

## Notice of Meeting

# Southern Area Planning Committee

**Date:** Tuesday 15 August 2023

**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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clovelock@testvalley.gov.uk

**Legal and Democratic Service**

Test Valley Borough Council,  
Beech Hurst, Weyhill Road,  
Andover, Hampshire,  
SP10 3AJ

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)

**PUBLIC PARTICIPATION SCHEME**

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

### **Membership of Southern Area Planning Committee**

#### **MEMBER**

#### **WARD**

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

## **Southern Area Planning Committee**

Tuesday 15 August 2023

### **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 previous meeting 5 - 9**  
  
To approve as a correct record the minutes of the meeting held on 25 July 2023.
- 6 Information Notes 10 - 15**
- 7 22/03346/FULLS - 03.01.2023 16 - 44**  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: Land South West of Misslebrook Copse,  
Misslebrook Lane **CHILWORTH/VALLEY PARK**  
CASE OFFICER: Paul Goodman
- 8 23/00805/FULLS - 30.03.2023 45 - 62**  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: The Romsey School, Greatbridge Road, Romsey,  
SO51 8ZB **ROMSEY TOWN**  
CASE OFFICER: Kate Levey



**ITEM 5**

Minutes of the **Southern Area Planning Committee**  
of the **Test Valley Borough Council**  
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey  
on 25 July 2023 at 5.30 pm

Attendance:

**Councillor M Cooper (Chairman)**

Councillor J Burnage

Councillor C Dowden

Councillor K Dunleavy

Councillor S Gidley

**Councillor A Dowden (Vice-Chairman)**

Councillor I Jeffrey

Councillor J Parker

Councillor A Warnes

Also in attendance

Councillor R Kohli

115

**Apologies**

Apologies were received from Councillors Bailey, Bundy, Ford and Johnston.

116

**Public Participation**

There was no public participation.

117

**Declarations of Interest**

There were no declarations of interest.

118

**Urgent Items**

There were no urgent items.

119

**Minutes**

**Resolved:**

**That the minutes of the meeting held on 4 July 2023 be confirmed and signed as a correct record.**

120

## **Schedule of Development Applications**

### **Resolved:**

**That the applications for development, as set out below, be determined as indicated.**

121

### **23/00793/FULLS - 23.03.2023**

<b>APPLICATION NO.</b>	23/00793/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	23.03.2023
<b>APPLICANT</b>	Lauren Wiltshire
<b>SITE</b>	Little Beeches, Braishfield Road, Crookhill, SO51 0QB, <b>BRAISHFIELD</b>
<b>PROPOSAL</b>	Erection of single storey side extension, works to roof with alterations to create living accommodation in the roof, erection of single storey front porch and various alterations
<b>AMENDMENTS</b>	7 June 2023 – amended plan reference 20073-PL-805A received, removing the chimney from the proposal
<b>CASE OFFICER</b>	Kate Levey

The Officer's recommendation as per the agenda and amended condition 1 in the update paper was proposed by Councillor M Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

### **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 20073-PL-801, 20073-PL-802 GF, 20073-PL-803 FF, 20073-PL-804, 20073-PL-805A**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
- 2. The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the submitted application form.**  
**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**
- 3. The roof lights in the north elevation of the development hereby permitted shall be installed at a minimum height of 1.8 metres above the finished floor level and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**

4. **The three high level windows on the south elevation of the development hereby permitted shall be installed at a minimum height of 1.8 metres above the finished floor level and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**

5. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the eco urban arboricultural, Arboricultural Impact Appraisal and Method Statement reference 231534 - AIA 2 dated 6 March 2023.**

**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. **Prior to the first occupation of the development hereby permitted, Details of the new standard sized oak tree shall be submitted to and agreed by the Local Planning Authority. Details shall include its size and exact location along the front (east) boundary of the site. The new tree as detailed shall be planted in the approved position within the first planting season following the completion of the development. If the tree dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective within the first five years after it is planted, it shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

**Reason: To ensure the continuation of canopy cover in the area and enhance the development in accordance with the Test Valley Borough Revised Local Plan policy E2.**

7. **Development shall proceed in accordance with the measures set out in the 'Recommendations' section of the Preliminary Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, July 2021) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.**

**Reason: to ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.**

**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.**

122

**23/01208/FULLS - 10.05.2023**

<b>APPLICATION NO.</b>	23/01208/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	10.05.2023
<b>APPLICANT</b>	Mr and Mrs Holland
<b>SITE</b>	12 Stinchar Drive, Chandlers Ford, Eastleigh, SO53 4QH, <b>VALLEY PARK</b>
<b>PROPOSAL</b>	Demolish detached double garage and conservatory, erect two storey rear extension and attached double garage extension to side
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Nathan Glasgow

The Officer's recommendation as per the agenda was proposed by Councillor M Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

**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
  - Proposed Plans - HOLL/01/23**Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**  
**Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage hereby approved shall at all times be available for the parking of vehicles.**  
**Reason: In order to maintain the approved on-site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.**

**Notes to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
- 3. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**

(The meeting terminated at 5.59 pm)

## 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.

### **The Natural Environment and Rural Communities (NERC) Act 2006 and Environment Act 2021**

The Council has a duty under the Environment Act 2021, from the 1<sup>st</sup> January 2023, to ensure consideration is given to what can be done to conserve and enhance biodiversity through the exercise of its functions, agree policies and specific objectives based on those considerations and to act to deliver these policies and achieve objectives.

Previously the Council had 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 secured either by condition or, where appropriate, legal Obligation 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 and enhanced, 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

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<b>APPLICATION NO.</b>	22/03346/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	03.01.2023
<b>APPLICANT</b>	Boom Developments Limited
<b>SITE</b>	Land South West of Misslebrook Copse, Misslebrook Lane, <b>CHILWORTH /VALLEY PARK</b>
<b>PROPOSAL</b>	Battery electrical storage system (BESS), with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements
<b>AMENDMENTS</b>	Amended/Additional Plans received 05.07.23, 30.06.23, 02.05.23, 13.04.23,
<b>CASE OFFICER</b>	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

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### 1.0 INTRODUCTION

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

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is situated to the north/eastern side of the A27. The application is located to the south of North Baddesley but within the Chilworth, Nursling and Rownhams Ward.

2.2 Wrens Copse to the north is subject to a woodland TPO and included areas of SINC. In addition Misslebrook Copse, which is not subject to a preservation order, is situated to the north east.

### 3.0 PROPOSAL

3.1 The application proposes the installation of a battery electrical storage system (BESS), with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.

3.2 The proposal is for a backup facility (in the form of a Battery Electrical Storage System (BESS) to store 114KWh of renewable electricity, which would be discharged over a maximum 2-3 hour period. This would be used to balance the 'peaks and troughs' in renewable energy production and is intended to be installed for a 40 year, after which the site would be restored to its current condition.

#### 4.0 **HISTORY**

- 4.1 22/02954/SCRS - Screening opinion under the Environment Impact Assessment Regulations 2017: for development of a Battery Energy Storage System (BESS). EIA Not Required 08.12.2022.
- 4.2 TVS.07134/4 - Use of land for one day only to set up and operate a park and ride facility from the site to the Highfield Campus between 0800 and 1700 hours on 21 September 2005. Permission 15.08.2005.
- 4.3 TVS.07134/3 - Formation of hard standing areas at the access gates onto Botley Road (A27) and Misselbrook Lane. Permission 15.12.2000.
- 4.4 TVS.07134/2 - Retrospective application for the construction of access track. Permission 28.04.2000.
- 4.5 TVS.07134/1 - Temporary use of land for a mediaeval pageant on 3 consecutive days in August or September 1994. 01.06.1994. Permission 01.06.1994.
- 4.6 TVS.07134 - Use of land for grass track racing. Refused 18.05.1993.

#### 5.0 **CONSULTATIONS**

##### 5.1 **Planning Policy & Transport (Policy) – Comment;**

- No planning objection in principle, subject to it being considered that the need for the development (for energy balancing and supply security) and its locational requirements (site selection criteria) justify a departure from Policy COM2 (unless falls within criterion a) and Policy E3 (if also relevant) being sufficiently demonstrated for the proposed development use on this site.

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

- The new proposals have substantially increased the buffer around the proposed facility to provide a robust buffer both in terms of depth of planting as well as increasing the size/height of the species proposed.
- Whilst this increased mitigation does not overcome a development within the Gap, should the Case Officer deem the application necessary, the proposed buffer would in time successfully mitigate the proposals and integrate within the wider landscape.

##### 5.3 **Planning & Building (Trees) – Comment;**

- The landscape plan, planting specification and maintenance schedule prepared by Crestwood Environmental limited if implemented should ensure the successful establishment of woodland to screen the proposed development.

##### 5.4 **Housing & Environmental Health (Environmental Protection) – No objection, subject to conditions.**

##### 5.5 **HCC Lead Local Flood Authority – No objection**

- 5.6 **HCC Ecology** – No objection, subject to conditions
- 5.7 **HCC Highways** – No objection, subject to conditions
- 5.8 **Environment Agency** – No objection
- 5.9 **Hampshire & IOW Fire and Rescue Service (HIWFRS)** – Comment;
- Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage).
  - The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.
  - The advice should be given due consideration by both the applicant and planning authority in order to ensure a fire involving BESS can be safely contained.
  - Water provisions should be discussed in detail with HIWFRS to ensure suitable water is available for firefighting purposes.
  - In order to restrict fire spread and limit the potential environmental damage, it is essential that suitable space be maintained around each container forming part of the BESS.
  - HIWFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS).
  - Given the remote location of the site it is strongly recommended that remote detection and monitoring arrangements be put in place.
- 6.0 **REPRESENTATIONS** Expired 26.07.2023
- 6.1 **Eastleigh Borough Council** – No objection
- 6.2 **Chilworth PC** – Objection;
- Inadequate consideration of alternative sites.
  - No justification for development in the Local Gap.
  - Flood risk
  - Pollution risk from hazardous storage
  - Adverse impact on heritage of Chilworth Old Village
  - Impact on highways safety
  - Excessive site construction hours proposed
  - Inadequate ecological information and biodiversity information.
  - Public safety risk as a result of fire.
  - Impact on landscape character of development and access track.
  - Proximity to gas pipes on Castle Lane
  - Development is not justified by national policy
  - National security risks.
- 6.3 **North Baddesley PC** – Objection;
- Fire risk, lack of information on monitoring and mitigation procedures.
  - Disruption to Castle Lane and Templars Way by installation of Cable.
- 6.4 **Valley Park PC**- No comment

6.5 **22 representations of Objection received**

6.6 Principle of Development

- Not necessary
- Contrary to NPPF and TVBRLP
- Inadequate consideration of alternative locations
- Development will not serve the local area.
- Should be located closer to Chandlers Ford.
- Should be located on a brownfield industrial site. There are disused sites on the Chandlers Ford Industrial Estate.

6.7 Neighbouring Amenity

- Noise impacts
- Light pollution

6.8 Highways

- Highways safety
- Traffic disruption from construction and cable works
- Safety impact on public footpaths and bridleways.

6.9 Public Safety

- Fire risk from lithium batteries
- Air pollution resulting from fire
- No information on monitoring and mitigation measures.
- Electromagnetic Fields health impact
- Safety impact on nearby schools and residences.
- Applicants should engage with local schools on safety procedures.

6.10 Other Matters

- Reinstatement of land following end of life.
- No clarity on long term ownership
- Impact on local economy
- Adequate funding in place to complete construction.
- A public consultation meeting should have been held with local stakeholders.
- Impact on property values.

6.11 Landscape, Arboriculture & Ecology

- Impact on woodlands
- Loss of habitat and biodiversity
- Impact on landscape character
- Impact on the Local Gap

6.12 **1 representation of Support received**

- Battery storage systems are a core element of sustainable national energy generation and distribution.
- Education opportunities associated with development.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

SD1 – Presumption in Favour of Sustainable Development

COM2 – Settlement hierarchy

E1 – High quality development in the Borough

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

E3 – Local Gaps

E5 – Biodiversity

E7 – Water management

E8 – Pollution

E9 – Heritage

LHW4 – Amenity

T1 – Managing movement

T2 – Parking standards

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle of development, impact on the character of the area, highways, trees, protected species, ecology and amenity.

8.1 **Principle of Development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. In consequence, the starting point is the development plan. The development plan comprises the TVLP

8.2 The site lies outside the defined settlement boundary of Nursling and is therefore within the 'countryside'. For development outside settlement boundaries (unless covered by other Local Plan policies) (criterion a), it must be essential to be located in the countryside (criterion b), or there are material considerations to justify permission contrary to this Policy.

8.3 In determining an appeal for a similar application (Mill Lane, Nursling) previous application the Inspector confirmed that whilst there is no specific policy relating to power generation infrastructure, Policy COM2 is a strategic policy relating to all forms of development.

8.4 There are no specific policies relating to the proposed development. As a result in order to comply with Policy COM2 it would need to be essential for the proposed development to be located in the countryside.

8.5 National Policy

The need for energy storage facilities is set out in publications by central Government including the *'Transitioning to a Net Zero Energy System, Smart Systems and Flexibility Plan 2021 (July 2021)* and Energy white paper: *Powering our net zero future (2020)*.

8.6 It is considered that there is a need, at least Nationally for such facilities in order to support the provision of renewable energy and to assist in balancing supply/demand issues related to centralised energy generation. The proposals would also assist in providing energy security.

8.7 National Planning Policy Framework (NPPF)

Paragraph 158 of the NPPF states that when determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

8.8 The proposed battery storage site is considered to meet the NPPF's definition of low carbon technology as it would help reduce emissions compared to conventional use of fossil fuels. The development would therefore help to meet the objective of identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure.

8.9 Flexible Electricity Generation

In order to meet the government's targets under the Climate Change Act 2008 of reducing carbon emissions by 80% below 1990 levels by 2050 the energy balance is becoming increasingly reliant on renewable energy sources (such as wind and solar). With a heavy reliance on climatic conditions, these sources can be more unpredictable. Coupled with the phasing out of coal power stations, there is a growing need for new power plants that can respond quickly to local demands and provide a secure supply of energy. Battery storage facilities are an efficient and responsive technology that is able to store energy oversupply that can be delivered to the network at times of peak demand and at very short notice.

8.10 The proposed development is therefore required to complement the mix of electricity generation and to meet the Government's objective of maintaining a reliable electricity supply. Once operational, the facility would have the ability to respond rapidly to the short term variations related to local demand and fluctuations in the output from renewable energy sources.

8.11 Site Selection

The applicants have identified that a suitable site must be located in an area where there is adequate capacity on the local electricity network to accommodate the scheme and be within viable proximity to a substation with available demand capacity.

8.12 Beyond the technical considerations of the electricity network and the other materials considerations below there is the issue of what sites are available in the locality. Many of the representations received have expressed that development should be located on a brownfield site closer to the distribution site.

8.13 The applicants have included a review of prospective brownfield sites utilising the Brownfield Land register (A register of sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.). The site search area was 5km from the distribution site. The supporting information states that, due to the cost associated with the cable connection, sites further than 5km would be unviable. The resultant search has not revealed any suitable sites on the Brownfield Registers.

8.14 One site was identified in the Southampton Authority, and it appears a further site is located to the north within Eastleigh's boundary. However both benefit from detailed planning permission for residential development making them likely financially unviable as well as being located in close proximity to residential properties.

8.15 Conclusion on the Principle Of Development

The use of the site is considered to be contrary to criterion b) of Policy COM2 in that it is not considered inherently essential that a battery storage site be located in the countryside. However there is a clear national need for low carbon energy supply development and the locational requirements associated with the use preclude utilization of a brownfield site. In this instance the proposed development is considered to justify a departure from Policy COM2.

8.16 **Character and Appearance**

The site is located within the Chilworth/North Baddesley Local Gap. The land immediately to the north (Wrens Copse) is designated as an Ancient Woodland, Site of Importance for Nature Conservation (SINC) and has a blanket Tree Preservation Order (TPO).

8.17 There are no public rights of way in close proximity to the site, the closest footpath is North Baddesley (9) which is over 450m to the northwest of the site. Due to the distance and mature vegetation of Misslebrook Copse there are no views from the right of way. The main public views of the site are when travelling along the A27 (Botley Road) from Chilworth to North Baddesley, whilst there is mainly bramble vegetation with some trees, there are a number of open views into the site.

8.18 Landscape Character

The Landscape Officer has commented that the submitted Landscape and Visual Impact Appraisal is comprehensive and accurate. The LVIA acknowledges that there would be a Moderate/Major level of adverse effect on the landscape character at a site level that is borderline Significant, however on the wider landscape character of the area, the Proposed Development is assessed as having a Negligible-Minor level of adverse effect.

8.19 The Landscape Officer raised concern with regard to the original submission considering that the initially proposed landscape planting did little to mitigate the proposals or integrate the site within the wider landscape. Following on from the initial comments the proposed landscape scheme has been extensively revised and expanded in accordance with the Landscape Officers advice. The revised proposals have substantially increased the planting buffers around the site and now provide a robust buffer both in terms of depth of planting as well as increasing the size/height of the species proposed. Whilst the Landscape Officer retains an in principle concern regarding development in the Gap they have confirmed that the proposed buffer would in time successfully mitigate the proposals and integrate within the wider landscape.

8.20 Arboriculture

As is described above the application site is situated adjacent protected woodland. However there are no protected trees proposed to be felled as part of the development and the scheme now proposes extensive areas of new tree planting. The Arboricultural Officer raised some initial concern that the submitted information did not include surveys of the cable route to the distribution site. It has since been clarified that the cable would be laid in the highway and not therefore impact trees adjacent the carriageway. Following the submission of the additional planting details the Arboricultural Officer has also confirmed that proposed new planting is suitable. As a result the application is considered to have no detrimental impact on tree and complies with Policy E2.

8.21 Local Gap

The site is located within the Chilworth/North Baddesley Local Gap. Policy E3 states that development within Local Gaps will be permitted provided that:

- a) it would not diminish the physical separation and/or visual separation; and
- b) it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

8.22 The supporting text to Policy E3 clarifies that “The purpose of the policy is not to prevent all development within a local gap. In some circumstances where the proposal is of a rural character, such as agricultural buildings, and has a minimal impact on the purpose of the gap, these may be permitted.”

- 8.23 The proposed use is clearly not agricultural in appearance but it does not require the erection of any tall structures or buildings. The extent of the proposed planting scheme will significantly reduce its prominence and, once mature, will effectively visually integrate the site into the adjacent woodland. The end result is not considered to diminish the physical separation and/or visual separation of the settlements and complies with Policy E3.
- 8.24 **Ecology & Protected Species**  
This application is supported by an Ecological Impact Assessment (Western Ecology, January 2023) and a Biodiversity Net Gain Plan (Western Ecology, December 2022). Following initial comments from the Ecology Officer and updated Ecological Impact Assessment (Western Ecology Ltd, March 2023) and the Biodiversity Net Gain (BNG) metric spreadsheet provided.
- 8.25 Representations have raised concern that the development would result in a loss of biodiversity. However the sites historic use for agricultural production limits its ecological interest with the most significant habitats contained within the boundary planting and adjacent woodland which are retained and enhanced by the proposals. The BNG metric submitted in support of the application demonstrates a 42.93% increase in Habitat Units and a 100% increase in Hedgerow Units. In addition those figures were calculated prior to the latest landscaping proposals which have further increased the new planting on site.
- 8.26 The Ecology Officer has raised no objection subject to the imposition of conditions to require compliance with the protections and enhancements in the submitted documents. In addition further conditions are proposed to restrict the use of external lighting to emergencies and to require the submission of a Construction Environmental Management Plan (CEMP) to ensure no impact on the adjacent Sites of Importance for Nature Conservation (SINCs)/Ancient Woodlands.
- 8.27 Policy E5 states that “Development in the Borough that will conserve, and where possible restore and/or enhance, biodiversity will be permitted.” The amended scheme and enhancements would result in a clear net gain in biodiversity at the site. The proposals would result in an enhancement of habitats and biodiversity from the current condition of the site and therefore comply with Policy E5.
- 8.28 **Highways**  
In summary HCC have confirmed no objection to the application subject to conditions requiring the submission of a final Travel Plan and requiring the provision and retention of suitable visibility splays. Representations have raised concern regarding the traffic impacts of laying the new cable connecting in the highway. Whilst this would result in delays they would be temporary and subject to further consents from HCC as the Highways Authority.

8.29 Once running the facility will generate minimal traffic movements and utilises an existing access to the site. As a result the development is considered to have no significant adverse impact on highways or pedestrian safety and complies with the relevant policies of the TVBLP.

8.30 **Residential Amenity**

The application site benefits from a relatively isolated location in relation to neighbouring residential properties which are situated to the northwest (approximately 320m) and North (approximately 280m) on the other side of the highway and woodland respectively. Given the scale of the equipment it is not apparent that the layout of the proposed development would result in any adverse impact on the amenities of neighbouring properties by virtue of overlooking, overshadowing or overbearing.

8.31 Light

The risk of significant impacts on amenity from a new lighting scheme are limited by the areas of woodland that border the site to the east separating it from the nearest residential properties. But in any event following concerns regarding light pollution on the character of the area and protected species control over the external lighting is proposed.

8.32 Fire Risk

Many of the representations have referenced fire safety and the resultant air quality impacts of a fire at the site. The Hampshire & IOW Fire and Rescue Service (HIWFERS) have been consulted regarding the proposals and provided some detailed guidance on suitable layout and operation of the site. Following the receipt of the advice the applicants have submitted a Fire Safety Note that confirms that the site has been set out, and will be monitored in accordance with the advice. It is noted that issues relating to fire safety are controlled by Building Regulations, the Fire and Rescue Services Act 2004 and the Hampshire Act 1983 Section 12 (Access for Fire Service). However, in this case, it is considered necessary to secure the provisions of the fire safety note by condition.

8.33 Noise

Following on from some initial concerns raised by the Environmental Protection Officer the application has been supported by additional technical information. The Environmental Protection Officer was mainly concerned about the potential for some noise impact at the closest residential property, Charlotte Court. As a result, in order to protect against noise creep over time, they have recommended a condition limiting the noise output from the site as measured at the nearest property and requiring further mitigation if this is exceeded. Whilst it is expected that the site will operate below maximum operation time for much of the year, prolonged periods of warmer weather in future may see this maximum operation reached more frequently. The limit included within the proposed condition is primarily aimed at protecting amenity at night for the closest residents.

8.34 **Electromagnetic Fields**

Representations have raised concern with regard to the impact of Electromagnetic Fields (EMF) on public health. The Environmental Protection Officer has advised that The site operator will be obliged to comply with the Control of Electromagnetic Fields at Work Regulations 2016 to protect those who will be working on the site. No off site impacts would be anticipated and any further restrictions of EMF would be a matter for Public Health England.

8.35 **Surface Water and Drainage**

The Environment Agency designates the site as falling within Flood Zone 1 which has the lowest probability of fluvial flooding (i.e. 0.1% - a 1:1000 chance). There is therefore no objection to the development on fluvial flood risk grounds. Any further/improved connection to water services is a matter to be addressed through the relevant legislation. The Lead Local Flood Authority and Environment Agency have raised no objection to the proposals. A condition is applied to require development to be undertaken in accordance with the submitted drainage details. Subject to the required condition it is considered that surface water can be appropriately managed in accordance with policy E7 of the TVBRLP.

8.36 **Planning Balance**

It is not essential for the proposal to be located within the Countryside which results in conflict with COM 2 of the TVBRLP. Notwithstanding this point there is a clear national need for this type of development and clear support from the NPPF para 158. The contribution to additional capacity to the existing electricity network and meeting national and local climate change aims is a significant benefit of the scheme.

8.37 The application is situated within the local gap but visual impact has been reduced as far as possible by the extensive additional planting and as a result there would be a substantial increase in habitat and resultant biodiversity on site.

8.38 In this case the benefits of delivering the low carbon infrastructure, and associated biodiversity improvements, are considered to outweigh the conflict with Policy COM2 regarding development in a countryside location.

9.0 **CONCLUSION**

9.1 The proposals are considered to be a justified departure from Policy COM2. Subject to the required conditions, the development would not result in any adverse impacts on the character and appearance of the surrounding area, trees and landscape character, residential amenity, highways, ecology or flood risk. The proposals are therefore considered to comply with the relevant policies contained within the Test Valley Borough Revised Local Plan 2016.

10.0 **RECOMMENDATION**

10.1 **PERMISSION subject to:**

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

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

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

**A001.1 - V3.0**

**A001.2 - V3.0**

**A001.3 - V3.0**

**B005**

**B112**

**B114**

**B140**

**B201.1 REV 2.4**

**B201 REV 2.4**

**B202**

**B203**

**B204**

**B205**

**B207**

**B208**

**B209**

**B210**

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

- 3. Landscape works, implementation and management shall be carried out in accordance with the approved landscape plan MH2164-ADW02b - Final Rev B.**

**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) Policies LE6(a), E1 and E2.**

- 4. Development shall be carried out in accordance with the approved Arboricultural Method Statement (Arbtech, 28 April 2023) and Tree Protection Plan Ref Arbtech TPP 01.**

**Reason: To ensure the protection of trees during development 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) Policies E1 and E2.**

- 5. Development shall be carried out in accordance with the measures detailed in Section 7. 'Mitigation' of the submitted Ecological Impact Assessment by Western Ecology Ltd. (March 2023).**

**Reason: to conserve and enhance biodiversity, including with respect to legally protected species and Home Covert SINC, in accordance with Policies ENV01, ENV04 and ENV05 of the Test Valley local plan.**

- 6. No development shall take place until a Construction Environment Management Plan (CEMP) to ensure no impact on the two adjacent SINCS/Ancient Woodlands has been submitted to and approved in writing by the Local Planning Authority. Development shall be in accordance with the approved details.**  
**Reason: to avoid impacts to the nearby SINC's and Ancient Woodland, in accordance with Policy E5 of the Test Valley local plan.**
- 7. Development shall be undertaken in accordance with the measures set out in the Flood Risk Assessment and Drainage Strategy Iss. No. 4 (Delta-Simons, 6/2/23).**  
**Reason: To ensure sure proper management of surface water in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 8. No development shall take place, (including any works of demolition), until a final Construction Traffic Management Plan has been submitted to, and approved in writing by, the LPA. The approved plan shall include scaled drawings illustrating the provision for -**

  - 1) The parking of site operatives and visitors' vehicles.**
  - 2) Loading and unloading of plant and materials.**
  - 3) Management of construction traffic and access routes.**
  - 4) Storage of plant and materials used in constructing the development.**
  - 5) Vehicle Tracking demonstrating that the largest vehicles associated with the construction process can access, egress and turn within the confines of the site.**

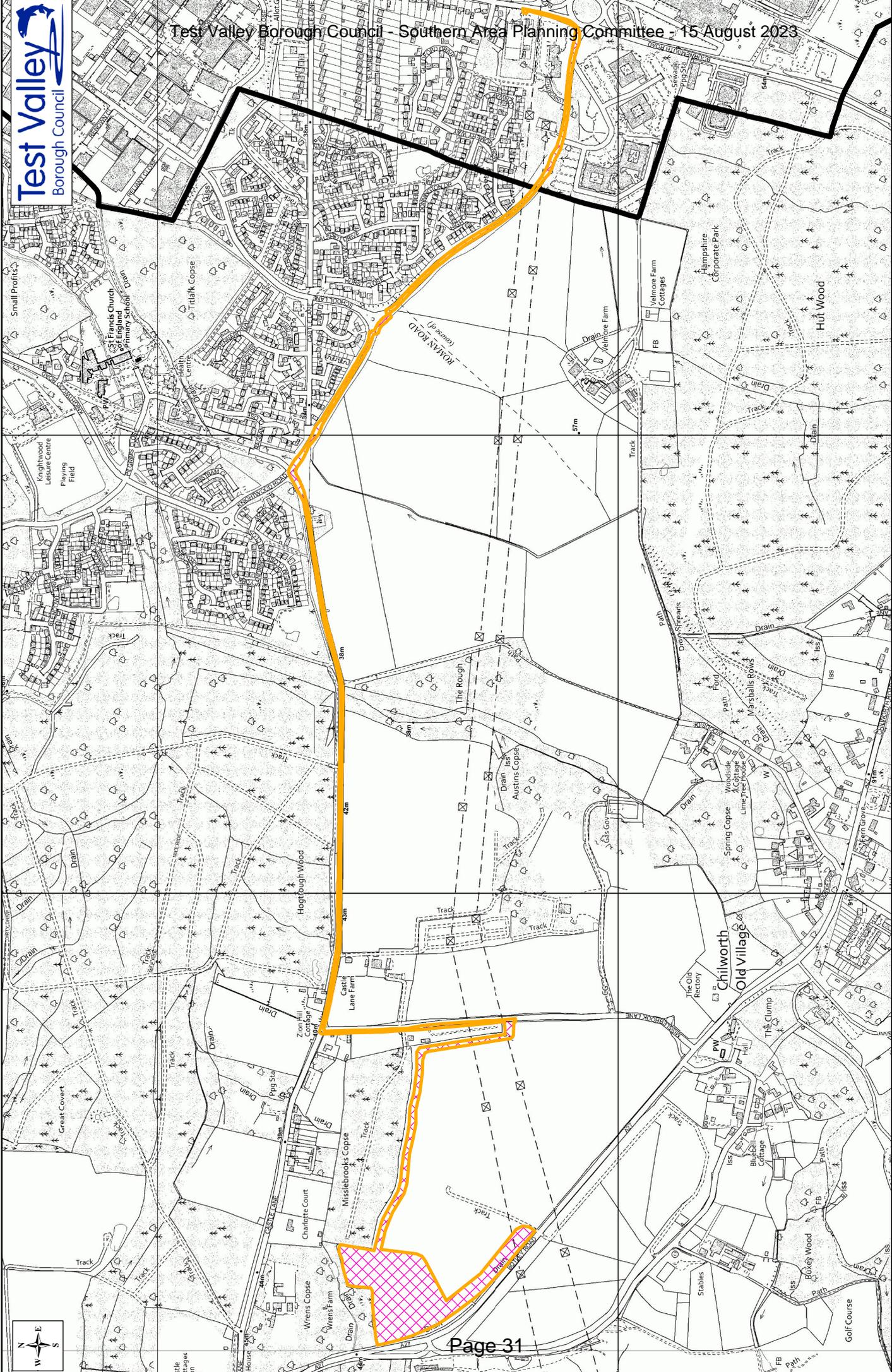
**Development shall be in accordance with the approved details**  
**Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.**
- 9. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway. Development shall be in accordance with the approved details.**  
**Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.**

- 10. The development shall not be brought into use until vehicular visibility splays as detailed on the approved plan(s) have been provided. There shall be no obstruction to visibility exceeding 0.6m in height above the adjacent carriageway within the highway visibility splays. The vehicular visibility splays shall thereafter be retained for the lifetime of the development.**  
**Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local plan.**
- 11. No development shall commence until a scheme for the import and export of electricity to and from the site, including routes of pipes and cables has been submitted to and approved in writing by the Local Planning Authority. The connection infrastructure shall be constructed in accordance with the approved details prior to the development being first brought into use.**  
**Reason: To ensure the protection of trees during development to improve in the interest of visual amenity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.**
- 12. Development shall be undertaken in accordance with the Battery Energy Storage System (BESS) - Fire Safety Note (April 2023).**  
**Reason: In the interests of local amenities and of neighbouring properties in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.**
- 13. Notwithstanding the information submitted, details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. The submitted details shall include a detailed management plan of when external lighting will be used on site. A suitable scheme shall strictly limit the use of external lighting to when needed to facilitate on-site emergency works. The development shall be carried out, and external lighting operated, in accordance with the approved details.**  
**Reason: In the interests of protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.**
- 14. The combined BS4142: 2014 'rating level' of noise from inverters and ancillary noise-producing plant associated with the permitted battery energy storage site development shall not, at any time of operation, exceed 30 dB(A) as determined at the nearest existing residential property [Charlotte Court, Castle Lane]. The measurements and assessment shall be made according to BS4142: 2014. If requested by the Local Planning Authority (following receipt of a noise complaint) within 24 months of commencement of use, the operator shall (at the operator's own expense) appoint a competent acoustician to undertake a noise verification exercise under typically worst case conditions to monitor site noise and determine whether the above limit is being complied with. A written report of the acoustician's findings, together with noise mitigation proposals if required, shall be provided to the Local Planning Authority within three months of any such request.**

**Reason: In the interest of amenities in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan 2016.**

**Notes to applicant:**

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
  - 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
  - 3. The applicant's attention is drawn to the advice contained in the Hampshire & Isle of Wight Fire & Rescue letter of 15th February 2023 and the Environment Agency letter of 21 April 2023. Specifically to the requirements under the Hampshire Act 1983 Section 12 - Access for Fire Service and Fire and Rescue Services Act 2004. Water provisions should be discussed in detail with HIWFRS to ensure suitable water is available for firefighting purposes. Please contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (hydrants@hantsfire.gov.uk) to discuss the proposals.**
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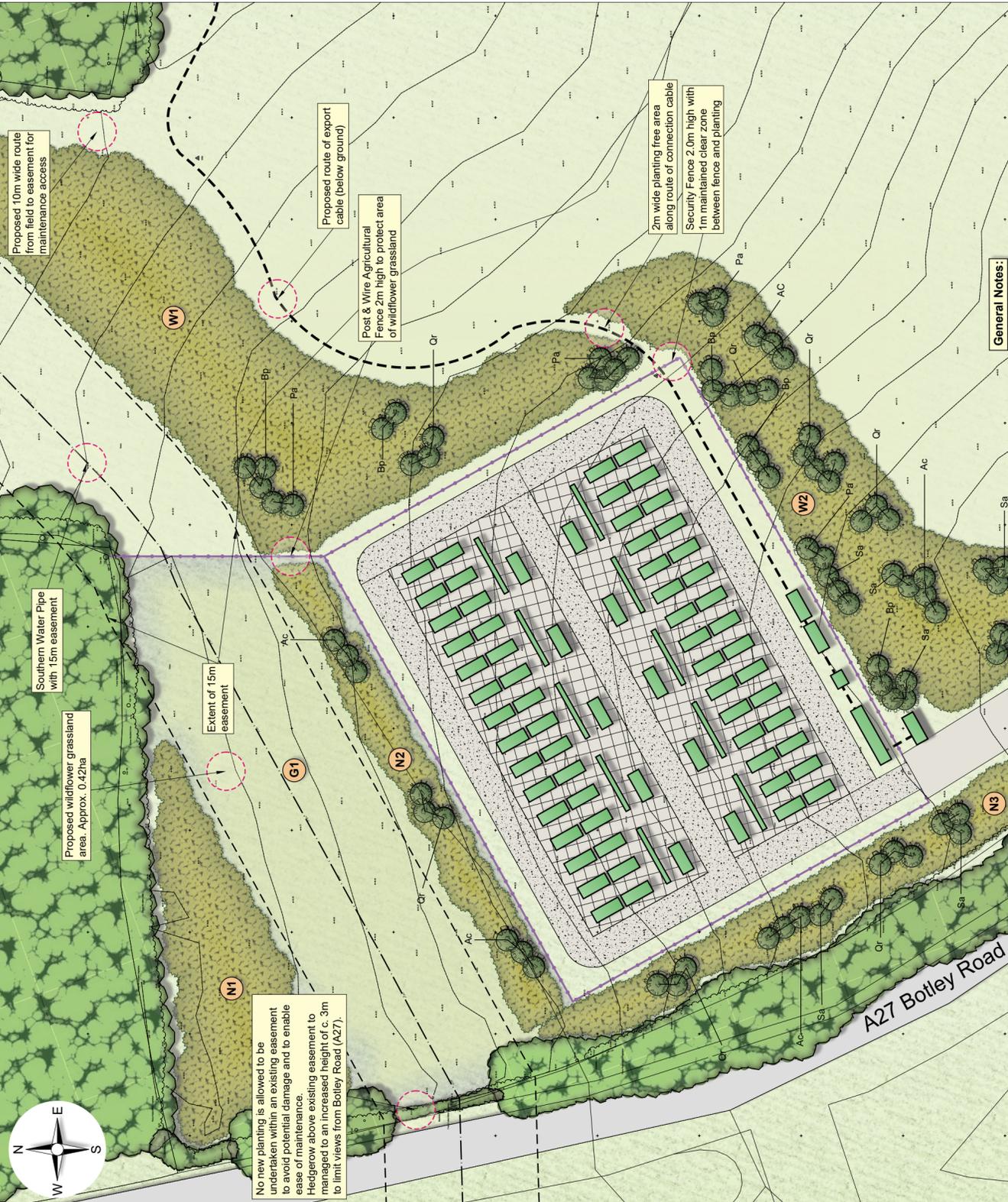
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Item	Month (Annually)											
	J-A	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
<b>Wildflower Grassland Maintenance</b>												
Grass cuts to wildflower areas and remove airings (100mm height)												
Checks for invasive, noxious or notifiable weeds and removal/treat in accordance with species encountered												
<b>Planting Areas Maintenance</b>												
Maintain 1m wide weed-free circle around young plants and along hedgerows via minimum 3 herbicide applications/hand weeding												
Weed eradication using herbicide and physical methods in grassland areas as appropriate for species of weed												
Grass cuts to ground vegetation within planting compartments areas to 75mm height												
Reform plants and shelters, prune plants to remove dead or dying shoots and also suckers to favour leading shoot												
Replacement of plant failures and guards/stakes as required to maintain original stocking												
Undertake formative pruning as required and as appropriate for plant species												

Common Name	Botanical Name	Size (cm)	Type	Shelter	Total
Pedunculate oak	<i>Quercus robur</i>	12-14 girth	Rootball	Staked only	34
Field Maple	<i>Acer campestre</i>	10-12 girth	Rootball	Staked only	18
Rowan	<i>Sorbus aucuparia</i>	10-12 girth	Rootball	Staked only	16
Silver birch	<i>Betula pendula</i>	8-10 girth	Rootball	Staked only	13
Cean	<i>Prunus avium</i>	8-10 girth	Rootball	Staked only	14
<b>Total:</b>					<b>95</b>

Common Name	Botanical Name	Size (cm)	Type	Shelter	% Mix	Plant Numbers	Total
<b>Tree and Shrub Woodland Mix (Small Compartments):</b>							
Pedunculate oak	<i>Quercus robur</i>	60-90	Transplant	800mm Tree guard	1.5	1.5	1.5
Rowan	<i>Sorbus aucuparia</i>	60-90	Transplant	600mm Tree guard	20	138	78
Cean	<i>Prunus avium</i>	60-90	Transplant	600mm Tree guard	10	69	39
Silver birch	<i>Betula pendula</i>	60-90	Transplant	600mm Tree guard	5	34	19
Seaside Oak	<i>Quercus petraea</i>	60-90	Transplant	600mm Tree guard	10	69	39
Holly	<i>Corylus avellana</i>	60-90	Transplant	600mm Shrub guard	15	103	58
Hawthorn	<i>Ilex aquifolium</i>	60-90	Slit+ Container	600mm Mesh guard	10	39	56
	<i>Crataegus monogyna</i>	60-90	Transplant	600mm Shrub guard	25	172	97
<b>Total:</b>					<b>100</b>	<b>689</b>	<b>390</b>

Common Name	Botanical Name	Size (cm)	Type	Shelter	% Mix	Plant Numbers	Total
<b>Tree (T) and Shrub (S) Woodland Mix (Large Compartments):</b>							
Pedunculate oak	<i>Quercus robur</i>	60-90	Transplant	600mm Tree guard	15	6-10	145
Field maple	<i>Acer campestre</i>	60-90	Transplant	600mm Tree guard	10	3-6	97
Rowan	<i>Sorbus aucuparia</i>	60-90	Transplant	600mm Tree guard	10	6-10	97
Cean	<i>Prunus avium</i>	60-90	Transplant	600mm Mesh guard	5	3-6	48
Silver birch	<i>Betula pendula</i>	60-90	Transplant	600mm Shrub guard	10	3-6	97
Goat willow	<i>Salix caprea</i>	60-90	Routed cutting	600mm Mesh guard	2	1-3	19
Hawthorn	<i>Crataegus monogyna</i>	60-90	Transplant	600mm Tree guard	10	6-10	97
Hazel	<i>Corylus avellana</i>	60-90	Transplant	600mm Tree guard	10	6-10	97
Gelder rose	<i>Viburnum opulus</i>	60-90	Transplant	600mm Tree guard	5	3-6	48
Blackthorn	<i>Prunus spinosa</i>	60-90	Transplant	600mm Tree guard	8	3-6	77
Dogwood	<i>Cornus sanguinea</i>	60-90	Transplant	600mm Mesh guard	2	1-3	19
Holly	<i>Ilex aquifolium</i>	60-90	3Ltr+ Container	600mm Shrub guard	5	3-6	48
Dog Rose	<i>Rosa canina</i>	60-90	Transplant	600mm Mesh guard	2	1-3	19
Field Rose	<i>Rosa avensis</i>	60-90	Transplant	600mm Mesh guard	2	1-3	19
Gorse	<i>Ulex europaeus</i>	60-90	3Ltr+ Container	No Guard	2	1-3	19
Broom	<i>Cytisus scoparius</i>	60-90	3Ltr+ Container	600mm Mesh guard	2	1-3	19
<b>Total:</b>					<b>100%</b>	<b>966</b>	<b>733</b>



**Plant Stock**  
All plant material to be as specified in the Plant Schedules. All plant material to be in accordance with BS 3838 Part 1 (1992), Nursery Stock Specification for Trees and Shrubs', BS3936 Part 10: 1990 Nursery Stock Specification for Ground-cover Plants', BS3969 1998 Recommendations for Turf for General Purpose' and 'Handling and Establishing Landscape Plants' HTA 1985, revised edition March 2002. Any stock planted outside the recognised planting season to be contained in the specified pot size. Where growing-on in the nursery is necessary all plant material is to be re-potted to the next approved pot size, re-spaced to allow for 15-20% growth per growing season, and maintained to healthy vigorous growth irrespective of weather conditions.

**Planting - Proposed Tree and Shrub Areas**  
All planting areas to be weed free prior to planting. Allow for application of approved translocated systemic herbicide in line with 1997 Control of Pesticide Regulations and 2003 COSHH. All beds to be thoroughly forked over or rotovated to a minimum depth of 400 mm, ensuring that the subgrade and topsoil are both free draining. All planting beds to be 90mm below adjacent grass/hard surfaces. Where grass is proposed, soil levels to be 10mm below or flush with adjacent surfaces.

**Individual Tree Planting**  
Trees to be planted into prepared tree pits, backfilled with topsoil/soil ameliorants as above.

Rootballed trees:  
Tree pit diameter to be 500mm greater than rootball, wide enough to accommodate roots when fully spread. Depth of all tree pits to be 150mm greater than depth of rootball / container and backfilled with 150mm layer of approved drainage gravel. Base and sides of all pits to be roughened to allow root penetration. Works to be in accordance with BS 4043:1989 Transplanting root-balled trees. Where trees are planted within grassland, they shall have a 1000mm diameter circle around the base of the trunk to be maintained free from grass and spread with 75mm mulch. All trees to watered-in when planted with a minimum 5L, and then on a weekly basis for the duration of the 12 Month Maintenance Period, except when the weather conditions are very wet.

**Tree Stakes:** Bare-root trees up to 12-14cm girth to be single staked - stakes well driven into the ground minimum 300mm into bottom of tree pit. Stakes to be pressure treated, round (75cm diameter) peeled, smooth larch or similar. Trees to be secured with plastic/rubber proprietary tree tie, nailed to the stake. All stakes to be pointed at one end, extending above ground by 1/3 of the height of the ground to 1st branch.

**Woodland Planting**  
All feathered trees and whips to be planted in prepared pits 600x600x600mm for feathered trees, and 300x300x300mm for whips. Pits to be backfilled with topsoil/soil ameliorants as above. All plants to be well firmed. Feathered trees to be single staked. All trees to be fitted with proprietary rabbit guards.

**Native Tree and Shrub Planting**  
All feathered trees and whips to be planted in prepared pits 600x600x600mm for feathered trees, and 300x300x300mm for whips. Pits to be backfilled with topsoil/soil ameliorants as above. All plants to be well firmed. Feathered trees to be single staked. All trees to be fitted with proprietary rabbit guards.

Shrubs to be planted in pits 150mm wider and deeper than their root spread. Pits to be backfilled with a mixture of topsoil/soil ameliorants as above. Plants to be a minimum of 300mm from any adjacent hard surface or structure. Where not protected by rabbit netting, shrubs to be fitted with proprietary rabbit guards.

**Grass Areas**  
Topsoil for grassed areas to be prepared to a fine tilth, all stones over 50mm removed, and firmed to achieve a level surface. Grass seeding to comply with BS 4428. Water all grass areas to maintain healthy growth.

Following soil preparation all areas to be sown with grass seed mixes as identified on this drawing at a rate of 5g/m<sup>2</sup>.

**Maintenance - See schedule.**

**Client:** Boom Power Ltd

**Consultant:** Crestwood Environmental Ltd  
Crestwood Environmental Ltd  
Waterhampton Science Park  
Waterhampton, W10 3RU  
Tel: 01862 82497  
Fax: 01862 82498  
info@crestwoodenvironmental.co.uk

**Project Title:** MISSLEBROOK - BESS  
**ILLUSTRATIVE LANDSCAPE MASTERPLAN**

**Date:** 03 Jul 2023  
**Scale:** 1:750  
**Drawn By:** IS  
**Checked By:** Final  
**Status:** Final  
**Project Size:** AZ (694x420 mm)  
**Final Revision:** B

**Client Ref:** CE-MH2164-ADW02b - Final  
**Drawing No. / Client Ref:** Figure 2

# MISSLEBROOKS BATTERY STORAGE OVERALL LAYOUT PROJECT INFOBOX

	SITE BOUNDARY
	INVERTERS
	TRANSFORMERS
	LOCAL SUPPLY TRANSFORMER
	BATTERY CONTAINERS
	SUBSTATIONS
	INTERNAL SERVICE ROAD
	PROPOSED ACCESS TRACK
	EXPORT CABLE ROUTE
	400kV National Grid OHL
	132kV SSE OHL

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address	Project Address
Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG	Land Between: Botley Road A27, Castle Lane & Misslebrooks Lane. SO52 9LY

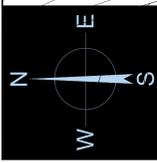
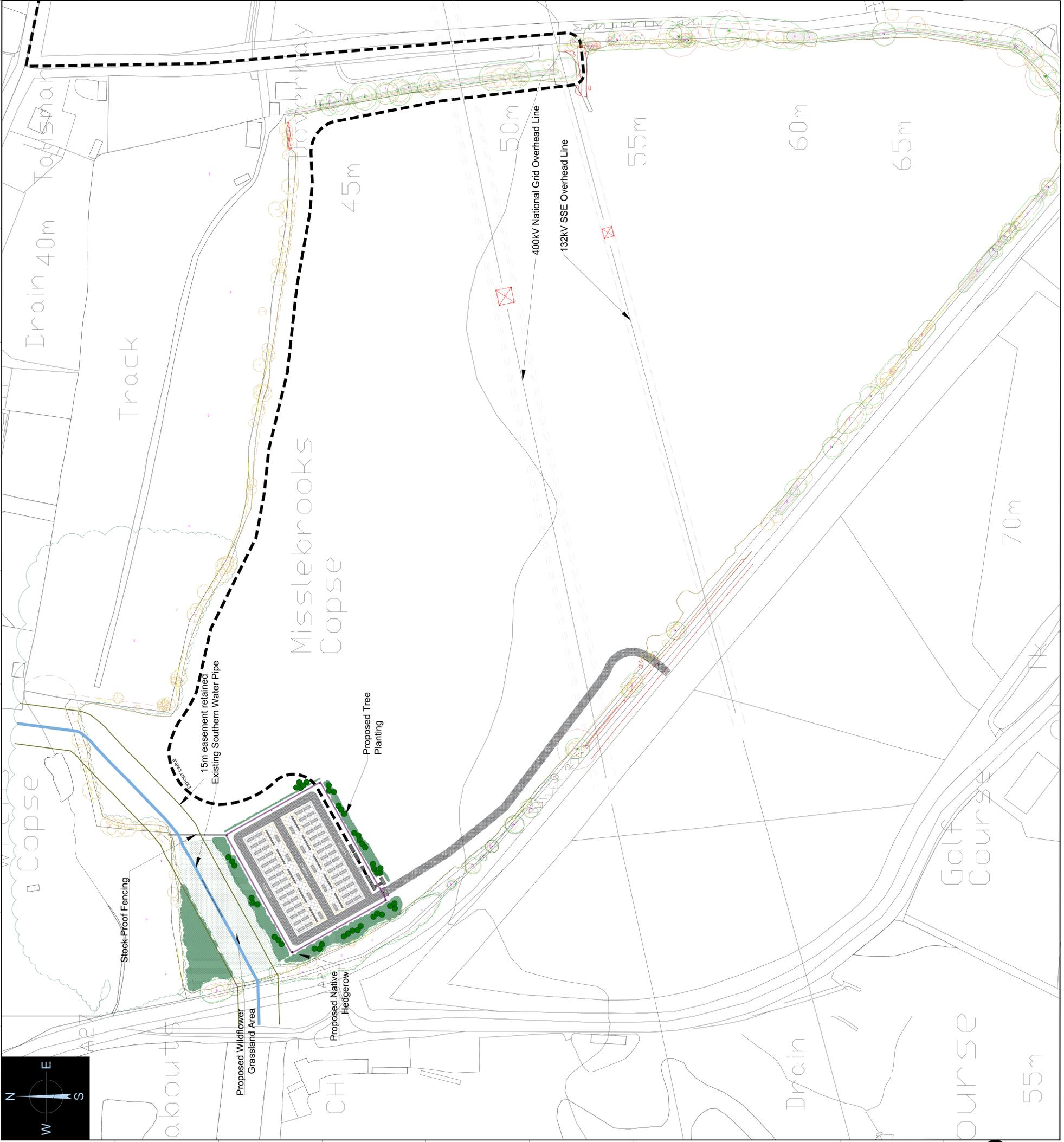
Drawing Information	
V No	Revision Note
2.4	FINAL
By	
SH	30/03/2023

Drawing Information	
Scale	1:2500 @ A0
Stage	<b>FINAL</b>
Drawing Name	Battery Storage Overall Layout
Drawing Number	B201
Designed By	Sam Hogan
Sheet 1 of 1	

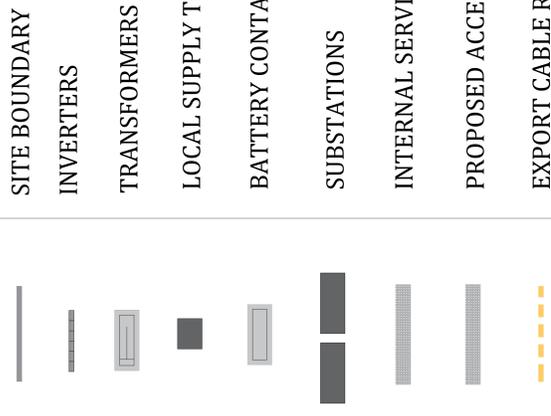


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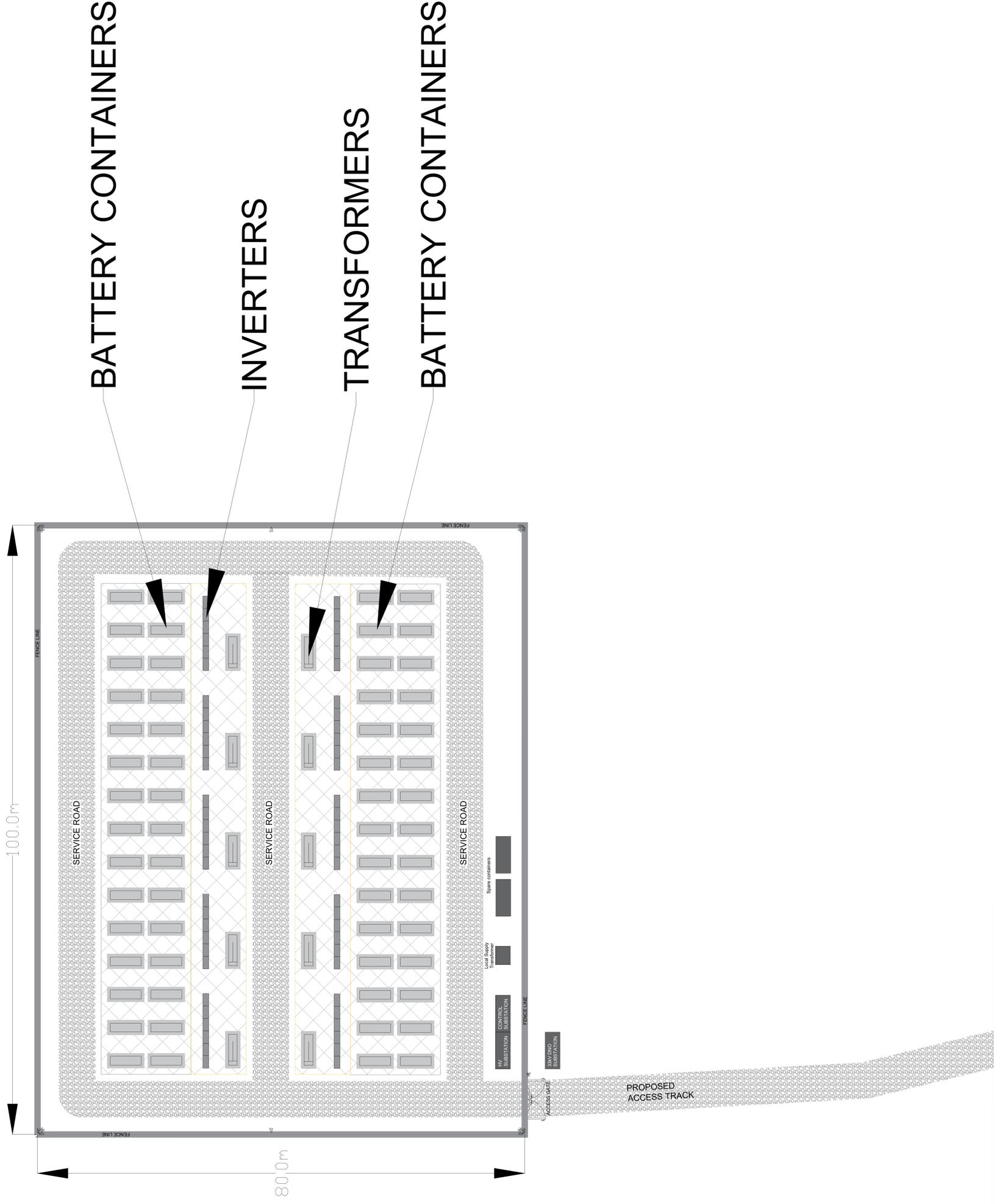


# MISSLEBROOKS BATTERY STORAGE LAYOUT PROJECT INFOBOX



Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address	Project Address		
Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG	Land Between: Botley Road A27, Castle Lane & Misslebrooks Lane. SO52 9LY		
Drawing Information			
V No	Revision Note	By	Date
2.4	FINAL	SH	30/03/2023
Drawing Information			
Scale	1:50 @ A3		
Stage	FINAL		
Drawing Name	Battery Storage Overall Layout		
Drawing Number	B201.1		
Designed By	Sam Hogan		
Sheet 1 of 1			



BATTERY CONTAINERS

INVERTERS

TRANSFORMERS

BATTERY CONTAINERS



# Battery Storage CCTV & Floodlight Elevations

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address

Boom Power Ltd.  
Unit 5E Park Farm  
Chichester Road  
Arundel  
West Sussex  
BN18 0AG

Project Address

Project Address

Drawing Information

V No	Revision Note	By	Date
1.2	Final	SH	01/04/2023

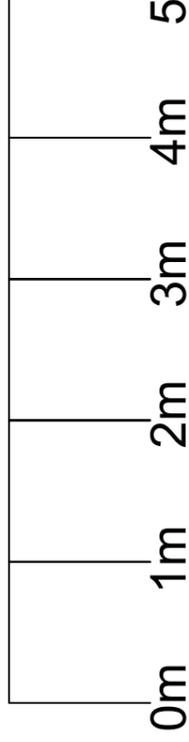
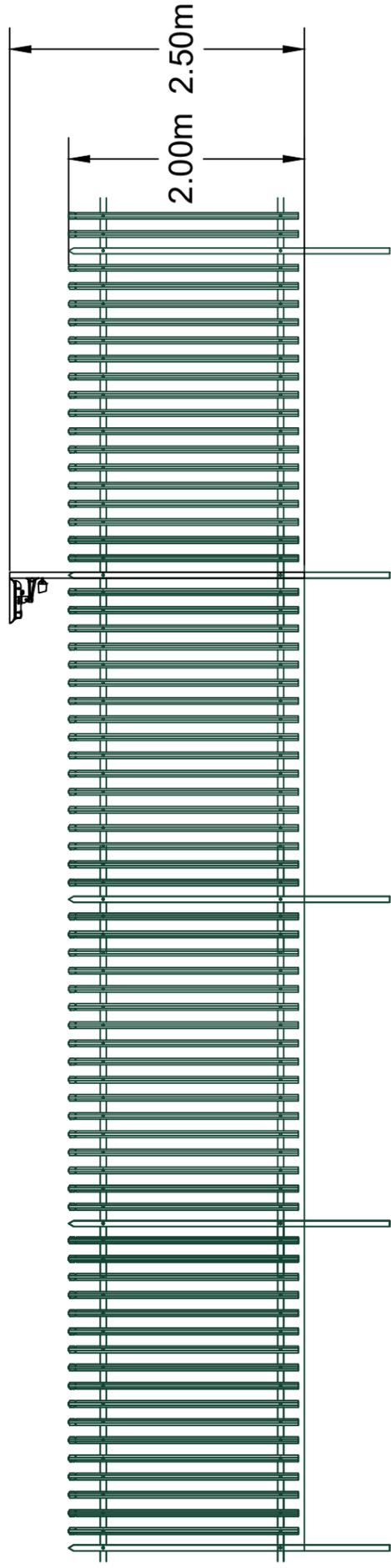
Drawing Information

Scale [when printed]	1:50 @ A3
Stage	<b>FINAL</b>
Drawing Name	Battery Storage CCTV + Floodlight Elevations
Drawing Number	B205
Designed By	Samuel Hogan



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**BATTERY STORAGE  
COMBINER WITH  
INVERTERS**

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address

Boom Power Ltd.  
Unit 5E Park Farm  
Chichester Road  
Arundel  
West Sussex  
BN18 0AG

Project Address

Drawing Information

V No	Revision Note	By	Date
1.0	Initial Drawing	SH	08/11/2023

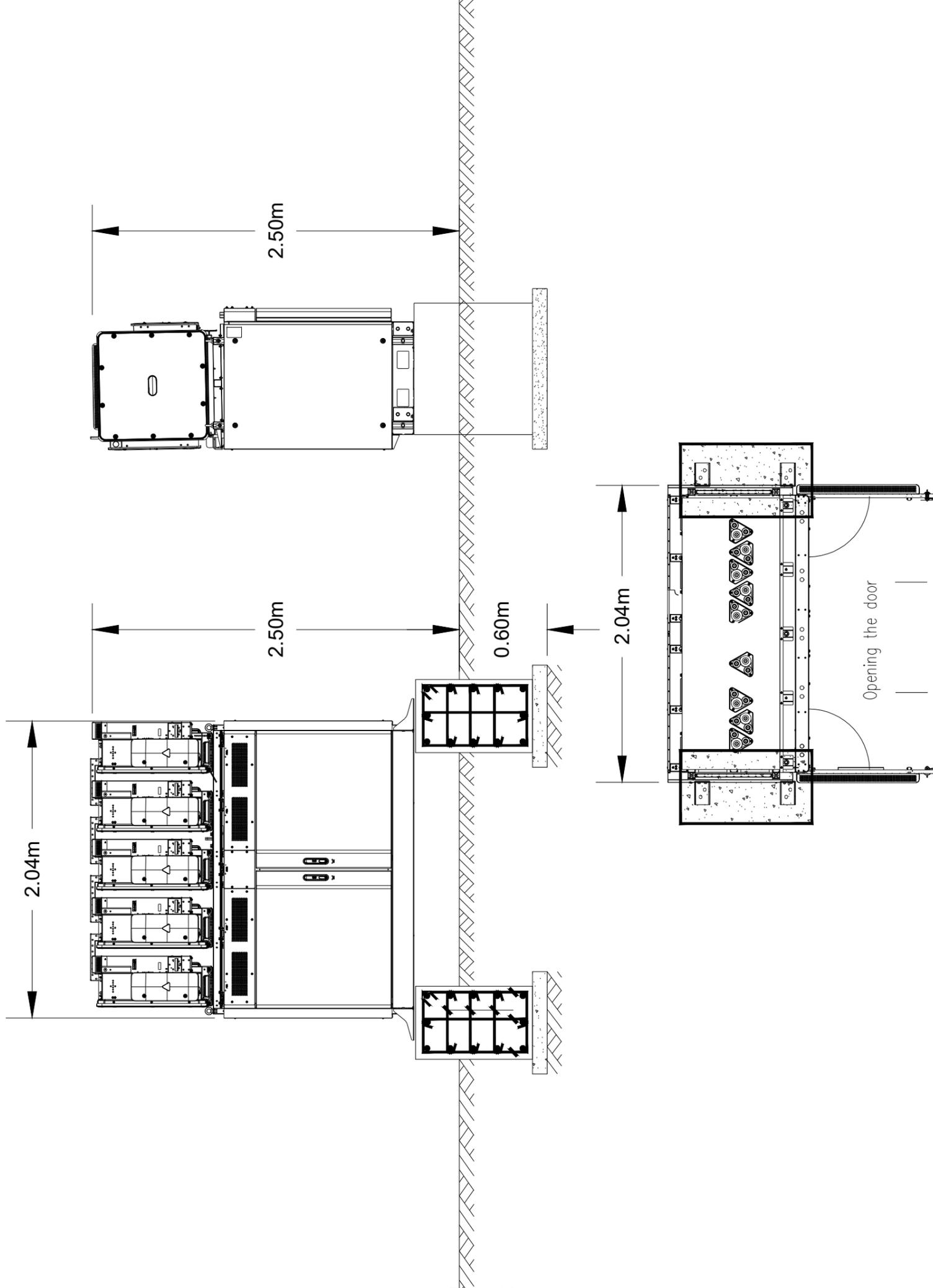
Drawing Information

Scale	1:30 @ A3
Stage	<b>ISSUED FOR REVIEW</b>
Drawing Name	Battery Storage Combiner With Inverters
Drawing Number	B207
Designed By	Samuel Hogan



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Top view (door opening + display of overline module)

# BATTERY STORAGE CONTAINER FOUNDATIONS & ELEVATIONS

Container Colour

Signal White - RAL 9003

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address

Boom Power Ltd.  
Unit 5E Park Farm  
Chichester Road  
Arundel  
West Sussex  
BN18 0AG

Project Address

Drawing Information

V No	Revision Note	By	Date
1.4	FINAL	JT	16/05/2023

Drawing Information

Scale When Printed

1:50 @ A3

Stage

**FINAL**

Drawing Name

Battery Storage Container  
Foundations & Elevations

Drawing Number

B202

Designed By

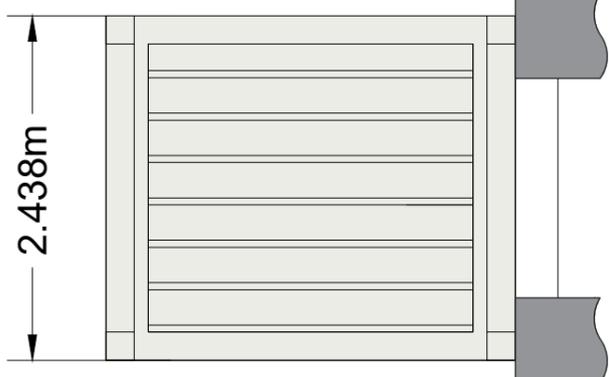
Samuel Hogan



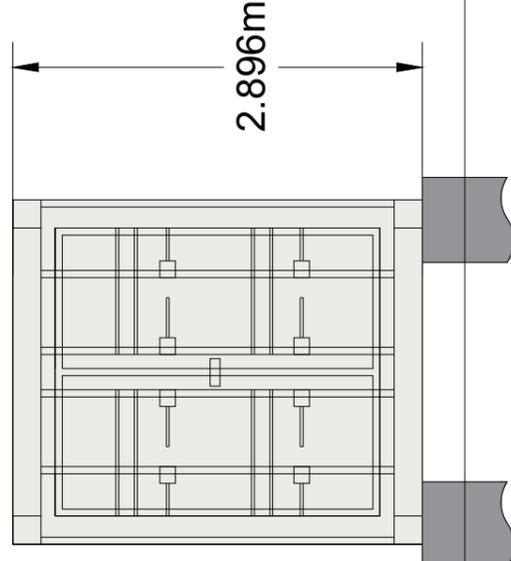
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**RIGHT SIDE VIEW**



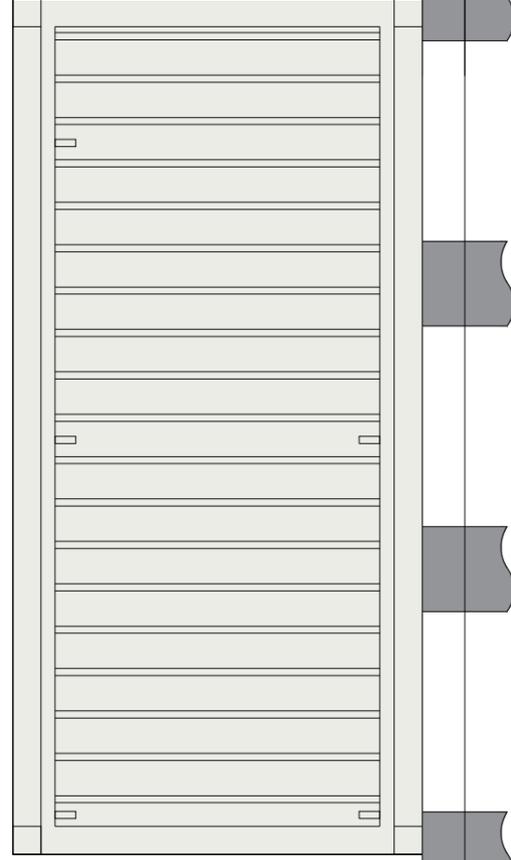
**LEFT SIDE VIEW**



**REAR VIEW**



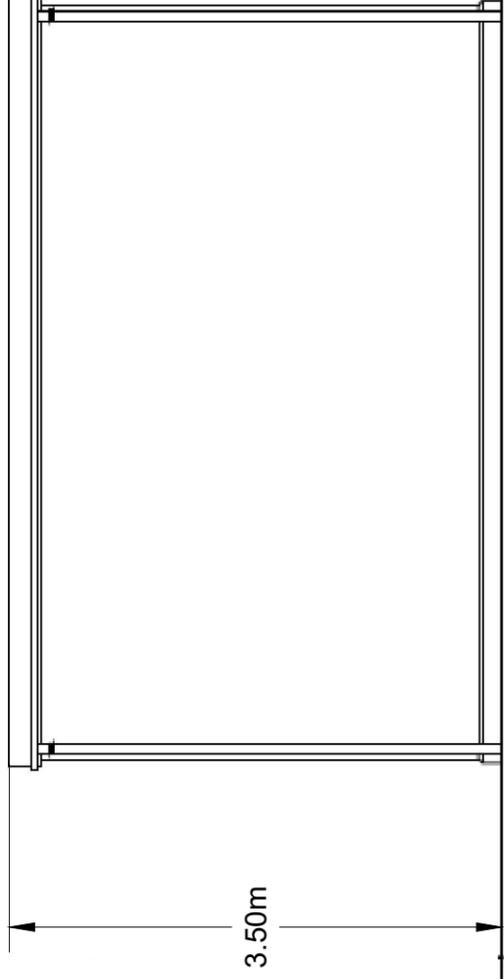
**FRONT VIEW**



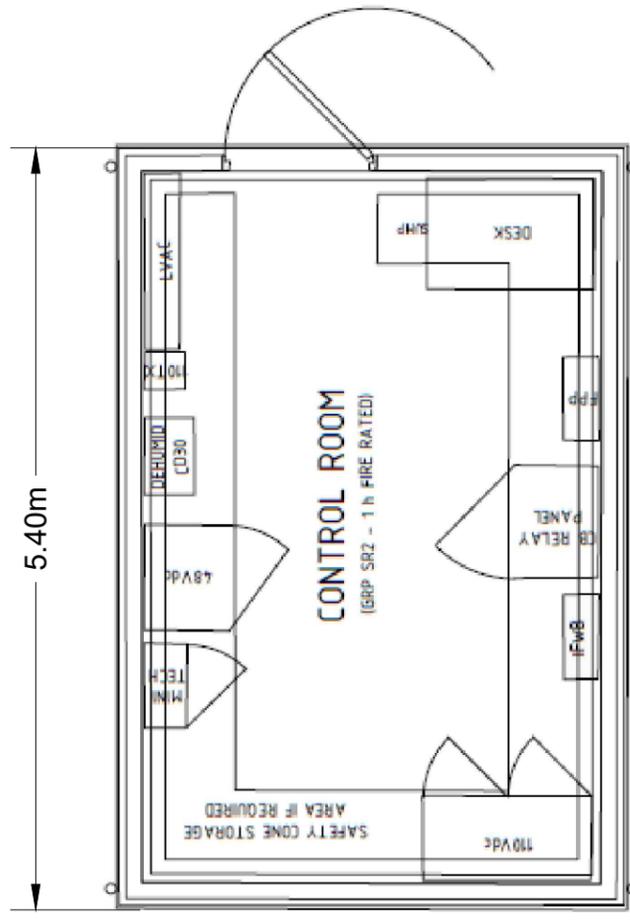
**BATTERY STORAGE  
CONTROL SUBSTATION**

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address		Project Address	
Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG			
Drawing Information			
V No	Revision Note	By	Date
1.0	Initial Drawing	SH	08/11/2023
Drawing Information			
Scale	1:50 @ A3		
Stage	ISSUED FOR REVIEW		
Drawing Name	Battery Storage Control Substation		
Drawing Number	B209		
Designed By	Samuel Hogan		



Side elevation

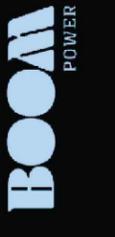


Plan view

0m 2.5m 5m

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A B C D E F G H I J

1 2 3 4 5 6 7 8 9 10

# BATTERY STORAGE ENTRANCE GATES ELEVATIONS

Finish:

RAL 6005 - Moss Green



Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address

Boom Power Ltd.  
Unit 5E Park Farm  
Chichester Road  
Arundel  
West Sussex  
BN18 0AG

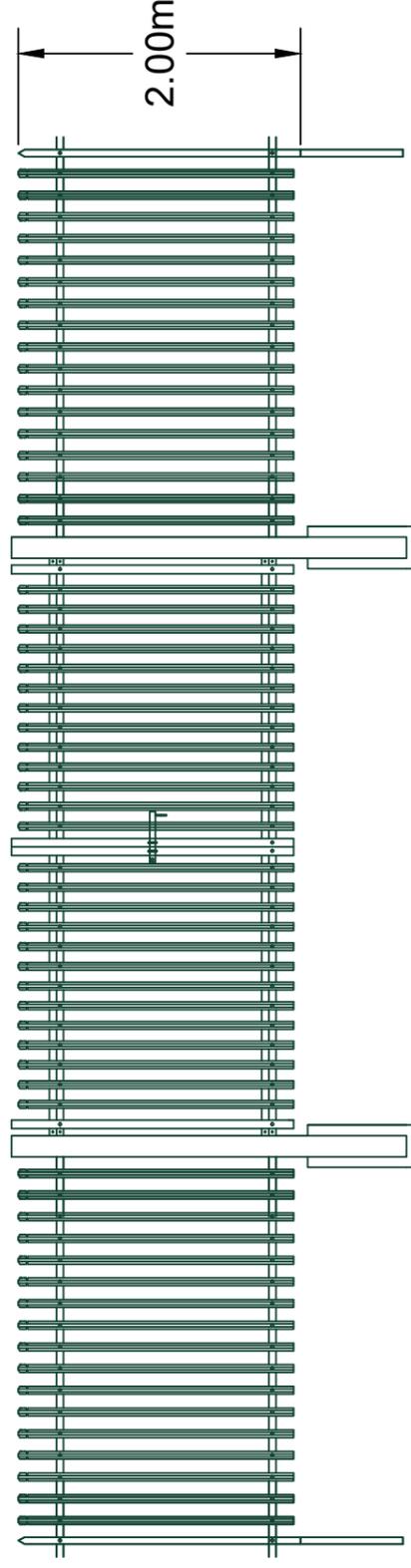
Project Address

Drawing Information

V No	Revision Note	By	Date
1.1	FINAL	SF	28/01/2023

Drawing Information

Scale [When Printed]	1:50 @ A3
Stage	<b>FINAL</b>
Drawing Name	Battery Storage Entrance Gates Elevations Planning
Drawing Number	B204
Designed By	Samuel Hogan



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A B C D E F G H I J

1 2 3 4 5 6 7 8 9 10

# HV SUBSTATION FOUNDATIONS & ELEVATIONS

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Container Colour

Signal White - RAL 9003

Boom Power Ltd. Address

Boom Power Ltd.  
Unit 5E Park Farm  
Chichester Road  
Arundel  
West Sussex  
BN18 0AG

Project Address

Drawing Information

V No	Revision Note	By	Date
1.0	FINAL	JT	15/11/2022

Drawing Information

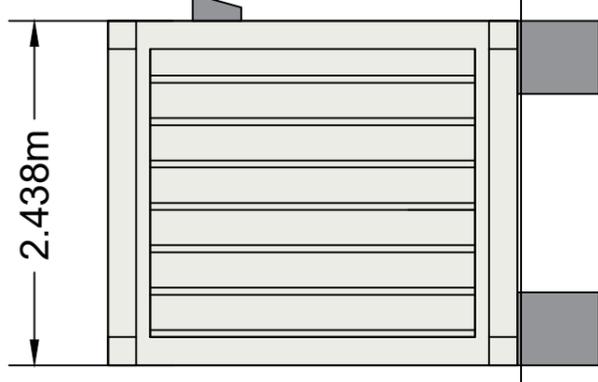
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Stage	<b>ISSUED FOR REVIEW</b>
Drawing Name	HV Substations Foundations & Elevations
Drawing Number	B210
Designed By	Samuel Hogan



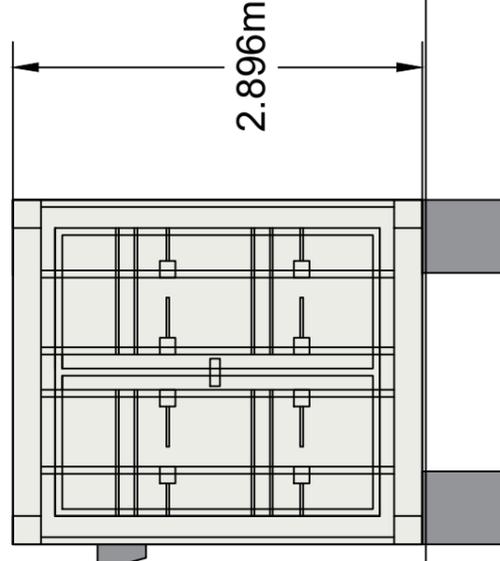
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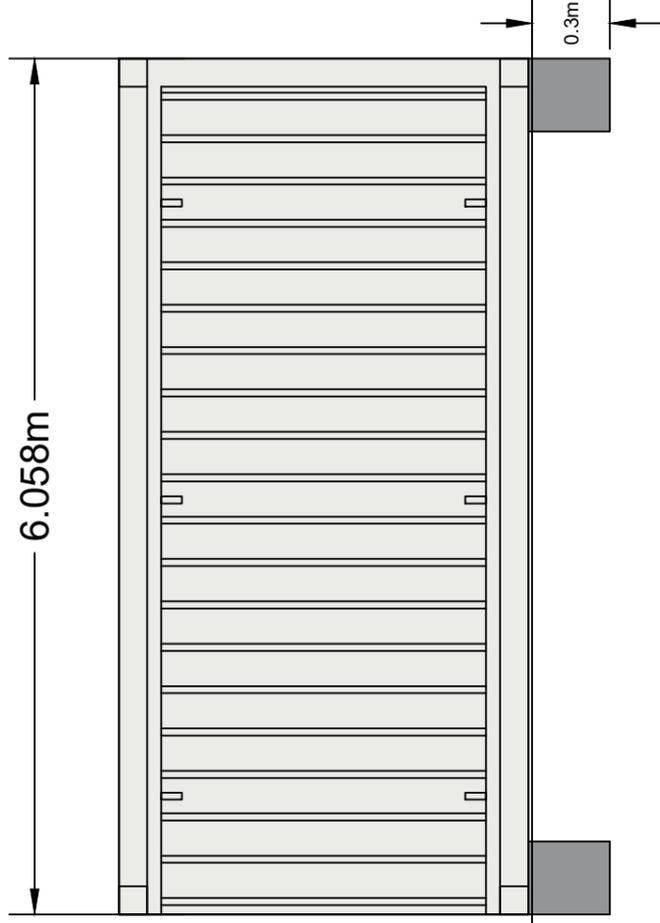
**RIGHT SIDE VIEW**



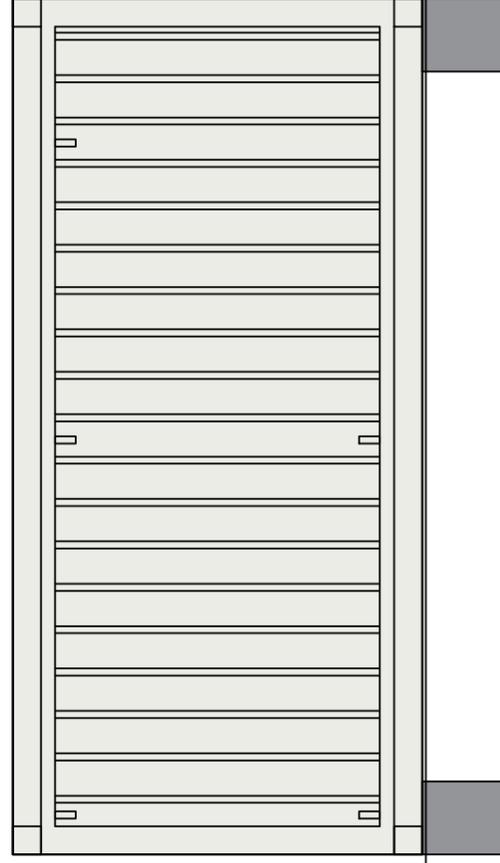
**LEFT SIDE VIEW**



**REAR VIEW**



**FRONT VIEW**



**Ground Level**

**Ground Level**

**BATTERY STORAGE LOCAL  
SUPPLY TRANSFORMER  
FOUNDATIONS & ELEVATIONS**

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address

Boom Power Ltd.  
Unit 5E Park Farm  
Chichester Road  
Arundel  
West Sussex  
BN18 0AG

Project Address

Drawing Information

V No

Revision Note

By

Date

1.0

FINAL

JT

15/11/2023

Drawing Information

Scale

1:50 @ A3

Stage

ISSUED FOR REVIEW

Drawing Name

Local Supply Transformer  
Foundations & Elevations

Drawing Number

B208

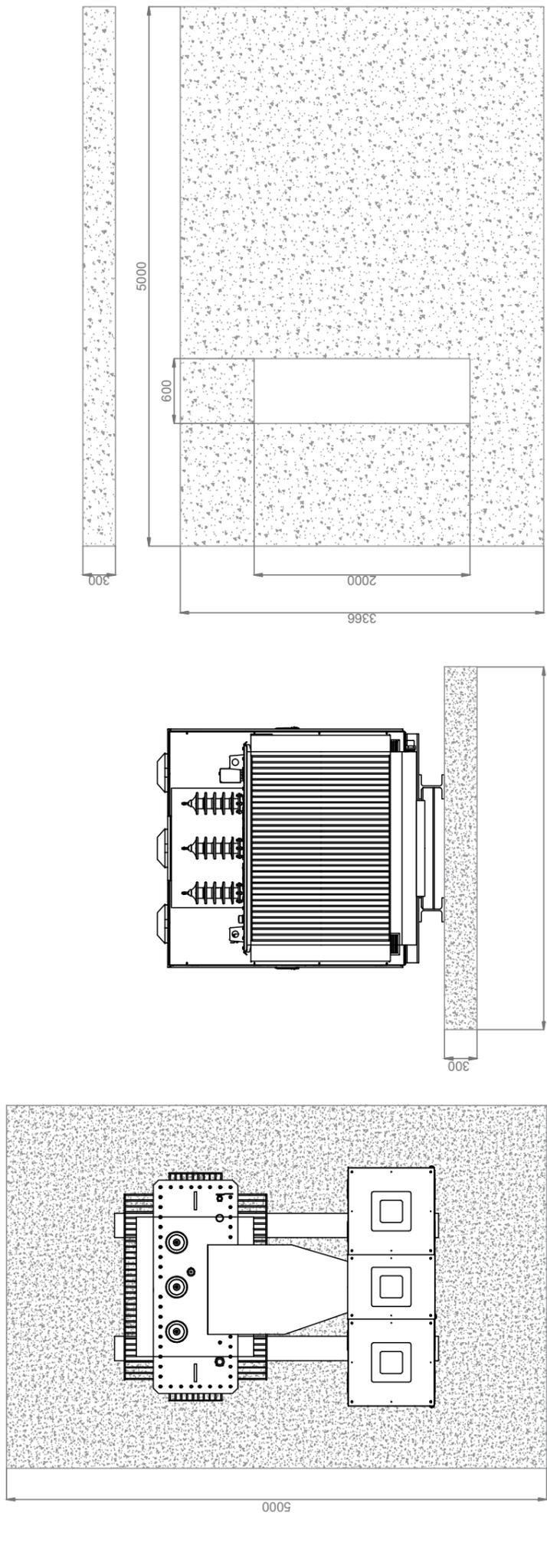
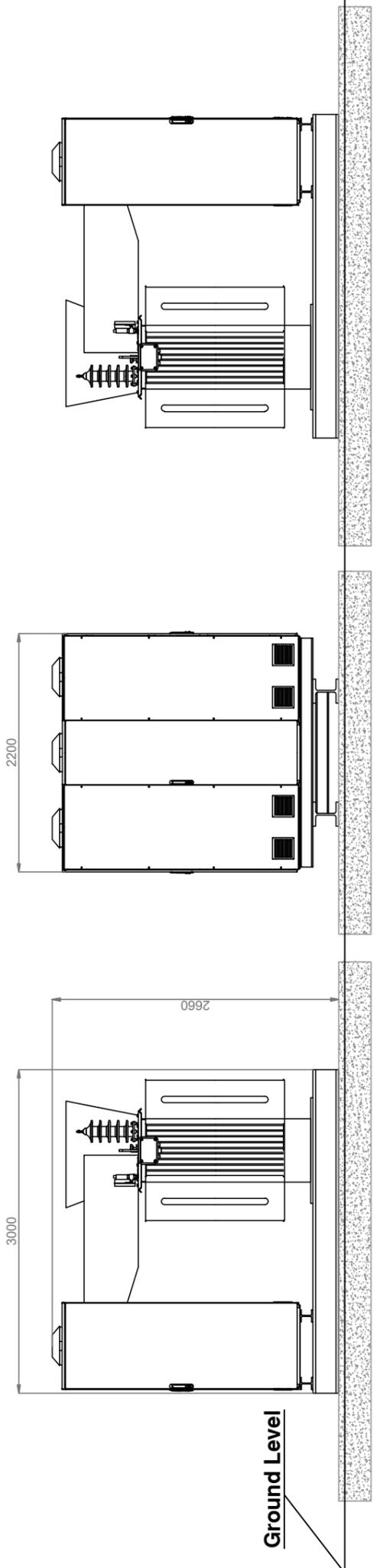
Designed By

Jason Turner

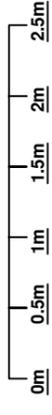


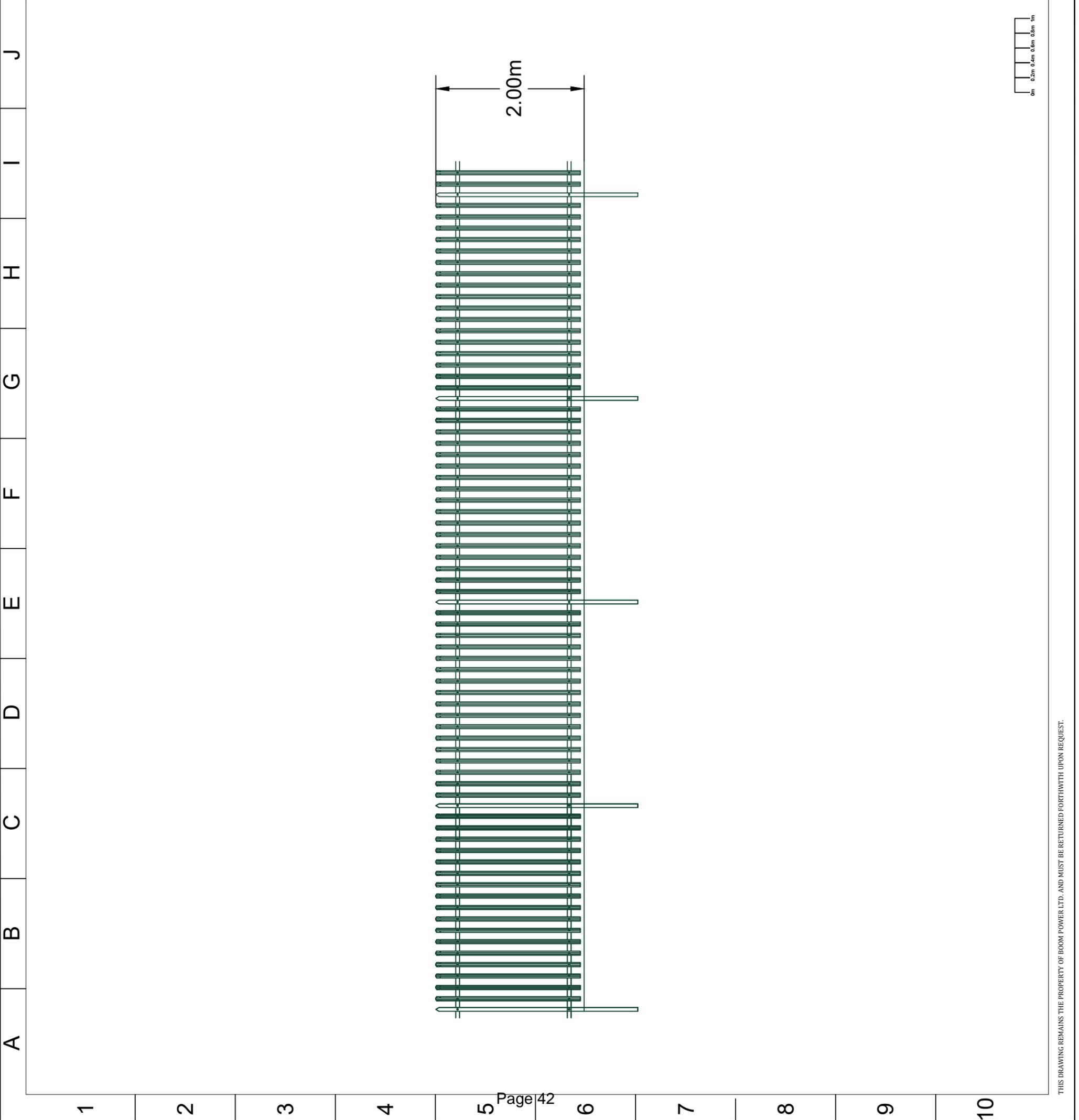
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Recommended Concrete Foundation

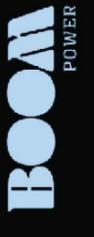




**BATTERY STORAGE  
PALISADE FENCING  
ELEVATIONS**

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address	Project Address		
Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG			
Drawing Information			
V No	Revision Note	By	Date
1.1	FINAL	SF	28/01/2024
Drawing Information			
Scale [When Printed]		1:50 @ A3	
Stage		FINAL	
Drawing Name		Battery Storage Palisade Fencing Elevations Planning	
Drawing Number		B203	
Designed By		Samuel Hogan	



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**DNO UP TO 33KV SUBSTATION  
FOUNDATIONS & ELEVATIONS**

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

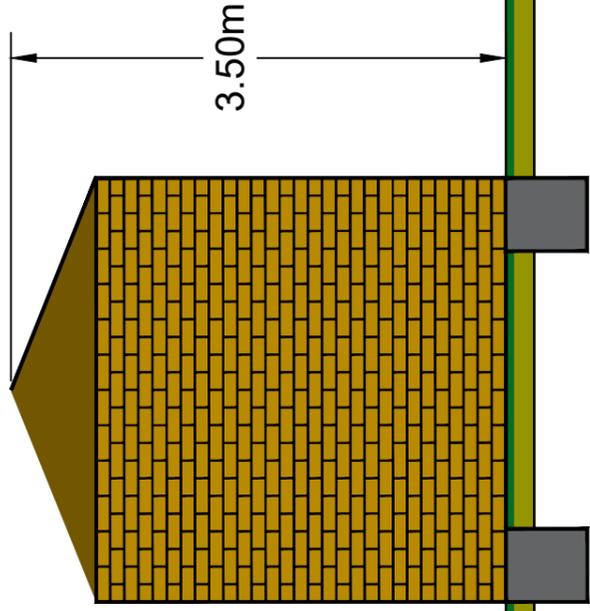
Boom Power Ltd. Address		Project Address	
Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG			
Drawing Information			
V No	Revision Note	By	Date
1.3	Final	SH	01/04/2023
Drawing Information			
Scale [When Printed]		1:50 @ A3	
Stage		FINAL	
Drawing Name		DNO up to 33kV Substations Foundations & Elevations	
Drawing Number		B005	
Designed By		Samuel Hogan	



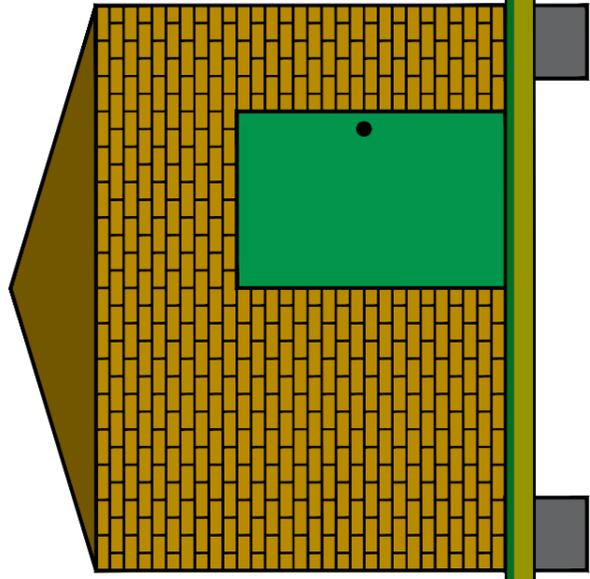
BUILD | OWN | OPERATE | MAINTAIN  
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RIGHT SIDE VIEW

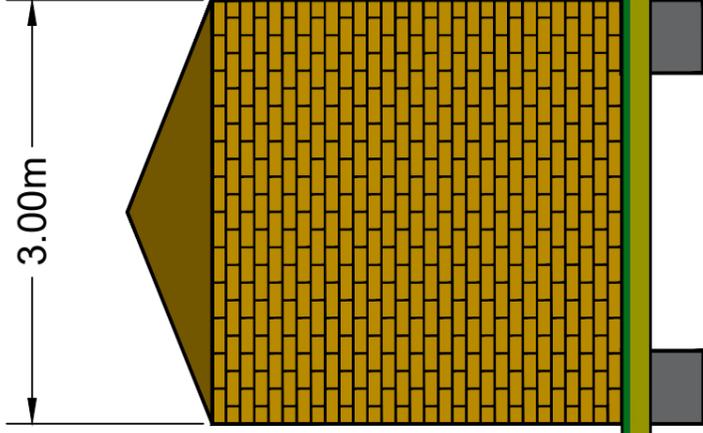


FRONT VIEW

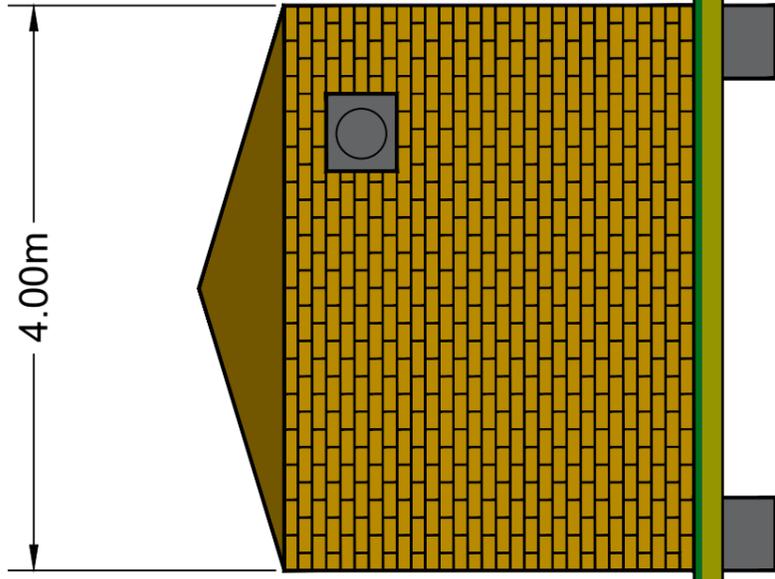


Finished  
Ground Level

LEFT SIDE VIEW

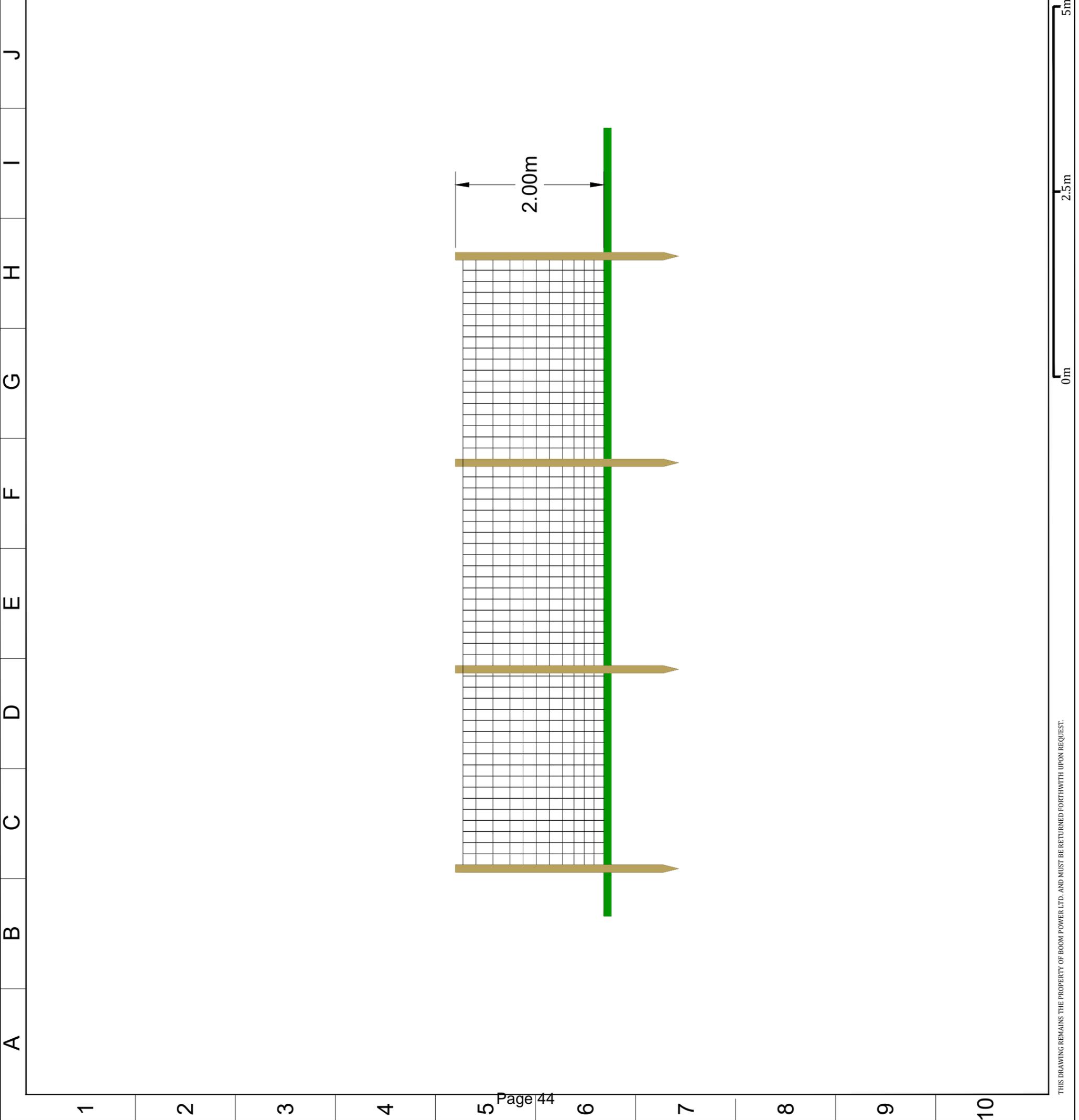


REAR VIEW



Finished  
Ground Level

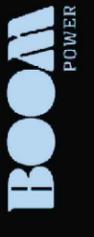
Scale: 0 25mm 50mm 75mm 100mm



**WILDFLOWER  
FENCING ELEVATIONS**

Test Valley Borough Council - Southern Area Planning Committee - 15 August 2023

Boom Power Ltd. Address		Project Address	
Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG			
Drawing Information			
V No	Revision Note	By	Date
1.4	FINAL	SH	26/04/2022
Drawing Information			
Scale When Printed		1:50 @ A3	
Stage		FINAL	
Drawing Name		Wildflower Fence Elevations	
Drawing Number		B112	
Designed By		Samuel Hogan	



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## ITEM 8

---

<b>APPLICATION NO.</b>	23/00805/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	30.03.2023
<b>APPLICANT</b>	The Romsey School
<b>SITE</b>	The Romsey School, Greatbridge Road, Romsey, SO51 8ZB, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Removal of hedgerow, trees and 10 car parking bays to facilitate bus bay, and installation of 15 car parking bays along northern boundary and planting
<b>AMENDMENTS</b>	12 <sup>th</sup> June 2023 – amended construction environmental management plan received 31 <sup>st</sup> May 2023 – Update to description of development 26 <sup>th</sup> May 2023 – amended plans received to remove the fence along the northern site boundary. Vehicle access plan and CEMP received
<b>CASE OFFICER</b>	Kate Levey

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 The Romsey School is a large school within the Romsey settlement boundary. The main entrance to the school is from the north east corner via Priestlands.

### 3.0 PROPOSAL

- 3.1 This proposal is for removal of hedgerow, trees and 10 car parking bays to facilitate bus bay, and installation of 15 car parking bays along the northern boundary, including removal of planting along this boundary.
- 3.2 The application originally proposed the removal of all of the hedging aligning the front (north east) boundary of the site adjacent to Priestlands, and replacing it with security fencing. However, this element has since been removed from the scheme and the description of development updated accordingly. The existing hedge along this boundary is to be retained.

### 4.0 HISTORY

- 4.1 23/00804/FULLS Demolish garage, timber shed and two lean-to structures, construct single storey extension to the retained building – Decision Pending
- 4.2 23/00008/FULLS Replacement of raised pedestrian timber walkway, connecting two school blocks, with external fire escape staircase added to structure. Permission subject to conditions and notes 17.03.2023

- 4.3 22/01212/FULLS Erection of single-storey extension to South Building to provide 3 additional SEND classrooms, 2 therapy rooms and ancillary staff offices; insert new window at ground floor on Western elevation; related external works and landscaping. Permission subject to conditions and notes 23.06.2022
- 4.4 19/00129/FULLS Erection of storage and social shed; alterations to existing washroom (part retrospective). Permission subject to conditions and notes 27.02.2019
- 4.5 16/02108/FULLS Erection of 7.2m x 4.2m pre-fabricated building and erection of 1.8m x 2.6m accessible washroom attached to 'Company House'. Permission subject to conditions and notes 06.12.2016
- 4.6 14/01294/FULLS Campus Remodelling Work; extension to Performing Arts Block to provide additional music classroom and associated support areas, extension to West Block to provide additional technology classroom & associated support areas, extension to Sports Hall to provide changing room, vocational studies and conference facility, and extension and external recladding works to Inclusion Facility. Permission subject to conditions and notes 10.12.2014

5.0 **CONSULTATIONS**

5.1 **Trees:** no objection subject to condition

5.2 **Ecology:** no objection subject to condition

5.3 **Landscape:** no objection subject to conditions

5.4 **HCC Archaeology:** No comment

In view of the limited scale of impact and the degree to which the existing school development will have compromised the archaeological potential of this location, I would not raise any archaeological issues.

5.5 **HCC Highways:** No objection

5.6 **Southern Gas:** At the time of writing this report no response has been received.

6.0 **REPRESENTATIONS** Expired 15.06.2023

6.1 **Romsey Town Council:** Object

- RTC would like to see a substantive application with proposed mitigation of planting of mixed native hedgerow on the boundary
- The loss of the hedgerow at the front of the site would be detrimental to the character and appearance of the area
- Potential for impact on RPAs of trees within the school and resident's gardens
- An impervious surface should be used for car parking
- Potential for damage to neighbour's fences
- RTC regrets apparent lack of consultation with immediate neighbours

- Potential overhang of neighbour's trees above parked cars may lead to requests to prune
- Not convinced that increasing car park spaces and provision of a bus bay will result in reduced traffic
- A construction environmental management plan should be submitted

6.2 **Romsey and District Society:** Comment (summarised)

- The application should be updated to include additional areas for construction access, materials storage or site offices
- Construction traffic will be in close proximity to school children and pedestrians and a construction traffic management plan should be available

6.3 **Letters:** The application generated 11 letters of objection. A summary of the points raised are set out below:

Character and appearance of the area

- Installation of the fence along the north (front) boundary of the site will result in removal of large hedgerow and trees
- The fence would be ugly
- The school have removed yew hedging adjacent and replaced it with Euroguard fencing and black mesh and this should be changed back to hedging
- The existing hedges at the front of the school should be retained

Amenity

- Loss of privacy for houses backing onto the school
- Increased noise and pollution levels for neighbouring properties
- The proposal does not accord with policy LHW4

Traffic and parking

- There is a lot of traffic generated by parents dropping off and collecting children
- A drop off point could be facilitated on the Greatbridge Road trading estate
- The increase in car parking does not seem appropriate when it is important to cut car use and support sustainable transport
- Consideration should be given to providing 10 car parking spaces not 15 to allow tree 8 and hedgerow H2 to be retained
- The width of the car park bays should allow doors to be opened without damaging neighbours fences

Biodiversity

- Concern about biodiversity loss, loss of green corridor and bats
- Revised guidance is to be published in April by the Institute of Lighting Professionals and Bat Conservation Trust
- The proposal does not accord with policy E5
- Disagree with statements in the Construction Environmental Management Plan

- The mitigation measures proposed elsewhere on the site do not prevent fragmentation of the green infrastructure and biodiversity networks
- The proposal does not contribute to central Government's carbon reduction objectives

#### Arboriculture

- The creation of hard standing parking bays would damage tree RPAs
- A large sycamore tree has been removed and should have been replaced
- Trees and bushes will be removed to facilitate the bus bay and along the north boundary
- Trees to be removed should be replaced in situ or as close as possible
- The proposal does not accord with policy E2
- Some of the hedgerow at the front of the school was removed recently
- The application does not accord with policy E6.

#### Consultation

- Disappointed not to have been consulted by the school at an earlier stage out of courtesy

#### Safety

- The existing hedge is better for security rather than a fence

#### Other matters

- This application should be linked to the other application (assumed to be 23/00804/FULLS Demolish garage, timber shed and two lean-to structures, construct single storey extension to the retained building (pending consideration)
- Loss of hedging to impermeable surface will increase run off
- (Occupier of 29 Priestlands, Romsey) uses the rear room of the house as a hypnotherapy clinic and additional noise will make this difficult to continue
- Concerned about potential damage from parked cars and maintenance of fence
- Concerned about compromised security to neighbours backing onto the school
- The school should communicate with the neighbours about proposals
- Mitigating measures should be implemented and monitored for compliance
- The amendment to the application to remove the fencing at the front of the site is welcomed, however this change is not reflected in the design and access statement at paragraphs 3.1 and 4.1
- Consideration should be given to 10 car parking spaces rather than 15 which would allow more trees to be retained
- Neighbours should be given a schedule of works, contact details and advance warning of deliveries
- Who is responsible for monitoring and compliance of ecological and arboricultural matters

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Conservation of Habitats and Species Regulations 2017 (as amended).

### 7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)

COM2: Settlement hierarchy

E1: High quality development in the Borough

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

E5: Biodiversity

E8: Pollution

LHW4: Amenity

T1: Managing movement

T2: Parking provision

### 7.3 Supplementary Planning Documents (SPD)

Romsey Town Design Statement – Area 9 Romsey Town Centre Outer Core

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

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

### 8.2 **Principle of development**

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

### 8.3 **Character and appearance of the area**

The Romsey School is an established educational facility within the town of Romsey. The proposed works are located within the northern part of the site, whereby the majority of public views would be via the existing entrance gates into the site from Priestlands. Short and medium distance views into the northern part of the site may also be possible from the rear gardens of properties along Cherville Street. Short distance views of the very northern part of the site are possible from the rear gardens of properties 1 – 35 Priestlands.

8.4 Provision of bus bay

The proposal includes removal of 10 existing car parking spaces and a hedge to make space for a bus bay within the site. Views of this area of the site from public vantage points from Priestlands are at an oblique angle and there is already hard standing in this location. The removal of the hedgerow and trees in this location is necessary in order that the bus bay can be made wide enough to facilitate the parking of a bus and for widening of the adjacent footpath. Given the low height of this hedge and limited public view of this part of the site, it is not considered on balance that this element of the scheme would have a significant adverse impact on the character and appearance of the surrounding area. Furthermore, public viewpoints of the bus bay would be seen in the context of the wider school setting, as such it is considered that this part of the proposal would result in a neutral impact upon the character of the area.

8.5 Provision of car parking bays

The proposal also includes provision of 15 car parking bays along the northern boundary for staff car parking, which would result in the loss of a hedgerow and two trees along this boundary. Given the positioning of this hedge, views of it from the public realm are limited. Any views from rear gardens of 1 – 35 Priestlands are private views and not public. It is not considered that this element of the proposed development would have a significant adverse impact on the character and appearance of the surrounding area.

8.6 For the reasons discussed above, it is considered that the development does not give rise to an adverse impact on the character and appearance of the area and the proposal is in accordance with policy E1 of the Revised Local Plan.

The application originally proposed the removal of all of the hedging to the front (north east) boundary of the site adjacent to Priestlands, and replacement with security fencing. This element has since been removed from the scheme and the description of development updated accordingly. The existing hedge along this boundary will be retained as shown on plan reference 28153 – PD203 A.

8.7 **Arboriculture**

The application is supported by an arboricultural report and tree survey (Arbor-eco consultancy, February 2023). This report identifies that one category B, five category C, 3 category U individual trees, three hedges and one group of trees would need to be removed to facilitate the proposed development. However, since the application was submitted, the proposal now seeks to retain one of the hedges and so the proposal seeks to remove only two hedges elsewhere within the site. During the case officer's visit to the site it was noted that category 'B' tree T26 and category 'U' tree T27 had been felled, however, these were not protected trees and therefore did not require consent from the Local Planning Authority before their removal. The remaining trees within the site are also not protected, nor are they considered worthy of a Tree Preservation Order. However, their retention is not without merit and the trees identified for removal do provide some limited public amenity value

particularly as softening and screening within the context of the school. There would be some short to medium term harm as a result of the loss of these trees and hedges, but replacement planting could mitigate for the loss of these trees. As such, the loss of the two hedges and trees to facilitate the proposal is considered to be acceptable, subject to additional landscaping and planting being secured via condition within the site.

- 8.8 The submitted planning statement sets out a site wide replanting scheme with planting of 50 new sapling trees, 20 established trees as well as a 420 sapling hedgerow. A subsequent email from the applicant's agent sets out that the established trees being planted will initially be 1.5 metres – 2 metres tall and they will grow to between 5 metres – 10 metres in height. The trees will be a mix of silver birch/yew/cherry blossom. The sapling trees will be a mix of silver birch/ wild cherry/ rowan/ crab apple/ downy birch and will again grow to 5 metres – 10 metres in height. The hedge species will be a mix of hawthorn, hazel, wild cherry and these are to be planted as saplings, but will grow to around 2 metres - 3 metres. The saplings will be planted intertwined with the more established trees being planted in their own areas. An indicative plan showing mitigation planting has also been submitted, and this shows locations of the 20 established trees, sapling trees and hedges proposed. The plan shows the intentions of the applicant and also demonstrates that there is sufficient space within the site to plant replacement trees. The plan is indicative only and accordingly, a condition has been recommended on this application such that a detailed planting plan shall be submitted. A further condition regarding schedule of landscape management and maintenance for a minimum period of 5 years is also recommended.
- 8.9 The submitted arboricultural report is accompanied by additional information about protection of retained trees. The Arboricultural Officer is satisfied that the retained trees will be suitably protected as long as the tree protection measures detailed in the submitted arboricultural method statement and illustrated on the tree protection plan are implemented. Accordingly, conditions are recommended relating to the tree report and tree protection plan to ensure that it is installed and retained during the lifetime of the development. A further condition is recommended to ensure that the replacement planting is carried out within the first available planting season following the completion of the development. These conditions ensure that the proposal accords with policy E2 of the Revised Local Plan.
- 8.10 **Biodiversity**  
The application is supported by an ecological impact assessment (Ecosa, March 2023) and also a Construction Environmental Management Plan. The site boundary is located 200 metres west of the River Test SSSI. The ecological assessment states that *'the habitats within the site are common and widespread within the wider landscape. The dominant habitats on site contains a low diversity of plant species and are of low ecological value. The hedgerows and scattered trees have the highest relative ecological value.'* The scattered trees observed on site were assessed as having negligible suitability to support roosting bats due to a lack of suitable features. However, there is some suitable habitat on site to support commuting and foraging bats. The

report explains the reasoning why certain protected species are not deemed to be threatened by the development – these species are otter, badger, hazel dormouse, water vole, ground nesting or wintering bird species, reptiles, great crested newts, and invertebrates. Habitats present on the site are suitable for nesting birds and European hedgehog.

- 8.11 The report concludes that no direct impacts on the River Test SSSI. The report recommends that spill kits are used and that materials and machinery are stored as far away from the river as possible. This will protect against any accidental pollution to the River Test SSSI. The removal of vegetation is proposed to be compensated for by planting of 20 established trees within the wider site boundary. The ecological report states that the proposed mitigation planting will compensate for the loss of foraging and commuting habitat for bats. The removal of the hedgerows within the site will be mitigated for by the planting of additional hedgerow on the southern part of the site. The loss of the scattered trees, introduced shrubs and hedgerow on the site will result in a loss of breeding habitat for birds and could result in the disturbance and/or damage/destruction of an active nest. The removal of vegetation should be avoided during the bird nesting season and if this is not possible, then a qualified ecologist should inspect the vegetation prior to work taking place. Any identified active nests should be left undisturbed. Regarding hedgehogs, works should be timed to avoid the hibernation season but should hedgehog be encountered during the works, the hedgehog should be left alone and allowed to disperse on its own accord.
- 8.12 The Council's Ecologist has reviewed the ecological impact assessment and is satisfied that the report reflects the current condition of the site. Due to the proximity of the site to the River Test SSSI, a Construction Environmental Management Plan (CEMP) has been submitted and it is secured by condition that the measures within the CEMP are adhered to during the construction phase. Further conditions are recommended regarding external lighting and replacement planting. Subject to these conditions, it is considered that the proposal does not conflict with the objectives of policy E5.
- 8.13 **Amenity**  
Due to the nature of the proposal and the fact that no buildings are proposed, there would be no impact to any neighbouring properties in terms of loss of daylight, sunlight or overbearing impact. An existing close board fence of 1.8 metres in height exists along the northern boundary of the site, which demarcates the boundary with 1 – 35 Priestlands. As such, the loss of the hedge adjacent to this close board fence within the site would not result in loss of privacy to these neighbouring properties. Consideration has been given to potential noise impacts generated by vehicle parking and manoeuvring adjacent to the boundary fence with 1 – 35 Priestlands. The proposed spaces along the northern boundary will be used for staff parking only, and so vehicle movements in and out of the proposed car parking spaces are likely to be minimal and reduced to staff working hours. There is separate visitor parking available near reception which would be used on an ad-hoc basis. This visitor parking is located in excess of 30 metres away from the nearest residential property whereby frequent use of the visitor parking facilities is not anticipated

to generate a harmful noise or pollution impact. For these reasons, the scheme is considered to accord with Policies E8 and LHW4 of the Revised Local Plan.

**8.14 Parking provision and highways**

The proposal seeks to continue utilising the main school entrance access and exit points onto Priestlands. Submitted drawing reference 28153 – PD200A demonstrates the traffic circulation route around the site, whereby a one-way system would be used to access the bus bay and proposed parking spaces. A Construction Traffic Management Plan (CTMP) and a Construction Environmental Management Plan (CEMP) have been submitted. It has been demonstrated that access for construction traffic would be via the main school entrance. The likely vehicle types accessing the site during the construction phase are 3.5 tonne flatbed trucks, 3 tonne pickup trucks, 3.5 tonne van and 32 tonne tipper lorry. Temporary barriers will be placed around the site so pedestrians are unable to access certain areas which could be unsafe. The HCC Highways Officer has reviewed the proposal and the CTMP and has raised no objection. A condition is recommended such that the measures within the CTMP are adhered to during the construction process. Subject to this condition, the proposal is considered to accord with policy T1 of the Revised Local Plan.

8.15 The proposal does not result in a requirement for additional pupils to be enrolled at the school, or for additional staff to be employed. The proposal would result in a net increase of 5 spaces within the northern part of the site. As a result, there would be a total of 140 parking bays across the whole site. Parking provisions should be made in accordance with onsite school parking guidelines prepared by Hampshire County Council. The agent has explained that the school has 77 teachers and 105 non-teaching staff and the guidance suggests 147 spaces for the site. Currently there are 137 spaces across the site which is a shortfall. However, the proposal includes provision of a net increase of spaces. On balance it is considered that there is sufficient parking available on site. The parking guidelines explain that for bays parallel to, or abutting, a carriageway, aisle or drive the preferred size should be 6.0m x 2.5m to allow vehicles to manoeuvre into the bay when adjoining bays are occupied. The proposed parking bays along the northern part of the site meet these requirements.

8.16 The County Highways Officer has assessed the proposals in terms of highway safety and raises no objection to the proposal. The proposal includes sufficient parking provision, and this on-site provision reduces the impact upon the highway network. However, to ensure that the highway network is protected, conditions are recommended which require the parking spaces to be laid in advance of first use, and retained in perpetuity. Subject to this condition, the proposal is considered to be in accordance with policies T1 and T2 of the Revised Local Plan.

8.17 Third party comments about the provision of a drop off point on the Greatbridge Road trading estate are noted. This land is outside of the application site and any such potential arrangements would be a private, civil matter between the land owner and the school.

8.18 Other matters – third party comments

- Third party comments have been received about not being consulted by the school, however, this is not a requirement prior to submitting the application.
- Comments received state that this application should be linked to the other application (assumed to be 23/00804/FULLS 'Demolish garage, timber shed and two lean-to structures, construct single storey extension to the retained building'. Application 23/00804/FULLS is still pending consideration, and will be assessed on its own merits.
- Third party concern has been raised about loss of hedging to impermeable surface and associated increase in run off. However, given the modest scale of these elements and the retention of the open field areas, it is not considered that there will be any materially significant increase in flood risk or surface water flooding. As a result, the application is in accordance with Policy E7.
- Concern has been raised about potential damage to parked cars and maintenance of the fence. However, these are private civil matters which can be afforded no weight.
- Concern has been raised about compromised security to neighbours backing onto the school. However, there is an existing close board fence which is proposed to be retained between the school and the neighbouring properties within Priestlands. Furthermore, there is natural surveillance from habitable rooms of existing properties within Priestlands. It is considered that the proposal does not give rise to an adverse impact in terms of facilitating crime.
- Third party concern has been raised about the removal of yew hedging and replacement with Euroguard fencing and black mesh. However, this land is outside of the application site boundary and not a consideration under this application.
- Comments received state that the design and access statement still includes provision of fencing. The fact that the design and access statement has not been updated is acknowledged, however, the fence originally proposed is not shown on the approved plan and the existing hedge is shown for retention. An approved plan condition is included and this will clearly stipulate which plans development must be undertaken in accordance with.
- Comments have been received about installation of 10 car parking spaces rather than 15 which could allow more trees to be retained. However, the application needs to be assessed on its own merits and on the basis of the submission.
- Comments have been received about a schedule of works, contact details and advance warning of deliveries being provided to the neighbours, however, these matters are not within control of the LPA and are civil matters.

- Comments have been received about measures within ecological and arboricultural reports being adhered to. Ultimately it is the applicant's responsibility to ensure that measures secured by condition are adhered to and the applicant is bound by the habitats regulations. If the conditions are not adhered to, then the matter can be passed to planning enforcement to investigate.

## 9.0 CONCLUSION

9.1 The proposed 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 not be carried out except in complete accordance with the details shown on the submitted plans, numbers  
28153-PD200 A, 28153-PD201 A, 28153-PD202 C, 28153-PD199, 28153-PD206, 28153-PD203A, 28153-PD204A  
Reason: For the avoidance of doubt and in the interests of proper planning.**
2. **The bus bay and parking spaces along the northern boundary hereby permitted shall not be occupied until space has been laid out and provided as appropriate for the intended use, in accordance with the approved plan (28153 – PD202C) and this space shall thereafter be reserved for such purposes at all times.  
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
3. **Notwithstanding details already submitted on the submitted mitigation planting plan, a planting plan, detailing tree and hedgerow species, sizes and numbers, locations and densities of planting shall be submitted to and agreed by the Local Planning Authority. Hedgerow planting shall be native, and details to be submitted to the Local Planning Authority shall include percentage mix of hedgerow species. The new trees and hedgerows, as detailed, shall be planted in the approved positions in the first planting season following the completion of the development. These must be planted in accordance with the recommendations in BS8545 (2014) Trees: from nursery to independence in the landscape - Recommendations. If any of the proposed trees or hedgerow die following planting, they shall be replaced with similar species in similar positions within six months of the death of each specimen.  
Reason: To ensure the continuation of canopy cover in the area and enhance the development.**
4. **Prior to first use of the bus bay or the parking spaces along the northern boundary hereby permitted, a schedule of landscape management and maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and**

**maintenance schedules for all landscape areas. The landscaping shall be maintained in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

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

- 5. Development shall proceed in accordance with the measures set out in Section 5 of the EIA by ECOSA (March 2023), the Construction Environmental Management Plan (CEMP) and proposed plan (Drawing number 28153- PD203A).**

**Reason: To protect and enhance biodiversity in accordance with the Wildlife and Countryside Act 1981, Habitat and Species Regulations 2017, NERC Act 2006, NPPF and Policy E5 of the Revised Test Valley Local Plan 2016.**

- 6. No external lighting shall be installed unless in accordance with details that have been submitted to and approved in writing by the local planning authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights and a light spread diagram**

**Reason: To safeguard the amenities of the area and To prevent disturbance to protected species in accordance with the National Planning Policy Framework and policy E5 the Revised Test Valley Local Plan 2016.**

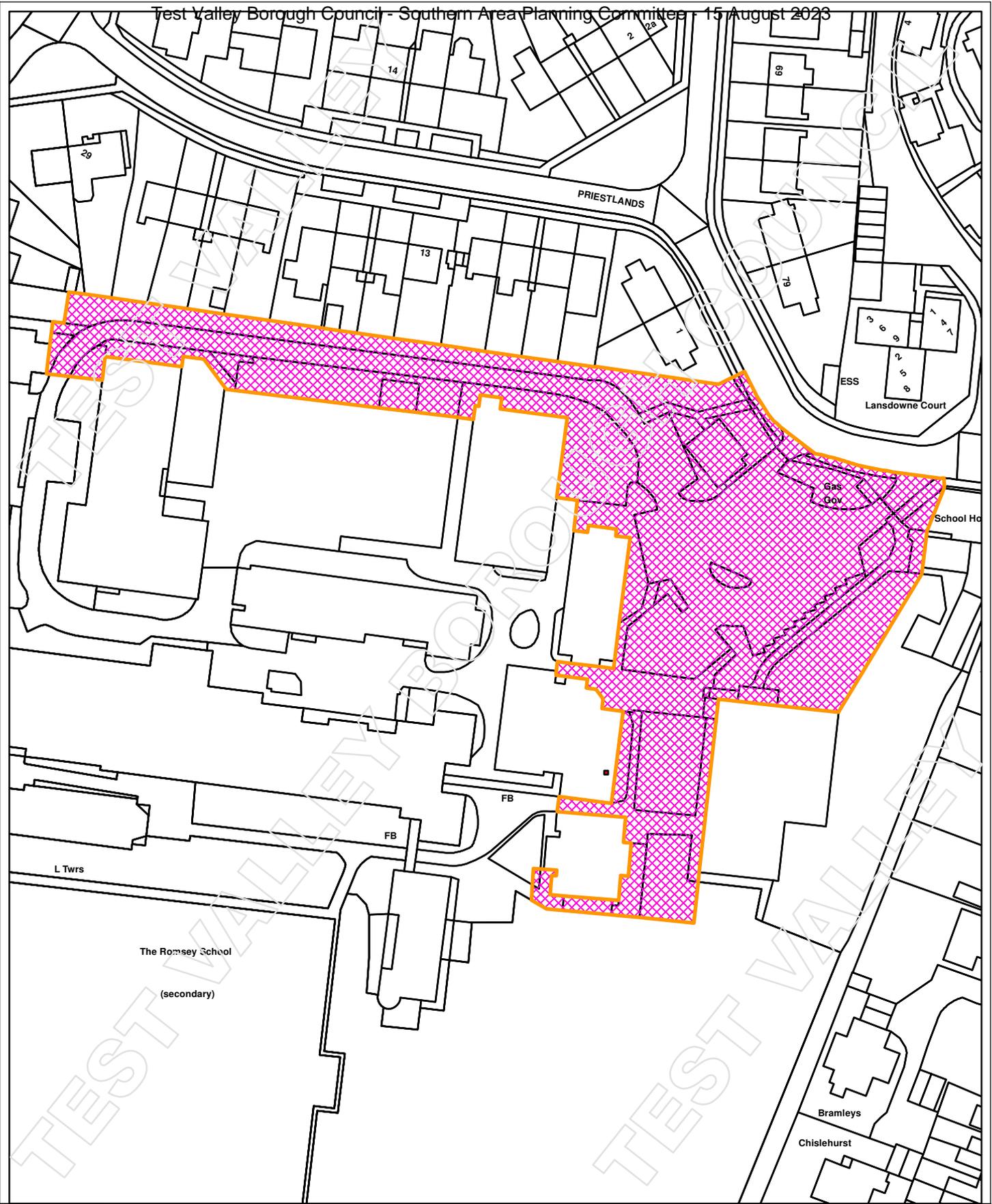
- 7. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 07:30 – 18:00; nor at any time on Sundays, Bank or Public Holidays.**

**Reason: In the interest of the amenities of local residents in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.**

**Notes to applicant:**

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

- 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**



**Siteplan**



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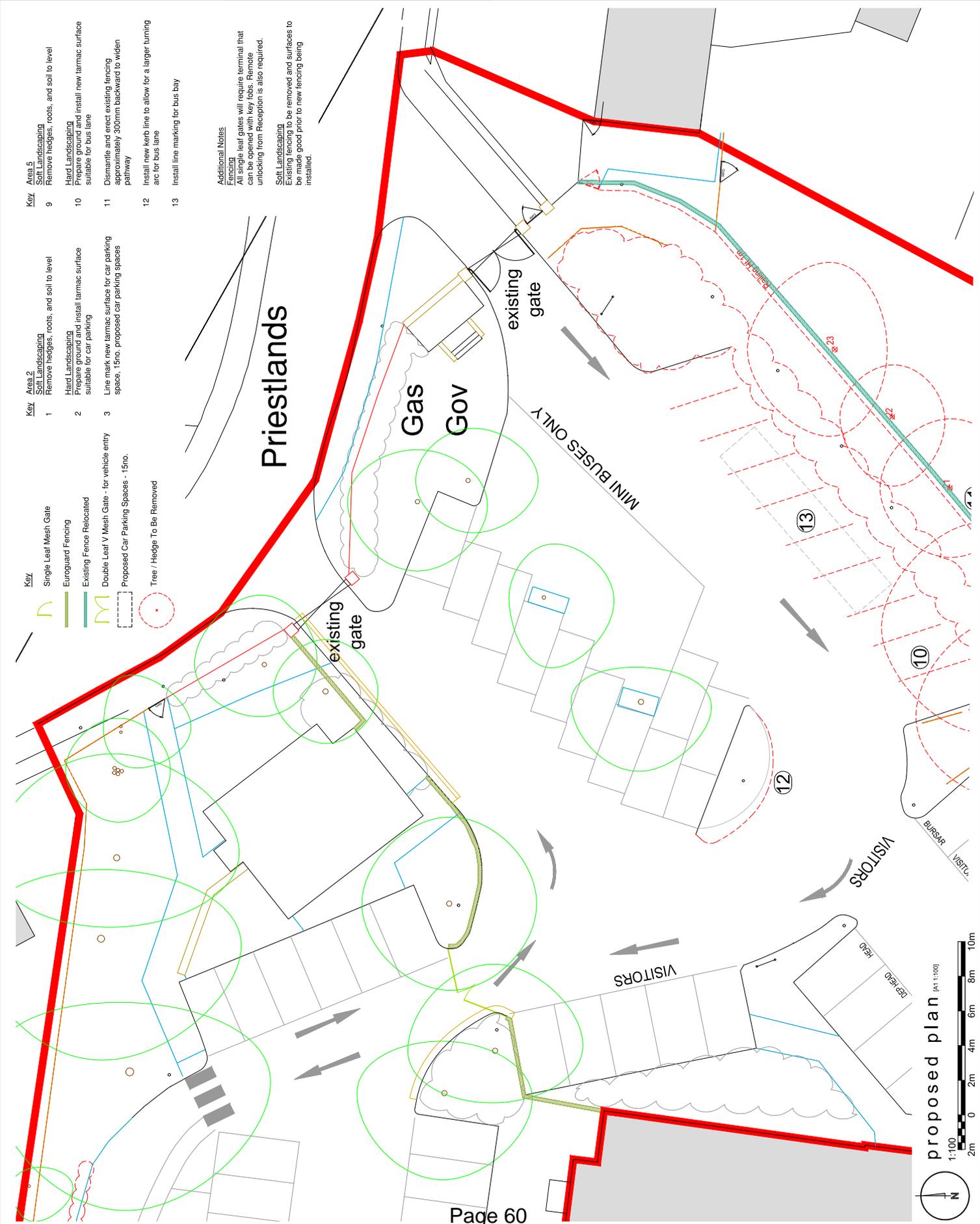
**23/00805/FULLS**



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 No deviation from this drawing will be permitted without prior approval of the contractor.  
 All work is to be subject to full measured and structural survey of the buildings and site.  
 All structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.  
 on drawing licence no. 100209489.  
**Health & Safety:**  
 exceptional risks involving specific methods of construction or materials or equipment can be found when a designer risk assessment.

revision	notes	date	drawn	checked
A	Hedgehog retained proposed fencing removed	22.05.23 JF		

<p><b>PLANNING</b></p>  <p><b>pdp architecture ltd</b>                  chartered architects town planning                  interior design consultants                  2 beechworth road havant                  hamphshire PO9 7AX                  tel 023 9248 1100                  www.pdp-architects.co.uk                  email pdp@pdp-architects.co.uk                  www.pdp-architects.co.uk</p>	
Project	The Romsey School
Location	Greatbridge Rd, Romsey Hampshire, SO51 8ZB
Detail	Proposed Site Improvements
Proposed Plan	
drawn	JF
checked	HM
date	Mar 23
at scale	1:500
sheet	28153 - PD203 A



- Key Area 2**  
**Soft Landscaping**  
 1 Remove hedges, roots, and soil to level  
 2 Prepare ground and install tarmac surface suitable for car parking  
 3 Line mark new tarmac surface for car parking space, 15no. proposed car parking spaces
- Key Area 5**  
**Soft Landscaping**  
 9 Remove hedges, roots, and soil to level  
 10 Prepare ground and install new tarmac surface suitable for bus lane  
 11 Dismantle and erect existing fencing approximately 300mm backward to widen pathway  
 12 Install new kerb line to allow for a larger turning arc for bus lane  
 13 Install line marking for bus bay

**Additional Notes**  
**Fencing**  
 All single leaf gates will require terminal that can be opened with key fobs. Remote unlocking from Reception is also required.  
**Soft Landscaping**  
 Existing fencing to be removed and surfaces to be made good prior to new fencing being installed.

**NOTES**  
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 The drawings are to be used for the procurement of construction work and the exacted method of any figured dimensions are to be used in preference to scaled dimensions.  
 no deviation from this drawing will be permitted without prior written consent of the architect.  
 All dimensions are subject to the full measured and structural survey of the buildings and site.  
 all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.  
 on drawing licence no. 100020449.

**Health & Safety:**  
 exceptional risks involving specific methods of construction or the use of materials or equipment can be found within the design risk assessment.

revision	notes	date	drawn	checked
A	Notes referring to hedgehog & fencing removed	22.05.23	JF	HM

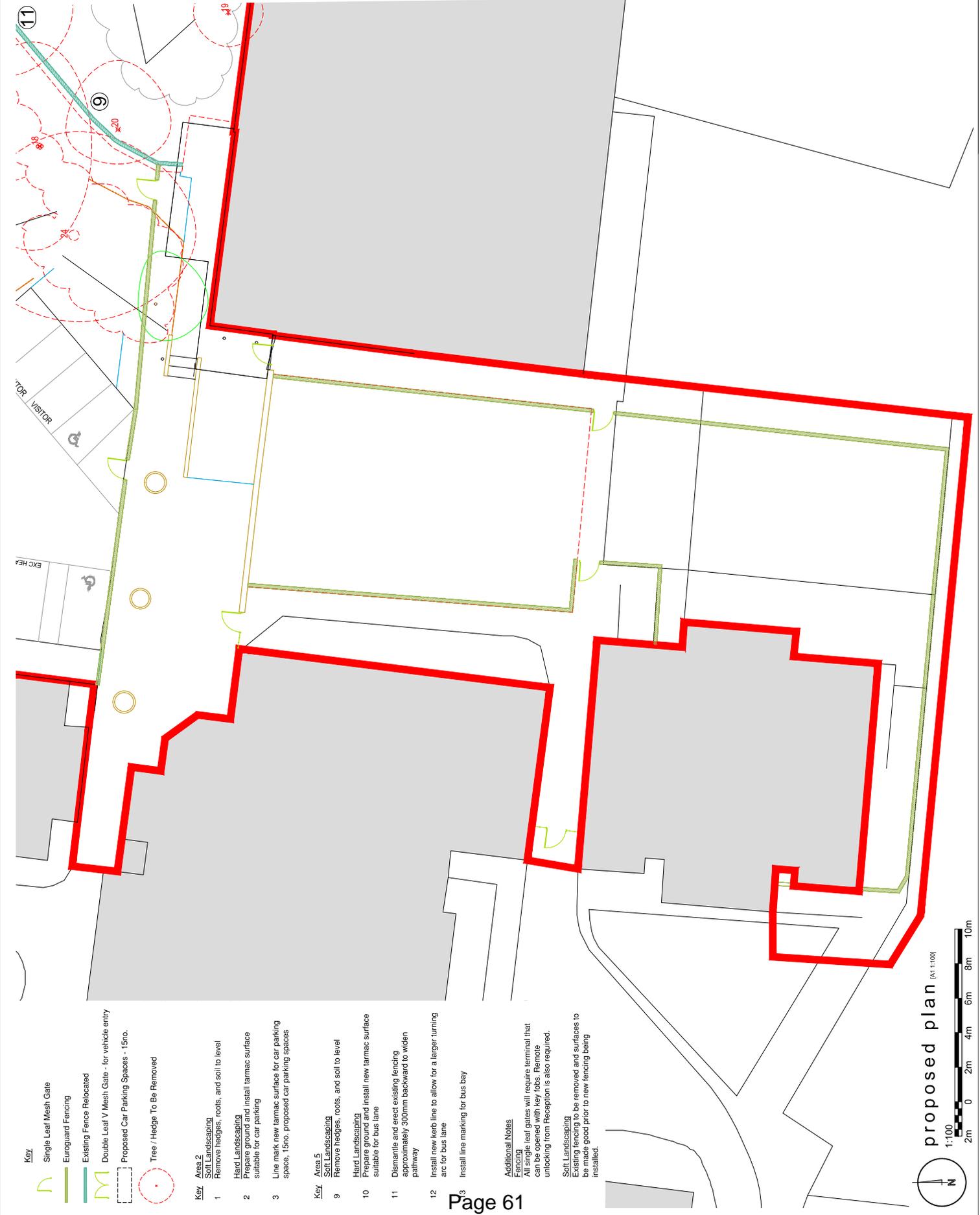
client

PLANNING



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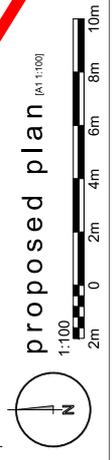
project	The Romsey School
location	Greatbridge Rd, Romsey Hampshire, SO51 8ZB
description	Proposed Site Improvements
drawn	JF
checked	HM
date	Mar 23
at scale	1:100
status	Planning
ref	28153 - PD204 A



- Key**
- Single Leaf Mesh Gate
  - Euroguard Fencing
  - Existing Fence Relocated
  - Double Leaf V Mesh Gate - for vehicle entry
  - Proposed Car Parking Spaces - 15no.
  - Tree / Hedge To Be Removed

- Key**
- Area 2**  
 Soft Landscaping  
 1 Remove hedges, roots, and soil to level  
 2 Hard Landscaping  
 Prepare ground and install tarmac surface suitable for car parking  
 3 Line mark new tarmac surface for car parking space, 15no. proposed car parking spaces
- Area 5**  
 Soft Landscaping  
 9 Remove hedges, roots, and soil to level  
 10 Hard Landscaping  
 Prepare ground and install new tarmac surface suitable for bus lane  
 11 Dismantle and erect existing fencing approximately 300mm backward to widen pathway  
 12 Install new kerb line to allow for a larger turning arc for bus lane  
 Install line marking for bus bay

**Additional Notes**  
**Fencing**  
 All single leaf gates will require terminal that can be opened with key fobs. Remote unlocking from Reception is also required.  
**Soft Landscaping**  
 Existing fencing to be removed and surfaces to be made good prior to new fencing being installed.





## ITEM 9

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<b>APPLICATION NO.</b>	23/01508/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	12.06.2023
<b>APPLICANT</b>	Mr N Ramiah
<b>SITE</b>	Woolley Green Farm, Dores Lane, Braishfield, SO51 0QJ, <b>BRAISHFIELD/AMPFIELD</b>
<b>PROPOSAL</b>	Erect 2 self and custom build dwellings, convert coach house to annex and garage for plot 1, erect garage for plot 2, demolish all remaining barns and buildings, and the temporary siting of mobile home during the construction period only
<b>AMENDMENTS</b>	<ul style="list-style-type: none"><li>• Amended ecological information submitted 30/06/2023</li></ul>
<b>CASE OFFICER</b>	Mark Staincliffe

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

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### 1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee as it represents a departure from the Local Plan and objections have been received within the specified time.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 The site relates to an area of land that has historically been used for agricultural purposes in association with Woolley Green Farm. The existing farmhouse associated with the farm is located to the north west of the site. The site includes a number of buildings that reflect the former agricultural use.

2.2 The site is accessed by a private drive directly off Dores Lane and is bounded by trees and hedges. Monarchs Way, a Public Right of Way (PROW) is located directly to the east of the site.

### 3.0 PROPOSAL

3.1 The proposals involve the removal of all existing agricultural buildings on the site except for a brick built barn which is understood to have originally been used as a coach house for the original farmhouse. Once the existing buildings are removed, the applicant is proposing to construct 2 detached dwellings and associated outbuildings.

3.2 Plot 1

Plot 1 would include the retained coach house which would be modified to provide ancillary accommodation to the proposed dwelling which would be located to the south east, in a similar position to one of the existing barns proposed for demolition. The dwelling proposed for Plot 1 would be a two-storey, 4 bedroom property with a pitched roof with a maximum eaves height of approximately 5.4 metres and a ridge height of approximately 7.5 metres. The proposed dwelling is of a contemporary design utilising:

- Non reflective standing seam zinc roof carried down and rolled over the eaves down to first floor level over;
- Horizontal boarding.

3.3 Plot 2

Plot 2, to the north of the site would include a detached, two-storey, 4 bedroom dwelling with associated, detached outbuilding used for garaging. The proposed dwelling would have similar proportions to plot 1 and would use the same materials.

3.4 Mobile home

The proposals include the provision of a mobile home which is to be located on the site during the construction of the development. This is proposed to be located adjacent to the southern boundary of the site, to the south of Plot 1. A condition is proposed to ensure that it is removed following the first occupation of any dwelling on site.

3.5 Landscaping proposals:

The application includes a landscape strategy which proposes the following:

- 1.8m high timber post and rail fence with stock fencing set, where possible within a native hedge and if not possible with a native hedge on the inside.
- Gardens to be enclosed by a 1.2m high hornbeam and beech hedge with stock fencing.
- Proposed new tree, shrub and wildflower planting.
- Resin bound driveways, permeable block paving to patios.

3.6 Ecological enhancement proposals:

- Installation of bat boxes
- Buffer zone between woodland and proposed residential uses
- Installation of bird boxes
- Provision of shallow, natural ponds in the proposed paddock areas
- Openings within the boundary treatments to allow the passage of large mammals such as hedgehogs.
- Provision of reptile hibernacula and dead wood/compost piles.

3.7 Supporting documents

The following documents have been submitted to support the application:

- Landscape Strategy (Landshape, June 2023)
- Ecological Report (Aluco Ecology Ltd, April 2023)

- Landscape and Visual Impact Assessment (LVIA) including Methodology (Landshape, April 2023)
- Nutrient Assessment and Budget (Aqua Callidus Consulting, April 2023)
- Planning, Design and Access Statement (Wessex Planning, June 2023)

#### 4.0 **HISTORY**

- 4.1 23/00988/FULLS - Demolition of all existing barns except for coach house and construction of two dwellings (one self-build) with garages and outbuildings together with temporary siting of mobile home during construction period – *WITHDRAWN 30/05/2023*
- 4.2 21/01646/PDQS - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3) and for building operations reasonably necessary for the conversion *PRIOR APPROVAL REQUIRED AND GRANTED 09/11/2021*
- 4.3 21/01205/PDQS - Application to determine if prior approval is required for proposed change of use of agricultural building to dwellinghouse (Class C3), including removal of existing lean to and addition of doors and windows – *PRIOR APPROVAL REQUIRED AND GRANTED 07/10/2021*
- 4.4 20/03262/PDQS - Application to determine if prior approval is required for proposed change of use of agricultural buildings to 2 dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion *WITHDRAWN 18.02.2021*
- 4.5 15/00116/AGNS - Agricultural notification - Erection of lean to building adjoining an existing open fronted shed – *PRIOR APPROVAL NOT REQUIRED 16.02.2015*

#### 5.0 **CONSULTATIONS**

##### 5.1 **Ecology** -

5.2 **Highways** – No objection

5.3 **Environmental Protection** – No objection subject to conditions

5.4 **Landscape** – No objection subject to conditions

5.5 **Trees** – Comment

*“In order to fully assess the arboricultural implications of the proposed development an arboricultural impact assessment, method statement and tree protection plan that complies with the requirements of BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’ will need to be submitted.”*

6.0 **REPRESENTATIONS** Expired 14.07.2023

6.1 **Braishfield Parish Council** – Object on the following grounds (summarised):

1. Proposals are in a countryside location where open market housing is not appropriate other than that demonstrated by Class Q consents
2. Development not acceptable in principle
3. Class Q conversions work as it saves the buildings from further deterioration and does not encroach into the countryside.
4. Class Q consents are low key and not intrusive.
5. The proposed dwellings are much larger in scale – would impact on the surrounding landscape.
6. Plot 2 will impact on adjacent Monarch’s Way which is an important and historic footpath.
7. Plot 2 will impact those properties on Dores Lane – would spoil countryside views.
8. Incorporation of a lot of glass would not sit comfortably and would not integrated with the rural, agricultural character of the surrounding area.
9. Size of gardens are excessive.
10. Choice of external materials – no relationship with the existing buildings
11. Refurbishment of existing units would relate to the surrounding area better.
12. Development would result in significant harm to coherence of ecological network – adequate information has not been provided on the measures to safeguard protected species.
13. Development would be contrary to the guidelines set out on page 36 of the Village Design Statement (VDS).

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

E7 – Water Management

LHW4 – Amenity

T1 – Managing Movement

T2 – Parking Standards

7.3 Village Design Statement

- Braishfield

## 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 landscape character
- Trees
- Ecology
- Residential amenity
- Highways

### 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 areas where it is considered a type appropriate in a countryside location as defined by other policies within the RLP (COM2(a)) or if there is an essential need for the development to have such a location (COM2(b)). In this instance, the proposals are neither considered to be of a type appropriate in the countryside (explanation relating to COM12 below), nor is there considered to be an essential need for the development of open market housing in the countryside. The proposals are therefore contrary to policy COM2 and are not considered acceptable in principle. The proposals are considered to be a departure from the development plan.

### 8.3 COM12

Policy COM12 of the RLP allows for replacement dwellings in the countryside. The proposals seek replacement dwellings for those previously approved under Class Q, Schedule 2 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (GPDO) (see paras.4.1 and 4.2). However, neither of the conversions approved under Class Q have been implemented and the buildings remain/were last used for agricultural purposes and are not considered to be dwellings. Policy COM12 of the RLP is therefore not engaged.

### 8.4 Other material planning considerations – fall-back position

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the development plan unless considerations indicate otherwise. This is echoed by the National Planning Policy Framework. In addition, the RLP is considered an up-to-date development plan which is not silent on development within the countryside and thus full weight must be given to it. However, it is considered that in this instance, there are other material considerations that must be taken into consideration in the determination of the application.

8.5 Prior approval has been granted and remains valid for two barns on the site to be converted into dwellings. It could be considered that the barns have a realistic prospect of eventually completing their changes of use to become lawful, residential units, whereby COM12 would then apply if the was submitted once the prior approval consents were implemented. Furthermore, the proposals do not seek a net increase in the number of dwellings on the site.

8.6 The principle of a fall-back position was examined in an appeal (APP/C1760/W/16/3154235 – Barrow Hill Barns, Goodworth Clatford). In that case the site benefited from a notification for prior approval under Class J (now Class O) of the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) for the conversion of the existing building into 5 residential units.

8.7 In considering the probability that the permitted scheme would be feasible and would be implemented if the appeal scheme for the replacement of the building for 5 dwellings failed at appeal the Inspector stated:

*“I have no evidence before me to doubt the appellant in respect of these matters. I therefore find that the fall-back position to convert the building into 5 dwellings is therefore more than a theoretical prospect; there is likely to be a high probability that the scheme would be constructed if the appeal proposal is dismissed.”*

8.8 When considering the planning balance, the Inspector recognised that the proposal would conflict with policy COM2 of the RLP, but considered the likely residential use of the site a material consideration which would justify making a decision which is not in accordance with the development plan.

*“However, the appellant’s fall-back position to change the use of the existing buildings upon the site is a very real possibility. The effects of the appeal proposal would be unlikely to be discernible over and above the permitted development scheme for the reasons given. I regard the likely residential use of the site, a material consideration which would, in this case, justify making a decision which is not in accordance with the development plan.”*

The appeal was allowed on this basis.

8.9 The site which is the subject of this application benefits from Prior Approval for the conversion of existing buildings on the site into residential units. There is no practical reason that the conversion of the buildings could not be implemented. It is therefore considered that this fall-back position be given significant weight in the determination of this planning application contrary to the development plan.

8.10 Along with considering the likelihood of the Part O scheme being implemented, the Inspector of the Barrow Hill Barns appeal also considered it necessary to assess the impact of the proposed scheme against the permitted scheme, to ‘determine whether or not there would be any significant impacts over and above the permitted scheme’. In relation to this proposal, this is discussed further at below.

8.11 Mobile home

The mobile home is only required for a temporary period during the construction phase of the development, such temporary accommodation is not uncommon in small self build projects such as this. However, to ensure that the mobile home is removed from site an appropriately worded planning condition is proposed to ensure that it is removed on occupation of any of the new dwellings on site.

**8.12 Impact on the character and appearance of the surrounding area landscape character**

Existing surrounding character

The site is located within the rural countryside surrounded by agricultural fields to the south and west. The hamlet of Lower Slackstead is located to the north. The site is immediately adjacent to the Monarch's Way, a Public Right of Way (PROW) to the east beyond which lies Ampfield Wood. Views of the site are available from the PROW. The nearest vehicular highway to the site is Dores Lane which is approximately 100 metres to the north. Public views of the site from Dores Lane are longer view and filtered by existing vegetation.

- 8.13 The site is set away from Lower Slackstead and is not publically seen in short distance views, in context with it. The site is surrounded by mature, established vegetation with clear, public views into the site being available only from the PROW to the east. As a result, the site is perceived as an isolated area of built form within a wider rural/agricultural landscape.
- 8.14 Approved conversions and their visual impact – coach house  
The conversions approved under Class Q of the GPDO involved the coach house along with a more modern open sided barn located to the south east.
- 8.15 The coach house is a brick built historic building that is thought to have been originally constructed as the coach house to the much grander dwelling originally on site. The building has an attractive appearance that reflects its original use. The sympathetic conversion of this building is welcomed as an ongoing use would ensure its retention.
- 8.16 The Class Q conversion not only relates to the original coach house building but also includes lean-to extensions which are later additions to the building. These structures, whilst having a functional agricultural purpose are not considered to be of a scale and design that is appropriate to that of the coach house and these additions forming part of the Class Q conversions results in a contrived form which is needed to facilitate adequate space for the building to function as a residential dwelling.
- 8.17 Notwithstanding the above, the Class Q coach house conversion would continue to be of a form and scale appropriate in this rural, agricultural landscape. The resultant building would still be seen from public viewpoints, as being part of a historical farm yard and would sit discretely in views.
- 8.18 Approved conversions and their visual impact – straw barn  
This building was built to be a modern, functional agricultural building. The high eaves and openings on its northern elevation are characteristic of its previous use to store farm machinery. The barn is constructed from a pre-cast concrete portal frame with asbestos cement sheeting used for the roof and corrugated steel sheeting to the walls.

- 8.19 The conversion of this building retained its scale including the characteristic shallow pitched roof. Whilst the design of the conversion was considered acceptable under Class Q, the conversion is constrained by the scale and form of the existing building with new elements limited to fenestration and cladding. As a result, the conversion of the straw barn would not result in a building that is high quality and the Class Q process provides limited opportunities to secure an improved design.
- 8.20 It is clear that some effort was taken to retain the agricultural nature of the building however through the necessity of providing adequate fenestration required for the building to function as a dwelling, the conversion would result in a building that would at odds with the rural, agricultural character of the surrounding area.
- 8.21 Approved conversions – summary  
Whilst the conversion schemes retain the overall form of both agricultural buildings, the nature of the Class Q conversions meant that there was limited opportunity to secure improved designs. The replacement of these conversions proposed by this current application offers opportunities to significantly improve on the permitted designs to the benefit of surrounding visual amenities.
- 8.22 Submitted LVIA baseline  
In preparing the current scheme, the applicant has, through their landscape consultant, undertaken a Landscape Visual Impact Assessment (LVIA, Landshape, April 2023). The LVIA has been produced to advise on issues relating to landscape and visual amenity arising from the proposed development.
- 8.23 The LVIA shows where the site is visible from surrounding public vantage points differentiating between clear views of the site and views that are glimpsed or interrupted (Figure 7.1 of the LVIA). Impacts from viewpoints 4/5, 6, 8 and 9 as set out in the LVIA are summarised as follows.



- Plot 1 – May be visible as it extends beyond the line of the existing barns into the paddock – views will be restricted but may still be available in the winter months.
- Plot 2 – Not visible in this viewpoint.

8.27 *Viewpoint 9 – View from Monarch’s Way looking north towards the site:*

- Clear views of the existing farm complex through existing gateway.
- View of southern barn would be replaced with house for plot 1. Proposed house would effectively replace the barns in the view.

8.28 *LVIA summary*

The applicant’s LVIA concludes that:

- Due to nature of natural enclosure of the farm by topography, hedges and copses, there are limited views into the site. There are no long distance views however there are clear local views from the adjacent PROW (Monarch’s Way).
- General enclosure means that the proposed development would not be generally seen from points in the wider landscape.
- Where views are available e.g. from the PROW, these can be managed and reduced by the inclusion of selective hedge and tree planting and by the restriction of building in certain areas of the site.
- Overall significance for this Landscape Character Area in the immediate site area is summarised as ‘Low Adverse’. There will be low, direct, unavoidable and permanent effect on the immediate landscape.
- Proposed development will have little impact on the landscape character other than the clearance of vegetation and increased impact on visual amenity of the users of a short part of the PROW.
- Surrounding field pattern will remain the same. All planted field boundaries will be retained and enhanced which will allow the landscape effect to be reduced to ‘Negligible’ or ‘Beneficial’ when planting has matured at years five to fifteen.

8.29 Impact of the proposed dwellings – Plot 1

Plot 1 would be sited close to the existing complex of buildings and in a similar position to the straw barn. Plot 1 would be seen in glimpsed views from the adjacent Monarch’s Way, however, views from the footpath would not materially change as built form is currently seen in this area. The proposed dwelling is considered to be of a scale and height whereby it would not be more visually intrusive in the landscape when compared to current views of the existing straw barn.

- 8.30 The existing carriage building would be incorporated into the residential curtilage of the proposed dwelling at Plot 1 and would be utilised as an ancillary building accommodating garaging and an annex. The proposals involve the removal of the incongruous, later additions (see para. above) which would be of benefit to both its appearance and to views of this building from the Monarch’s Way. The proposed conversion to ancillary accommodation is considered to be much more appropriate to the character and appearance of the building than the approved Class Q conversion.

8.31 Impact of the proposed dwellings – Plot 2

Whilst noted that the dwelling proposed for plot 2 is set away from where buildings have historically sat within the site, it is not considered that this siting would be more visually intrusive in views from surrounding public vantage points.

8.32 Due to surrounding vegetation which is proposed for retention, there would only be glimpsed views of plot 2 from the Monarch's Way. As with Plot 1, it is not considered the views of the site, and plot 2 in particular would materially change. The buildings would be seen in context with an area that has historically included built form and the dwelling is considered to be of a scale and height that would not be more visually intrusive in the area.

8.33 In addition to the above, the removal of other redundant agricultural buildings on the site (including an existing building to the east of the carriage building) means that built form on the site would not be increased. It is considered that the site and surrounding buildings would still be seen as a discrete group of buildings sited on a former agricultural yard.

8.34 Proposed garden areas

The proposed curtilage for the dwellings is larger than the curtilage permissible under class Q. However, with the provision of the proposed comprehensive landscaping scheme and the limited public views of the site, it is considered that the proposed curtilages would not be more visually intrusive. However, to ensure that harm doesn't arise from an over proliferation of outbuildings and extensions, it is recommended that permitted development rights for these forms of development are removed. Subject to this condition and the requirement for landscaping the proposal would not have a significant adverse impact on the character and appearance of this countryside location.

8.35 Overall design of the proposed dwellings

The proposed dwellings would have a contemporary design taking influence from the site's agricultural heritage. The dwellings would include features such as a standing seam zinc roof which would be carried down and rolled over the eaves. This roof design and the materials used reflect the scale and design of barns used for agricultural purposes. The front projecting gables are also a feature reflected in older agricultural buildings. Subject to a condition ensuring that a high quality palette of materials is used, it is considered that the overall design response is appropriate for this site, would be of high quality and, as discussed above, would not be more visually intrusive in the landscape.

8.36 As a result of the above, the proposals are considered to be an improvement over the designs of the conversions approved under Class Q. It is considered that the proposals would comply with policies E1 and E2 of the RLP.

8.37 **Trees**

The application is not supported by any detailed arboricultural information. There are trees within and surrounding the site that contribute to the area's character and provide a good level of public amenity. The site is immediately adjacent to 'Sheephouse Row', an area of ancient woodland to the east.

- 8.38 Save for the loss of an Ash tree within the site (this tree is suffering from Ash die-back), all trees are proposed to be retained. The submitted block plan and landscape strategy demonstrates that there would be adequate separation between the proposed built form and the root protection areas (RPAs) of surrounding trees. The details also show that the ancient woodland would be separated by proposed built form by a 15 metre buffer, along with an area of retained paddock.
- 8.39 As a result of the above and subject to conditions requiring the retention and protection of existing trees on the site during construction, it is not considered that the proposals would result the loss of trees that would result in harm to the surrounding landscape character. The proposals are considered to comply with policy E2 of the RLP in this regard.
- 8.40 **Ecology**  
On-site ecology  
The application is supported by an ecological assessment (Aluco Ecology Ltd, April 2023).
- 8.41 Bats  
The existing coach house is a confirmed bat roost. The survey work undertaken on the site indicate periodic use as a transitional summer/autumn roost of Common Pipistrelle, Soprano Pipistrelle and Brown Long-eared bats. The assessment also included surveys on foraging and commuting bats which found that along with the above species, Serotine and Noctule bats were using the site. The ecological assessment concludes that the roosts should be considered to be of local value.
- 8.42 Great Crested Newt (GCN)  
A large, existing pond to the north west of the site was surveyed for GCN. eDNA survey work was positive in that GCN DNA was found in the pond. Further survey work was undertaken to determine likely population size. A peak count of 5 GCN was recorded in the deeper parts of the pond.
- 8.43 The pond is not within the area proposed for development, nevertheless, the site could be used as terrestrial habitat for this species. The applicant's ecology assessment considers that whilst the site as a whole provides lower quality terrestrial habitat for GCN, tall grassland along the east/north boundary and associated ditch on the northern boundary along with wooded features on the boundaries/off-site are the principle terrestrial habitats for GCN in the local area.
- 8.44 Reptiles  
The site is considered to be of lower quality for potential reptile presence. Notwithstanding this, some features on the site have the potential to support populations of commoner reptiles.
- 8.45 Dormouse  
The applicant's ecological assessment considers that the site includes limited habitat suitable for dormouse.

8.46 Compliance with the Habitats Regulations

It is confirmed that the site is used by Bats and Great Crested Newts. Both of these species are protected by The Conservation of Habitats and Species Regulations 2017 ('The Habitat Regulations'). A European Protected Species Licence from Natural England would therefore be required to undertake the development where it would have a likely impact on these species.

8.47 In accordance with the Habitats Regulations, a European Protected Species (EPS) licence for the development would be required. Such a licence can only be granted if the development proposals are able to meet the following tests:

1. The consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment' (Regulation 53(2)(e)) ;
2. There must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. The action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range; (Regulation 53(9)(b)).

8.48 In relation to point 1), the proposal would result in the provision of housing whilst in a countryside location, on a site that has extant approvals for the residential conversion of existing barns. The proposals would help to meet housing requirements in the Borough which would amount to an overriding social and economic benefits. It is therefore considered that this can be met.

8.49 In relation to point 2), there are clearly alternatives to the proposed development along with a 'do nothing' approach. These are summarised as follows:

- Provision of housing on alternative sites – it is not certain that other appropriate sites would come forward and would be suitable for the proposed development.
- Alternative development/do nothing – information submitted with the application suggests that the site is no longer required for its current use. In addition, the fall-back position discussed at paras 8.4-8.10 should be considered, works to convert the buildings in accordance with the prior approval decisions would have similar impacts on protected species. In addition, without a continued use the condition of the buildings would likely deteriorate resulting in impacts on surrounding, visual amenity. In order to maintain the coach house, it is likely that works to maintain/repair the roof would be required which could also impact on the identified bat roosts. A 'do-nothing' approach would also not realise the social/economic benefits of the development identified above.

8.50 As a result of the above, it is considered that there is no satisfactory alternative to the proposed development. The 2<sup>nd</sup> test can therefore be met.

- 8.51 In order to assess the development against the 3<sup>rd</sup> test, sufficient details must be available to show how killing/injury of bats will be avoided and how impacts to bats through habitat loss will be addressed. These should be proportionate and appropriate to the impacts as determined through the survey work.
- 8.52 The submitted ecology reports include a detailed method statement/strategy which includes methods to be followed during the development to ensure that bats are not disturbed, killed or injured. New roosting opportunities (bats) and habitat (GCN) are also proposed to be provided.
- 8.53 The Council's ecologist supports the proposed mitigation/compensation measures and, on the basis of the information provided, is satisfied that the 3<sup>rd</sup> test can be met subject to a condition securing the proposed mitigation/compensation.
- 8.54 As a result of the above, as the three tests set out in the Habitats Regulations can be met, it is considered that it is likely that an EPS licence would be granted. It is considered that the proposals would be in accordance with the relevant regulations in relation to European protected species and would be in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.
- 8.55 European Sites – New Forest Special Protection Area  
The development will result in a net increase in residential dwellings within 13.79km of the New Forest SPA. This distance defines the zone identified by research where new residents would be considered likely to visit the New Forest. The New Forest SPA supports a range of bird species that are vulnerable to impacts arising from increases in recreational use of the Forest that result from new housing development. It has been demonstrated through research, and agreed by Natural England that any net increase in dwellings would have a likely significant effect on the SPA when considered in combination with other plans and projects.
- 8.56 To address this issue, Test Valley Borough Council has adopted an interim mitigation strategy has been agreed that would fund the delivery of a new strategic area of alternative recreational open space that would offer the same sort of recreational opportunities as those offered by the New Forest. Therefore, it is considered necessary and reasonable to secure the appropriate contribution.
- 8.57 Subject to a financial contribution being secured in accordance with the interim mitigation strategy (in this case, through the completion of an appropriate legal agreement), it can be concluded that the development would not result in any adverse impacts on the integrity of the designated site. The proposals are considered to comply with policy E5 of the RLP in this regard.
- 8.58 European Sites – Nitrate Neutrality in the Solent Region  
Natural England advises that there are high levels of nitrogen and phosphorus input to the water environment of the Solent region caused by wastewater from existing housing and from agricultural sources and that these nutrients are causing eutrophication at the designated nature conservation sites which includes the Solent Water SPA. This results in dense mats of green algae that are impacting on the Solent's protected habitats and bird species.

- 8.59 Natural England further advises that there is uncertainty as to whether new housing growth will further deteriorate designated sites. In order to address this uncertainty is to achieve nutrient neutrality whereby an individual scheme would not add to nutrient burdens.
- 8.60 In this instance, a nutrient budget calculation was undertaken identifying that the proposed scheme, in the absence of any mitigation generated, a total additional nitrate output of 4.66 Kg TN/year.
- 8.61 In order to mitigate the additional nitrate output generated by the proposed development, the applicant has entered into an agreement with the land owner at Roke Manor, Awbrige who has agreed to take land previously used as a pig farm out of agricultural use. The landowner, funded by a financial contribution paid by the applicant, will ensure that the land is restored and maintained so that a substantial reduction in nitrate loading within the Solent catchment can be achieved. A management plan which would be implemented by the land owner has been agreed by both the Council and with Natural England.
- 8.62 Whilst the agreement to purchase offset land is between the applicant and the landowner at Roke Manor, to ensure that the required amount of offset land is secured and managed in perpetuity in accordance with the management plan, the applicant has agreed to enter into a legal agreement with the Council. Subject to such an agreement being completed, it is considered that the proposal would achieve nutrient neutrality as required by the guidance contained within Natural England's 'Advice on achieving nutrient neutrality for new development in the Solent region'. Therefore, it can be concluded that there will be no adverse effect on the integrity of the designated site with respect to nutrient neutrality. The proposals are therefore considered to comply with policy E5 of the RLP.
- 8.63 **Residential amenity**  
Plans submitted with the application demonstrate that sufficient separation would be provided between the proposed dwellings and surrounding neighbouring properties such that the development would not result in any adverse impacts on neighbour amenities. The proposals are considered to accord with policy LHW4 of the RLP in this regard
- 8.64 Sufficient separation would also be provided between the two new dwellings themselves so that they would not unduly affect each other in terms of overlooking, overbearing, overshadowing or loss of light. Each dwelling would also be provided with sufficient, outside, private amenity space in accordance with policy LHW4 of the RLP.
- 8.65 **Highway Safety and Parking provision**  
The proposed plans demonstrate that each residential dwelling will include sufficient space to provide off-street parking in accordance with the parking standards set out at Annex G to the Local Plan (3 spaces per dwelling in this instance). The proposals are therefore considered to comply with policy T2 of the RLP.

8.66 There is also sufficient space on site for turning which would enable vehicular traffic to access the main highway in a forward gear. The Highway Authority is satisfied that the proposal would not lead to any material detrimental impact upon the safety and efficiency of the public highway network. As such, it is considered that the development would not have an adverse impact on the function, safety and character of the local highway network. It is considered that the proposal would be in accordance with policy T1 of the TVBRLP

8.67 **The Planning Balance**

The proposals would be contrary to the development plan in that the conversion of the building would result in a new residential dwelling on a site designated as countryside in the Test Valley Borough Revised Local Plan 2016 (RLP). The proposed development does not comply with policy COM12 as whilst extant permissions existing they have not yet been implemented. As a result the proposals for two new dwellings in the countryside are technically contrary to policy COM2.

8.68 Notwithstanding the above, there are other material planning considerations that must be taken into account when determining this application and these must be weighed against the conflict with the development plan.

8.69 The report details the fall-back position of the applicant who has demonstrated that the residential conversion of the buildings under the full planning permission and the PDQS application is more than a theoretical prospect. The fall-back position that the building can be converted to a residential use under extant permissions is a consideration that weighs significantly in favour of the proposals now submitted.

8.70 In addition to the above the replacement of the existing structures has resulted in a scheme of enhanced design compared to the conversion works and the proposals would have no other additional adverse impacts over and above the extant permissions.

9.0 **CONCLUSION**

9.1 It is considered that the material considerations of the proposed scheme outweigh the conflict with the Development Plan.

10.0 **RECOMMENDATION**

**Delegate to Head of Planning & Building for completion of satisfactory consultation with Natural England with respect to the impact of the development on European sites (together with any appropriate conditions as required), and the completion of a legal agreement to secure;**

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land**
- **New Forest SPA contribution**
- **Prohibit the implementation of extant Class Q prior approval with respect to the retained “Coach House” to ensure it is not used as a separate dwelling, but as ancillary accommodation for Plot 1;**

Then PERMISSION subject to:

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

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

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

1 Rev A

SL01

SL01 Mobile Home Location

Mobile Home Elevation & Section

Exist06

Exit07

L170/B01

P1.e1

P1.e2

P1.p1

P1.p2

P2.e1

P2.e2

P2.p

Gar.01

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

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

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

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

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

5. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include-where appropriate: means of enclosure and car parking layouts. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of

**plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.**

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

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

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

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

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**

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

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2, LHW4**

- 9. Prior to the commencement of demolition and construction activity including site clearance or ground-works, a Construction Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval. The CEMP shall detail the significant risks posed to amenity from the emission of noise, dust and light and set out the mitigation measures to be employed to control such emissions and mitigate the effects of such emissions on sensitive land uses. Unless otherwise agreed by the**

**Local Planning Authority, construction activity shall only take place in accordance with the approved CEMP.**

**Reason: To minimise the risks of pollution and to ensure the site is satisfactorily developed in accordance with policy E8 of the Revised Borough Local Plan**

- 10. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.**

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

- 11. Development shall be provided in accordance with Section 7 'Opportunities for Mitigation' and Section 8 'Conclusions and Recommendation' of the Ecological Assessment by Aluco Ecology June 2023.**

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

- 12. No development shall commence (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective barriers. 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 (2016) policy E2.**

- 13. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**

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

- 14. 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.**

- 15. 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**

- 16. No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include plans and details sufficient to demonstrate the location, type, specification and luminance level. External lighting shall be undertaken in accordance with the approved details and retained thereafter.**

**Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**

- 17. The Coach House as shown on Plan Exist07 shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as plot 1 on the approved plans.**

**Reason: To avoid the establishment of a separate unit of accommodation in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2 and COM11**

- 18. On the day on which any dwelling hereby permitted is first occupied for residential purposes, all existing buildings shown for demolition shall cease to be used for any purpose, and within three months of that day, the existing buildings shall be demolished and the resultant materials cleared from the site.**

**Reason: The site lies in an area where new dwelling units and buildings are not normally permitted in accordance with Test Valley Borough Revised Local Plan (2016).**

- 19. On the day on which any dwelling hereby permitted is first occupied for residential purposes, the mobile home as shown on plan 'SL01 Mobile Home Location' and 'Mobile Home Elevation & Section' site shall cease to be used for any purpose, and within three months of that day, the mobile home shall be removed from site and the resultant materials cleared from the site and land restored in accordance with details to be submitted and approved in writing with the Local Planning Authority.**

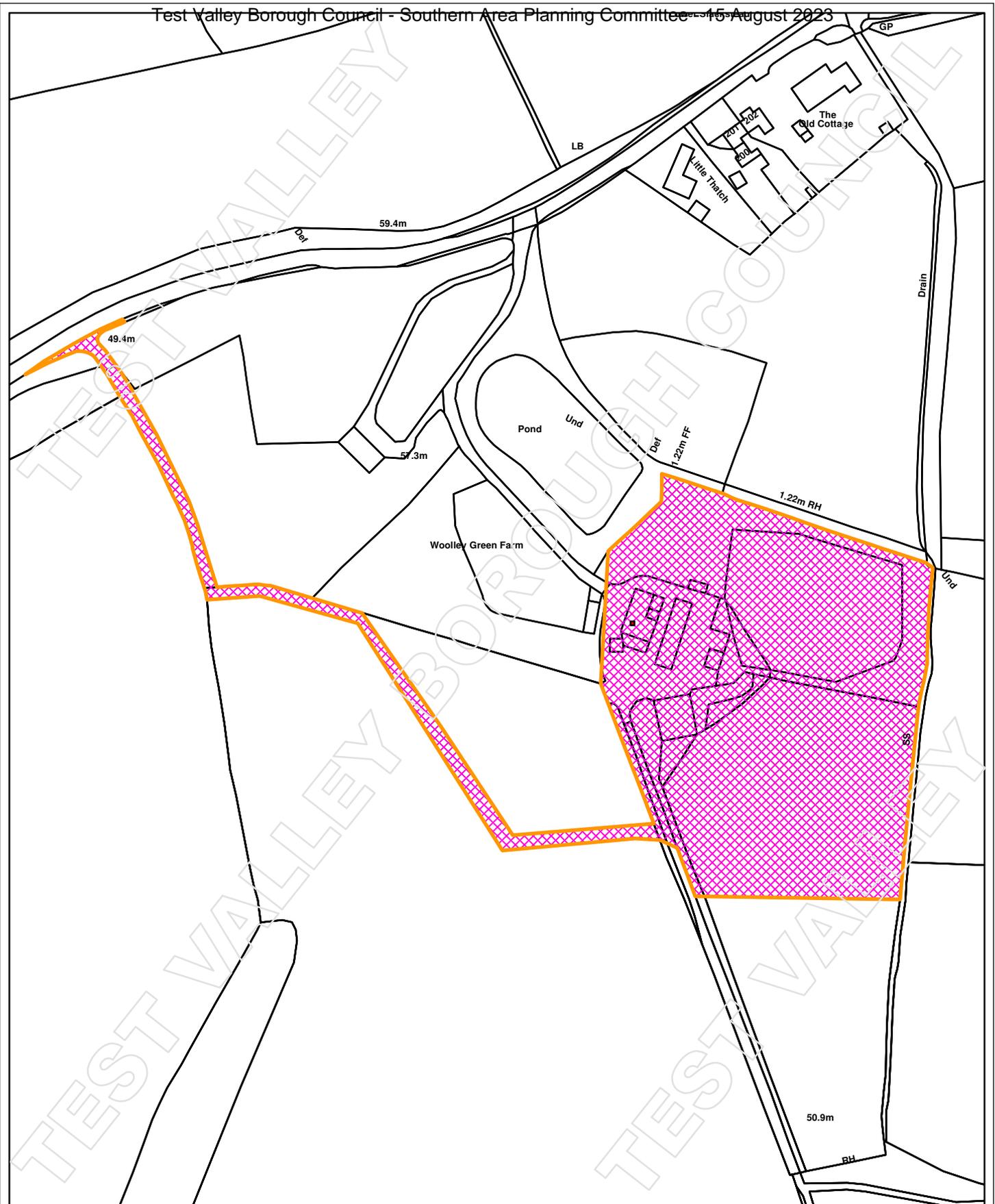
**Reason: The site lies in an area where new dwelling units are not normally permitted other than by replacement of the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM12.**

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

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the visual amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & E2.**

**Notes to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist**



**Siteplan**

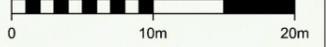


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**23/01508/FULLS**



scale 1:500



A Redline amended

April '23

# JON DALE ARCHITECT LTD.

Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project  
Woolley Green Farm  
Braishfield  
REPLAN

Title  
Site Layout  
-

Scale	Date	Drawn	Checked	Job No.	Drawing. No.	Revision
1:500	Mar 23	RP	JD	130	SLO1	-



EAST ELEVATION



NORTH ELEVATION

# JON DALE ARCHITECT LTD.

Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

**Project**

Woolley Green Farm  
Brashfield

**Title**

Plot 1  
East and North Elevations

**Scale**  
1:100

**Date**  
Mar '23

**Drawn**  
RDP

**Checked**  
JD

**Job No.**  
130

**Drawing No.**  
Plat2

**Revision**  
-





WEST ELEVATION



SOUTH ELEVATION

# JON DALE ARCHITECT LTD.

Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

**Project**

Woolley Green Farm  
Brashfield

**Title**

Plot 1  
West and South Elevations

**Scale**  
1:100

**Date**  
Mar '23

**Drawn**  
RDP

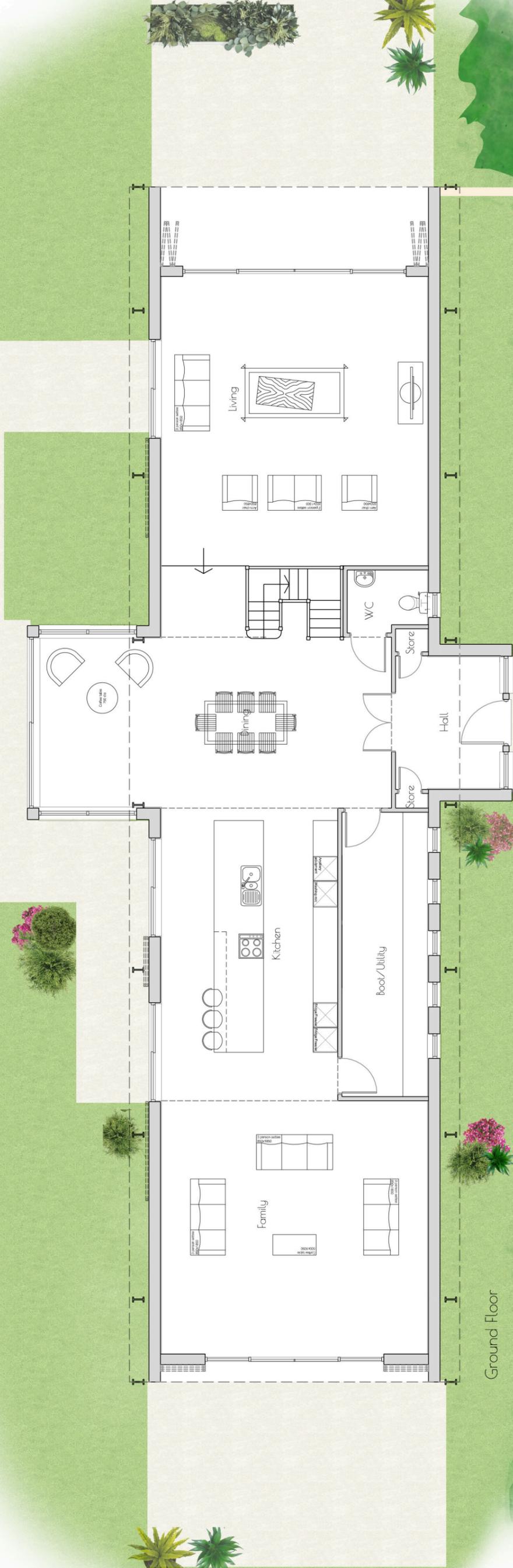
**Checked**  
JD

**Job No.**  
130

**Drawing No.**  
Pl[2]

**Revision**  
-





Ground Floor

**JON DALE ARCHITECT LTD.**

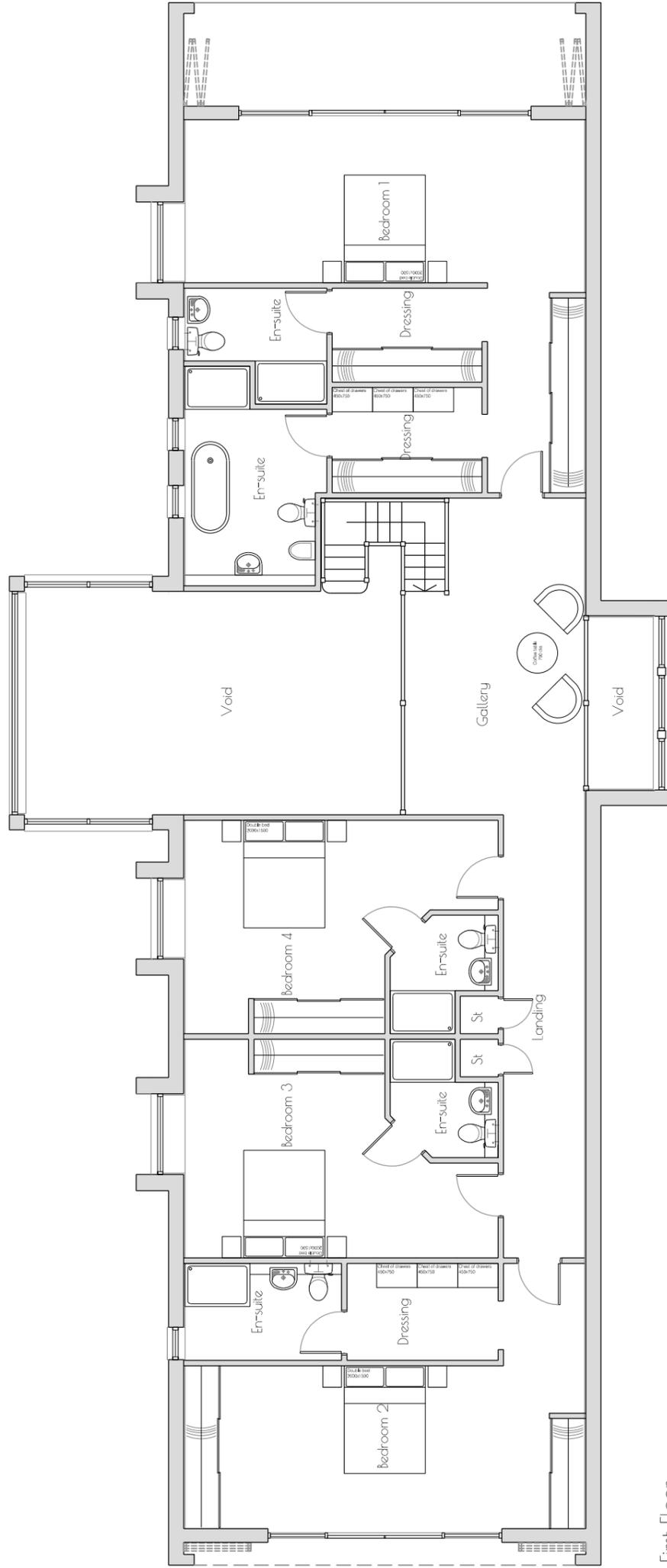
Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project Woolley Green Farm  
 Title Plot 1 Ground Floor Plan  
 Scale 1:100 Date Feb '23 Drawn RDP Checked JD Job No. 130 Drawing No. Pl.p1 Revision -

scale 1:100



HouseType	<b>4B</b>	Variation	
Bedrooms	<b>4</b>	Persons	<b>8</b>
Sq.ft	<b>3996</b>	Sq.m	<b>371.3</b>



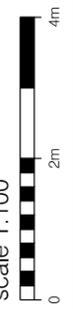
First Floor

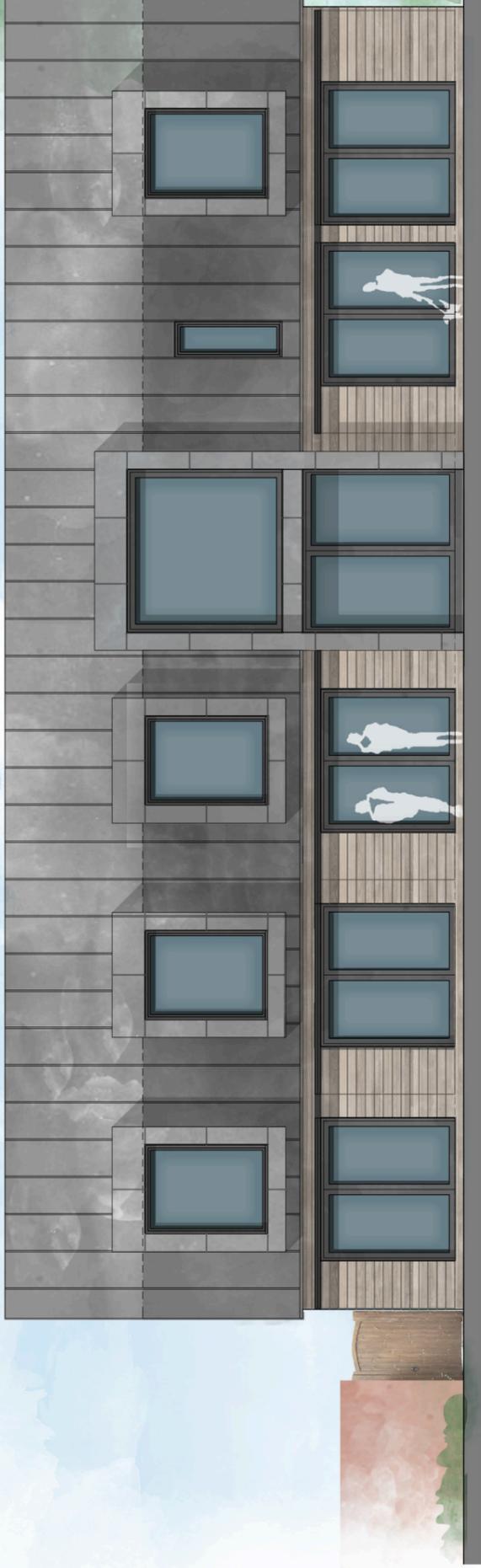
# JON DALE ARCHITECT LTD.

Jon Dale RBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project Woolley Green Farm  
 Title Plot 1  
 First Floor Plan

Scale 1:100  
 Date Feb '23  
 Drawn RDP  
 Checked JD  
 Job No. 130  
 Drawing No. Plp2  
 Revision -





SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION

**JON DALE ARCHITECT LTD.**

Jon Dale RBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

**Project**

Woolley Green Farm  
Brashfield

**Title**

Plot 2  
East and North Elevations

**Scale**  
1:100

**Date**  
Feb '23

**Drawn**  
RDP

**Checked**  
JD

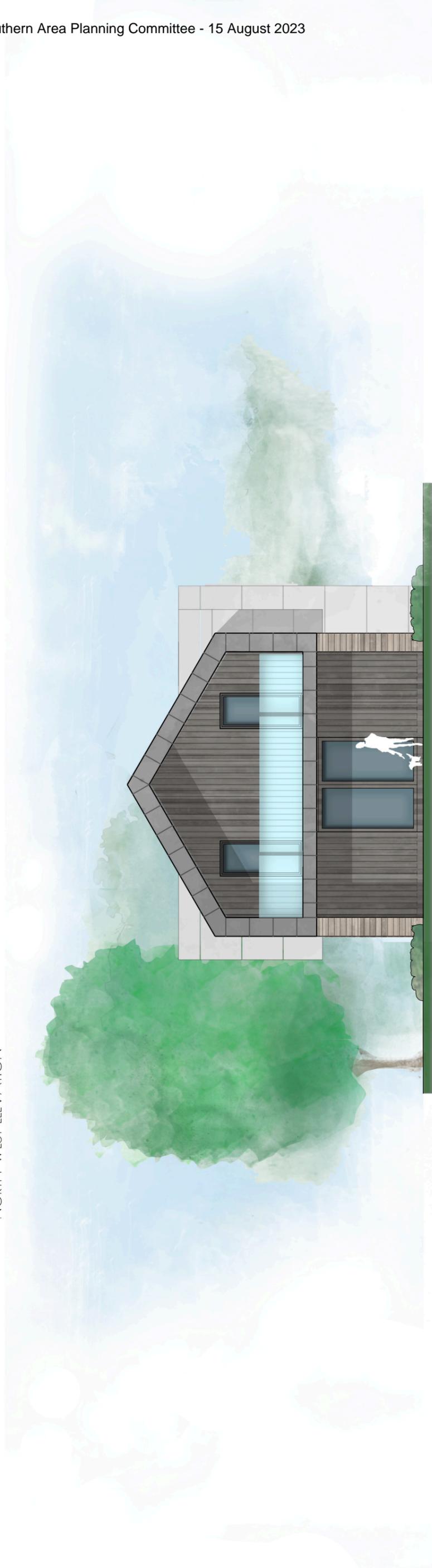
**Job No.**  
130

**Drawing No.**  
P2.e2

**Revision**  
-



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

# JON DALE ARCHITECT LTD.

Jon Dale RBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project Woolley Green Farm  
 Braishfield

Title Plot 2  
 West and South Elevations

Scale 1:100

Date Feb '23

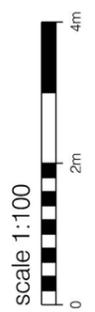
Drawn RDP

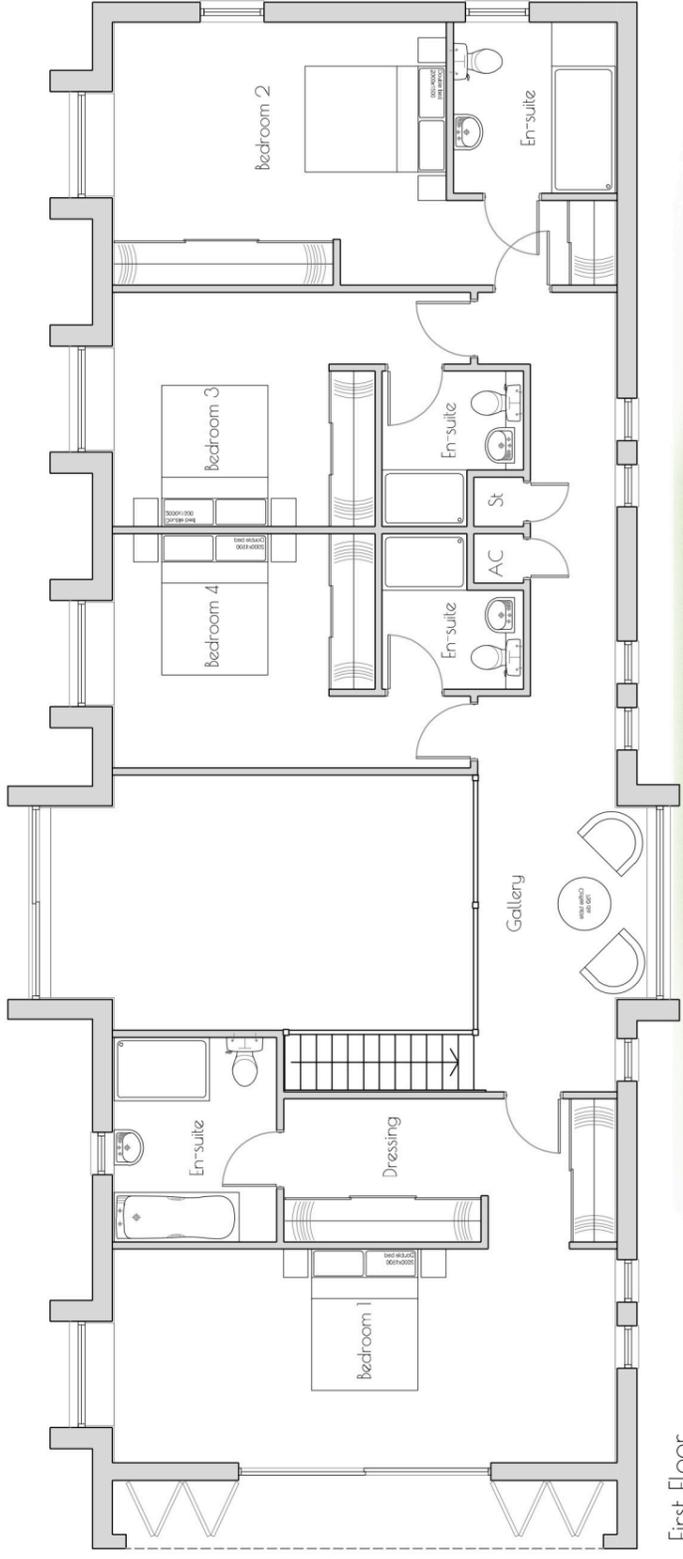
Checked JD

Job No. 130

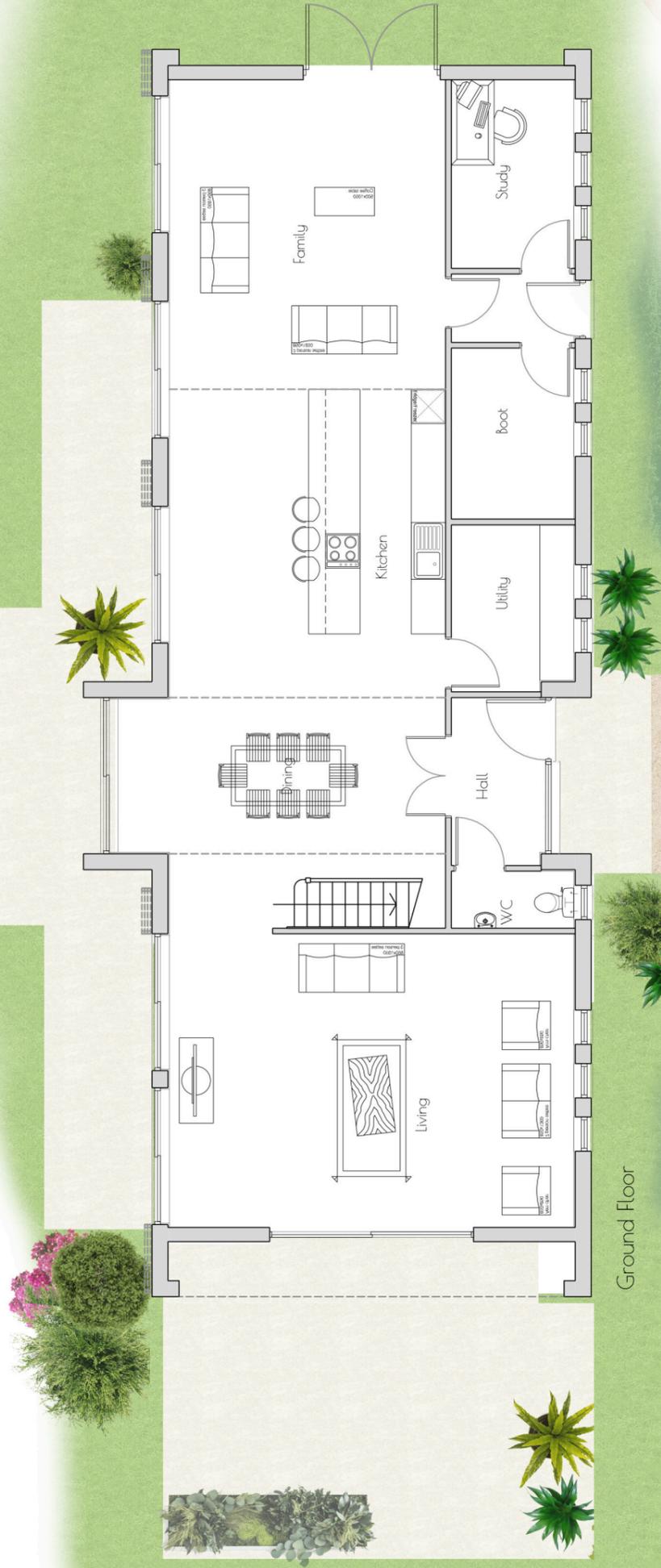
Drawing No. P2.e1

Revision -





First Floor



Ground Floor

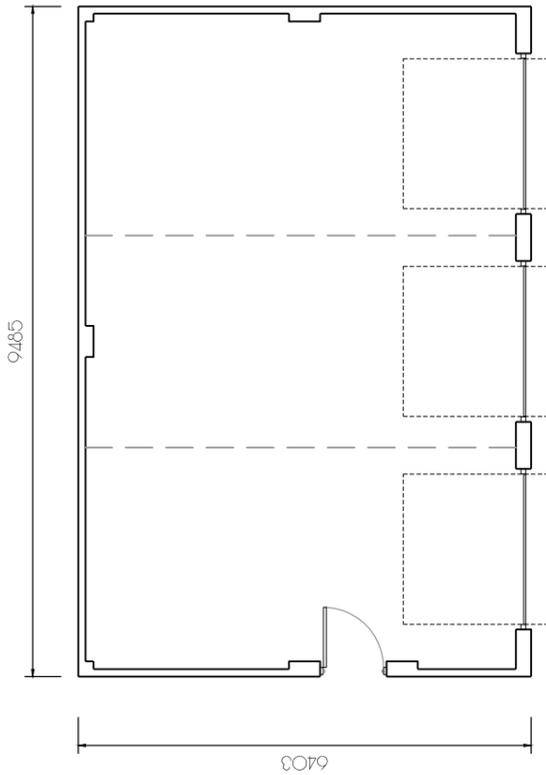
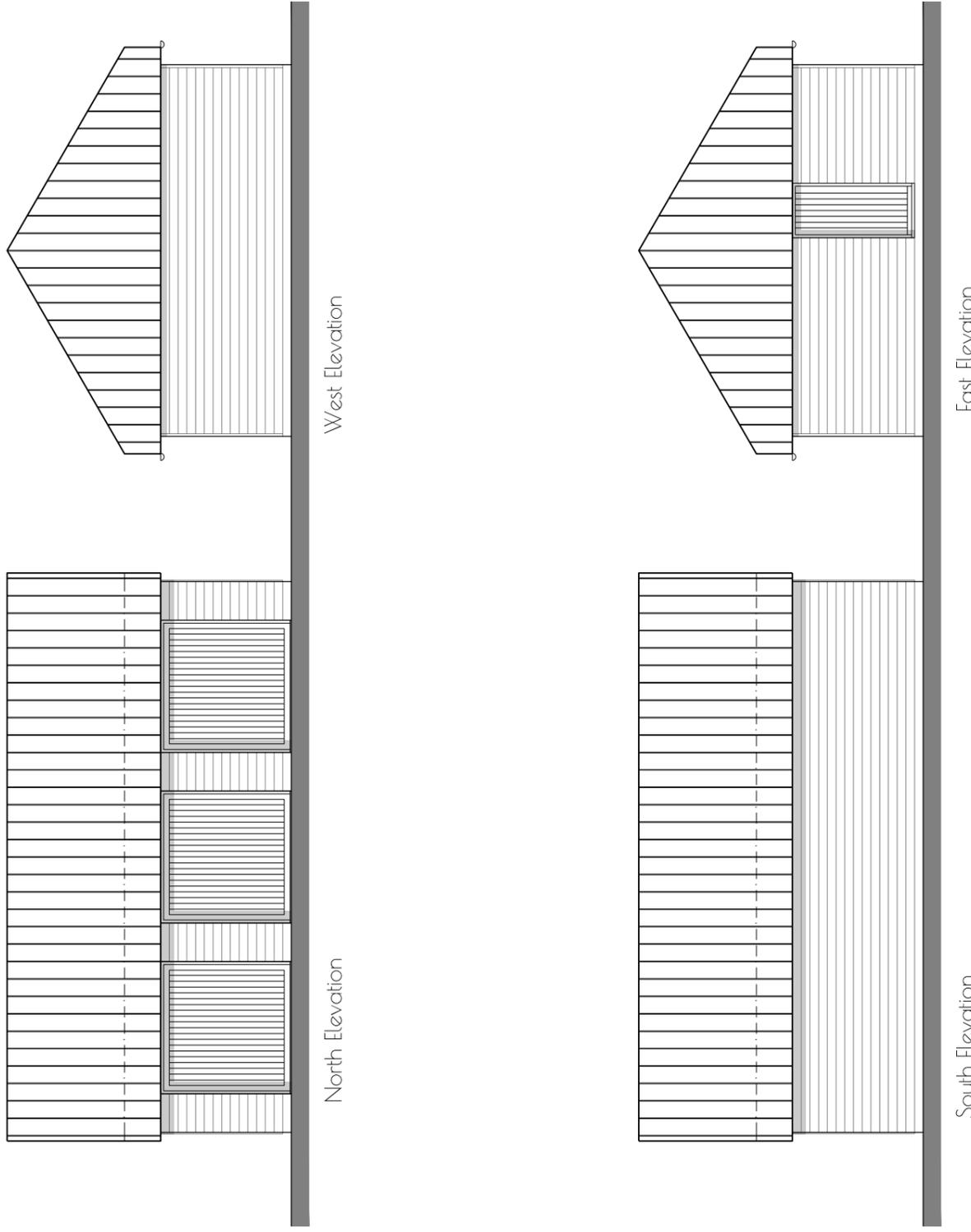
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Jon Dale RBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

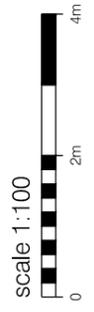
Project Woolley Green Farm  
 Title Plot 2  
 Floor Plans  
 Job No. 130  
 Drawing No. P2.p  
 Checked JD  
 Drawn RDP  
 Date Feb '23  
 Scale 1:100  
 Revision -



House type	<b>4B</b>	Variation	
Bedrooms	<b>4</b>	Persons	<b>8</b>
Sq.ft	<b>2944</b>	Sq.m	<b>273.5</b>



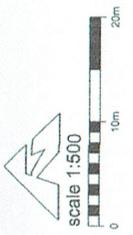
Plot 2 Garage



**JON DALE ARCHITECT LTD.**

Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project	Title	Job No.	Drawing No.	Revision
Woolley Green Farm Brashfield	Plot 2 Garage Plans and Elevations	130	Gar:01	-
Scale 1:100	Date Mar 23	Drawn RP	Checked JD	



**Woolley Green Farm**

Redline amended

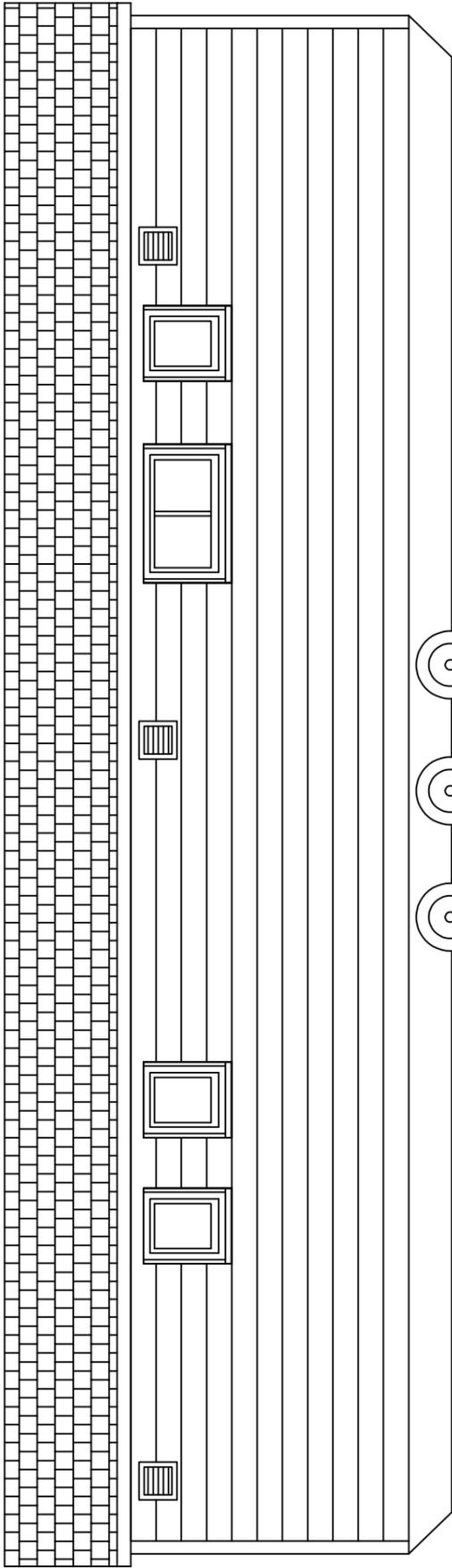
**JON DALE ARCHITECT LTD.**

April '23

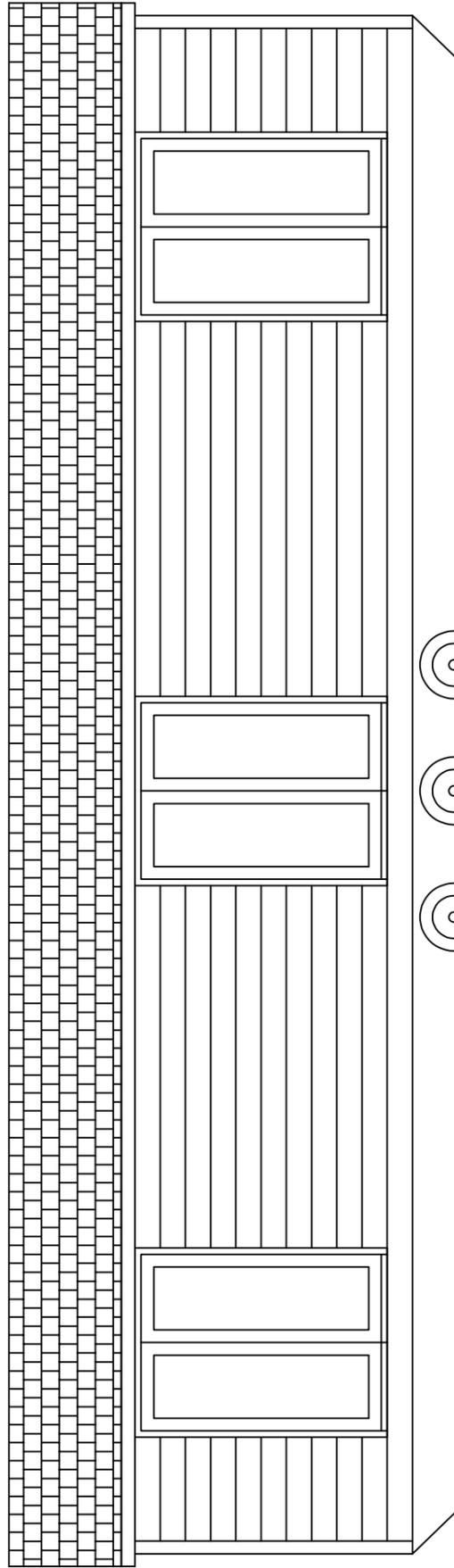
Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 57526 E-mail: jondalearchitect@gmail.com

Project Woolley Green Farm  
 Field REPLAN  
 Title Site Layout

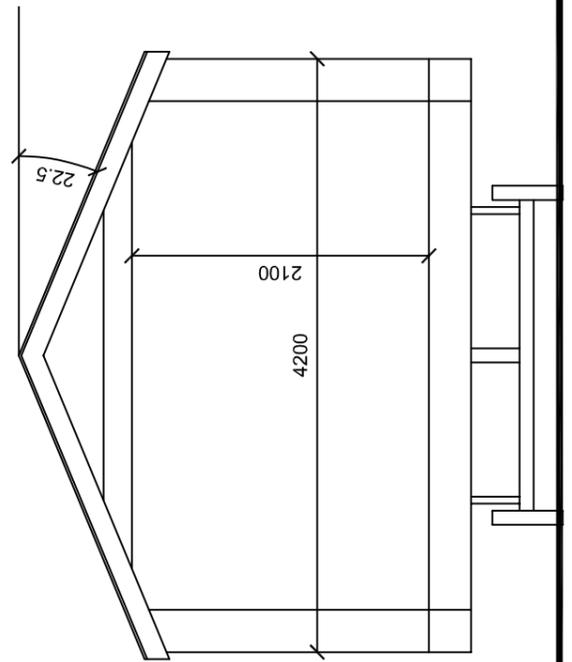
Scale	Date	Drawn	Checked	Job No.	Drawing No.	Revision



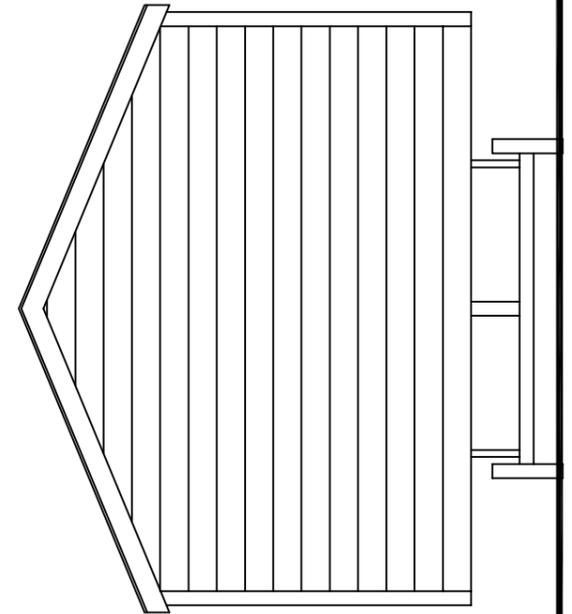
FRONT ELEVATION



REAR ELEVATION



SECTION ELEVATION



END ELEVATIONS

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PROJECT: PARRY

DRG TITLE Elevation and Section

DRG NO	REV	SCALE	DATE
1	A	1:50	JAN 2023

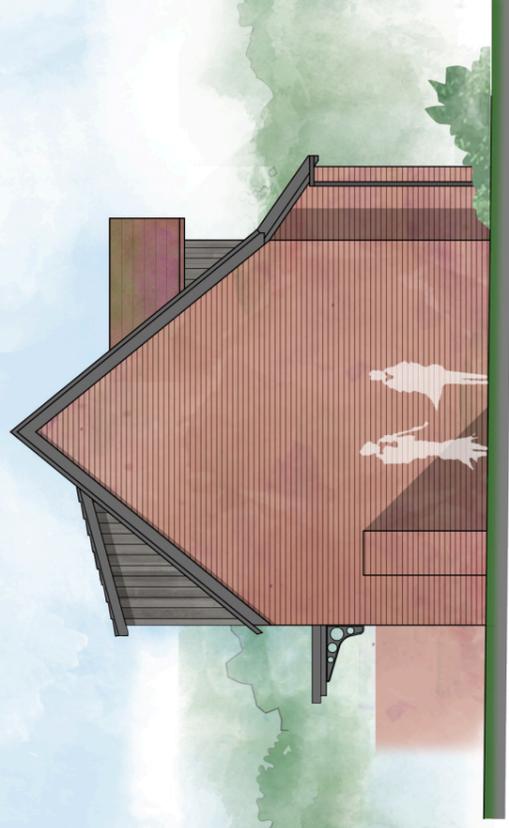


**Cedar Tree Pods**

GERWYN FECHAN, ROYTON, WREXHAM, LL13 0SL.  
 t: 01978 780859 e: info@cedartreepods.co.uk  
 m: 07852 879663 w: www.cedartreepods.co.uk



East Elevation



North Elevation

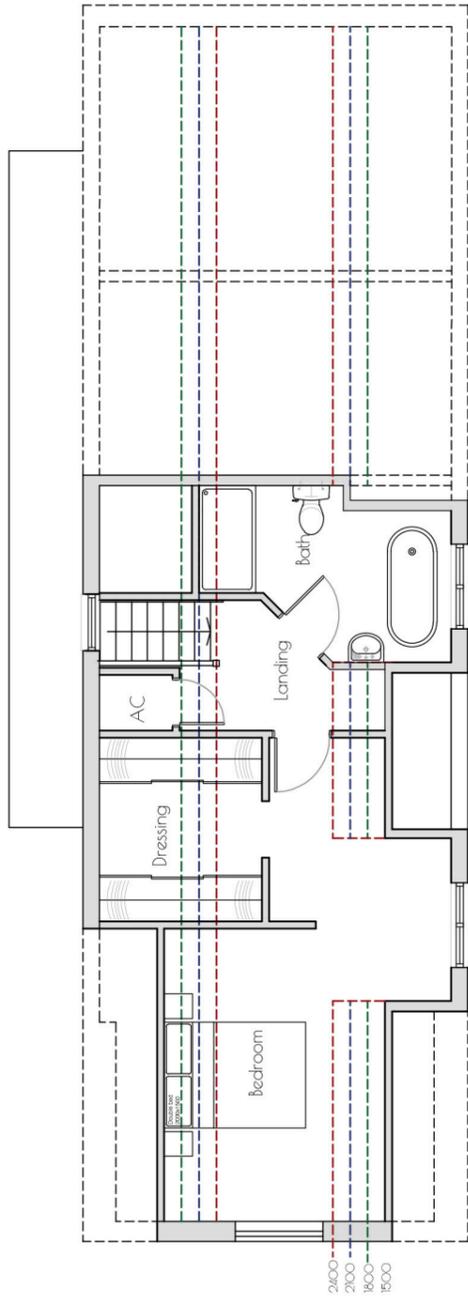


West Elevation

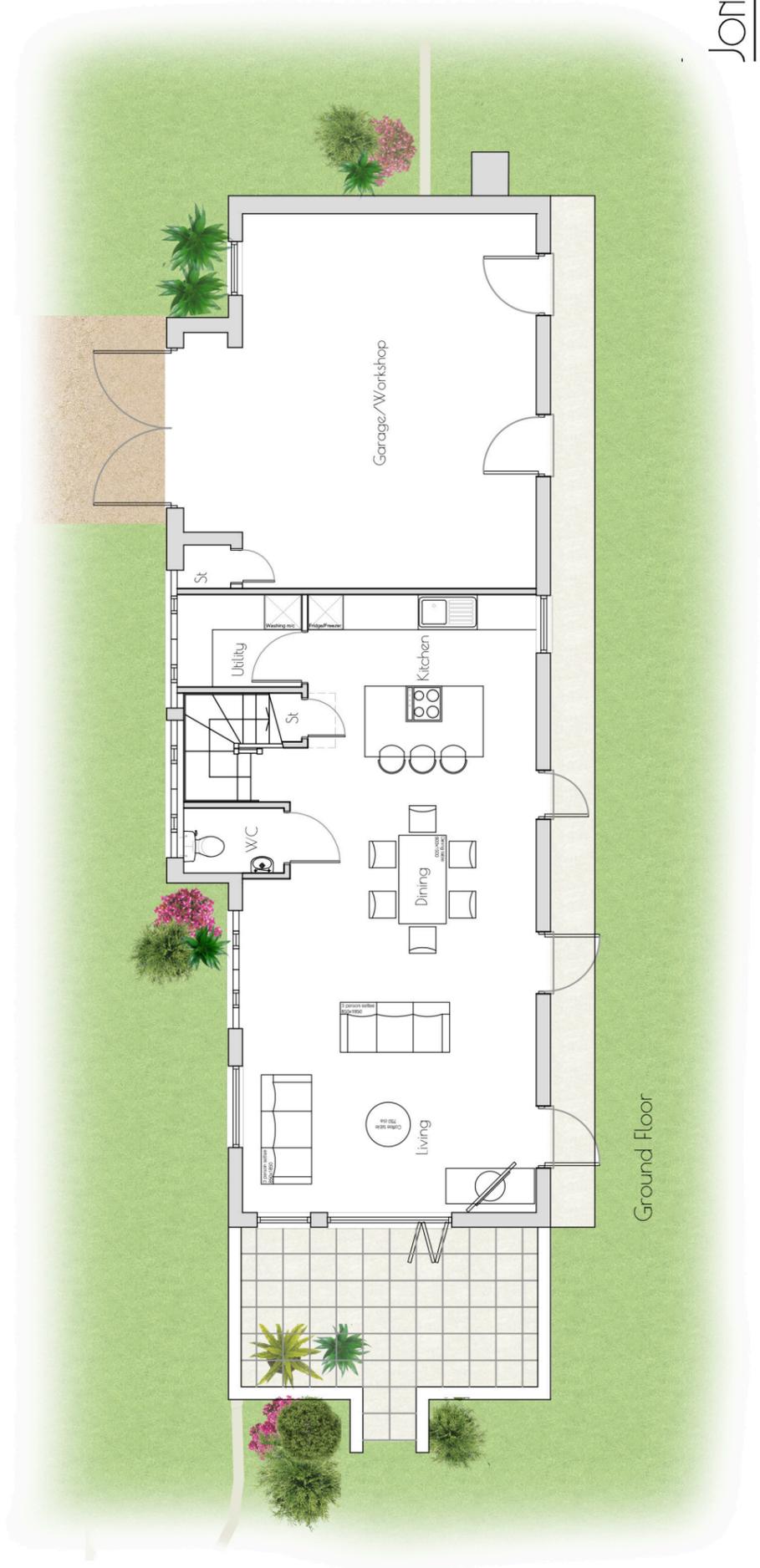


South Elevation

Jon Dale RBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: [jondalearchitect@gmail.com](mailto:jondalearchitect@gmail.com)  
Project Woolley Green Farm, Braishfield  
Title Existing barn A  
Proposed Elevations  
Scale 1:100 Date Mar 23 Drawn RP Checked JD Job No. 130 Drawing No. Exist:07 Revision -



First Floor



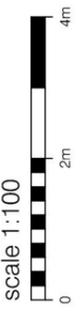
Ground Floor

**JON DALE ARCHITECT LTD.**

Jon Dale RBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project Woolley Green Farm, Braishfield  
 Title Existing barn A  
 Proposed Floor Plans

Scale 1:100 Date Mar 23 Drawn RP Checked JD Job No. 130 Drawing No. Exist:06 Revision -



## ITEM 10

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<b>APPLICATION NO.</b>	23/01080/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	20.06.2023
<b>APPLICANT</b>	Mr Warren Cann
<b>SITE</b>	SHB Hire Ltd, Mill Lane, Nursling, SO16 0YE, <b>NURSLING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Erection of an electricity substation
<b>AMENDMENTS</b>	19/06/2023- Updated acoustic design specification
<b>CASE OFFICER</b>	Mr Mark Staincliffe

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

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### 1.0 INTRODUCTION

- 1.1 The application has been called to Southern Area Planning Committee at the request of members because it raises issues of more than local public interest.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is situated to the northern side of Mill Lane and within Nursling & Rownhams Parish.
- 2.2 The site is situated within the northern part of the existing SHB Hire site and is currently lawfully used for the storage of vehicles. Adjacent to the site is the recently approved and implemented battery storage facility, as well as being in close proximity to an area that was formally wooded and forming part of the Big Wellow Wood SINC. It is evident that trees were felled and the land striped prior to the submission of previous applications.

### 3.0 PROPOSAL

- 3.1 Erection of an electricity substation.

### 4.0 HISTORY

- 4.1 17/00584/FULLS- Erection of a flexible electricity generation unit with woodland restoration- *ALLOWED AT APPEAL*
- 4.2 19/02772/FULLS- Erection of a battery storage facility- *PERMISSION SUBJECT TO CONDITIONS*

### 5.0 CONSULTATIONS

- 5.1 **Highways**- No objection
- 5.2 **Landscape**- No objection
- 5.3 **Environmental Health**- No objection subject to conditions

## 6.0 **REPRESENTATIONS** Expired 17.07.2023

### 6.1 **Nursling and Rownhams Parish Council-** No objection

### 6.2 **Public Consultation-** The application generated 17 letters of objection. A summary of the points raised are set out below:

- The Site of Importance for Nature Conservation (SINC) and woodland was unlawfully felled and cleared in 2016
- The applicant was instructed to restore the woodland by the planning inspector. This has not been done.
- If permission is granted they must be required to undertake the woodland restoration in the next planting season.
- A 2m high metal fence has been installed without permission around the battery storage site.
- Cumulative Industrial development is encroaching onto existing Rights of Way.
- Development is noisy and unsightly
- Highway report claims that there will be no significant change in vehicle count- Can this be guaranteed?
- Granting permission will result in more fly tipping in the area,
- Site area on application form is different to the area quoted in the covering letter.
- In the covering letter it states the current use of the land is storage and maintenance of vehicles, on application form it states only vehicle storage
- The site can be seen from the footpath
- The site is in close proximity to biodiversity and the River Test.
- The applicant and land owner are not the same. Incorrect certificate has been signed on the application form
- Inappropriate development within a SINC

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Policy Statement for Energy (EN-1)

### 7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)

COM2 (Settlement Hierarchy)

SD1 (Presumption in Favour of Sustainable Development)

E1 (High Quality Development in the Borough)

E2 (Protect, Conserve and Enhance the Landscape Character of the Borough)

E5 (Biodiversity)

E6 (Green Infrastructure)

E8 (Pollution)

LHW4 (Amenity)

T1 (Managing Movement)

## T2 (Parking Standard)

### 8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

#### Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. In consequence, the starting point is the development plan. The development plan comprises the TVBRLP.

8.2 The site lies outside the defined settlement boundary of Nursling and is therefore within the 'countryside'. For development outside settlement boundaries (unless covered by other Local Plan policies) (criterion a), it must be essential to be located in the countryside (criterion b), or there are material considerations to justify permission contrary to this Policy.

8.3 In order to meet the government's targets under the Climate Change Act 2008 of reducing carbon emissions by 80% below 1990 levels by 2050 the energy balance is becoming increasingly reliant on renewable energy sources (such as wind and solar). With a heavy reliance on climatic conditions, these sources can be more unpredictable. Coupled with the phasing out of coal power stations, there is a growing need for new power plants that can respond quickly to local demands and provide a secure supply of energy. Battery storage facilities are an efficient and responsive technology that is able to store energy oversupply that can be delivered to the network at times of peak demand and at very short notice.

8.4 As set out in Paragraph 4.2 above, planning permission was granted under planning application 19/02772/FULLS for a battery storage facility on land immediately adjacent to this application site. All pre-commencement conditions relating to application 19/02772/FULLS have been discharged and upon visiting the site it appears as if works have been commenced on site.

8.5 The proposed electricity substation is required and directly related to the extant permission for the battery storage facility and is necessary to improve the efficiency and speed of the electrical connection between the approved battery storage facility and the national electricity grid. Furthermore, the land on which the development is to be located is currently used for the storage of commercial vehicles and is therefore previously developed land (PDL). As such it is considered that as the proposal is directly related to an extant planning permission and it is also considered that the proposed development is essential and therefore conforms to Policy COM2 of the TVBRLP.

8.6 Character and Appearance

As set out in paragraph 8.4 above, there is an extant permission for a battery storage facility to the North of the application site which will be enclosed by an acoustic fence. It is acknowledged that the current application would be additional built development, however, the area of land covered by the current application is currently lawfully used for the storage of vehicles and has been for a period in excess of ten years.

8.7 As with the extant permission on the adjacent site- The acoustic fencing surrounding the substation would be visible through the depot gateway onto Mill Lane, where it would be seen at a distance in excess of 200m, against a background of the battery facility and a foreground of the buildings, various hire vehicles and ancillary external storage. A substantial electricity pylon rises above trees on the horizon with various overhead lines in evidence. Given this industrial context, it is considered that the proposal would not stand out as a discordant feature.

8.8 As identified by local residents, there would also be views of the development from the Test Way long distance footpath at the point where it meets Mill Lane. These views are already heavily influenced by the hire depot with its main building, lorry trailers and security lighting columns all visible and this will be further industrialised following the completion of the battery storage facility. Having regard to these immediate surroundings, the distance at which the views are obtained and the mellow appearance of the proposed acoustic fencing in comparison to the existing storage on site as well as it being located next to the extant site for the battery storage facility. It is considered that there would be no significant harm to local landscape character.

8.9 Having taken into consideration the location of the proposal next to the extant permission for the battery storage facility and on an area of land currently used for the storage of vehicles, it is concluded that the application would not have a material adverse impact on the appearance of the immediate area or landscape character. It would thus comply with Policy E2 insofar as it seeks to ensure the protection, conservation and enhancement of the landscape of the Borough.

8.10 Highways

Hampshire County Council Highway Officer has raised no objection to the proposed development. There will obviously be an element of disturbance during the construction of the development, but once running the facility will generate minimal traffic movements and utilises an existing access to the site. As a result the development is considered to have no significant adverse impact on highways or pedestrian safety and complies with the relevant policies of the TVBLP including Policy T1.

8.11 Amenity of Neighbouring Properties

Discussions have taken place between the Council and applicant in relation to noise disturbance and proposed mitigation. Additional information has been provided setting out the noise generated by the plant and the extent and design of the proposed acoustic fence. The additional information addresses the concerns originally highlighted. Subject to the imposition of appropriate

conditions to ensure the site is constructed and operated in accordance with the submitted proposals the development would not have an adverse impact on the amenity of neighbouring properties and comply with policy E8 of the TVBRLP.

8.12 Previously Developed Land

The NPPF at paragraph 85 encourages the use of previously developed land over green field sites. Numerous comments have been received relating to the loss of a SINC and the felling of numerous trees. For the avoidance of doubt the application site has, for a very long period of time, been used for storage purposes and did not form part of a woodland or SINC. It is a Brownfield site historically used for commercial purposes. This proposed development did not and will not result in the loss of any trees or SINC.

8.13 Ecology

All objections to the proposed development have raised concern about the behaviour of the applicant with regards to unlawful felling of trees and the destruction of a SINC. As a matter of fact the application site did not form part of the SINC or woodland being referred to in the representations.

8.14 The Council's ecologist was notified of the application and noted that the site is an existing hard surfaced area and has historically being used for storage purposes. For these reasons no objection is raised and the proposed development would not result in conflict with Policy E5 of the TVBRLP

8.15 **OTHER MATTERS**

8.16 Restoration of SINC

Planning application 19/02772/FULLS was submitted in November 2019 for the erection of a battery storage facility and this was granted planning permission on 13 March 2020 and this was subject to conditions.

8.17 Condition 3 of planning permission 19/02772/FULLS requires the following:

*No development shall commence until a detailed Big Willow Wood SINC Biodiversity Restoration, Enhancement and Management Plan has been submitted to and approved in writing by the local planning authority. The submitted Plan shall build on the details contained within the Woodland Restoration and Management Plan (SLR Ref 422.06725.00001 Version 3 dated May 2017) and further botanical survey work of adjacent retained habitats, to demonstrate how the local ecological network will be enhanced. It shall further make provision for the relocation of the existing perimeter fencing on the northern and western site boundaries closer to the electricity generation unit compound. The Plan shall also include timescales for implementation of the restoration measures and provision for regular monitoring over a minimum ten year period, with periodic review and reporting to the local planning authority. Remedial works shall be undertaken where a need for these is identified. The Plan shall subsequently be implemented in accordance with the approved details, with the long-term management provisions fully implemented unless subsequently varied on the basis of proper monitoring and review.*

The details relating to this condition have been agreed and the condition discharged. The restoration and phasing of it is of no relevance to the determination of the current application and is a separate and distinct planning matter. Were restoration not to be undertaken in accordance with the agreed details this would be a matter for the Council's planning enforcement team.

8.18 Felling of Trees

An area of land adjacent to the site did once contain woodland and prior to submission of the 2017 planning application, clearance of the site occurred. This included the removal of trees and woodland. It is understood that a notice was served on the site owner by the Forestry Commission, and not the Planning Inspector, to restock the woodland or allow regeneration of it. From an enforcement perspective the council have no powers to pursue compliance with that notice. Any concerns that local residents have in that regard should be directed to the Forestry Commission.

8.19 Metal Fence

The metal fence does not fall within the red outline of the application site. The current planning application does not seek planning permission for it.

8.20 Fly Tipping

It is unclear how the granting of planning permission would or may result in an increased frequency of fly tipping incidences. Furthermore, incidences of fly tipping on the public highway or public land will, if reported, be investigated by the relevant authority, but such a function does not fall within the realms of the Town and Country Planning Act.

8.21 Site Area

The site area identified on the application form is different to the area quoted within the agent's covering letter. Having reviewed both documents the statement within the representations is correct. The site area listed on the application form does equate to the site outlined in red on the site location plan. The area quoted in the covering letter is the area of land occupied by the proposed development. The submitted plans and supporting documentation is clear about what is proposed and where it is. There is no reason why the application can not be moved forward to determination.

8.22 Use of the Land

Following an officer visit to the site it is clear that parking of vehicles takes place on site. It was also possible that some minor vehicle maintenance was being undertaken. However, this minor discrepancy in the uses currently being undertaken in no way diminishes the material considerations in the determination of the application as it is agreed that the land, for the purposes of planning, is PDL. The application has been considered on this basis.

8.23 Land Ownership

As originally submitted the wrong ownership certificate had been signed. This was corrected by the applicant's agent and the correct certificate was signed. A new round of public consultation was undertaken after receipt of the correct ownership certificate. A valid application has been received.

**9.0 CONCLUSION**

9.1 Having taken into consideration the extant planning permission for a battery storage facility on land adjacent to the site and the need for the plant, it is considered that the proposal is essential to be located in a countryside location and therefore Policy COM2 compliant. As set out in the report, no significant visual harm would occur and the proposal would provide additional capacity to the existing electricity network which is a significant benefit of the scheme. The development is therefore development plan compliant and planning permission should therefore be granted.

**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**  
**AUG1217NURSLING-306-A 1/3**  
**AUG1217NURSLING-306-A 2/3**  
**AUG1217NURSLING-306-A 3/3**  
**AUG1217NURSLING-402-B**  
**AUG1217NURSLING-403-A**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **Prior to first use of the transformer hereby approved the proposed acoustic fence shall be installed in accordance with the specification given in section 4.3 of the Ian Sharland Limited Acoustic Design Specification v.2 and the locations shown in Figure 2 of the Ian Sharland Limited Acoustic Design Specification v.2 and in the location shown on Substation - Plan View. Once installed the acoustic fencing shall be retained in perpetuity and maintained to ensure that it performs to the acoustic performance set out in the Ian Sharland Limited Acoustic Design Specification v.2.**  
**Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy LHW4 & E8.**
4. **No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where**

**appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.**

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

- 5. No external lighting shall be installed unless in accordance with details that have been submitted to and approved in writing by the local planning authority they shall thereafter be retained as such. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires and a light spread diagram.**

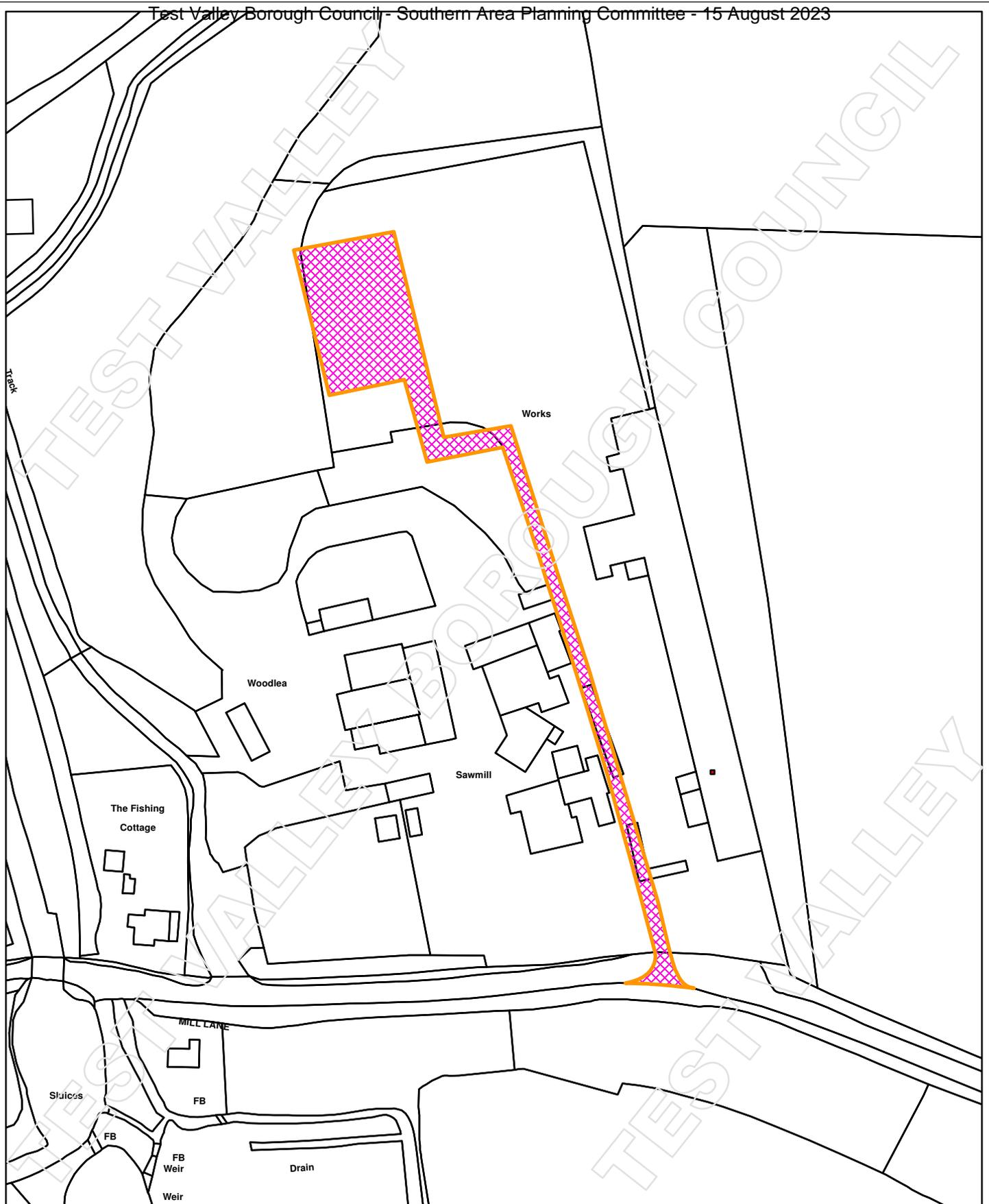
**Reason: To safeguard the amenities of the area and protected species in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 & E2 & E5**

- 6. No work relating to the construction of the development hereby approved, including deliveries, collections or site preparation prior to construction, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and at all on Sundays and Bank/Public Holidays, unless otherwise agreed with the Local Planning Authority.**

**Reason: In order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general having regard to Test Valley Borough Revised Local Plan (2016) Policy E8**

**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**

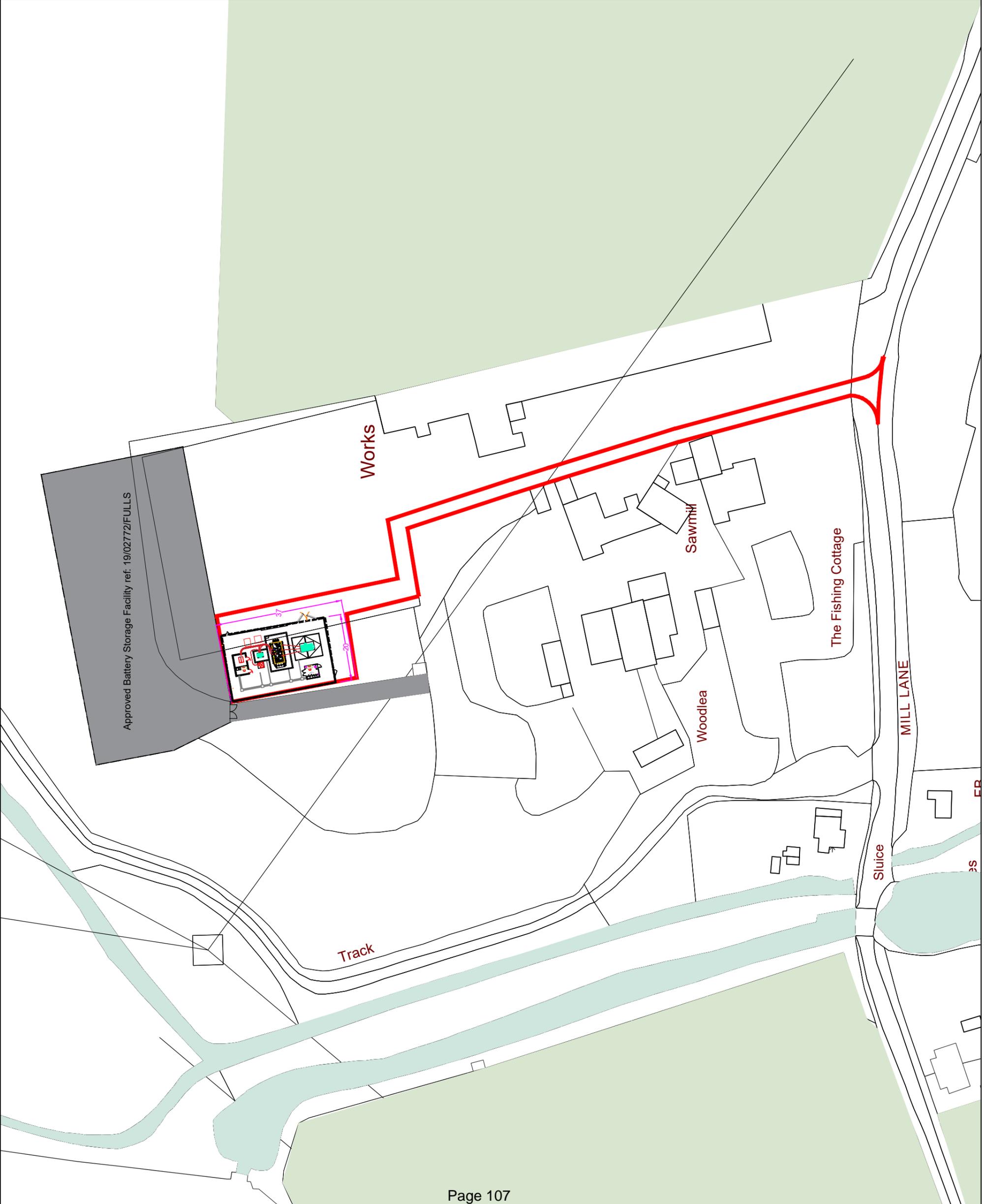


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**23/01080/FULLS**

LEGEND

- Site Boundary
- Acoustic Fence Line
- Approved Battery Storage Facility ref: 19/02772/FULLS



REVISIONS	
No	By
A	MM
B	MM

PROJECT NUMBER	AUG1217 NURSUNG
CLIENT	BUCKLAND
LOCATION	MILL LANE NURSUNG, SOUTHAMPTON SO16 0YE
TITLE	SUBSTATION SITE CONTEXT PLAN
CD REFERENCE	AUG1217 NURSUNG-402
SCALE	1:1000 @ A3
DRAWN BY	MM
CHECKED BY	GJ
DATE	13.02.23
SHEET	1 OF 1

AVON UTILITIES & GENERATION LTD MILL BUILDINGS GREEN, KENILWORTH ROAD, MERIDEN, CV7 7LJ	<b>AVON</b> UTILITIES & GENERATION
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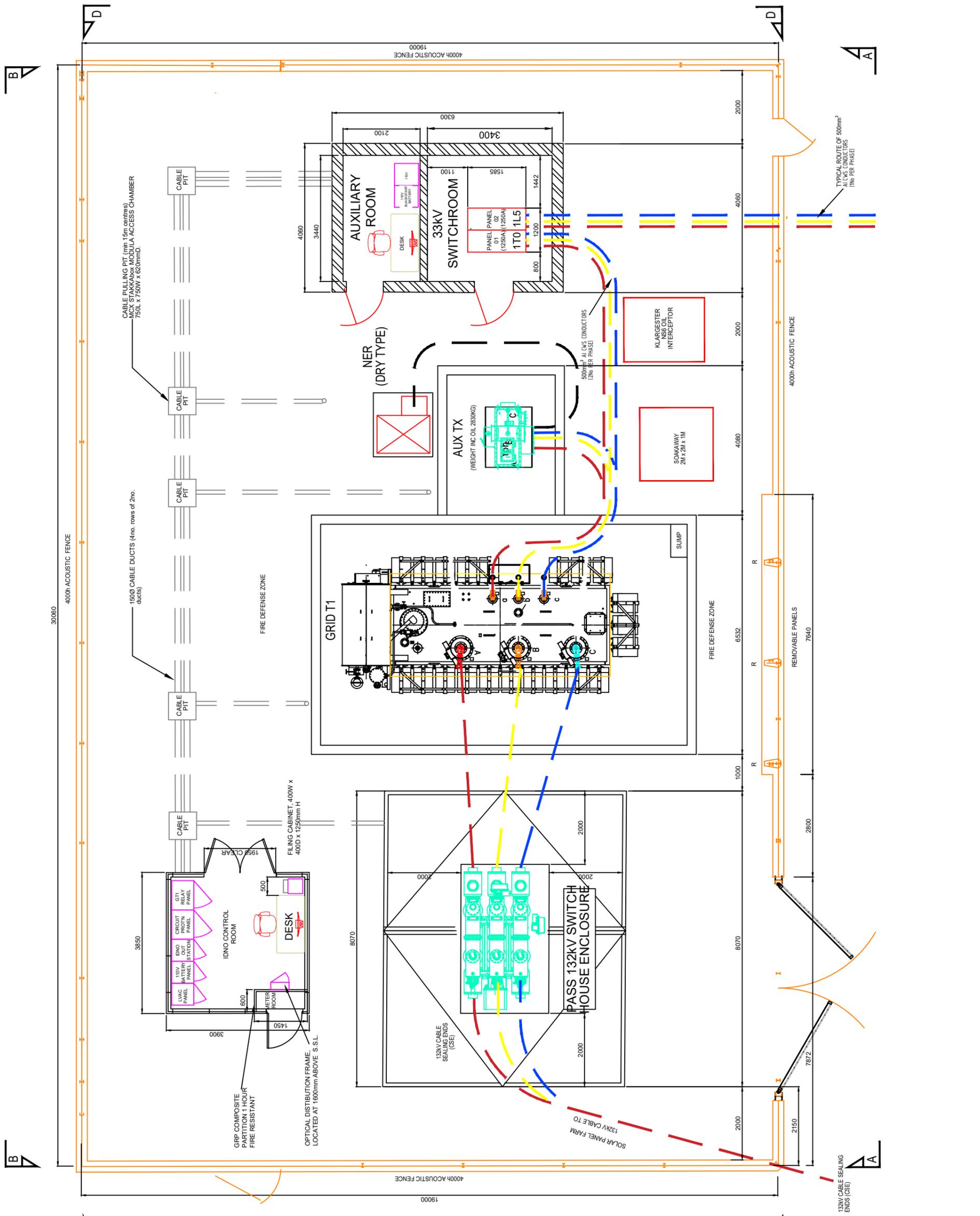
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No	By / Date / Desc
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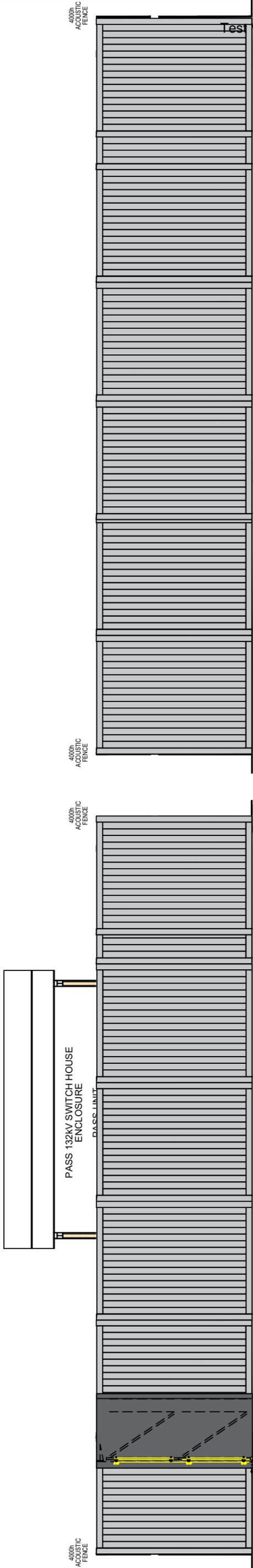
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CLIENT	BUCKLAND
LOCATION	MILL LANE NURSUNG, SOUTHAMPTON SO16 0YE
TITLE	SUBSTATION - PLAN VIEW
CAD REFERENCE	AUG1217 NURSUNG-306
SCALE	1:100 @ A3
DRAWN BY	MM
DATE	18.04.23
CHECKED BY	GJ
DATE	18.04.23

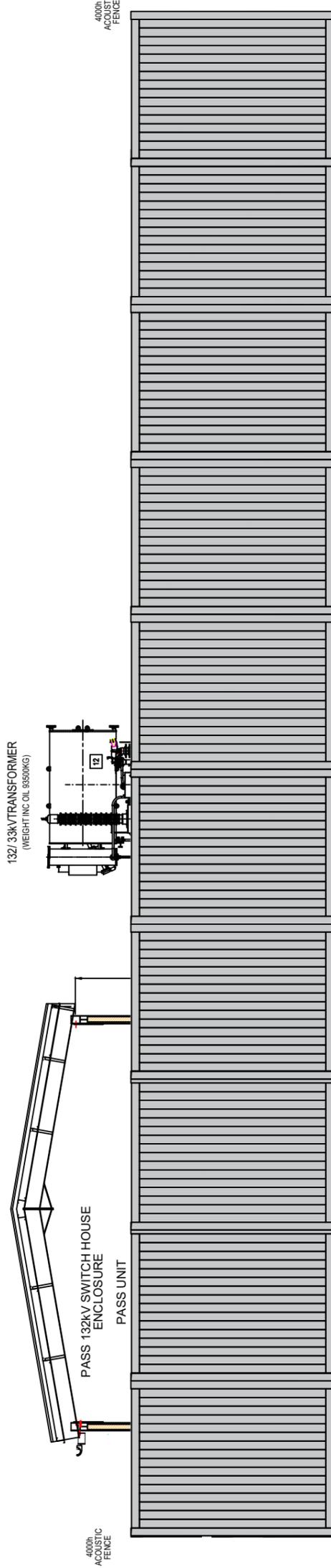
AVON UTILITIES & GENERATION LTD 1111 WOODLANDS GREEN, KENILWORTH ROAD, MERIDEN, CV7 7LJ	
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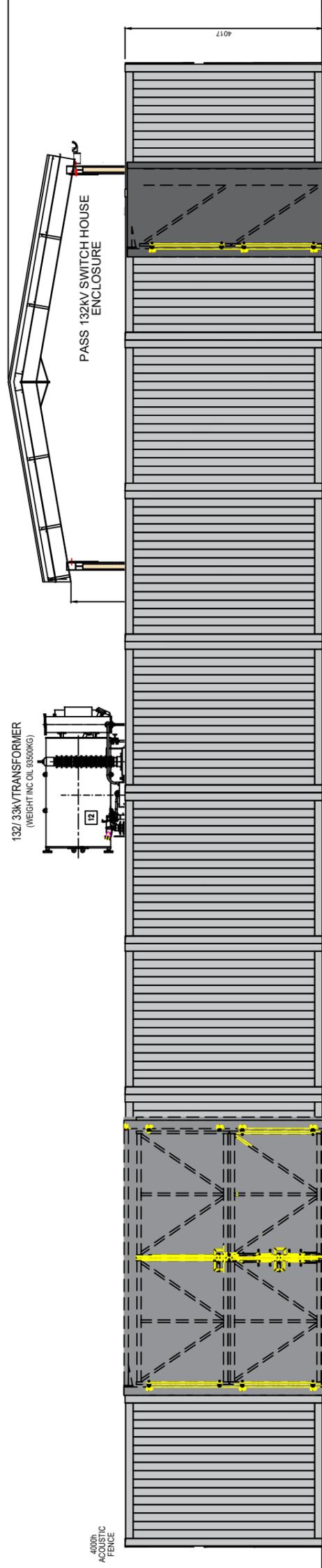
INTERNAL ELEVATION - VIEW D



INTERNAL ELEVATION - VIEW A



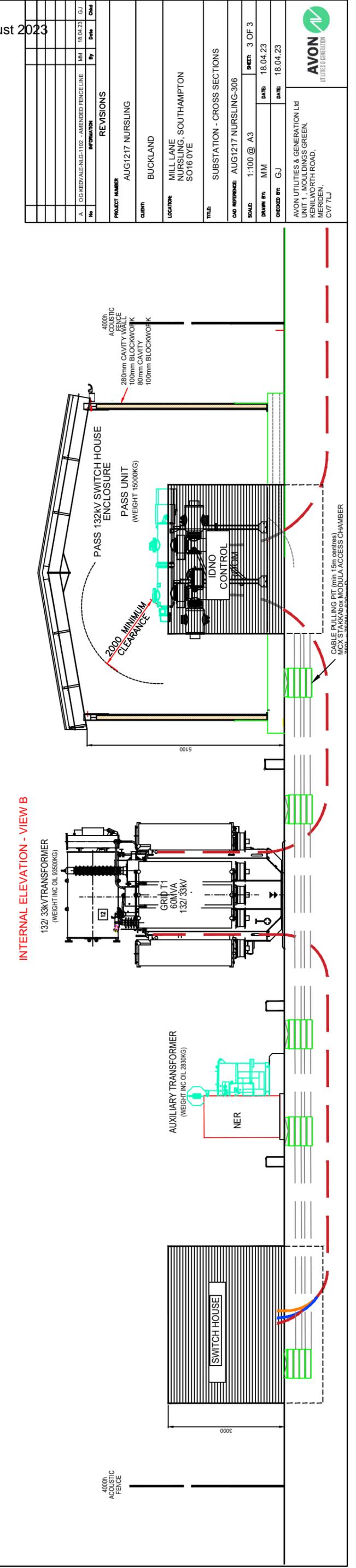
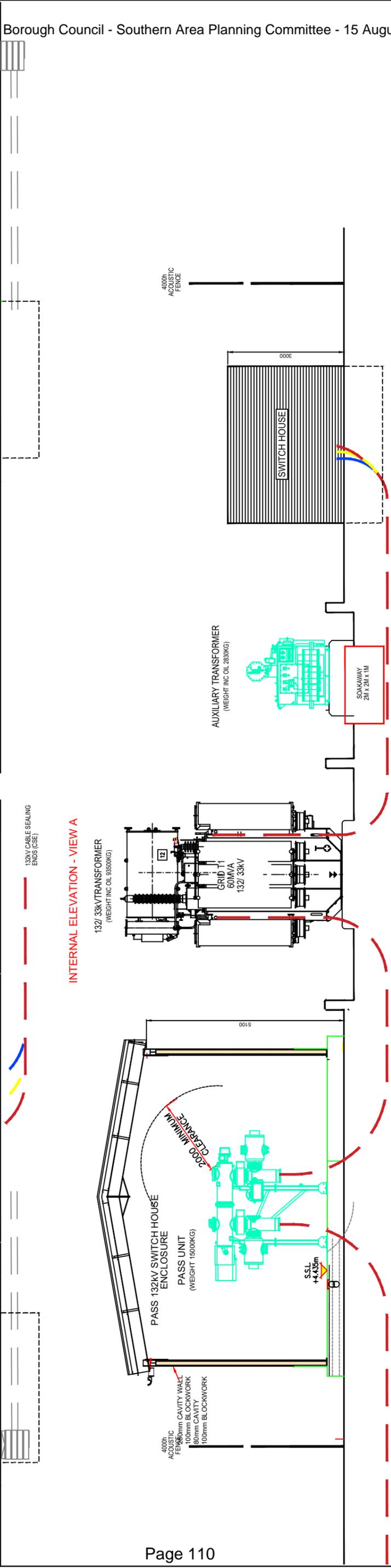
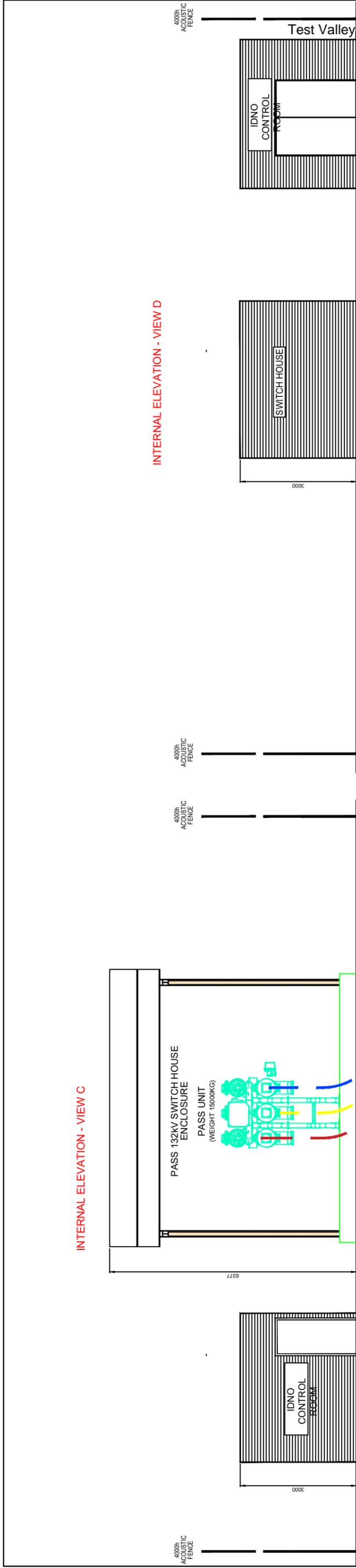
INTERNAL ELEVATION - VIEW B



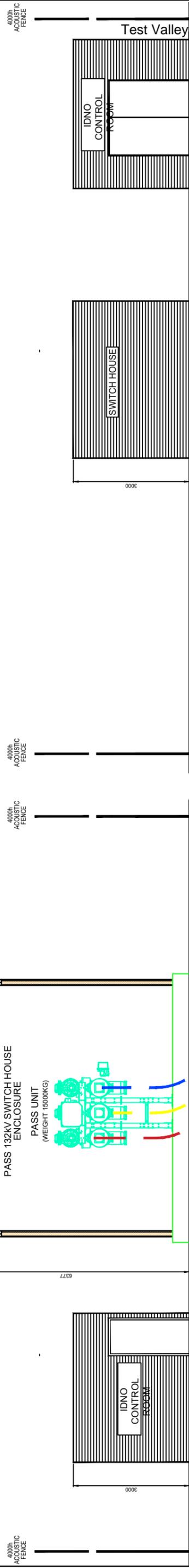
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No	DATE
A	18.04.23
DESCRIPTION: AMENDED FENCE LINE	
MM	18.04.23
DRAWN BY: GJ	
CHECKED BY: MM	
DATE: 18.04.23	
DATE: 18.04.23	
SHEET: 2 OF 3	

PROJECT NUMBER	AUG1217 NURSING
CLIENT	BUCKLAND
LOCATION	MILL LANE NURSING, SOUTHAMPTON SO16 0YE
TITLE	SUBSTATION - ELEVATIONS
CAD REFERENCE	AUG1217 NURSING-306
SCALE	1:100 @ A3
DRAWN BY	MM
CHECKED BY	GJ
DATE	18.04.23
DATE	18.04.23
AVON UTILITIES & GENERATION LTD MILL BUILDINGS GREEN, KENILWORTH ROAD, MERIDEN, CV7 7LJ	
AVON UTILITIES & GENERATION SUSTAINABLE ENERGY	



INTERNAL ELEVATION - VIEW D



INTERNAL ELEVATION - VIEW A

INTERNAL ELEVATION - VIEW B

No	By	Date	Chg
A	CG KEDVALE-NIG-T109	18.04.23	GJ

AMENDED FENCE LINE

PROJECT NUMBER	REVISIONS
AUG1217 NURSUNG	

CLIENT:	BUCKLAND
LOCATION:	MILL LANE NURSUNG, SOUTHAMPTON SO16 0YE
TITLE:	SUBSTATION - CROSS SECTIONS
CAD REFERENCE:	AUG1217 NURSUNG-306
SCALE:	1:100 @ A3
DRAWN BY:	MM
CHECKED BY:	GJ
DATE:	18.04.23
DATE:	18.04.23

AVON UTILITIES & GENERATION LTD 111 WILKINGS GREEN, KENILWORTH ROAD, MERIDEN, CV7 7LJ	<b>AVON</b> UTILITIES & GENERATION
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