revised Borough Local Plan 2016.

8.35 **Ecology**

The previous application was refused in part for the following reason:

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).

This current application is supported by a Preliminary Ecological Appraisal (Middlemarch Environmental, May 2021), Preliminary Bat Roost Assessment (Middlemarch Environmental, May 2021), Dusk Emergence and Dawn Re-entry Bat Surveys (Middlemarch Environmental, May 2021) and ecology update letter (Middlemarch Environmental, November 2021). The Council Ecologist is satisfied that these ecology assessments have been conducted in a thorough professional manner, and represents the current condition of the site. The building on site was assessed as having low bat roost potential, and was therefore subject to a single emergence survey in accordance with best practice guidelines (Bat Conservation Trust, Collins, 2016). No bats were observed emerging from or re-entering the building during these surveys, and roosting bats were therefore considered unlikely to be impacted by the proposals. Bats receive protection under UK law via the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Habitats Directive, which is transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (commonly referred to as the Habitats Regulations). Developments that affect legally protected species are also likely to be contrary to policy E5 of the Test Valley Revised Local Plan DPD. Developments that affect bats will need a European Protected Species (EPS) licence from Natural England before any work that affects bats could commence.

- 8.36 Local Planning Authorities are required to engage with the Regulations – planning permission should be granted (other concerns notwithstanding) unless the development is likely to result in a breach of the EU Directive and, if a breach is considered likely, that the development is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law. In view of the survey findings the Council Ecologist would advise that the development is unlikely to result in a breach of the law protecting bats.
- 8.37 It has also been confirmed that no trees will be removed, with hedgerows and trees retained and enhanced within the proposed scheme. Biodiversity enhancements have also been proposed within the revised scheme, with the locations of these features highlighted within the Proposed Site Layout (Sherlock Architecture, December 2021). Provided that the agreed mitigation proposals are implemented, the Council Ecologist would have no concerns over these proposals. Subject to a condition and informative note it is considered that the development can be provided in accordance with policy E5 of the Revised Borough Local Plan and the Conservation of Habitats and Species Regulations 2017 (as amended).
- 8.38 **New Forest Special Protection Area**
In line with Policy E5 and Section 11 of the NPPF, consideration should be given to potential implications on international designations. The development would 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.
- 8.39 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 payment has been secured in the S106 agreement. At the time of writing this agreement is not signed and the recommendation is made subject to the completion of this agreement.
- 8.40 **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)

8.41 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.

8.42 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 is secured through a s106 agreement which is not yet complete. The recommendation is made subject to the completion of this agreement. Subject to completion of the S106 agreement the proposed development does not conflict with the Habitats Regulations and accords with Policy E5 of the TVBRLP.

8.43 **Water Management**
Water consumption

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.

8.44 Drainage – surface water

Surface water drainage is proposed to be controlled through attenuation storage and the provision of water butts. Subject to an appropriate condition ensuring this is provided it is considered that the development can be provided in accordance with policy E7 of the Revised Borough Local Plan 2016.

8.45 Drainage – Foul

It is proposed to connect to the public sewer which is located on Winchester Road.

8.46 Flood Risk

A large majority of the site is within Flood Zone 1. The access route from Winchester Road and a small area of space between plots 3 and 4 are located within flood zone 2. No dwellings are proposed to be erected within the flood zone 2 areas.

8.47 **Planning Balance**

Whilst in the main concerns have been raised by third parties that the proposal represents overdevelopment and impacts on adjacent neighbouring properties these matters are not afforded significant weight in the planning balance given the proposal is considered acceptable in both technical and professional judgement terms. There is no conflict with Policies E1 and E2 of the TVBRLP and the proposal therefore meets the requirements of the development plan and NPPF.

8.48 Significant weight in the planning balance must be afforded to the site being located within the settlement boundary of Romsey and that the proposal complies with the Local Plan which represent up to date planning policy. The development is designed, sited and is of a scale that is appropriate to the setting and character of the surrounding area to which moderate weight is attached. The proposal also delivers housing and with that comes broad economic benefits from housing developments in accordance with the Local Plan. Furthermore moderate weight is also afforded to achieving high quality development. The NPPF requires the determination of an application in accordance with the development plan unless material considerations indicate otherwise. Having due consideration to the benefits of the scheme the proposal is recommended for permission because the balance is clearly in favour of doing so and clearly outweighs any harm created by the development.

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

- **To secure a satisfactory response from Natural England on nitrate neutrality**
- **To secure S106 agreement for Nitrate neutrality solution**
- **To secure 106 agreement for New Forest SPA contribution.**

Then **PERMISSION** subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
08 D
09 A
03 F
01 T
06 D
105
11
10 A
8152/01
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
4. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing where relevant.
Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.
The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

- 5. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.**

Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to 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.
- 6. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1
- 7. All windows annotated as obscure glazing on the approved drawings in the development hereby permitted shall be fitted with obscured glazing and shall be top hung opening only, 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.
- 8. 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 southern 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.

9. Prior to construction of the proposed residential development, a scheme for insulating the occupants against road traffic and railway noise and vibration shall be submitted for approval by the Local Planning Authority. The scheme shall include an environmental noise survey and the necessary mitigation to demonstrate that the following standards are achieved:

	07:00 to 23:00	23:00 to 07:00
Habitable rooms	35 dB L_{Aeq} , 16 hour	-
Bedrooms	35 dB L_{Aeq} , 8 hour (not likely to be exceeded more than 10 times per night)	30 dB L_{Aeq} , 8 hour and 45 dB L_{AFmax}
External amenity areas	55 dB L_{Aeq} , 16 hour	-

The approved scheme shall be implemented prior to first occupation and thereafter retained.

Reason: To protect the amenities of the future occupants in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

10. No development shall take place until a vibration assessment survey has been carried out and a scheme to protect the proposed development from ground borne vibration has been submitted to, and approved in writing by, the local planning authority. The assessment of vibration exposure shall be carried out with reference to British Standard BS 6472:2008 'Guide to evaluation of human exposure to vibration in buildings - Vibration sources other than blasting' and the necessary mitigation detailed in the scheme to demonstrate that the following standards are achieved:

Time	Vibration dose value
Day 07:00-23:00	below 0.4 m/s ^{1.75}
Night 23:00-07:00	below 0.2 m/s ^{1.75}

Reason: To protect the amenities of neighboring properties in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

11. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation

proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time during demolition and/or construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.

Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2016 policy E8.

12. Development shall proceed in accordance with the measures set out in Preliminary Ecological Appraisal (Middlemarch Environmental, May 2021), Preliminary Bat Roost Assessment (Middlemarch Environmental, May 2021), Dusk Emergence and Dawn Re-entry Bat Surveys (Middlemarch Environmental, May 2021) and Planning Consultation 10th September 2021 for 109A Winchester Road, Romsey, SO51 8JF (Middlemarch Environmental, November 2021). Thereafter, mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.

Reason: to ensure the favourable conservation status of protected species and enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

13. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -

- 1) The parking of site operatives and visitors' vehicles.
- 2) Loading and unloading of plant and materials.
- 3) Management of construction traffic and access routes.
- 4) Storage of plant and materials used in constructing the development.
- 5) Full swept path vehicle tracking
- 6) Wheel cleaning and chassis of HGVs and delivery vehicles leaving the site

- 7) Means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction.**

Development shall be carried out in accordance with the approved detail.

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

- 14. The development shall be carried out in accordance with the Transport Statement from Milestone Transport Planning dated December 2021 and the addendum dated January 2022 and thereafter maintained as such.**

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

- 15. 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 plans 21064/TK02 E and P 01 T and this space shall thereafter be reserved for such purposes at all times.**

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

- 16. At least the first 4.5 metres of both access tracks measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.**

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

- 17. 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.

- 18. Prior to first occupation the visibility splays set out on drawing 21064/002 D at the access point shall be provided and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1metres above the level of the existing carriageway at any time.**

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

- 19. 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 elevation of plots 1 and 2 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.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the car port(s) and parking spaces hereby approved shall at all times be available for the parking of vehicles.

Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

21. No development shall take place until a scheme for surface water discharge has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -

- 1) Soakaways
- 2) Attenuation Storage
- 3) Location of discharge to public sewer

Development shall be carried out in accordance with the approved detail.

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

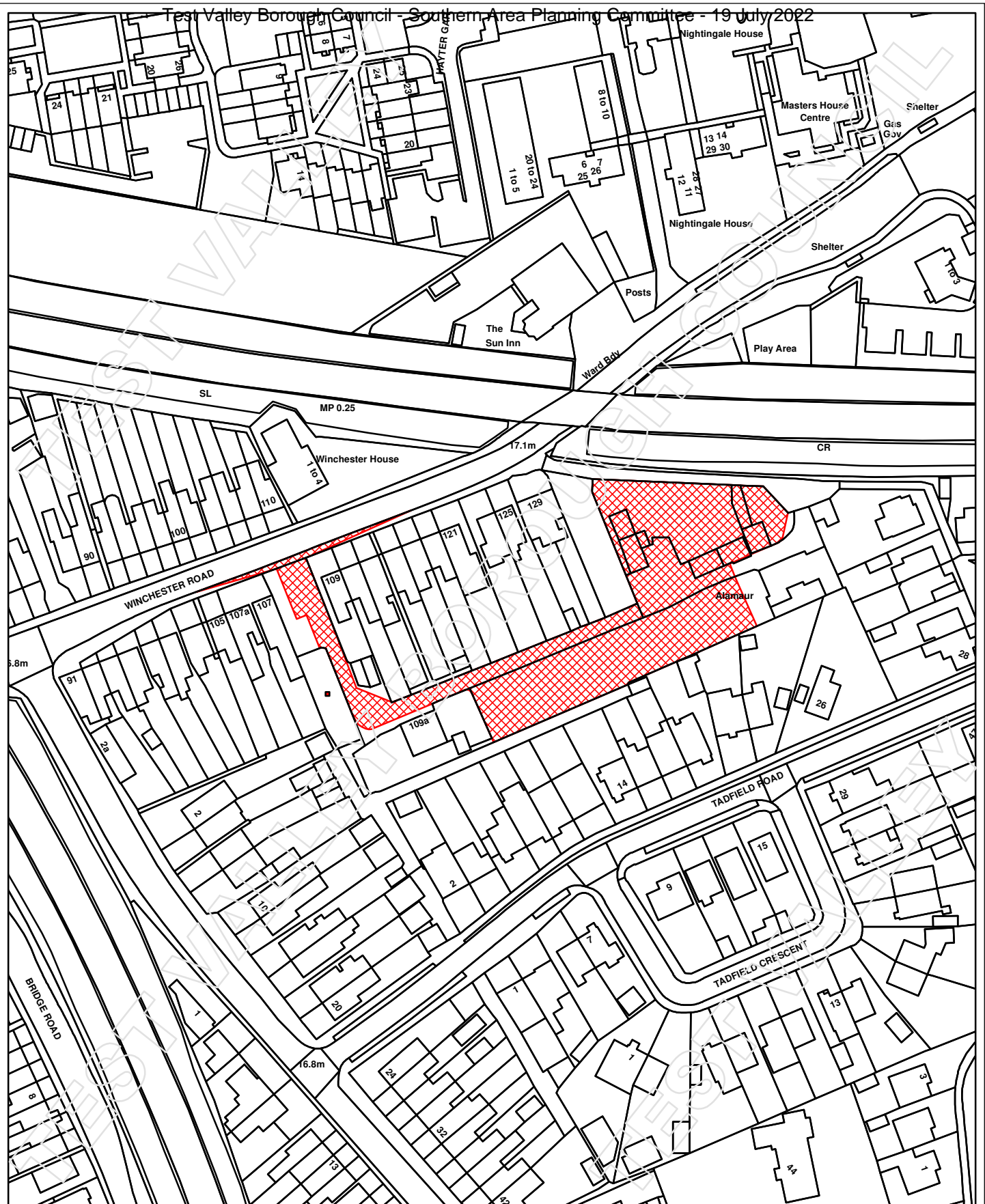
Notes to applicant:

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. Attention is drawn to the legal agreement dated xx
3. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.
4. Due to the close proximity of the proposed works to Network Rail's land and the operational railway, Network Rail recommends that the applicant / developer engages with Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionWessex@networkrail.co.uk prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise onboard to enable approval of detailed works. More information can also be obtained from our website

<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>.

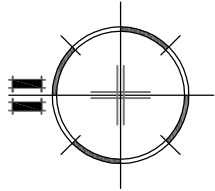
Where applicable, the applicant / developer must also follow the attached Asset Protection in formatives which are issued to all proposals within close proximity to the railway (compliance with the in formatives does not remove the need to engage with our ASPRO team).



Siteplan

Test Valley
Borough Council

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.

[illegible]

scale bar (metres) - sheet SA3

A horizontal scale bar with a black background. It is divided into four segments by white vertical lines. The segments are labeled with white numbers: 0, 5, 10, and 15. The first segment (0 to 5) is the longest, followed by the second (5 to 10), then the third (10 to 15), and the fourth (15 to the end) is the shortest.



SHERLOCK
ARCHITECTURE

THE STUDIO AT COOMBE SOUTH HARTING GU31 5NS
www.sherlockarchitecture.com
tel. 01794 369400

project

LAND OFF WINCHESTER ROAD
ROMSEY

client

WILSON DESIGNER HOMES

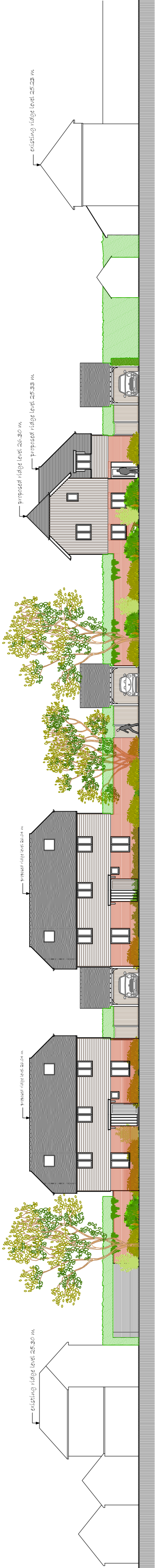
drawing

BLOCK PLAN

date	scale	sheet	job no.
JULY 21	1:500	A3	1756

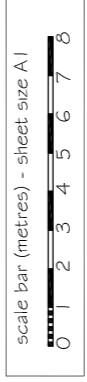
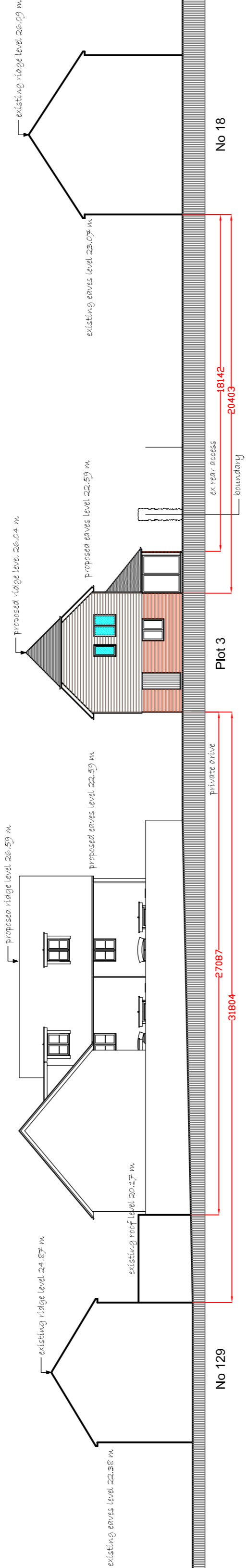
stage	drawing no.	rev
P	06	D

STREET VIEW



Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022

CROSS SECTION



**SHERLOCK
ARCHITECTURE**
WILSON DESIGNERHOMES
LAND OFF WINCHESTER
ROAD ROMSEY
Tel: 01794 589400

Project:
LAND OFF WINCHESTER
ROAD ROMSEY

Client:
WILSON DESIGNERHOMES
Drawing:
STREET VIEW

Date:
NOV 21

Scale:
1:200

Sheet:
A1

Job no:
1558

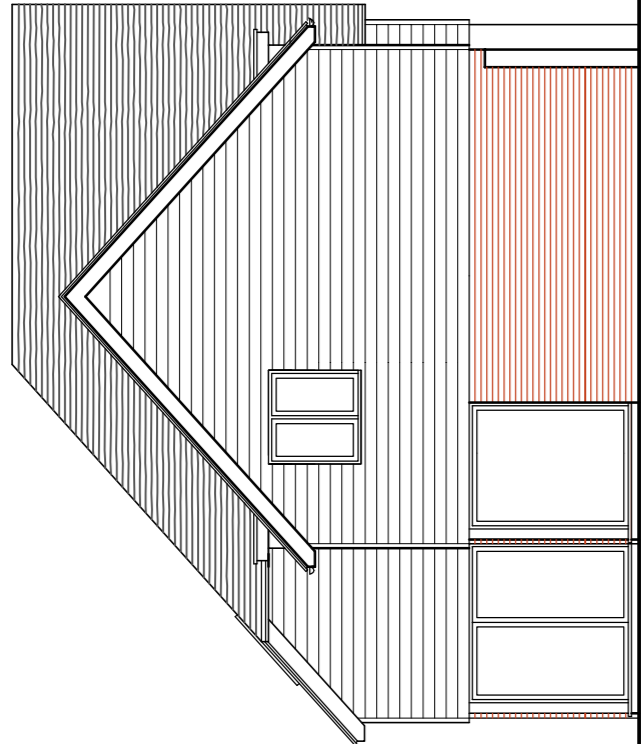
Stage:
P

Drawing no:
10

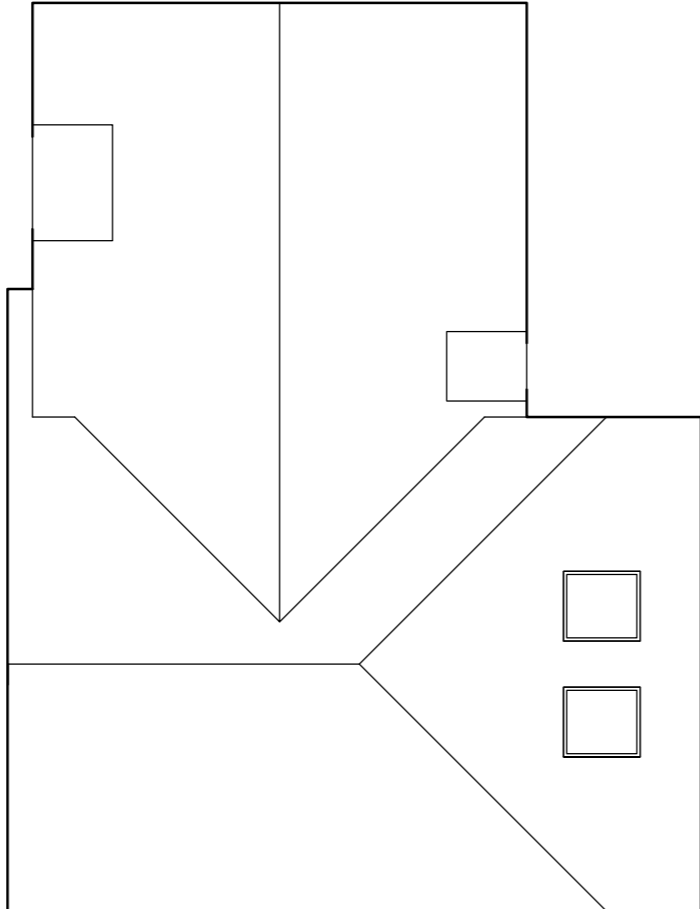
Rev:
A

Plot 3

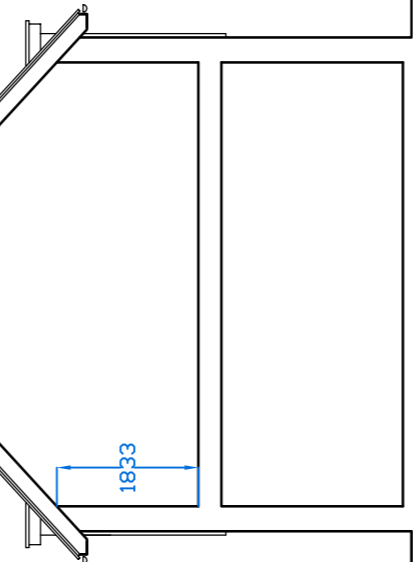
PLOT 2



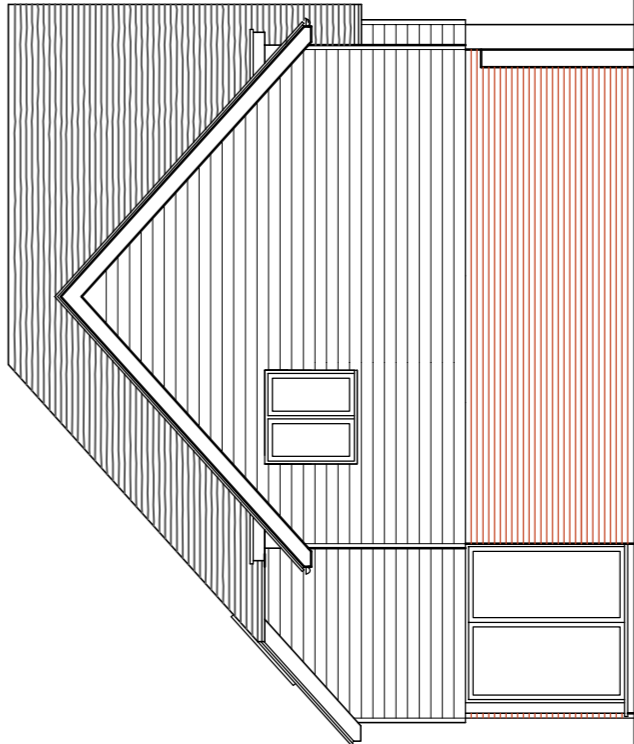
NORTH EAST ELEVATION



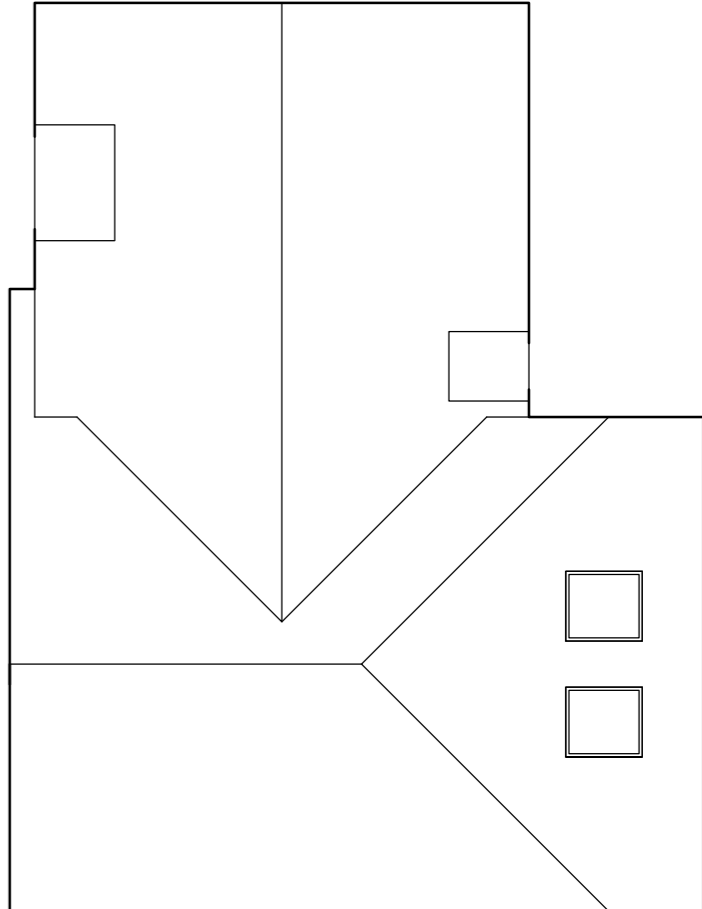
SECTION



revisions	A	revised design	2.5.9.21
	B	revised design	1.5.10.2
	C	revised design	1.5.10.2
	D	revised design	2.1.2.2
	E	revised design	2.1.2.2
	F	revised design	7.12.2
	G	revised design	7.12.2
	H	revised design	7.12.2
	I	revised design	7.12.2
	J	revised design	7.12.2
	K	revised design	7.12.2
	L	revised design	7.12.2
	M	revised design	7.12.2
	N	revised design	7.12.2
	O	revised design	7.12.2
	P	revised design	7.12.2
	Q	revised design	7.12.2
	R	revised design	7.12.2
	S	revised design	7.12.2
	T	revised design	7.12.2
	U	revised design	7.12.2
	V	revised design	7.12.2
	W	revised design	7.12.2
	X	revised design	7.12.2
	Y	revised design	7.12.2
	Z	revised design	7.12.2
	AA	revised design	7.12.2
	AB	revised design	7.12.2
	AC	revised design	7.12.2
	AD	revised design	7.12.2
	AE	revised design	7.12.2
	AF	revised design	7.12.2
	AG	revised design	7.12.2
	AH	revised design	7.12.2
	AI	revised design	7.12.2
	AJ	revised design	7.12.2
	AK	revised design	7.12.2
	AL	revised design	7.12.2
	AM	revised design	7.12.2
	AN	revised design	7.12.2
	AO	revised design	7.12.2
	AP	revised design	7.12.2
	AQ	revised design	7.12.2
	AR	revised design	7.12.2
	AS	revised design	7.12.2
	AT	revised design	7.12.2
	AU	revised design	7.12.2
	AV	revised design	7.12.2
	AW	revised design	7.12.2
	AX	revised design	7.12.2
	AY	revised design	7.12.2
	AZ	revised design	7.12.2
	BA	revised design	7.12.2
	BB	revised design	7.12.2
	BC	revised design	7.12.2
	BD	revised design	7.12.2
	BE	revised design	7.12.2
	BF	revised design	7.12.2
	BG	revised design	7.12.2
	BH	revised design	7.12.2
	BI	revised design	7.12.2
	BJ	revised design	7.12.2
	BK	revised design	7.12.2
	BL	revised design	7.12.2
	BM	revised design	7.12.2
	BN	revised design	7.12.2
	BO	revised design	7.12.2
	BP	revised design	7.12.2
	BQ	revised design	7.12.2
	BR	revised design	7.12.2
	BS	revised design	7.12.2
	BT	revised design	7.12.2
	BU	revised design	7.12.2
	BV	revised design	7.12.2
	BW	revised design	7.12.2
	BX	revised design	7.12.2
	BY	revised design	7.12.2
	BZ	revised design	7.12.2
	CA	revised design	7.12.2
	CB	revised design	7.12.2
	CC	revised design	7.12.2
	CD	revised design	7.12.2
	CE	revised design	7.12.2
	CF	revised design	7.12.2
	CG	revised design	7.12.2
	CH	revised design	7.12.2
	CI	revised design	7.12.2
	CJ	revised design	7.12.2
	CK	revised design	7.12.2
	CL	revised design	7.12.2
	CM	revised design	7.12.2
	CN	revised design	7.12.2
	CO	revised design	7.12.2
	CP	revised design	7.12.2
	CQ	revised design	7.12.2
	CR	revised design	7.12.2
	CS	revised design	7.12.2
	CT	revised design	7.12.2
	CU	revised design	7.12.2
	CV	revised design	7.12.2
	CW	revised design	7.12.2
	CX	revised design	7.12.2
	CY	revised design	7.12.2
	CZ	revised design	7.12.2
	DA	revised design	7.12.2
	DB	revised design	7.12.2
	DC	revised design	7.12.2
	DD	revised design	7.12.2
	DE	revised design	7.12.2
	DF	revised design	7.12.2
	DG	revised design	7.12.2
	DH	revised design	7.12.2
	DI	revised design	7.12.2
	DJ	revised design	7.12.2
	DK	revised design	7.12.2
	DL	revised design	7.12.2
	DM	revised design	7.12.2



NORTH EAST ELEVATION



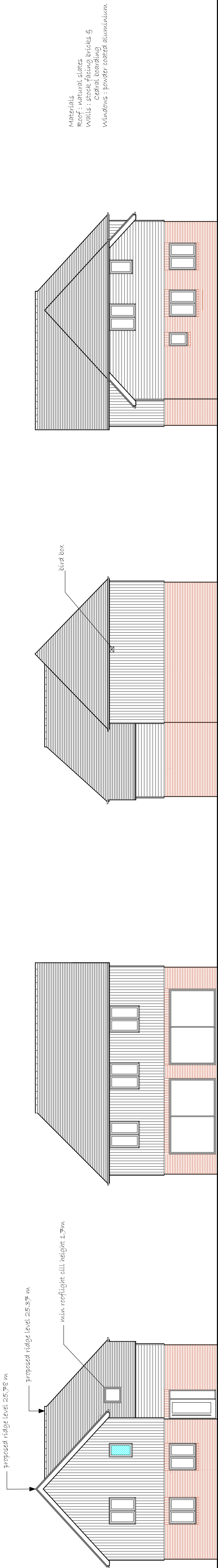
date	date	date	date
Jul	Jul	Jul	Jul

THE STUDIO AT COOMBE SOUTH HARTING GU33 5NS
www.sherlockarchitecture.com

drawing
PLOTS 1-3
PROPOSED FLOOR PLANS
& ELEVATIONS

stage	drawing no.	rev
P	05	1

The drawing is the copyright of Sherlock Architecture and it must not be copied, altered or reproduced without their permission. All dimensions are in millimetres unless otherwise stated. Dimensions over scaled ones and all to be checked on site.

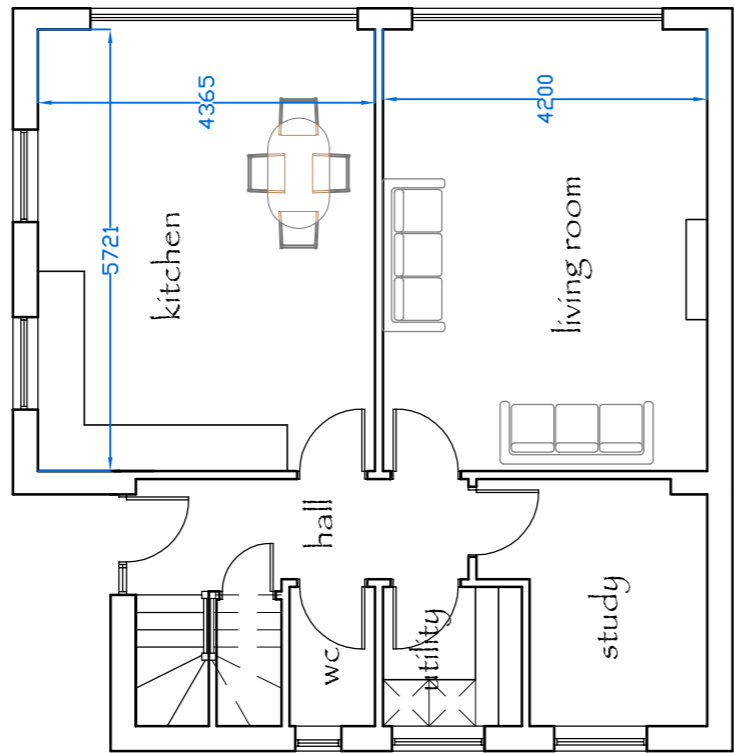


NORTH WEST ELEVATION

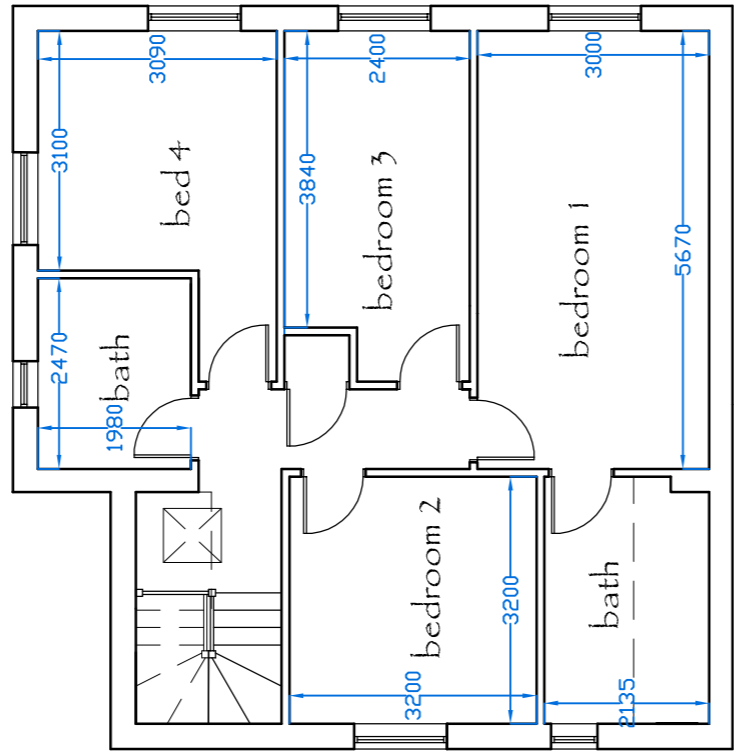
NORTH EAST ELEVATION

SOUTH EAST ELEVATION

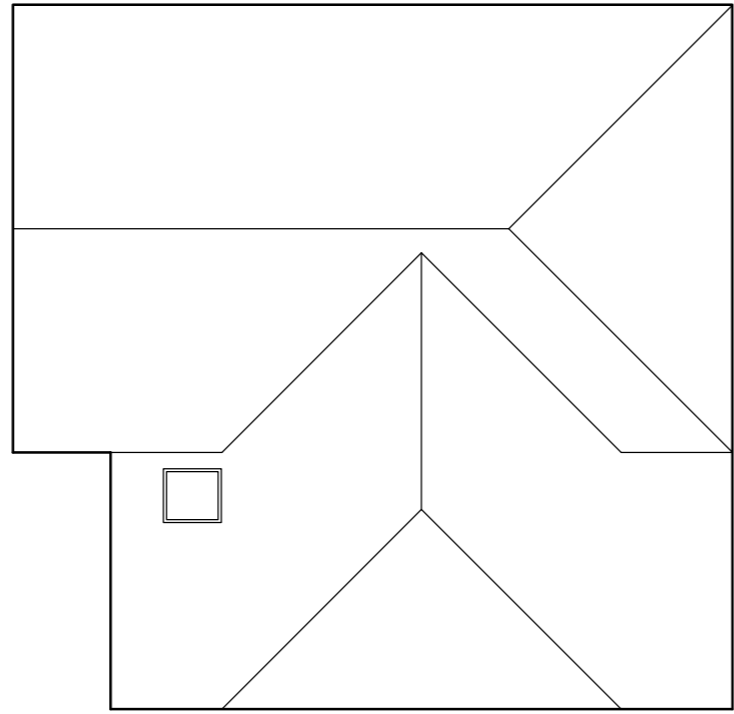
SOUTH WEST ELEVATION



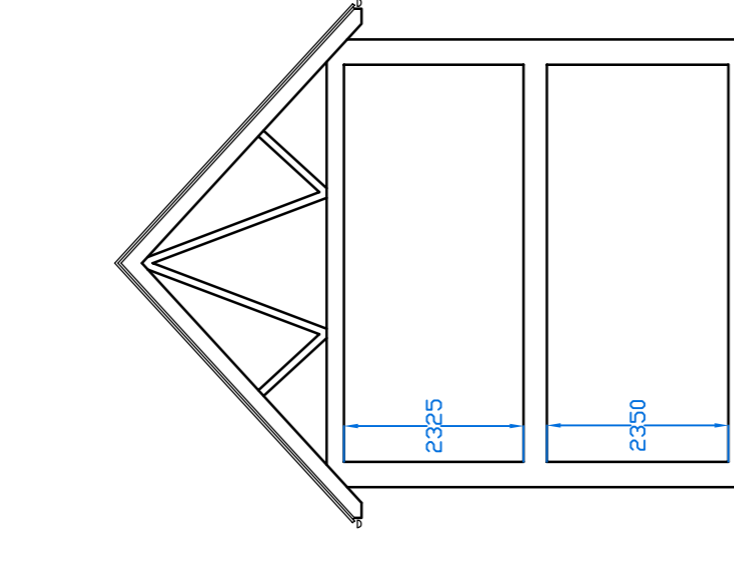
GROUND FLOOR PLAN



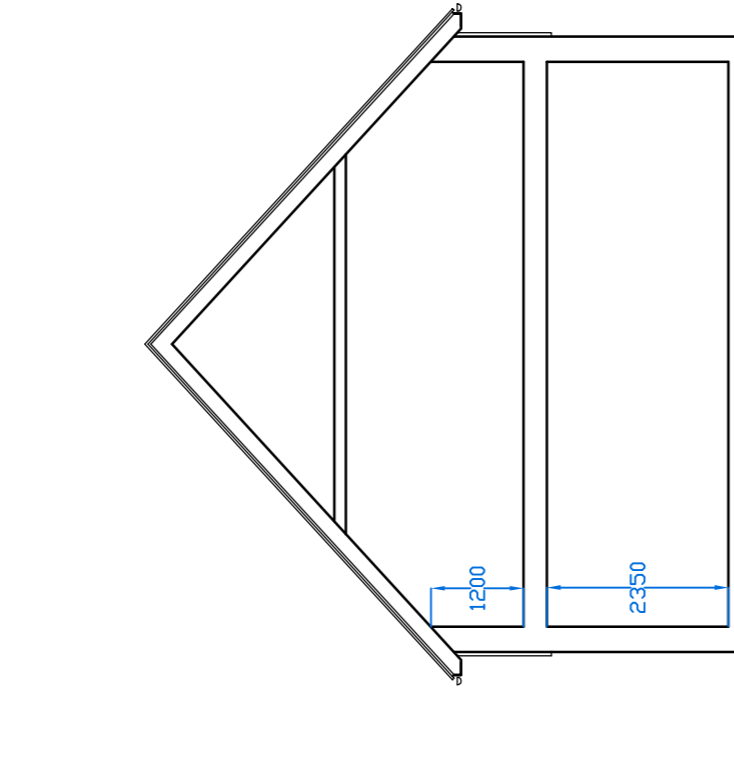
FIRST FLOOR PLAN



ROOF PLAN



SECTION

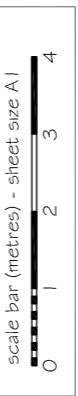


SECTION

Floor Area
Ground Floor - 74 sq m
First Floor 74 sq m
Total - 148 sq m

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022

revision	description	date
1	initial design	19.07.22
2	revised design	19.07.22
3	revised design	19.07.22
4	revised design	19.07.22
5	revised design	19.07.22
6	revised design	19.07.22
7	revised design	19.07.22
8	revised design	19.07.22
9	revised design	19.07.22
10	revised design	19.07.22
11	revised design	19.07.22
12	revised design	19.07.22
13	revised design	19.07.22
14	revised design	19.07.22
15	revised design	19.07.22
16	revised design	19.07.22
17	revised design	19.07.22
18	revised design	19.07.22
19	revised design	19.07.22
20	revised design	19.07.22
21	revised design	19.07.22
22	revised design	19.07.22
23	revised design	19.07.22
24	revised design	19.07.22
25	revised design	19.07.22
26	revised design	19.07.22
27	revised design	19.07.22
28	revised design	19.07.22
29	revised design	19.07.22
30	revised design	19.07.22
31	revised design	19.07.22
32	revised design	19.07.22
33	revised design	19.07.22
34	revised design	19.07.22
35	revised design	19.07.22
36	revised design	19.07.22
37	revised design	19.07.22
38	revised design	19.07.22
39	revised design	19.07.22
40	revised design	19.07.22
41	revised design	19.07.22
42	revised design	19.07.22
43	revised design	19.07.22
44	revised design	19.07.22
45	revised design	19.07.22
46	revised design	19.07.22
47	revised design	19.07.22
48	revised design	19.07.22
49	revised design	19.07.22
50	revised design	19.07.22
51	revised design	19.07.22
52	revised design	19.07.22
53	revised design	19.07.22
54	revised design	19.07.22
55	revised design	19.07.22
56	revised design	19.07.22
57	revised design	19.07.22
58	revised design	19.07.22
59	revised design	19.07.22
60	revised design	19.07.22
61	revised design	19.07.22
62	revised design	19.07.22
63	revised design	19.07.22
64	revised design	19.07.22
65	revised design	19.07.22
66	revised design	19.07.22
67	revised design	19.07.22
68	revised design	19.07.22
69	revised design	19.07.22
70	revised design	19.07.22
71	revised design	19.07.22
72	revised design	19.07.22
73	revised design	19.07.22
74	revised design	19.07.22
75	revised design	19.07.22
76	revised design	19.07.22
77	revised design	19.07.22
78	revised design	19.07.22
79	revised design	19.07.22
80	revised design	19.07.22
81	revised design	19.07.22
82	revised design	19.07.22
83	revised design	19.07.22
84	revised design	19.07.22
85	revised design	19.07.22
86	revised design	19.07.22
87	revised design	19.07.22
88	revised design	19.07.22
89	revised design	19.07.22
90	revised design	19.07.22
91	revised design	19.07.22
92	revised design	19.07.22
93	revised design	19.07.22
94	revised design	19.07.22
95	revised design	19.07.22
96	revised design	19.07.22
97	revised design	19.07.22
98	revised design	19.07.22
99	revised design	19.07.22
100	revised design	19.07.22



SHERLOCK
ARCHITECTURE

WILSON DESIGNER HOMES
109a WINCHESTER ROAD
ROMSEY

01794 589400
www.sherlockarchitecture.com

Project
109a WINCHESTER ROAD
ROMSEY

Client
WILSON DESIGNER HOMES

Drawing
PLOT 1
PROPOSED FLOOR PLANS
& ELEVATIONS

Date
JULY 21

Scale
1:100

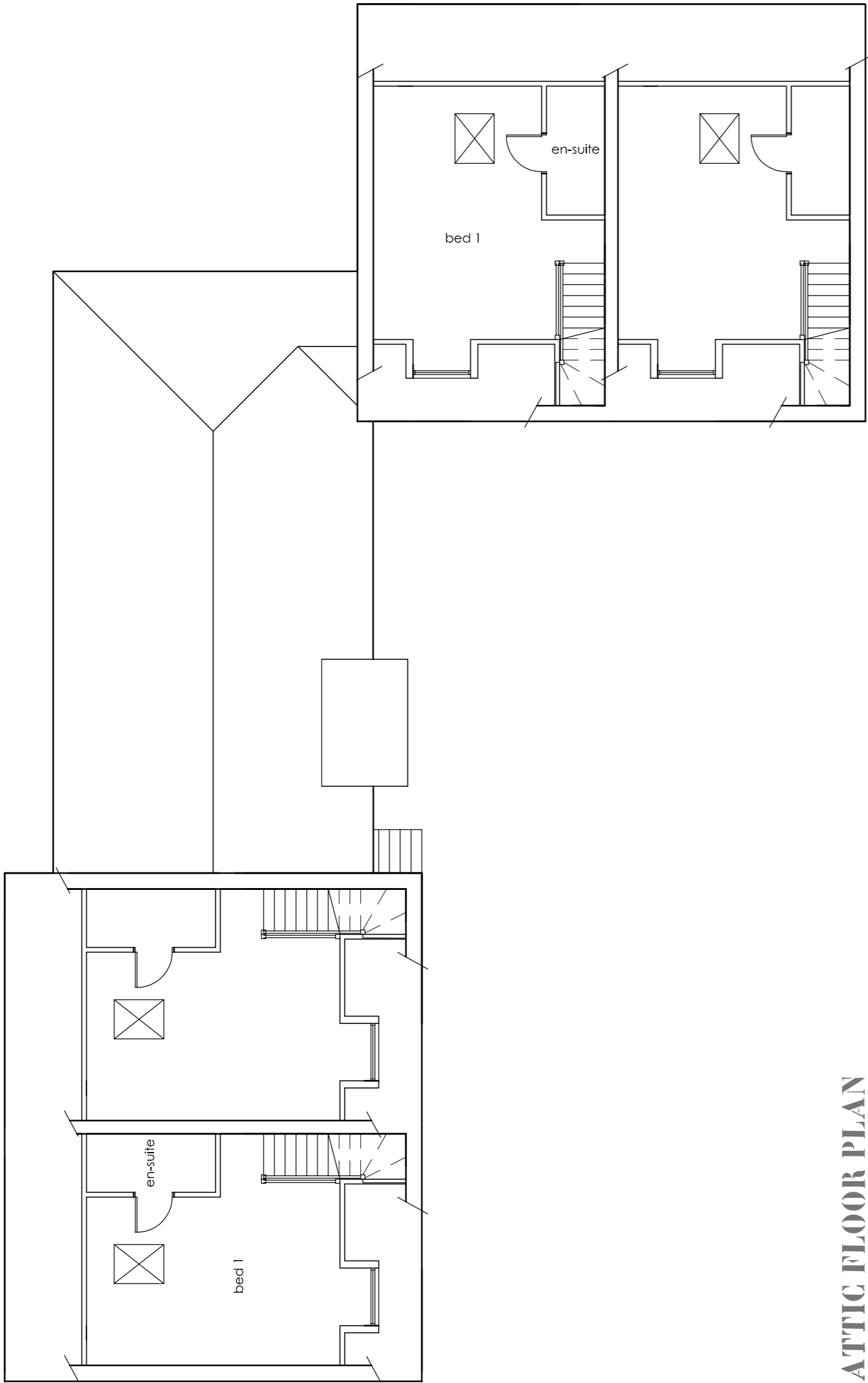
Sheet
A1

Job no.

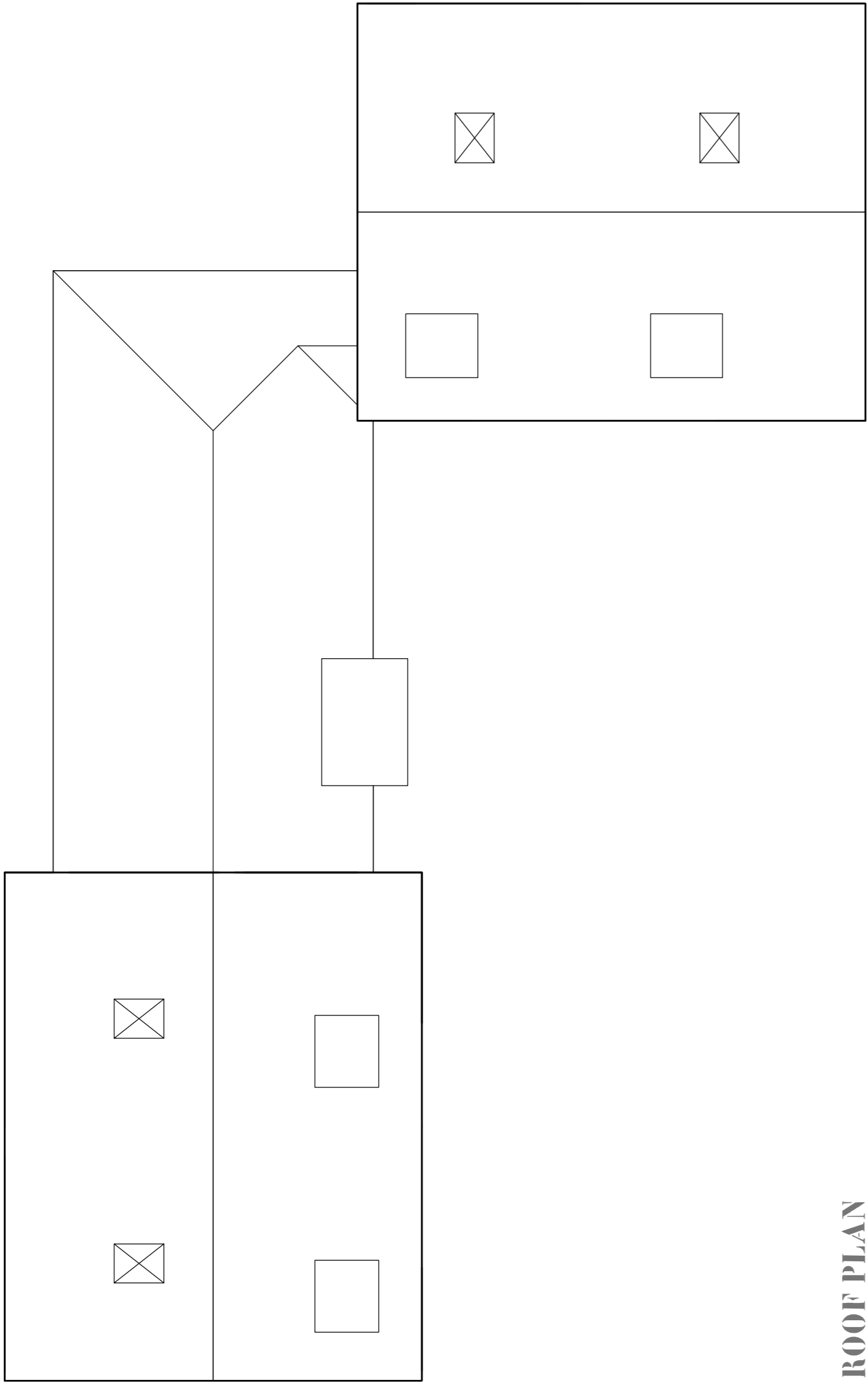
Stage
P

Drawing no.
09

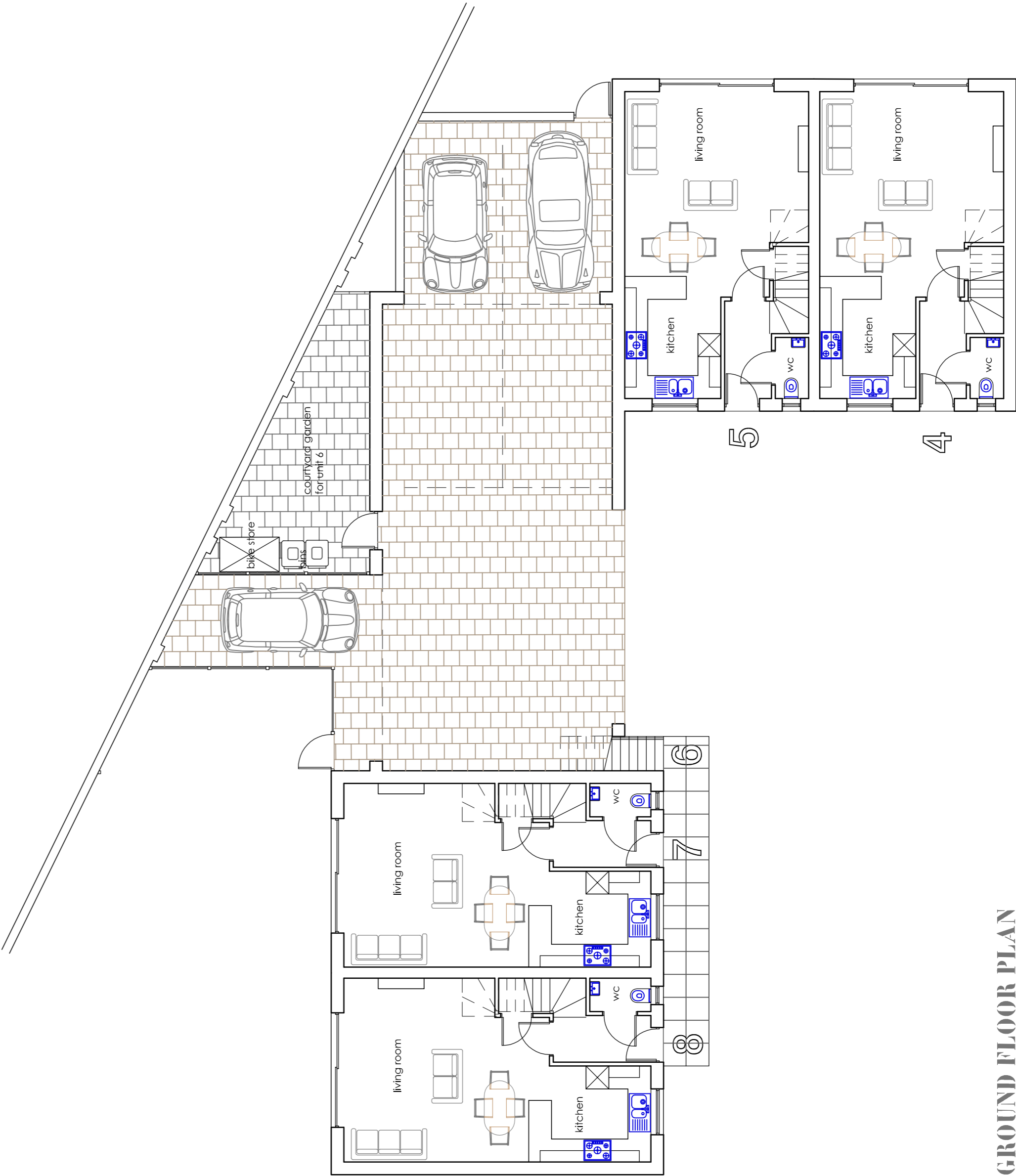
Rev
A



ATTIC FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN

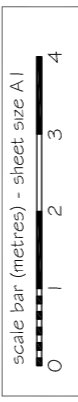


FIRST FLOOR PLAN

The drawing is the copyright of Sherlock Architecture and it must not be copied, altered or reproduced without their permission. All dimensions are in millimetres unless otherwise stated. Dimensions over scaled ones and all to be checked on site.

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022

revisions		
A	Final design	25.9.21
B	Final design	25.9.21
C	Final design	25.9.21
D	Final design	25.9.21
E	Final design	25.9.21
F	Final design	25.9.21
G	Final design	25.9.21
H	Final design	25.9.21
I	Final design	25.9.21
J	Final design	25.9.21
K	Final design	25.9.21
L	Final design	25.9.21
M	Final design	25.9.21
N	Final design	25.9.21
O	Final design	25.9.21
P	Final design	25.9.21
Q	Final design	25.9.21
R	Final design	25.9.21
S	Final design	25.9.21
T	Final design	25.9.21
U	Final design	25.9.21
V	Final design	25.9.21
W	Final design	25.9.21
X	Final design	25.9.21
Y	Final design	25.9.21
Z	Final design	25.9.21



SHERLOCK
ARCHITECTURE
109a WINCHESTER ROAD
ROMSEY

Project:
109a WINCHESTER ROAD
ROMSEY

Client:
WILSON DESIGNER HOMES

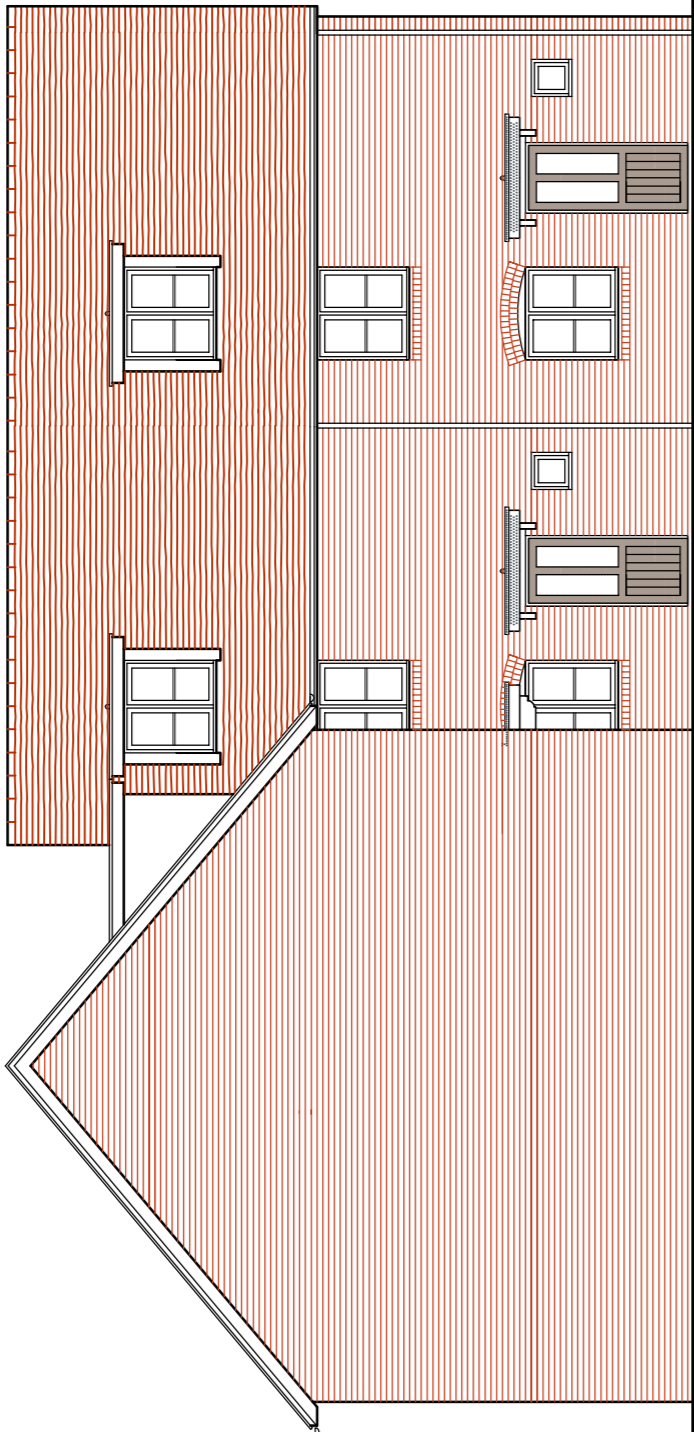
Drawing:
PLOTS 4-8
PROPOSED FLOOR PLANS

date	scale	sheet	job no.
JULY 21	1:100	A1	

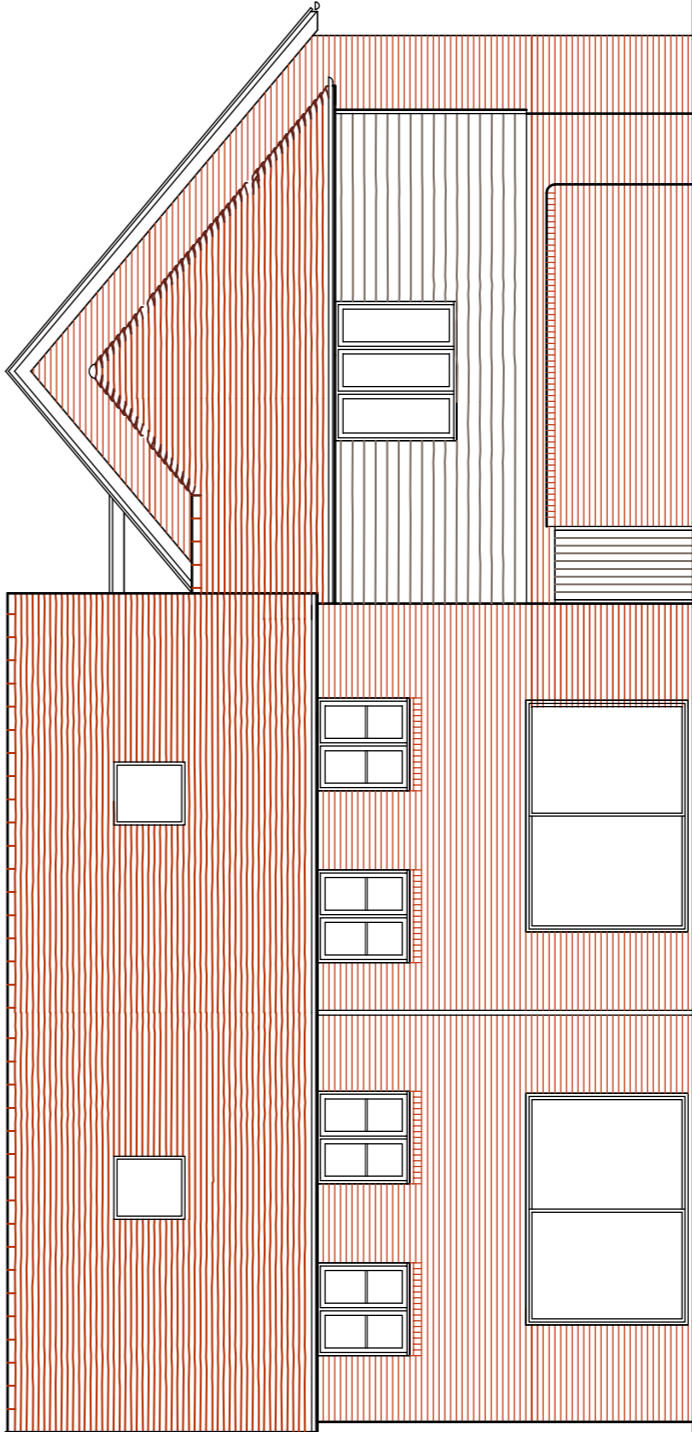
stage	drawing no.	rev
P	08	D

WINCHESTER ROAD: ROMSEY

Materials
Roof: plain clay tiles
walls: stock facing bricks &
 cedar boarding
windows: powder coated aluminium



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

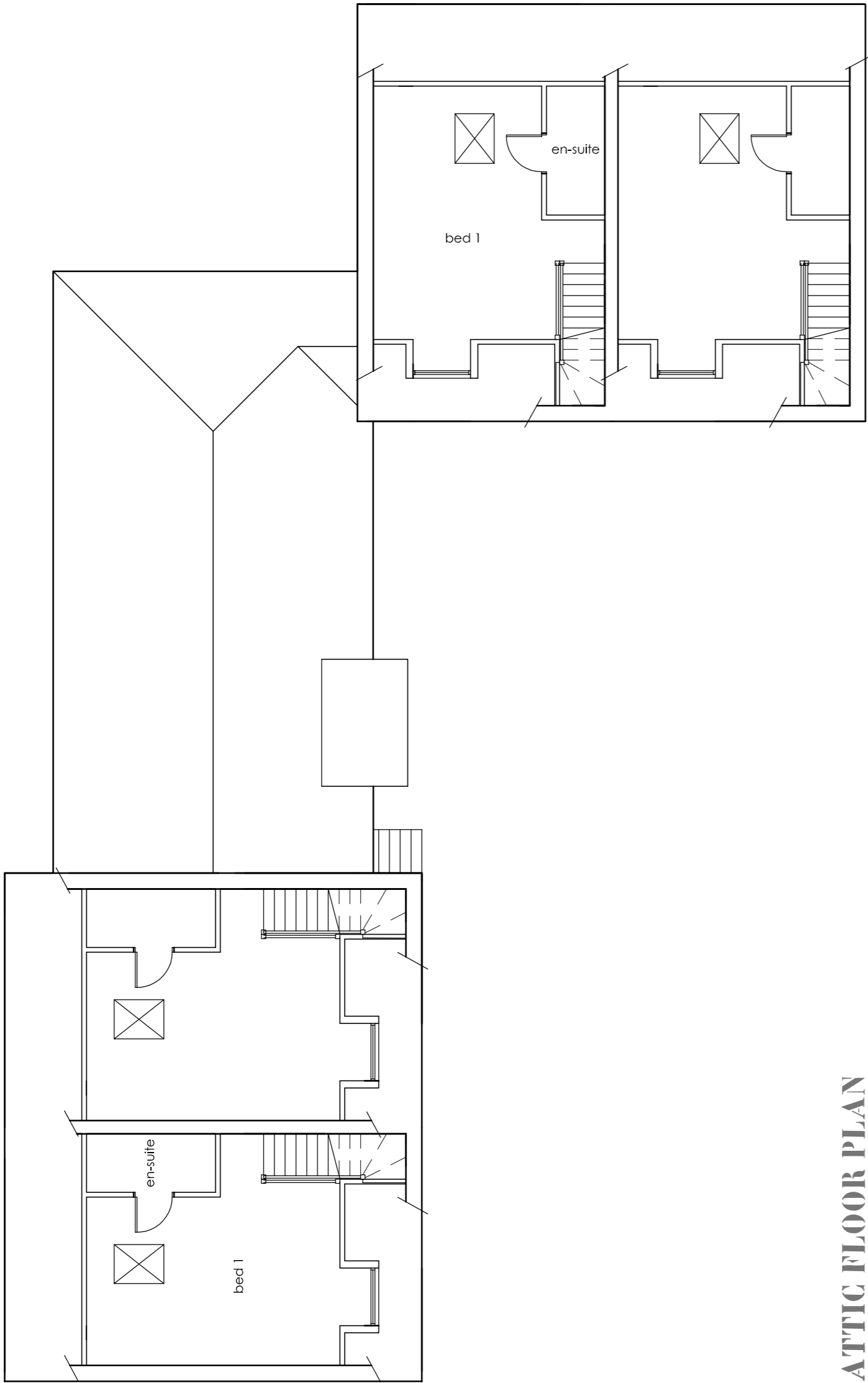
scale bar (metres) - sheet size A1



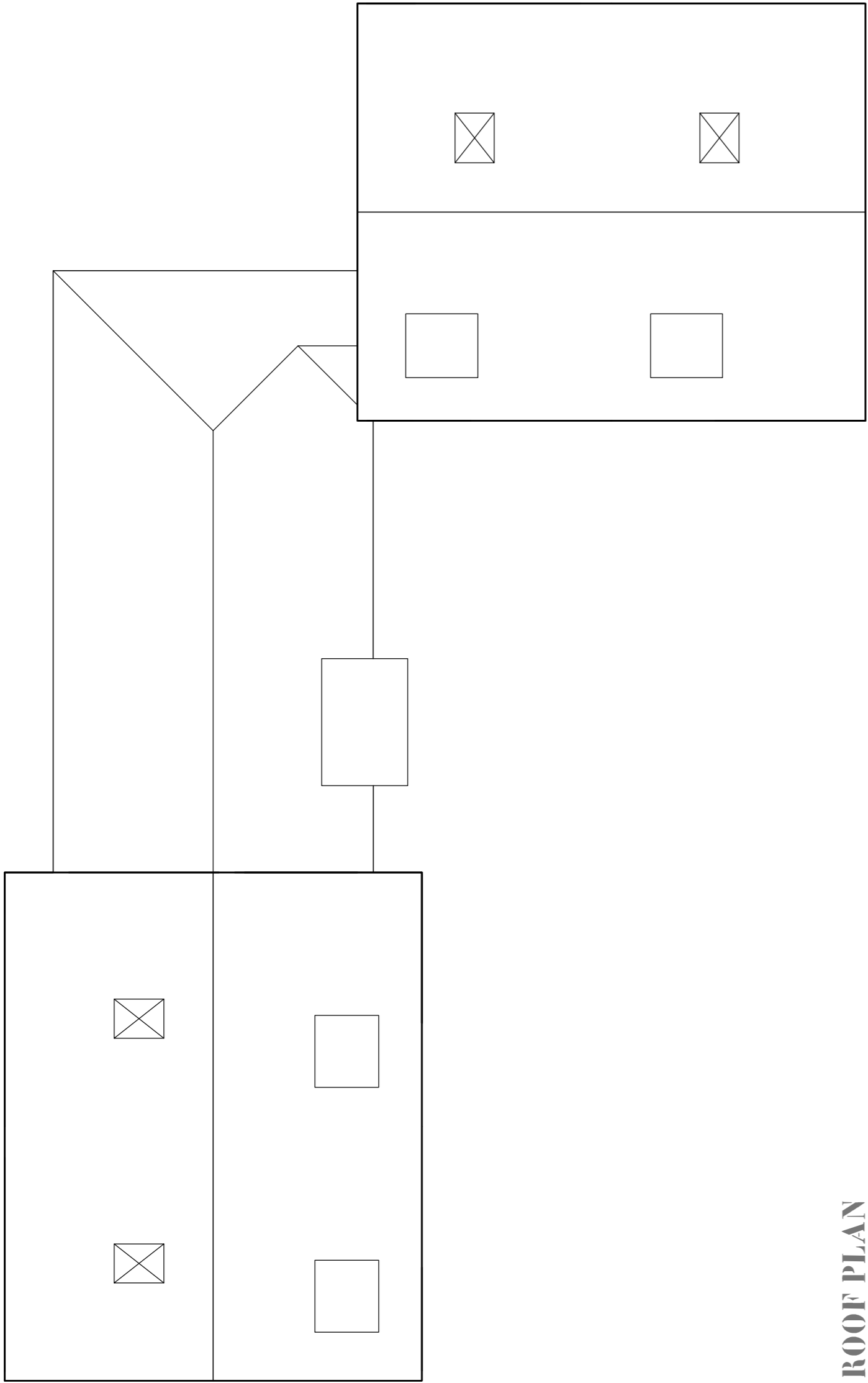
project
109a WINCHESTER ROAD
ROMSEY

drawing
PLOTS 4-8
PROPOSED ELEVATIONS

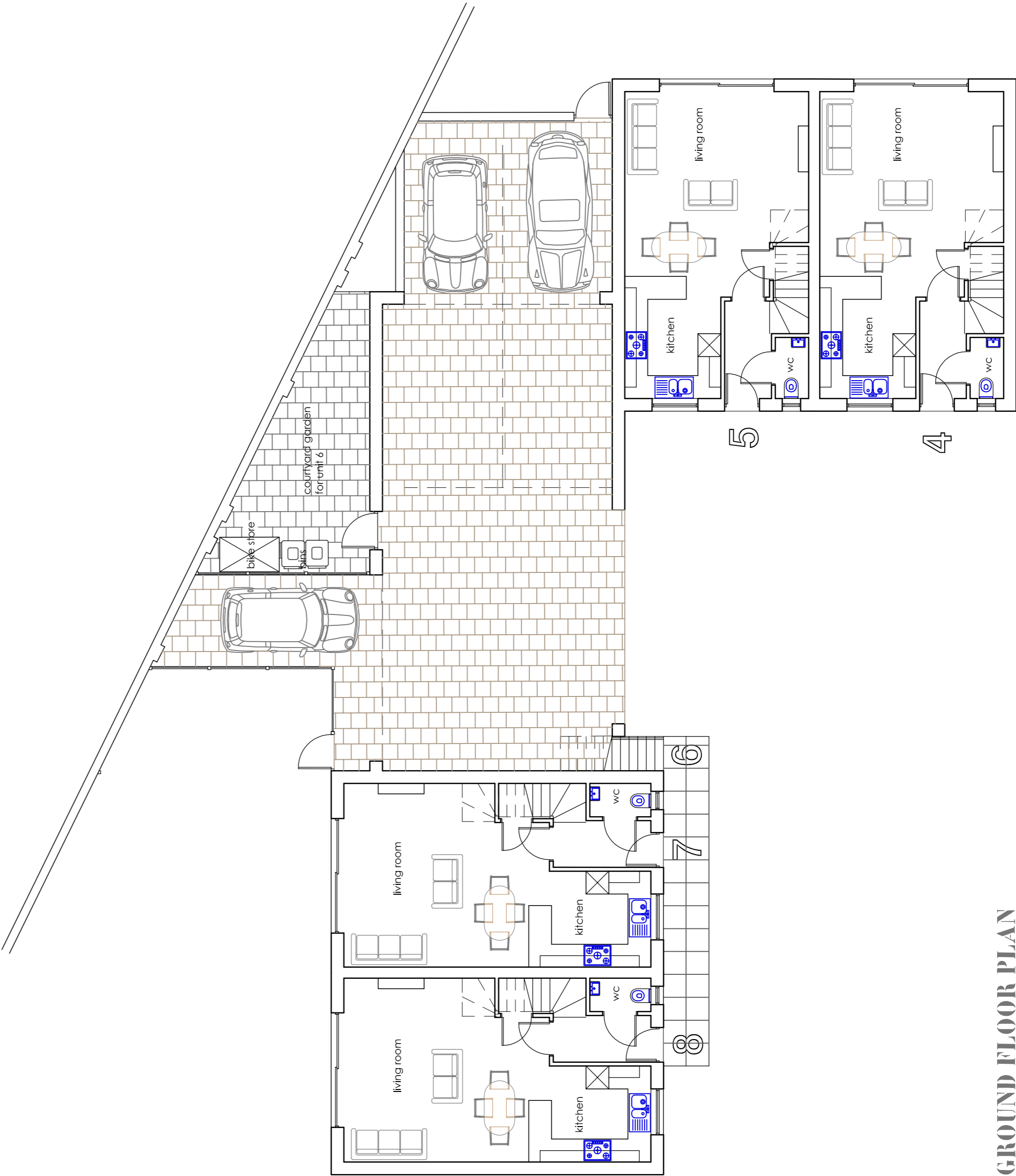
stage	P	drawing no.	07	rev	C
-------	---	-------------	----	-----	---



ATTIC FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN

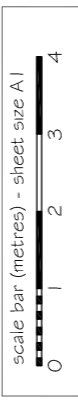


FIRST FLOOR PLAN

The drawing is the copyright of Sherlock Architecture and it must not be copied, altered or reproduced without their permission. All dimensions are in millimetres unless otherwise stated. Dimensions over scaled ones and all to be checked on site.

Test Valley Borough Council - Southern Area Planning Committee - 19 July 2022

revisions		
A	Final design	25.9.21
B	Final design	25.9.21
C	Final design	25.9.21
D	Final design	25.9.21
E	Final design	25.9.21
F	Final design	25.9.21
G	Final design	25.9.21
H	Final design	25.9.21
I	Final design	25.9.21
J	Final design	25.9.21
K	Final design	25.9.21
L	Final design	25.9.21
M	Final design	25.9.21
N	Final design	25.9.21
O	Final design	25.9.21
P	Final design	25.9.21
Q	Final design	25.9.21
R	Final design	25.9.21
S	Final design	25.9.21
T	Final design	25.9.21
U	Final design	25.9.21
V	Final design	25.9.21
W	Final design	25.9.21
X	Final design	25.9.21
Y	Final design	25.9.21
Z	Final design	25.9.21



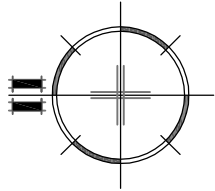
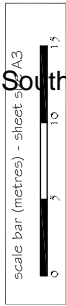
Project:
109a WINCHESTER ROAD
ROMSEY

Client:
WILSON DESIGNER HOMES

Drawing:
PLOTS 4-8
PROPOSED FLOOR PLANS

date	scale	sheet	job no.
JULY 21	1:100	A1	

stage	drawing no.	rev
P	08	D

[illegible]

SHERLOCK⁹
ARCHITECTURE

THE STUDIO AT COOMBE SOUTH HARING GU31 5NS
www.sherlockarchitecture.com
tel. 01794 369400

project

LAND OFF WINCHESTER ROAD
ROMSEY

client

WILSON DESIGNER HOMES

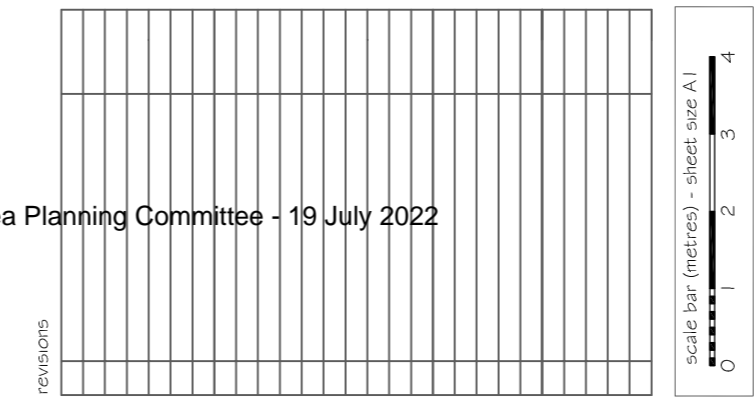
drawing

BLOCK PLAN
PREVIOUS APPLICATION
OVERLAY

date	scale	sheet	job no.
APRIL 22	1:500	A3	1756

stage	drawing no.	rev
1	22	

The drawing is the copyright of Sherlock Architecture and it must not be copied, altered or reproduced without their written consent. All dimensions are given in millimetres and all dimensions over scaled ones and all to be checked on site.



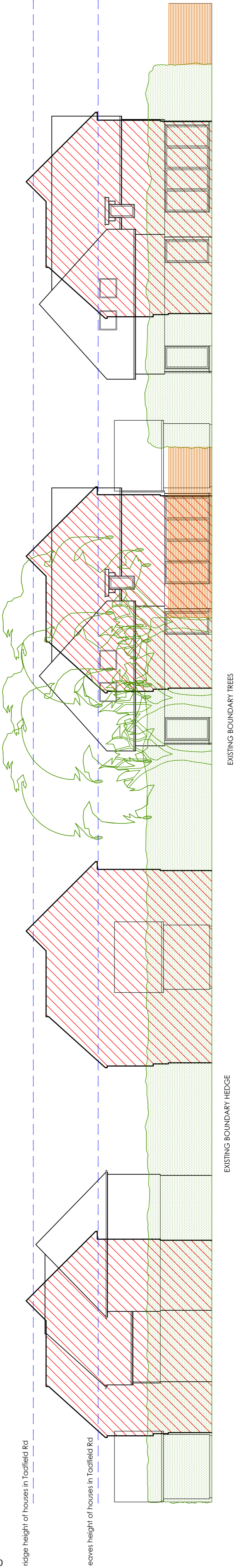
Project	109a WINCHESTER RD ROMSEY
---------	------------------------------

Client	WILSON DESIGNER HOMES
--------	-----------------------

Drawing	SITE ELEVATION ALONG SOUTHERN BOUNDARY
---------	---

Date	APRIL 22	Scale	1:100	Sheet	A1	Job no	1558
------	----------	-------	-------	-------	----	--------	------

Stage	Design	Drawing no.	Rev
-------	--------	-------------	-----



outline of houses from previous scheme

outline of houses from current scheme

ITEM 10

APPLICATION NO.	22/01151/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	27.04.2022
APPLICANT	Mr Sean Knowlson
SITE	Cobra Lodge , Upton Lane, Nursling, SO16 0YB, NURSLING AND ROWNHAMS
PROPOSAL	Construction of kennels with an associated store room and an accessible toilet
AMENDMENTS	None
CASE OFFICER	Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application has been called to Southern Area Planning Committee at the request of a Local Ward Member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is an established dog training and boarding business. A group Tree Preservation Order (TPO) runs along the western boundary of the site and covers trees/land to the west and north of the site. The site is fairly flat other than the sharp rising embankment of the adjacent motorway (M27). A group of Grade II listed buildings and the Grade I listed building at Grove Place are located approximately 270 metres away, to the north of the site. A small stream also runs parallel to the Upton Lane highway verge.
- 2.2 Upon visiting the site in April 2022 it was noted that work had begun in March 2022.
- ### 3.0 PROPOSAL
- 3.1 Construction of kennels with an associated store room and an accessible toilet. Previous planning permissions have limited the total number of dogs allowed on site at any one time to 12. The application does not seek to increase this maximum number.
- ### 4.0 HISTORY
- 4.1 22/00360/FULLS - Erection of kennels / runs and consulting room – Permission subject to conditions and notes – 09.06.2022
- 4.2 20/00899/FULLS - Use for overnight boarding for up to six dogs – Allowed at appeal – 17.03.2021

- 4.3 19/01901/FULLS Erection of a canopy to provide cover in which to train during inclement weather conditions. Permission subject to conditions and notes 28.10.2019.
- 4.4 19/00781/VARS Vary conditions 3, 4 and 15 of 16/00957/VARS ((Change of use from agricultural land to a Security Dog Training Facility with associated ancillary rooms) to extend the opening hours of the facility from condition 4 and to remove the word "security" from condition 15) Condition 3 to allow a maximum of 12 dogs, Condition 4 to extend hours to 17.00 on Saturdays and Condition 15 to include day boarding. Permission subject to conditions and notes.
- 4.5 17/01707/VARS Vary conditions 3 and 4 of 16/00957/VARS (Change of use from agricultural land to a Dog Training Facility with associated ancillary rooms) to remove Condition 3, which limits number of dogs on site to 6, vary condition 4 and to extend the opening hours of the facility until 17:00 on Saturdays. Refused 03.12.2018.
- 4.6 16/00957/VARS Vary conditions 4 and 15 of 15/02631/VARS (Change of use from agricultural land to a Security Dog Training Facility with associated ancillary rooms) to extend the opening hours of the facility from Condition 4 and to remove the word "security" from Condition 15. Permitted subject to conditions 28.06.2016.
- 4.7 15/02631/VARS - Vary condition 8 of 11/00386/FULLS (Change of use from agricultural land to a Security Dog Training Facility with associated ancillary rooms) to allow 1.8 metre high gates and associated structure to support. Permission. 03.02.2016.
- 4.8 11/00386/FULLS - Change of use from agricultural land to a Security Dog Training Facility with associated ancillary rooms. Refused. Appeal Allowed – 08.12.2011 (Appeal ref: 2157760).
- 4.9 10/01147/FULLS - Change of use from agricultural land to a Security Dog Training Facility with associated ancillary rooms. Refused – 16.08.2010.

5.0 **CONSULTATIONS**

- 5.1 Environmental Health – No Objection (In consultation with the Animal Welfare Officer)

6.0 **REPRESENTATIONS** Expired 27.05.2022

- 6.1 Nursling and Rownhams Parish Council – Objection
- Out of character of the area
 - Over-development
 - Contrary to planning policy E2
 - The Appeal decision dated 8th December 2011 for planning application 11/00386/FULLS

- There is no 'natural screen of trees and hedgerow' to screen the buildings being seen from the motorway.
- No information about the proposed drainage structure. The proposed building includes a toilet.
- Construction has already started on the building proposed

Given the proximity of a stream along the boundary of the site, drainage from the proposed buildings is an important consideration.

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
- E8 Pollution
- E9 Heritage
- LE17 Employment Sites in the Countryside
- LWH4 Amenity
- T1 Managing Movement
- T2 Parking standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle for development
- Impact on the surrounding area
- Impact on neighbouring properties
- Highway safety and parking provision
- Heritage
- Drainage

8.2 **Principle of development**

The application site is located in the countryside within the Revised Borough Local Plan 2016. Local Plan Policy COM2 establishes a hierarchy of settlements in the Borough and states that development outside the boundaries of settlements will only be permitted if (a) it is appropriate in the countryside as set out in the local plan policies or (b) it is essential for the proposal to be located in the countryside.

8.3 As the site is an established employment site policy LE17, which concerns existing employment sites in the countryside, is considered relevant to the proposal. This policy states:

The redevelopment, extension of buildings or erection of new buildings on existing employment sites for employment use will be permitted provided that:

- a) it is contained within the lawful employment site; and
- b) the proposal is well related to any retained buildings; and
- c) it does not include outside storage where this could be visually intrusive.

8.4 The development is proposed within the lawful employment site red edge, is located immediately adjacent the existing building on site and does not include any outside storage. The development is considered to be well related to the existing retained buildings and therefore complies with policy LE17.

8.5 **The impact on the character of the area.**

The character of the area is assessed in Test Valley Borough Revised Local Plan (RLP) policy E2: Protect, conserve and enhance the landscape of the Borough. This policy permits development that has no detrimental impacts on the appearance of the immediate area and landscape character of the Borough.

8.6 The proposed building will sit alongside the existing building and will be built with cedar cement cladding, corrugated roof panels in anthracite and galvanised kennel fronts/doors. Due to its location on site within the established dog training area, views of the building will be limited, with the principal public vantage points being from the site entrance and the M27 motorway. Any views of the proposal would be seen in the context of the existing principal building and in this respect the proposal would not adversely affect the character and appearance of the area.

8.7 It is not considered that the proposed building would create any significant intensification in the use of the site which would result in harm to the local landscape. As such it is considered that the character and appearance of the Borough would be protected, conserved and enhanced as a result and would accord with policy E2 of the Revised Borough Local Plan 2016.

8.8 **Amenity impact**

Amenity is addressed in RLP Policy LHW4 and RLP Policy E8. There is a neighbouring residential unit of accommodation to the west of the application site. This does not benefit from planning permission, but a retrospective planning application has been received for the development (application ref: 18/02116/FULLS). It is therefore necessary to consider the impact of the development on this property as well as other properties in the locality.

8.9 There is a close board fence of approx. 1.8m in height on the boundary with this neighbour together with landscaping. The proposed building would be located approx. 39m from this boundary. Given the distances involved, the existing screening, and the intervening building it is not considered that the development would have any significant impacts at this residential unit in respect of overlooking, loss of light or overshadowing.

- 8.10 With regard to noise impact the Environmental Health Officer (EHO) has been consulted on the application and has confirmed a comment of no objection. The Council Animal Welfare Officer (AWO) also has no concerns.
- 8.11 Application 19/00781/VARS (See para 4.4) permits a maximum of 12 dogs to be brought onto the site at any one time to use the training facilities. Given this proposal is for the 3rd building on the site which includes the provision of kennels it is considered reasonable to ensure the condition for the number of dogs on site to use the training facility is added to this recommendation for clarity. This is to protect the amenities of adjoining properties and for the avoidance of doubt. It is also considered reasonable to add conditions ensuring the kennels are used for the previously agreed hours and for day care dogs only. Subject to the conditions mentioned it is considered that the proposed building can be provided in accordance with policy LHW4 and E8 of the Revised Borough Local Plan 2016 and no harm would arise.
- 8.12 **Highway safety and parking**
Highways issues are addressed in RLP policy T1: Managing Movement, whilst RLP policy T2 addresses parking standards. Annexe G of the RLP has no parking standard specific to a dog training centre, but requires kennels to provide 1 space per 5 animal kennels.
- 8.13 5 kennels are provided in this building and multiple parking spaces are provided on hard core at the front of the application site with space for turning and further parking.
- 8.14 It is considered that the application would not result in additional highway safety impacts in terms of vehicles obstructing the highway or parking. The proposal is therefore considered to be in accordance with Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016)
- 8.15 **Heritage**
Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon decision makers to have special regard to the desirability of preserving the setting of listed buildings.
- 8.16 The NPPF advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed by development within its setting.
- 8.17 The proposed development is located over 200m from the nearest listed building. Having viewed the site from the entrance of these listed buildings and attempted to view the listed structures from within the site itself it is considered that the proposal is unlikely to be visible, if the proposed structure was visible, it would be seen in the context of the existing dog training facility.

- 8.18 For the reasons set out above the proposed development would have a neutral impact on the setting of the closest listed buildings to the site. The development therefore accords with policy E9 of the RLP and the NPPF.

8.19 **Drainage**

The proposed building also includes a toilet and comments have been received in respect of drainage within the site. A plan has been submitted showing the location of a cess pit on site which the building is proposed to connect to. The applicant has confirmed that this is the intention and there is no reason to question this intention. As such foul water disposal is provided and will not result in harm to the surrounding area.

9.0 **CONCLUSION**

- 9.1 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.

- 9.2 The principle of the use of the land as a dog training centre was accepted in the 2011 Appeal decision and subsequent permitted variations. These variations developed the initial permitted Security Dog Training Centre, into a Dog Training Centre for dogs in general including domestic dogs. This new full application is under consideration over 10 years after the 2011 appeal decision and regard must be had to the need to support economic growth and productivity, taking into account local business needs.

- 9.3 Paragraph 81 of the NPPF 2021 states that *Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.* The proposal for an additional kennel building, store and toilet highlights the need for additional dog accommodation to support the business needs of Hampshire Dog Club. It is considered that the development is acceptable and in accordance with the Local Development Plan.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
block plan existing
block plan proposed
drainage layout

North and West elevation

South and East Elevation

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

3. **The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**

Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1

4. **The activities hereby approved shall only take place between the hours of: - 08:00 hours and 18:00 hours Monday to Friday; 08:00 hours and 17:00 hours on Saturday; 08:00 hours and 14:00 on Sundays.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 and LHW4.

5. **The kennels in the building, the subject of this planning permission, shall be used for the day care of dogs only. All dogs using the kennels in this building shall be removed off-site outside of the hours set out in condition 4, and the building shall not be used for overnight boarding kennels.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of local amenity and to protect the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) policies E2 and LHW4.

6. **A maximum of 5 dogs shall use the five kennels provided within the new building hereby approved.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of local amenity and to protect the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) policies E2 and LHW4

7. **No more than a maximum of 12 dogs shall be brought onto the site at any one time to use the training facilities hereby approved.**

Reason: In the interest of local amenity and to ensure no detrimental impact on the landscape character in compliance with Test Valley Borough Revised Local Plan policies LHW4 and E2.

Note 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.**

Eight Acres

8.5m

Cobra Lodge

Animal Training
Centre

FB



Siteplan

Test Valley
Borough Council

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.

TEST VALLEY BOROUGH COUNCIL LICENCE No. 100024295 2013

22/01151/FULLS

22/01/21 / FULLS - 5 DAY KENNELS
STORE + TOILET

Cobra Lodge, Upton Lane, Nursling, Southampton, SO16 0YB



Proposed site block plan @ scale 1:750

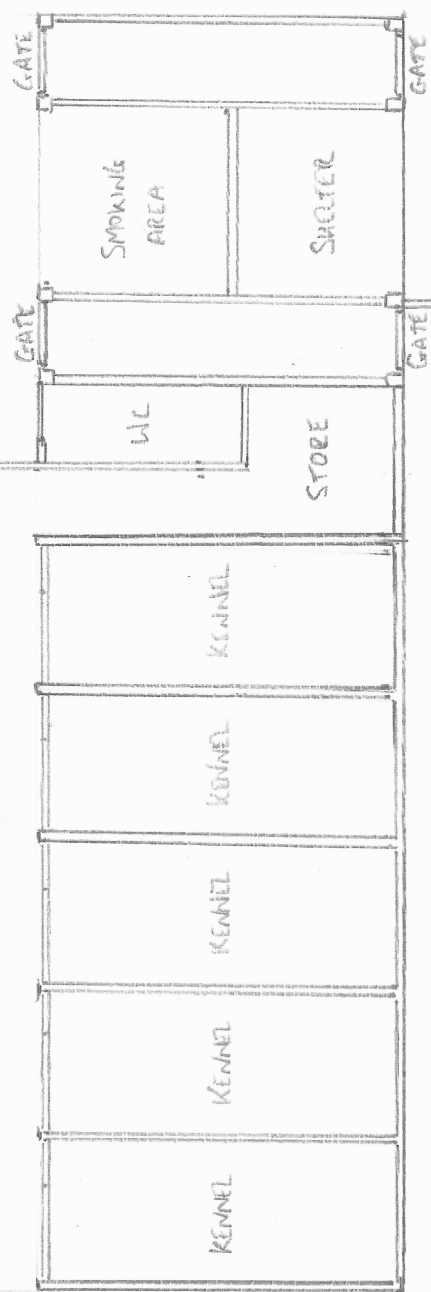
CAR PARK

ALL DIMENSIONS IN MM

SCALE 1:100

CORRA LODGE
URTON LANE
SOUTHAMPTON

EXISTING BUILDING

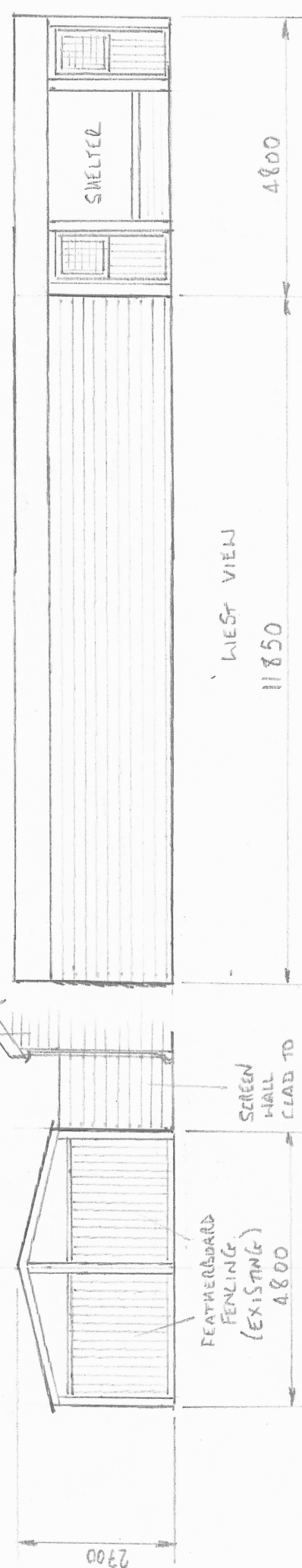


FIELD 2

FIELD 1

ERECTOR OF DAY KENNELS / STORE + W.C.

EXISTING BLDG



WEST VIEW

11850

4800

SCREEN WALL CLAD TO MATCH

FEATHERBOARD FENCING (EXISTING)

4800

NORTH VIEW

2300

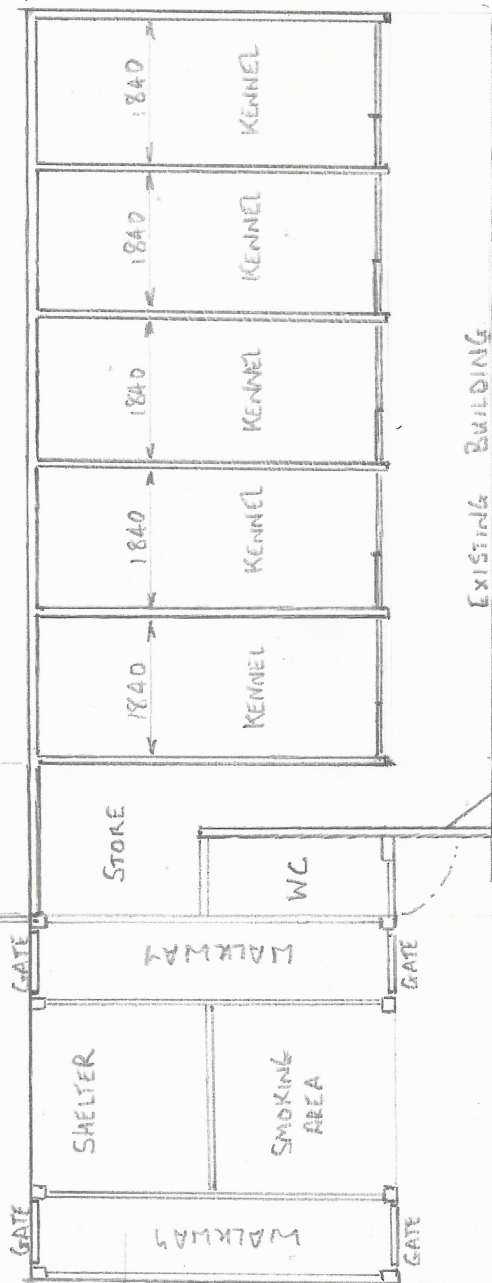
ALL DIMENSIONS IN MM.

SCALE 1:100

CORRA LODGE
UPTON' LANE
SOUTHWIMPTON

FIELD 2

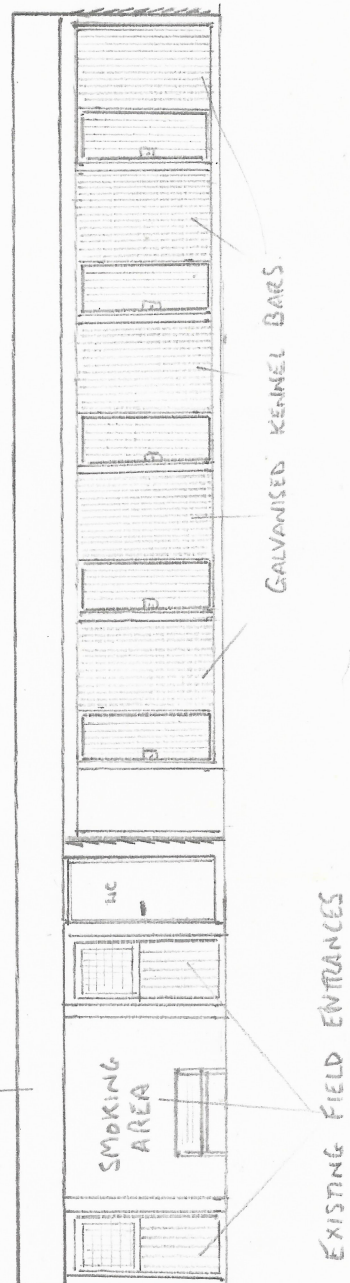
FIELD 1



EXISTING FIELD
ENTRANCES MADE
OF FENCING.

ERECTION OF DAY KENNELS / STORE + W.C.

ROOF EXTENDED OVER FIELD ENTRANCES
TO FORM SHELTERS



EAST VIEW

12 DEGREE
ROOF SLOPE

EX. BLDG.

4700

SOUTH VIEW