

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 9 August 2022

Time: 5.30 pm

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

For further information or enquiries please contact:

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Legal and Democratic Service

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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 9 August 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 19 July 2022**
- 6 Information Notes 4 - 9**
- 7 21/03491/FULLS - 10.12.2021 10 - 43**

(OFFICER RECOMMENDATION: PERMISSION)

SITE: The Abbey Hotel, 11 Church Street, Romsey, SO51
8BT, **ROMSEY TOWN**

CASE OFFICER: Paul Goodman

- 8 21/00662/FULLS - 08.04.2021 44 - 75**

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Hillview, Romsey Road, King's Somborne, SO20
6PR, **KING'S SOMBORNE**

CASE OFFICER: Kate Levey

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.	21/03491/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	10.12.2021
APPLICANT	Mr Tim Lincoln
SITE	The Abbey Hotel , 11 Church Street, Romsey, SO51 8BT, ROMSEY TOWN
PROPOSAL	Erection of two detached dwellings
AMENDMENTS	Amended Plans received 31.03.22 (Plans & Elevations) and 11.07.22 (Plans & Elevations).
CASE OFFICER	Mr 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 at the request of a Member for the reason “because it raises issues of more than local public interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is situated to the rear of the former Abbey Hotel which itself is sited opposite the entrance to Romsey Abbey, within the primary shopping area and conservation area. The Abbey Hotel is a late C19 building, and has a Tudor style frontage. Whilst the Abbey Hotel is not listed the site is bordered to the north by King Johns House (which is Grade 1 listed) and to the south by the rear of a run of Grade 2 listed buildings that front the Market Place.

3.0 PROPOSAL

- 3.1 The application proposes the erection of two detached dwellings.

4.0 HISTORY

- 4.1 20/03180/VARS - Vary condition 07 of 20/00701/FULLS (Demolition of toilet blocks to rear and conversion, alterations and extension to provide four dwellings comprising a two-storey two-bedroom house, a three-bedroom maisonette, a two-bedroom and a one bedroom flat; provision of external staircase) to replace drawings 7983/P31, 7983/P32A, 7983/P27, 7983/P26, 7983/P29, 7983/P28, 7983/P02A with drawings 7983/P31A, 7983/P32B, 7983/P27B, 7983/P26C, 7983/P29B, 7983/P28B, 7983/P02B. Permission 19.08.2021.
- 4.2 20/00701/FULLS - Demolition of toilet blocks to rear and conversion, alterations and extension to provide four dwellings comprising a two-storey two-bedroom house, a three-bedroom maisonette, a two-bedroom and a one bedroom flat; provision of external staircase. Permission 09.10.2020.

- 4.3 20/00385/FULLS - Lower height of ground floor window sills on west elevation. Permission 14.04.2020.
- 4.4 16/00124/ADVS Replacement of externally illuminated and non-illuminated fascia signs, hanging sign, board signs and shop letters. Consent 29.03.2016.
- 4.5 15/02235/FULLS Remove corrugated roof to rear toilet block and out house and replace with Welsh slate roof covering, remove external fire escape staircase and install balcony above existing toilet block, replace all windows with like for like double glazed timber windows, demolish timber outbuilding to rear, erection of two timber framed pergolas, and provision of replacement steps and retaining wall between lower and raised level in garden. Permission subject to conditions and notes 11.02.2016.
- 4.6 TVS.4420/1 First floor extension and fire escape - The Abbey Hotel, Church Street, Romsey. Permission subject to conditions – 07.07.1989.
- 4.7 TVS.04420 Rear ground floor extension and alterations to form toilet block - Abbey Hotel, Church Street, Romsey. Permission subject to conditions – 12.09.1984.

5.0 **CONSULTATIONS**

- 5.1 **Planning & Building (Conservation)** – No objection, following submission of amended plans.
- 5.2 **Planning & Building (Trees)** – Objection;
- Object to removal of mature B grade tree. The trees retention is desirable.
- 5.3 **Planning & Building (Ecology)** – Comment;
- Replacement bat boxes required.
 - Further external lighting details required.
- 5.4 **Housing & Environmental Health (Environmental Protection)** – No objection, subject to condition.
- 5.5 **HCC Archaeology** – No objection, subject to condition
- 5.6 **HCC Highways** – Comment;
- Given that the lawful use of the application site is the service yard for the former hotel, the Highway Authority may be potentially unable to defend a refusal reason for the existing/proposed access being used for a small amount of residential traffic utilising the access for the proposed houses.
 - The Highway Authority however raises significant concerns in respect of highway safety given the lack of both vehicular/vehicular and vehicular/pedestrian intervisibility for vehicles emerging from the access onto Church Lane.
 - It is considered that this would likely be at an acute detrimental impact upon highway/pedestrian safety.

- Whilst the submitted site plan would show the parking for two vehicles associated with the proposed dwellings, there would be no specific control on the number of vehicles wishing to access the site.
- The Highway Authority has previously raised no objections on a similar application that was being proposed as car free given the site's sustainable location/credentials.
- TVBC will need to determine in their capacity as local parking authority that the level of parking provision proposed falls in line with adopted standards.
- Some concern is also raised in regard to how refuse and servicing is proposed at the site.

5.7 **Historic England – No objection;**

- Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF.

5.8 **Natural England – No objection, subject to appropriate mitigation.**

5.9 **Hampshire Gardens Trust – Objection;**

- The Trust objects to this proposed development as being significantly harmful to the setting of both King John's House and its Garden.

5.10 **Design Review Panel – Objection;**

- This amended scheme for House no. 1, follows on from a previous Panel meeting on 3 August 2021 and is the result of several attempts for this particular siting. Previous concerns about the scale of the proposed dwelling in this particular context and its close relationship to the historic King John's House and Garden on the north boundary appears to have been exacerbated by this latest re-design. It is relatively large, both in its length and bulk within this context and the Panel considered that its scale would be overbearing to the setting of the adjacent communal garden and neighbouring Grade 1 listed building.
- The Panel was also critical of many of the aspects of the architectural composition and the north elevation was particularly unsatisfactory. Any proposal for this site needs to be subservient to its surroundings and the built form adjacent to King John's House should either be single storey, or one and a half storey; the accommodation should probably contain fewer bedrooms. This would also make for less strain on the external approach space and vehicle requirements thus generated.
- Thus, the Panel considered that this was a less than satisfactory solution for House 1. By way of some guidance, the Panel suggested that the proposal should probably return to the one and a half storey form of the pre-application, albeit omitting the ungainly 'double-gable arrangement' on the north elevation - and as it has adopted a traditional style approach should continue with the same local design vocabulary in detailing. The Panel confirmed that it was willing to be involved in a design discussion with the Architects in order to assist in resolving a satisfactory outcome for this important context.

- The Panel also commented on the need for clear guidance and/or planning conditions to be applied for the treatment of the central courtyard between the two properties should approval be granted for the application. This is to avoid the future removal of any hard and soft landscaping to increase vehicle parking available within the courtyard.

6.0 **REPRESENTATIONS** Expired 22.07.2022

6.1 **Romsey Town Council – Objection;**

- The archaeological evaluation should have been done before the planning application is determined.
- House 1 has an impact on the historic setting of King Johns House.
- There is only 1 parking space per house which is inadequate. Although this is a town centre site the parking should be adequate to the size of the dwellings.
- There is a concern about the impact of the building with respect to shading on King Johns House Gardens.
- There needs to be an assessment of the fire escape as it appears to be onto private land.
- There is a concern about vehicular access as coming out of the development would be blind.

6.2 **The Trustees of King John’s House and Tudor Cottage Trust Ltd – Objection;**

- The proposed archaeological evaluation needs to be completed before the application is determined.
- Concerned that the positioning, height and mass of House 1 will impinge upon the setting of the Grade I listed building viewed from the public realm, bearing in mind that King John’s Garden being open to the public constitutes a part of the public realm.
- The positioning, height, and mass of House 1 may have a negative impact on the now historic King John’s Garden by overshadowing.
- The removal of the tree behind the marketplace would certainly change the wider setting of heritage assets and the Conservation Area.
- The precise choice of brickwork, if the Planning Authority are minded to grant consent for ‘House One’, should be very carefully considered, to match rather than contrast with historic brickwork on the King John’s House and Tudor Cottage site.
- It is unfortunate that slate has been the choice of roof cladding for ‘House One’. As is noted in the Borough Local Plan 2.39, slate only arrived in Romsey with the advent of the railway in the early-mid 19th century. The use of slate in Romsey in historic terms of the town’s long history is therefore a relatively recent material.
- The heritage statement indicates that it is proposed to provide gate piers and gates. It does not appear that there is any indication of where these are to be located, the materials to be used, or their design in the plans submitted.

6.3 **Romsey & District Society (Planning Committee):** Objection

Original Submission

- Pleased to see emerging plans using innovative designs for dwellings on this central semi derelict brownfield historic site of the old Abbey Hotel in town. However, we consider the placement of House 1 does not integrate well into this complex site. The design and layout of House 1 has a significant and adverse impact on King John's Garden.
- The asymmetric bulk of the double gable on the north elevation, fronting the King John's House garden that appears to be a most visually inappropriate feature.
- Concerned about the west elevation of House 1 when viewed from Church Street. Again, the double gable and architectural language adopted seems more akin to a housing estate than a sensitive infill to this historic site.
- The King John's House garden is a significant town asset. The current application has a rudimentary approach which fails to address the challenge of a more sensitive solution.

Revised Plans

- Not convinced that the latest revised iteration of this application for House 1 is quite right and are disappointed with the architectural approach.
- Whilst accepting the casting of shadows over King John's Garden has been addressed by creating a gap, and rightly setting the house further from the boundary, we are concerned by the banal appearance of the elongated north elevation to the dwelling.
- We do not object to the principle of a dwelling in this location but believe the desire for this to be a four bedroom house has dictated the reason for the uncomfortable and bland north elevation.
- Designed as a three bedroom house would give scope for the elevational treatment to be aesthetically improved by reducing its length of the boundary elevation to accommodate only the living room and moving the snug/study to the east end.
- The set back to the west elevation is welcomed although it is not understood why the original landscaped courtyard has been lost.

6.4 **Romsey & District Society (Natural Environment Committee):** Objection

- The loss of a mature sycamore tree in the town centre is regrettable. Sycamores are important species for insects which in turn provide food for birds and bats within the town centre.
- The proposed location of house 1 immediately adjoins this period garden area. This is a peaceful and tranquil oasis within the town and provides a haven for small birds and other wildlife. The siting of a new building immediately outside the garden wall will be overbearing and intrusive.

6.5 **Romsey Local History Society (LTVAS) (Original Submission) – Objection;**

- Whenever planning consent is granted within this area the need for archaeological investigation should be considered. This particular site is not only in the centre of historic Romsey but immediately adjacent to, and probably part of the original curtilage of, King John's House.
- This area, between Church Street, the Market Place and the Fishlake/Holbrook and close to the 13th century King John's House and the site of the Saxon Abbey is likely to have been used from the earliest period of settlement and could give significant insights into the early development of the town.
- We consider this site to be of high archaeological and historical interest. We therefore urge the council not to give planning consent unless a programme of archaeological investigation, excavation and recording is undertaken prior to commencement of building.

6.6 **Romsey Local History Society (LTVAS) (Amended Plans) – Comment;**

- Some effort has been made to make the new buildings less inappropriate and obtrusive to King John's House and garden but there is no reference to or acknowledgement of the need for archaeological investigation of the site before and during building. As stated before - This site is in the centre of the Saxon and Medieval settlement of Romsey and investigation could provide significant information on the early development of the town. There is seldom opportunity to investigate this central area and this would provide one.

6.7 **28 representations of Objection received (original submission):**

6.8 Impact on King Johns House

- Impact on setting of King Johns House and gardens from House 1.
- Detrimental to the historic interest of King Johns House.
- Architectural quality is not sufficient.
- Out of character with historic buildings.
- Impact on amenity of visitors.
- Overdevelopment
- Overlooking to gardens
- Overshadowing to gardens
- Noise impact to gardens
- Impact of new tree planting on gardens

6.9 Tree works

- Unjustified loss of sycamore tree
- Impact on retained Oak tree
- Loss of green space
- Time for new trees to mature
- Management of new trees.

6.10 Highways

- Safety of access onto Church Street.
- Parking provision is inadequate

6.11 Archaeology

- Additional archaeological information is required.

7.0 **POLICY**

7.1 **National Planning Policy Framework 2021**

Planning (Listed Buildings and Conservation Areas) Act 1990

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 **Romsey Town Design Statement – Look at Romsey**

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle of development, the character of the site and surrounding area and the setting of heritage assets, the amenities of neighbouring properties, protected species and highways issues.

8.1 **Principle of Development**

The site lies within the settlement area of Romsey and therefore the principle of development and re-development for housing is accepted in accordance with policy COM2, subject to adherence with the other policies of the TVBRLP.

8.2 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 December 2021 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.

8.3 Community Services & Facilities

Policy COM14 States that development (including the change of use of existing premises) which involves the loss of local shops or public houses will be permitted if it can be demonstrated that: the use is no longer or cannot be made commercially viable; or the building can no longer provide suitable accommodation; or is no longer needed for the existing use. Development involving the loss of cultural and community facilities and places of worship will be permitted if it can be demonstrated that: there is no longer a need for that facility for its existing use or another community use; or the building can no longer provide suitable accommodation.

- 8.4 The site was formally the garden of the Abbey Hotel. However the hotel and its associated facilities have been closed for some time and subject to recent permissions for conversion to retail at ground floor with residential use above. As a result the site is not considered to represent a community facility as identified by Policy COM14. The proposal does not therefore conflict with Policy COM14.
- 8.5 Conclusion on the Principle of Development
The development complies with Policy COM2 and is acceptable in principle. Furthermore, there is no identified conflict with Policy COM14.
- 8.6 **Character and Appearance**
The former hotel site is not listed but is situated within the Romsey Conservation Area and in close proximity to other town centre listed buildings most notably King Johns House to the north.
- 8.7 Impact on the Setting of Heritage Assets
Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historical interest which it possesses. In addition, Policy E9 of the TVBRLP requires that development preserves or enhances the historic significance and special interest of designated heritage assets. Furthermore Para 197 of the NPPF requires the effect of an application on the significance of a non-designated heritage asset to be taken into consideration. The application site is considered to be one such asset.
- 8.8 The Conservation Officer has advised that the former hotel was built c. 1890, as part of the redevelopment of the east side of Church Street instigated by a road-widening scheme. Along with Nos 1-9 (odd) it can be seen as part of a late C19 programme of metropolitan improvements. It replaced an older inn here, the Market Inn, which stood further out into the road.
- 8.9 Nearby heritage assets include the Romsey conservation area and a number of neighbouring listed buildings (e.g. Tudor Cottage and King John's House (Grade I) to the north, 2-8 Church Street (even), and the rear elevations of 13-19 Market Place). A number of other buildings which are unlisted, but should be considered buildings of local interest in the conservation area (undesignated heritage assets) are potentially affected, including Nos. 3-9 (odd) Church Street, and 13 Church Street, to the north of the site.
- 8.10 The Conservation Officer raised concern with regard to the original submission. Specifically that the proposal had the character of buildings that would be more suited to a spacious suburban or rural plot rather than the closely-knit historic development of this highly significant urban site. The concerns were predominantly related to House 1 which is situated nearest to King Johns House. The originally submitted scheme was considered overly domestic in style and did not reflect the character of historic development of this urban site. The bulk of the domestic accommodation, was to be contained in a broad section of building at the west which would extend across most of the width of the plot

at this point and presented conventional domestic elevations in the principal views. The original design would also have blocked views through the site from each direction, as part of the creation of the proposed courtyard. The original design was also considered to have an adverse impact on the character of King Johns House gardens and by extension the setting of listed building.

- 8.11 The site for house 1 is significantly different being formed in a disused area to the rear of the buildings on the corner of two medieval streets and lends itself to the proposed inward-looking courtyard plan. In heritage terms it is a more neutral site with many of the buildings on its periphery being rear elevations of properties fronting the Market Place and subject to late-C20 extensions of no historic or architectural merit. The Conservation Officer advised that the proposed inward facing courtyard house is a sensible response to the constraints of the site. As a result the plans for House 2 have remained mostly unchanged in the revised submission other than the alteration to the 'courtyard' area to the front of the dwellings discussed in more detail below.
- 8.12 The design of House 1 has been subject to extensive revisions following further discussions with the Conservation Officer. In summary the revised designs sought to address the previous concerns with House 1 being reduced in width and a further reduction in domestic detailing. The general emphasis being the linear form of development which is more characteristic of a former medieval burgage plot. The adoption of a simple, almost industrial aesthetic was supported, with alterations to fenestration and chimney details to further reduce the domestic character. In addition the relationship of both houses with the existing former stable building (a non-designated heritage asset) at the White Horse Inn has been improved by the retention of a section of remaining garden wall attached to the former stables.
- 8.13 Representations have also commented on the removal of the more formal courtyard area in the revised scheme. However the Conservation Officer's advice is that the site is a former medieval burgage plot and such plots are typically long and narrow. Such sites are not characterised by courtyard arrangements but rather by linear development, something which is demonstrated by the buildings of King John's House next door. The outbuildings that were recently demolished at the rear of the former Abbey Hotel were similarly arranged to one side of the plot. The Conservation Officer advice is that the characteristic of such sites are the views as one progresses through them and a 'meaningful stop' is not required. Nothing about the site suggest that a courtyard approach as originally proposed was likely to be the best one to allow its significance to be sustained.
- 8.14 Following the revised proposals the Conservation Officer has raised no objection to the development.
- 8.15 Historic England has also raised no objection on heritage grounds and consider that the application meets the requirements of the NPPF. The response considered that;

“This is a carefully thought through scheme which has sought to respect the setting of King John’s house and the historic character of the area. While, as we suggested at pre-application stage, a less-domestic architectural approach may provide more opportunities to actively reinforce the character of the area we do not consider that they will have a negative impact. We therefore raise no objection to the application.”

- 8.16 However the revised proposal have received a negative response from the Design Review Panel. The comments are reproduced in full at para 5.10 but in summary the Panel did not consider that the changes had improved the scheme and advocated a different architectural approach. These sentiments are echoed in some representations which have characterised the amended plans as bland and advocated for a bolder architectural style.
- 8.17 In this case there are broadly two schools of thought on the design approach. It is accepted that there are likely numerous suitable designs that could be accommodated on the site. However it is considered that the simpler forms advocated by the Conservation Officer and Historic England and reflected in the revised proposals, are appropriate and would broadly enhance the character of this neglected part of the Conservation Area and make a positive contribution to sustaining and possibly enhancing the significance of the surrounding heritage assets. The revised designs have taken account of the character, appearance and setting of heritage assets and those assets have informed the design of the proposals. As a result the development is considered to comply with Policies E1 and E9 of the TVBRLP.
- 8.18 Arboriculture
The application is supported by an Arboricultural Assessment (Barrell Tree Consultancy). The report is considered to be a fair reflection of the arboricultural constraints but does propose the loss of a large Sycamore tree in the southern part of the site adjacent to the proposed House 2. The submitted report seeks to justify the removal of the tree as follows;
- “This mature moderate quality tree is located well within the site and due to this positioning is it reasonable to set out that it is largely screened from outside public vantages. Given its secluded nature the tree makes little contribution to the visual amenity of the locality or the overall landscape character. The proposed removal of this tree to enable the redevelopment scheme is not seen as posing a risk of significant detrimental impact to character or context. Importantly the scheme sets out provision for the establishment of eleven new trees which will bring a direct enhancement to the site and its contribution to the wider context.”
- 8.19 The Arboricultural Officer disagrees with this assessment and has advised that the justification is not substantive enough to justify the removal of a tree free from significant defects, of this size and maturity from within the Conservation Area. In addition the Arboricultural Officer has advised that the initially proposed replacement planting does not provide opportunity for any new tree to attain proportions of the tree to be felled.

- 8.20 The existing tree is certainly a large specimen but it is considered fair to say that its prominence is somewhat limited by its location to the rear of the building fronting Market Place. Those buildings are of a height to prevent views from the south. Views from the west are similarly restricted by the existing buildings facing Church Street. The tree would be prominent from the Lortemore Place car park to the west were it not for the existing mature trees to the east which effectively limit views. The best views of the tree are likely from the King Johns House gardens and even then limited to the upper parts.
- 8.21 It is however fair to say that the proposals would not allow for a replacement of the tree with one of a similar size. However the revised proposals do provide for a new feature tree in the 'courtyard' area. This would sit adjacent the two mature trees within King Johns House creating a small group. Whilst this tree would not mature to the size of the existing it would be more visible from public views from the west along the driveway.
- 8.22 Whilst the expectation is that a tree in the conservation area would be retained it has not been considered suitable for a Preservation Order and there are benefits associated with the replacement tree in the driveway and the other new trees within the garden areas. As a result the proposals are considered to have no significant adverse impact on the character of the area and comply with Policy E2.
- 8.23 **Amenities of neighbouring properties**
Policy LHW4 of the RLP sets a number of criteria against which development proposals will be assessed in order to safeguard the amenity of existing and future residents, particularly in terms of overlooking, loss of privacy and any adverse impact in terms of loss of daylight/sunlight.
- 8.24 Many of the representations received in response to the original submission raised concern regarding the overshadowing and overlooking impact to King Johns house from House 1. Whilst the original designs would have resulted in additional shadow the revised proposals, which are drawn back from the boundary, would not result in any increase in shadow beyond that cast by the existing boundary wall.
- 8.25 Side opening first floor openings have been reduced to two secondary rooflights serving a bedroom and en-suite, and a principal opening serving Bedroom 4. The opening serving Bedroom 4 is however set back further from the boundary than the rooflights. Whilst the garden area of King Johns House is undoubtedly an appreciated space in central Romsey it is not as sensitive to overlooking, particularly in the early morning/evening times when the bedroom is more likely to be in use.
- 8.26 Noise
Given the proximity of the proposed residential dwellings to neighbouring commercial uses the Environmental Protection Officer has requested the submission of a noise impact assessment by way of condition. Subject to the required condition the proposed development is considered to adequately provide for the amenity of future occupiers in relation to noise and complies with

Policy E8. Representations have also raised concern with regard to the noise impact of the proposed dwellings on patrons of the King Johns House garden. However normal domestic use of the proposed development is not considered likely to generate significant noise, particularly in comparison to the former use as a pub garden. It is however considered appropriate to restrict construction hours in the interest of amenity.

8.27 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.

8.28 **Highways**

The proposed development includes parking provision for three spaces for the new dwellings. Policy T2 states that Development (including change of use and conversions) will be required to provide parking in accordance with the standards set out in Annex G. Parking provisions should be well designed and appropriately located so as to be convenient to users.

Residential parking provisions below the standards will be considered:

- a) where there is likely to be low demand for parking;
- b) where there are significant heritage or urban design issues;
- c) where any parking off site is appropriately controlled.

It will be necessary for applications to be accompanied by evidence justifying variations from the standards.

8.29 The previous application for the conversion of the Abbey Hotel did not provide any parking and this was the subject of considerable debate at SAPC. The proposed provision of three spaces is below the prescribed standard (3 spaces per 4 bedroom dwelling) but does seek to provide some on-site parking following the previous concerns.

8.30 The Highways Officer has advised that the existing application is unsuitable given the lack of both vehicular/vehicular and vehicular/pedestrian inter-visibility for vehicles emerging from the access onto Church Lane. However in acknowledging the former hotel use the Highways Officer has also advised that Highway Authority may be unable to defend a refusal reason for the existing/proposed access being used for a small amount of residential traffic utilising the access for the proposed houses.

8.31 In this case the compromise position of a reduced parking provision is considered reasonable. Whilst the existing access does not meet current modern standards it is typical in a town centre setting and its use is likely reduced compared to the former hotel. In this instance The Highways Officer has raised no objection to a car free development in this location which is considered to comply with Policy T2.

8.32 **Ecology & Biodiversity**

8.33 Protected Species

Policy E5 of the RLP relates to biodiversity and states that development that will conserve and, where possible restore and/or enhance biodiversity, will be permitted and sets a number of criteria against which development proposals will be assessed. Following initial concern the application has been supported by survey work that did not reveal the presence of any protected species. The Ecology Officer has commented that the proposed measures, whilst suitable do not incorporate the replacement of two bat boxes attached to the tree to be removed. In addition details of any external lighting are required. Subject to a condition to secure these two details the proposals are considered to be in accordance with Policy E5 of the RLP and the Conservation of Habitats and Species Regulations 2010 (as amended) in respect of protected species.

8.34 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.

8.35 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.

8.36 To address this issue, Test Valley Borough Council has implemented a strategic nitrate offsetting mitigation scheme whereby a scale of developer contributions has been agreed that would fund its ongoing delivery of a nitrate offsetting scheme. This strategic scheme comprises the offsetting of agricultural land previously utilised for the purposes of pig farming, located at Roke, Awbridge.

8.37 Following the implementation of this strategic offsetting scheme at Roke, a substantial net reduction in nitrate loading within the Solent catchment area has been achieved. This overall net reduction is utilised as nitrate 'credits', whereby a tariff of financial contributions is calculated based on the cost of implementing and maintaining the strategic offsetting scheme per kg/TN/yr saved.

8.38 The required financial contribution has been secured by a completed s106 agreement prior to permission being granted and the development will therefore not result in adverse effects on the Solent designated sites through water quality impacts arising from nitrate generation.

8.39 New Forest SPA – Recreational Pressure

The project being assessed will result in a net increase of dwellings within 13.6km of the New Forest SPA site. As established in the HRA of the Test Valley Borough Revised Local Plan DPD, a permanent significant effect on the New Forest SPA site due to increase in recreational disturbance as a result of the new development, is likely. As such, in order to lawfully be permitted, the proposed development will need to include a package of avoidance and mitigation measures.

8.40 The required financial contribution has been secured as part of the completed s106 agreement and as a result the development is not considered to result in adverse pressure on the New Forest SPA.

8.41 **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 today. 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.

8.42 **Archaeology**

The Archaeology Officer has identified that the location of the development site is within the historic core of Romsey at the rear of Church Street and Market Place. The Archaeological Officer has further advised that;

“Romsey has been an important settlement since at least the Saxon period, with evidence suggestive of even earlier occupation from the late prehistoric and through the Roman period. The proposed development site is within the very heart of that settlement, although it is land behind the street frontages. In this area would have been the gardens, yards, outhouses and workshops of the town from the Saxon period onwards. The archaeological evidence likely to be encountered will relate to the origins and development of the town, the trades and industries practiced, the lives and lifestyles of the inhabitants, their wealth and degrees of economic activity and status. The pits and privies will contain archaeological information about their health and diet. Any development in this area has a very high potential to encounter, and damage or destroy, archaeological remains that will shed light on story of Romsey and how it has become the community of today.”

8.43 The Archaeological Officer was not satisfied with the scope of the originally submitted archaeology information and this sentiment was echoed by many of the representations.

8.44 The application is now supported by a full archaeological assessment which has been endorsed by the Archaeology Officer. The archaeological assessment sets out an understanding of the nature of the archaeology of the centre of Romsey, an understanding of the location of the proposed development in relation to past archaeological discoveries and the historic layout of the town and its evolution from the Saxon period; offers some insight into the model of archaeological

deposits which might be encountered, and the potential significance of the archaeology likely to be present. The new assessment proposes full archaeological excavation of the footprint of the development to record archaeological remains present and mitigate their loss through the development. The proposed archaeological is of a significant scale but is considered proportionate to the level of potential interest at the site. Subject to a condition requiring compliance with the submitted details the proposal is in accordance with policy E9 (b) of the TVBRLP.

8.45 Economic Benefits

Whilst the proposals would result in the loss of the land associated with the former hotel business the site has been unoccupied for some time and as assessed above the remainder of the hotel site is in new uses. There are economic benefits associated with the development works and the future occupiers of the dwellings. Furthermore, the development is located in close proximity to the Town centre and the NPPF recognises that residential development often plays an important role in ensuring the vitality of town centres. These are matters that should be afforded weight in the planning balance.

8.46 Social Benefits

Whilst the loss of former hotel was regrettable it is considered that investment in the site, which is situated in a prominent town centre location, to bring it back into use represents a public benefit.

8.47 Planning Balance

The proposal would provide homes within a settlement. The housing would be a public benefit.

8.48 In economic terms the proposal would provide construction jobs during its build out. These jobs would be transitory and only moderate weight can be afforded to this point. Furthermore, the new properties would result in people living in the town centre and the associated spending by these people in the local economy is also a benefit of the scheme. The site is also vacant and with the site being vacant for some time its development and occupation is considered to be a planning benefit and one that would result in some improvement to the character of this part of the Conservation Area. This matter should be afforded weight in the balance.

8.49 Notwithstanding the differing opinions on design the revised scheme is considered to enhance the immediate site and ensure its long term use. The development is considered to preserve the setting of the Conservation area and adjoining listed buildings. The proposal would, therefore, accord with both Local and national planning policies.

9.0 **CONCLUSION**

9.1 The development is acceptable in principle and complies with Policies COM2. The proposals would preserve the setting of the Conservation Area. It is further considered that the proposed development would not result in conflict with local and national planning policies relating to public highway network, protected species or amenities of neighbouring properties. The development therefore accords with the Development Plan as a whole and should be approved without delay.

10.0 **RECOMMENDATION**

10.1 **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. In addition a brick sample panel comprised of the approved materials shall be constructed on site and subject to inspection and approval by the Local Planning Authority prior to any works above DPC level. 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. **Notwithstanding the Ecology report letter (Ecosupport, January 2022) development shall not commence until details of replacement bat boxes, for those currently attached to the tree to be removed, have been submitted to and approved in writing by the Local Planning Authority. Replacement bat boxes shall be installed in accordance with the approved details and thereafter retained. All other mitigation measure specified in the Ecology report letter (Ecosupport, January 2022) shall be installed prior to first occupation and retained in perpetuity.
Reason: To ensure the protection of protected/notable species in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.**
4. **Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting before the building(s) is/are occupied. Lighting shall follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the amenities of the area and to prevent disturbance to protected species in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 and E5.

- 5. The rooflights hereby permitted shall be of a 'conservation' style fitted flush to the roof slope.**

Reason: To protect the character and appearance of the building and conservation area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

- 6. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Arboricultural Assessment and Method Statement Ref 21023-AA-PB (barrell, 8th March 2021) and Tree Protection Plan ref 21023-01.**

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.

- 7. Tree protective measures installed (in accordance with the tree protection condition) 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.

- 8. 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.

- 9. 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 details shall also include the provision of a legacy tree to the south of Block B of a species to be agreed with the LPA and suitable tree pits for new tree planting. 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.

- 10. 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.

- 11. 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.

- 12. 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.

- 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. No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation in accordance with Section 13.1 of the Archaeological Impact Assessment Report No. 53557/1/1 (terrain archaeology, June 2022) that has been submitted to and approved by the Planning Authority. The investigation should take the form of a full archaeological excavation of the footprint of the development (and watching brief for the remainder of the site). Following the completion of all archaeological fieldwork, a report shall 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.

- 15. No development shall take place unless or until an Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The 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.

- 16. 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.

- 17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no building, structure, walls or fences of any kind shall be erected without the prior written consent of the Local Planning Authority.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the setting of heritage assets and local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E9.

- 18. 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 [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.

- 19. In the event that contamination (that was not previously identified) is found at any time during 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 2006 policy HAZ04.

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

8020 OS

8020 P01 B

8020/P02 A

8020/P03 A

8020/P04 A

8020/P05 A

8020 P06 B

8020 P07 B

8020 P08 B

8020 P10

8020 P11

8020 P12

8020 P13

8020 P14

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

- 21. All rainwater goods shall be of cast iron and painted unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To protect the character and appearance of the conservation area and setting of heritage assets in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

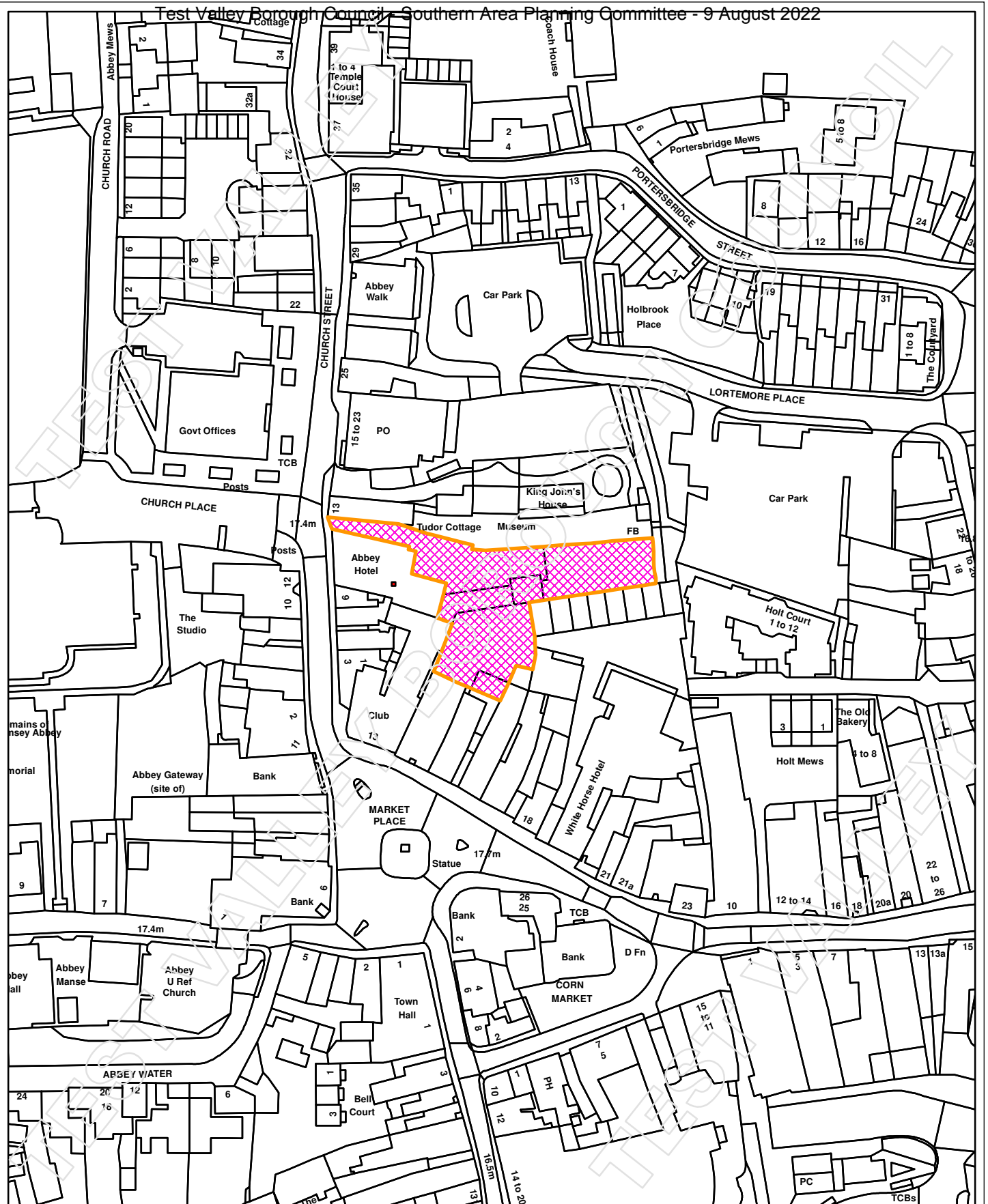
- 22. Prior to the commencement of development a Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken and mitigation installed in accordance. The dwellings shall not be occupied until any required mitigation has been installed in accordance with the approved details.**

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

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.**
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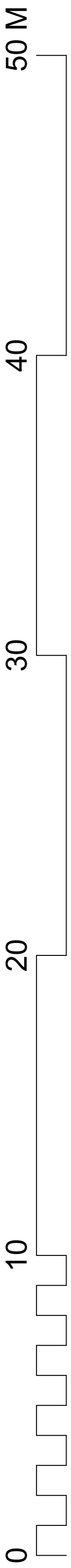
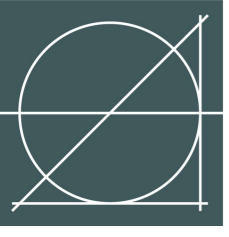


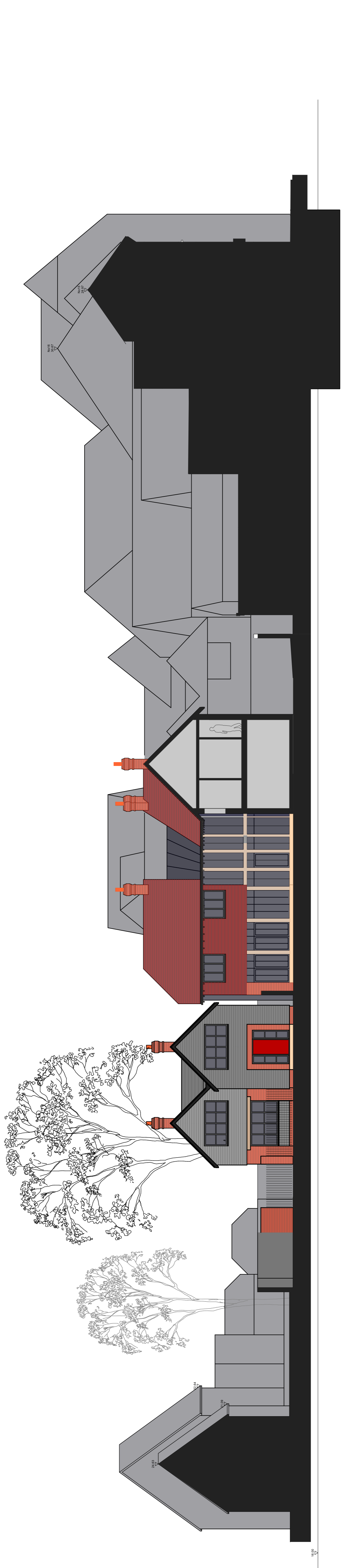
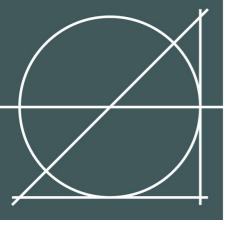
Siteplan



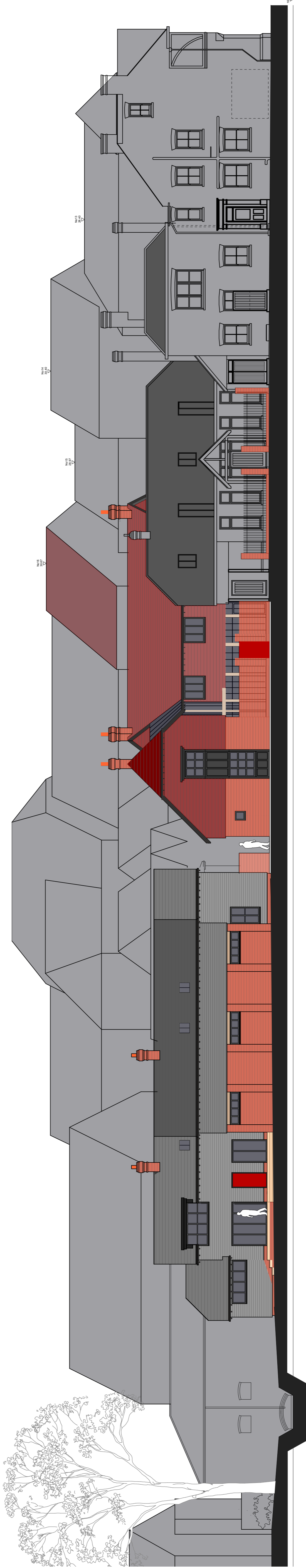
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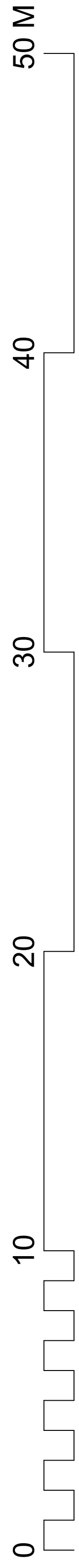


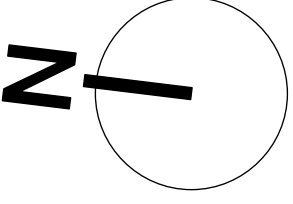


Site Section A-A



Site Section B-B





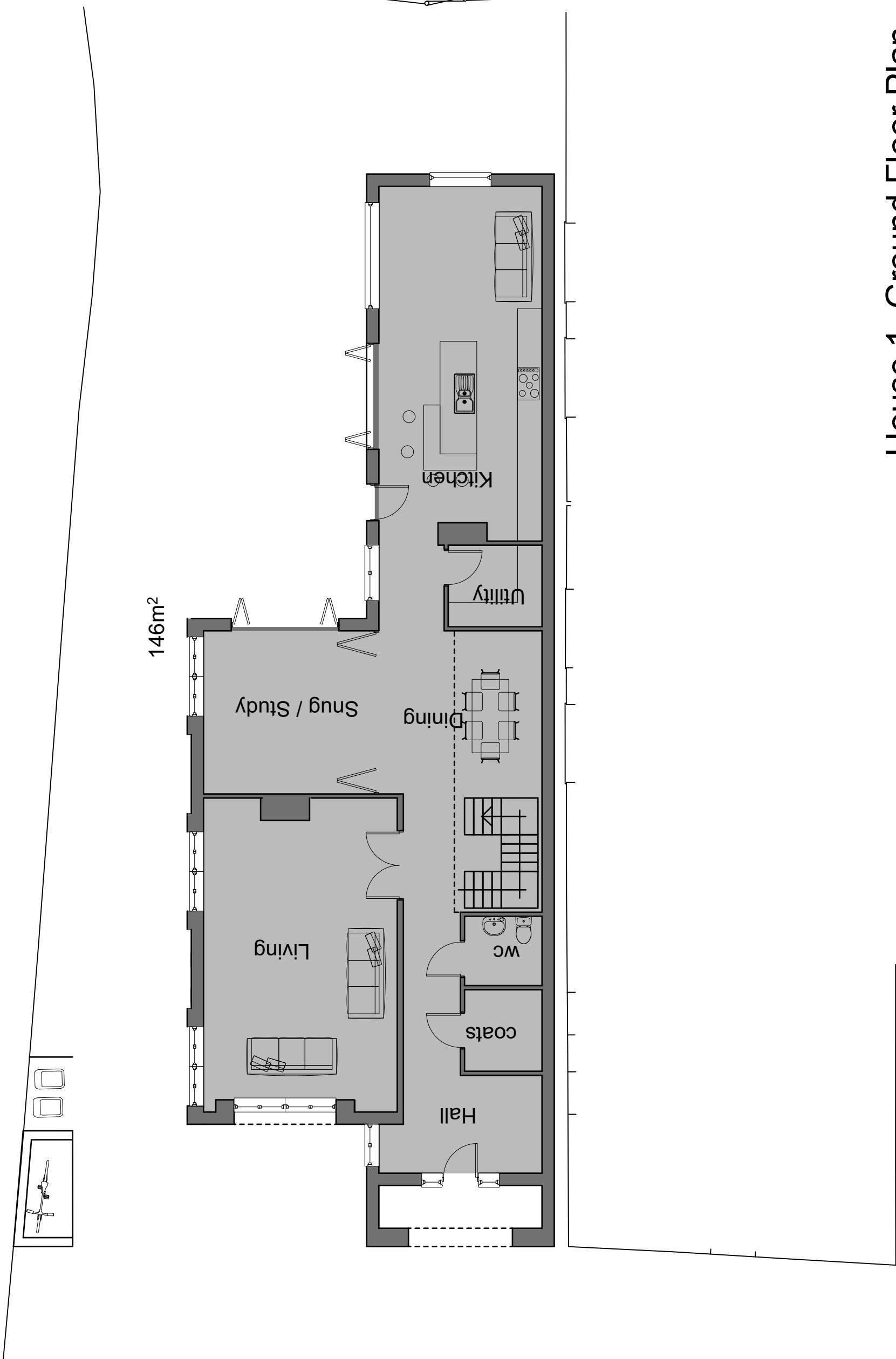
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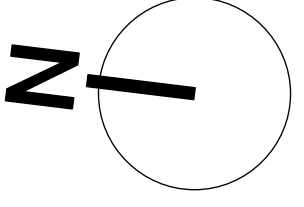
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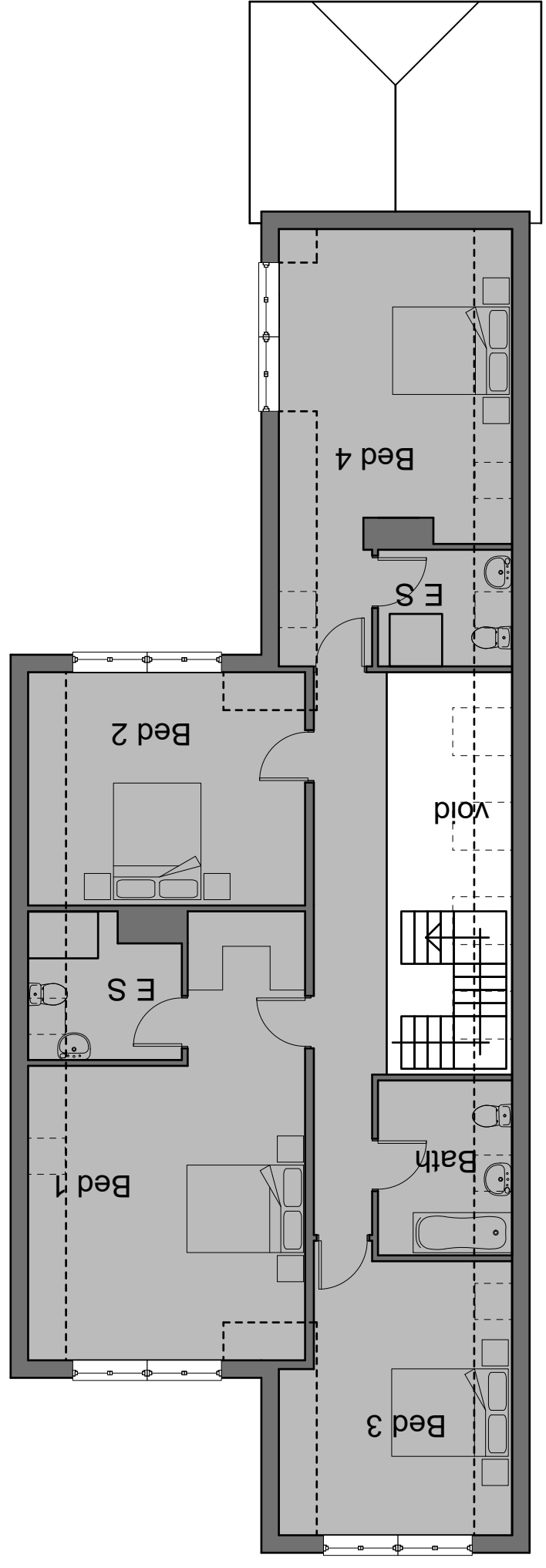
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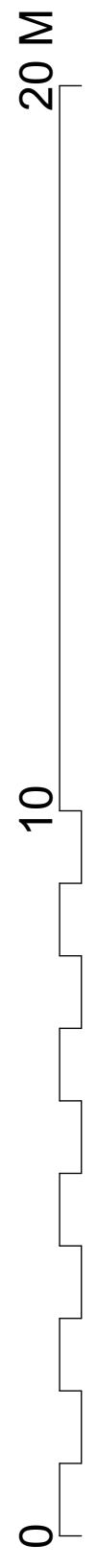
House 1 Ground Floor Plan



125m²



House 1 First Floor Plan



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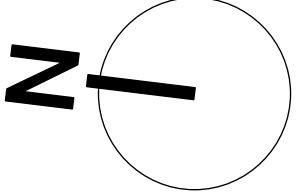
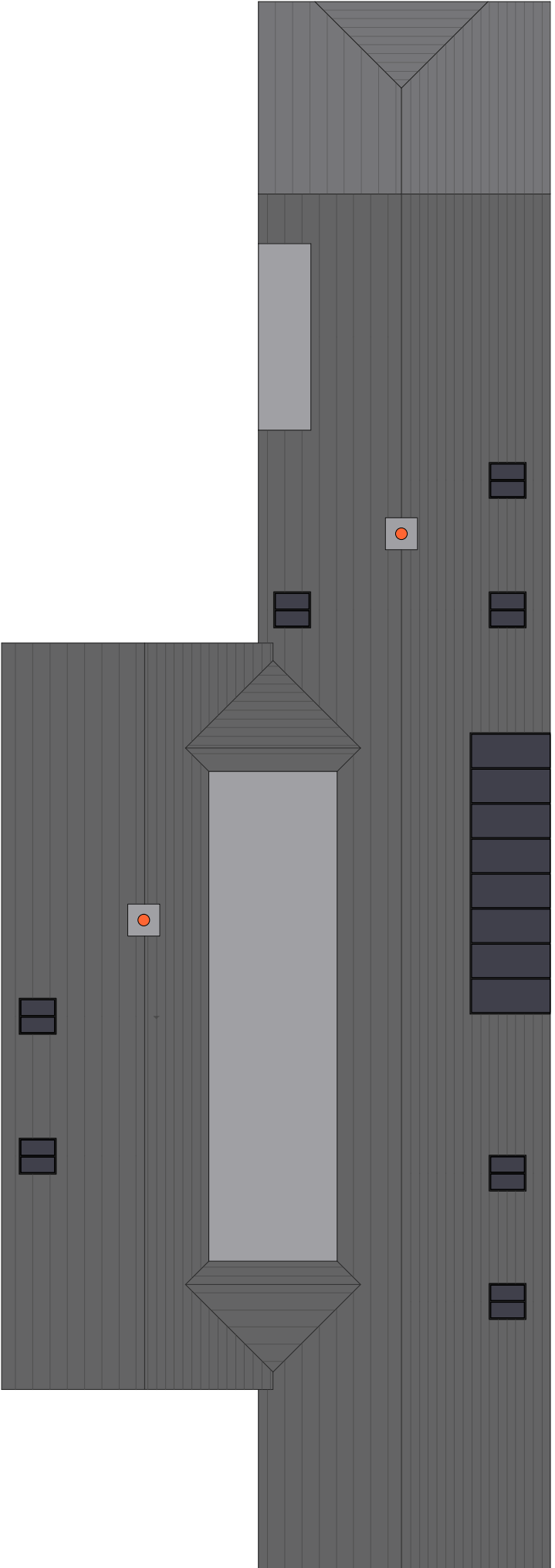
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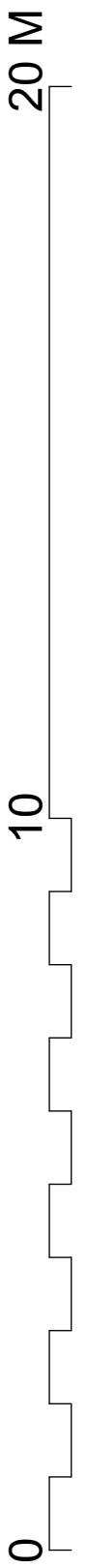
Test Valley Borough Council - Southern Area Planning Committee - 9 August 2022

House 1 Roof Plan 1:100@A3

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House 1 Roof Plan

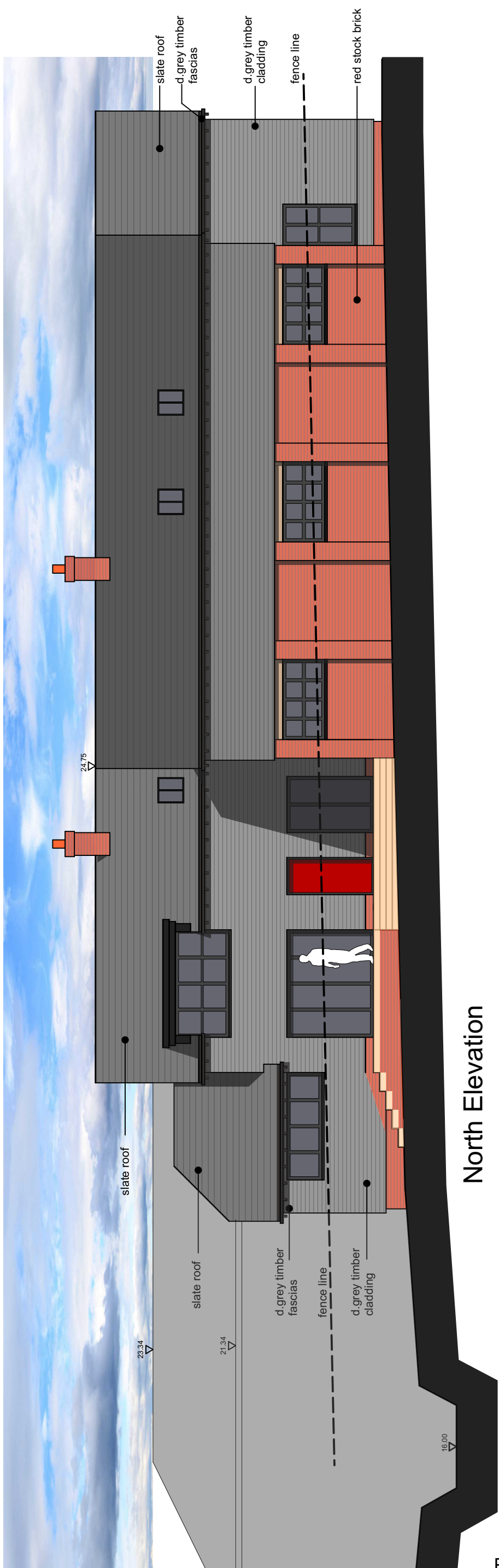


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North Elevation



West Elevation

20 M

10

0

House 2 Elevations



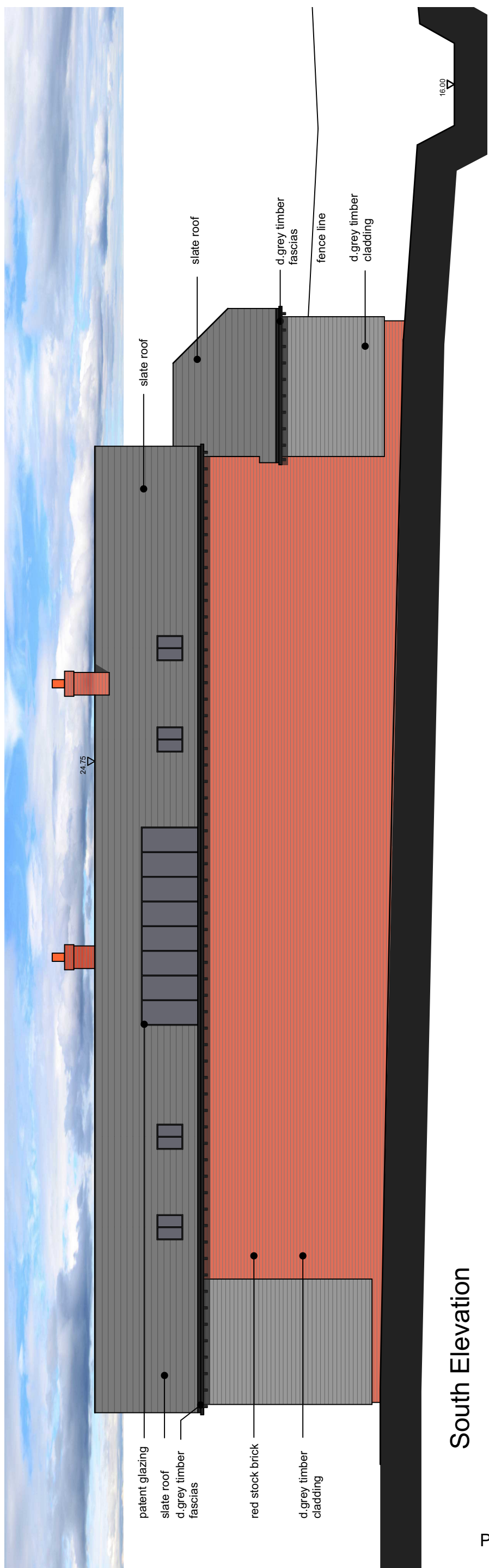
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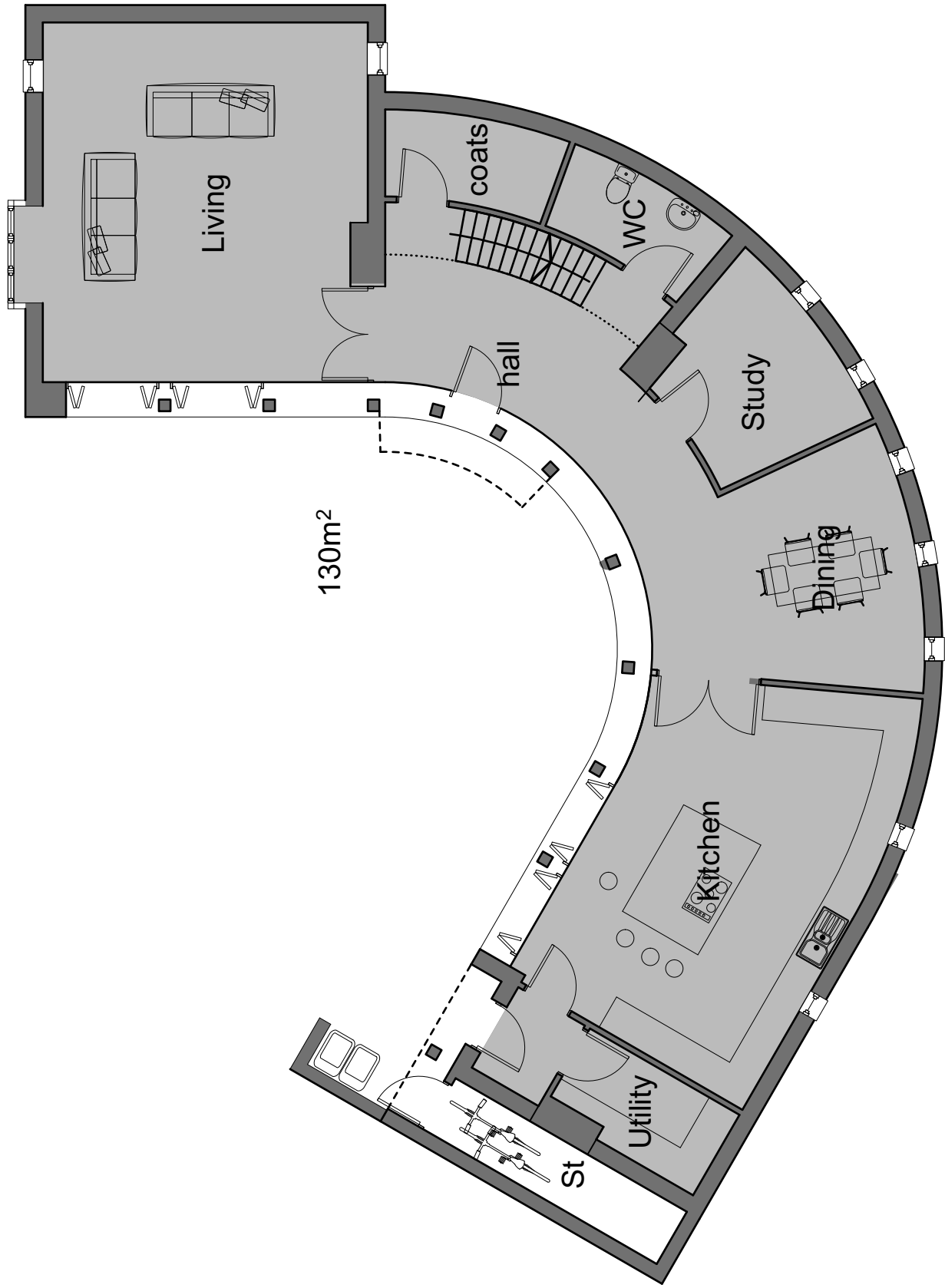
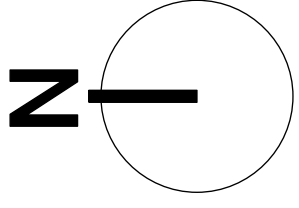
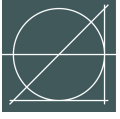


South Elevation



East Elevation

House 1 Elevations 20 M



130m²

House 2 Ground Floor Plan



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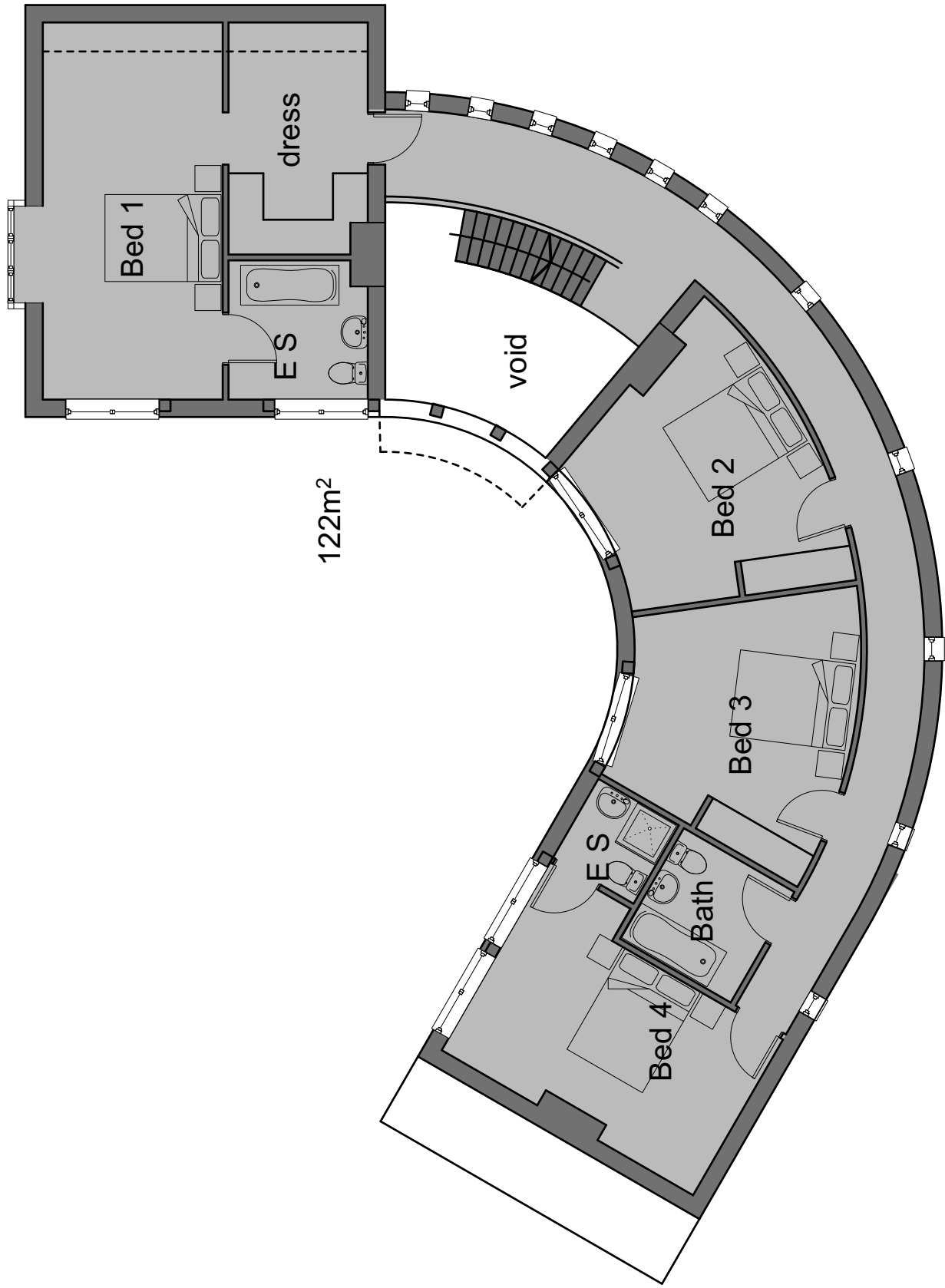
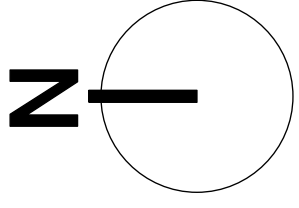
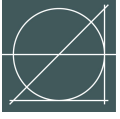
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House 2 First Floor Plan



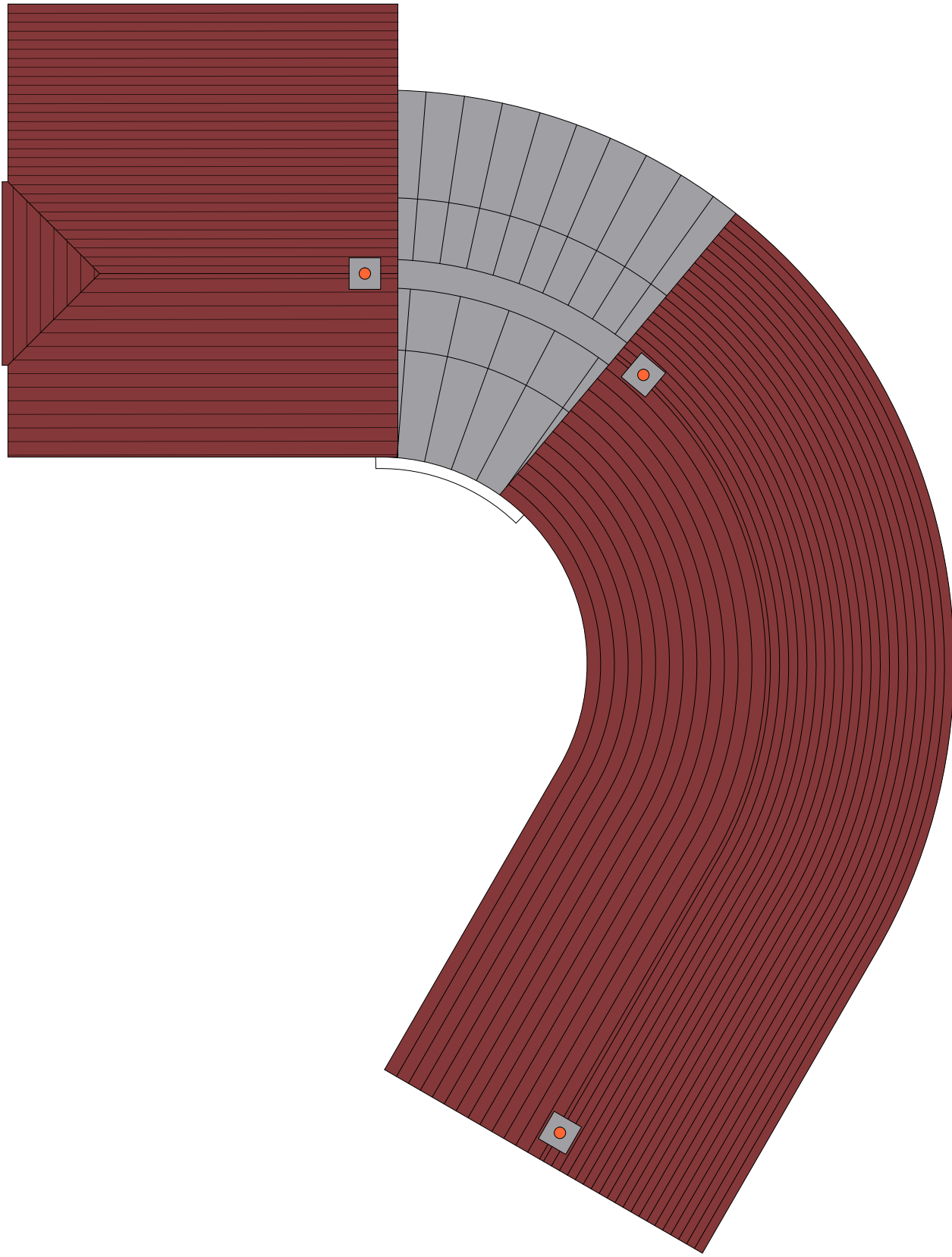
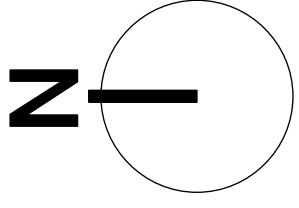
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House 2 First Floor Plan



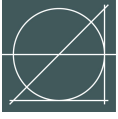
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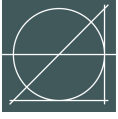


North Elevation



West Elevation

House 2 Elevations 0 10 20 M



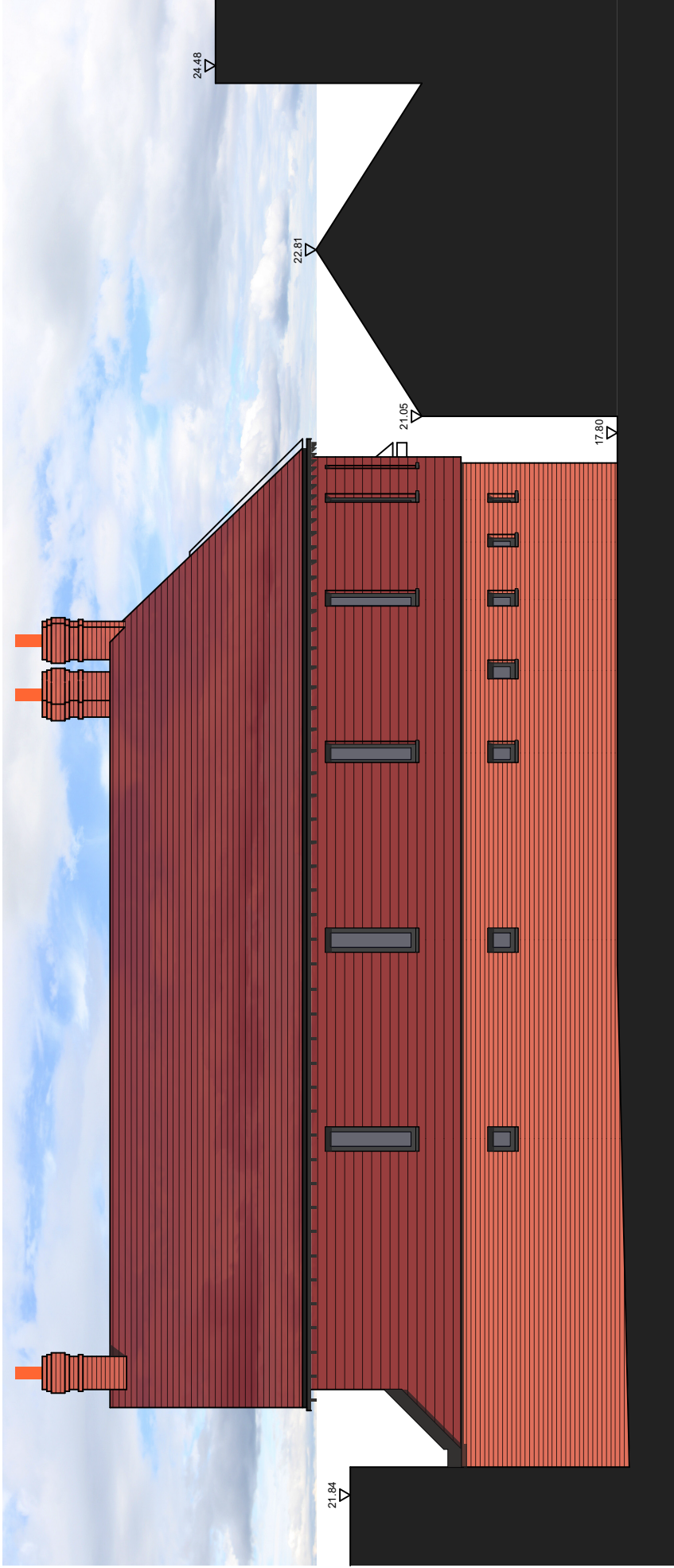
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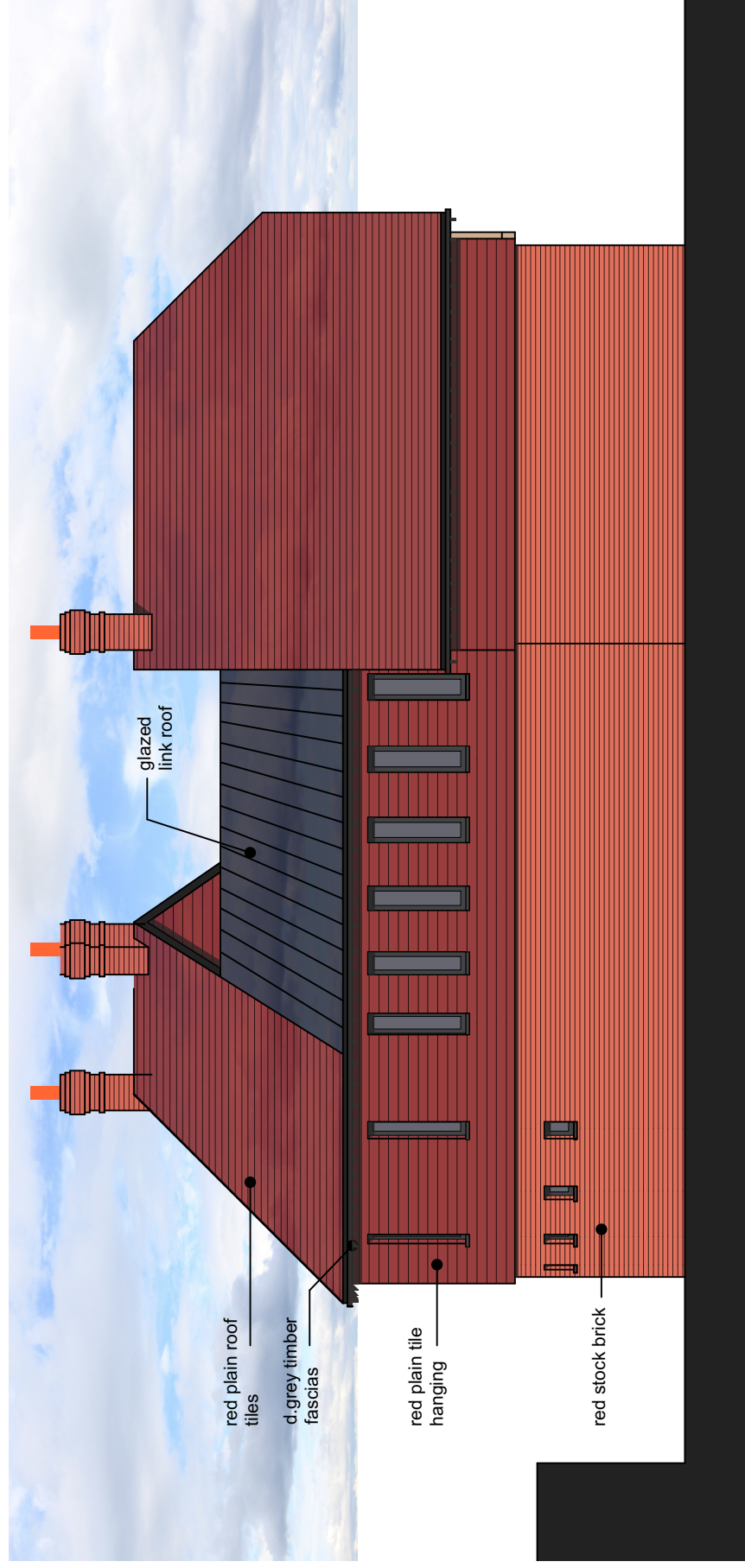
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East Elevation



South Elevation

House 2 Elevations 0 10 20 M

ITEM 8

APPLICATION NO.	21/00662/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	08.04.2021
APPLICANT	Mr and Mrs M Horscroft
SITE	Hillview, Romsey Road, King's Somborne, SO20 6PR, KING'S SOMBORNE
PROPOSAL	Erection of dwelling with parking, access, garage, and terrace
AMENDMENTS	8 th April 2021 - Heritage statement received 5 th May 2021 – preliminary ecological appraisal received 10 th May 2021 – nitrate neutrality calculations received 14 th May 2021 – Highways visibility splays received 12 th July 2021 – amended plans received 11 th August 2021 - Additional ecology information received 17 th November 2021 – amended ecology details received 27 th May 2022 – amended plans received 1 st July 2022 – amended landscape strategy and planting plan received
CASE OFFICER	Kate Levey

Background paper [Local Government Act 1972 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

1.0 INTRODUCTION

- 1.1 The application was discussed at Southern Area Planning Committee on 26th April 2022 and was deferred for the following reasons:
1. To allow discussion between officers and the applicant to agree a detailed and comprehensive landscaping scheme. The landscaping scheme shall adequately demonstrate that the development, if granted planning permission, would integrate into the landscape setting of the area without resulting in harm
 2. To allow discussion between officers and the applicant to agree revisions to the proposed development to ensure that the proposal is truly high quality and to ensure that it integrates with the character and appearance of the area.
- 1.2 Amended plans have been received which alter the design of the dwelling and propose additional landscaping.

2.0 **SITE LOCATION AND DESCRIPTION**

- 2.1 The application site is located within the settlement boundary of Kings Somborne. It is an undeveloped plot which has recently been cleared of trees. Romsey Road abuts the site to the south and to the rear (north) of the site is an open meadow. Kings Somborne Water Meadow SINC lies 112 metres to the north of the site. There is existing ribbon development along Romsey Road and existing residential dwellings are present to the eastern and western sides of the site.
- 2.2 The development area is located partly within John of Gaunt's Deer Park Pale scheduled monument (list entry no 1003787). This monument is an extensive embankment that encloses a large area to the west of Kings Somborne. The site is bounded on its southern side by a surviving stretch of the park pale that has been recognised as being of national importance.
- 2.3 There are some rights of way in the vicinity, listed below:
- Kings Somborne footpath 8 – located immediately adjacent to the north boundary of the site
 - Kings Somborne footpath 7 – located 87 metres to the north of the site
 - Kings Somborne 505 Byway – located 24 metres to the south, on the opposite side of Romsey Road

3.0 **PROPOSAL**

- 3.1 This proposal is for the erection of a single dwelling with parking, access, garage, and terrace. The proposal involves dividing the plot and the new dwelling would be located to the west of the site, within a piece of land which is triangular shaped. The dimensions of the proposed dwelling are 8.8 metres by 13 metres. The maximum ridge height is 7.4 metres, and the footprint is 94 square metres. A single garage would be provided to the side (north east) of the proposed dwelling, and further parking space at the front of the property. The private amenity space is located to the rear and side (south west) of the dwelling.

4.0 **RELEVANT HISTORY**

- 4.1 21/01643/FULLS Erection of outbuilding comprising garage, cycle store, annexe and provision of terrace. Permission subject to conditions and notes 04.02.2022

5.0 **CONSULTATIONS**

- 5.1 Trees: no objection subject to conditions
- 5.2 Ecology: comment (summarised)
The landscape plan now includes areas of native species grassland and tree planting in addition to the provision of reptile refuges. The only element that requires modification is the proposed bluebell planting. The landscape plan currently states that the Spanish bluebell will be planted. This must be changed to our native bluebell *Hyacinthoides non-scripta*. Notwithstanding this, I am happy that this addresses the concerns raised and would suggest that the landscape plan and the recommendations made within the ecological report for avoiding impacts to protected species are secured by a suitably worded condition.

5.3 Case Officer note: A revised landscape plan has been received which stipulates that the native species of bluebell will be planted. It is considered that this comment has been adequately addressed.

5.4 HCC Highways: no objection subject to condition

5.5 HCC Archaeology: no objection

5.6 Historic England: no objection

5.7 Natural England: no objection

6.0 **REPRESENTATIONS** Expired 18.02.2022

6.1 Kings Somborne Parish Council: x2 letters of objection, summarised as follows:

- Concerns about safety of the vehicle access to and from the site and visibility
- Should agreement be given, mitigating measures should be considered with respect to highway safety whilst the dwelling is under construction and in the future
- No landscaping plan has been submitted
- No service information has been submitted which shows that new services, drains and soakaways will be outside of root protection areas and not conflict with new tree planting
- The submitted arboricultural report needs to be updated to reflect the new layout
- A number of trees on the site were identified as having low bat roost potential and so further mitigation measures would be required if these trees are to be felled. The submitted bat roost assessment does not recommend any further surveys
- Due to the sensitivity of this application these details should be received prior to determination rather than being secured by condition. The Tree and Environment teams at TVBC should confirm that their concerns are mitigated and agreement to the proposed way forward

6.2 Further to receipt of the amended plans and landscaping information in May and July 2022, Kings Somborne Parish Council have made comments neither objecting to or supporting the planning application.

6.3 X3 letters of objection, summarised as follows:

Highways concerns

- Vehicles are regularly recorded travelling at speeds in excess of the 30mph speed limit along this stretch of road
- Traffic calming measures are required to slow traffic entering the village
- Visibility at the site entrance is poor
- Concerns about lack of space for parking and turning on site for deliveries of building materials and parking for contractors vans and equipment
- The two bedroom annex is being planned for Hillview as this will exacerbate the problems

Landscaping and trees

- Whilst it is disappointing to see all the existing trees on the site felled they are of little ecological value and a native hedgerow would mitigate any habitat loss

Character and appearance of the area

- Originally a garage was approved for this site, a four bedroom house is considered overdevelopment
- The trees within the site add to the rural nature of the village and provide visual screening and privacy
- The design of the property is not in keeping with the houses in the area and is against the Neighbourhood Development Plan in that new houses should be constructed of traditional materials

Biodiversity

- The trees within the site provide a roost for bats
- How will this development demonstrate nitrate neutrality

Amenity

- If the trees within the site are felled then windows from the upstairs bedrooms would overlook the bedrooms at Park Bank

Other matters

- The site plan indicates a pedestrian gateway into the meadow but direct access into this meadow will not be permitted
- Hillview's sewage is discharged into a junction in our garden (Yew Bank, Romsey Road), and it does not have capacity for the more sewage from the new house
- There is an outflow from a culvert under the A3057 to alleviate surface flooding, the landscaping on site should take account of the need for a soakaway on site
- The existing trees on the site provide noise reduction from the A3057

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

E7: Water management

E9: Heritage

LHW4: Amenity

T1: Managing movement

T2: Parking provision

7.3 Neighbourhood Plan

Kings Somborne Neighbourhood Development Plan (draft, not adopted)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character and appearance of the area
- Arboriculture
- Biodiversity
- Heritage
- Water management
- Neighbouring amenity
- Highways
- Parking provision

8.2 **Principle of development**

The site lies within the settlement boundary as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP development is permitted provided the proposal is appropriate to other policies of the Revised Local Plan. The proposal is assessed against relevant policies below.

8.3 **Character and appearance of the area**

There is existing ribbon development along the northern side of Romsey Road and the prevailing character of the properties within this development area is detached, two storey dwellings within generous plots. The properties are set back from Romsey Road and there is generous spacing between properties. The ribbon form of development continues to the west, along Horsebridge Road, where the properties are generally on smaller plots, and the dwellings are set back from the road.

8.4 There is a right of way (Kings Somborne footpath 8) which runs in an east – west orientation immediately to the north of the application site, through the meadow to the north of the site. Views into the site are possible from here. The site is also highly visible from Romsey Road.

8.5 The immediate surrounding area consists of detached dwellings. To the east the dwellings are two storey and to the west the dwellings are a mix of bungalows and two storey dwellings. The surrounding dwellings are traditional in their design, but there is a mix of designs in the area in terms of detailing, and layout. There is no particular consistency in design and the dwellings are generally individually designed. Materials used in the construction of the external surfaces of surrounding dwellings include red brick under tiled roofs.

8.6 The proposal involves dividing the plot and the new dwelling would be located to the west of the site. In terms of its design, the proposed dwelling would be traditional in its form with gable ends and a pitched roof. The design would utilise materials that are seen in the immediate vicinity, including red brick and clay tiles. It is considered that the building is not of an excessive height (7.4 metres to the ridge).

- 8.7 Third party comments received state that the design of the dwelling is against the Kings Somborne Neighbourhood Development Plan. The Neighbourhood Development Plan is still being developed and is yet to be adopted, so at present limited weight can be afforded to the plan. In any case, since these comments were received the design of the dwelling has been amended – the black timber cladding has been removed from the design and replaced with traditional materials of red brick and clay roof.
- 8.8 With regards to the layout of the proposed dwelling within the site, the front of the property would face south east. The proposed dwelling would have similar orientation as the dwellings along Horsebridge Road, namely Park Bank and Hawthorn Hedges, and others further to the west along this road. As such, it is not considered that the orientation of the dwelling within the plot would be incongruous in the street scene.
- 8.9 The proposed dwelling is set back from Romsey Road, in keeping with other properties in the vicinity. With regards to plot size, these vary in the surrounding area. Whilst there are concerns about overdevelopment, it is considered that it would be comparable to the plot sizes of the properties along Horsebridge Road – specifically Sunnymede, Carmel House, Beechcroft and Cloverfield. As a result, it is not considered that the proposed resultant plot size would result in an adverse impact on the character and appearance of the surrounding area.
- 8.10 Due to the proposed dwelling being detached, individually designed and using materials which are in keeping with other properties in the area, it is considered to be in keeping with the general design approach in the surrounding area.
- 8.11 As a result of the above, it is considered that the proposed development would integrate, respect and complement the character of the area. Furthermore, it is not considered that the proposal would have an adverse impact on the amenity value of the right of way. It is considered that the proposal does not conflict with policy E1 of the RLP.
- 8.12 **Arboriculture**
The application site is an undeveloped plot and contained several mature trees. TPO.TVBC.1218 was served to protect trees which would have needed to be felled to facilitate the proposal. The TPO was served in October 2020 and since this date the site was revisited, and it was decided that although the trees were visually prominent, the form and quality of the trees was not good enough to move forward and confirm the order. The order went out of date in March 2021 and the trees were subsequently felled against the advice of officers. It is important to note that the felled trees were not protected by any TPO due to the trees no longer being protected or deemed worthy of a TPO. No objection to the removal of the trees has been raised by the Tree Officer.

- 8.13 The application is supported by an arboricultural development statement (CBA Trees, March 2021). A total of 14 trees were scheduled to be removed to facilitate the development, these included sycamore, common hazel and field maple. These trees are to be replaced and additional hedge planting is also proposed along the boundary aligning Romsey Road. Given the form and quality of the trees on the site there was no objection to their removal and replacement.
- 8.14 Due to the visual impact of the removal of trees, a substantial landscape plan has been submitted, in line with section 19 of the arboricultural report. The landscape strategy plan (reference L165/B01) demonstrates that a native boundary hedge and trees will be planted aligning Romsey Road (south east boundary) and also adjacent to the public footpath (north west boundary). The proposed planting is a simple mix of native trees, some of which are evergreen. There is ample space within the site to facilitate this additional planting and it would screen the development and allow privacy for the occupants of the dwelling, as well as preserving the character of the area. A condition has been added to this recommendation relating to maintenance of the planting.
- 8.15 As a result of the above, it is considered that the proposed development, subject to conditions, would preserve the landscape character. The proposals are therefore considered to comply with policy E2 in this regard.
- 8.16 **Biodiversity**
The application site is a relatively small area of land which has recently been cleared and prior to its clearance it was unmanaged. The application is supported by a preliminary ecological appraisal and a landscape strategy (Middlemarch Environmental). Third party concerns about trees within the site providing a roost for bats are acknowledged. Some of the trees within the site had been assessed as having a low bat roosting potential however the Ecologist has reviewed the proposal and the submitted ecological reports and has commented that the concerns about roosting bats have been addressed.
- 8.17 The latest ecology comments state that the submitted landscaping plan must incorporate the planting of the native bluebell, rather than the spanish bluebell. In light of these comments the applicant has submitted a revised landscape plan which stipulates that the native species of bluebell will be planted and so it is considered that the Ecologist's comment about bluebell planting has been addressed.
- 8.18 Conditions are recommended to ensure the implementation of the landscape plan and that the recommendations made within the ecological report for avoiding impacts to protected species are adhered to. Subject to these conditions, and given that native bluebell species will be planted, it is considered that the proposal complies with policy E5.

8.19 Mottisfont bat SAC

With respect to Mottisfont Bats SAC and the LPA's engagement with the Conservation of Habitats and Species Regulations 2018 that provides the legal protection for this, potential impacts on the SAC have been considered during the consideration of the application. The application site is not within the SAC. The SAC is confined to the extensive woodland / Ancient Woodland near Mottisfont. Therefore, it is clear that the development will not directly affect the SAC habitats themselves, nor directly affect any bat roosts within the SAC.

8.20 However, barbastelle bats disperse widely from their roosts; studies have identified that areas of higher-value barbastelle bat foraging and commuting habitat (such as wooded river corridors, riparian habitats, and deciduous woodland) within 7.5km of the SAC boundary may potentially be important for the Mottisfont population and therefore development that would result in impacts to such habitats may potentially have a likely significant effect on the SAC by virtue of reducing or causing a deterioration in quality of important areas of barbastelle habitat outside the SAC.

8.21 The affected area of the site is residential curtilage and there is an existing dwelling and driveway on the site. The area of the proposed building is of limited value as a foraging resource for bats in general as it does not provide a high-quality environment for supporting an abundance of suitable invertebrate prey. Barbastelle bats are highly associated with water, riparian vegetation and deciduous woodland (particularly along or linked to river corridors). This development will not affect such habitats and therefore, given the poor quality of the affected habitats and the high dependency of barbastelle bats in particular on other habitat types not affected by the development, the development would not have a likely significant effect on the SAC through direct loss of habitat.

8.22 Given that there is deciduous woodland outside of and surrounding the application site it is unlikely to be an important local bat foraging resource. It is also possible that the woodland is used by barbastelle bats; given their wide overnight range, barbastelle bats – despite their rarity – are frequently encountered on bat surveys across southern Hampshire. However, the works would not result in a likely significant effect on the SAC through loss or deterioration of foraging habitat.

8.23 The nature of the existing habitat across the site is of limited value to bats in general, and in particular are unlikely to be used by barbastelle bats, which have considerably more exacting habitat requirements. Given the distance between the building and the nearest areas of higher-quality bat foraging habitat, and given that the building location is in an area of low-quality habitat, there therefore seems no reasonable likelihood that this would result in any significant adverse impacts to bat foraging activity. Therefore, the proposals will not result have any likely significant effect on the SAC.

8.24 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, 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.

8.25 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. Therefore it is considered necessary and reasonable to secure the appropriate contributions. The applicant has made the required contributions by direct payment. The application has secured the required mitigation measures, in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'.

8.26 Off site biodiversity: Solent and Southampton Water SPA – Solent Neutrality

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

8.27 As such, the advice from Natural England is that the applicants for development proposals resulting in a net increase in dwellings are required to submit the nitrogen budget for the development to demonstrate no likely significant effect on the European designated sites due to the increase in waste water from the new housing.

8.28 With respect to the current application, the applicant has submitted a nutrient budget calculation in accordance with Natural England's standard methodology and calculator spreadsheet. As part of undertaking this calculation it has been identified that the proposed development will utilise a mains sewer connection. The calculation identifies that the proposed development will generate 2.9kg/TN/yr. As such, in order to lawfully be permitted, the proposed development will need to include a package of avoidance and mitigation measures to offset the nitrogen load from the development.

- 8.29 On 16th March 2022 Natural England issued updated guidance in respect of achieving nutrient neutrality in the Solent region and the applicant has been invited to provide an updated nitrate neutrality assessment. The revised nitrate neutrality assessment will be reviewed and Natural England will be re-consulted. This requirement to re-consult with Natural England and update the legal agreement is reflected in the Officer recommendation.
- 8.30 Test Valley Borough Council has implemented a strategic nitrate offsetting mitigation scheme whereby a scale of developer contributions has been agreed that would fund its ongoing delivery of a nitrate offsetting scheme. This strategic scheme comprises the offsetting of agricultural land previously utilised for the purposes of pig farming, located at Roke, Awbridge. The land will be restored and maintained for the purposes of enabling nitrate neutrality.
- 8.31 Subject to the required nitrate offsetting and legal agreement the development will not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation. The recommendation reflects the need to secure the requisite legal agreement.
- 8.32 **Heritage**
The development area is located partly within John of Gaunt's Deer Park Pale scheduled monument (list entry no 1003787). This monument is an extensive embankment that encloses a large area to the west of Kings Somborne. The application site is bounded on its south side by a surviving stretch of the park pale, which has been recognised as being of national importance. Originally the land within the deer park would have been enclosed and stocked with deer. Various parts of the pale survive around and within the village of Kings Somborne, including five sections of the southern side of the pale which are located alongside Romsey road. The surviving parts of the park pale appear as embankment. The monument within the boundary of the application site is particularly significant because it is an unusually well-preserved example of a medieval deer park pale.
- 8.33 An important planning consideration is whether the proposed development would harm to the park pale as a heritage asset, in terms of its setting or appearance. Paragraph 189 of the National Planning Policy Framework (NPPF) states as follows:-

'Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Therefore, there is a statutory duty upon decision makers to have special regard to the desirability of preserving the heritage asset or its setting. The NPPF advised 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 heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater weight there should be.

- 8.34 The two potential key issues of direct physical impact on the scheduled monument and impact to the setting of the Scheduled Monument have been considered and are informed by an archaeological desk based assessment (PCA, June 2021). Elements of the John of Gaunt's Deer Park enclosure are still present in the form of a park pale and a Scheduled section of the park pale is present within the site, to the east of the development area that is the subject of this application. The historic line of the park pale would have covered a significant area as linear earthwork (likely consisting of an earthen bank and internal ditch). Certain sections of the earthwork have been designated as a scheduled monument by Historic England, based upon the condition and the extent of the surviving earthworks. However, remains of the park pale are still present outside of the scheduled monument areas as either more subtle earthworks or as buried archaeological remains. LiDAR images for the site indicate that some elements of the park pale are still present within the site.
- 8.35 Although now not a prominent above ground feature the proposed location of the development, will overlies a section of the park pale that was present until the mid-20th century. This highlights the possibility that the proposed development has the potential to negatively impact buried archaeological remains related to the park pale, including the possible internal ditch, which might contain evidence relating to the creation, dating and use of John of Gaunt's Deer Park. Furthermore, the presence of a section of earthwork within the footprint of the proposed development raises further uncertainty regarding the historical use of the site. As such, in keeping with NPPF and TVBC planning policy, a programme of archaeological investigation and recording should be undertaken prior to commencement. Two archaeological conditions are recommended, to secure the implementation of an approved Written Scheme of Investigation (WSI) for archaeological evaluation (comprising landscape survey and trial trenching) and the second, securing the implementation of an approved WSI for subsequent mitigation and reporting. With the implementation of these conditions, it is considered that any direct impact to the scheduled monument is adequately mitigated.
- 8.36 In terms of the setting of the scheduled monument. The proposed development would introduce a modern building in the western part of the site to replace some of the garden area of Hillview. The scheduled monument in the south east part of the site is screened from Romsey Road by a hedge. This section of the scheduled monument therefore does not have the open setting that is characteristic of other surviving sections of the park pale. Whilst the section of park pale within the site will add some contribution to the significance, however this contribution is likely to be lower than for other sections of the monument. As such, it is not considered that the proposal to add another building within the site would be harmful to the setting of the scheduled monument.
- 8.37 Subject to the matters outlined above, it is not considered that the development would give rise to any detrimental impact to the Scheduled Monument and would not detract from its setting. It is considered that the proposal would have a neutral impact to the identified heritage assets and the proposal is in accordance with policy E9.

8.38 Water management

Policy E7 of the Revised Local Plan includes a requirement to achieve a water consumption standard of no more than 110 litres per person per day and this reflects the requirements of part G2 of the 2015 Building Regulations. Subject to a condition to restrict the use of water at this site the proposal would be in accordance with Policy E7.

8.39 Neighbouring amenity

Due to the positioning of the proposed property relative to neighbouring sites, any impact to neighbouring amenity is largely limited to the occupants of Park Bank to the west of the site, and the existing dwelling at Hillview.

8.40 Yew Bank is the closest neighbouring property outside of the application site to the east, however it is located 80 metres from the proposed dwelling and the existing property at Hillview would block most of the views of the new dwelling. Therefore it is not anticipated that there would be any adverse amenity impact to this neighbour.

8.41 Impact to Park Bank

This neighbour is located to the north west of the proposed dwelling. The north western side wall of the proposed dwelling would be located 40 metres away from the garden boundary of Park Bank. The proposed dwelling may be visible from the garden of Park Bank. However, as a result of the separation distance between the proposed dwelling and this neighbouring property's garden, it is not considered that the proposal would result in any adverse impacts on the occupiers of this dwelling in terms of loss of daylight or sunlight, or have an overbearing impact.

8.42 With regards to overlooking, the proposed dwelling would have 5 large ground floor windows, which would serve the open plan kitchen / dining / living space. Additionally, there would be 3 first floor windows proposed on this same elevation, these would serve bedrooms. Views out of the ground floor windows would mainly be over the terrace and garden area, and over the rear boundary treatment. The bedrooms at first floor level are secondary accommodation, where occupants are unlikely to spend significant amounts of time in during the day. As a result, and also due to the separation distance, it is not considered that the proposed dwelling would result in any adverse overlooking impact to Park Bank.

8.43 Impact to existing dwelling at Hillview

Hillview is the existing dwelling which is occupied, and sits within the existing plot. The south west wall of Hillview is located 20 metres away from the north east wall of Hillview. 2 ground floor windows are proposed which would serve the utility and kitchen spaces. These windows would allow views out over the proposed garage and boundary treatment. One first floor window is proposed on the east elevation and this would serve a bedroom. Additionally, as a result of the separation between the proposed dwelling and Hillview, it is not considered that the proposal would result in any adverse impacts on the occupiers of this dwelling in terms of loss of privacy, loss of daylight / sunlight or overbearing impact.

8.44 For the reasons above, it is not considered that the proposal would 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 RLP.

8.45 **Highways and parking provision**

The application proposes 2 off street parking space, and an additional space within the garage, which meets the internal dimensions as set out within policy T2. As such, the parking provision is considered to accord with the parking standards set out in annex G of the RLP. A condition is recommended such that the garage is retained solely for the use of car parking to ensure it is not converted. The application includes a proposed site plan to confirm that there is adequate space for these parking spaces, on the driveway to the side of the property. It is recommended that conditions be added to any permission requiring the provision for the retention of the parking spaces along with the provision of a non-migratory surface for the first 6 metres of the access. Additionally, a condition is recommended such that details of the layout of parking and manoeuvring of contractor's and delivery vehicles on site during the construction period are submitted to the LPA prior to commencement of development.

8.46 The proposal provides ample parking on the site and within the proposed garage, and there is enough space for the manoeuvring of vehicles within the parking area and it would be possible to exit the parking area in a forward gear. The provision of an additional four bedroom dwelling is expected to result in a modest increase in the number of vehicles entering and existing the site. A new highway access point is proposed onto Romsey Road, and no vehicle gates are proposed which could potentially hinder access or sight lines to and from the highway. There is a speed limit of 30mph at the point where the new proposed access meets Romsey Road. The applicant has submitted a visibility splay diagram which demonstrates a visibility splay of 43 metres by x 2.4 metres. This is considered to be acceptable. A condition is recommended that the visibility splays remain clear of any obstruction above 600 mm in height.

8.47 For the reasons discussed above it is not anticipated that the scheme proposes a significant risk to highway safety of the local road network. The application is in accordance with Policies T1, T2 and annex G.

8.48 Comments have been received that traffic calming measures are required to slow traffic entering the village. However, this work would fall outside of the scope of this permission.

9.0 **CONCLUSION**

9.1 The proposal is not considered to give rise to adverse impacts to the character and appearance of the area, or result in a loss of amenity or privacy to neighbouring residents. Mitigation has been provided with regard to potential impacts to protected species and trees. The proposal therefore accords with the Test Valley Borough Revised Local Plan (2016) and the National Planning Policy Framework (2021) and is acceptable.

10.0 RECOMMENDATION

Delegate to Head of Planning & Building for completion of a legal agreement to secure;

Removal of nitrate mitigation land from agricultural production, and Future management of the nitrate mitigation land

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
PL100B, PL 101B, PL 102B, PL 103B, PL 104B, PL 110B, PL 120B, PL 121B, PL 122B, PL 123B, L165/BC01 A, L165/BC02 B
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 within the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation and mitigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The submitted brief and specification shall include details of how the park pale embankment will be protected for the duration of the development period.
Reason: The site is of archaeological significance and further investigation and mitigation works are required in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**
5. **No development shall take place within the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.
Reason: The site is of archaeological significance and further investigation and mitigation works are required in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**

- 6. Development shall proceed in accordance with the measures set out in Section 7 'Recommendations' of the Hillview, Romsey Road, Kings Somborne, Preliminary Bat Roost Assessment (Middlemarch Environmental, April 2021), and the submitted landscape survey (submitted 17th November 2021). Thereafter, mitigation features shall be permanently maintained and retained in accordance with the approved details.**

Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.
- 7. Lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to installation of any external lighting, a detailed lighting strategy for the construction and operation phase of 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 the approved lighting strategy maintained in perpetuity.**

Reason: To prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan 2016.
- 8. The development hereby permitted shall not be carried out except in complete accordance with the landscaping details shown on the approved plans L165/BC01 A and L165/BC02 B. Notwithstanding these details, no development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise.**

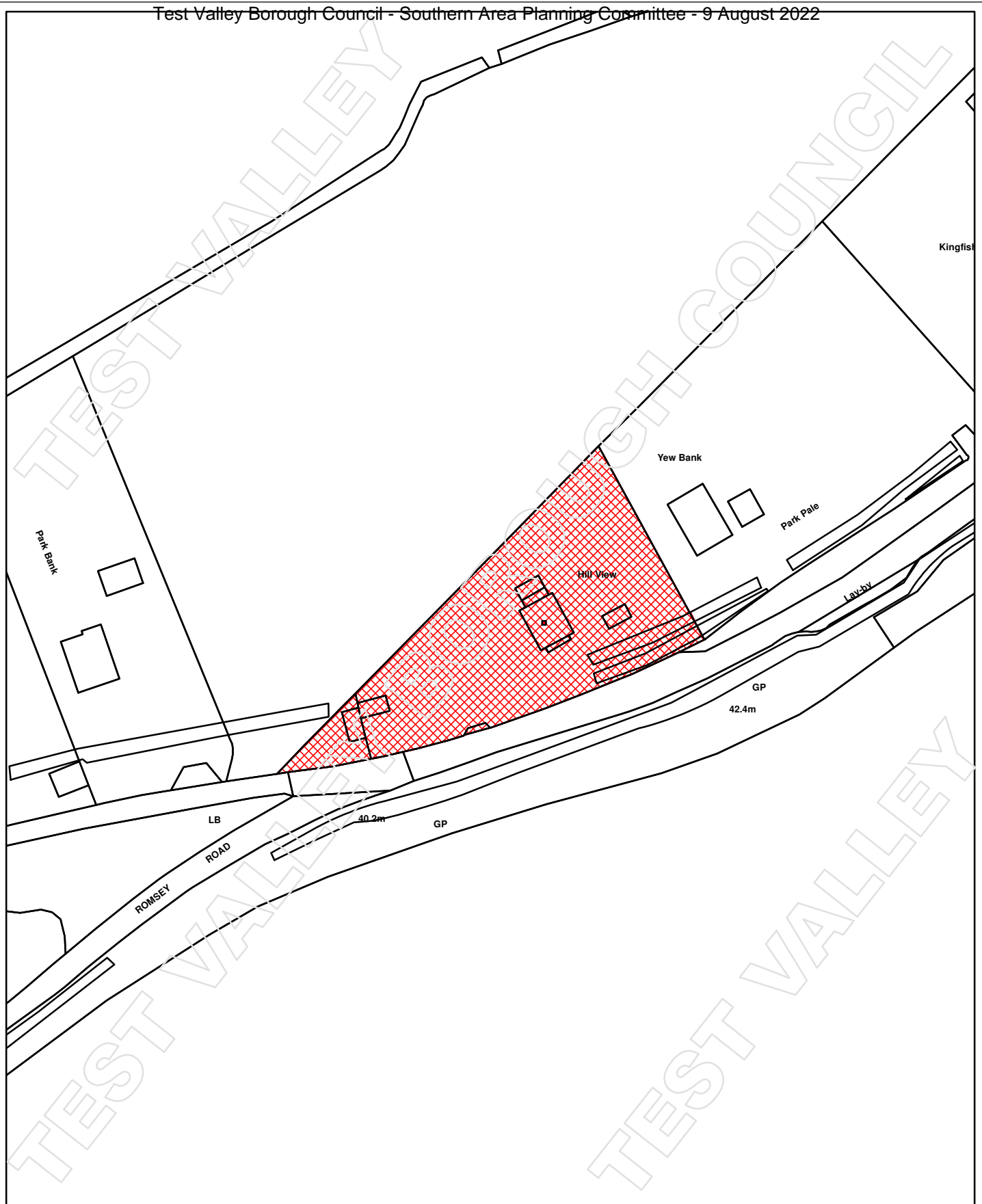
Development shall be carried out in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.
- 9. Prior to the commencement of development the access shall be constructed with the visibility splays of 43 metres x 2.4 metres to the east and west 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 600mm 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.**
- 10. At least the first 6 metres of the access track 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.
- 11. Prior to the first occupation of the development hereby permitted, space shall be 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 PL-101B 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) Policies T1 and T2.
- 12. 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.
- 13. Prior to the commencement of development full details of the layout for the parking and manoeuvring on site 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 Revised Local Plan (2016) Policy T1.
- 14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no building, structure, walls or fences of any kind shall be erected without the prior written consent of the Local Planning Authority.**
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) Policies E1 and T2.
- 15. 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 garage 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.

Notes to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
 - 2. 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.**
 - 3. The proposed development may require scheduled monument consent and it is advised that Historic England are contacted about this.**
-



Siteplan



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21/00662/FULLS

ArcGIS Web Map



Date: 08/04/2022

Scale: 1:1,250

Author: Web AppBuilder for ArcGIS

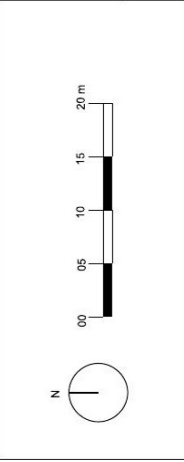
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Note:
Please refer to the landscaping plans for the detailed planting scheme.

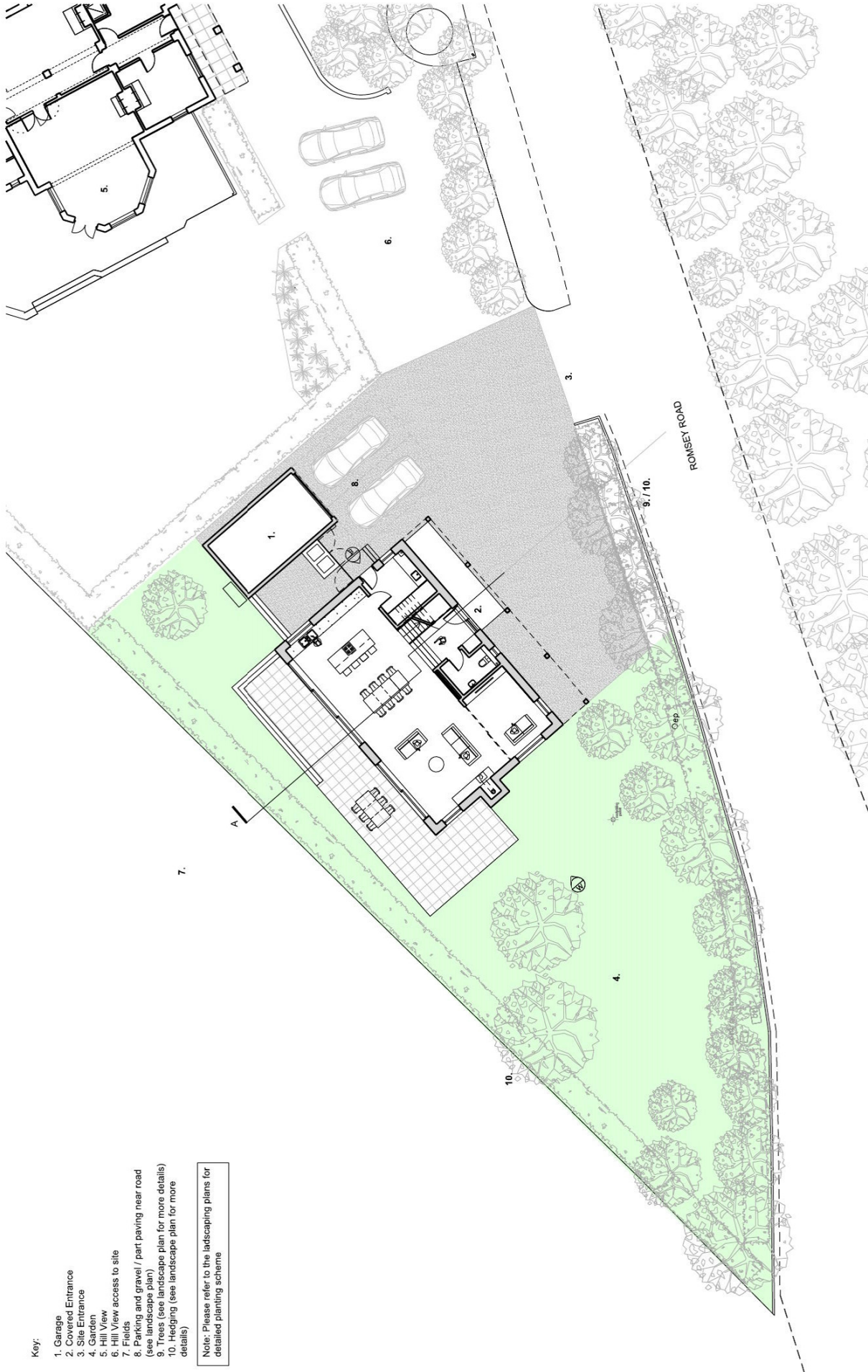
Drawing: PROPOSED LOCATION PLAN	
Date: March 2021	Job no: 161
Scale: 1:500 @ A3	Revision: REV A - 22/07/21 REV B - 28/05/22
	Drawing no: PL - 100
	Drawn by: LB

STUDIO BATTERSBY EDGLEY
 Laura Battersby BArch (Hons) Dip Arch, ARB, RIBA
 laura@battersbyedgley.com
 07816838659
 Project name: Hill View



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PL - 100
FOR PLANNING



Key:

- 1. Garage
- 2. Covered Entrance
- 3. Site Entrance
- 4. Garden
- 5. Hill View
- 6. Hill View access to site
- 7. Fields
- 8. Parking and gravel / part paving near road (see landscape plan)
- 9. Trees (see landscape plan for more details)
- 10. Hedging (see landscape plan for more details)

Note: Please refer to the landscaping plans for detailed planting scheme

Drawing: PROPOSED SITE PLAN	
Date: MARCH 2021	Job no: 161
Scale: 1:200@ A3	Revision: REV A - 12/07/21 REV B - 27/08/22
Drawing no: PL 101	
Drawn by: LB	

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Project name: Hill View

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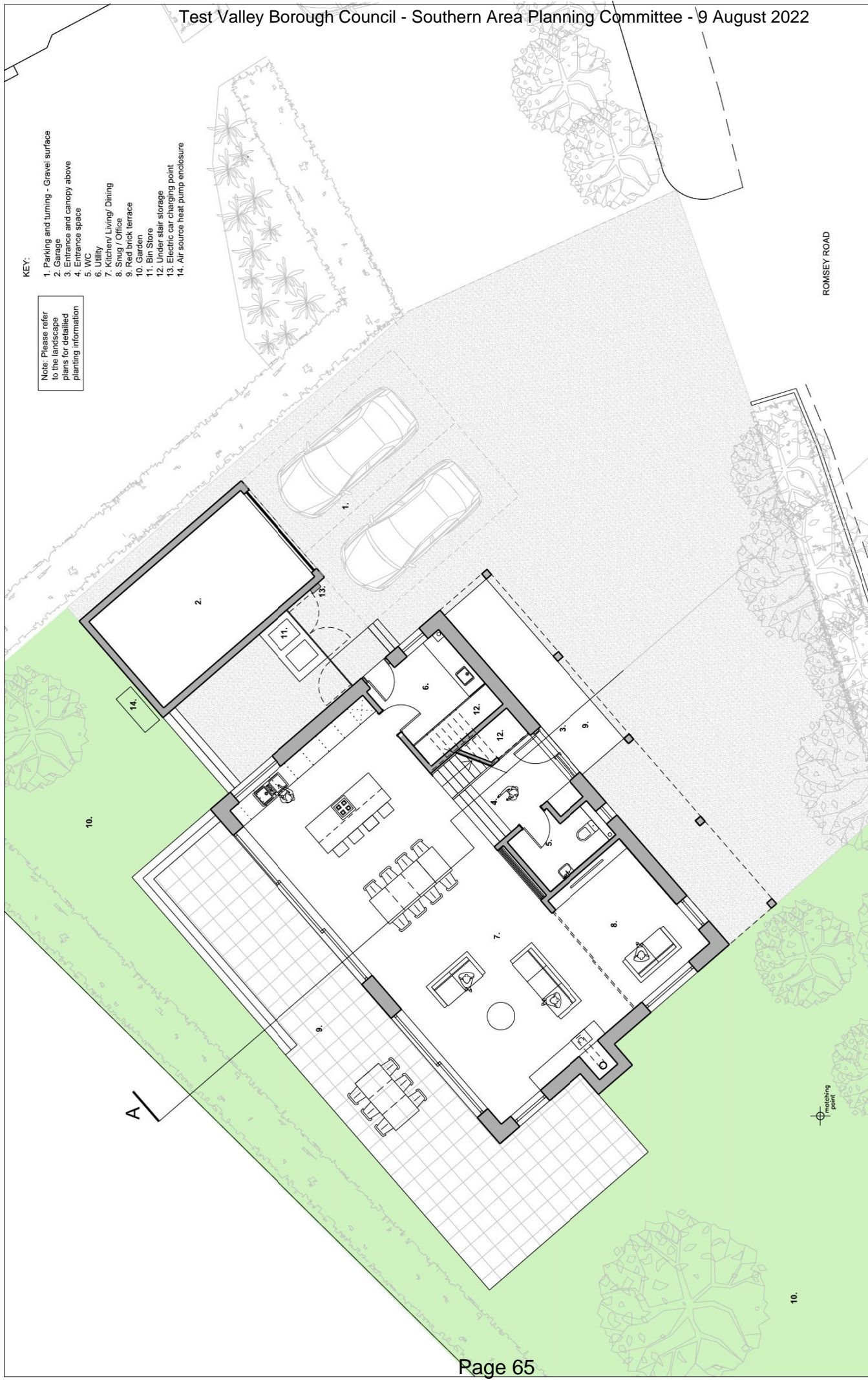
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FOR PLANNING

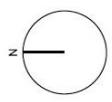
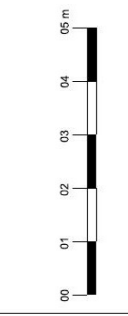
KEY:

1. Parking and turning - Gravel surface
2. Garage
3. Entrance and canopy above
4. Entrance space
5. WC
6. Utility
7. Kitchen/Living/Dining
8. Study/Office
9. Red brick terrace
10. Gas lawn
11. Bin Store
12. Under stair storage
13. Electric car charging point
14. Air source heat pump enclosure

Note: Please refer to the landscape plans for detailed planting information



DRAWING		PROPOSED GROUND FLOOR PLAN	
Date:	MARCH 2021	Job no:	161
Scale:	1:100 @ A3	Revision:	REV A - 12/07/21 REV B - 27/05/22
STUDIO BATTERSBY EDGLEY		Drawing no: PL - 102	
Laura Battersby BArch (Hons) Dip Arch, ARB, RIBA		Drawn by: LB	
laura@battersbyedgley.com 0781 683 8659			
Project name: Hill View			



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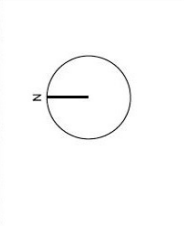
PL 102
FOR PLANNING

- KEY:
- 1. Bedroom 01
 - 2. Bedroom 02
 - 3. Bedroom 03
 - 4. Bedroom 04
 - 5. Ensuite 01
 - 6. Family Bathroom
 - 7. Void



Drawing: PROPOSED FIRST FLOOR PLAN	
Date: MARCH 2021	Job no: 161
Scale: 1:100@ A3	Revision: 2/02/21 REV B - 27/05/22
Drawing no: PL - 103	
Drawn by: LB	

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 07815838659
 Project name: Hill View



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PL 103
FOR PLANNING

KEY:

- 1. Rooflights
- 2. Dormer Windows with zinc roof and sides colour to match window frames
- 3. Clay tiled roof to match existing Hillview House
- 4. Timber framed Canopy
- 5. Area for Photovoltaic Panels
- 6. Timber enclosure for bins
- 7. Recessed gutters
- 8. Chimney with airflue

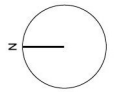
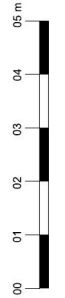


ROMSEY ROAD

Drawing: PROPOSED ROOF PLAN

Date:	MARCH 2021	Job no:	161	Drawing no:	PL - 104
Scale:	1:100@ A3	Revision:	REV A - 12/07/21	Drawn by:	LB
Project name:			Hill View		

STUDIO BATTERSBY EDGLEY
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 0781 65836659



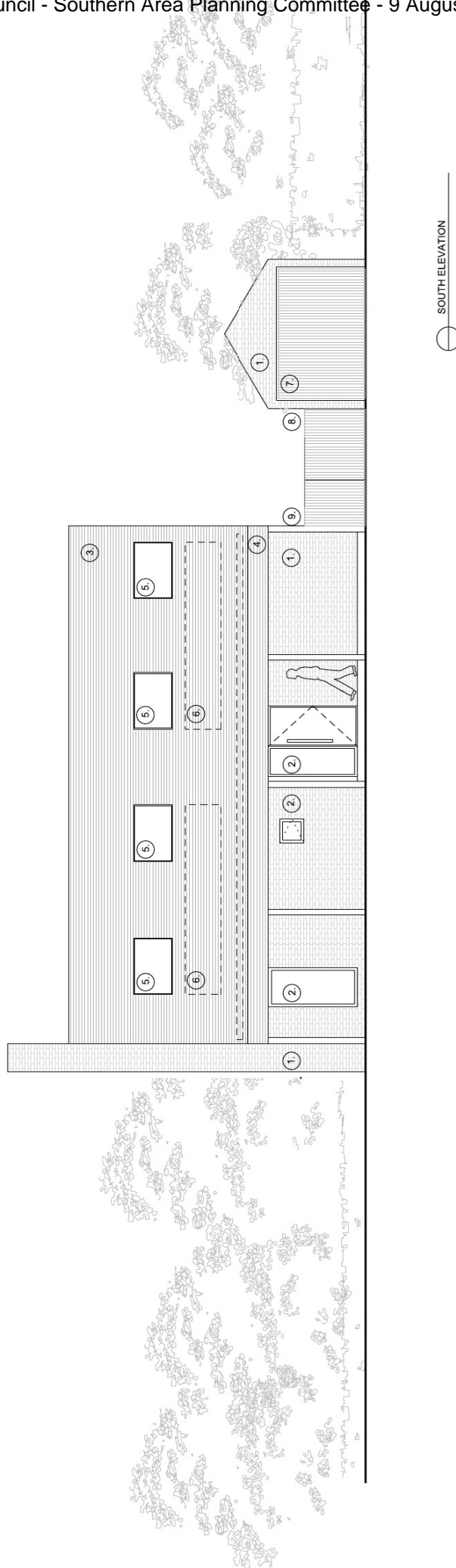
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PL 104
FOR PLANNING

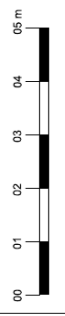
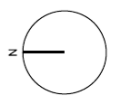
KEY:

- 1 Red brick to match existing Hillview House
- 2 High performance aluminium framed windows
- 3 Red clay tiles to match existing Hillview House roofing
- 4 Timber canopy
- 5 Roof lights
- 6 Area for photovoltaic panels
- 7 Timber garage door
- 8 Timber fence
- 9 Timber columns to match columns on existing canopy of Hillview

Note:
Please see landscape plans for detailed planting information



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 07815836659
 Project name:
 Hill View

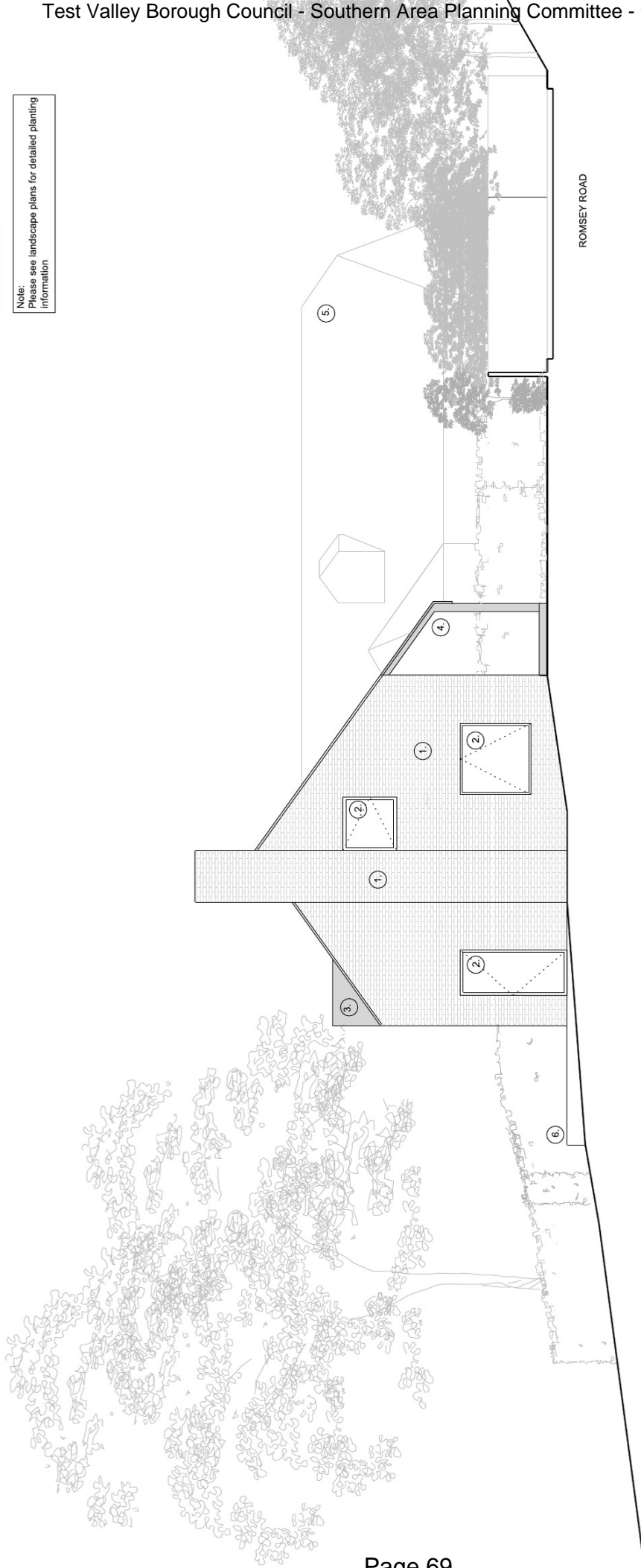
Drawing:
PROPOSED SOUTH ELEVATION

Date: MARCH 2021	Job no: 161	Drawing no: PL 122
Scale: 1:100@ A3	Revision: REV A - 10/07/21	Drawn by: LB
	Revision: REV B - 27/05/22	

KEY:

- 1. Red brick to match existing brick on Hillview House
- 2. High performance aluminium framed windows
- 3. Zinc to side of Dormer windows
- 4. Timber canopy
- 5. Hill View
- 6. Red brick terrace

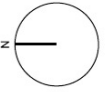
Note:
Please see landscape plans for detailed planting information



WEST ELEVATION

ROMSEY ROAD

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 laura@battersbyedgley.com
 07815838659
 Project name: Hill View

Drawing: PROPOSED WEST ELEVATION

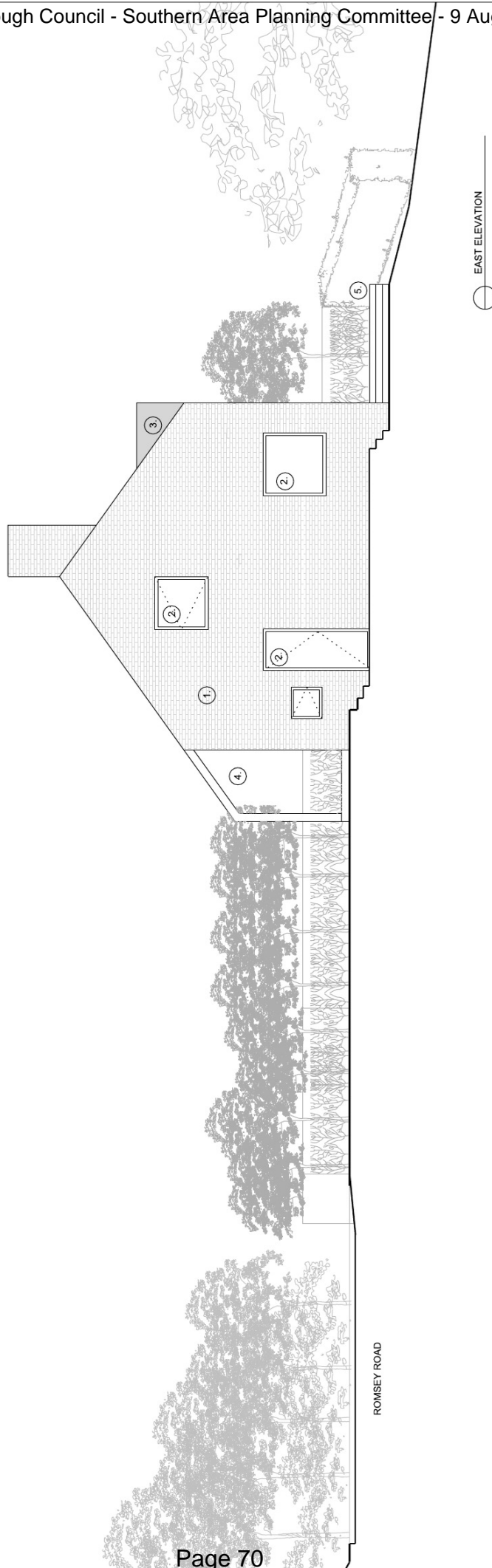
Date:	MARCH 2021	Job no:	161	Drawing no:	PL 120
Scale:	1:100@ A3	Revision:	REV B 27/05/22	Drawn by:	LB

PL 120
FOR PLANNING

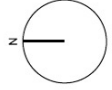
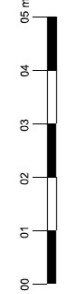
KEY:

1. Red brick to match existing Hillview House
2. High performance aluminium framed windows
3. Zinc roof and roof of dormer colour to match window frames and window frames of existing Hill View house
4. Timber canopy
5. Red brick terrace

Note:
Please see landscape plans for detailed planting information



EAST ELEVATION

<p>STUDIO BATTERSBY EDGLEY Laura Battersby BArch (Hons) Dip Arch, ARB, RIBA laura@battersbyedgley.com 07815838659</p>	<p>PROPOSED EAST ELEVATION</p>		
	<p>Date: MARCH 2021</p>	<p>Job no: 161</p>	<p>Drawing no: PL 121</p>
<p>Project name: Hill View</p>		<p>Scale: 1:100 @ A3</p>	<p>Revision: REV A - 22/07/21 REV B - 27/08/22</p>
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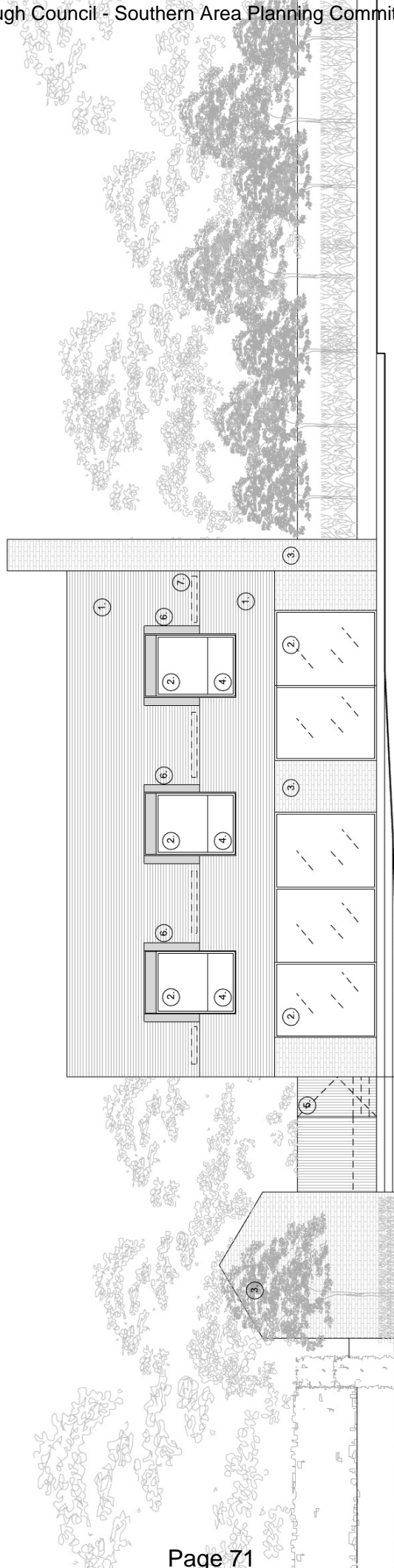
**PL 121
FOR PLANNING**

KEY:

- 1. Clay tiles to match existing Hillview House roofing
- 2. High performance aluminium framed windows
- 3. Red bricks to match existing Hillview House
- 4. Glazed balustrade
- 5. Timber fence
- 6. Zinc clomber, side and roof to match colour of existing window frames
- 7. Recessed gutter

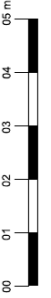
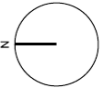
Note:

- 1. Please see landscape plans for detailed planting information



NORTH ELEVATION

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 07815836659
 Project name:
 Hill View

Drawing: PROPOSED NORTH ELEVATION

Date:	Job no:	Drawing no:
MARCH 2021	161	PL 123
Scale:	Revision:	Drawn by:
1:100@ A3	REV A - 22/07/21	LB
	REV B - 27/06/22	

KEY:

- 1. Rooflights
- 2. Dormer Windows with zinc roof and sides colour to match window frames
- 3. Clay tiled roof to match existing Hillview House
- 4. Timber framed Canopy
- 5. Area for Photovoltaic Panels
- 6. Timber enclosure for bins
- 7. Recessed gutters
- 8. Chimney with airflue

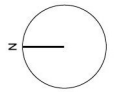
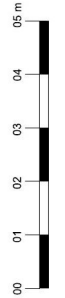


ROMSEY ROAD

Drawing: PROPOSED ROOF PLAN

Date:	MARCH 2021	Job no:	161	Drawing no:	PL - 104
Scale:	1:100@ A3	Revision:	REV A - 12/07/21	Drawn by:	LB
Project name:			Hill View		

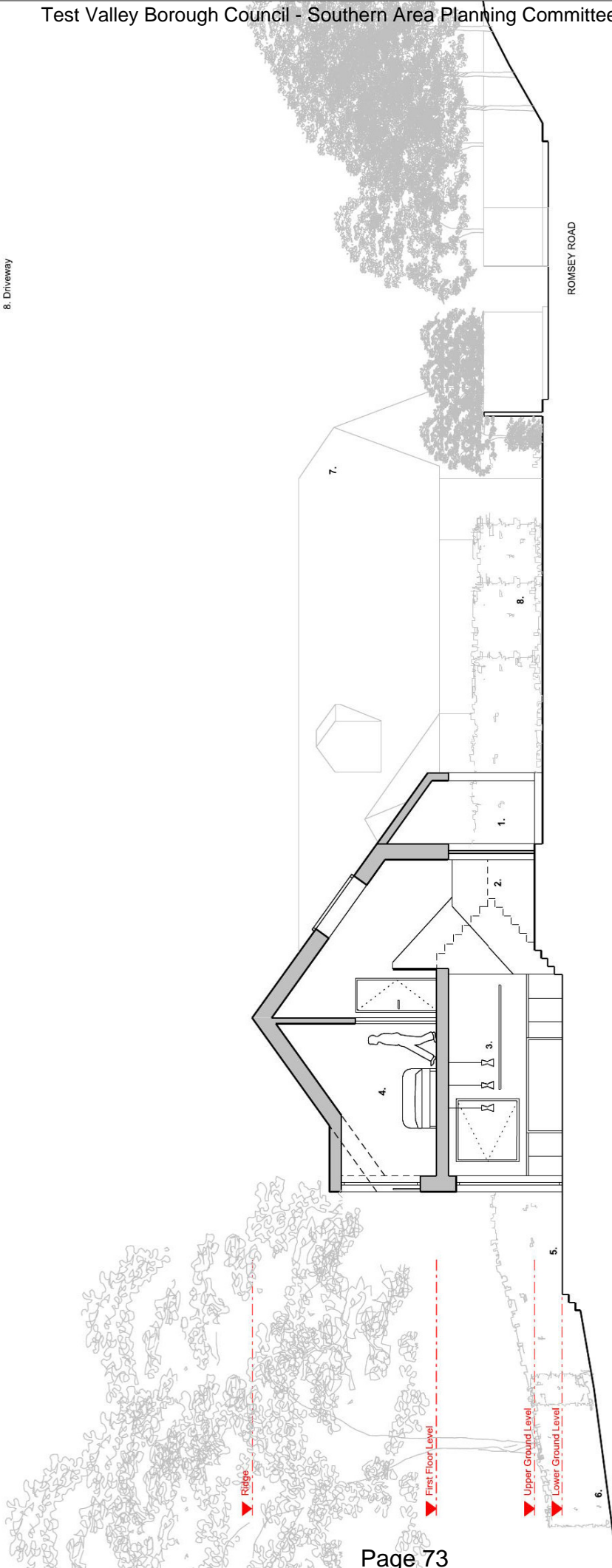
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**PL 104
FOR PLANNING**

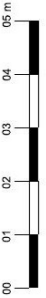
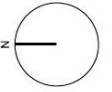
- KEY:
- 1. Canopy Entrance
 - 2. Entrance
 - 3. Kitchen / Living / Dining
 - 4. Bedroom 02
 - 5. Terrace
 - 6. Fields
 - 7. Hill View
 - 8. Driveway



ROMSEY ROAD

SECTION A

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Drawing: PROPOSED SECTION A

Date: MARCH 2021
 Job no: 161
 Scale: 1:100 @ A3
 Revision: 20/07/21
 REV B - 27/05/22

Drawing no: PL 110
 Drawn by: LB

Ecological Proposals









A Preliminary Ecological Appraisal was prepared in March 2021 and recommendations were made to offset the loss of potential habitat in the trees and hedge which has been removed. These mitigation recommendations have been included within the design proposals and include:

Roosting and foraging bats mitigation strategy against the loss of trees which have bat roosting potential and the loss of suitable foraging and commuting habitat. The reinstatement of native hedgerows along all boundaries and a line of native trees to the southern boundary will provide suitable foraging and commuting habitat for bats within the site and standard trees plus 222 white poplars proposed for planting. Bat and bird boxes will be provided within the trees in the south-west corner, suitably located to maximise bat species usage.

Biodiversity Enhancement: The south-eastern end of the garden has been designed to have a more natural approach over a 10m wide area. This area will be planted with native spring flowering bulb species such as the bluebell, anemone, native daffodil, fritillary etc. This area will be subject to a restricted mowing regime, allowing the grasses to flower in early summer and provide food and habitat for invertebrates, reptiles and birds. The grass can also be planted/sown with nectar rich species such as evening primrose, fleabane and goldenrod. The hedge will include native honeysuckle which is also of value to night flying insects and bats.

Hedgehog passes: The use of a post and rail fence with stock fence against a native hedge normally allows for the passage of small mammals and reptiles, however, additional openings will be provided to allow passage of large mammals such as hedgehogs.

Reptile hibernacula and dead wood/compast piles. These habitats are created from dead wood and turf and provide ideal habitats for invertebrates and reptiles. These will be provided within the wildlife area in the south-west corner of the garden.

-  Existing trees retained
-  Proposed shrub and climber planting along gable end and porch
-  Wildflower meadow - to be planted alongside paths and amenity spaces
-  Amenity lawn
-  Retained gravel surface to car park e.g. Cellweb or Goplia
-  Permeable block paving
-  Patio paving
-  Wildflower meadow - Road Varga Wildflower and Grass Seed mix by Habitat Aid (www.habitaid.co.uk) to be seeded under between hedge and road to create a native verge - to be mowed every 10-12 weeks to allow for a healthy meadow to develop and planted with a mix of spring flowering native bulbs to add spring colour.

Boundary Treatment

The gardens will be enclosed with a 1.2m high simple timber post and rail fence with stock fencing. Where possible this will be set within the hedges, with the hedge whips planted in a line between the fence and the hedges. Where not possible, the fence will be located on the outside of the hedges.



Typical 1.2m high post and rail fence with hedge

Paving

The outer 6m of the driveway where it meets the carriageway will be surfaced with a permeable block paving such as Marshalls Tegula in a cellular product to minimise gravel movement and to prevent water runoff into the highway and to provide Sustainable Drainage System (SUDS).

The inner area of the driveway will be paved with a retained gravel surface with a permeable block paving such as Marshalls Tegula in a cellular product to minimise gravel movement and to create a surface suitable to take vehicular loading.



Marshalls Tegula Original permeable paving system



Geosynthetic geotextile or similar retained gravel system



01784 087294, 01664 161550 www.landshapetop.com	Date: June 30 2022	Rev: A: general client environment	L165/B01
LandShape	Drawn By: H. Palmer	Project: Hill View, Kings Somborne	Scale: 1:100 @ A1
Client: Mr & Mrs. Hoscroft	Title: Landscapes Strategy		

Planting Strategy



Whitebeam - Sorbus aria
Wild service tree - Sorbus terminalis
European Beech - Fagus sylvatica
Crab apple - Malus sylvestris
Small leafed lime - Tilia cordata
Flowering Crab apple - Malus sylvestris
Wild service tree - Sorbus terminalis
Bird Cherry - Prunus padus
Hornbeam - Carpinus betulus
English Oak - Quercus robur
Hornbeam - Carpinus betulus
Flowering Crab apple - Malus sylvestris
English Oak - Quercus robur
Common Whitebeam - Sorbus aria
Common Whitebeam - Sorbus aria
Common Whitebeam - Sorbus aria
Common Whitebeam - Sorbus aria

Planting Strategy

Boundary Hedge. The landscape proposals aim to provide a native boundary hedge along the Remsey Road to the south and to the meadow to the north. Along the Remsey Road the hedge will be set back to allow for a visibility splay from the entrance driveway. The hedge will contain a mix of native species, which provide deciduous and evergreen cover giving year round privacy and screening for the garden. The hedge species will be planted as bare root whips, as early in the planting season from November as possible. Where space permits the hedge will be planted as a staggered row on either side of the fence. Where not possible, the hedge will be planted immediately adjacent to the boundary fence with the aim of the planting to surround the fence as it matures. The boundary between the two gardens will be a similar native hedge mix but with additional yew plants to provide more evergreen cover.

Trees. A series of native trees will be planted as extra heavy standards (14-16cm girth) of bare root or rootballed stock for planting as early in the planting season as possible. Along the Remsey Road these will be planted as a series of standards within or adjacent to the hedge to provide immediate cover to the boundary. The same mix of trees will be continued within or immediately adjacent to the north boundary fence to provide visual screening of the house from the adjacent footpath and nearby roads and houses. A collection of trees will be planted at the eastern end of the garden to give a small area of woodland.

Wildflower Meadow. The area under the eastern woodshed and adjacent to the northern boundary will be seeded with wildflower meadow mix to provide a rich turf sward which will be mowed on a restricted regime. The area of verge outside the hedge which is set back to allow for the visibility splay will also be planted with native spring flowering bulbs such as native bluebell (Hyacinthoides non-scripta), Anemone nemorosa, Primula etc. to increase the wildlife habitat in this corner of the building.

Ornamental Planting. There will be ornamental planting located immediately adjacent to the house which will include climbers such as Wisteria designed to climb over the gable end and the porch.

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Standard Tree Planting

Quantity	Latin Name	Common Name	Scheduled Size
4	Crataegus mollis	Hawthorn	Standard 14-16cm girth
2	Malus sylvestris	Crab apple	Standard 12-14cm rootballed
1	Malus Evereste	Crab apple	Standard 12-14cm rootballed
1	Prunus padus	Bird Cherry	14-16cm standard
2	Quercus robur	English Oak	14-16cm standard
4	Quercus robur	English Oak	16-18 E16 rootball
2	Sorbus terminalis	Wild service tree	12-14 E16 rootball
2	Malus Evereste	Crab apple	Standard 12-14cm rootballed
1	Tilia cordata	Small leafed lime	Standard 12-14cm rootballed

Native Hedge Planting

Quantity	Latin Name	Common Name	Scheduled Size
26	Acer campestre (whip)	Field Maple	Bare root whip 125-150cm height
26	Alnus glutinosa	European Alder	120cm whip
26	Crataegus mollis	Hawthorn	120-150cm whip
18	Crataegus monogyna	Hawthorn	120cm whip
26	Euonymus europaeus	Spindle	100cm whip
18	Fagus sylvatica	European Beech	120-150cm whip
18	Salix alba	Willow	4-6m
4	Lonicera periclymenum	Common Honeysuckle	4-5m
18	Sambucus nigra	Black Elder	5-6m
8	Taxus baccata	Yew	10L rootballed
0			

Native Hedge Planting

Native hedges planted along boundary fences, planted at 1.5 plants/m2 staggered rows

Proposed shrub planting including climbers

Ornamental planting including climbers such as Wisteria climbing along wires on the gable end and porch of the house

Wildflower meadow mix to be planted under trees at western end of garden and along hedges to create native woodland area.

Native hedge planting between gardens planted at 1.5 plants/m2 staggered rows

Wildflower meadow - Road Verge
Wildflower and Grass Seed mix by Habitat (www.habitat.co.uk) to be seeded between garden and road to create a native woodland area. To be planted to maintain visibility lines from entrance.

Species List for Native Planting along boundary fence

Designed to provide visual screening plus habitats for insects, birds and mammals

Species	Percentage
Euonymus europaeus - spindle	20.6%
Crataegus monogyna - hawthorn	14.3%
Alnus glutinosa - alder	10.6%
Acer campestre - field maple	10.6%
Fagus sylvatica - beech	10.6%
Sambucus nigra - elder	10.6%
Lonicera periclymenum - common honeysuckle	4.9%
Taxus baccata - yew	10.6%

Standard Tree Planting

Quantity	Latin Name	Common Name	Scheduled Size
4	Crataegus mollis	Hawthorn	Standard 14-16cm girth
2	Malus sylvestris	Crab apple	Standard 12-14cm rootballed
1	Malus Evereste	Crab apple	Standard 12-14cm rootballed
1	Prunus padus	Bird Cherry	14-16cm standard
2	Quercus robur	English Oak	14-16cm standard
4	Quercus robur	English Oak	16-18 E16 rootball
2	Sorbus terminalis	Wild service tree	12-14 E16 rootball
2	Malus Evereste	Crab apple	Standard 12-14cm rootballed
1	Tilia cordata	Small leafed lime	Standard 12-14cm rootballed