

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 22 November 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,
Beech Hurst, Weyhill Road,
Andover, Hampshire,
SP10 3AJ

www.testvalley.gov.uk

PUBLIC PARTICIPATION SCHEME

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

Membership of Southern Area Planning Committee

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

Southern Area Planning Committee

Tuesday 22 November 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 1 November 2022**
- 6 Information Notes 4 - 9**
- 7 TPO.TVBC.1250 - 30.09.2022 10 - 18**

(OFFICER RECOMMENDATION: CONFIRMATION)

SITE: 14 Market Place, Romsey, Hampshire, SO51 8NA,

ROMSEY TOWN

CASE OFFICER: Rory Gogan (Presented by Andy
Sherlock)

- 8 22/01149/FULLS - 15.06.2022 19 - 32**

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Land at Ganger Farm, Ganger Farm Lane, Romsey,
SO51 0QA, **ROMSEY EXTRA**

CASE OFFICER: Sarah Barter

ITEM 6

TEST VALLEY BOROUGH COUNCIL **SOUTHERN AREA PLANNING COMMITTEE** **INFORMATION NOTES**

Availability of Background Papers

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

Reasons for Committee Consideration

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

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

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

Public Speaking at the Meeting

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

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

Content of Officer's Report

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

Status of Officer's Recommendations and Committee's Decisions

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

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

Conditions and Reasons for Refusal

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

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

Decisions subject to Completion of a Planning Obligation

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

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

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

Deferred Applications

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

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

Visual Display of Plans and Photographs

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

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

Human Rights

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

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

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

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

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

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

Natural Environment and Rural Communities Act 2006 (NERC)

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

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

Other Legislation

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

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.	TPO.TVBC.1250
SUBJECT TYPE	TREE PRESERVATION ORDER
SITE	14 Market Place, Romsey, Hampshire, SO51 8NA, ROMSEY TOWN
ORDER MADE	30.09.2022
CASE OFFICER	Rory Gogan (Presented by Andy Sherlock)

Background paper [\(Local Government Act 1972\)](#) (Section 100D)
Appendix: TPO.TVBC.1250 (provisional order)

1.0 INTRODUCTION

- 1.1 This matter is reported to the Southern Area Planning Committee to consider an objection received in respect to the making of a new Tree Preservation Order (TPO) and decide whether the TPO should be confirmed.
- 1.2 This comes as a result of a threat to the tree from a Section 211 Notice, reference notification number 22/02319/TREES, to fell one Sycamore.
- 1.3 A provisional Tree Preservation Order (TPO.TVBC.1250) was made in response to the notification of intent to fell. The Order has effect provisionally unless and until it is confirmed. Confirmation must take place no later than six months after the TPO was made.
- 1.4 One objection to this provisional TPO has been received.
- 1.5 The following correspondence has been received supporting the TPO
 - 18 letters/emails of support from members of the public
 - Letter from Romsey & District Planning Committee
 - Letter from Romsey Extra Parish & Romsey Town Council joint Planning Committee
 - Letter Romsey & District Society of Natural Environment Committee
 - Email from the Romsey Conservative club (adjacent land owners)
- 1.6 The Council cannot confirm a TPO unless it first considers objections and representations duly made and not withdrawn. If a TPO is confirmed, it may be confirmed with or without modifications.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The tree stands at the rear of 14 Market Place and 11 Church Street Romsey.
- 2.2 The Sycamore is a moderate quality tree with no significant defects. It is visible from public vantage points as a skyline feature from Church Place, Church Street, the White Horse Hotel Yard, Lortemore Place car park and the Market Place.

3.0 **BACKGROUND**

- 3.1 The site where the tree stands has been the subject of recent planning applications and there are current applications which are yet to be determined. However, the Section 211 Notice of intent to fell, which resulted in the TPO being made, does not mention any planning argument for removal. The only reason past planning is mentioned is to argue that the tree is not worthy of a TPO.

A TPO was not previously made on the tree as it benefits from inclusion in the conservation area, and as such, was already protected. A TPO only became necessary as a result of the 211 Notice for felling submitted separately to a planning application.

4.0 **REPRESENTATIONS**

- 4.1 One objection has been received from Mr Mark Sennitt, the site owner's agent, objecting to the making of the TPO on the following grounds:

- The tree only has limited views and as such has little public amenity and certainly not enough to warrant protection.
Mr Sennitt continues to tell us that this is the view of the owner, but also the view of the TVBC Tree and Planning Officers. Mr Sennitt includes extracts from the planning committee report (application no. 21/03491/FULLS) which states the following:

'The existing tree is certainly a large specimen but it is considered fair to say that its prominence is fairly limited by its location to the rear of the building facing Market Place. Those buildings are of a height to prevent views from the south. Views from the west are similarly restricted by the existing buildings facing Church Street. The tree would be prominent from the Lortemore Place car park to the [east] were it not for the existing mature trees to the east which effectively limit views. The best views of the tree are likely from the King Johns House gardens and even then limited to the upper parts.'

'Whilst the expectation is that a tree in the conservation area would be retained it has not been considered suitable for a Preservation Order and there are benefits associated with the replacement tree in the driveway and the other new trees within the garden areas. As a result the proposals are considered to have no significant adverse impact on the character of the area and comply with Policy E2'.

Based on this, Mr Sennitt states that it seems perverse for Officers to now recommend that it should now be protected.

- 4.2 Three local committees, the local Conservative Club and 18 members of the public wrote in support of the TPO. Below is a summary of the supporting comments made:

- Graceful backdrop from the garden of King John's House
- Enhances the character of Romsey Town Centre
- Important habitat for birds and insects

- Absorption of pollutants
- If we keep removing trees in the town centre, we will live in a concrete jungle
- The tree is not largely screened from view
- Pruning to clear existing buildings is not excessively inconvenient
- It is healthy and of a good mature size
- Why try to remove trees for no good reason when we have a climate emergency
- It is not prone to disease like many species that we stand to lose
- Good amenity tree

**5.0 POLICY AND NATIONAL GUIDANCE
TOWN AND COUNTRY PLANNING ACT 1990**

- 5.1 The Local Planning Authority may make a TPO if it appears to them to be: 'expedient in the interests of amenity to make provision for the preservation of trees and woodlands in their area'. TPOs should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public.

6.0 TPO CONSIDERATIONS

- 6.1 In considering trees for possible inclusion in a new TPO, the Council assesses whether the trees in question have public amenity value and if they are in a condition that means they can last for at least the next ten years.
- 6.2 In answer to the points raised by the objector, the following response is provided for the Committee's consideration:

Public Amenity Value – Visibility

The tree can be seen from several public vantage points:

- Church Street
- Church Place
- Market Place
- White Horse Hotel Yard
- Lortemore Place Car Park

The visual amenity of the tree is restricted by the adjacent buildings. However, it is visible and has value to the locality. This visual amenity and general value of the tree is emphasized by the amount of public interest that the proposed felling has generated. Based on this, whilst its visibility is constrained, it clearly would be missed if it were to be removed.

Opinions of TVBC Tree and Planning Officers expressed within Planning Committee report (application no. 21/03491/FULLS).

Mr Cox the previous TVBC Arboricultural Manager, objected to the removal of the Sycamore tree, stating that its retention was desirable.

Mr Goodman the Planning Officer has a role where he must consider many different opinions and policies, making informed decision on complex planning applications. Based on his assessment of the previous planning proposal he took the view that the value of the tree did not outweigh the benefits of the proposal. The planning committee did not agree with this position.

The tree has now been viewed by four TVBC Tree Officers (past and present) and they all have the same opinion that the tree warrants protection. The reasons given for its removal do not outweigh the amenity the tree offers.

7.0 **CONCLUSION**

Tree T1 Sycamore exhibits good health and value to the locality due to its public visibility. This is highlighted by the amount of local public interest. The tree is an important feature within the Romsey landscape, adding to the character of the area, it is entirely reasonable that the Order is confirmed without amendment or modification.

8.0 **RECOMMENDATION**

That TPO.TVBC.1250 is confirmed without modification.

Dated 30 September 2022

TEST VALLEY BOROUGH COUNCIL

Town and Country Planning Act 1990

**TREE PRESERVATION ORDER
TPO.TVBC.1250**

Land at 14 Market Place, Romsey, Hampshire, SO51 8NA

**Head of Legal & Democratic Services
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
Hampshire
SP10 3AJ**

TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)

REGULATIONS 2012

TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990

THE BOROUGH COUNCIL OF TEST VALLEY TREE PRESERVATION ORDER
TPO.TVBC.1250

LAND AT 14 MARKET PLACE, ROMSEY, HAMPSHIRE, SO51 8NA

The Borough Council of Test Valley, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order-

Citation

1. This Order may be cited as the Borough of Test Valley Tree Preservation Order TPO.TVBC.1250

Interpretation

2. (1) In this Order "the authority" means the Borough Council of Test Valley
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to the exceptions in regulation 14, no person shall-
 - (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
T1	Sycamore	Rear of 14 Market Place, Romsey, Hampshire SO51 8NA

Trees specified by reference to an area (within a dotted black line on the map)

Reference on map	Description	Situation
None		

Groups of trees (within a broken black line on the map)

Reference on map	Description	Situation
None		

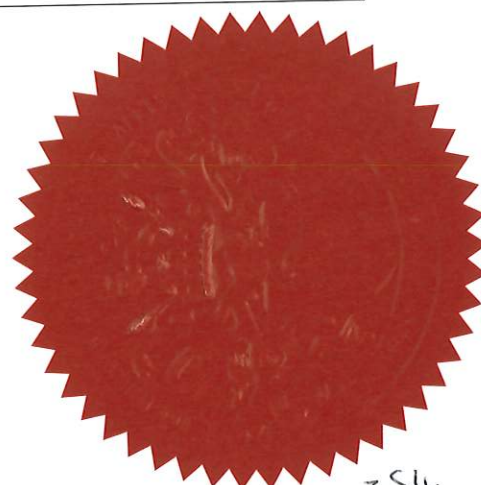
Woodlands (within a continuous black line on the map)

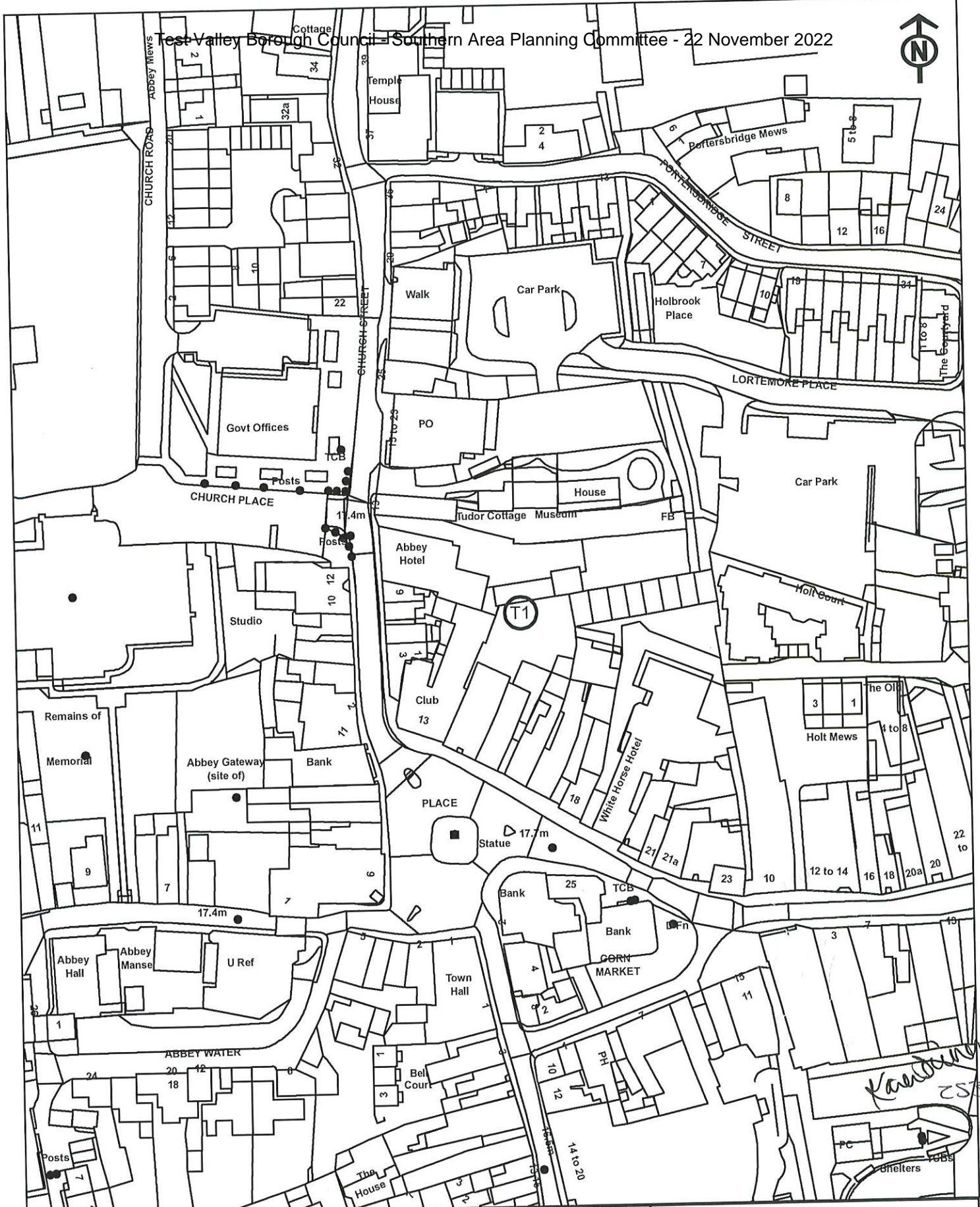
Reference on map	Description	Situation
None		

The Common Seal of Test Valley Borough Council
was hereto affixed this 30th day of September 2022

Karen Turner
.....

Authorised by the Council to sign in that behalf

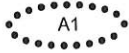




Kambur
25854



Tree



Area



Group



Woodland

TOWN AND COUNTRY PLANNING ACT 1990

Section 198-201

TREE PRESERVATION ORDER TVBC 1250

Location: 14 Market Place, Romsey, Hampshire, SO51 8NA

Test Valley
Borough Council

HEAD OF PLANNING AND BUILDING
BEECH HURST, WEYHILL ROAD
ANDOVER: HAMPSHIRE: SP10 3AJ
Tel: 01264 398000

OS Grid:

SCALE: 1:1250

DATE: SEPTEMBER 2022

DRAWING No: 1



Siteplan

Test Valley
Borough Council

REPRODUCED FROM ORDNANCE SURVEY MAPPING
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TEST VALLEY BOROUGH COUNCIL LICENCE No. 100024295 2013

TPO.TVBC.1250

ITEM 8

APPLICATION NO.	22/01149/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	15.06.2022
APPLICANT	Barratt David Wilson Homes Southampton
SITE	Land at Ganger Farm, Ganger Farm Lane, Romsey, SO51 0QA, ROMSEY EXTRA
PROPOSAL	Access road on southern boundary extending to field to serve the adjacent land, engineering work to provide drainage (Retrospective)
AMENDMENTS	<ul style="list-style-type: none">• Ground level tree assessment - Received 27th July 2022• Arboricultural Method statement - Received 27th July 2022• Tree Protection plan - Received 27th July 2022• Construction details - Received 27th July 2022• Amended plans- Received 10th October 2022
CASE OFFICER	Sarah Barter

Background paper [Local Government Act 1972](#) (Section 100D)
[Click here to view application](#)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Ganger Farm, since named Kings Chase, is currently under construction to provide a range of housing and public open space. The site is accessed from Jermyns Lane in Romsey on the southern side of the Lane opposite Hilliers Arboretum.
- 2.2 The specific area of land relating to the proposed development is to the south of the Ganger Farm site linking the road at Scoreys Crescent and the access track on the field which links to Ganger Farmhouse and other access tracks.

3.0 PROPOSAL

- 3.1 Access road on southern boundary extending to field to serve the adjacent land, engineering work to provide drainage (Retrospective)

4.0 HISTORY

- 4.1 21/00109/FULLS - Revised access road to the southern boundary of the site (alternative to permission 18/01597/VARS to avoid felling the existing oak tree) –Permission – 01.03.2021

- 4.2 20/01609/FULLS - Temporary access to Ganger Farm from Scoreys Crescent incorporating no-dig construction around existing tree (Retrospective) – Pending consideration
- 4.3 19/02424/FULLS - Erection of 7 dwellings including the substitution of two approved detached Kington house types (shown as plots 149 and 150 on 19/00499/VARS) with 2 pairs of semi-detached Barwick house types – Permission subject to conditions and notes – 19.02.2020
- 4.4 19/00499/VARS - Vary condition 1 of the approved planning permission (18/01597/VARS) to vary the approved plans. The proposed changes incorporate the substitution of some of the larger properties originally approved for more traditional family housing of 3 and 4 bedroom properties. The application seeks an amended road layout to accommodate the house type substitutions and an additional area of hardstanding to the north for the purposes of turning and manoeuvring – Permission subject to conditions and notes – 20.09.2019.
- 4.5 18/01597/VARS - To vary condition 2 (approved plans) of 14/01090/FULLS (Erection of 275 dwellings with access, parking landscaping, open space, allotments and associated works. Provision of sports facilities comprising of sports pitches (including artificial surfaced pitches with floodlighting and perimeter fencing and grass surfaced pitches), pavilion and parking) to replace drawing 18-1782-001 Rev Y with 18-1782-001 Rev EE and 18-1782-PAV-005, 1539-2013 P06 with 1539-2013 P08, 1539-2018 P06 with 1539-2018 P08, and 1539-2017 PO4 with 1539-2017 PO5 to relocate play area 4 adjacent sports pavilion, re-alignment of road to southern boundary and provision of solar panels on pavilion – Permission subject to conditions and notes – 05.12.2018.
- 4.6 14/01090/FULLS - Erection of 275 dwellings with access, parking landscaping, open space, allotments and associated works. Provision of sports facilities comprising of sports pitches (including artificial surfaced pitches with floodlighting and perimeter fencing and grass surfaced pitches), pavilion and parking (Amended and additional plans and information received 15th, 23rd, 24th and 26th March, 2nd April and 5th June 2015, including Addendum to Environmental Statement) – Permission subject to conditions and notes – 22.07.2016.
- 5.0 **CONSULTATIONS**
- 5.1 Trees – No objection subject to conditions following the receipt of amended plans and additional information. The additional information overcame previous concerns raised.
- 5.2 Highways – No Objection
- 5.3 Ecology – No Objection

5.4 Landscape – Comment

With reference to 21/00109/FULLS this is not substantially materially different – The mature trees give character to the wider site and as long as Tree protections as required are complied with and approved by the Arb teams, this will have no greater impact than previous permissions at this site.

As per the previous report - is not considered that the access has any significant impacts on the wider landscape character given the application site's location adjacent a large scale residential housing development with road layouts and existing farm track

6.0 **REPRESENTATIONS** Expired 17.08.2022

6.1 Sherfield English PC – Objection

Work already carried out. Has probably already damaged roots of trees and root protection areas will further damage the health of the trees

6.2 16 x emails – Objection (including further notification of updated plans)

- The combined historic planning permissions propose additional work beyond that already approved, significantly within the root protection areas of mature oak trees protected under a Tree Preservation Order (TPO.TVBC.1200).
- Tree impacts
- Drainage solution is excessively sized for the size of the road
- Why is a roadway required given there is already an agricultural track present?
- Application discrepancies
- The junction should be fit for purpose for all users and not a latent source of malcontent between motorists and cyclists in the future.

Amendment comments

- The October 2022 update to this application removes the westerly tarmac roadway, however the first two areas remain unchanged and as such we retain our objection. The grade A mature oak trees (subject to TPO.TVBC.1200) take, and should continue to take, precedence over this planning application. And, as all previous planning applications relating to this location have expressly professed that the road works are necessary for “farm access to agricultural land”, there is no justification for the inordinate drainage system/network presented in this planning application. In fact, the very presence of the mature oak trees provides a natural drainage system which is more than sufficient for purpose.
- Whilst the unnecessary tarmac road has been removed it fails to address the unnecessary drainage system and workmen acting outside of the TPO / previous arboricultural reports. The oak trees themselves provide natural drainage and it is not required if the land is to remain as farmland as it has been for the last two summers growing sweetcorn! There has

been a complete lack of regard in this case by the developers. Indeed residents were well informed and in a situation where workmen were challenged on their activity. It is so disappointing that these challenges need to be made in retrospect and were not proactively avoided from the outset.

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, E1, E2, E5, E6, T1, T2 LHW4, LHW2

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Highway impacts
- Landscape and visual impacts
- Trees
- Ecology

8.2 **Principle of development**

The principle for development of a residential housing estate together with sports pitch provision and associated works has been established in the permission issued under application - 14/01090/FULLS on the 22.07.2016 at Ganger Farm (see detail in paragraph 4.5 above).

8.3 Test Valley Revised Borough Local Plan 2016

Policy COM2: Settlement Hierarchy – the site lies outside of the boundaries of the settlement and is therefore within the countryside. Development outside of the settlement boundaries will be permitted if:

- a) it is a type appropriate according to RLP policy or
- b) it is essential to be located in the countryside.

8.4 The development proposed in this latest application results in a development that whilst located in the countryside would not create significant adverse harm to the countryside setting which policy COM2 seeks to protect. The drainage infrastructure is underground so the impacts on the wider landscape in this countryside location, once complete, would not be seen.

8.5 Policy COM2 has two overarching functions. First, to direct development to the most sustainable locations and second to protect the countryside. While technically the development could be considered contrary to Policy COM2, so long as the proposal does not result in any material harm to the countryside it would not conflict with the overarching aims of the policy. Furthermore, the development can be provided without significant harm to the health and long term protection of the row of TPO trees to the north west of the application site. As a result the development will result in no significant impacts on the

countryside which policy COM2 seeks to protect and is essential in providing adequate access to the agricultural land. It is therefore considered that the proposal is not contrary to Policy COM2, however, if it was deemed to be in conflict it would be a technical breach and ultimately there is no material harm to the countryside setting of this site, which is discussed in more detail below.

8.6 **Previous Planning Permissions**

Application 18/01597/VARS sought a straight direct route south and included the removal of the existing oak tree, such a proposal was considered acceptable and was granted planning permission. As a result of concerns raised by local residents the applicant submitted application 21/00109/FULLS. This application sought planning permission for an alternative route which would allow the retention of the Oak tree which at the point of determination was protected by a TPO. Officers considered the alternative proposal to be acceptable in this countryside location. This alternative proposal (21/00109/FULS) was considered to be a significant improvement over and above the 2018 planning permission. .

- 8.7 Though the current application is different to the two planning permissions above the applications are still extant and similar to the application under consideration. The existence of the aforementioned planning permission must be afforded significant weight in the determination of this application.

8.8 **Current Application**

The current application continues to be in relation to the southern access road but now includes significant drainage infrastructure. The application site extends from Scoreys Crescent to the previous southern red edge boundary of the applications mentioned above. It also covers the projection to the west and east. Following concerns raised by officers amended drawings were received removing parts of the track to the west of the previously approved scheme. The south western proposals are in relation to additional surfacing on the western track, drainage pipes and other drainage infrastructure. The route south is also altered moving slightly to the east.

- 8.9 The applicant's supporting statement sets out that the purpose of the application:

- 1) to provide a clear comprehensive scheme for the southern access road in its entirety, allaying any concerns for the Council, site contractors and members of the public that there may be discrepancies between the consented and as-built layout; and
- 2) to demonstrate that the southern access road in its entirety will be completed to adoptable standards; this is to comply with our Section 38 Agreement which pertains to all roadways within the red line site boundary.

The submission goes on to state that the road will provide access into the agricultural land south of the development site. Barratt David Wilson Homes are contractually bound with the respective landowner to facilitate access into the land from the highway north of the site. A small section of the existing farm track projecting south-west will be completed to adoptable standards. The track provides access for a second parcel of agricultural land south-west of the development site.

- 8.10 As a matter of fact the Council has permitted previous schemes in this area for an adoptable route. There are however discrepancies between the developments granted planning permission by the Council and the works undertaken on site. This is seen in the form of significant drainage infrastructure and an alternate route south. The applicant's statement that this road is provided as they are contractually bound due to an agreement between them and the respective landowner is noted. However, this is not a requirement of the s106 legal agreement and is not a requirement of the original planning permission for the housing on the wider housing site. This is a civil matter between the developer and land owner. As such, limited weight should be afforded to this contractual arrangement and the proposal should be considered on its planning merits.
- 8.11 Due to the developments similarity to existing permissions and taking into account the underground nature of the drainage infrastructure it is considered that the application can be provided without significant harm to health and long term protection of the row of TPO trees to the north west of the application site. As a result the development will ensure no significant impacts on the countryside which policy COM2 seeks to protect and is necessary to provide adequate access to the agricultural land.
- 8.12 **Highway impacts**
Following detailed assessment, the Highway Authority granted land drainage consent for the works on 11th August 2022. The Highway Authority (HCC) has also received a S.38 submission. Technical approval has not yet been issued, but there is a high probability that the design will be approved. Apart from an error (error corrected) made regarding the ordinary water course, everything so far has been built in accordance with HCC standard details and recommendations. HCC have been in regular contact with the developer and are assisting them to deliver this infrastructure to the HCC's adoptable standard.
- 8.13 Whilst there are outstanding issues in respect of the S38 agreement between the developer and the highway authority, HCC raises no objections from a development perspective in regard to impacts upon the public highway network or highway safety. As such it is considered that this access track can be provided in accordance with policy T1 & T2 of the Revised Borough Local Plan 2016.
- 8.14 **Landscape and visual impacts**
Policy E2 seeks to ensure the protection, conservation and enhancement of the landscape of the Borough development. It is not considered that the access route and associated infrastructure has any significant adverse impact on the wider landscape character given the application site's location adjacent to a large scale residential housing development with road layouts and existing farm tracks.

8.15 Due to the developments similarity to existing permissions and taking into account the underground nature of the drainage infrastructure it is considered that the application can be provided without significant harm to health and long term protection of the row of TPO trees to the north west of the application site. As a result the development will ensure no significant impacts on the countryside which policy COM2 and E2 the proposal is considered to accord with these policies.

8.16 **Tree impacts**

The Oak trees and 1 Sycamore tree to the north west and east of the application site on the field boundaries are subject to a group TPO ref: TPO.TVBC.1200. These trees provide a high level of visual amenity to the locality. The current application is a part retrospective application with works undertaken within the trees root protection areas (RPAs). Whilst initially objections were received from the Tree Officer, since the submission of amended plans no objections have been raised by the Council's Tree Officer. It is acknowledged that works within the root protection area of the preserved tree is not ideal, however removal of the existing works would cause further damage to the retained trees.

8.17 Whilst parts of the proposed drainage are located within the root protection area of a tree protected by a TPO the Tree Officer has no further objections to the scheme particularly due to the information submitted in the form of the tree protection plan and arboricultural report which are conditioned to be complied with. Development of additional hard standing which also extended directly underneath the RPA of protected Oak Trees in a westerly direction has been removed from the proposals and this also results in the Tree Officers comment of no objection. The trees which contribute to the countryside setting would not be harmed in terms of their health and long term protection.

8.18 Subject to appropriate conditions ensuring the amended tree protection plan and arboricultural report are secured and complied with it is considered that the development can be provided without significant harm to the trees in accordance with policy E2 of the RLP.

8.19 **Ecology**

Having reviewed the updated ecological information (Ground Level Tree Assessment (Tetra Tech, June 2022)), the Borough Ecologist is satisfied that the bat roosting potential of the tree has not changed since the initial assessment (low potential) and that the ecological recommendations remain the same as the previous application. In light of the information provided it is not considered that the proposed development would have any significant impacts on protected species and it is considered that the development can be provided in accordance with policy E5 of the RLP.

9.0 **CONCLUSION**

- 9.1 Given the existing planning permissions ref: 18/01597/VARS and 21/00109/FULLS which include similar access locations which could be implemented at any time, together with the nature of the drainage infrastructure underground, it is considered appropriate for this development to be located in this countryside location. The proposal has also received no objections from the Tree Officer, Ecologist or Highway Officer. The application is considered acceptable and in accordance with the development plan.

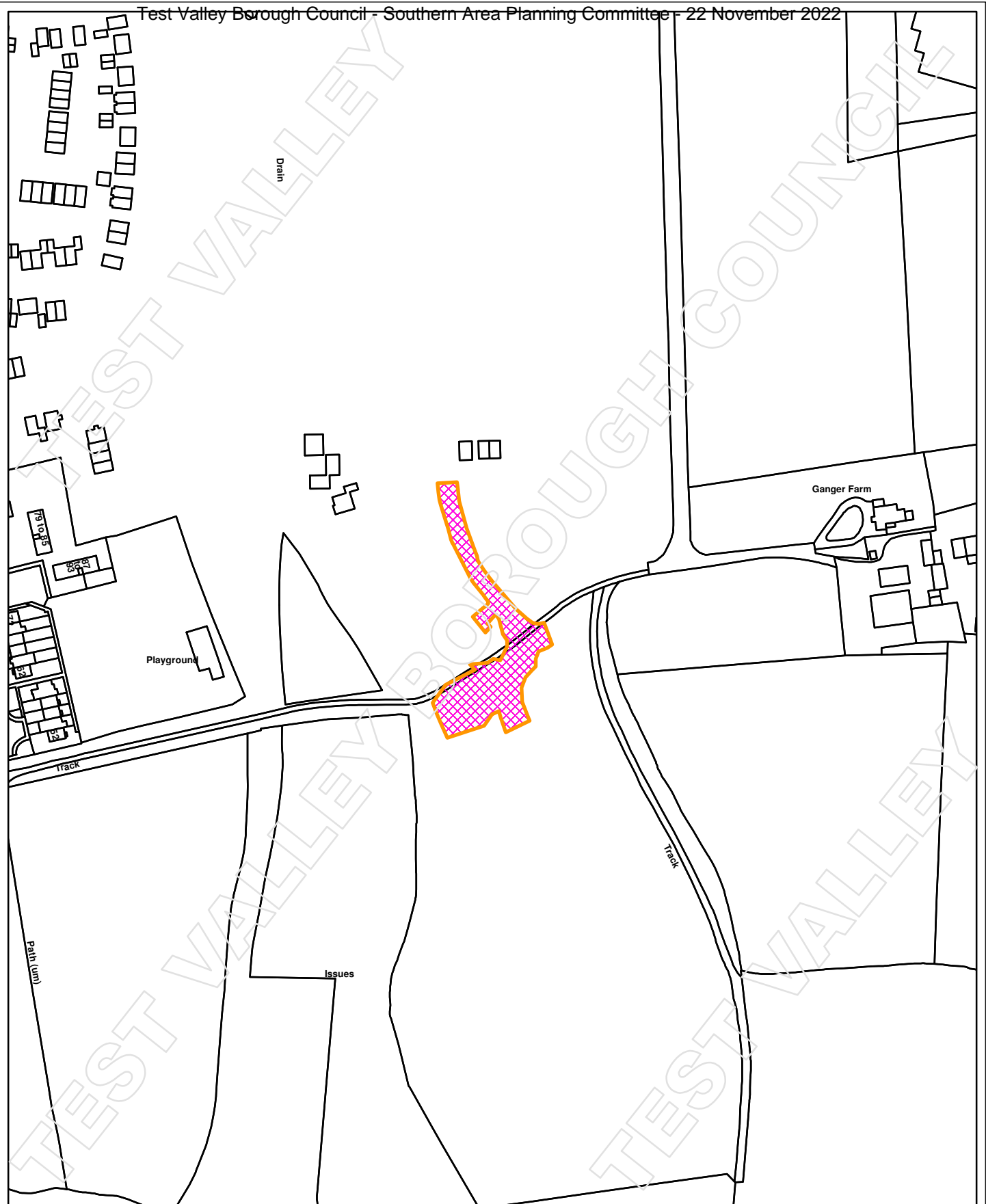
10.0 **RECOMMENDATION**

PERMISSION subject to:

1. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
2892
2891 B
2893
428 J
2871 C
2873 A
511
Reason: For the avoidance of doubt and in the interests of proper planning.
2. **The Development shall be carried out in accordance with the tree protection plan BDWS23682-03A and the ACD Arboricultural Method Statement Rev A dated 10.10.2022**
Reason: To ensure the retention and health of adjacent protected trees in accordance with policy E2.

Note to applicant:

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

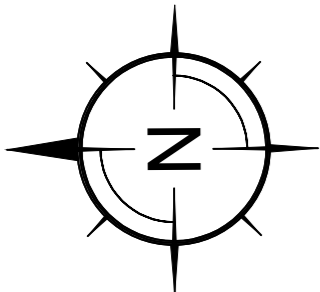


Siteplan

Test Valley
Borough Council 

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22/01149/FULLS



REV DATE INT DESCRIPTION

PRELIMINARY

The Civil Engineering Practice
11 Tungslen Building
George Street
Bathurst
SA1 1RA
01273 424242
reception@civil.co.uk
www.civil.co.uk

Barra David Wilson Southampton
Ganger Farm
Romsey

Phase 2 Access
Red Line Boundary
Proposed Drainage

PROJECT NO. 22214
DATE Feb 2022
PROJECTED SB
2893
1:500 @ A1 / 1:500 @ A3

EXISTING PUBLIC FOOTPATH

Drainage Setting Out

Eastings

Northings

HMA 028

HMA 027A

HMA 027B

HMA 027C

HMA 027D

HMA 027E

HMA 027F

HMA 027G

HMA 027H

HMA 027I

HMA 027J

HMA 027K

HMA 027L

HMA 027M

HMA 027N

HMA 027O

HMA 027P

HMA 027Q

HMA 027R

HMA 027S

HMA 027T

HMA 027U

HMA 027V

HMA 027W

HMA 027X

HMA 027Y

HMA 027Z

HMA 027AA

HMA 027AB

HMA 027AC

HMA 027AD

HMA 027AE

HMA 027AF

HMA 027AG

HMA 027AH

HMA 027AI

HMA 027AJ

HMA 027AK

HMA 027AL

HMA 027AM

HMA 027AN

HMA 027AO

HMA 027AP

HMA 027AQ

HMA 027AR

HMA 027AS

HMA 027AT

HMA 027AU

HMA 027AV

HMA 027AW

HMA 027AX

HMA 027AY

HMA 027AZ

HMA 027BA

HMA 027BB

HMA 027BC

HMA 027BD

HMA 027BE

HMA 027BF

HMA 027BG

HMA 027BH

HMA 027BI

HMA 027BJ

HMA 027BK

HMA 027BL

HMA 027BM

HMA 027BN

HMA 027BO

HMA 027BP

HMA 027BQ

HMA 027BR

HMA 027BS

HMA 027BT

HMA 027BU

HMA 027BV

HMA 027BW

HMA 027BX

HMA 027BY

HMA 027BZ

HMA 027CA

HMA 027CB

HMA 027CC

HMA 027CD

HMA 027CE

HMA 027CF

HMA 027CG

HMA 027CH

HMA 027CI

HMA 027CJ

HMA 027CK

HMA 027CL

HMA 027CM

HMA 027CN

HMA 027CO

HMA 027CP

HMA 027CQ

HMA 027CR

HMA 027CS

HMA 027CT

HMA 027CU

HMA 027CV

HMA 027CW

HMA 027CX

HMA 027CY

HMA 027CZ

HMA 027DA

HMA 027DB

HMA 027DC

HMA 027DD

HMA 027DE

HMA 027DF

HMA 027DG

HMA 027DH

HMA 027DI

HMA 027DJ

HMA 027DK

HMA 027DL

HMA 027DM

HMA 027DN

HMA 027DO

HMA 027DP

HMA 027DQ

HMA 027DR

HMA 027DS

HMA 027DT

HMA 027DU

HMA 027DV

HMA 027DW

HMA 027DX

HMA 027DY

HMA 027DZ

HMA 027EA

HMA 027EB

HMA 027EC

HMA 027ED

HMA 027EE

HMA 027EF

HMA 027EG

HMA 027EH

HMA 027EI

HMA 027EJ

HMA 027EK

HMA 027EL

HMA 027EM

HMA 027EN

HMA 027EO

HMA 027EP

HMA 027EQ

HMA 027ER

HMA 027ES

HMA 027ET

HMA 027EU

HMA 027EV

HMA 027EW

HMA 027EX

HMA 027EY

HMA 027EZ

HMA 027FA

HMA 027FB

HMA 027FC

HMA 027FD

HMA 027FE

HMA 027FF

HMA 027FG

HMA 027FH

HMA 027FI

HMA 027FJ

HMA 027FK

HMA 027FL

HMA 027FM

HMA 027FN

HMA 027FO

HMA 027FP

HMA 027FQ

HMA 027FR

HMA 027FS

HMA 027FT

HMA 027FU

HMA 027FV

HMA 027FW

HMA 027FX

HMA 027FY

HMA 027FZ

HMA 027GA

HMA 027GB

HMA 027GC

HMA 027GD

HMA 027GE

HMA 027GF

HMA 027GG

HMA 027GH

HMA 027GI

HMA 027GJ

HMA 027GK

HMA 027GL

HMA 027GM

HMA 027GN

HMA 027GO

HMA 027GP

HMA 027GQ

HMA 027GR

HMA 027GS

HMA 027GT

HMA 027GU

HMA 027GV

HMA 027GW

HMA 027GX

HMA 027GY

HMA 027GZ

HMA 027HA

HMA 027HB

HMA 027HC

HMA 027HD

HMA 027HE

HMA 027HF

HMA 027HG

HMA 027HH

HMA 027HI

HMA 027HJ

HMA 027HK

HMA 027HL

HMA 027HM

HMA 027HN

HMA 027HO

HMA 027HP

HMA 027HQ

HMA 027HR

HMA 027HS

HMA 027HT

HMA 027HU

HMA 027HV

HMA 027HW

HMA 027HX

HMA 027HY

HMA 027HZ

HMA 027IA

HMA 027IB

HMA 027IC

HMA 027ID

HMA 027IE

HMA 027IF

HMA 027IG

HMA 027IH

HMA 027II

HMA 027IJ

HMA 027IK

HMA 027IL

HMA 027IM

HMA 027IN

HMA 027IO

HMA 027IP

HMA 027IQ

HMA 027IR

HMA 027IS

HMA 027IT

HMA 027IU

HMA 027IV

HMA 027IW

HMA 027IX

HMA 027IY

HMA 027IZ

HMA 027JA

HMA 027JB

HMA 027JC

HMA 027JD

HMA 027JE

HMA 027JF

HMA 027JG

HMA 027JH

HMA 027JI

HMA 027JJ

HMA 027JK

HMA 027JL

HMA 027JM

HMA 027JN

HMA 027JO

HMA 027JP

HMA 027JQ

HMA 027JR

HMA 027JS

HMA 027JT

HMA 027JU

HMA 027JV

HMA 027JW

HMA 027JX

HMA 027JY

HMA 027JZ

HMA 027KA

HMA 027KB

HMA 027KC

HMA 027KD

HMA 027KE

HMA 027KF

HMA 027KG

HMA 027KH

HMA 027KI

HMA 027KJ

HMA 027KK

HMA 027KL

HMA 027KM

HMA 027KN

HMA 027KO

HMA 027KP

HMA 027KQ

HMA 027KR

HMA 027KS

HMA 027KT

HMA 027KU

HMA 027KV

HMA 027KW

HMA 027KX

HMA 027KY

HMA 027KZ

HMA 027LA

HMA 027LB

HMA 027LC

HMA 027LD

HMA 027LE

HMA 027LF

HMA 027LG

HMA 027LH

HMA 027LI

HMA 027LJ

HMA 027LK

HMA 027LL

HMA 027LM

HMA 027LN

HMA 027LO

HMA 027LP

HMA 027LQ

HMA 027LR

HMA 027LS

HMA 027LT

HMA 027LU

HMA 027LV

HMA 027LW

HMA 027LX

HMA 027LY

HMA 027LZ

HMA 027MA

HMA 027MB

HMA 027MC

HMA 027MD

HMA 027ME

HMA 027MF

HMA 027MG

HMA 027MH

HMA 027MI

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HMA 027MW

HMA 027MX

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HMA 027NJ

HMA 027NK

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HMA 027NQ

HMA 027NR

HMA 027NS

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HMA 027NU

HMA 027NV

HMA 027NW

HMA 027NX

HMA 027NY

HMA 027NZ

HMA 027OA

HMA 027OB

HMA 027OC

HMA 027OD

HMA 027OE

HMA 027OF

HMA 027OG

HMA 027OH

HMA 027OI

HMA 027OJ

HMA 027OK

HMA 027OL

HMA 027OM

HMA 027ON

HMA 027OO

HMA 027OP

HMA 027OQ

HMA 027OR

HMA 027OS

HMA 027OT

HMA 027OU

HMA 027OV

HMA 027OW

HMA 027OX

HMA 027OY

HMA 027OZ

HMA 027PA

HMA 027PB

HMA 027PC

HMA 027PD

HMA 027PE

HMA 027PF

HMA 027PG

HMA 027PH

HMA 027PI

HMA 027PJ

HMA 027PK

HMA 027PL

HMA 027PM

HMA 027PN

HMA 027PO

HMA 027PP

HMA 027PQ

HMA 027PR

HMA 027PS

HMA 027PT

HMA 027PU

HMA 027PV

HMA 027PW

HMA 027PX

HMA 027PY

HMA 027PZ

HMA 027QA

HMA 027QB

HMA 027QC

HMA 027QD

HMA 027QE

HMA 027QF

HMA 027QG

HMA 027QH

HMA 027QI

HMA 027QJ

HMA 027QK

HMA 027QL

HMA 027QM

HMA 027QN

HMA 027QO

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HMA 027QQ

HMA 027QR

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HMA 027QZ

HMA 027RA

HMA 027RB

HMA 027RC

HMA 027RD

HMA 027RE

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HMA 027RG

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HMA 027RL

HMA 027RM

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HMA 027RP

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HMA 027RR

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HMA 027RT

HMA 027RU

HMA 027RV

HMA 027RW

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HMA 027RY

HMA 027RZ

HMA 027SA

HMA 027SB

HMA 027SC

HMA 027SD

HMA 027SE

HMA 027SF

HMA 027SG

HMA 027SH

HMA 027SI

HMA 027SJ

HMA 027SK

HMA 027SL

HMA 027SM

HMA 027SN

HMA 027SO

HMA 027SP

HMA 027SQ

HMA 027SR

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HMA 027SU

HMA 027SV

HMA 027SW

HMA 027SX

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HMA 027TF

HMA 027TG

HMA 027TH

HMA 027TI

HMA 027TJ

HMA 027TK

HMA 027TL

HMA 027TM

HMA 027TN

HMA 027TO

HMA 027TP

HMA 027TQ

HMA 027TR

HMA 027TS

HMA 027TT

HMA 027TU

HMA 027TV

HMA 027TW

HMA 027TX

HMA 027TY

HMA 027TZ

HMA 027UA

HMA 027UB

HMA 027UC

HMA 027UD

HMA 027UE

HMA 027UF

HMA 027UG

HMA 027UH

HMA 027UI

HMA 027UJ

HMA 027UK

HMA 027UL

HMA 027UM

HMA 027UN

HMA 027UO

HMA 027UP

HMA 027UQ

HMA 027UR

HMA 027US

HMA 027UT

HMA 027UU

HMA 027UV

HMA 027UW

HMA 027UX

HMA 027UY

HMA 027UZ

HMA 027VA

HMA 027VB

HMA 027VC

HMA 027VD

HMA 027VE

HMA 027VF

HMA 027VG

HMA 027VH

HMA 027VI

HMA 027VJ

HMA 027VK

HMA 027VL

HMA 027VM

HMA 027VN

HMA 027VO

HMA 027VP

HMA 027VQ

HMA 027VR

HMA 027VS

HMA 027VT

HMA 027VU

HMA 027VV

HMA 027VW

HMA 027VX

HMA 027VY

HMA 027VZ

HMA 027WA

HMA 027WB

HMA 027WC

HMA 027WD

HMA 027WE

HMA 027WF

HMA 027WG

HMA 027WH

HMA 027WI

HMA 027WJ

HMA 027WK

HMA 027WL

HMA 027WM

HMA 027WN

HMA 027WO

HMA 027WP

HMA 027WQ

HMA 027WR

HMA 027WS

HMA 027WT

HMA 027WU

HMA 027WV

HMA 027WW

HMA 027WX

HMA 027WY

HMA 027WZ

HMA 027XA

HMA 027XB

HMA 027XC

HMA 027XD

HMA 027XE

HMA 027XF

HMA 027XG

HMA 027XH

HMA 027XI

HMA 027XJ

HMA 027XK

HMA 027XL

HMA 027XM

HMA 027XN

HMA 027XO

HMA 027XP

HMA 027XQ

HMA 027XR

HMA 027XS

HMA 027XT

HMA 027XU

HMA 027XV

HMA 027XW

HMA 027XX

HMA 027XY

HMA 027XZ

HMA 027YA

HMA 027YB

HMA 027YC

HMA 027YD

HMA 027YE

HMA 027YF

HMA 027YG

HMA 027YH

HMA 027YI

HMA 027YJ

HMA 027YK

HMA 027YL

HMA 027YM

HMA 027YN

HMA 027YO

HMA 027YP

HMA 027YQ

HMA 027YR

HMA 027YS

HMA 027YT

HMA 027YU

HMA 027YV

HMA 027YW

HMA 027YX

HMA 027YY

HMA 027YZ

HMA 027ZA

HMA 027ZB

HMA 027ZC

HMA 027ZD

HMA 027ZE

HMA 027ZF

HMA 027ZG

HMA 027ZH

HMA 027ZI

HMA 027ZJ

HMA 027ZK

HMA 027ZL

HMA 027ZM

HMA 027ZN

HMA 027ZO

HMA 027ZP

HMA 027ZQ

HMA 027ZR

HMA 027ZS

HMA 027ZT

HMA 027ZU

HMA 027ZV

HMA 027ZW

HMA 027ZX

HMA 027ZY

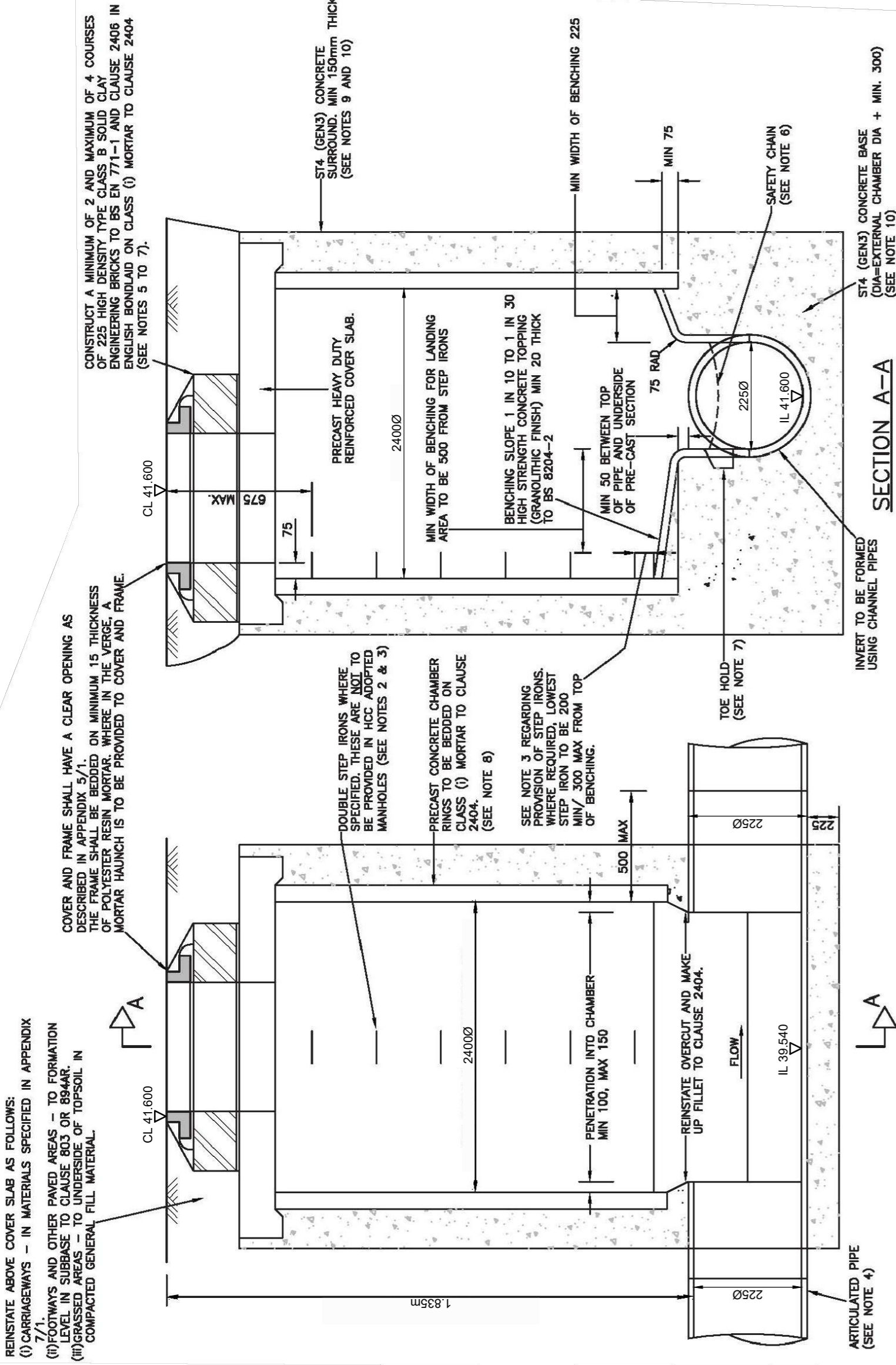
HMA 027ZZ

NOTES:

1. All dimensions to be checked on site. All details and dimensions shall be agreed between the sub-contractor or supplier and the general Contractor.
2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the consultant and the main Contractor is responsible for any damage to underground services and information and during due care and attention whilst undertaking the works.

NOTES:

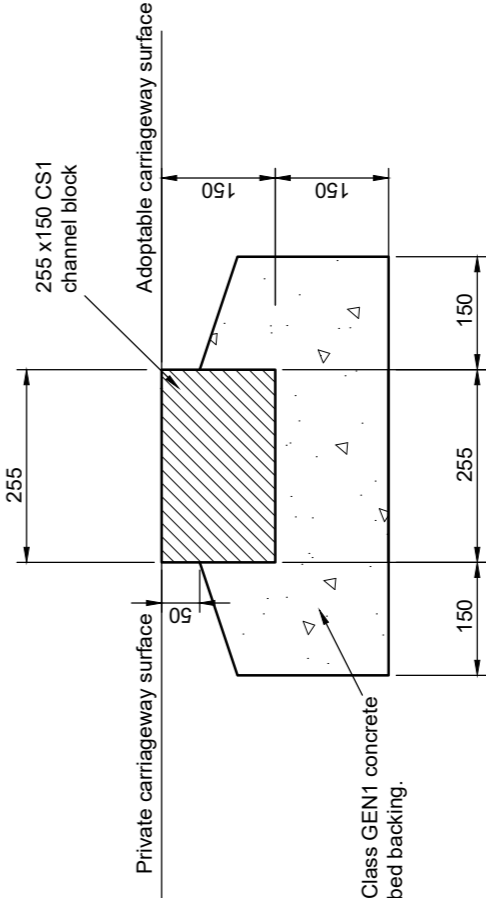
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. CHAMBER RINGS, COVER SLAB AND MANHOLE STEPS ALL SPECIFIED, MANHOLE STEPS (SEE NOTE 3) ARE TO BE CAST IN SITU CONCRETE OR CAST IN SITU CONCRETE WITH AN ARTICULATED JOINT AT THE FACTORY.
3. FOR MANHOLES TO BE ADAPTED BY OTHERS, THE REQUIREMENTS REGARDING THE PROVISION OF STEP IRONS/LADDERS ARE CONTAINED IN APPENDIX 5/1, TABLE 5/1 AND "SEWERS FOR ADOPTION". OTHERWISE, STEP IRONS AND LADDERS ARE NOT TO BE INSTALLED.
4. ALL PIPES CONNECTING TO THE CHAMBER SHALL HAVE AN ARTICULATED SECTION (ROCKER PIPE) WITH A JOINT AS SPECIFIED IN THE DRAWING. THE LENGTH OF THE ARTICULATED PIPES SHALL BE AS SHOWN IN TABLE 2 ON THIS DRAWING.
5. IF THE CHAMBER IS TO BE TRAFFICKED WITHIN 48 HOURS OF CASTING, THE CHAMBER SHALL BE TRAFFICKED WITH CEMENTITIOUS OR POLYESTER RESIN MORTAR SHALL BE USED.
6. PROPRIETARY PRECAST CONCRETE ADJUSTING UNITS MAYBE USED IN LIEU OF BRICKWORK. ONLY TWO-PIECE UNITS THAT COMPLY WITH BS EN 1917 AND BS 5911-3 SHALL BE USED.
7. ALL PROPRIETARY PRECAST CONCRETE ADJUSTING UNITS SHALL COMPLY WITH BS EN 1917 AND BS 5911-3. THICK POLYESTER RESIN MORTAR TO CAUSE 2801.
8. FOR REQUIREMENTS REGARDING THE PROVISION OF SAFETY CHAINS REFER TO APPENDIX 5/1, TABLE 5/1 AND "SEWERS FOR ADOPTION".
9. SELF-CLEANING TOE HOLDS ARE TO BE PROVIDED WHERE THE CHANNEL IS GREATER THAN 800 WIDE.
10. THE LIFTING EYES IN PRECAST CONCRETE RINGS ARE TO BE POINTED WITH CLASS (I) MORTAR TO CAUSE 2404.
11. ALL CEMENT USED IN IN SITU CONCRETE SHALL BE CEM I/A OR CEM I/A II/A OR B TO BS 5800-2, TABLE 1 AND ANNEX A.
12. THE HEIGHT OF EACH RING OF THE CONCRETE SURROUND SHALL NOT EXCEED 150mm. THERE IS TO BE A MINIMUM OF 150 BETWEEN ANY CONCRETE CONSTRUCTION JOINT AND A JOINT IN THE PRECAST MANHOLE SECTIONS.
13. THE CONTRACTOR IS TO PROVIDE TEMPORARY WORKS DETAILS AND A METHOD STATEMENT FOR APPROVAL BY THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION AT LEAST 2 WEEKS PRIOR TO CONSTRUCTION.



PHASE 2 ROAD STORAGE MANHOLES
HCC PRECAST CONCRETE RING MANHOLE TYPE M2Y
(Scale 1:20)

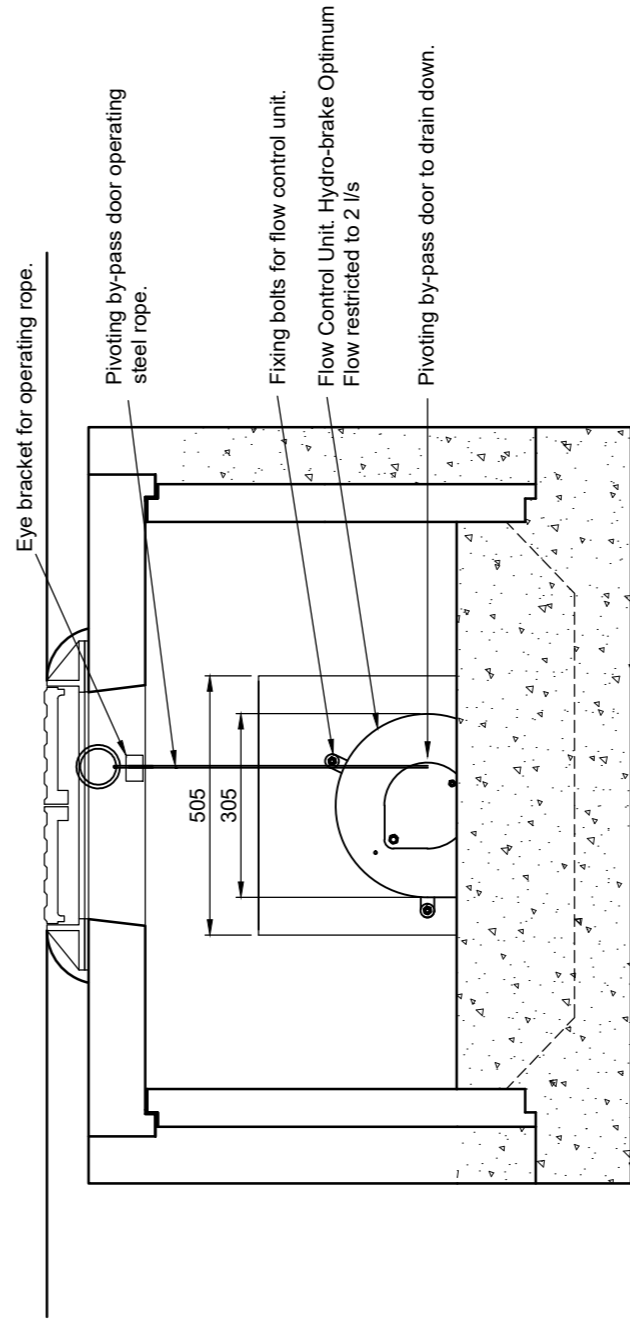
Detail Reference	Detail Title	Detail Type
HCC11C/010	Precast Concrete Kerbs	PC1
HCC11C/010	Precast Concrete Kerbs	PC3
HCC11C/010	Precast Concrete Kerbs	PC4
HCC11C/045	Footways	Type 1A
HCC11C/060	Uncontrolled Pedestrian Crossing	Type 2
HCC11C/100	Road Hump	Type 1
HCC11C/135	Wooden Dragon's Teeth and Bollards	Type DT1
HCC11C/155	Traffic Sign Post Foundations	Type A
HCC11D/015	Gully	Type 1
HCC11D/040	Catchpit	Type C2B
HCC11D/045	Manhole	M2Z
HCC11D/045	Manhole	M2Y
HCC11D/055	Manhole	M3A
HCC11D/055	Manhole	M3B
HCC11D/065	Manhole	M5
HCC11D/095	Headwall	Type 3
HCC11D/105	Headwall	Type 5
HCC11C/150	Timber Post and Rail Fence	3 Rail Fence
HCC11M/040	Typical Vehicle Crossing in Existing Footway	Type 1B

Note:
Standard details reference refer to Hampshire County Council Highway Construction Standard Details - Series 11

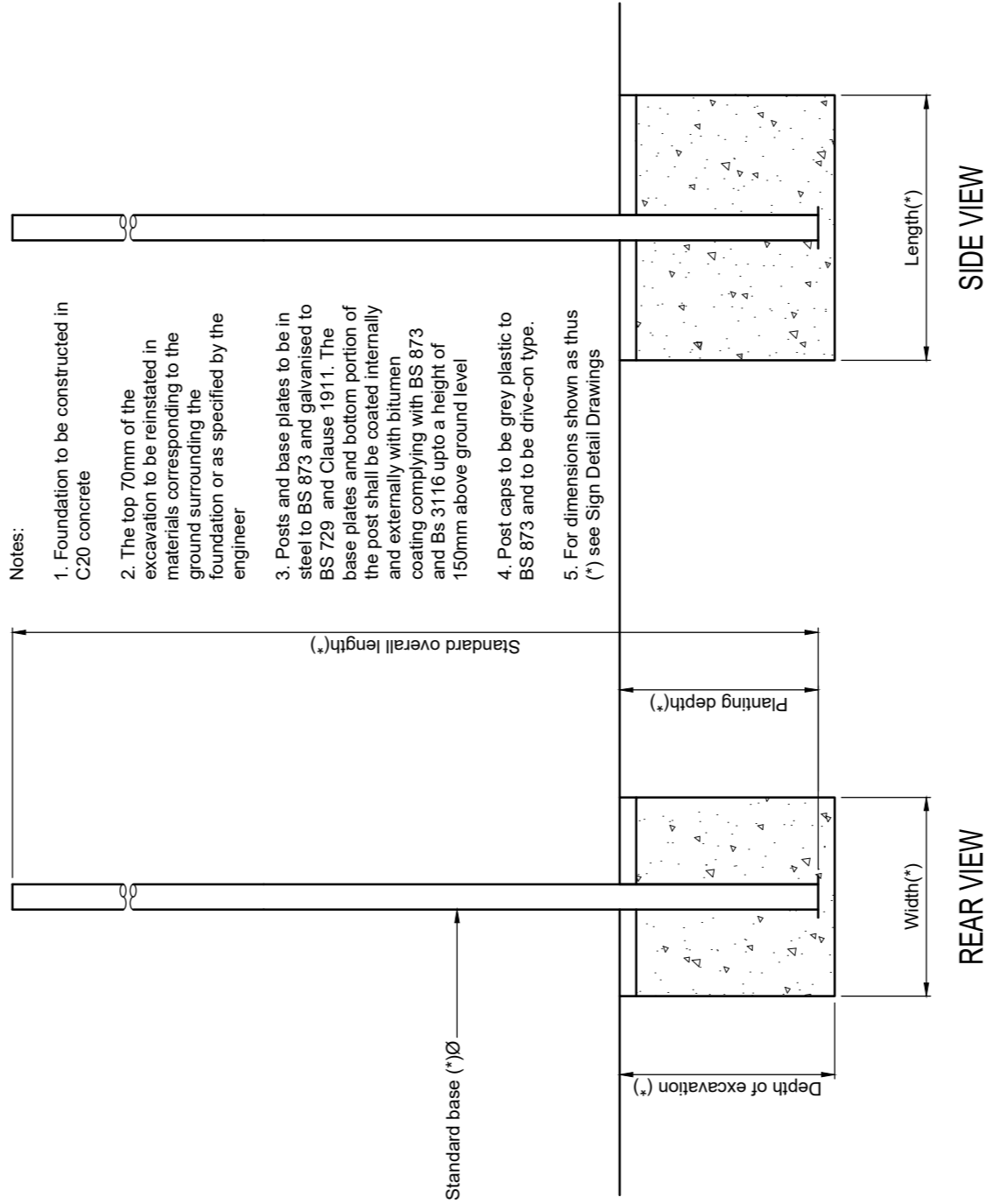


DEMARCATION
CHANNEL BLOCK CS1
(Scale 1:10)

SECTION
(Scale 1:20)

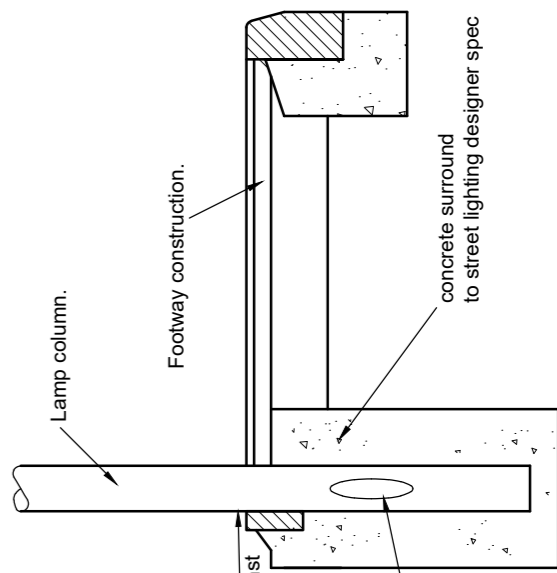


STANDARD BASE SIGN POST AND FOUNDATION DETAIL
(Scale 1:20)

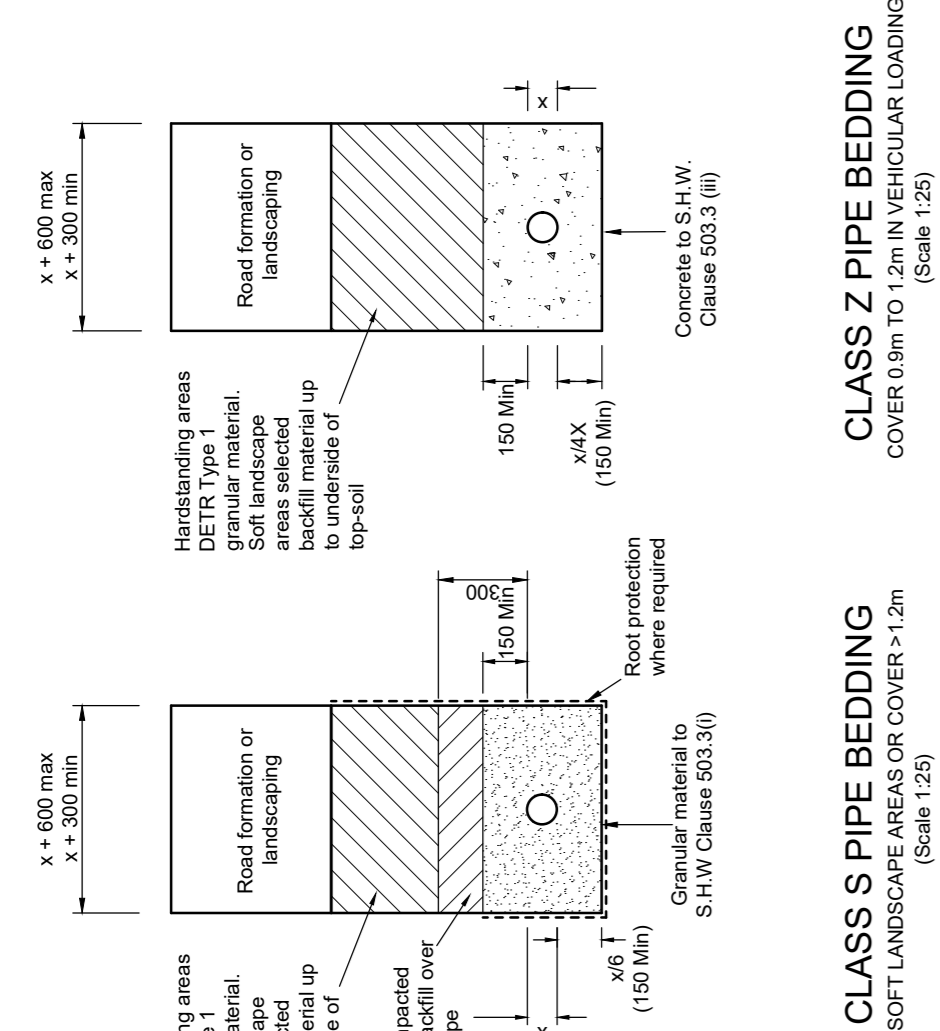


SIDE VIEW

REAR VIEW



ADOPTABLE STREET LIGHTING POSITION DETAIL
(Not to Scale)

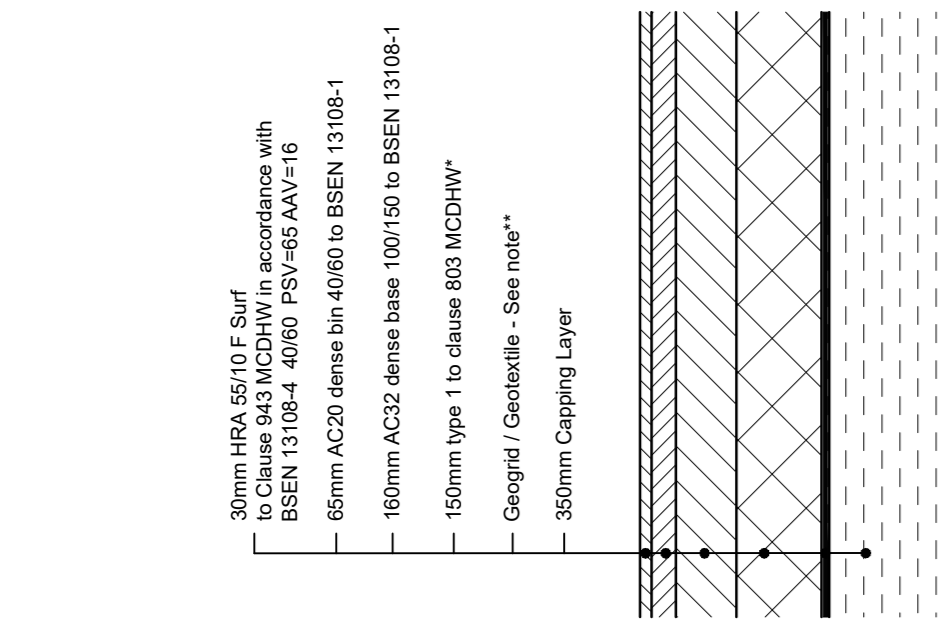


CLASS S PIPE BEDDING

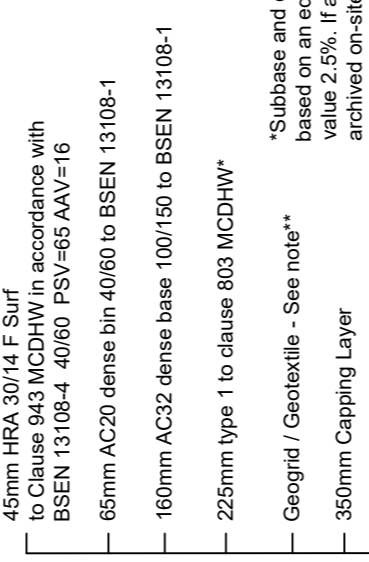
CLASS Z PIPE BEDDING

ADOPTABLE PIPE BEDDING DETAILS

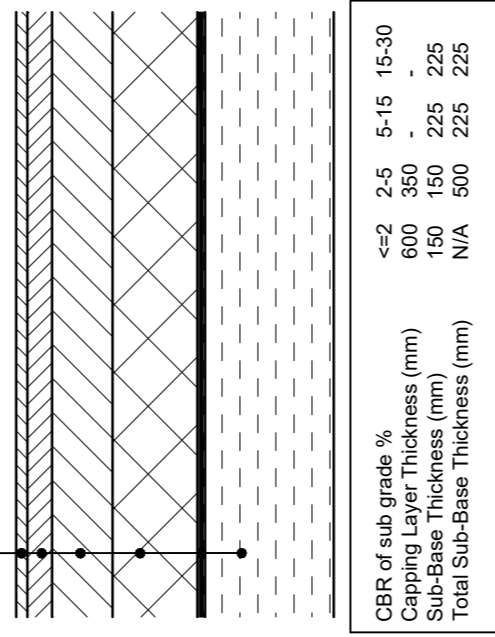
NOTE:
Contractor to obtain CBR values as soon as possible to confirm design of Subbase and Capping thickness.
A minimum non-frost susceptible 450mm construction depth shall be provided irrespective of subgrade CBR value. The subgrade CBR value shall be increased to 225mm with no Capping as per the table.
For the Phase 2 Section 39 application, CBR tests are to be undertaken every 15m down the centre of the road.
**Geogrid to be used in pavement construction within 10m of foot trees have been clear and/or where trees are to be planted or retained.
***Termin 1000 geotextile required both in areas without geogrid which have CBR values are less than 2%.



TYPE A - HEAVY DUTY ADOPTABLE
HRA CARRIAGEWAY
(Scale 1:20)



TYPE B - HEAVY DUTY ADOPTABLE
HRA CARRIAGEWAY
(Scale 1:20)



**Subbase and capping layer depths based on an equilibrium CBR value 2.5%. If a different CBR rate is achieved on-site please refer to table below

CBR of sub grade %	<2	2.5	5-15	15-30
Capping Layer Thickness (mm)	600	350	225	225
Sub-Base Thickness (mm)	150	150	225	225
Total Sub-Base Thickness (mm)	N/A	500	225	225

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