

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 11 October 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

Test Valley Borough Council,
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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 Warnes	North Baddesley
Councillor A Johnston	Mid Test

Southern Area Planning Committee

Tuesday 11 October 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 20 September 2022
- 6 Information Notes 4 - 9
- 7 22/01359/OUTS - 23.05.2022 10 - 44

(OFFICER RECOMMENDATION: OUTLINE PERMISSION)

SITE: Land East of Furzedown Road, Furzedown Road, King's Somborne, **KING'S SOMBORNE**
CASE OFFICER: Sarah Barter

- 8 21/03603/FULLS - 21.12.2021 45 - 54

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Halls Wood Copse, Gardeners Lane, East Wellow, **WELLOW**
CASE OFFICER: Sarah Appleton

- 9 22/01342/FULLS - 20.06.2022 55 - 64

(OFFICER RECOMMENDATION: PERMISSION)

SITE: 27 Fairlawn Close, Rownhams, Hampshire, SO16 8DT, **NURSLING AND ROWNHAMS**
CASE OFFICER: Nathan Glasgow

ITEM 6

TEST VALLEY BOROUGH COUNCIL SOUTHERN AREA PLANNING COMMITTEE INFORMATION NOTES

Availability of Background Papers

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

Reasons for Committee Consideration

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

- (a) Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- (b) Applications (excluding notifications) where a Member requests in writing, with reasons and within the Application Publicity Expiry Date, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (c) Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- (d) Applications where the Head of Planning and Building Services recommends refusal of an application solely on the basis of failure to achieve nutrient neutrality where a Ward Member requests in writing, with reasons, within 72 hours of notification of the recommendation for refusal that they be submitted to Committee for determination. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (e) To determine applications (excluding applications for advertisement consent, certificates of lawfulness, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights;

Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received within the Application Publicity Expiry Date and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

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

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

Content of Officer's Report

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

Status of Officer's Recommendations and Committee's Decisions

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

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

Conditions and Reasons for Refusal

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

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

Decisions subject to Completion of a Planning Obligation

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

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

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

Deferred Applications

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

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

Visual Display of Plans and Photographs

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

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

Human Rights

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

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

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

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

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

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

Natural Environment and Rural Communities Act 2006 (NERC)

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

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

Other Legislation

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

In July 2021 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.	22/01359/OUTS
APPLICATION TYPE	OUTLINE APPLICATION - SOUTH
REGISTERED	23.05.2022
APPLICANT	Mr R Wickins
SITE	Land East Of Furzedown Road, Furzedown Road, King's Somborne, KING'S SOMBORNE
PROPOSAL	Outline application for 18 dwellings (with all matters other than access to be reserved) and Full Permission application for change of use of land from agricultural to allotments with associated access, erection of a storage/toilet building and car parking area
AMENDMENTS	Soil health and suitability – August 2022 Amended site plan – July 2022 Gradient Plan – September 2022
CASE OFFICER	Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee at the request of a local ward member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is split into two distinct areas. The western part of the application site is currently laid out and used as allotments with a pedestrian access from Furzedown Road. The site sits on an elevated position compared to the road. The land immediately to the east of the existing allotments is currently in agricultural use and has no access from Furzedown Road. It is generally flat rising gently to the south eastern corner of the site.

3.0 PROPOSAL

3.1 The western part of the site which is currently used as allotments is proposed to be developed for 18 dwellings. Outline consent is sought with all matters reserved except access. A new vehicle access is proposed from Furzedown Road to the residential site at the same location as the existing pedestrian access to the allotments

3.2 The eastern part of the application site which is currently in agricultural use will be laid out as allotments. The new allotment site will be an area of 9,617m². This will replace the allotments lost on the adjacent land and provide an extra 200m² of allotment land – 49 allotments are proposed. An area of parking for 8 cars, including disabled bays, is proposed along with a communal storage shed and toilet.

3.3 In planning terms the use of land for horticulture falls within the definition of “agriculture” (Section 336 of the Town and Country Planning Act 1990). In this respect planning permission is not required to use the land in the cultivation of crops. Planning permission is however needed for ancillary buildings and operations on the land that facilitate the use of the land for the growing of crops etc.

4.0 **HISTORY**

4.1 19/02899/OUTS - Erection of 18 dwellings in Outline with all matters reserved except access Full - change of use of land to allotments with new access off Furzedown Road and erection of a storage building – Refuse (Dismissed at appeal – ref: 3276031)

Reasons for refusal:

01. The proposed development results in the direct loss of an established, and well used allotment site that is meeting, and would continue to meet, local demand for this community resource. In considering the location of the proposed new allotment site, this site: (i) sits at a higher and exposed ground level (elevated topography); (ii) is proposed to be accessed by a convoluted and long torturous footway route through the new housing development, and (iii) is proposed to also be accessed via Furzedown Road that does not, and will not, have a pedestrian footway separated from vehicular traffic, and (iv) is accessed via Furzedown Road that has a particularly steep incline; means that the location of the alternative allotment does not represent an equivalent or better provision to that which it replaces. The result is that the new site is not as inclusive to the community taking into account age, disability or levels of car ownership/mobility. Consequently the loss of an established allotment site within the settlement results in the unacceptable loss of allotments to serve the needs of the community to the detriment of their health, welfare and leisure needs, contrary to Policy LHW1(f) of the Test Valley Borough Revised Local Plan (2016) and Paragraph 97 of the National planning Policy Framework. In reaching this conclusion the Council recognises the social, environmental and economic benefits that might otherwise arise from the proposal, including the delivery of both open market and affordable housing to meet the general housing requirements of the Borough, but these factors are not sufficient to outweigh this principle issue.

02. The proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of a completed legal agreement securing the proposed off site mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended)

03. In the absence of a legal agreement to secure the provision of new affordable housing, including their subsequent retention in perpetuity to occupation by households in housing need the development fails to comply with, and is therefore contrary to policy COM07 of the Test Valley Borough Revised Local Plan 2016 thereby exacerbating an existing need for such housing in the locality.
04. In the absence of a legal agreement to secure the provision and future maintenance arrangements of new public open space (informal recreational space) at the site of the residential development the proposal fails to provide sufficient public open space required to serve the needs of the future population. The proposal will therefore result in unnecessary additional burden being placed on existing public open space provision adversely affecting the function and quality of these facilities, to the overall detriment of the area and users of the open space. The proposal is contrary to Policy LHW1 (a-c) of the Test Valley Borough Revised Local Plan (2016).
05. In the absence of a legal agreement to secure the provision of new infrastructure at the proposed new allotment site (comprising a programme of soil enrichment to achieve a comparable growing condition to the existing site; stock fencing to the perimeter; 5no. functioning water taps; all weather paths and raised beds in certain location(s) to aid those holders with physical/mobility issues; landscaping; replacing sheds and polytunnels that are unable to be relocated, and professional support for 5 months to assist allotment holders to move to the new site) and the subsequent maintenance of the new allotments (comprising a financial contribution of £500 per annum for 5 years towards the cost of water supply) the development fails to comply with, and is therefore contrary to policy LHW1(f) of the Test Valley Borough Revised Local Plan 2016 and Paragraph 97 of the National Planning Policy Framework in that the proposed development would not provide for replacement allotment provision equivalent or better in respect of quantity and quality to that which would be lost at the existing allotment site. Without such Obligations the proposal would not provide suitable provision for the continuing needs of the community.

5.0 **CONSULTATIONS**

5.1 Policy – Objection

Test Valley Borough Local Plan (2016)

COM2 – part of the application site lies within the settlement boundary (northern parcel), with part located beyond the settlement boundary within the countryside (southern parcel and connection between parcels).

Case officer clarification – the application site is one red edge

In relation to the area within the settlement boundary (proposed for residential development), the principle of development is acceptable subject to it being appropriate in relation to other policies in the Local Plan.

- 5.2 **HCC Highways** – No Objection
- 5.3 **Ecology** – No Concerns subject to conditions
- 5.4 **Natural England** – Update to follow
- 5.5 **Landscape** – No Objection
- 5.6 **Housing** – No objection
- 5.7 **HCC Lead Local Flood Authority** – No Objection subject to condition
- 5.8 **Southern Water** – Comment
Require formal application to connection to mains sewer
- 5.9 **Trees** – No Objection
- 5.10 **Refuse** – No Objection
- 5.11 **Archaeology** – Comment
Residential development
Recommend archaeological conditions

Allotment site

Marginal differences in this impact which would be insufficient to merit the burden of any archaeological condition

6.0 **REPRESENTATIONS** Expired 18.08.2022

6.1 King's Somborne Parish Council – Objection (summarised)

- Unsuitability of the proposed allotment site to make it suitable for allotment use - NIAB Soil health and Site suitability report July 2022
- Status of the Site: The allotment site has been in used for more than 110 years.
- Community Consultation: In the 2016 Parish Survey for the NDP, 353 residents advised these allotments should be preserved. More than 150 residents opposed the previous application for development and feeling remains high in the village with just under 40 persons attending the recent presentation by Shorewood Homes.
- Open Space. The NPPF, paragraph 99, states that existing Open Space should not be built upon
- The current allotment site has been Designated a Green Space: KSPC meeting, February 2022.
- The current allotment site is an Asset of Community Value: TVBC – June 2013, renewed June 2018.
- The current allotment site is a Heritage Asset:
- The current allotment site is a Wildlife Rich Habitat:

- Location of Future Housing Development: The NPPF, paragraph 93 states that in determining applications, local planning authorities should: *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- Landscape & Visual Constraints
- Effect on Neighbouring Properties and the loss of privacy
- Long-Term Site Management Costs
- Accessible Services that Support Communities' Health, Social and Cultural Well-being
- Soil Quality and Suitability
- Topography and Lack of Wind Protection

It is against everything that NDP, Green Space, Open Space, Assets of Community Value, House of Commons and Localism legislation and guidance seek to achieve, to achieve if against the communities wishes, development of this site is granted agreement by the Borough Council.

6.2 39 x letters/emails and a Petition with over 180 signatures – Objection (summarised)

- There has been no consultation with the Diocese - the land owner - which has chosen not to engage with the village over this application. As an organization charged with pastoral overview of the community this is deeply regrettable.
- The site is an active open space and is not therefore developable
- This does not support identified housing need which is addressed within the NDP
- Number of dwellings and their density is too high for a rural location and especially in this particular location when compared to existing housing
- No precedence for this style of development
- Large houses on small plots is out of character
- Dangerous access
- Traffic Congestion / additional traffic
- Moving the allotment would sabotage well over 100 years of cultivation in terms of soil quality.
- The proposed allotment will be significantly steeper than the existing allotment
- The proposed allotment will be more exposed and open to the north and eastern sides and potentially the west. They would be exposed to wind.
- The screening offered would take years to establish
- There are a significant number of Plot holders who can trace their families' presence on site back several generations. In addition, many other current Plot holders have worked Plots for decades and are part of a continuous and evolving growing community in the village.
- The proposed shed provides very little storage space it is likely to be used by a small number of plot holders and is unlikely to help with social mix.

- Toilets on the site whilst being welcomed by some also have the potential for nuisance through use by non-allotment holders at times when there is either no one on or single persons on site.
- A small shed for individual plot holders - this would be a better solution.
- Close to the Conservation Area
- Visible from 4 important zones in the Conservation Area
- Visible from the curtilage of a significant number of Listed Buildings
- Farm land should be protected for food production
- The field left is a small and irregular shape for future farming
- Impact on the farmed open countryside setting
- Could potentially encourage future development
- The biodiversity of the growing environment is critical to its health and significant steps will need to be taken to recover bio diversity. Overall the necessary remediation of the proposed new site will likely take a number of years.
- The current layout plan of the housing has the potential to block out sunlight and to over view private gardens diminishing privacy

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

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

COM2: Settlement Hierarchy
COM7: Affordable Housing
E1: High Quality Development in the Borough
E2: Protect, Conserve and Enhance the Landscape Character of the Borough
E5: Biodiversity
E7: Water Management
LHW1: Public Open Space
LHW4: Amenity
T1: Managing Movement
T2: Parking Standards

7.3 Neighbourhood Plan

Draft King Somborne Neighbourhood Plan – Not Adopted

7.4 Supplementary Planning Documents (SPD)

King's Somborne Village Design Statement
Affordable Housing
Infrastructure and Developer Contributions

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development
- Public Open Space
- Impact on Landscape Character and Visual Amenity

- Heritage
- Highway impacts
- Affordable Housing
- Impact on Neighbouring Amenities
- Ecology
- Nitrate neutrality
- Trees
- Water management
- Archaeology

8.2 **Principle of development**

The main issues of principle comprise:

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

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

This Policy states:

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

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

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

8.4 **Providing for new residential development in the defined settlement boundary:**

The TVBRLP 2016 inset map 28 includes the existing allotment site within the settlement boundary of King's Somborne. As such, and in compliance with Policy COM02 the principle of development for new residential development is acceptable subject to the proposal being appropriate in relation to other policies in the Local Plan.

8.5 **Providing for new residential development resulting in the direct loss of existing allotment provision:**

A significant "other" policy of the TVBRLP that COM2 alludes to and which is relevant to the determination of the current application, is in respect of the proposed loss of allotment space and this is included in Policy LHW1 "Public Open Space". This policy falls into two parts (i) the requirement for the delivery of new public open space, and (ii) the framework by which existing open spaces or recreational facilities could be lost. Only Part (ii) is relevant to this part of the appraisal and an extract from Policy LHW1 is set out below:

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

d) the space or facility is not needed to meet the full range of leisure and recreational needs of the local community;

e) the proposed development is for an alternative open space, sport or recreation facility for which there is such a need as to outweigh the loss; or

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

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

Criterion D – there is no suggestion in the applicant’s case for redeveloping the site for residential use that allotment provision within the community of King’s Somborne is not needed or, required. Indeed, during the course of this application and previous planning history it is clear that evidence arising from both existing allotment holders and the views of the Parish Council clearly demonstrate such a need exists now and will continue to be so into the future. In this respect there is no disagreement as to the value of allotment space to the community and the proposal must therefore be assessed against either criterion E or F.

- 8.7 **Criterion E** – the proposal is for, principally, residential development and does not propose a different form of open space to that which exists on the land at present i.e. allotments. This part of the Policy is not therefore relevant or engaged for this proposal.

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

- 8.9 However, the Policy does not explicitly protect existing facilities, or the land on which they sit. The policy is ‘permissive’ in that it does permit a proposal to come forward that replaces the existing ‘open space’, subject to certain criteria being met. In that sense it is for the applicant to demonstrate that the alternative site will provide for “...an equivalent or better provision in terms of quantity and quality and be in a suitable location”. This is assessed individually:

8.10 Is the proposal the equivalent or better in terms of quantity?

The submitted information sets out that the existing allotment has 48 plots. The proposed site offers 49 plots illustrated on drawing no 7683/D105_REV E, titled proposed allotment site plan. This comprises 30 half plots and 19 full plots. Plots 1 - 8 have the potential to be used by those with a mobility impairment and can include raised beds and all weather paths. The applicant also advises that all plot layout and sizes are proposed to be agreed with the allotment association. In this respect it is considered in terms of quantity the proposal is one more than the existing plot number. The type of plots available in terms of variation of size and type is considered to be better than existing.

8.11 Is the proposal the equivalent or better in terms of quality?

Soil

The existing allotments are indicated within the Council's Public Open Space Audit (2018) as being 0.96ha in size and being of good quality. Plots at the allotments are currently well cultivated and have been for many years resulting in topsoil that has improved markedly through physical cultivation and the incorporation of organic material. Both the applicant and the Parish Council have provided independent soil quality reports.

The report submitted by the applicant sets out that the key differences between the soils at the current and proposed sites are:

- slightly greater topsoil depth and better structure at the existing site;
- excessively high major nutrients at the existing site; and
- higher organic matter content at the existing site.

8.12 These outcomes are also seen in the Parish Council's submitted report which sets out that there are high concentrations of potassium, phosphorus and magnesium at the current site and highlights the soil organic matter percentage. These results show that the physical soil structure is poorer at the proposed site and references chalk depth and compacted soil layers. Both reports also make recommendations in respect of creating a new layer of top soil at the proposed allotment site. The applicant's submission concludes that *"a proposed course of action and a timetable will need to be agreed with the Allotment Association and their agronomist but could involve amelioration of the soils on the proposed site by stone picking from the surface and topsoil of the proposed site and the addition of organic matter as farmyard manure and green waste, with the results monitored on a regular basis to achieve an equivalent organic matter content and topsoil depth prior to the establishment of new allotment plots; and/or translocating an equivalent 5cm depth of topsoil from the existing site to the proposed site, again following stone sieving of the existing topsoils."*

8.13 The submission from the Parish Council highlights potential issues with this work including some likelihood that not all characteristics of the soil at the current site would be retained. Also that the structure of the soil at the current site would be generally lost and this could therefore have an impact on features such as soil porosity, drainage and water retention in addition to increasing the vulnerability of the soil to compaction. Furthermore possible compaction from heavy machinery involved in moving the soil could be

created, mixing of soil could distribute any localised soil-borne diseases present at the current site across a broader area of the proposed site. This mixing of soil may bring buried weed seeds, which are currently dormant, to the soil surface where they would germinate. Finally, the mixing of soil would also likely disrupt earthworm populations and soil microbial communities and impede the services they provide to soil ecosystems.

- 8.14 The previous planning application detailed above at paragraph 4.1 did not include any soil analysis work. A condition was recommended by the Officer as follows:

No development shall commence until a soil quality analysis and mitigation strategy for the replacement allotment site has been submitted to and approved in writing by the Local Planning Authority. Detail including the measures required to bring the soil to an acceptable standard for allotment use and the timing of works required to achieve that shall be included in the strategy. Development shall be undertaken in accordance with the approved details.

Reason: To ensure the replacement of an equivalent or better allotment provision in terms of quantity and quality and in a suitable location in accordance with Test Valley Revised Borough Local Plan 2016 policy LHW1.

- 8.15 The previous application was subsequently refused at Southern Area Planning Committee. Reason for refusal 1 reads as follows:

The proposed development results in the direct loss of an established, and well used allotment site that is meeting, and would continue to meet, local demand for this community resource. In considering the location of the proposed new allotment site, this site: (i) sits at a higher and exposed ground level (elevated topography); (ii) is proposed to be accessed by a convoluted and long torturous footway route through the new housing development, and (iii) is proposed to also be accessed via Furzedown Road that does not, and will not, have a pedestrian footway separated from vehicular traffic, and (iv) is accessed via Furzedown Road that has a particularly steep incline; means that the location of the alternative allotment does not represent an equivalent or better provision to that which it replaces. The result is that the new site is not as inclusive to the community taking into account age, disability or levels of car ownership/mobility. Consequently the loss of an established allotment site within the settlement results in the unacceptable loss of allotments to serve the needs of the community to the detriment of their health, welfare and leisure needs, contrary to Policy LHW1(f) of the Test Valley Borough Revised Local Plan (2016) and Paragraph 97 of the National planning Policy Framework. In reaching this conclusion the Council recognises the social, environmental and economic benefits that might otherwise arise from the proposal, including the delivery of both open market and affordable housing to meet the general housing requirements of the Borough, but these factors are not sufficient to outweigh this principle issue.

This reason does not state any concern with matters of soil quality being able to be achieved to a better or equivalent standard. This application was then the subject of appeal (ref: 3276031). The Appeal Inspector identified 3 main issues with the application:

- the effect of the proposed allotments on the living conditions of the occupants of The Herra and Oakfield with regard to privacy;
- whether the proposed allotments would be suitable in terms of access, topography, microclimate and space for landscaping as a replacement for the existing facility; and
- the effects of the proposal on the Solent and Southampton Water Special Protection Area and Ramsar site and The River Test Site of Special Scientific Interest (SSSI).

Soil quality was not considered by the Planning Inspector nor was it mentioned in the planning balance undertaken in the decision. This application offers further information from specialists in soil which have not been previously received. The information provided by both parties demonstrates that whilst there are some concerns from the Parish Council's specialist report in creating an adequate top soil surface, this is a realistic solution for the proposed site. This proposal is supported by the applicant's soil specialist report. As such, it is considered appropriate to apply a condition similar to that previously recommended at condition 6 of the recommendation securing analysis and mitigation strategy submission for adequate soil provision.

8.16 *Other improvements offered*

Whilst the existing allotments would be lost the proposal includes a new location for the allotments providing an equivalent or better provision with the introduction of

- car parking,
- pedestrian and vehicle access,
- a storage building,
- toilet,
- fencing,
- all weather paths,
- raised beds,
- running water

8.17 Where the applicant has indicated agreement to the provision of a suggested requirement which has previously been suggested by the allotment association the legal agreement will secure this point. As such the recommendation within the legal agreement includes:

- Stock fencing around the perimeter of the site
- 5 Water taps at locations to be agreed with the allotment association
- A contribution of £500 per year for 5 years towards water costs.
- All weather paths in the area of the allotments where plots for disabled users are identified to ease of access.
- Provide replacement (like for like) sheds on site for any existing allotment holders who have sheds at the current allotment site that can't be relocated.

- Provide on-site support for a period of 5 months (October to February) to help allotment holders move to the new site once the soils have reached a suitable quality (as specified above).

8.18 The applicant advises the Diocese see the need for allotments in the village and the benefits they bring and as such are prepared to re-provide elsewhere within close proximity to the existing allotments. In light of the above detail including appropriate conditions and a legal agreement it is considered that the proposed allotments are providing equivalent and better quality of allotment provision.

8.19 Is the proposal in a suitable location?

Previous submission

As seen above at paragraph 8.15 the previous application was refused due to the location of the proposed new allotment site which:

- (i) *sits at a higher and exposed ground level (elevated topography);*
- (ii) *is proposed to be accessed by a convoluted and long torturous footway route through the new housing development, and*
- (iii) *is proposed to also be accessed via Furzedown Road that does not, and will not, have a pedestrian footway separated from vehicular traffic, and*
- (iv) *is accessed via Furzedown Road that has a particularly steep incline; means that the location of the alternative allotment does not represent an equivalent or better provision to that which it replaces.*

The result is that the new site is not as inclusive to the community taking into account age, disability or levels of car ownership/mobility. Consequently the loss of an established allotment site within the settlement results in the unacceptable loss of allotments to serve the needs of the community to the detriment of their health, welfare and leisure needs, contrary to Policy LHW1(f) of the Test Valley Borough Revised Local Plan (2016).

8.20 The Planning Inspector's subsequent decision stated at para 22 "*The new allotments would be more distant for much of the village population and on a hill and whilst a new road access would be provided, there would be a slight loss of overall accessibility. Additionally, the slope and exposed nature would be disadvantageous albeit not fundamentally. Consequently, in terms of the comparative test in Policy LHW1, the proposed allotments would be less favourable, but with the benefits above, only to a limited extent.*"

The fundamental issue with this previous scheme set out by the Planning Inspector was the combination of the amount of screen planting required to screen adjacent neighbouring properties and the resultant reduction in plot numbers which would be required which would undermine the adequacy of the provision. As set out above the further distance travelled between the existing and proposed site would be disadvantageous but not fundamentally. In any event this current proposal provides an alternate location located directly adjacent the current site. This offers a simpler route through the existing site to the proposed site beyond.

8.21 Other concerns included within representations state that the proposed allotment site would be more exposed and that the screening offered would take years to establish without becoming dense enough to provide sufficient shelter. The applicant has submitted a gradient plan RAC/9623/1 which shows a maximum gradient of 9-10 degrees. The 9 – 10 degree gradient is located in the south eastern corner of the proposed allotment site partially across three plots. A gradient of 7 – 9 degrees is annotated across a wider area in the same corner of the site, completely covering 4 plots and partially covering to different extents 10 plots. The remaining plots gradient is less than 7 degrees and this covers at least 27 plots. This colour annotation of less than 7 degrees also covers the entire existing allotment site. The increase seen in the south eastern corner of the site would be between 1 and 3 degrees. This minor increase in gradient offers an equivalent level which is not significantly different to that on the existing allotment site and would therefore comply with Policy LHW1.

8.22 *Site availability*

The applicant is of the view that there are no available sites elsewhere in the village. Appendix A of the Planning Statement shows an annotated map of the village and the following table copied from the planning statement sets out the considerations of each site.

Site	Available	Adjacent to the village	Pedestrian Access by dedicated path or footpath alongside road	Distance from existing allotments as the crow flies (metres)	Impact on Landscape
A	Yes	Yes	Yes via housing scheme	Adjacent	Well related to settlement.
B	Yes	Yes	Yes via housing scheme	Adjacent	Visually secluded due to undulating land form and vegetation.
C	No	Yes	Yes via Eldon Road	251	Well related to the settlement and enclosed by vegetation
D	No	Yes	Yes	248	Open views to wider landscape
E	No	Yes	No	540	Open views to wider landscape
F	No	No	No	738	Open views to wider landscape

Site	Available	Adjacent to the village	Pedestrian Access by dedicated path or footpath alongside road	Distance from existing allotments as the crow flies (metres)	Impact on Landscape
G	No	Yes	No	400	Open views to wider landscape

- 8.23 Within the last application Site B was seen as the most suitable. Following the recent appeal decision it is clear that site B is not viewed as acceptable and the next best site has been considered, and that is site A (the land now being proposed for allotments) which is directly adjacent to the existing allotment site to the east. The site's location in close proximity to the existing site means that existing users do not have to travel to a different part of the village or any more than a marginal difference in distance than the existing. Pedestrian access to the site is the same as to the existing allotment site. A new vehicular access will be created off Furzedown Road to access the allotments through the proposed housing estate. The application also sets out that the land is available for purchase unlike any of the other land that was considered.
- 8.24 Previous information from the applicant also advises that based on the information available the majority of existing allotment users live in the part of the village nearest to the existing and proposed allotments and as such relocating them to other parts of the village, particularly the north, would result in a significantly longer walk for many users. 25 out of 29 allotment holders who live in the village live within 500 metres of the allotments.
- 8.25 Noting the above data and site search and in considering the lack of land available within the settlement boundary whilst also taking into account the horticultural use of an allotment which could (with the exception of other development described such as the parking area/toilet block etc) be undertaken at any time on this existing agricultural field without the requirement for further planning permission it is considered that the land proposed for the allotments is in a suitable location.
- 8.26 **New allotment provision on land in the defined countryside**
- Development outside the settlement boundary will only be permitted under policy COM2 if either criteria a) or b) of policy COM2 is satisfied. The Planning Policy Officer has raised an objection. However, the applicant has provided a response setting out that the Allotments are a community facility, which although not statutorily required to be provided are proposed to be replaced as the value to the community is recognised. It is argued, principally because the application includes the loss of existing allotment provision and that Policy LHW1(f) is engaged and requires a suitable replacement to be provided that this part of the proposal complies with Policy COM2(b) in that it is essential for the replacement allotments to be provided in the countryside.
- 8.27 The applicant has sought to identify whether it is possible to provide a site for new allotments elsewhere, but within the defined (as per the Inset Map of the TVBRLP) King's Somborne settlement. This study reveals that there are no sites large enough that could accommodate the replacement allotments and equally there are no undeveloped and available sites in the village that are within the settlement boundary. All undeveloped sites are excluded from the settlement boundary. Furthermore option A has been the subject of a planning appeal which was dismissed as discussed above at paragraph 8.23. The applicant also makes the point that the settlement boundary is so tightly drawn around the village that all allocated sites for residential development in the

draft Neighbourhood Plan are all outside of the settlement boundary. While this latter point is a matter to resolve through the NP process (and any review undertaken by the Borough Council in the next Plan period) it is considered clear that development of any kind, with the exception of the proposed housing site at the existing allotment, has to be located outside of the settlement boundary.

- 8.28 In the context of Policy COM02 and LHW1(f) this rationale is not without merit. It is equally recognised that this is also a rather circular argument in that if the existing status-quo had remained there would be no need for this land to be used for the proposed allotments that would justify the release of land in the countryside for allotment provision. That said, and in respect of the current proposal releasing land in a countryside location for the provision of new allotments is considered to be justified as essential and requiring a countryside location, and accords with Policy COM2(b) of the TVBRLP.
- 8.29 Emerging King's Somborne Neighbourhood Development Plan
The Parish of King's Somborne was designated as a neighbourhood area in 2015. Since this date, a Neighbourhood Development Plan (NDP) is being prepared. A Regulation 14 stage draft NDP was published for consultation, setting out a range of proposed policies and allocations. The NDP regulation 14 consultation expired on the 12th September 2022. Policy E8 of the draft NDP proposes to designate the existing allotments site at Furzedown Road as a Local Area of Green Space (referred to in paragraphs 99 to 101 of the NPPF). The draft NDP sets out an additional housing requirement, indicating that development will only be permitted within the settlement boundary of the Local Plan or on those sites identified as suitable. The sites indicated for allocation do not include the current application site, however the housing proposed is within the adopted Local Plan settlement boundary, as identified above. The proposed policies also cover the phasing and scale of sites coming forward. Policy F3, regarding community facilities, also seeks to safeguard such provisions to avoid their loss or reduce their viability – the identified list of such assets includes the existing allotments on Furzedown Road. Paragraph 48 of the National Planning Policy Framework (NPPF) indicates the considerations when giving weight to relevant policies in emerging plans. In this context, limited weight can be given to the King's Somborne NDP in the determination of this application given its status as a draft.
- 8.30 A site options and assessment draft report was issued in February 2021 which included on pages 52 and 53 the allotment site – named site 186 allotments as - *The site is potentially suitable, available and achievable*. The proposed allotment location to the east of the allotments – site 79 is annotated as *The site is not appropriate for allocation due to landscape and visual sensitivity and lack of feasible access*. Page 35 of the Regulation 14 stage draft NDP does not identify any land currently proposed for housing or allotments within this application for housing allocation. Given the documents status as a draft this carries limited weight.

8.31 Assets of Community Value

Assets of Community Value are derived from the Localism Act 2011. The principal idea behind the legislation is that, once an asset is registered as an ASV (pub, shop or whatever it may be), then there is a moratorium on the land owner disposing of the ASV to allow the local community an opportunity to purchase – though the land owner is not obliged to accept any offer. In principle, registration as an ASV is a material planning consideration to be weighed in the balance along with all other considerations relevant to a proposal. In this instance limited weight can be given to this consideration. It is understood that the parish council put in a formal bid to buy the Allotments in October 2018, that bid was for £25,000 and was rejected on 19th March 2019. Given the opportunity was given and the land owner did not accept the offer there is no formal requirement for the land to be retained for that purpose, in this instance, an allotment. As such whilst this consideration is relevant it is not considered to carry significant weight in the overall planning balance of this application.

8.32 Conclusion on principle of development

There is a principle for the development of housing on the allotment site due to the sites location within the settlement boundary of King's Somborne. Whilst the existing allotment site is an Asset of Community value it is owned by the Diocese of Winchester and the bid for purchase by the parish council was rejected, the land owner is not required to retain the land for this purpose. The King's Somborne neighbourhood plan is still at draft stage and is not adopted resulting in little weight being put on its content during the course of determining this application. The existing allotment site offers a principle for residential development which can deliver housing including a provision for 40% affordable whilst ensuring the delivery of an alternate allotment provision to an equivalent or better standard which can, subject to condition and/or legal agreement provision, be achieved in the location proposed. The proposals are considered to comply with policy COM2 of the Test Valley Revised Borough Local Plan 2016. Whilst a principle has been established other material considerations are relevant and they are considered as follows.

8.33 **Policy LHW1: Public Open Space**

POS as a result of new housing

Policy LHW1 also seeks the provision of public open space in conjunction with net housing developments. As set out in paragraph 8.4 of the Local Plan, the starting point is on site provision of public open space except where the proposed development is not of sufficient size to make the appropriate provision feasible, or where it is preferable to seek contributions towards a specific facility in the locality. Any off site contributions towards this type of infrastructure would be met through any CIL liabilities based on the items set out in the Regulation 123 List. Within the Planning Statement submitted with the application, it is put forward that on site provision would be made for all types of public open space referred to in policy LHW1 other than outdoor sports facilities.

- 8.34 The 2018 Public Open Space Audit identifies deficits of provision of parks and gardens (not normally sought in rural locations) and provision for children and teenagers within the Parish. Taking this into account, should public open space be delivered on site, the following would be sought based on LHW1 and the local deficits in provision:

POS Type	Area per 1,000 population		No Persons /1,000		Area Required	
Provision for Children and Teenagers	0.6	x	0.0335	=	0.02	ha

The Planning Statement refers to the provisions of public open space within the site, including the additional allotment provision as part of the separate parcel of land being brought forward as replacement allotments. The indicative site layout shows that there is space available centrally within the site to accommodate POS land. The legal agreement includes the requirement for this provision. Any update to the completion of this agreement will be confirmed in the update paper.

8.35 Impact on Landscape Character and Visual Amenity

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

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

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

- 8.36 The existing allotment site is located on a treed part scrub/hedged bank and little is seen of the allotments/horticultural apparatus on site from Furzedown road. The current allotments have a partial informal hedged boundary to open fields to the east. There are views of the rear of Camp Field dwellings with post and rail fence from within the allotments site. The high bank with trees on the Lane also screens 4 individual dwellings set to the south of the existing allotments site, east of the lane. They are accessed from one hard surfaced single informal drive set from Furzedown lane. This access is the last vehicular access point on the east side of the lane. A steep, informal track up to the allotments appears to run from this drive access, a view into the site is opened up when heading north along the lane at this corner. A single small dwelling

access at 'Hillcrest' is on the southern edge/last plot and west side of Furzedown lane. 1-6 New Cottages, north of the site are set up away from the lane also and are not in view on the lane due to set back, height and intervening vegetation. Furzedown lane is a rural lane with only one side of footpath on part of the northern west side towards the main village centre - the only evidence of street lighting is a small lamp post on the corner of Eldon Road, and one opposite new cottages within the tree canopy and a few heritage style columns further north towards the village centre. Dwellings on the west side of the lane (aside from Bere Cottage & Hillcrest) are also set up a bank and addresses Eldon Road/Close not Furzedown Lane – it is a partially sunken lane in effect along this section.

- 8.37 The main changes in the landscape of the area would be the addition of a new vehicle access from Furzedown Road, the formalisation of existing agricultural land to provide 18 dwellings on the existing allotment land and the creation of allotments on part of an agricultural field. Initial comments from the Landscape Officer on this submission suggested a more robust buffer around allotment perimeter to better integrate the proposals within the wider landscape. Subsequently the applicant has increased the perimeter hedgerow around the allotments to a 6m - 7m buffer. It is not considered that the presence of the allotments in this position extending out into the field would create any significant impacts on the wider landscape. The appearance may be more formalised with the subdivision into plots and likely sporadic placement of sheds and other allotment paraphernalia. However, the horticulture use proposed has similar characteristics to the agricultural use already undertaken here. Any views given of the developments would be in the context of the existing settlement of King's Somborne and are not considered to harm the wider Borough landscape as a result. This can be further secured through appropriately worded conditions and within any detailed reserved matters application. It is considered that the development can be provided in accordance with policy E1 of the BLP ensuring the protection, conservation and enhancement of the landscape of the Borough development.

8.38 **Heritage**

The application site is not located within the King's Somborne Conservation Area. The boundary with the Conservation Area is located to the north of the application site. This boundary is directly adjacent the existing allotment for approx. 47m directly next to 1 New Cottages. The Conservation Area then follows the boundaries with existing housing in the village which results in the remaining areas of the proposed housing site and allotment sites being located between 50m and 60m from the Conservation Area boundaries. The presence of housing on the existing allotment infilling between New Cottages and the group of four dwellings to the south is not considered to create any significant detrimental impact on the character and appearance of the Conservation Area. Details of the proposed housing, layout, scale, height and massing etc will be considered further with any reserved matters application. The proposed allotment site would be visible from the properties to the North in the Conservation Area but the presence of an allotment in this location for use by the village is not considered to create any significant impacts on the setting of the Conservation Area.

8.39 The closest Listed Buildings to the application site are located within the village to the North over 100m away with several other dwellings located between the site and the Listed Building. It is not considered that the proposals would create any harm on the setting of these Listed Buildings. It is considered that the developments can be provided in accordance with policy E9 of the RLP as the proposal will have a neutral impact on the setting of the designated heritage assets.

8.40 **Highway Impacts**

The illustrative site plan remains largely unchanged from the previous proposal save for the through-route access to the proposed relocated allotment element to the rear and associated access and parking. In regard to the assessment of the residential scheme element, the submitted supporting Transport assessment relies upon the assessment provided for the previous proposal which culminated in no objections from the Highway Authority. The previous application was subject to a number of responses from the Highway Authority which raised various concerns and required further additional items of assessment. These were assessed on their merits as they came forward and culminated in no objections raised. These assessment elements remain valid and are summarised as follows.

8.41 In order to inform the assessment a volumetric survey was undertaken between the 27th of March and 3rd April 2019. The survey demonstrated circa 90 and 50 vehicle flows in a northerly and southerly direction respectively during the AM peak hours and circa 75 and 130 during the PM peak hour. Initial TRICS data was reviewed and was considered to be potentially inadequate due to the age of the data being more than 5 years old. In line with this, the applicant had undertaken more recent interrogation of the database and the relevant TRICS data had been supplied. The dataset utilised was considered to be sufficiently robust and representative and as such had been treated as a sensitivity test against which the original data supplied could be assessed against. Following review, and setting of the data against the proposal, the proposed development would not be considered to generate a level of additional traffic that would result in a material detrimental impact upon the safety and/or efficiency of the local and wider highway network and the proposed development would be considered acceptable in this regard. The proposed access design was subject to a Stage 1 Road Safety Audit which resulted in a number of changes and culminated in a satisfactory Designer's Response. The present scheme relocates the allotment element to the rear of the site with access proposed via a shared surface arrangement. The presently submitted assessment provides vehicle tracking for an 11.2m refuse vehicle for the proposed access which is considered to be acceptable. The plans submitted also demonstrate adequate vehicular visibility for the site access. In light of this advice from the Highways Officer and subject to appropriate conditions it is considered that the development can be provided without significant harm to highway safety in accordance local plan policy T1.

8.42 Affordable Housing

The site which is proposing market and affordable housing, has been identified as being inside of the settlement boundary and therefore under the Revised Local Plan (RLP), Policy COM7 will apply. The RLP and the Affordable Housing Supplementary Planning Document, classes King's Somborne as a Designated Rural Area and therefore, under RLP Policy COM7: Affordable Housing applies:- The Council will negotiate on housing sites:- 15 or more dwellings (or sites of 0.5ha or more) for up to 40% of dwellings to be affordable. Therefore based upon the 18 new homes the affordable housing dwellings required to satisfy Policy COM7 will be 7.2. 7 units and a financial contribution for the 0.2 part unit is required. Under Revised Local Plan policy COM7, whole dwellings will be sought on-site and where the number sought does not equate to a whole number units, the remaining part dwelling will be sought as a financial contribution. Therefore a financial contribution for the part unit (eg 0.2) will be required, and will be secured via legal agreement, this equates to £8,983.00. The recommendation is subject to completion of this legal agreement to secure the part unit contribution and 7 affordable houses. Subject to completion of the legal agreement it is considered that the development complies with policy COM7 of the Revised Borough Local Plan 2016.

8.43 Impact on residential amenity

The existing allotment site proposed for housing is bordered by fields to the east. To the west lies detached properties on the opposite side of Furzedown Road which whilst located opposite the proposed access point are sufficient distance away from the site not to be significantly affected in terms of overlooking, overshadowing or loss of light. New Cottages lies to the north and a group of four dwellings at Caen Brae is located between the existing and proposed allotment sites. The indicative layout shows that 18 dwellings can be accommodated on this site with reasonable distance between rear elevations of proposed dwellings and boundaries with existing neighbours. Given this is an outline application, the final layout of the development has yet to be confirmed. It is clear that buildings can be designed and laid out in such a way so as to avoid any adverse impact with regards to overshadowing or an overbearing impact on existing properties.

8.44 The proposed allotment site extends to the east opposite houses at Campfield and King's Acre to the North. It is acknowledged that the outlook from these properties would be altered but the allotment boundary would be between 44m and 66m away from the boundary with this neighbour and as such it is not considered that the proposal would have a significant impact on these neighbours' amenity.

8.45 It is recognised that increased traffic along Furzedown Road, would impact the residential amenity of existing properties here, and it is clear that this harm could not be mitigated by planning condition. Whilst the harm is acknowledged, it is clear that there are no alternative access points which would cause less harm. Furzedown Road is also likely to be the access for construction traffic to the site. To mitigate the level of disturbance and disruption to existing residents during the construction period a condition to secure a Construction Method

Statement (which would help to secure times deliveries outside of peak hours and wheel washing facilities) is proposed together with separate conditions to secure working hours and delivery hours. Whilst the impacts to existing residents are noted, the impact must be weighed against the need for the Council to deliver housing land to support growth. This scheme would deliver both market housing and affordable housing to the local area. Taking these matters into account, it is considered that the benefits of the scheme would outweigh the harm in this case.

8.46 Ecology

The main considerations in relation to ecology and protected species is the potential loss of a mature allotment with a high biodiversity value. The proposal to build dwellings on this land would result in a net loss in biodiversity.

- 8.47 Measures have been proposed to provide a net gain for biodiversity on site, and the metric now demonstrates a net gain for biodiversity in the long term. Due to the loss of mature allotment habitat, the proposed development is likely to result in a loss in biodiversity in the short and medium term. Policy E5 of the Revised Test Valley Local Plan states:

“Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological conservation interests, either directly or indirectly, will not be permitted unless:

- a) the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest;*
- b) it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and*
- c) measures can be provided (and secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development.”*

Measures have been proposed which would result in biodiversity net gain in the long term, as demonstrated by the biodiversity metric submitted. Subject to appropriately worded conditions it is considered that the development can be provided in accordance with policy E5.

8.48 Nitrate Neutrality

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

- 8.49 As such, the advice from Natural England (February 2022) 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.
- 8.50 The applicant has confirmed that they would enter into a legal agreement to secure off site mitigation land to be taken out of production in perpetuity. An appropriate assessment has been carried out and this has been reviewed by Natural England. It is concluded that the development can achieve nutrient neutrality by offsetting the increase in the nitrogen load and would therefore not result in an adverse effect on the integrity of the Solent designated sites through water quality from nitrate impacts. The development would therefore satisfy Policies E5 and E8 of the RLP in this regard.
- 8.51 **Trees**
Mature trees are predominantly located at the periphery of the existing allotment site. There is a group TPO on trees on the southern boundary with dwellings within the development of Carn Brae but it is considered that these trees can be retained and protected. The submitted Arboricultural report provides a comprehensive assessment of the tree constraints of the site. The Council Tree Officer has no objection to the proposals noting this is an outline application only. The application layout indicates that housing can be provided in this location without significant harm to surrounding trees. Subject to appropriate conditions ensuring the protection and retention of the mature trees around the boundaries of the site it is considered that the development can be provided in accordance with policy E2 which seeks to retain existing landscape features.
- 8.52 **Water management**
Water consumption
Policy E7 of the RLP seeks to ensure that all new residential development achieve a water consumption standard of no more than 110 litres per person per day. A condition is recommended to ensure that this requirement is fulfilled.
- 8.53 Drainage
The County Council has reviewed the application and confirmed that the information provided has addressed the key concerns in relation to the recorded borehole groundwater levels and undertaken a comparison with site levels. While this will not fully substitute for groundwater monitoring, it does provide a level of reassurance that there would be sufficient depth to allow a 1m unsaturated zone for infiltration drainage. As such no objection is raised to the outline application subject to a condition to ensure updated and more detailed information is provided when available. Subject to this condition it is considered that the development can be provided in accordance with policy E7 which concerns water management.

8.54 **Archaeology**

Residential Development

Although there are no archaeological sites currently recorded at this location, it is close to the medieval and Saxon village of King's Somborne. Archaeological monitoring on the land across the road revealed medieval pit suggestive that occupation may have extended this far out of the village. To the south cropmarks revealed a ploughed down Bronze Age barrow cemetery. The site has a high archaeological potential – that is the potential to encounter archaeological sites which are as yet unrecorded. The County Archaeologist recommends that archaeological conditions are attached to any planning permission which might be issued to address the assessment of the site and an appropriate level of archaeological mitigation.

8.55 Allotment site

The allotment site does contain cropmarks which betray the presence of below ground archaeology but of a date and character that are unknown. However the impact of past ploughing and the impact of the tilling of the allotments will have a similar effect. It is likely that the allotment tilling will largely impact the upper level already tilled by the plough. Although there may be marginal differences in this impact they would, in the County Archaeologists opinion, be insufficient to merit the burden of any archaeological condition

8.56 **Planning Balance**

The area where the proposed housing is to be sited lies within the Settlement Policy Boundary, where such development is considered to be acceptable in principle, in accordance with policy COM2 of the Revised Borough Local Plan 2016. The site is currently used for allotments and the proposal seeks to relocate the allotment use on fields to the east which is directly adjacent the existing allotment site. Included in the proposal is how the delivery and function of the new allotments site would be of equal or better in quality, quantity and locationally, compared to the existing allotment provision. The proposal also therefore complies with Policy LHW1 of the TVRBLP. The proposal would deliver housing and therefore contribute to the councils housing land supply as well as other benefits such as providing 40% affordable housing. Whilst it is acknowledged that there will be impacts of permitting this development, the report details that these impacts are not so significant so as to outweigh the benefits, and therefore, on balance it would be appropriate to support the proposed development on this site. Subject to the completion of a satisfactory legal agreement and conditions related to both the new housing site and the new allotments, the proposal constitutes sustainable development in accordance with the TVBRLP, and the NPPF.

9.0 **CONCLUSION**

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

10.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building to:

- **Receive a satisfactory response from Natural England in respect of nitrate neutrality and then**

Complete a legal agreement to secure:

- **Mitigation measures to ensure the proposed development does not adversely affect The Solent with regard to the effect of nitrates;**
- **On-site delivery of affordable housing and a financial contribution in lieu of a part-affordable housing unit**
- **The delivery of additional benefits at the proposed allotment site to include;**
- **Stock fencing around the perimeter of the site**
- **5 Water taps at locations to be agreed with the allotment association**
- **A contribution of £500 per year for 5 years towards water costs.**
- **All weather paths in the area of the allotments where plots for disabled users are identified to ease of access.**
- **Provide replacement (like for like) sheds on site for any existing allotment holders who have sheds at the current allotment site that can't be relocated.**
- **Provide on site support for a period of 5 months (October to February) to help allotment holders move to the new site once the soils have reached a suitable quality (as specified above).**

Then OUTLINE PERMISSION for the new housing land, and FULL PERMISSION for the new allotments, subject to:

1. **The development of the proposed allotment site 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. **Applications for the approval of all the reserved matters for the proposed housing site shall be made within a period of five years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:**
 - i) **five years from the date of this permission: or**
 - ii) **three years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.****Reason: To comply with the provision of S.92 of the Town & Country Planning Act 1990.**
3. **Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (herein after called "the reserved matters" shall be submitted to and approved in writing by the local planning authority in writing before the development is commenced.**
Reason: To comply with Article 4 of the Town and Country Planning (General Management Procedure) (England) Development Procedure Order 2015 (or any order revoking and re-enacting that Order).
4. **The development hereby permitted shall be carried out in accordance with the approved plans as follows:**
 - 7863_D106 Rev F Allotment site plan**
 - 7863_D 103 N Site Plan**
 - 7863_D 104 Rev F Block Plan**
 - 7863_D 106 A Section**

7863_D 200 C Storage block and elevations

7863_D300 A Street scene

7863_D301 A Street scene

7863/L01 B Site location plan

TPP-KC/KSALLOT/001 B Tree protection

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

- 5. Prior to any work being undertaken on the site of the new housing development the new allotments shall be made available for allotment use and the land and facilities provided to an appropriate standard. The appropriate standard shall include a soil quality to that agreed in condition number 6, the laying out of allotments, access, parking and toilet block as proposed on drawing number 7683/D105_Rev F proposed allotment site plan.**

Reason: To ensure the replacement of an equivalent or better allotment provision in terms of quantity and quality and in a suitable location in accordance with Test Valley Revised Borough Local Plan 2016 policy LHW1.

- 6. No development shall commence on the housing or allotment site until a soil quality analysis and mitigation strategy for the replacement allotment site has been submitted to and approved in writing by the Local Planning Authority. Detail shall include but not be limited to the measures required to bring the soil to an acceptable standard for allotment use. This acceptable standard shall be at better or equivalent level as set out in paragraph 4.8 of Reading Agricultural Consultants – King’s Somborne Allotments Soil Health and Site Suitability report, August 2022. Details shall also include the timing of works, soil improvement works and translocation of top soil required to achieve the required soil quality and this shall be included in the strategy. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure the replacement of an equivalent or better allotment provision in terms of quantity and quality and in a suitable location in accordance with Test Valley Revised Borough Local Plan 2016 policy LHW1.

- 7. No development shall take place, including any site clearance works, until a detailed Site Clearance and Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the site clearance and construction period. The Statement shall provide for:**

- i. the means access for construction traffic from the public highway;**
- ii. the parking and turning of vehicles of site operatives and visitors (all to be established within one week of the commencement of development) to be kept available for the duration of the site clearance and construction activities so as to ensure that all vehicle parking associated with the construction activities is contained within this site;**

- iii. loading and unloading of plant and materials within this site (i.e. not upon the public highway);
- iv. storage of plant and materials used in constructing the development within this site;
- v. the provision of onsite turning facilities to be kept available for the duration of the site clearance and construction activities so that all vehicles enter and leave the site in a forward gear only;
- vi. the provision of an onsite holding area within the site to enable the controlled release of vehicles leaving the site in order to avoid undue interference with the safety and operation of the public highway.
- vii. the management, coordination and advance planning of all deliveries and collections including deliveries of plant and materials and the disposing of waste resulting from demolition and or construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.30) and PM peak (16.30 to 18.30) periods.
- viii. vehicle and wheel washing facilities with associated drainage measures, etc, to prevent loose debris and surface water from migrating into the public highway;
- ix. measures to control the emission of dust and dirt during construction

Reason: In the interest of highway safety and residential amenity in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and LHW4.

8. No development shall take place (including site clearance and any other preparatory works) until the trees to be retained on site have been protected as set out on approved drawing TPP-KC/KSALLOT/001 B. Such barriers shall be erected prior to any other site operations and at least three working days' notice shall be given to the Local Planning Authority that it has been erected. Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2 (2016).

9. 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.

10. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: 151.5004/FRA/4 revE, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Groundwater monitoring to be undertaken between November and April with locations across the site to demonstrate there is a 1m unsaturated zone to the base of infiltration features.
- c. Updated detailed drainage plans (where required following groundwater monitoring) to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d. Updated detailed drainage calculations (where required following groundwater monitoring) to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

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

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

11. Prior to first occupation of the dwellings the access point at the proposed housing site for 18 dwellings shall be constructed with the visibility splays of 2.4m x 43m and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1metres above the level of the existing carriageway at any time.
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

12. Development shall proceed in accordance with the measures set out in the Ecological Assessment (Peach Ecology, May 20022). Prior to the commencement of works, a detailed planting and landscape plan shall be submitted to the Local Planning Authority for written approval. Development shall proceed in accordance with approved details.

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

13. The reptile receptor site and mitigation habitat must be fully established and suitable to support the exceptional population of reptiles prior to the translocation, in accordance with measures outlined within the Requirements and recommendations para 5.0 onwards (Peach Ecology, May 2022). A written assessment of the condition of the receptor site conducted by a suitably qualified ecologist, as well as photos of site, must be submitted to the Local Planning Authority for written approval prior to the commencement of the translocation of reptiles. Translocation shall then proceed in accordance with approved details, as outlined within the Mitigation and Enhancement Plan letter (Peach Ecology, January 2021).

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

- 14. Prior to the commencement of works, a 30 year management strategy will be submitted to the Local Planning Authority for written approval. This should include the management of all mitigation and enhancement habitats outlined within the Ecological Assessment (Peach Ecology, May 2022), and include habitats created and enhanced within the nitrate offset strategy. Development shall proceed in accordance with the agreed management strategy, with photographic evidence of these measures submitted within 6 months following the completion of works. Thereafter, the mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details.**
Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.
- 15. External 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). A detailed lighting strategy will be submitted to the Local Planning Authority for written approval, demonstrating that dark corridors (with no artificial light spill) will be achieved along retained, enhanced and created bat foraging and commuting habitats.**
Reason: To prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan DPD.
- 16. Prior to commencement, a Construction Environmental Management Plan (CEMP), incorporating measures to avoid impacts on the adjacent designated sites shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.**
Reason: To protect notable locally designated sites in accordance with Policy E5 of the Revised Test Valley Local Plan DPD.
- 17. No development shall take place within the proposed allotment site including site clearance within the application site/area indicated red, until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written brief and specification for a scheme of investigation and mitigation, which has been submitted by the developer and approved in writing by the Local Planning Authority.**
Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
- 18. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

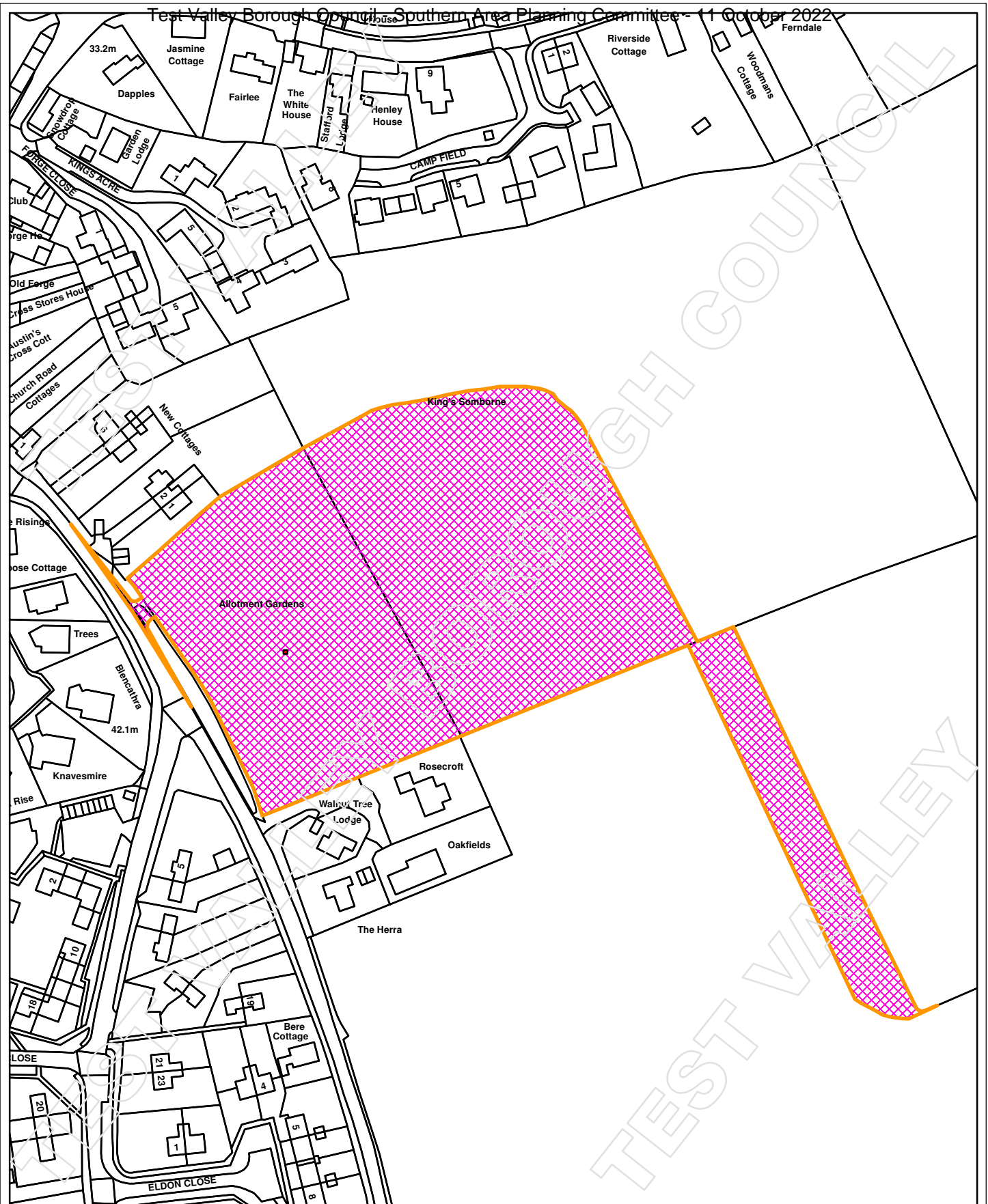
Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

- 19. No development shall take place 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 (e.g., refuse or other storage units etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include: planting plans including a 7m hedgerow buffer around the proposed allotment site, site specific written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.**

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

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. Separate permission is required under the Highways Act 1980 to construct/amend/close an access. Please contact the Head of Highways, Hampshire County Council, Jacobs Gutter Lane, Hounslow, Totton SOUTHAMPTON, SO40 9TQ, Tel. No. 03005551388 or at roads@hants.gov.uk at least 12 weeks prior to the access works commencing.**
 - 3. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
-



Siteplan



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22/01359/OUTS



REVISIONS | N 08.07.2022 Boundary treatments updated.

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PARTNERSHIP CHARTERED ARCHITECTS
Page 40

JOB | Furzdown Road, King's Somborne

DWG | Indicative Site Plan

S | 1:1000@A3 D | May 2022 No. | 7683/D103_Rev N



HALF PLOTS
Plot 01-30 (120 sqm)

FULL PLOTS
Plots 31-49 (238- 242 sqm)

NOTES

- * Plots 01 - 08 have the potential to be used by those with a mobility impairment. To include raised beds and all weather paths.
- 5 no. taps to be provided on site.
- Plot layout and sizes to be agreed with the Allotment Association.

Stock fencing to be installed to deter animals such as Deer.

6m buffer strip

7m buffer strip

All weather paths

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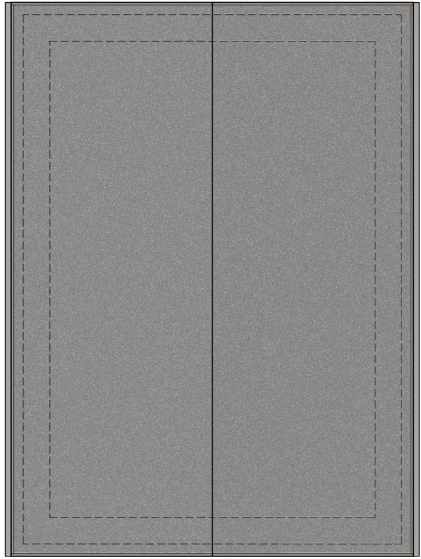
JOB | FURZEDOWN ROAD
DWG | PROPOSED ALLOTMENT SITE PLAN

S | 1:500@A3 D | MAY/2022 No. | 7683/D105_REV F

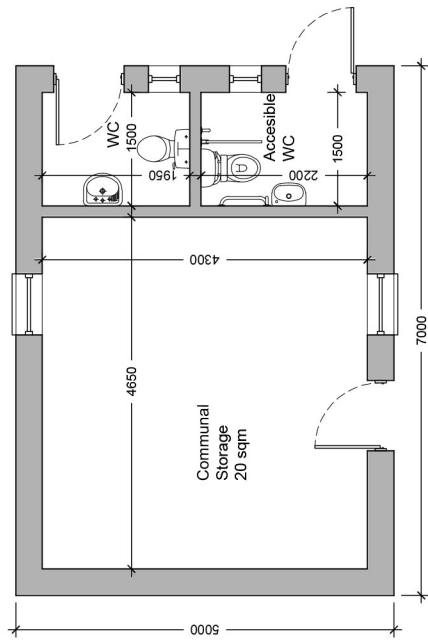
REVISIONS | F 08.07.2022 Boundary treatments updated.

MATERIALS KEY

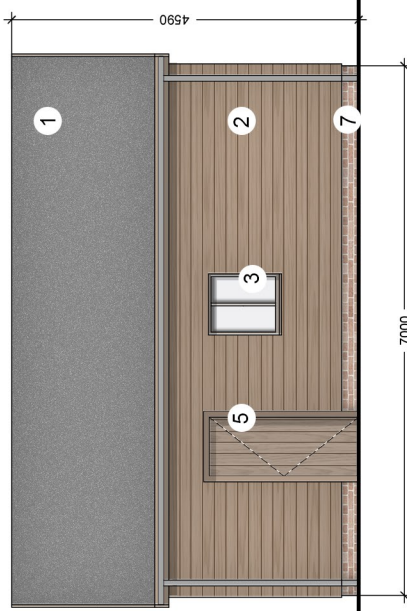
- 1. Felt roof
- 2. Timber cladding
- 3. UPVC window
- 4. UPVC opaque window
- 5. Timber door
- 6. Timber barge board
- 7. Brick plinth



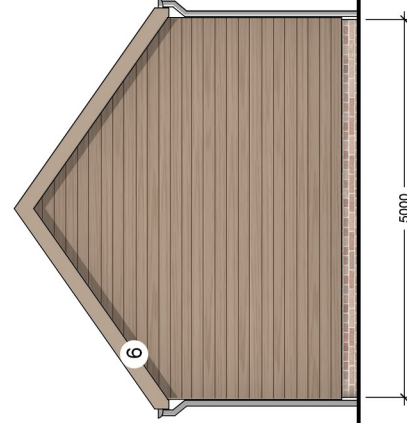
ROOF PLAN



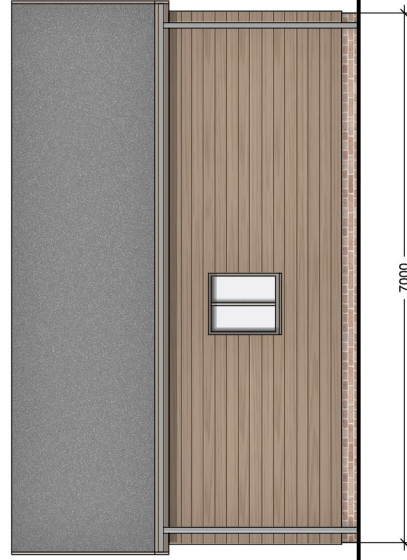
GROUND FLOOR PLAN



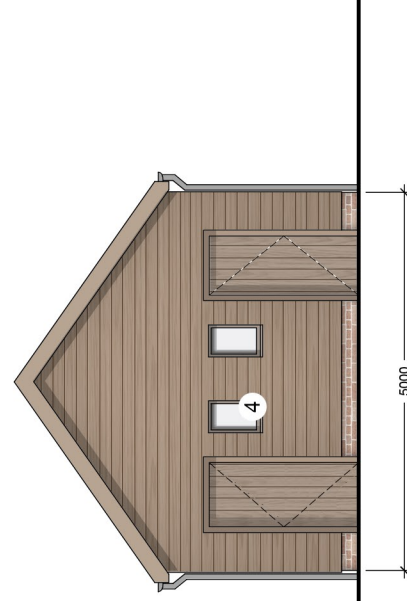
SOUTH ELEVATION



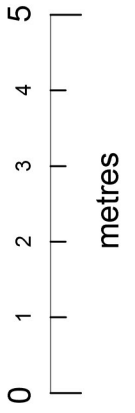
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

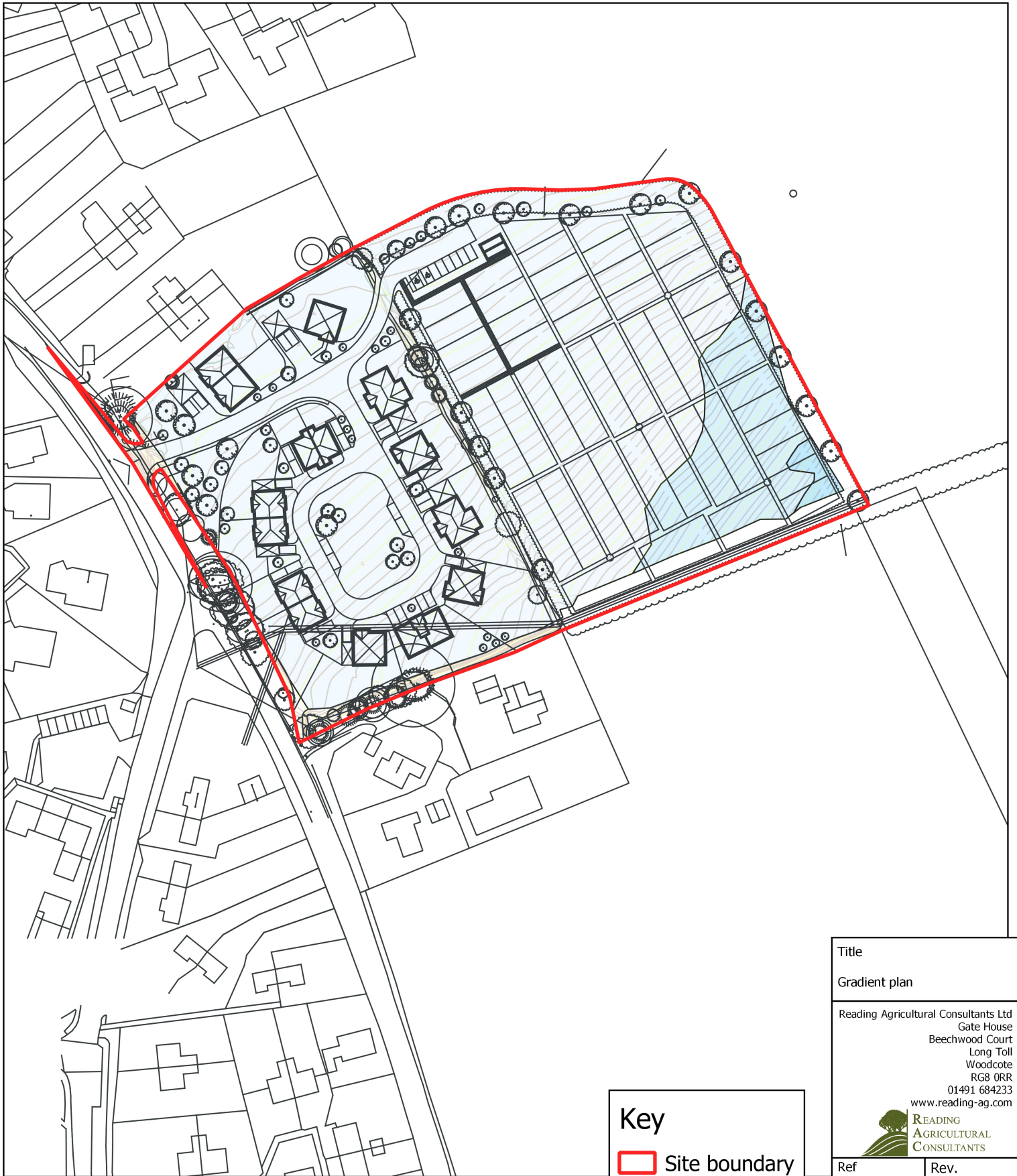


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JOB | FURZEDOWN ROAD
 DWG | PROPOSED STORAGE BLOCK
 S | 1:100@A3 D | MAY/2022 No. | 7683/D200_REV C

REVISIONS | C 10.05.2022 Updated issue



Key

Site boundary

Gradient

<7 Degrees

7-9 Degrees

9-10 Degrees

Title
Gradient plan

Reading Agricultural Consultants Ltd
Gate House
Beechwood Court
Long Toll
Woodcote
RG8 0RR
01491 684233
www.reading-ag.com

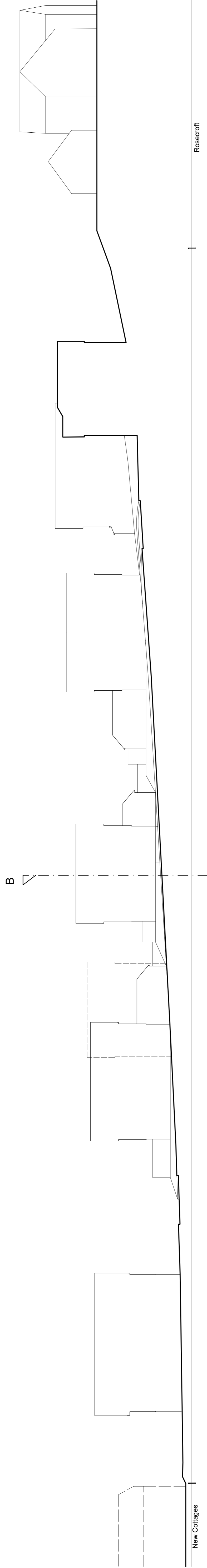
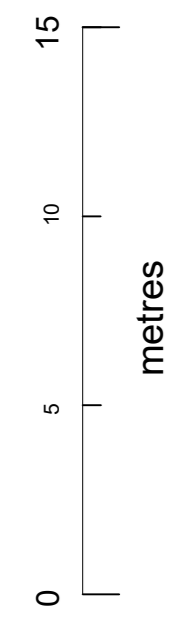


Ref RAC/9623/1	Rev.
Drawn by AGM	Checked by AIF
Scales 1:1,500@A4	Date 09/2022

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Elevation data used to inform boundaries produced by Solent Surveys (2018). Drawing number 14177/S1

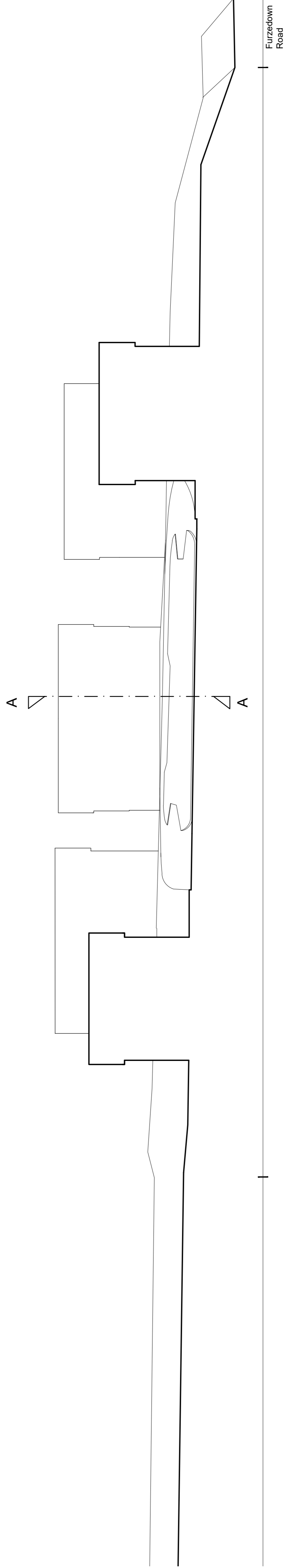
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New Cottages

Rosecroft

SECTION A-A



Furzedown Road

SECTION B-B

REVISIONS	
A	10.05.22 Updated Issue

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JOB | FURZDOWN ROAD

DWG | PROPOSED SITE SECTIONS

S | 1:200@A1
 D | May 2022 No. 17683_D106_A

ITEM 8

APPLICATION NO.	21/03603/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	21.12.2021
APPLICANT	Mr Richard Angel
SITE	Halls Wood Copse, Gardeners Lane, East Wellow, WELLOW
PROPOSAL	Soil engineering works to level site (retrospective)
AMENDMENTS	
CASE OFFICER	Sarah Appleton

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 local member because the application raises issues of more than local public interest.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site relates to an existing clearing in an area of Ancient Woodland which is protected by virtue of a Tree Preservation Order. The site is located within Embley Park, a historic landscape of national importance which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade II.

2.2 It is understood that the site has historically been used for agricultural purposes.

3.0 PROPOSAL

3.1 The application is for retrospective permission for engineering operations involving the importation of soil onto the site.

4.0 HISTORY

4.1 There is no recent planning history related to the site.

5.0 CONSULTATIONS

5.1 Trees – Comment

- Dead/dying trees on the edge of the clearing unlikely the result of the engineering operations.
- Woodland mitigation management and planting proposals are acceptable and feasible.
- During site visit, did not notice any significant changes or adverse effects caused to existing trees.
- Low-quality existing trees located in the centre of the site – could not see any significant harm caused to them from the engineering works.

They do not appear to be protected by the TPO.

- No objections to the dead trees being retained for ecological purposes

5.2 **Landscape** – Object

- Site not visible in wider landscape
- Wider Embley Park is ‘at risk’ anything that causes further detrimental impacts must be considered – not enough consideration of these factors is within this application.
- Changes to soil levels can have impacts on already degraded woodland edge.
- Soil has no retaining feature, if not properly supported soil could spill
- Soil levels further reduce soft edge between the site and woodland.
- Anything built on the site could be considerably higher than previous.
- Water runoff could further impact the hydrology of the woodland edge.

5.3 **Historic England** – Comment

“...On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions...”

5.4 **The Gardens Trust** – Object

- Information provided is extremely sparse.
- No information provided on the impact the works may have had on the setting and significance of the RPG – does not meet criteria of NPPF or policy E9 of the Local Plan.
- No information has been provided as to what form the smallholding will take and whether any structures are planned.
- No information has been provided about the importance of the copse in screening any buildings on the site or any other buildings hidden by the copse.
- Unclear who is responsible for maintaining the copse – work already undertaken is likely to have caused some damage to the vegetation with the potential for more to occur.

5.5 **Ecology** – Comment

- Proposal for woodland management and additional planting is welcome.
- Recommend that a long-term woodland management/compensation strategy (including monitoring strategy) is submitted.

6.0 **REPRESENTATIONS** Expired 14.01.2023

6.1 **Wellow Parish Council** – Object

“...The landscape appraisal shows that the surrounding ancient woodland is at risk and there has not been enough consideration of these factors.”

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

COM2 – Settlement Hierarchy

E1 – High Quality Development in the Borough

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

E5 – Biodiversity

E9 – Heritage

LHW4 – Amenity

7.3 Supplementary Planning Documents (SPD)

- Heritage Impact Assessment Land Adjacent to Forest Edge Park, Gardeners Lane, East Wellow
- Heritage Impact Assessment: Land adjacent to Forest Edge Park, Gardeners Lane, East Wellow – Supplementary Statement by Test Valley Borough Council June 2017.

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- Impact on the character and appearance of the surrounding area and impact on surrounding landscape character
- Trees
- Ecology
- Residential amenities
- Heritage assets

8.2 **The principle of development**

The site is situated in a countryside location as defined by the Test Valley Borough Revised Local Plan 2016 (RLP). Policy COM2 of the RLP only allows development in such location if it considered a type appropriate for a countryside location (as defined in the other relevant policies of the RLP) or if there is an essential need for the proposal to be located as such. In this instance the development is not considered to be of a type appropriate in a countryside location and as such, the applicant needs to demonstrate that there is an essential need for the development in this location.

8.3 Essential need for a countryside location

The site is located within an existing clearing in the ancient woodland and has historically been used for agriculture, a use that is wholly appropriate in a countryside location. The applicant has confirmed that the material was imported into the site to solve issues with the existing, uneven ground. The imported material would provide a level area which will assist in the continued, agricultural use of the site where they intend to grow crops and keep/manage animals.

8.4 As a result of the above, it is considered that there is an essential need for the development in this location. The proposals are considered acceptable in principle under policy COM2(b) provided that they comply with the other relevant policies of the RLP.

8.5 Impact on the character and appearance of the surrounding area and impact on the surrounding landscape character

It is noted that in some areas of the site the ground level has been increased by up to 2 metres. Whilst this increase in ground level can be considered as significant, the site is not visible from any surrounding public vantage points, the nearest being Gardeners Lane, approximately 200 metres to the east. The site is significantly screened from surrounding areas by the existing, dense, woodland protected by a Tree Preservation Order. As a result, it is not considered that the proposals result in any adverse impacts on either the character of the surrounding area or on the landscape character of the area.

8.6 Trees

The application is supported by an arboricultural appraisal (Tree Surveys, December 2021) undertaken by a qualified arborist.

8.7 The submitted information includes details of the 17 dead and moribund sweet chestnut trees located around the site and concludes that these trees have been dead/in decline in excess of three to five years. As a result, these deaths/decline has not been caused by the importation of the soil which has occurred more recently. The Council's tree officer concurs with this assessment.

8.8 Whilst the appraisal confirms that the development has not resulted in harm to surrounding trees, it suggests a number of measures to help manage and sustain the woodland. These measures would help to protect the woodland edge around the site from any further degradation. The Council's tree officer is satisfied that the measures proposed are acceptable and can be implemented as the surrounding woodland is in the ownership of the applicant. Subject to a condition ensuring that measures to manage the protected, ancient woodland and specifically the woodland edge of the site are secured, the proposals are considered to accord with policy T2 of the Test Valley Borough Local Plan.

8.9 Ecology

The application site is a historical clearing within the existing ancient woodland. Ancient woodland is an irreplaceable habitat having significant ecological value. Whilst the site has been long cleared, the importation of soil could have implications on this habitat, particularly along the woodland edge.

8.10 The application is supported by a Preliminary Ecological Appraisal and Preliminary Roost Assessment written in accordance with the relevant industry guidelines and standards (Arbtech, March 2022). This document includes suggested measures to manage the woodland edge of the site.

8.11 The Council's ecologist welcomes the suggested measures along with the woodland management/additional planting suggested in the arboricultural appraisal. They have however recommended that the applicant's ecologist, in conjunction with their arborist, produce a long-term woodland management/compensation strategy which includes an appropriate monitoring strategy. This would ensure that there are appropriate measures in place to protect the edge of the ancient woodland.

8.12 The Council's ecologist has suggested that the above information should be required prior to the determination of the application however, considering the circumstances of the site:

- the proposed development relates only to land that has previously been cleared and used for agricultural purposes. It can therefore be assumed that the use of the site has historically put pressure on the woodland edge – the development now under consideration has not changed this situation;
- development is not proposed within the existing, surrounding woodland and;
- as far as can be ascertained, no soil has been imported into areas of existing woodland,

It is considered appropriate that such information can be required by a condition on any planning permission.

8.13 Subject to a condition requiring the submission of a long-term woodland management/compensation strategy, it is considered that the proposals would comply with policy E9 of the Test Valley Borough Revised Local Plan 2016.

8.14 **Residential amenities**

Due to the separation between the site and the nearest residential dwellings (approximately 120 metres), it is not considered that the development would have any adverse impacts on surrounding residential amenities.

8.15 **Heritage assets**

The site is within a Registered Historical Park and Garden (RHPG) at Embley Park which is listed at Grade II. The Heritage Impact Assessment (HIA) and Supplementary Statement (SS) mentioned at paragraph 7.3 of this report aims to look at potential implications of proposed developments on Embley Park and are therefore relevant in the assessment of this proposal and its potential impact on heritage assets.

8.16 Embley Park is a landscape associated with the Grade II listed house which is set within a historic parkland which once formed part of the wider estate and brought income, timber, shooting cover, and leisure facilities in prestigious surroundings to the country house. Much of the historical value of the park relates to the Nightingale ownership, with Florence Nightingale spending much of her early life here.

8.17 The registered park and garden includes approximately one third of the land previously owned as the Embley Estate and contains plantations, rides and landscaped ground originally laid out to form the parkland serving the main house.

8.18 In relation to the impact the development would have on the RHPG, it is important to note the historical use of the site, that it is not publically visible and is considered to be part of an area of the RHPG that has little connection to the rest of the designated area due to past developments including housing.

8.19 As a result of the above it is not considered that the proposed development would affect the setting of the RHPG. The proposals are therefore considered to comply with policy E9 of the RLP.

8.20 **Other matters**

The Gardens Trust raised a number of issues relating to the future use of the site and the potential erection of buildings/structures on the site.

8.21 The applicant has confirmed that the site will continue to be used for agriculture, the development proposed under the application does not include the change of use of the site. In addition, the provision of buildings/structures does not form part of this current application. If buildings/structures are proposed in the future, these would need planning permission/prior approval in their own right and would be considered on their own merits.

9.0 **CONCLUSION**

9.1 The proposals are considered acceptable in principle and, subject to conditions would not result in any adverse impacts on the character and appearance of the surrounding area, trees, ecology, local highway network, residential amenity or heritage assets. The proposals are therefore considered to comply with the relevant policies set out within the Test Valley Borough Revised Local Plan 2016.

10.0 **RECOMMENDATION**

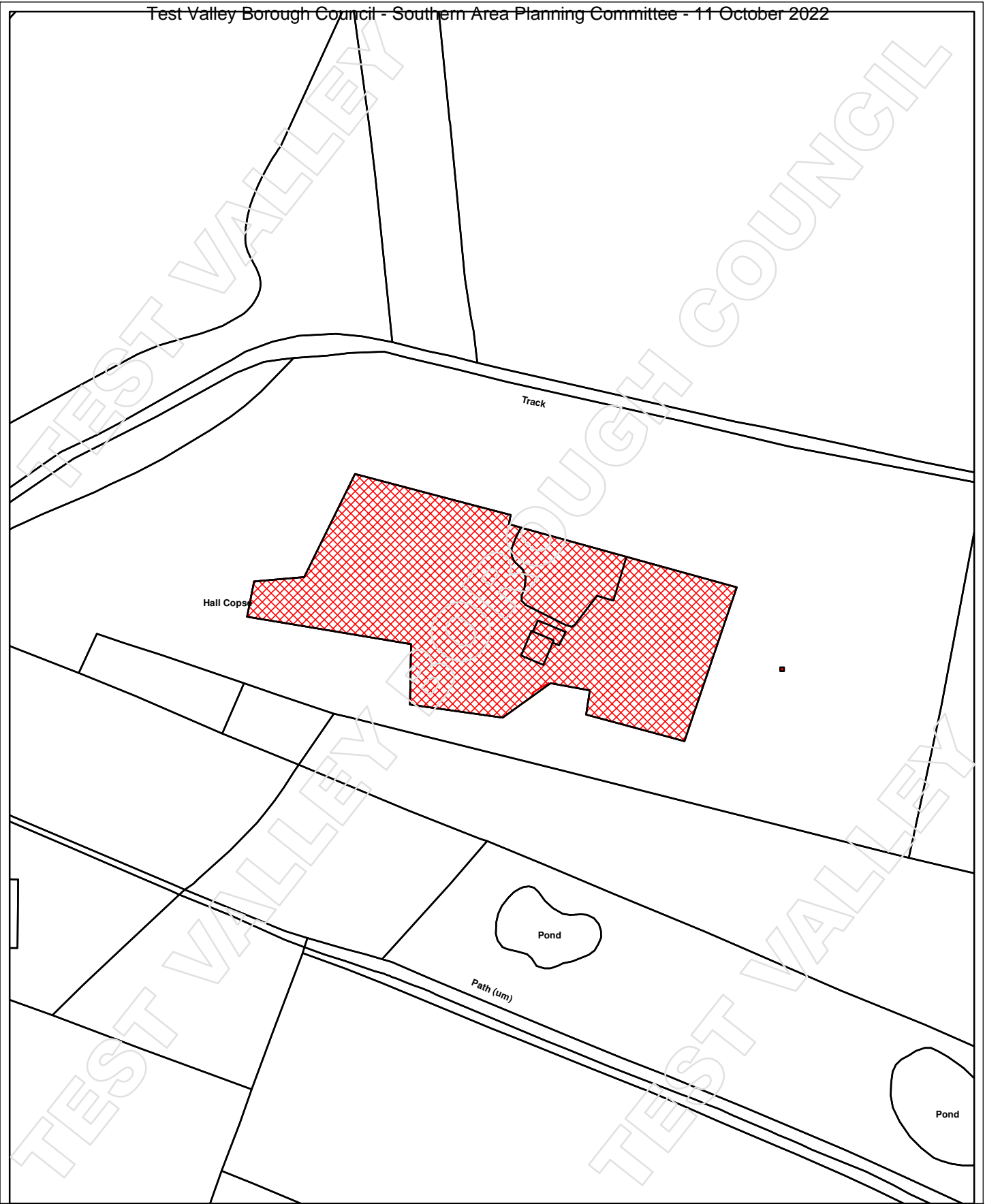
PERMISSION subject to:

1. **Within 2 months of the date of this permission, a long-term woodland management and compensation strategy along with an Ecological Mitigation and Enhancement Plan (EMEP) shall be submitted to and approved in writing by the Local Planning Authority. Information shall include an implementation and monitoring strategy. Management/mitigation/compensation measures approved shall be implemented in accordance with the implementation strategy.**

Reason: To ensure that the ecological interests surrounding the site are maintained, protected and enhanced in accordance the Test Valley Borough Revised Local Plan 2016 Policy E5.

Note to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

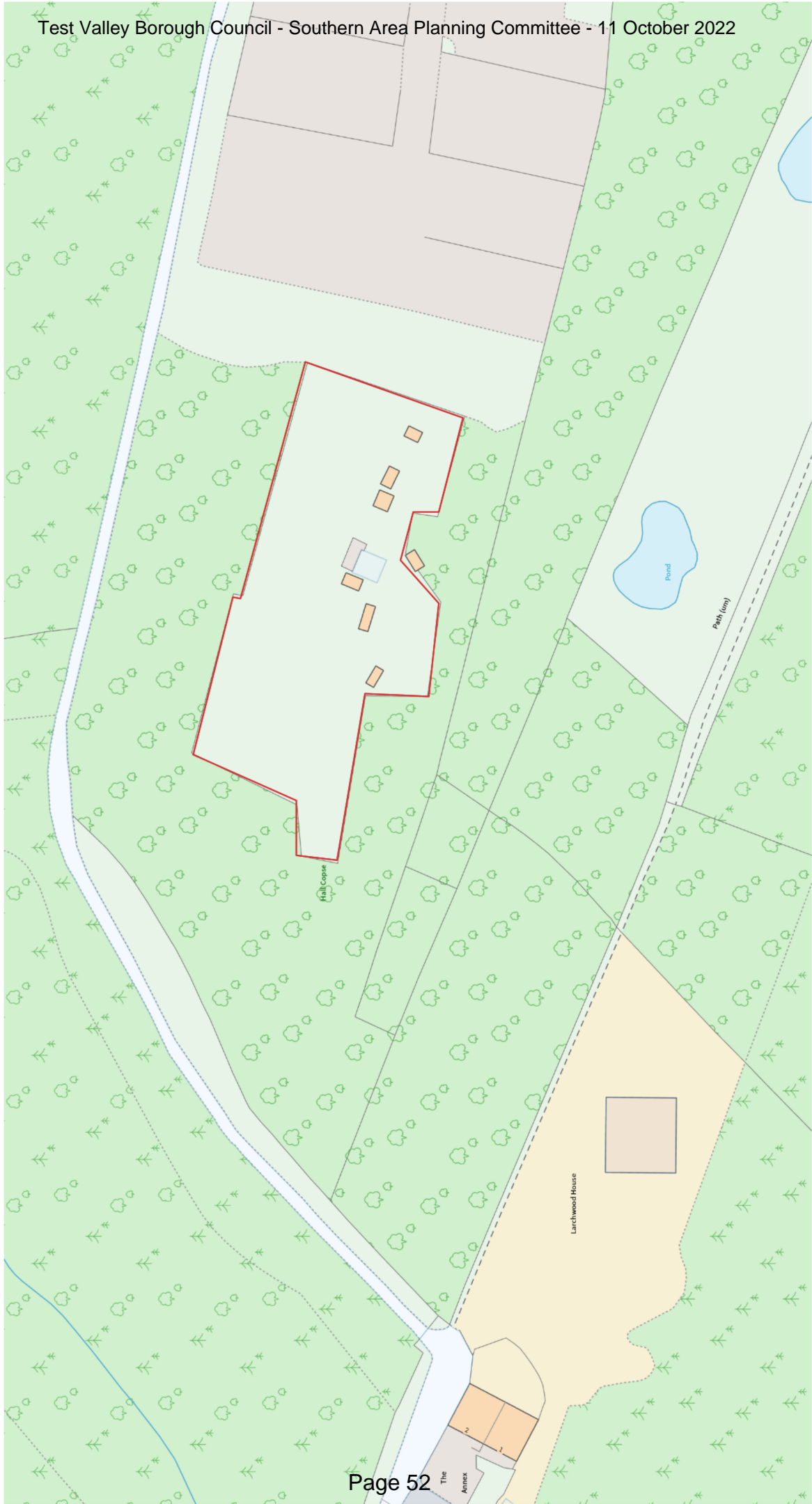


Siteplan



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21/03603/FULLS



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Scale 1:1250 (at A4)

ITEM 9

APPLICATION NO.	22/01342/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.06.2022
APPLICANT	Mr Luke Castle
SITE	27 Fairlawn Close, Rownhams, Hampshire, SO16 8DT, NURSLING AND ROWNHAMS
PROPOSAL	Erection of garden store and gym with home office above
AMENDMENTS	Amended plans: <ul style="list-style-type: none">• Relocation/correction of external stairs• Correction/confirmation to description of development• Correction to block plan• Insertion of roof lights following removal of side window
CASE OFFICER	Nathan Glasgow
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 local ward member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 27 Fairlawn Close is a detached two-storey dwelling located within Rownhams. The rear of the property abuts the boundary between Test Valley and Southampton.

3.0 PROPOSAL

- 3.1 Erection of garden store and gym with home office above.
- 3.2 The application was submitted with erroneous details regarding the development that was proposed. The outbuilding was labelled as a garage on the block plan, with contradicting information submitted in the application form. Furthermore, drafting errors were found on the floor plans and elevation drawings, with the external stairs shown on both elevations.
- 3.3 The application has been corrected in terms of the drafting errors and the errors within the application form. The development that is being proposed is a garden store/gym with home office above. The amendments include the replacement of a side window with four roof lights.

4.0 HISTORY

- 4.1 **21/02986/FULLS** – Two storey rear extension, single storey side extension – Permission subject to conditions

4.2 **19/01573/FULLS** – Erection of detached house and construction of access onto Rownhams Road – Refused

5.0 **CONSULTATIONS**

5.1 **Ecology** – No objection subject to condition

5.2 **Trees** – No objection subject to condition

“The submitted arboricultural information demonstrates how the development can be achieved in the proximity of the trees. Please condition the arboricultural report. The no objection only applies to the description of garden store and gym with home office above as shown within the arboricultural report. There would be an objection from a tree point of view to the garage as is shown on some of the plans, clarification is needed on the use of the development. It also needs to be clarified that the external stair case is accesses from the house side as some of the drawings show it to be accessed from the rear boundary side with the path to the rear boundary.

Within the report two trees have been highlighted as cat U due to storm and bark damage, despite this cauterisation the trees are proposed to be retained, and the method statement demonstrates that they can be successfully retained with the development, and if it is proposed to undertake works or fell these trees in the future a tree works application will be required”.

6.0 **REPRESENTATIONS** Expired 23.08.2022

6.1 Two rounds of public notification took place; the initial was carried out upon validation of the application where two objections were received. Upon the amendments to the scheme, a further round of public notification was carried out, to which only the Parish Council responded with a clarification that their initial objection remained.

6.2 **Nursling & Rownhams Parish Council** – Objection

Purpose of building – there are conflicting descriptions as to the nature of the extension.

Plans – The drawings appear to be inconsistent with the external staircase being shown in different locations.

Access – The drawings appear to show a double garage with doors facing onto Rownhams Road/Rownhams Lane. Is there right of access from the rear of the property to Rownhams Road/Rownhams Lane? It is understood gates have been fitted to the rear of the property.

TPOs – There are protected trees to the rear of the property, will these be affected by the proposed building works.

Overlooking neighbouring properties – the proposed building will clearly be visible from neighbouring properties and overlook gardens.

Proximity to boundary – the plans appear to show the staircase will be located right on the boundary on a neighbouring property.

6.3 **23 Fairlawn Close** – Objection (summarised)

- Application is inappropriate and unwarranted
- Concern regarding the two descriptions (garden store or garage)
- Various errors/contradictions within the application form
- No need for a two-storey development to large scale of garden

- Visual access to 21 and 23
- External staircase in proximity to boundary fence is a security risk
- Proximity to trees

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

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

E5: Biodiversity

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Impact on trees
- Impact on ecology
- Impact on neighbouring amenity
- Impact on highway safety and parking provision

8.2 Principle of development

The application site is located within the settlement of Rownhams, as defined by the Inset Maps of the Revised Local Plan. Development within the settlement is considered to be acceptable in principle under Policy COM2, subject to the proposal being in compliance with all other relevant planning policy.

8.3 Impact on character and appearance of the area

There are two public vantage points where views of the proposed development would be possible; these are Fairlawn Close and Rownhams Road North. Views from Fairlawn Close would be extremely limited due to the development's siting in the rear garden, with only glimpsed views between the gaps between the host dwelling and 25 Fairlawn Close. Impacts of the proposal from Rownhams Road North and the design are assessed below.

8.4 Rownhams Road North

Rownhams Road North is characterised by the boundary treatments consisting of a mixture of hedgerow, tree-belt and fencing. From Rownhams Road North, views of the outbuilding would be possible but are considered to be glimpsed and not dominant. A footpath runs alongside the road, on the property side. From here, views into the property and to the outbuilding would be screened

by the 1.8m/2m high boundary fence, with only the ridge line of the outbuilding likely to be visible above the fence line. Passing vehicles will be offered a similar vantage into the rear garden and therefore, the impact upon the street scene is considered to be limited.

8.5 Design

The proposed building is simple in its design, utilising sympathetic materials (timber cladding and slate roofing) to the surrounding area, while being subservient in size and scale to the host dwelling. The rear garden of the property is expansive and this lends to the reduced impact of this size and scale, and its impact upon the street scene. The proposal would be read as a detached outbuilding and a building that would not be uncommon within a residential garden in an urban context such as this. The proposal is considered to complement and respect the character of the area in accordance with Policy E1 of the Revised Local Plan.

8.6 Impact to trees

The rear boundary of the property is covered by a TPO, which covers trees from the junction at Bakers Drove and Rownhams Road North, south to opposite Buchanan Road. The Council's Tree Officer has assessed the application and the potential harm to the trees, which has resulted in a no objection. The applicant seeks to retain two trees which have previously been storm-damaged, to further ensure the important verdant features of the street scene are retained. Subject to development proceeding in accordance with the submitted Arboricultural information, the proposal would accord with Policy E2 of the Revised Local Plan.

8.7 Impact on ecology

The application is supported by a Preliminary Ecological Assessment (Ecosupport, June 2021) which is considered to meet the best practice guidelines and the survey represents the current condition of the application site. Suitable mitigation and enhancement measures have been advised with regards to protected species such as nesting birds, foraging and commuting bats. Subject to development proceeding in accordance with these measures, the scheme would accord with Policy E5 of the Revised Local Plan.

8.8 Impact on amenity

The proposed outbuilding would be located in the rear garden, towards the northern and eastern boundaries. The amended scheme has relocated the external access stairs to the south (side) elevation, and a side window has been removed and replaced with four roof lights to the front and rear roof slopes. Due to the distance between the outbuilding and neighbouring properties (24m), there is not considered to be any loss of light, privacy or amenity to neighbouring properties and the proposal accords with Policy LHW4 of the Revised Local Plan.

- 8.9 The occupants at 23 Fairlawn Close have objected to the scheme on grounds of security. The objection was provided upon the first round of public notification, where the stairs were to be located on the north/side elevation of the building, in close proximity to the boundary fence. The amended scheme has relocated these stairs to the south/side elevation, and the side window has also been removed. It is considered that these amendments overcome the concern regarding security and privacy that was raised by the neighbouring property.
- 8.10 Impact on highway safety and parking provision
The proposed outbuilding would be located in the rear garden and does not provide any additional bedrooms and as such, the scheme is not considered to amount to harm to highway safety or to the required parking provision.
- 8.11 Public comments have referred to the installation of access gates on the rear boundary. These are not included as part of this planning application and therefore are not a material consideration. Were these access gates to be used, separate permission may be required from both Test Valley Borough Council and Hampshire County Council, as the highway authority.
- 8.12 Other matters
Further comments received by the Parish Council and the occupants at 23 Fairlawn Close are assessed below:
- 8.13 Purpose of the building
There is no question that as submitted, the plans and supporting information were inaccurate and the use of the building was unclear. This has been addressed through amended plans, which were re-publicised. No further comment was received. The purpose of the building is now clear and the proposed use would be incidental and ancillary to the principal use of the dwelling.
- 8.14 Plans
As above, the inconsistencies have been addressed, and were subject to further public notification, to which no further comment was received.
- 8.15 Access
There is no "right of access" to the rear – any formal access may require planning permission in its own right. The access gates to the rear are not included within this application and therefore not material. Furthermore, the proposal is not for a garage.
- 8.16 TPOs
As per the comments received from the Tree Officer, the protected trees would not be affected by this development, subject to development proceeding in accordance with the submitted Arboricultural assessment.

8.17 Overlooking

There is not considered to be any overlooking to neighbouring properties, following the submission of amended plans. The side window has been removed, and the door to the stairs is to the south/side elevation, and at a sufficient distance from 29 Fairlawn Close for there not to be any severe overlooking. The roof lights are on the front and rear roof slopes, facing to the host property and road. There would not be any overlooking from these roof lights that would result in a significant loss of amenity for neighbouring properties.

8.18 Proximity to boundary

The staircase has been relocated to the south/side elevation and is therefore no longer a concern in regards to privacy/security to the occupants to the north.

8.19 No need for a two-storey building

The application is for a two-storey building. It is for the planning department to assess the proposal in accordance with relevant planning policy, to which it is considered to accord with. The applicant has clarified what the building would be used for, as outlined above taking into consideration the size of the building and the intended use officers are satisfied that the use would be incidental/ancillary to the principal use of the dwelling.

9.0 **CONCLUSION**

9.1 The submitted scheme is considered to accord with the Test Valley Borough Revised Local Plan (2016) and is therefore acceptable.

10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan

Block Plan

Plans/Elevations - 015 C

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

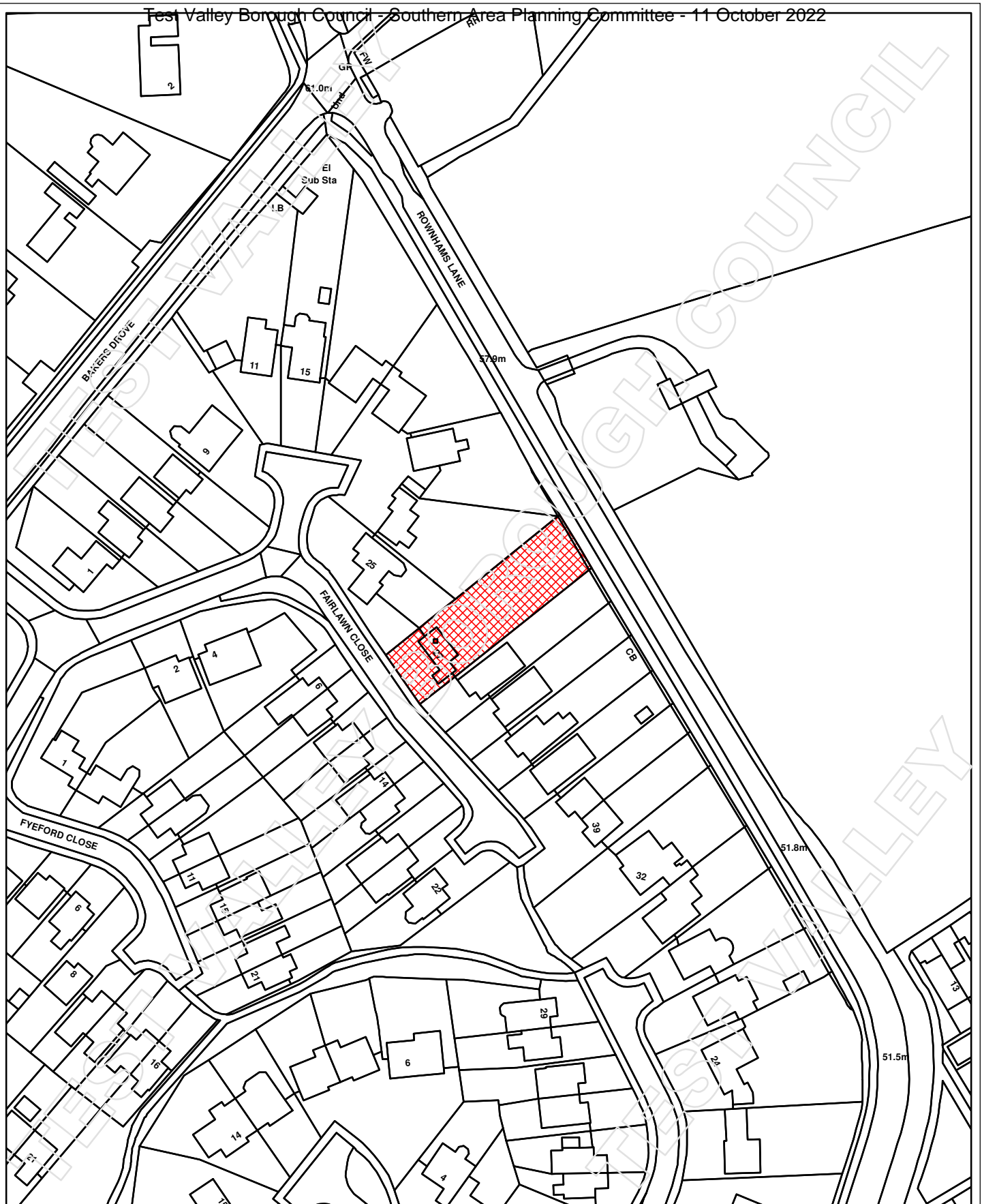
3. **The external materials to be used in the construction of all external surfaces of the development hereby permitted shall be those as listed in the submitted application form dated 06.08.2022, unless otherwise approved in writing by the Local Planning Authority.**

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

- 4. The building the subject of this permission shall be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any business, commercial or industrial purposes whatsoever.**
Reason: In the interests of the amenity of the area in accordance with Test Valley Borough Local Plan 2016 Policy COM2.
- 5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Saplin Arboriculture Ltd Arboricultural Impact Appraisal and Method Statement reference J1046.09 dated June 2022.**
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
- 6. Development shall proceed in accordance with the measures set out in Section 5 'Mitigation, Compensation and Enhancements' of the 27 Fairlawn Close, Rownhams, Preliminary Ecological Appraisal (Ecosupport, June 2021). Thereafter, mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details.**
Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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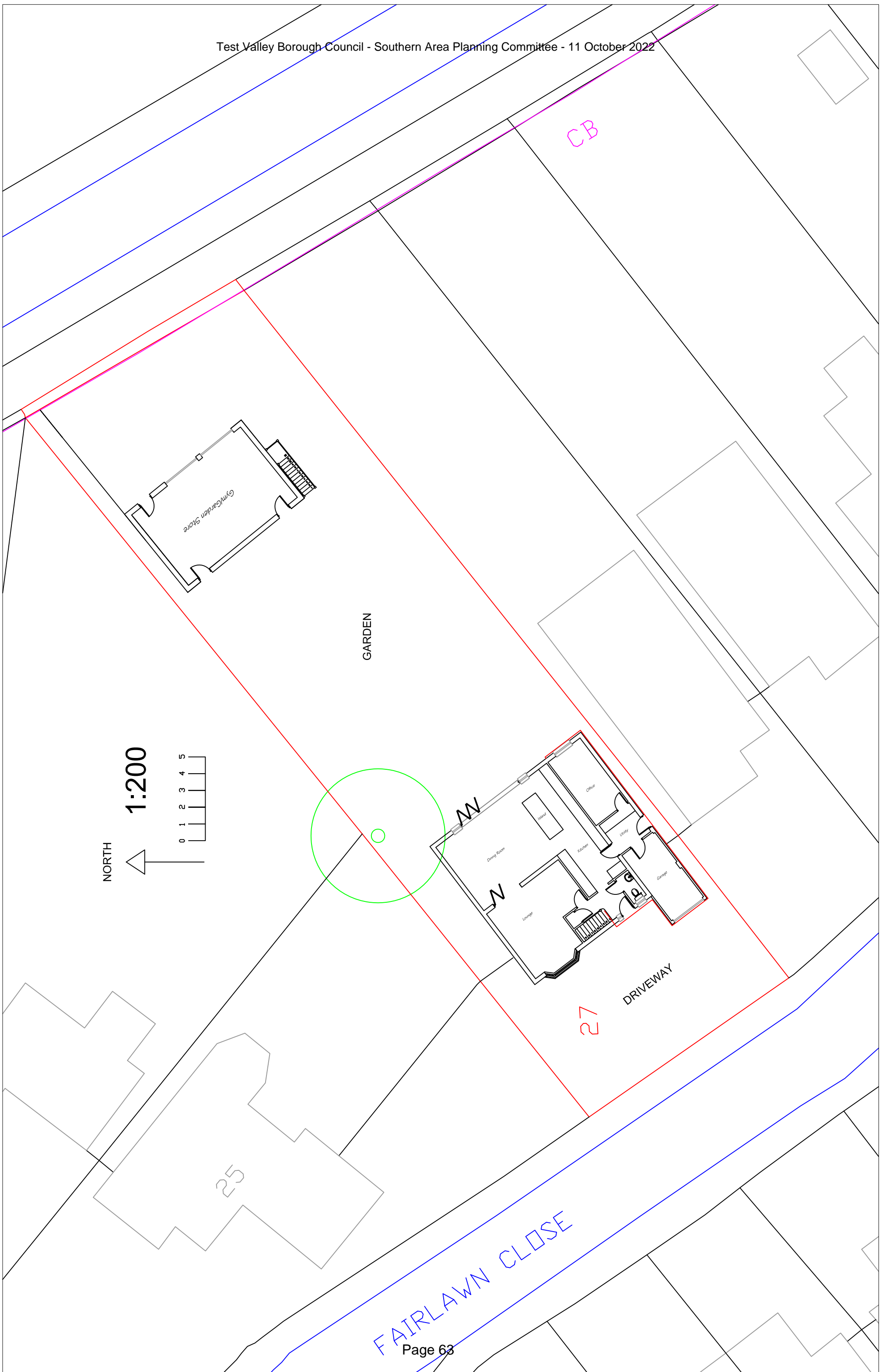


Siteplan

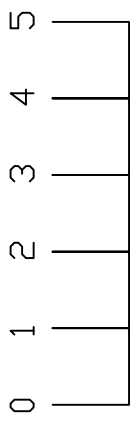


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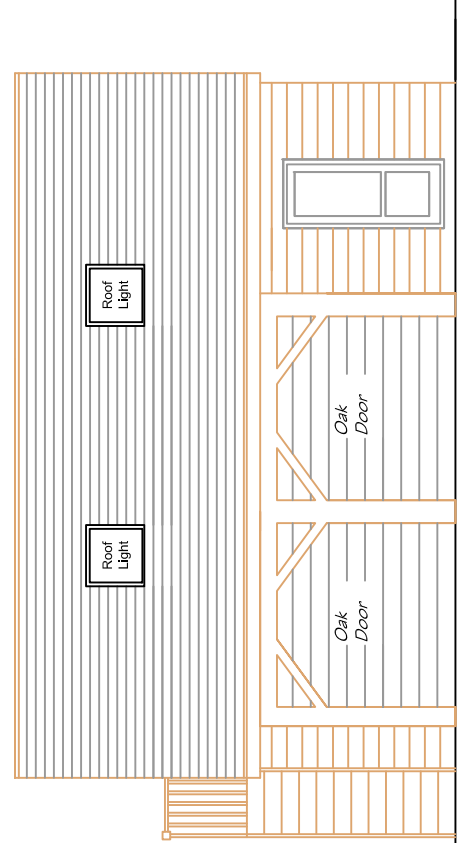
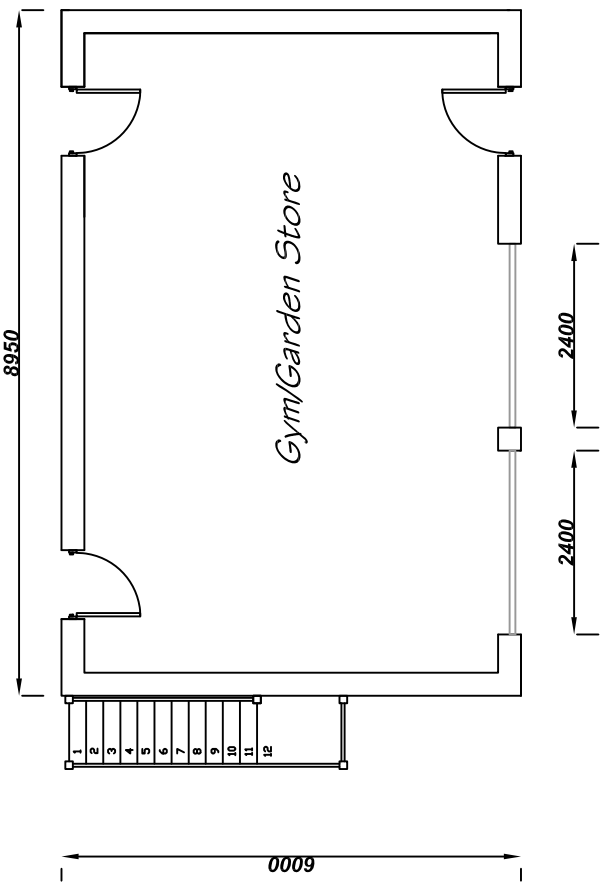
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FAIRLAWN CLOSE

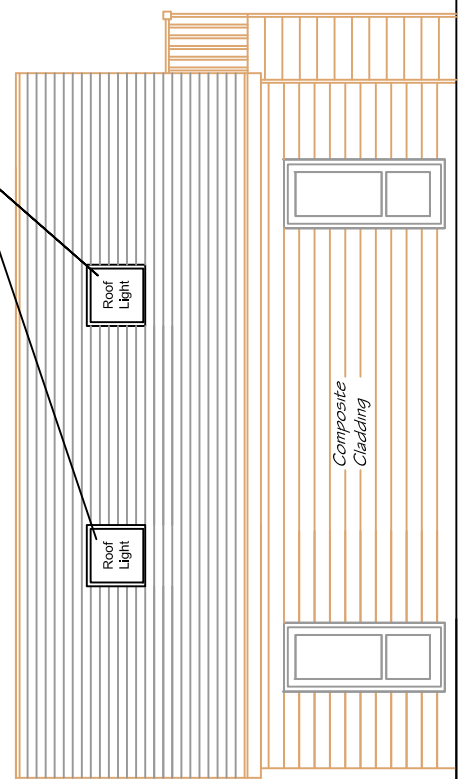


PROPOSED GROUND FLOOR



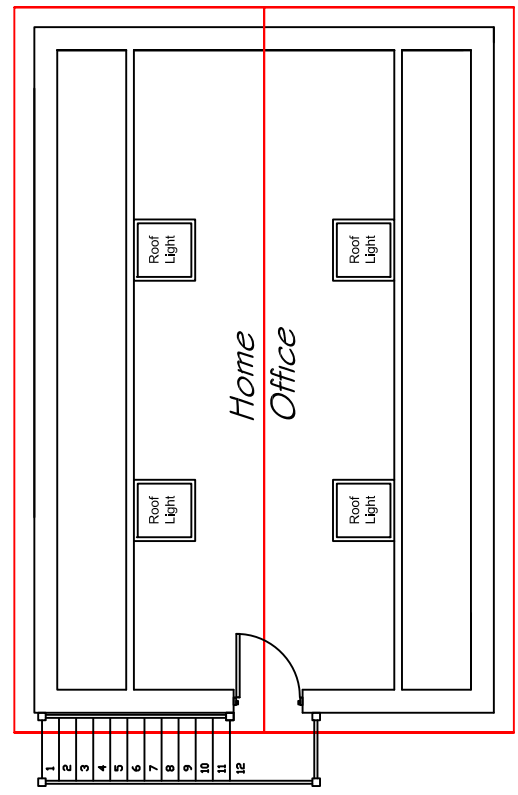
PROPOSED FRONT ELEVATION.

Fixed & Obscure

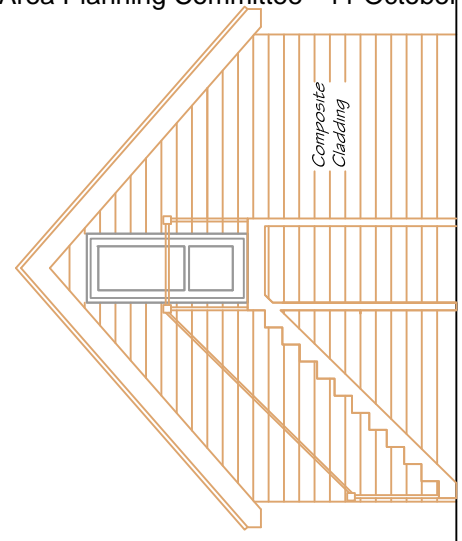
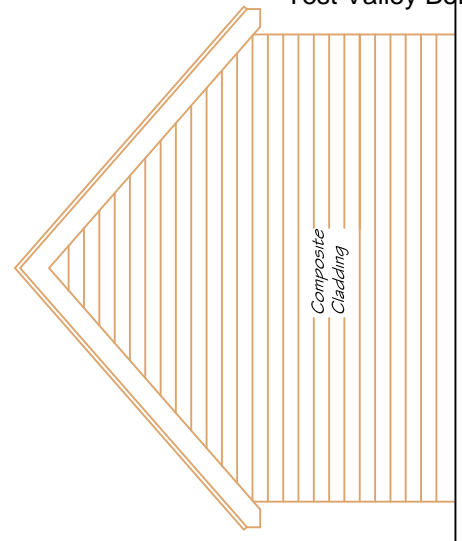


PROPOSED REAR ELEVATION.

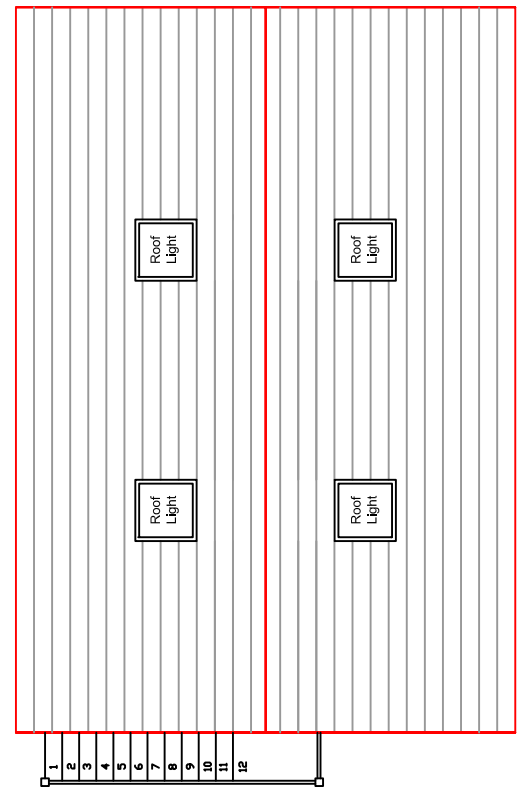
PROPOSED FIRST FLOOR



PROPOSED SIDE ELEVATIONS.



PROPOSED ROOF



All dimensions & levels shown on this drawing to be checked on site by the contractor before fabrication & erection. Fixed dimensions are shown in red. Dimensions shown in black are approximate and should be checked on site. All dimensions are to be taken to the face of the work unless otherwise stated. The contractor is responsible for the accuracy of the information shown on this drawing and for its use in accordance with the applicable Building Regulations and Manufacturer's Recommendations.

These drawings are to be used in conjunction with the approved Building Regulations and the applicable Building Regulations, product literature.

Project Name/Address	27 FAIRLAWN CLOSE, ROWNHAMS, SO16 8DT
Clients name	LUKE CASTLE
Drawing Title	PROPOSED STORE
Drawing Scale	1:100
Drawing No	015C
Date	20/4/2022