

## Notice of Meeting

# Southern Area Planning Committee

**Date:** Tuesday 5 September 2023

**Time:** 5.30 pm

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

**For further information or enquiries please contact:**

Caroline Lovelock - 01264 368000  
clovelock@testvalley.gov.uk

**Legal and Democratic Service**

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

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**PUBLIC PARTICIPATION SCHEME**

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

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

#### **MEMBER**

#### **WARD**

Councillor M Cooper (Chairman)	Romsey Tadburn
Councillor 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 5 September 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 - 15**  
  
To approve as a correct record the minutes of the meeting held on 15 August 2023.
- 6 Information Notes 16 - 21**
- 7 23/01289/FULLS - 20.06.23 22 - 48**  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: The Trojans Club, Stoneham Lane, South Eastleigh, SO50 9HT, **CHILWORTH**  
CASE OFFICER: Sarah Barter
- 8 22/00217/OUTS - 28.01.22 49 - 76**  
  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: Ro-Dor Ltd , Stevens Drove, Houghton, SO20 6LP, **HOUGHTON**  
CASE OFFICER: Sarah Barter

**9 23/00804/FULLS - 28.03.23**

**77 - 93**

**(OFFICER RECOMMENDATION: PERMISSION)**

SITE: The Romsey School, Greatbridge Road, Romsey,  
SO51 8ZB, **ROMSEY TOWN**

CASE OFFICER: Simon Branston-Jones

**10 23/00558/FULLS - 27.02.23**

**94 - 112**

**(OFFICER RECOMMENDATION: PERMISSION)**

SITE: Woodcot, Yokesford Hill, Romsey, SO51 0PF,  
**ROMSEY TOWN**

CASE OFFICER: Graham Melton

**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 Tuesday 15 August 2023 at 5.30 pm

Attendance:

**Councillor M Cooper (Chairman)**

Councillor G Bailey

Councillor P Bundy

Councillor C Dowden

Councillor K Dunleavy

Councillor A Ford

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

Councillor S Gidley

Councillor I Jeffrey

Councillor A Johnston

Councillor J Parker

Also in attendance

Councillor T Swain

Councillor S Yalden

129

**Apologies**

Apologies were received from Councillors Burnage and Warnes.

130

**Public Participation**

In accordance with the Council's scheme of Public Participation, the following spoke on the application indicated:

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
8	45-62	23/00805/FULLS	Mr Critchley (Romsey Town Council) Dr H Briers (Objector) Ms Houghton (Applicant) Miss Mccrudden (Applicant's Agent)
9	63-97	23/01508/FULLS	Mr Stubbs (Braishfield Parish Council) Ms Cutts (Applicant's Agent) Councillor Yalden (Ward Member 5 minutes)
10	98-110	23/01080/FULLS	Councillor Swain (Reading statement from residents) (Objector) Mr Stentiford (Applicant's Agent) Councillor Swain (Ward Member 5 minutes)

131

**Declarations of Interest**

Councillor A Dowden wished it to be noted that he knew two of the speakers on application 23/00805/FULLS but that it did not constitute an interest.

132

**Urgent Items**

There were no urgent items.

133

**Minutes of previous meeting**

Councillor Cooper proposed and Councillor A Dowden seconded the motion that the minutes of the previous meeting were an accurate record. Upon being put to the vote the motion was carried.

**Resolved:**

**That the minutes of the meeting held on 25 July 2023 be confirmed and signed as a correct record.**

134

**Schedule of Development Applications**

**Resolved:**

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

135

**22/03346/FULLS - 03.01.2023**

<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

Minute Page No 72

**WITHDRAWN by the Head of Planning and Building.**

136

**23/00805/FULLS - 30.03.2023**

<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

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. Deferral was proposed by Councillor Parker and seconded by Councillor Bundy. Upon being put to the vote the motion to defer was carried.

**Committee resolved to DEFER consideration of the application to enable Officers to undertake further discussion with the applicant to consider:**

- **Noise impact of the proposed parking bays and removal of hedge adjacent to properties in Priestlands.**
- **The harm associated with the removal of the planting on the northern Boundary of the site and its impact on the visual amenities of properties in Priestlands.**

137

**23/01508/FULLS - 12.06.2023**

<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

**AMENDMENTS** buildings, and the temporary siting of mobile home during the construction period only  
 Amended ecological information submitted 30/06/2023

**CASE OFFICER** Mark Staincliffe

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.

**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

138

23/01080/FULLS - 20.06.2023

<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

The Officer's recommendation as per the agenda and amended condition 7 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 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**

- 7. No development shall commence on site (including any works of demolition or site clearance), until a Construction and Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Plan shall include the following:**

- i) the parking of vehicles of site operatives and visitors;**
- ii) loading and unloading of plant and materials;**
- iii) storage of plant and materials used in constructing the development;**
- iv) hours of construction, including deliveries;**
- iv) wheel washing facilities;**
- v) measures to control the emission of dust and dirt during demolition and construction;**

- vi) measures for the protection of the natural environment, in particular the details shall include measures to protect the adjacent SINC and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification) no compounds, plant, machinery, storage or parking shall take place**

**on land to the north or west of the application site.**

**The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.**

**Reason: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and is required to be agreed with the Local Planning Authority before development commences 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, detriment to the natural environment through the risks of pollution/harm to ecology and dangers to highway safety, during the construction phase 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.**

(The meeting terminated at 8.58 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>	23/01289/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	20.06.2023
<b>APPLICANT</b>	Trojans Club
<b>SITE</b>	The Trojans Club, Stoneham Lane, South Eastleigh, SO50 9HT, <b>CHILWORTH</b>
<b>PROPOSAL</b>	Alterations and extension to clubhouse, provision of padel courts, and provision of additional parking
<b>AMENDMENTS</b>	Response to Objections from King Edward School – 11.08.2023 Response to Sports England Comments – 14.08.2023
<b>CASE OFFICER</b>	Sarah Barter

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 due to staff interest.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The Trojans Club is an established sports club located off Stoneham Lane, just west of Junction 5 of the M27. The site extends to the north and south of the existing building on the site which comprises changing facilities, squash courts, exercise gym, bar areas and function rooms. Within part of the south western corner of the building there is also a physiotherapy and sports injury clinic which has a number of treatment rooms as well as a yoga/pilates studio. Land to the north and south of the building comprise training and playing pitches. Car parking for the club is located to the north, east and west of the building. Bannister Park Bowling club is located adjacent to Trojans, with part of the Stoneham Golf Club located north of the site. To the north east is King Edward VI School Sports Ground, and beyond that is Eastleigh Football Stadium.
- 2.2 As existing the facilities Trojans provides includes around 30 acres of playing fields, 2 clubhouses, 14 changing rooms, and 3 bars. The facilities are used by local schools, universities and businesses.

### 3.0 PROPOSAL

- 3.1 The application is for alterations and extension to clubhouse, provision of padel courts, and provision of additional parking.

3.2 In detail this includes:

- Part of the existing clubhouse, to the south east, is proposed to be removed and a new 2 storey extension built to the north east of the retained clubhouse. This provides a new accessible entrance to the Trojans Club, with a reception area, lift, and accessible WC facilities.
- Steps and a ramp provide access into the retained part of the club house where the squash courts, gym and associated changing rooms are located.
- Part of the ground floor extension is allocated to 8no. new changing rooms for the various sports played at Trojans.
- The eastern end of the extension comprises a reception area and shop for the proposed new Padel courts, as well as a covered viewing area looking towards the sports pitches.
- At first floor access into the existing building is provided, along with toilets, storage and a large multifunctional space. This will be able to be divided into smaller areas such as a bar area, social space and function room with a kitchen. Accessed from the function room is a large terrace overlooking the sports pitches.
- Externally, new parking is proposed with 222no. spaces now available. 40no. of these spaces will have provisions for electric charging with 2no. being 'active'. Accessible parking spaces are provided adjacent to the main entrance.
- To the east of the car park 6no. new lit padel courts are proposed, 2no. of these are open, with the remaining 4no. being located under cover, comprising a metal frame with pressurised canvas, enabling them to be used in all weathers, and during both daytime and evenings.

The club house will principally be clad in a dark coloured vertical profiled insulated metal cladding, with colour contrasting steel projections to windows and doors. Single storey elements of the building and the new padel club reception will be a white render.

4.0 **HISTORY**

4.1 18/02218/FULLS - Creation of new footpath and relocation of landscape bunding – Permission - 09.01.2019

4.2 17/03173/FULLS - Artificial Grass Pitch with associated hard and soft landscaping, fencing, floodlighting, ancillary storage container and dugouts – Permission subject to conditions and notes – 14.03.2018.

4.3 15/00118/OUTS - Outline (with Access to be considered): Provision of a new sports clubhouse and associated facilities to replace existing clubhouses/pavilions; new multi-use sports pitches with associated enclosures and floodlighting; new areas for the parking of cars, coaches, minibuses and cycles; access improvement works (linking to and within Stoneham Lane); associated landscaping and works, engineering operations and supporting infrastructure; demolition of existing buildings. (Matters of Appearance, Landscaping, Layout and Scale are reserved) – Outline permission – 02.06.2015.

4.4 12/01845/FULLS – Installation of 9no 15m high galvanised steel columns with new floodlighting to serve 2no rugby training pitches – permitted, 24.10.2012.

#### 5.0 **CONSULTATIONS**

5.1 Highways – No Objection subject to condition and clarification on parking

5.2 Ecology – No Objection subject to condition

5.3 Trees – No Objection subject to conditions

5.4 Leisure and wellbeing – Support

5.5 Southampton City Council – No Objection

5.6 Eastleigh Council – No Objection

Any conditions raised by Sport England should be delivered in regard of loss of open space including the replacement of the existing cricket nets.

5.7 Trees – No Objection subject to conditions

5.8 Sports England – Comment

Generally supportive of the proposals but we consider there are some elements which require further consideration or information before we can fully support the application under our E5 and E2 exceptions.

These include:

1. undertake a ball strike risk assessment by the ECB's recommended specialist and consider whether any mitigation is needed to protect users of the padel tennis courts and the courts themselves. Subject to the risk assessment report, mitigation in the form of ball stop netting/fencing may be required.
2. More technical details on the design; layout and specification of the padel tennis courts including sports lighting;
3. revised site plan showing the location of the replacement cricket practice nets in accordance with ECB guidance; and
4. consideration of the governing bodies comments on the design and layout of the ancillary provision.

At the time of writing this agenda report the above information has been received from the applicant. A further Sport England comment on this additional information will be provided in the Update paper.

6.0 **REPRESENTATIONS** Expired 02.08.2023

6.1 Chilworth PC – No Objection

6.2 **138 x letter / email - Support (summarised)**

- Grass root development and exposure is vital for our community and potentially sporting excellence for our country
- Bring many benefits to the community
- Much needed development
- The club is busy every day of the week providing a variety of physical activity to multiple age groups and levels of fitness.



- The facilities are now tired and in desperate need of updating
- The roof leaks and the building needs an overall.
- Significant benefits to the health of the population
- Proposed padel court will provide a valuable resource for this up and coming sport
- I joined the club in 1974 and been a playing member of the hickey section for 49 years. Trojans has a positive impact on the social, emotional and physical wellbeing of the local and wider community.
- Hampshire Squash and Racketball relies on Trojans for facilities for Hampshire to strive for success.
- The club is a paragon of diversity and inclusion with many communities taking part in sports and social communion at the club including the local Zimbabwean community and local Asian groups
- Extremely surprised to see the objection from the school. The number of "false truths" are shameful and should be called out. In section 6 (of the submitted objection) on a day where 22 cricketers were playing at the club (and there was not more than one supporter per player), and Eastleigh Football Club played Bristol City less than 100 yards from the entrance to the ground, it is unreasonable to draw a conclusion that those cars are anything other than football fans.

### 6.3 **1 x email King Edward VI School – Objection (Summarised)**

The information provided in relation to the Proposal by the Applicant is inadequate in that it fails to address the following matters:

- The predicted numbers of vehicles, cyclists and pedestrians accessing the Site at peak times should planning permission be granted (a significant increase can be assumed given the improved facilities and additional parking spaces proposed)
- What improvements need to be made to the Access Route to allow for the inevitable significant increase in vehicular movement on the Access Route
- How the increased traffic on the Access Route will impact users on Stoneham Lane, including children
- How the narrow Access Route can accommodate larger vehicles (including coaches and minibuses), where, in its current form, it cannot even accommodate for two-way traffic were a pedestrian or a cyclist to use the Access Route
- How cyclists or pedestrians can access the Clubhouse safely given there is no cycle path or pedestrian footway.

The proposal conflicts with policy T1 and T2.

## 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

E2 - Protect, Conserve and Enhance the Landscape Character of the Borough  
E3 - Local Gaps  
E5 – Biodiversity  
E7 – Water Management  
LHW4 – Amenity  
T1 – Managing movement  
T2 Parking standards

## 8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Landscape impacts and the strategic gap
- Design and layout
- Highway safety
- Parking provision
- Sport England
- Amenity
- Ecology

8.2 The application site lies in an area designated as both countryside and a local gap within the Test Valley Revised Borough Local Plan 2016. Policy COM2 relates to development outside settlement boundaries in the countryside and states that development will only be permitted if a) it is appropriate in the countryside as set out within relevant Revised Borough Local Plan policy or if b) it is essential for the proposal to be located in the countryside.

8.3 This application does not relate to the policies listed in criterion a) and therefore criterion b) is considered as follows. Trojans and Hardmoor Sports Grounds are well established recreational facilities which provide for a range of sports including cricket, tennis, hockey and rugby. Given the established use and the associated facilities already located in this existing countryside site the principle of the proposed extension and alterations is considered essential in accordance with policy COM2 b). Other relevant policies and material considerations are set out below.

### 8.4 **Landscape & Strategic Gap**

The application site lies in an area designated as local gap within the adopted Revised Local Plan. Policy E3 states that development will be permitted provided that it would not diminish the physical separation and/or visual separation and it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap. The site is currently in sporting use, with Trojans being an established club/ground within the local area. The proposed development does not result in an increase in the overall area of the gap being used for recreational purposes – it seeks to provide a rebuilt clubhouse and courts. It is not therefore considered that the proposed development would result in any physical diminishment of the gap as a result of the proposals or that the development would compromise the integrity of the gap.

8.5 The site itself is well contained and screened in terms of landscaping, with areas of hedgerow and tree planting to the site boundaries. It is considered that development of this nature protects and conserves the wider landscape of the Borough by providing high quality development on this existing sports pitch complex. This would be in accordance with policies E1, E2 and E3 of the Revised Borough Local Plan 2016.

8.6 **Design and layout**

As existing The Trojans clubhouse was built in stages in the 1970s and 1980s, and upon visiting the site it is very clear that this is now outdated and requires significant maintenance. The Design and Access Statement confirms that accessibility to the club and facilities is restricted and the current changing rooms do not conform to Sports England regulations. Running costs for the club are an issue due to the poor building performance, and following investigations into the current condition of the building, a large sum of money would be required each year to just keep the existing building maintained.

8.7 Policy E1 seeks good design as follows:

Policy E1: High Quality Development in the Borough

Development will be permitted if it is of a high quality in terms of design and local distinctiveness. To achieve this development:

- a) should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles;
- b) should not detract from the dominance of, or interrupt important views of, key landmark buildings or features;
- c) should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces; and
- d) makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.

Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.

8.8 As proposed part of the existing clubhouse, to the south east, is to be removed and a new 2 storey extension built to the north east of the retained clubhouse. The new extension will provide a new accessible entrance, with a reception area, lift, and accessible WC facilities. Steps and a ramp provide access into the retained part of the club house where the squash courts, gym and associated changing rooms are located. The ground floor of the remainder of the extension is mostly allocated to 8 new changing rooms for the various sports played at Trojans. The submission advises that these have been designed in accordance with requirements set out by Sport England. The eastern end of the extension comprises a reception area and shop for the proposed new Padel courts, as well as a covered viewing area looking towards the sports pitches. At first floor access into the existing building is provided, along with toilets, storage and a large multifunctional space. This will be able to be divided into smaller areas such as a bar area, social space and function room with a kitchen. Accessed from the function room is a large terrace overlooking the sports pitches

8.9 Externally, new parking is proposed with 222 spaces, accessible parking spaces would be provided adjacent to the main entrance. To the east of the car park 6 new lit padel courts are proposed, 2 of these are open, with the remaining 4 being located under cover, comprising a metal frame with pressurised canvas, enabling them to be used in all weathers, and during both daytime and evenings. Existing batting nets are proposed to be repositioned to allow for the new padel courts. In terms of materials the club house will mostly all be clad in a dark coloured vertical profiled insulated metal cladding, with colour contrasting steel projections to windows and doors. Existing single storey elements of the building and the new padel club reception will be a white render. It is considered appropriate to condition the submission of samples of these materials to ensure they are appropriate and complement the existing use of the area. Subject to appropriate conditions it is considered that the development can provide essential facilities which would integrate, respect and complement the existing playing fields and wider leisure uses in this area of Stoneham in terms of layout, appearance, scale, materials and building styles in accordance with policy E1 of the Revised Borough Local Plan 2016.

8.10 **Highway Safety**

Significant concern has been raised by the King Edward VI School who it is understood owns the majority of the length of the access route from Stoneham Lane included within the application site. The objection from the School sets out that there are no public rights of way over the Access Route but that certain private rights were granted by the school's predecessor. Those rights were granted in entirely different circumstances before the intensification of uses which has taken place since that time and which has placed ever increasing pressures on the Access Route. The School advises that they have previously raised concerns with Eastleigh Borough Council and the Applicant to no avail as to the nature of that intensification.

8.11 The school has asked specific questions in relation to the submission which the applicant was asked to address. These queries are detailed as follows.

- The predicted numbers of vehicles, cyclists and pedestrians accessing the Site at peak times should planning permission be granted (a significant increase can be assumed given the improved facilities and additional parking spaces proposed)
- What improvements need to be made to the Access Route to allow for the inevitable significant increase in vehicular movement on the Access Route
- How the increased traffic on the Access Route will impact users on Stoneham Lane, including children
- How the narrow Access Route can accommodate larger vehicles (including coaches and minibuses), where, in its current form, it cannot even accommodate for two-way traffic were a pedestrian or a cyclist to use the Access Route
- How cyclists or pedestrians can access the Clubhouse safely given there is no cycle path or pedestrian footway.

- 8.12 The applicant has provided a response to the above points as follows using the criteria of policy T1 of the Revised Local Plan.

Development will be permitted provided that:

a) Its location is connected with existing and proposed pedestrian, cycle and public transport links to key destinations and networks; and

The applicant states that the site is connected to the existing cycle and pedestrian network on Stoneham Lane. There is a bus route (Number 2) on Stoneham lane which provides a frequent service between Eastleigh and Southampton. The Case Officer has visited the site and confirms that the access to the site would remain unchanged as a result of the development.

- 8.13 b) measures are in place to minimise its impact on the highway and rights of way network and pedestrian, cycle or public transport users; and

The applicant highlights that no adverse impact arising from the proposed development has been identified by the Highway Authority on the highway network, pedestrians, cyclists or public transport users and no right of way is affected by the proposals.

- 8.14 c) the internal layout, access and highway network is safe, attractive, in character, functional and accessible for all users and does not discourage existing and proposed users; and

The applicant highlights that the internal layout of the proposed development will result in an improved environment for all users with the provision of marked bays for parking, dedicated cycle parking and improved access to and within the building for all users. The access road has served the site since the club located there and has been deemed acceptable by the planning and highway authorities in respect of the current application. It functions as a shared route for vehicles, pedestrians and cyclists. A number traffic calming measures in the form of speed humps have been installed which means that vehicle speeds are low. There is no record of accidents on the access road within the land controlled by TC, or as far as it is aware, on the section to the east in the ownership of the school.

- 8.15 *Clarification on uncontrolled parking on the access road and the impact that it has on the users of the access road and potentially Stoneham Lane*

A number of photographs, including some provided by Trojans to the School, have been submitted in support of its objection. The section of the access road where the uncontrolled parking takes place extends along the access road from Stoneham Lane to the boundary of the School playing fields and the Trojans boundary. It is the applicant's understanding that the parking is linked to activities at Eastleigh Football Club on match days. The photos provided by Trojans to the School was part of an approach to them to make them aware of the issue as they are the owners of that section of the access road. The Trojans photos were taken when Eastleigh FC were playing a league match v Wrexham last season. I Transport in its report, ref para 6.9, refer to a site visit one of its staff made on the 8<sup>th</sup> July 2023 where parking alongside the access road was observed. The time of the visit coincided with a pre-season football match between Eastleigh FC and Bristol Rovers. The parking was not linked to Trojans Sports Club. The applicant advises that King Edward VI School could

remedy the situation, they have relied on in support of their objection, by providing an on-site presence on match days to prevent parking from taking place, such as is used by the Stoneham lane football facility. The section of access road where the issue of unmanaged parking and condition of the road are in the control of the school. The applicant advises that they have approached the school on numerous occasions raising the issues with no positive outcome to date. The uncontrolled parking presents an inconvenience to users of the Trojans Club but as far as it is aware it has not had an adverse impact on Stoneham Lane itself.

8.16 d) it does not have an adverse impact on the function, safety and character of and accessibility to the local or strategic highway network or rights of way network; and

The applicant sets out that the Highway Authority has not raised an objection to the current application. There is not much to be gained from speculating as why or how the Highway Authority has come to its view, as I Transport have done in its report. However, it is of interest that the case officer for the County Council responding to the current application also responded to the 2018 application and was familiar with the transport issues arising from the 2015 application. Clearly the officer has a good knowledge of the site and if they had concerns they would have raised them.

8.17 e) Provision is made to support and promote the use of sustainable transport, including the submission of a site travel plan where appropriate.

In its objection letter the school state a travel plan is required and in support of that objection refers to para 9.9 of the Local Plan and para 113 of the NPPF. In both documents the need for a travel plan is predicated on a significant amount of movements being generated. Policy T1 seeks a travel plan where appropriate. In the context of para 9.9 of the supporting text it would be appropriate if a significant amount of movement was generated by the development proposed. The applicant clarifies that the proposed development comprises a net increase of 194sqm and 22 parking spaces. The applicant confirms that they encourage members to minimise the use of private cars when visiting the site. However, the nature of the sporting activities, the need to have personal sports equipment and the wide catchment area from which the membership is drawn does limit the potential for car sharing and use of alternative means of transport. Visiting teams often arrive by mini-bus/small coach and if not do car share due to distances travelled. The applicant also confirms that over a number of years they have reviewed activities which take place on-site. For instance, six tennis courts and four netball courts have been removed from the Hardmoor site as they were in a poor state of repair. From September 2023 there will no longer be 5-a-side football taking place on 2 mid-week evenings involving in excess of 120 participants to be replaced by the U16 girls hockey team training which currently happens offsite.

8.18 Conclusion on highway safety

It is clear there are private ownership matters which need to be addressed between King Edward VI School and the applicant and it is understood that both parties are meeting to discuss these matters in August 2023. However, overall these private ownership objections are not considerations that can be afforded any significant material weight. The additional parking and floor space created does not constitute significant development and does not trigger a requirement for a travel plan. The HCC Highway Officer has no objection to the proposals. Following review of the proposals, whilst the development may well attract some additional visitor's and associated vehicular trips, the Highway Authority is satisfied that the access and development is capable of accommodating the likely increase without material issue. This response together with the clarification received from the applicant results in the development being considered in accordance with policy T1 without significant impacts on the safety of the highway.

8.19 **Parking provision**

Initially there was some disparity between the amount of parking spaces being proposed on different documents and a lack of information in respect of why the final number is proposed. The HCC Highways Officer also highlighted that the proposed internal layout, circulation and parking areas are considered broadly acceptable; however, it is noted that the access way is now proposed to incorporate a large number of parallel parking bays. Parallel parking bays must have a minimum dimension of 6m length, and this is necessary to allow for ease of access and egress of the bays.

8.20 The applicant has clarified that the application form states that the proposal is to replace the existing marked spaces (69) adjacent to the club house, which includes 4 bays for disabled parking. However, this does not represent what is currently on site. . Currently there are a number of unmarked spaces to the south and west of the club house, and an unmarked area to the east all within the application site. The current total provision of parking within the application site is circa 200 spaces. The new provision within the application site would be 222 as stated on the application form which should be sufficient to meet the proposed modest increase in floor space proposed. In addition there are 117 spaces permitted by planning application 18/01872/FULLS for the Hardmoor site south of the pavilion which is part of and controlled by Trojans. This significantly exceeds the requirement for that facility and provides spare capacity. In total the applicant confirms that the Trojans complex currently has available a total of 317 spaces.

The application site together with the Hardmoor site can meet the parking standards of the Local Plan for the existing and proposed development and indeed exceeds the requirement which means Trojans has some flexibility when it comes to managing very high demands for parking if it should occasionally occur. The applicant confirms that they have not seen any evidence either from there operation or the objections received to demonstrate that the parking needs generated by users are not being met.

8.21 The parking standards at annexe G of the Local Plan sets out a number of options for the ongoing uses at Trojans as follows:

	Car Parking Standard	Cycle Standard
Sports Hall	1 space per 5 fixed seats and 1 space per 30 sqm playing area	1 space per 30 sqm of playing area
Swimming Pools, Health Clubs/ Gymnasium	1 space per 5 fixed seats and 1 space per 10sqm open hall/pool area	1 space per 30sqm of open hall/ pool area
Tennis Courts	2 spaces per court	2 spaces per court
Squash Court	1 spaces per court	1 space per court
Playing fields	12 spaces per hectare pitch area	6 spaces per pitch

The site as a whole is measured at approx. 13.4ha. Taking the playing field standard at  $12 \times 13.4 = 160.8$  space requirement. This can comfortably be accommodated on this site together with  $6 \times 2$  spaces for the padel courts and  $4 \times 1$  in respect of the squash courts. Overall adequate space is provided on site and the formalisation of the parking overall is welcomed and a condition is recommended to secure this. Subject to this condition it is considered that the development can be provided in accordance with policy T2 of the Revised Local Plan.

#### 8.22 Sport England

Sport England consider the site to be an important multi-sport club which serves a wide community area across administrative borders including helping to meet the demand for sport from Southampton. The club's ground provides opportunities for rugby; hockey; cricket; archery; and squash. Sport England does not consider the proposal results in the loss of playing field/pitches at the site such that the quantity and/or quality of playing pitches are unaffected. However, it is noted that the new padel courts will require the relocation of the cricket nets in the south east corner of the site. Initially Sport England are generally supportive of the proposals and have requested clarification on the following points:

1. undertake a ball strike risk assessment by the ECB's recommended specialist and consider whether any mitigation is needed to protect users of the padel tennis courts and the courts themselves. Subject to the risk assessment report, mitigation in the form of ball stop netting/fencing may be required.
2. More technical details on the design; layout and specification of the padel tennis courts including sports lighting;
3. revised site plan showing the location of the replacement cricket practice nets in accordance with ECB guidance; and
4. consideration of the governing bodies comments on the design and layout of the ancillary provision.



- 8.23 The applicant has sought to address these points with the submission of the following detail:

#### Ball Strike

- Ball Strike Assessment by Labosport (LSUK23-0573CBAV1)
- Site plan (P20-080 Planning 02-02-006) shows the area proposed to be occupied by Padel and its proximity to the current cricket pitch.
- The applicant confirms that they have already had a number of discussions with the Padel providers about options to mitigate against ball strike risk. They will now ensure full consideration of this report and work alongside the Cricket Board to ensure plans are suitable.

#### Padel technical information

- Steel vision tech info
- Padel courts deluxe-vision steel calculations & steel vision imagery give additional detail layout and specification.
- LTA Letter of support

#### Cricket nets relocation

- The proposed site layout is set out in drawing P20-080 Planning 02-02-006 including relocated cricket practice nets, built to the necessary specification.
- For confirmation, all existing pitches of cricket, hockey, and rugby are not affected or reduced by these proposals.

#### Ancillary facilities changing

- We have given further active consideration to the comments of the governing bodies about layout and design. Indeed, the project group has been “around this buoy” a number of times already. We do undertake to continually revisit our previous designs for the same ground floor space and our working assumptions about the nature of the sport that will be played at any one time. (These previous interior design fit-outs have included separate official changing facilities and some slightly smaller changing rooms.) As is recognised, we have multi-sports requirements played at different times; the submitted plans we believe give the best flexibility while keeping costs and maintenance in mind. In deciding on the current design/fit out in the submitted design we also know that we have additional changing facilities to help with any pinch points should they materialise. These are in the squash area (male and female) that is proposed to remain (but be refurbished) and at the adjacent site of the hardmoor pavilion (x2) which was recently built to contemporary specifications. We note the concerns raised around privacy and individual sensitivities and undertake as a minimum to have some curtained areas and to explore the practicalities of introducing some screening.

8.24 A further consultation has been sent to Sports England with a request for further comment on the responses provided above. An update will be provided to the committee. In the Case Officers view Sport England's latest comments are about the final technical design and do not prohibit the Council from positively determining the application. Should minor technical changes to the layout or design of the sports provision, these can be agreed by a further application or through a NMA.

8.25 **Amenity**

There are no residential properties in close proximity to the development. The development can be provided in accordance with policy LHW4 which considers amenity.

8.26 **Ecology**

The application is supported by Preliminary Roost Assessment by ARB Tech (August 2021). The building to be extended/renovated was assessed to have negligible suitability to support roosting bats. However, a bird nest was identified. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Providing the measures within the report (Section 4.2) and nesting bird avoidance measures are followed the County Ecologist raises no concerns over these proposals. It is considered that the development can be provided in accordance with policy E5 of the Revised Borough Local Plan.

9.0 **CONCLUSION**

9.1 It is considered that the proposal can be provided in accordance with the development plan and is considered acceptable.

10.0 **RECOMMENDATION**

**PERMISSION subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
  - P20-080 02-02-004 - site location plan**
  - P20-080 02-02-001 - block plan**
  - P20-080 02-02-002 - site plan**
  - P20-080 02-02-003 - Topo survey**
  - P20-080 02-05-001 - Proposed elevations**
  - P20-080 02-05-002 - Proposed Elevations**
  - P20-080 02-03-001 - Proposed ground floor**
  - P20-080 02-03-002 - Proposed first floor**
  - P20-080 02-03-003 - Existing ground floor**
  - P20-080 02-05-004 - Existing first floor**
  - P20-080 02-05-003 - Existing elevation**
  - P20-080 02-02-005 - court plan**

**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. Development shall proceed in accordance with the measures set out in Section 4.2 (Table 8) of the PRA report by Arb Tech (August 2021). In addition, it is highly advisable to undertake clearance of potential bird nesting areas 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.**

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

- 5. No development (including site clearance and any other preparatory works) shall take place until a scheme detailing how trees shown on the approved plans to be retained are to be protected 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 any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.**

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

- 6. Tree protective measures installed (in accordance with the preceding tree protection condition) shall be installed, maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**  
**Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 7. Prior to the first use of any part of the development hereby approved a replacement tree planting plan and specification shall be submitted to and agreed by the Local Planning Authority. The new trees as detailed shall be planted in the approved positions in the first planting season following the completion of the development. This must be planted in accordance with the recommendations in BS8545:2014 'Trees: from nursery to independence in the landscape -Recommendations'. Any trees which die or become damaged within 5 years shall be replaced,**  
**Reason: To ensure the continuation of canopy cover in the area and enhance the development in accordance with policy E2.**
- 8. 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.**
- 9. 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 P20-080 02-02-002 Site plan. Prior to use of the car parking areas details of how these parking spaces are to be demarcated shall be submitted to and approved in writing by the Local Planning Authority. Once approved the parking spaces shall be provided and demarcated in accordance with the approved details prior to the first use and these spaces shall thereafter be reserved for such purposes at all times as shall the demarcation of each individual space.**  
**Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1 and to ensure that parking is provided and the correct number of spaces.**
- 10. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to the occupation or first use of any part of the development . Development shall be carried out and maintained in accordance with the approved details and no additional external lighting shall be provided thereafter.**

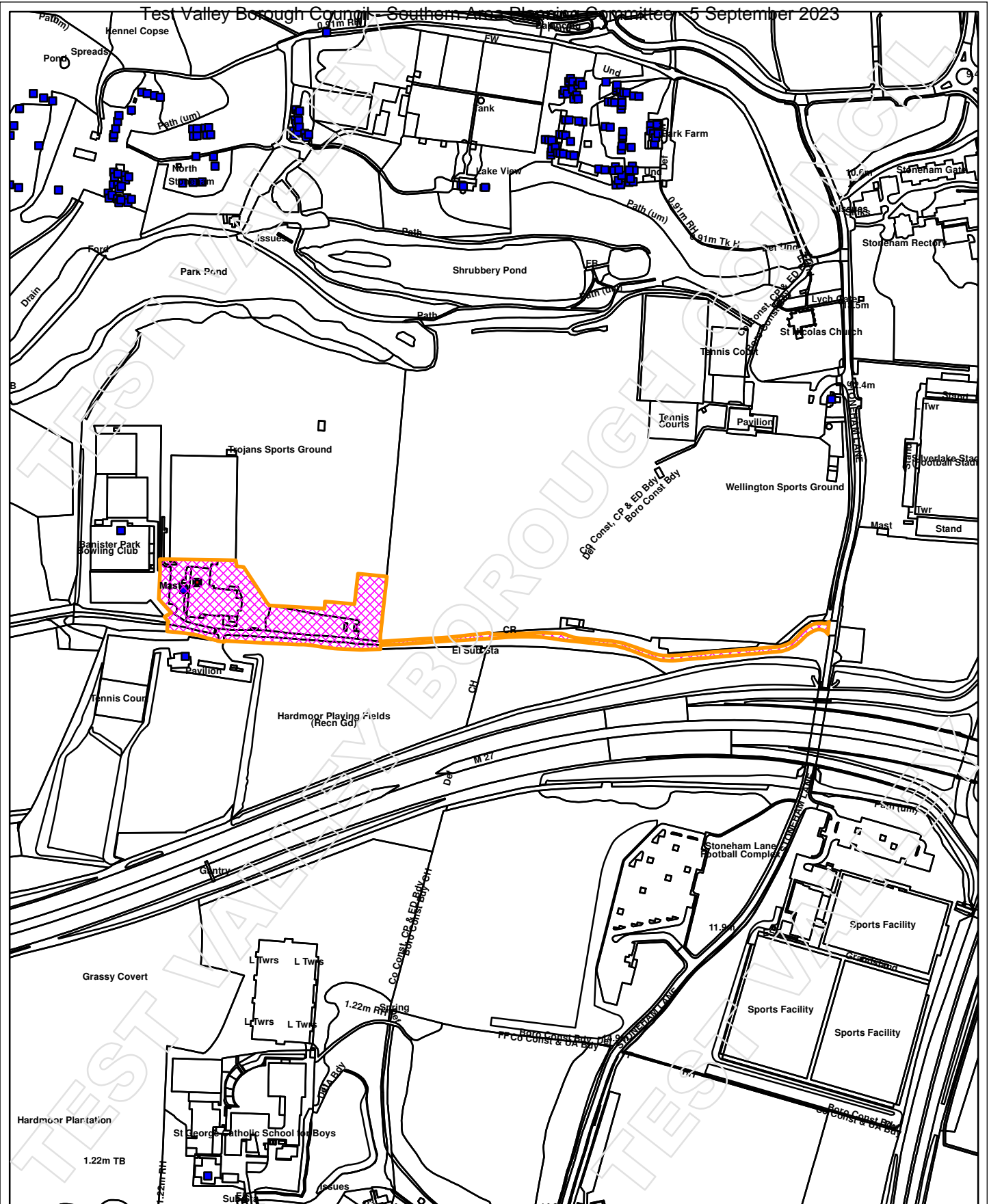
**Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5 and LHW4.**

- 11. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -**
- 1) The parking of site operatives and visitors' vehicles.**
  - 2) Loading and unloading of plant and materials.**
  - 3) Management of construction traffic and access routes.**
  - 4) Storage of plant and materials used in constructing the development.**
  - 5) Full swept path vehicle tracking**
  - 6) Wheel cleaning and chassis of HGVs and delivery vehicles leaving the site**
  - 7) Means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction.**
- Development shall be carried out in accordance with the approved detail.**

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

**Note to Applicant:**

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



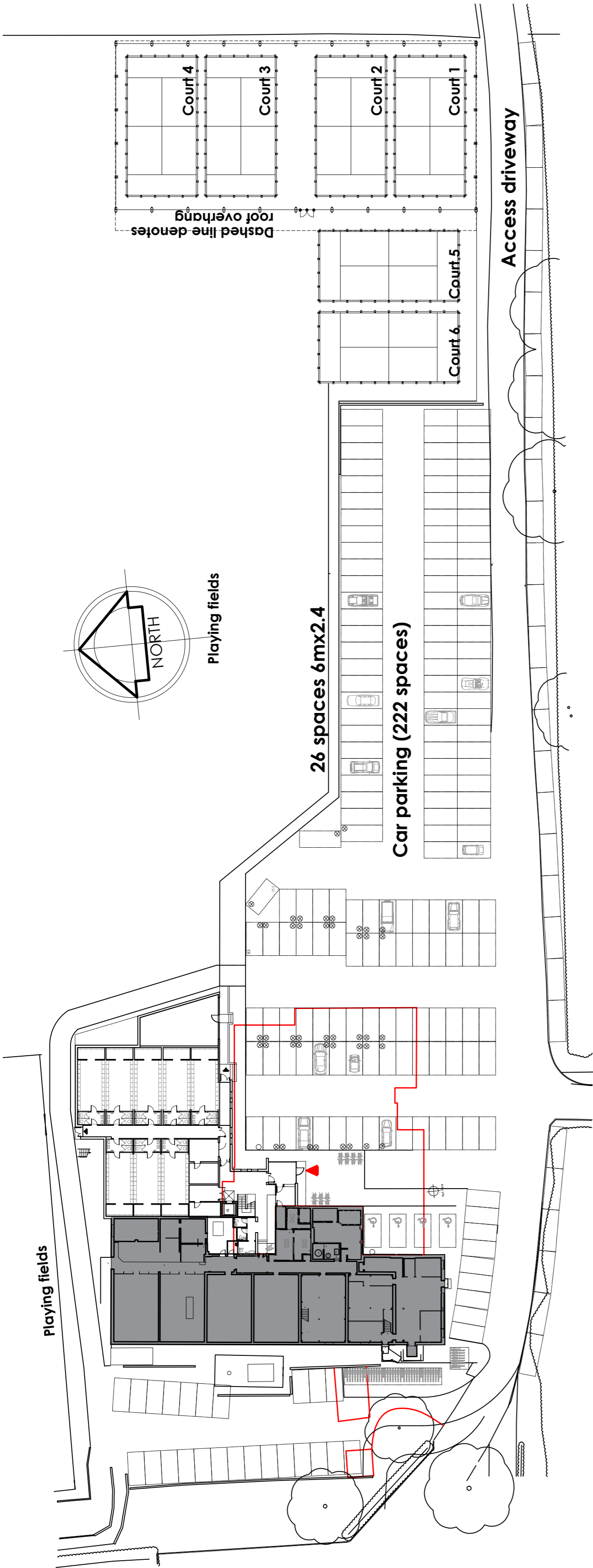
Siteplan



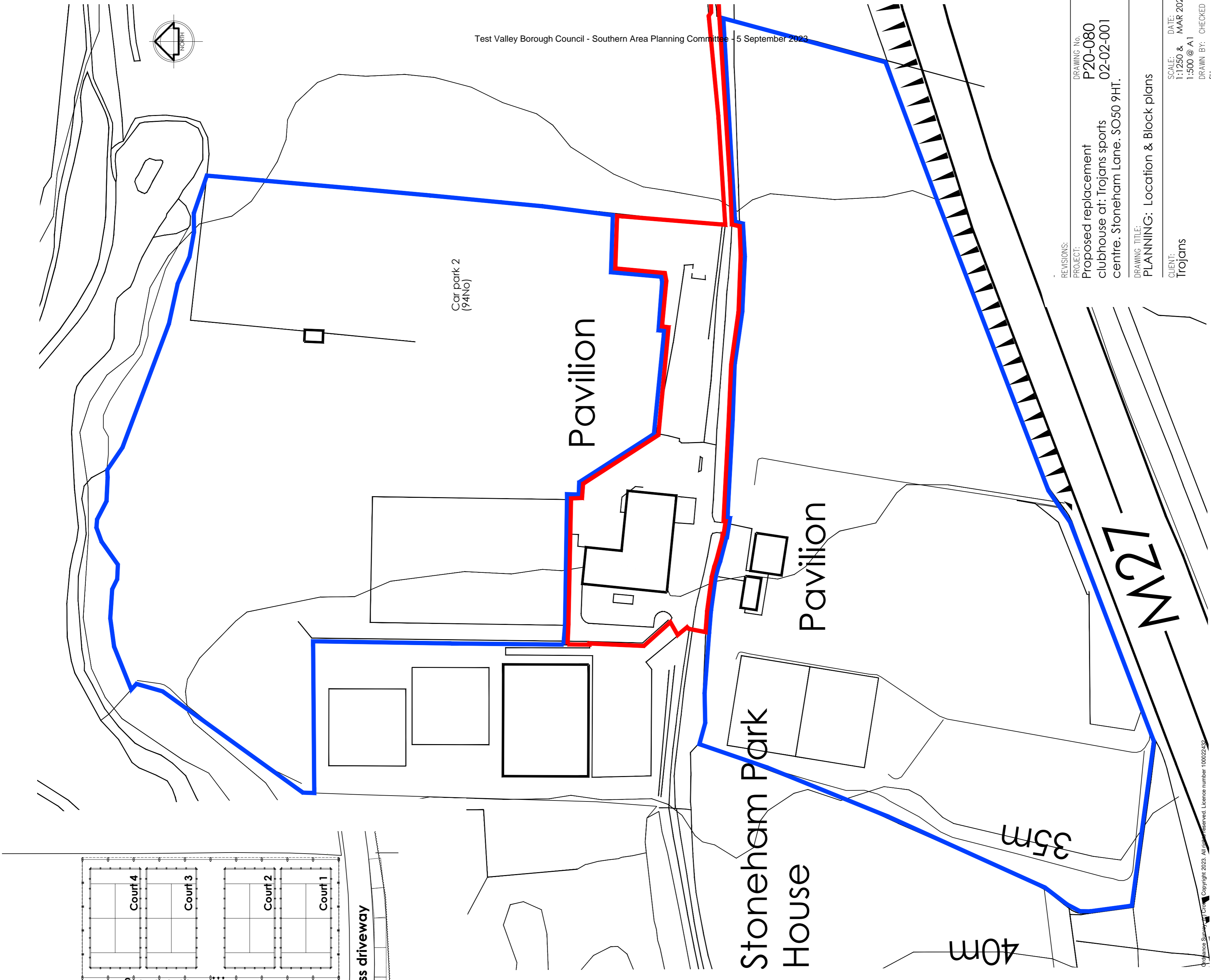
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23/01289/FULLS

# Trojans Clubhouse



Block plan 1:500 @ A1



Site location plan 1:1250 @ A1



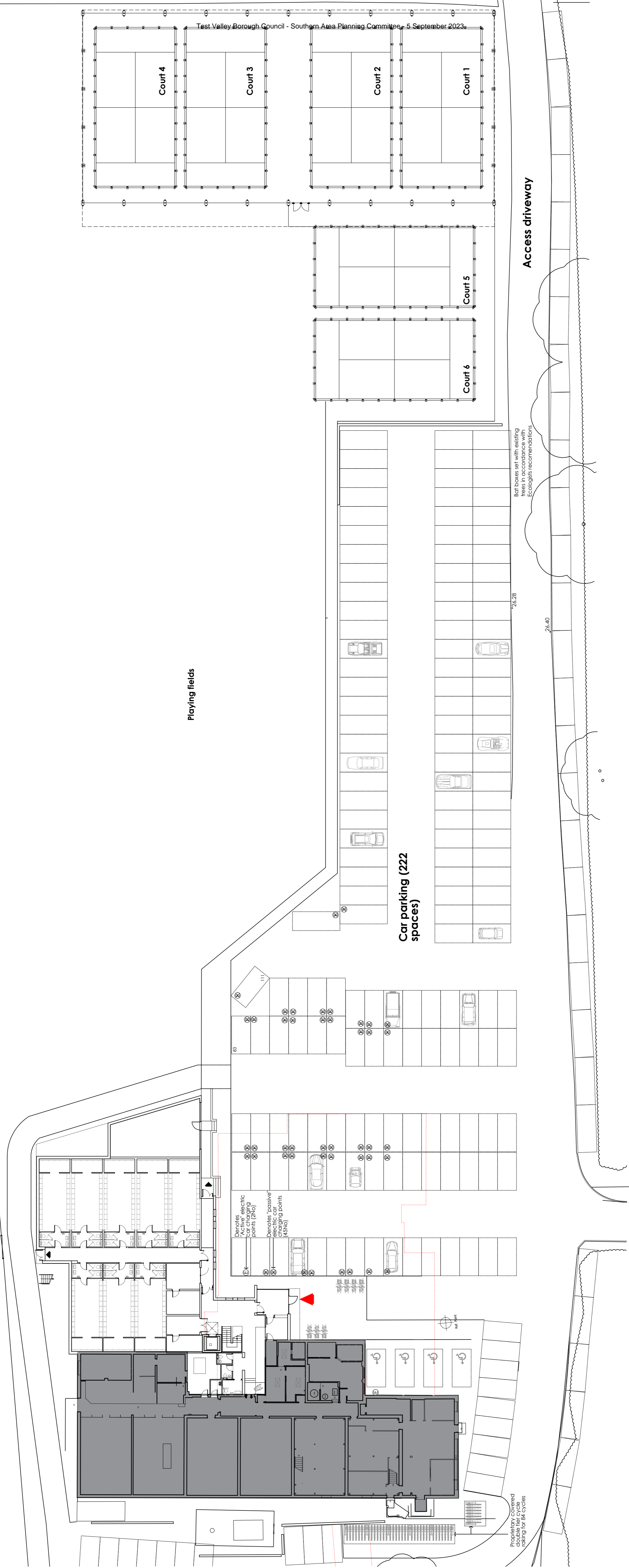
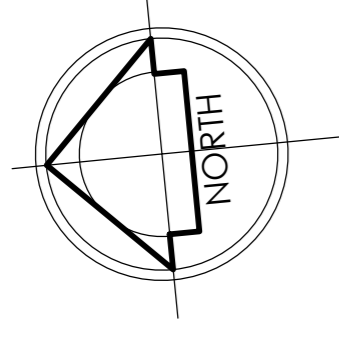
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REVISIONS:  
 DRAWING No: P20-080  
 PROJECT: Proposed replacement clubhouse at: Trojans sports centre, Stoneham Lane, SO50 9HT.  
 DATE: 1:1250 & 1:500 @ A1  
 DATE: MAR 2022  
 DRAWN BY: CHECKED BY: SH

CLIENT: Trojans  
 DRAWING TITLE: PLANNING: Location & Block plans

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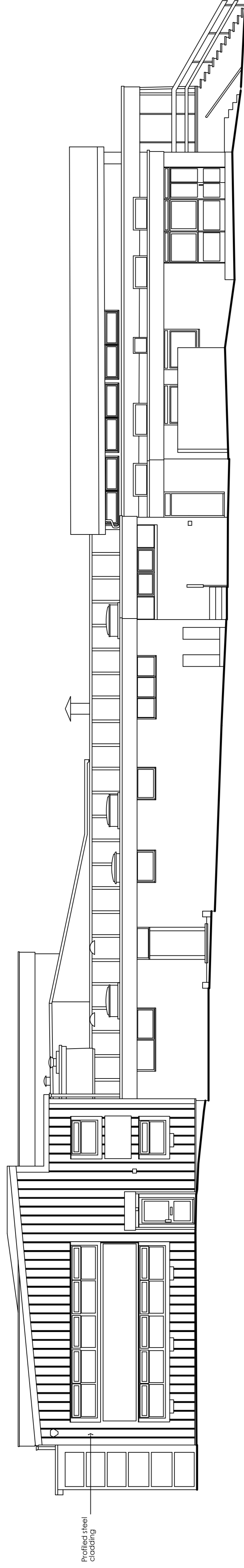
Site plan 1:250 @ A1



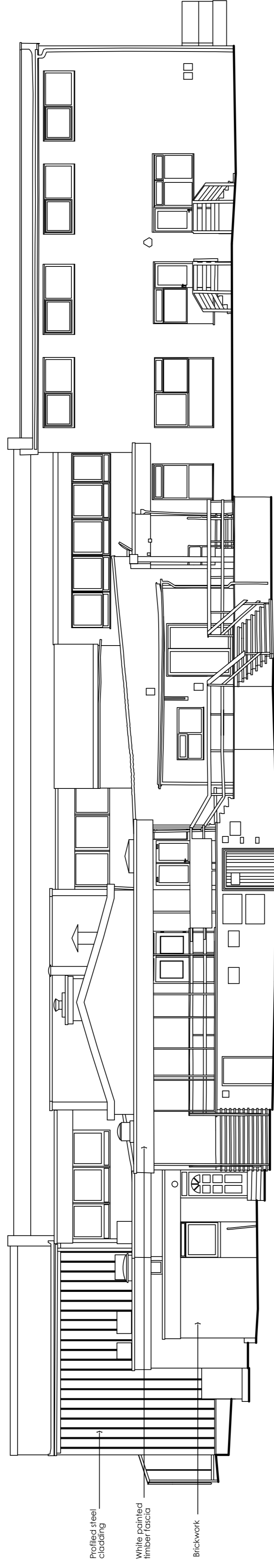
REVISIONS:  
 DRAWING No: P20-080  
 PROJECT: Proposed replacement clubhouse at Trojans sports centre, Stoneham Lane, SO50 9HT.  
 DRAWING TITLE: PLANNING - Site plan  
 CLIENT: Trojans  
 SCALE: 1:250 @ A1 APR 2022  
 DATE: 1:250 @ A1 APR 2022  
 DRAWN BY: CHECKED BY: SH

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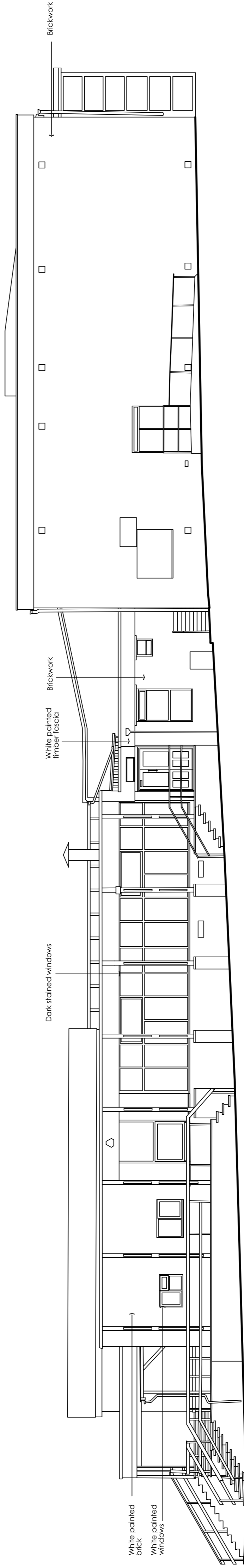




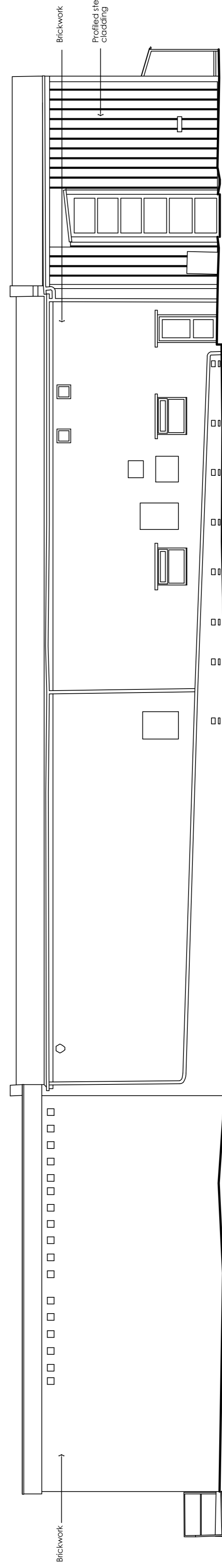
South elevation 1:100 @ A1



East elevation 1:100 @ A1



North elevation 1:100 @ A1

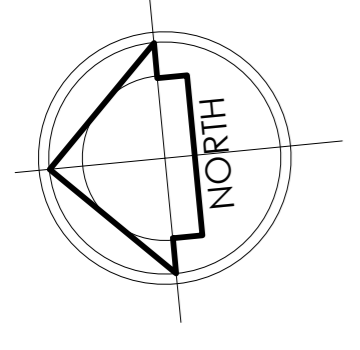


West elevation 1:100 @ A1

PROJECT: Proposed replacement clubhouse at: Trojans sports centre, Stoneham Lane, SO50 9HT.  
 DRAWING NO: P20-080  
 DATE: 02-05-2023  
 CLIENT: Trojans  
 DRAWING TITLE: Existing Elevations  
 SCALE: 1:100 @ A1  
 DATE: 1 APR 2023  
 DRAWN BY: SH  
 CHECKED BY:

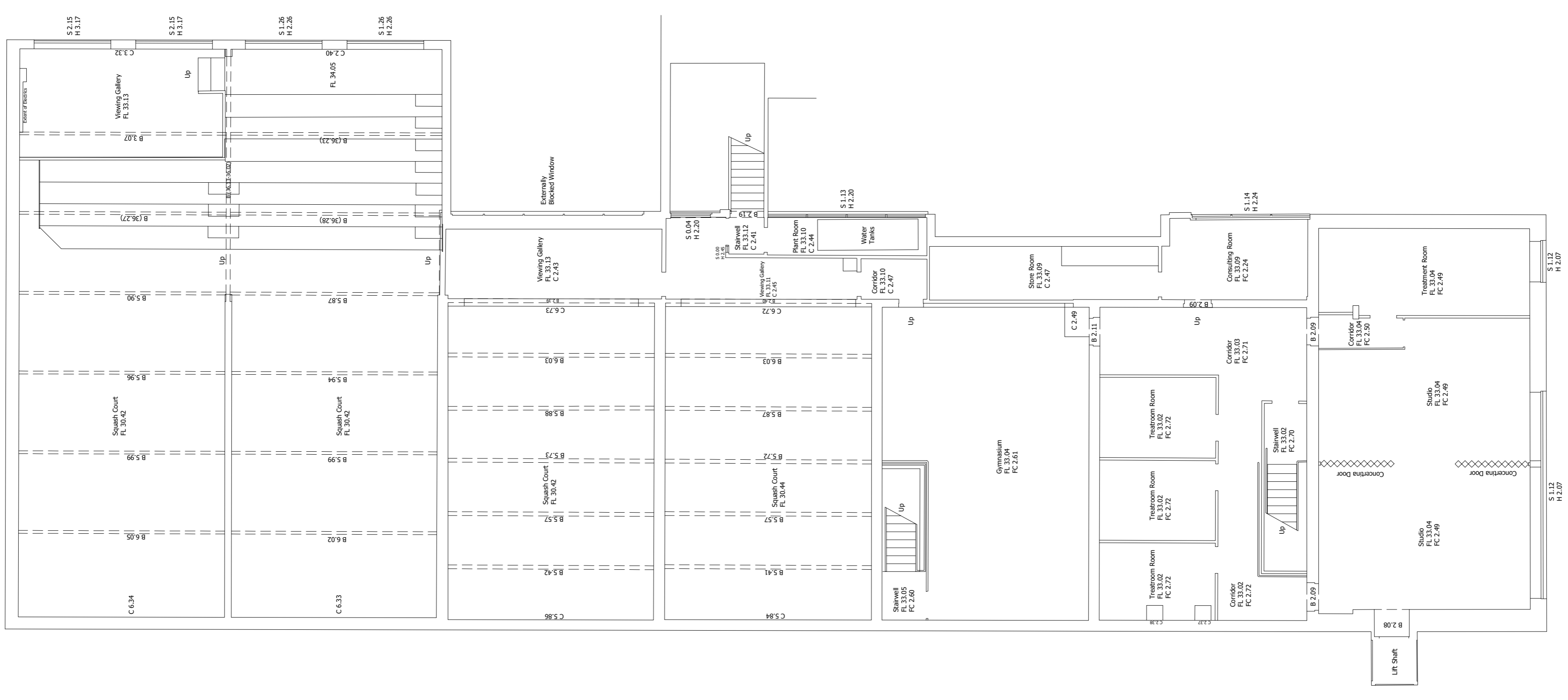
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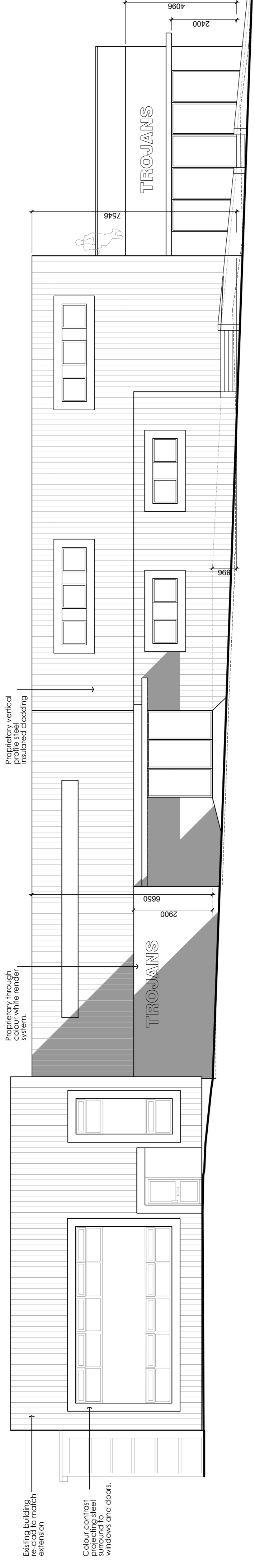
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Test Valley Borough Council - Southern Area Planning Committee - 5 September 2023

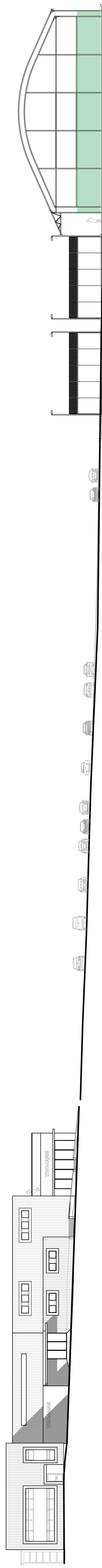
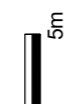


REVISIONS:  
 PROJECT: Proposed replacement clubhouse at: Trojans sports centre, Stoneham Lane, SO50 9HT.  
 DRAWING No: P20-080  
 CLIENT: Trojans  
 DRAWING TITLE: Existing First floor plan  
 SCALE: DATE: 1:100 @ A1 APR 2023  
 DRAWN BY: CHECKED BY: SH

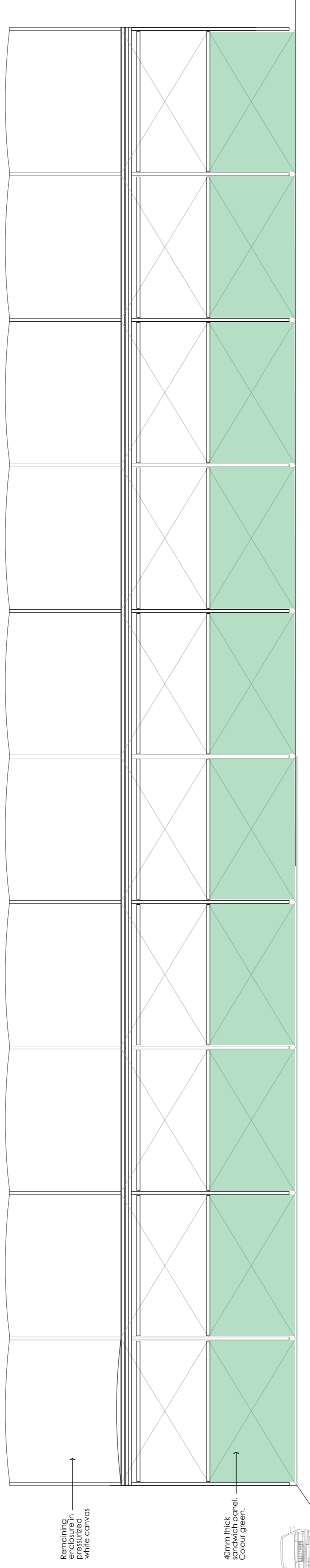
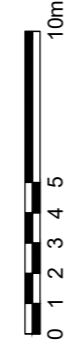
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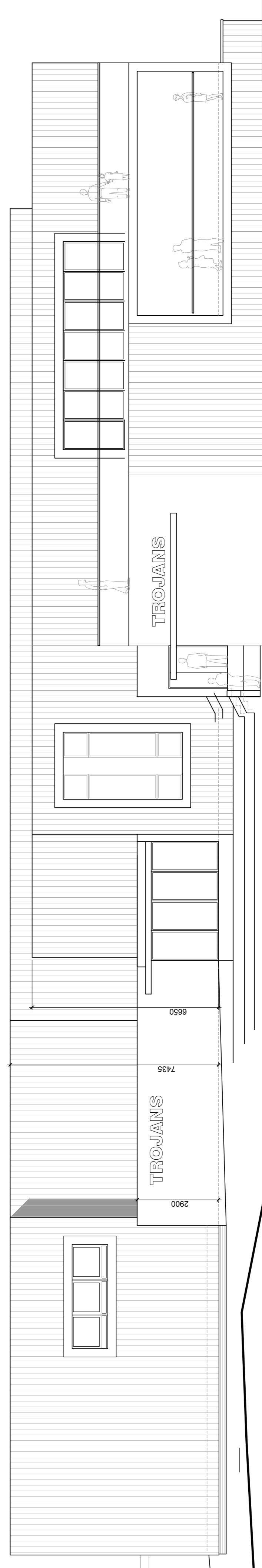
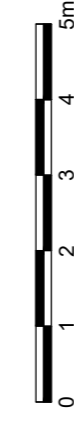
South elevation 1:100 @ A1



South elevation 1:250 @ A1



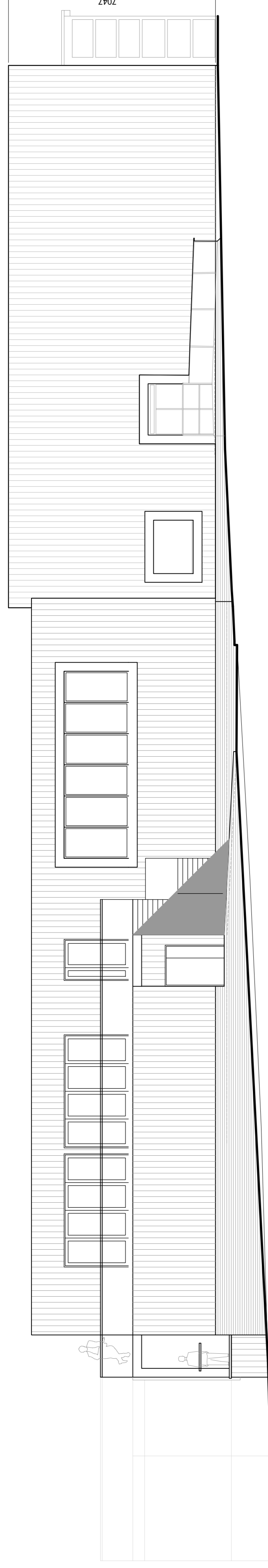
East elevation (Padel courts) 1:100 @ A1



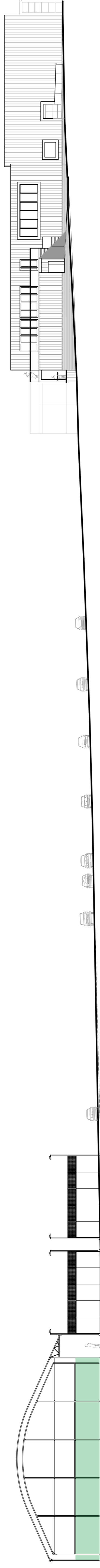
East elevation (Main building) 1:100 @ A1



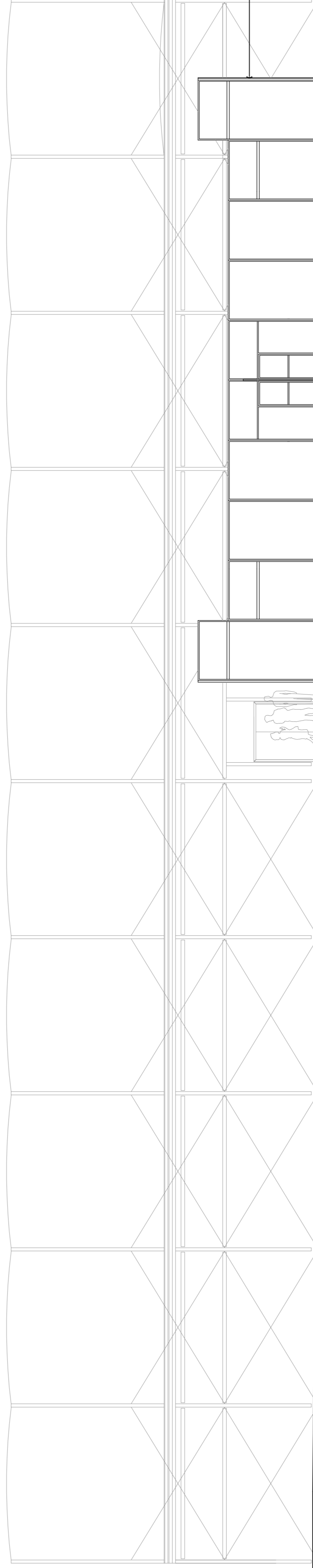
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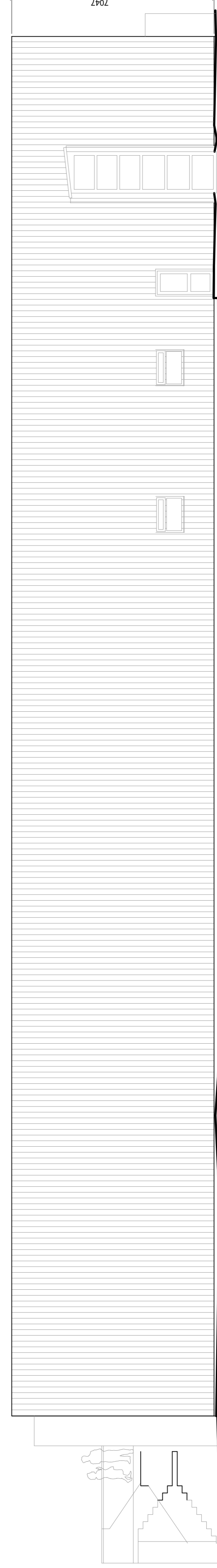
North elevation 1:100 @ A1



North elevation 1:250 @ A1



West elevation (Padel courts) 1:100 @ A1



West elevation (Main building) 1:100 @ A1

Access driveway

Open for Padel Courts

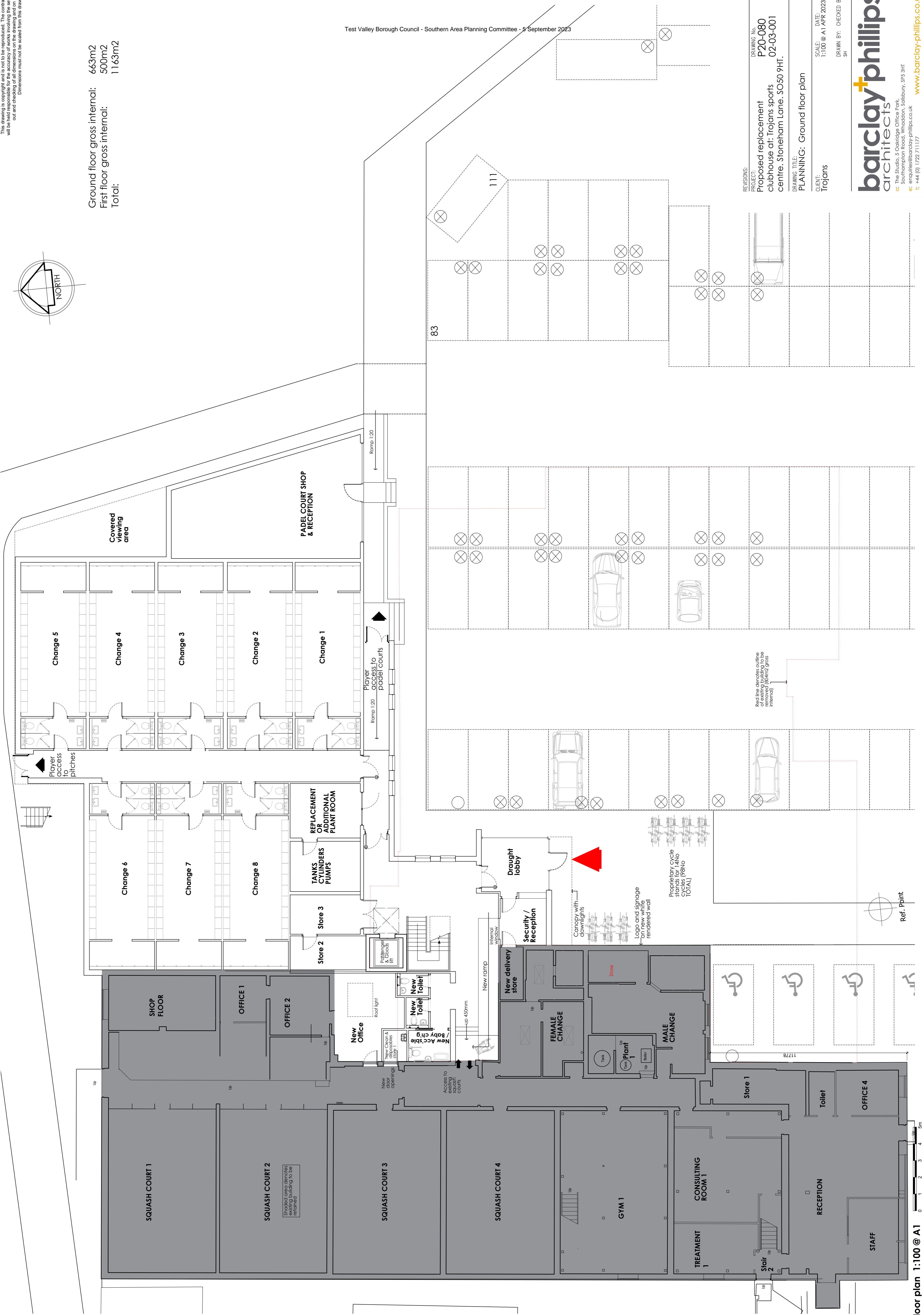
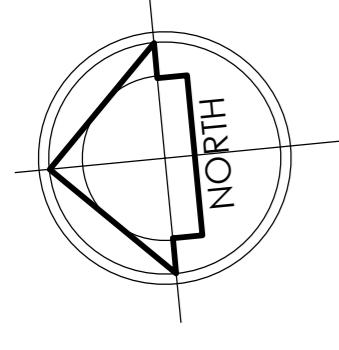
PROJECT: Proposed replacement clubhouse at: Trojans sports centre, Stoneham Lane, SO50 9HT.

DRAWING NO: P20-080  
 CLIENT: Trojans  
 DRAWING TITLE: North & West Elevations  
 SCALE: 1:100 & 1:250 @ A1  
 DATE: APR 2023  
 DRAWN BY: SH  
 CHECKED BY:

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Ground floor gross internal: 663m<sup>2</sup>  
 First floor gross internal: 500m<sup>2</sup>  
 Total: 1163m<sup>2</sup>

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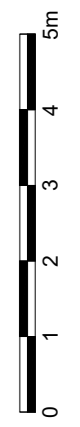
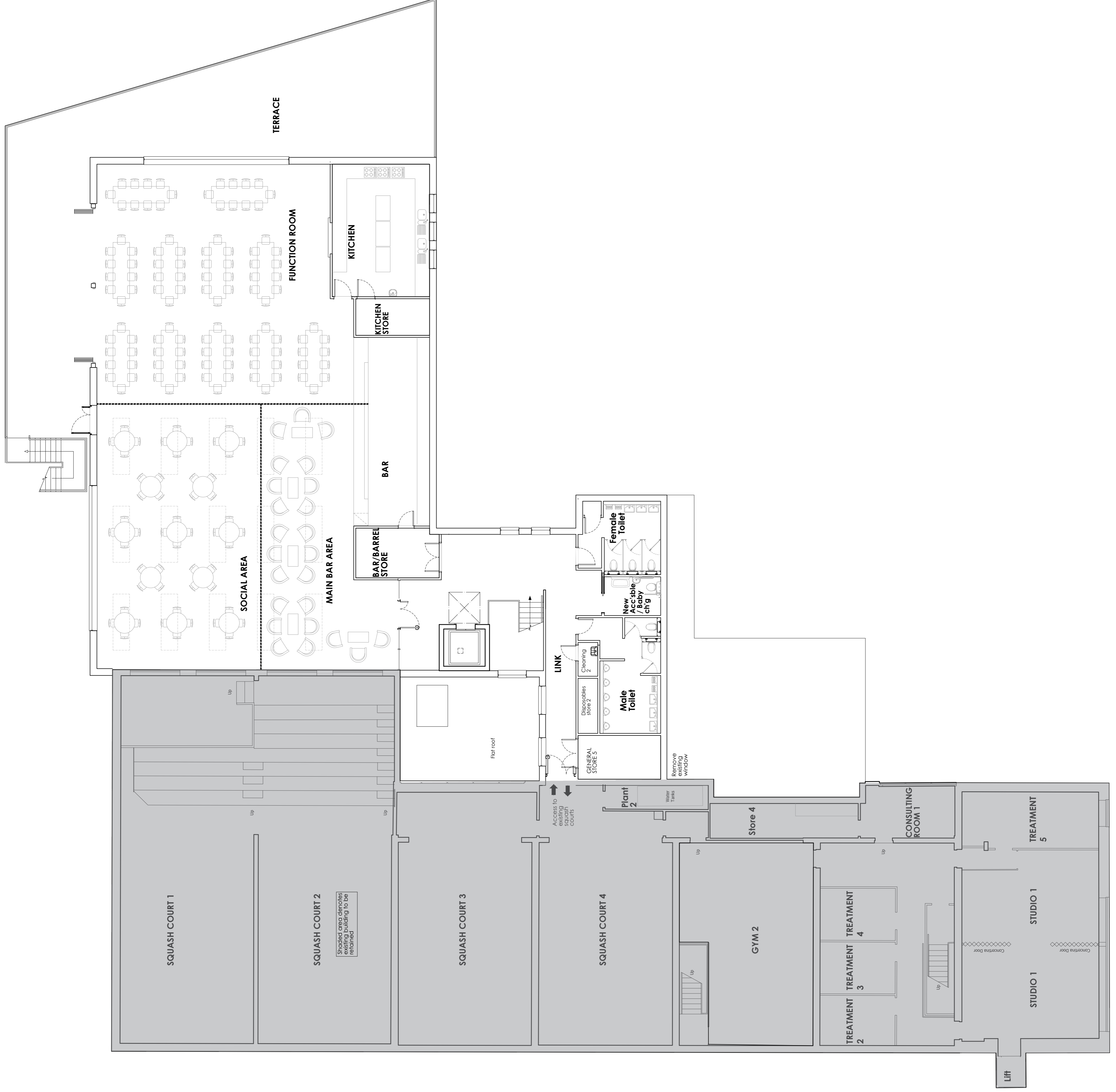
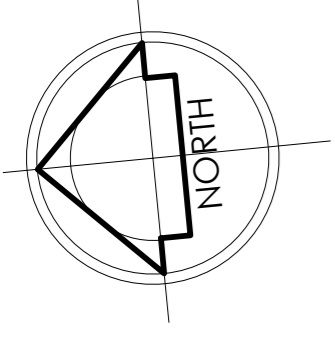


REVISIONS:  
 PROJECT: Proposed replacement clubhouse at: Trojans sports centre, Stoneham Lane, SO50 9HT.  
 DRAWING No: P20-080  
 DATE: 02-03-001  
 CLIENT: Trojans  
 DRAWING TITLE: Ground floor plan  
 SCALE: 1:100 @ A1  
 DATE: 14 APR 2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

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Ground floor plan 1:100 @ A1

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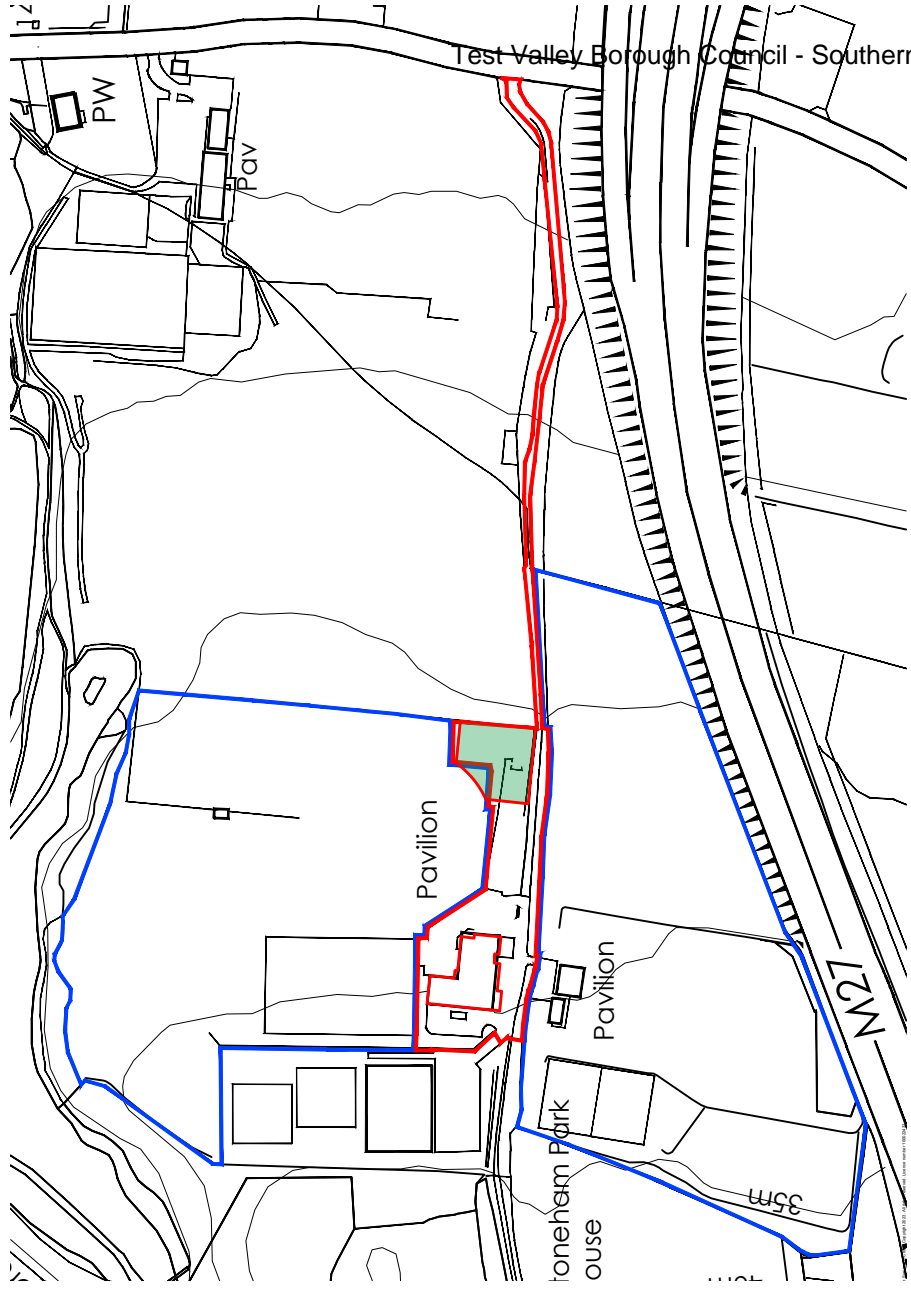
First floor plan 1:100 @ A1

REVISIONS:  
 DRAWING No: P20-080  
 PROJECT: Proposed replacement clubhouse at: Trojans sports centre, Stoneham Lane, SO50 9HT.  
 DRAWING TITLE: PLANNING: First floor plan  
 CLIENT: Trojans  
 SCALE: DATE: 1:100 @ A1 APR 2022  
 DRAWN BY: CHECKED BY: SH

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# Trojans Clubhouse

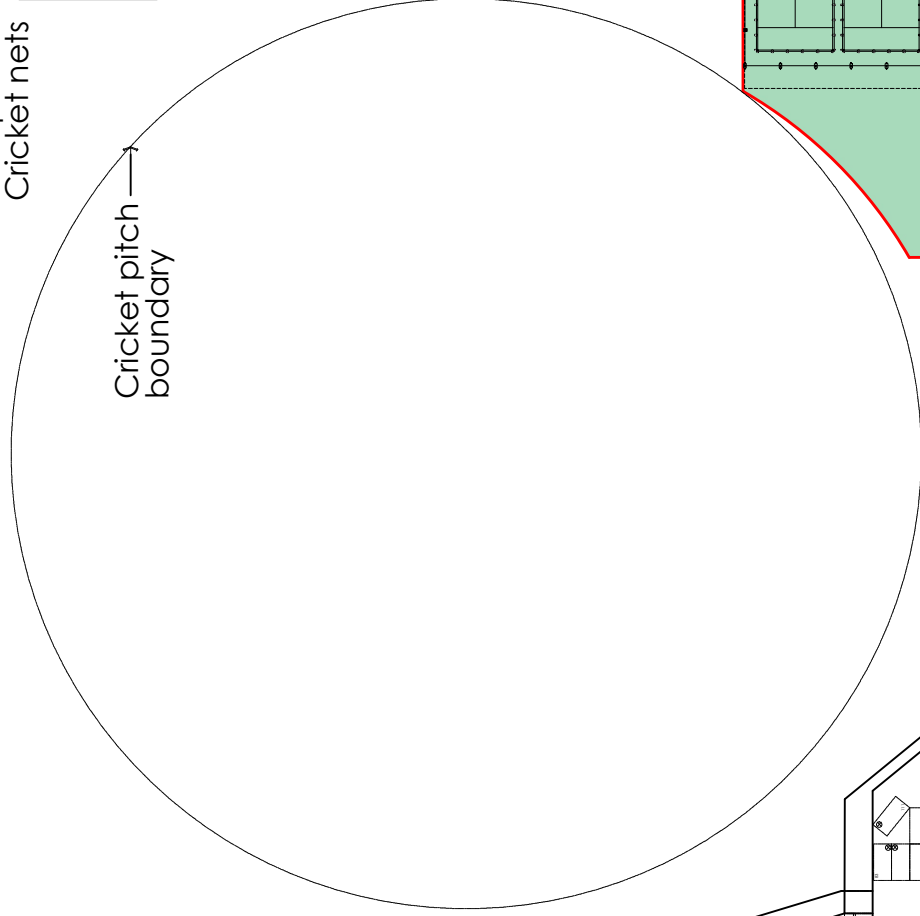
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Site location plan 1: 5000 @ A3

New position of  
Cricket nets

Cricket pitch  
boundary



Site plan 1: 1000 @ A3

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PROJECT:  
Proposed replacement clubhouse at: Trojans Club,  
Stoneham Lane, SO50 9HT.  
CLIENT:  
Trojans

DRAWING TITLE:  
Relocation of Cricket nets

SCALE:  
1:1000  
@A3  
DATE:  
Aug 2023  
DRAWN BY:  
SH  
CHECKED BY:

DRAWING No.  
P20-080  
02-02-006



## ITEM 8

---

<b>APPLICATION NO.</b>	22/00217/OUTS
<b>APPLICATION TYPE</b>	OUTLINE APPLICATION - SOUTH
<b>REGISTERED</b>	28.01.2022
<b>APPLICANT</b>	Fortitudo Ltd
<b>SITE</b>	Ro-Dor Ltd , Stevens Drove, Houghton, SO20 6LP, <b>HOUGHTON</b>
<b>PROPOSAL</b>	Outline application for demolition of existing industrial unit and the erection of 6 dwellings with associated parking (with all matters to be considered except landscaping which is a reserved matter)
<b>AMENDMENTS</b>	Nitrate information March 2023 Marketing report – Jan 2023
<b>CASE OFFICER</b>	Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

---

### 1.0 INTRODUCTION

- 1.1 The application is called to Southern Area Planning Committee due to local member call in.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is 0.3 hectares and is located within the settlement boundary in Houghton. The site is currently used for industrial purposes and includes a building with an associated yard and parking area. The site is accessed directly off Stevens Drove.

### 3.0 PROPOSAL

- 3.1 The applicant has submitted an outline planning application proposing the demolition of the existing building on site which would be replaced by 6 dwellings with associated infrastructure. The application seeks detailed permission for all matters except landscaping.

### 4.0 HISTORY

- 4.1 21/02761/OUTS - Outline application for demolition of existing industrial unit and the erection of 11 dwellings with associated parking (with all matters to be considered except landscaping which is a reserved matter) – WITHDRAWN 21/12/2021
- 4.2 TVS.00977/5 – Change of use of buildings from Class B8 (warehousing) to Class B1 (offices/light industry) – PERMISSION subject to conditions 04/04/1995

## 5.0 CONSULTATIONS

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

5.2 **Environmental Protection** – No objection subject to condition

5.3 **Lead Local Flood Authority** – No comment

5.4 **Highways** – No objection subject to TVBC being satisfied that the level of parking provision falls in line with adopted standards.

5.5 **Housing** – Comment

- Size of the site triggers need for affordable housing.
- 20% financial contribution should be sought from the applicant.

5.6 **Landscape** – Comment

- Layout and design is still considered suburban in character.
- Fewer trees would have the potential to become larger legacy trees would be more appropriate here.
- Dwellings are suburban in their nature, do not appear to be characteristic of an edge of rural village development.
- Formal appearance and layout is not fitting with the local landscape.
- Hammerhead at the end of the cul-de-sac appears over engineered and excessive – is this really required?
- Little space in front of the properties for any soft landscaping – suggested that some defensive planting is implemented between the buildings and the access road to soften the appearance of the development and to prevent vehicles from parking directly outside the front of the dwellings.
- Landscape details at reserved matters should include details of hard/soft landscaping along with proposed management of public areas.

5.7 **Natural England** – No objection subject to nitrate mitigation being secured

5.8 **Policy** – Comment (main points summarised):

- Understood that the building is in active employment use – Policy LE10 is therefore relevant.
- Marketing of the site for a period of 3 months has been submitted. Ideally marketing should be undertaken over 6 months however the evidence is still valid and helpful and would suggest there is limited commercial interest on employment use of the site.
- The case officer should carefully assess the proposal against the Houghton Neighbourhood Plan.

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

6.0 **REPRESENTATIONS** Expired 27.03.2023

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

- Proposals are contrary to policies SD1, COM7, E1, LE10 and T2 of the Local Plan along with policies HTN1, HTN3 and HTN4 of the Neighbourhood Plan
- Proposed houses are too big and there are too many.
- Proposed parking is insufficient
- Application does not take notice of the NDP
- There is no provision of affordable homes
- Proposed development is too suburban in character

6.2 **14 letters** objection to the proposals on the following grounds (summarised):

Type of development, sustainability and affordable homes

- Houghton does not need more 4 bed houses, needs 2/3 bed houses which should be more affordable for families.
- Village cannot take any more development. There is no indication that more houses are needed in Houghton either now or in the foreseeable future.
- There is no provision for affordable housing.
- Contrary to the submission, there are no shops or bakeries in the village. The coffee shop at Houghton Lodge is only open in the summertime.
- Houghton has very few sustainable features – North Test Valley has sufficient building land for the next 5.75 years – this development is not needed.
- The village needs carefully designed small dwellings that are affordable with a range of tenures.
- Application contravenes the wishes of the people of Houghton who do not want more large speculative housing.
- Amended plans showing a study instead of a bedroom – a bedroom by another name is still a bedroom.
- Local facilities have been overstated
- Proposed houses would lead to more people than the 2.4 per dwelling stated.

6.3 Highways and parking

- Parking – proposals would exacerbate existing parking problems in Stevens Drove. There is not adequate parking for the occupants and visitors of the houses in this application.
- Traffic flow along Stevens Drove will be significantly increased as a result of the development putting at risk, children, dog walkers, runners and cyclists. Speed limit is currently 30mph which is too fast.
- Junctions in the area would be at an increased risk of accidents as a result of this development. There have been a number of accidents witnessed in the area.
- All journeys will be made by cars – existing vehicular movements from the site have been exaggerated.

- The village has no public transport and Stockbridge is over an hours walk from the village.

#### 6.4 Character and appearance

- Proposal represents overdevelopment of the plot and would not be in keeping with a small rural village, being urban in design.
- Ratio of house size to garden size is not appropriate to a rural setting.
- Development should not result in additional overhead power cables

#### 6.5 Residential amenities

- Nearly all the houses would overlook the neighbouring dwelling at 'Hawthorns'.
- Properties located on either side of Ro-dor would be significantly overlooked.
- Proposed treatment plant should be located so that it would not be detrimental to neighbouring properties.

#### 6.6 Drainage and flooding

- Concern about extra sewage smells and noise
- There is an increased risk of flooding.
- Malfunction of the proposed drainage system would result in contaminated effluent running down Stevens Drove which has no road drainage.

#### 6.7 Loss of employment

- The site is the last piece of industrial land in the village providing possible local employment – proposals would result in the loss of a local asset – policy LE10 should be taken into account.

### 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

LE10 – Retention of Employment Land and Strategic Employment Sites

E1 – High Quality Development in the Borough

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

E5 – Biodiversity

E7 – Water Management

E8 – Pollution

LHW4 – Amenity

T1 – Managing Movement

## T2 – Parking Standards

### 7.3 Houghton Neighbourhood Development Plan (May 2022)(NDP)

HTN1 – Sustainable Development

HTN3 – Type of New Housing

HTN4 – Village Design

HTN7 – Landscape Character

HTN8 – Important Public Views (viewpoint 11)

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- The principle of development
- Loss of employment – Policy LE10 of the RLP
- Type of new housing
- Impact on the character and appearance of the surrounding area
- Trees
- Impact on neighbour amenities
- Highways
- Affordable housing
- Ecology
- Drainage and flooding

### 8.2 **The principle of development**

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

The site is situated within the Houghton settlement boundary as defined by the RLP. As a result, the proposals are considered to be acceptable in principle provided they comply with the other relevant policies contained within the RLP.

### 8.3 Houghton Neighbourhood Development Plan (May 2022)(NDP)

The NDP was made on 19 May 2022 and forms part of the Development Plan for the defined Neighbourhood Area. Applications for development must be considered in relation to the relevant policies contained within the NDP. The relevant policies of the NDP are provided at paragraph 7.3 above. Compliance with these policies is discussed in the main content of this report except for policy HTN1 which is specifically discussed below.

### 8.4 *HTN1 – Sustainable Development*

Policy HTN1 of the NDP includes 3 criteria. Proposed development should:

1. *Meet the needs of the community for housing, services and facilities*

The application proposes the development of housing within a designated settlement boundary. This housing would (as discussed at para. 8.15 below) meet the needs of the community. An Affordable Housing contribution is secured on the site (see paragraph 8.32). The development shall be CIL liable and a proportion of the money shall be given to the Parish Council which will contribute to services and facilities in the village.

2. *Support small business uses and the re-use of existing buildings for commercial purposes where these are in accordance with Local Plan policy and compatible with the rural character of their surroundings; and*

The proposal under consideration for housing is not relevant to this point.

3. *Take all opportunities to conserve and wherever possible enhance the built, historic and natural environments.*

The application considers the built and natural environments at para. 8.16 and 8.34 below. The application site is not located within the Conservation Area or adjacent any Listed Buildings and so this element of this criteria is not relevant to this proposal.

#### 8.5 Loss of employment- Policy LE10 of the RLP

The site is currently used for industrial purposes and includes a building, yard, parking and circulation space used by the current tenant who manufacture PVCu roller shutter doors. The proposed development would result in the loss of the employment use of the site and as a result, policy LE10 of the RLP is engaged.

#### 8.6 Policy LE10 of the RLP allows development on an existing employment site for an alternative use provided that:

- a) The land is no longer required to meet economic development needs of the area; or
- b) The current activity is causing, or could cause significant harm to the character of the area or the amenities of the residents; and
- c) It would not have a significant detrimental impact on the operation of the remaining occupiers of the site.

#### 8.7 *LE10 (a)*

In relation to point a), the application is supported by two market reports (Savills, June 2022 and January 2023) which seek to demonstrate that the existing use of the site is no longer required to meet the economic development needs of the area.

#### 8.8 The information submitted claims that:

- The property, whilst relatively close to the A30 and A3057, would be considered too remote by the majority of distribution and manufacturing occupiers.
- The rural location of the site would prove difficult in attracting employees outside the village who would need a private car to access.
- Understand that the current occupier of the site is intending to relocate to Andover as they are struggling to attract employees to the site.

8.9 In addition to the above, the site has been marketed. Between 28 September 2022 and 28 December 2022 the site was made available and advertised on Rightmove, Estates Gazette, Savills' website, Agent's Insight & Estate Agent's Clearing House. Over the course of this period, 21 enquiries were received and 7 viewings undertaken. No offers were received. Feedback from potential occupiers is summarised as follows:

- Site too costly to refurbish, roof too expensive to restore
- Unit is too inaccessible/too rural
- Insufficient tenant demand due to condition of the building

In addition to the above, the report notes that companies would unlikely be interested in a site that is within/close proximity to residential development due to potential conflict between an industrial use and residential amenities.

8.10 The information submitted by the applicant and summarised above, is considered to satisfactorily demonstrate that the land is no longer required to meet the economic development needs of the area. The proposed development is therefore considered to comply with part a) of policy LE10 of the RLP.

8.11 *LE10(b)*

In relation to point (b) of policy LE10, it is understood that historically, there has been no conflict between the industrial use of the site and the surrounding residential development. In relation to whether this could change in the future, when looking at the site's planning history, it seems to have previous permissions for warehousing and, most recently for offices/light industry (see para.4.2). These are uses that are generally considered to be compatible with residential uses.

8.12 As a result, of the above, it is not considered that the continuing use of the site for light industrial purposes would likely cause significant harm to surrounding residential amenities. It is not considered that this is a compelling reason, in isolation, to allow for the loss of the employment site.

8.13 *LE10(c)*

In relation to policy LE10(c), no commercial occupiers would remain after the development is completed. This part of the policy is thus not engaged.

8.14 *Loss of employment summary*

In order to comply with policy LE10, the applicant must either demonstrate that the land is no longer required to meet economic development needs of the area (a) or that the current activity on the site could result in significant harm to surrounding amenities (b). In this instance, the applicant has satisfactorily demonstrated that the land is no longer required to meet the economic needs of the area (a). The proposals are therefore considered acceptable in principle in accordance with both policy LE10 and NDP policy HTN1, provided that they comply with the other relevant policies contained within the Development Plan.

**8.15 Type of new housing**

Policy HTN3 of the NDP requires housing developments to be of a type and size that meets the latest assessment of local needs. This comprises information from the Test Valley Strategic Housing Market Assessment which provides information on the size of dwellings required in various sub-areas of the Borough over the period 2011-2031. Houghton Neighbourhood Area includes providing dwellings with 2 and 3 bedrooms to meet the need for smaller properties. The development proposed includes the provision of 2 and 3 bedroom dwellings which would accord with the NDP requirement. A condition can be added to any permission preventing the internal re-arrangement of the dwellings to provide in excess of 3 bedrooms.

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

The existing site contains an industrial unit which sits centrally within the plot, to the front is hard standing for parking and there is open countryside to the rear resulting in this site being located on the rural edge of Houghton village. The site boundaries consist mainly of hedgerow with trees. The plot is between housing to the north, east and west together with a sewage plant. The plot has a Oak tree to the frontage (subject to a Tree Preservation Order (TPO)). The boundary for the Houghton and Bossington Conservation Area is 60m to the east. Houghton:2 and Houghton:3 Public Rights of Way run 60m to the west of the site and Houghton:12 runs from the site entrance west. From the various rights of way and Stevens Drove itself a housing development would be visible, however any views would be seen in context with the neighbouring residential properties and therefore it is considered that the visual impact would be negligible.

8.17 Alexandra Close to the west has green frontages with space for mature trees and longer views to the countryside beyond. Likewise with the Stevens Drove development there are open views between the properties and space within for soft verges and trees. The layout at both these neighbouring developments allows for spacious plots which have regard for the rural edge location they are located in. The previous application (see para 4.1 above) which was withdrawn proposed 11 dwellings with the small plots and a vast amount of hard standing with no space for any quality landscaping to integrate the development within the immediate or wider landscape. The current submission has reduced the dwelling numbers from 11 to 6 due to both the LPA and parish council concerns regarding the effect of such a density on the character and appearance of the area. Off street parking spaces and private rear gardens together with generous landscape margins have been incorporated to retain a sense of spaciousness.

8.18 The submitted block plan shows a significant area of open space immediately to the west of the proposed site access. This provides for a significant buffer for the adjacent dwellings at 1 and 3 Alexander Close. Plot 1 is well set back from Stevens Drove Road, to ensure that the root protection zone of the mature tree on the site frontage is maintained and an additional buffer provided. The proposed dwellings are all two-storey which reflects the prevailing scale of building in the locality. The scale of the dwellings proposed will be more in keeping with the character of the locality compared to the



existing large industrial building. The design of the dwellings are of a style which compliments the prevailing mixed architectural styles found in the locality. The use of red brick elevations and slate roofs is in-keeping with the materials found in the locality. It is considered reasonable to apply a condition to control the use of appropriate materials in external finishes of the buildings. All units, with the exception of plot 6, will have hipped roof design which will serve to reduce the bulk and mass of the dwellings, open up the space between units and view through the development to the countryside beyond. Plot 6 adopts a traditional gable roof design incorporating chimney stacks and attached garage which would serve to add some interest and variation to the collective impact of this group of dwellings.

- 8.19 Due to the amount of dwellings proposed and the resultant space created with clear views through to the countryside beyond the development is considered to integrate, respect and complement the existing characteristics of this part of Houghton village. The proposed development would ensure that the immediate and wider landscape would be maintained and would be sympathetic to the existing surrounding development at Alexandra Close and Stevens Drove. Further detailed landscape drawings would be submitted with a future reserved matters application but it is considered that there is ample space on site to provide a meaningful landscape scheme. The application is in accordance with Policies COM2, E1, and E2 of the Test Valley Borough Revised Local Plan (2016) and HTN7 of the Houghton Neighbourhood plan.
- 8.20 **Trees**  
An Oak to the front of the site is protected by a Tree Preservation Order (TPO). The tree is prominent in the area and adds significantly to its character. The site is also bordered by trees on its eastern boundary.
- 8.21 The application is supported by arboricultural information (Hearne Arboriculture, March 2022) which provides information on the trees likely to be affected by the development and proposes mitigation to prevent any harm. Such mitigation includes protective fencing during the construction phase of the development along with the provision of a cellular confinement system to replace the existing tarmac driveway to benefit the growing environment of the protected Oak.
- 8.22 The proposed mitigation is considered acceptable and would ensure the protection and retention of the trees. The Council's tree officer has confirmed no objections subject to a condition ensuring the development is undertaken in accordance with the submitted detail. Provided such a condition is included on any permission the proposals are considered to comply with policy E2 of the RLP and policy HTN7 of the NDP.
- 8.23 **Impact on neighbour amenities**  
Third party representations have raised concerns relating to the impacts the proposals would have on the existing amenities of surrounding residential dwellings. This is discussed in the following paragraphs.

8.24 *Impact on Hawthorns*

Hawthorns is a detached dwelling located immediately to the east of the site. The separation from the rear elevation of Plots 1 and 2 to the side elevation of the dwelling/rear garden area at Hawthorns would be approximately 20 metres. As a result of this separation, it is not considered that the new dwellings would cause any overlooking, overbearing, overshadowing or loss of light that would adversely affect the amenities of the occupiers of Hawthorns.

8.25 In addition to the above, the site is separated from Hawthorns by trees/vegetation that are proposed to be retained as part of the development. This vegetation provides screening between the site and Hawthorns which, along with the separation distance, would retain the privacy of the occupiers of Hawthorns.

8.26 *Impact on number 5 Alexander Close*

Plot 6 would be located directly to the south east of number 5 Alexander Close. This neighbour benefits from a large garden of between approx. 10m and 16.m in depth. Some mutual overlooking would occur from first floor windows between these two neighbours but it is considered that given both neighbours are on an angle and taking into account the garden depths it is not considered that a reason for refusal could be substantiated on these grounds.

8.27 It's not considered that any significant overshadowing or loss of light would occur as a result of the proposed development at this neighbouring property.

8.28 *Impact on number 7 Alexander Close*

This neighbour's rear garden bounds a small area of the application site between plot 5 and 6. This land would form part of the turning area and access to plot 5. Whilst views of the rear of plot 6 and the side elevation of plot 5 may be experienced from this neighbouring rear garden and windows, given the separation distances and boundary treatment, it is not considered that any significant impacts would be created at number 7 Alexander Close in respect of amenity.

8.29 **Highways**

*Impact on the highway network*

The application is supported by a Transport Statement (Paul Basham Associates, February 2022). This statement confirms the following:

PIA data confirms that there have been no recorded accident trends that the proposals would likely exacerbate.

The provision of sufficient vehicular visibility splays of 2.4m x 3m at the site access.

Vehicle tracking information demonstrates that a refuse vehicle could access, egress and turn within the confines of the site in a safe and sufficient manner.

Following TRICS database analysis, the proposals would not result in any material traffic impact or reach any threshold whereby further assessment would be required.

8.30 The highway authority have confirmed that the information provided within the Transport Statement is sufficient to demonstrate that the proposed development would not result in any adverse impacts on the existing highway network. Subject to conditions requiring the submission of a construction method statement and the provision of the required visibility splays, the proposals are considered to comply with policy T1 of the RLP.

8.31 *Parking provision*

The plans submitted with the application show that each dwelling would be provided with at least 2 off street parking spaces. In addition, 2 visitor parking spaces would be provided. This parking provision is in accordance with the parking standards set out at Annex G to the RLP. The proposals are therefore considered to comply with policy T2 of the RLP and policy HTN4(3) of the NDP.

8.32 **Affordable housing**

Houghton is classed as a designated rural area and therefore, under RLP Policy COM7: Affordable Housing, applies.

The Council will negotiate on housing sites:

6 - 9 dwellings (or sites of 0.22 – 0.29ha) a financial contribution equivalent to up to 20% of dwellings to be affordable.

Based upon the proposal of 6 dwellings, a 20% financial contribution was sought from the applicant. However, in response, financial viability information was submitted by the applicant which set out that the scheme could not support any contribution for affordable housing. In order to assess the validity of the submitted information the Council has engaged an external viability consultant (BNP Paribas). In summary the consultant has concluded that the site can support a contribution of approx. 5.6% contribution without affecting development viability and the applicant has agreed to this figure. That figure equates to £71,561 and that amount will be secured within the terms of a legal agreement. The legal agreement is not complete at the time of writing and the recommendation reflects the need to do so before issuing any planning permission.

8.33 Policy COM7 states that in assessing the suitability of sites for the provision of affordable housing the Council will take into account the size, suitability and the economics of provision. In this case it is considered that evidence has been presented and independently verified by consultants acting on behalf of the LPA to conclude that it is not economically viable to provide the full affordable housing contribution on this site, but a lesser amount is nevertheless possible, and compliant with RLP policy, without affecting development viability. This weighs in favour of the proposal.

### 8.34 **Ecology**

#### *On-site ecology*

The application is supported by a Preliminary Ecological Appraisal (PEA) (Ecosupport, January 2022) and a Phase 2 Bat Survey and Mitigation report (Ecosupport, January 2022). The Council's ecologist considers that these reports meet best practice guidelines and that they represent the current condition of the application site.

8.35 The ecological reports conclude that the existing building on the site supports 3 Common Pipistrelle day roosts. In addition, the surveys found that the site supports foraging and commuting bats. The applicant's ecologist considers that the roosts are of low conservation significance and therefore of local significance when considered the IEEM valuation criteria for bat roosts.

8.36 As a result of the above, if avoidance measures are not taken, the proposed development has the potential to kill/injure bats and would result in the loss of the roosts within the existing building. 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:

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));

There must be 'no satisfactory alternative' (Regulation 53(9)(a)); and  
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)).

8.37 In relation to point 1), the proposal would result in the provision of housing in a sustainable location, within a settlement boundary as defined by the RLP. The proposals would help to meet housing requirements in the Borough as set out by policy COM1 of the RLP. This would amount to an overriding social and economic interest. It is therefore considered that this test can be met.

8.38 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 sites within the settlement boundary would come forward and would be suitable for the proposed development. Alternative sites could be available outside of the settlement boundary (defined as countryside) however, such sites are not considered to be sustainably located. Policy COM2 of the RLP would not allow the development of such sites for general housing purposes.

Retain the existing building and therefore the bat roosts – Whilst the retention of the existing building on site is an alternative to the proposed development, information submitted with the application details that repairs are required to

the building in order for its continued use, such repairs include works to the roof. Works to the building could result in similar effects on bats than the proposed development and thus its retention and re-use is not considered to be a satisfactory alternative.

Do nothing – Information submitted with the application suggests that the site is no longer required for its current use. Without an alternative, viable use the site and building would likely fall into disrepair resulting in impacts on surrounding amenity. A ‘do-nothing’ approach would also not realise the social/economic benefits of the development identified above. The site would not contribute towards the provision of housing as set out in the RLP.

- 8.39 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.
- 8.40 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.
- 8.41 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 are also proposed to be provided through integrated bat boxes located within the proposed new dwellings.
- 8.42 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.
- 8.43 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.
- 8.44 Solent and Southampton Water SPA: Nutrient Neutrality  
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.
- 8.45 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.

- 8.46 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 14.47kg TN/year.
- 8.47 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.
- 8.48 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.
- 8.49 New Forest SPA: Recreational Pressure  
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.
- 8.50 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.
- 8.51 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.

## 8.52 **Drainage and flooding**

### *Drainage*

The application is supported by information detailing the proposed drainage strategy. The submitted Sustainable Urban Drainage system plan demonstrates that in relation to surface water, the site can be drained. In relation to foul drainage, no mains drainage is available to connect to within the vicinity of the site and as a result, the use of a package treatment plant (Klargester Biodisc BF) is proposed to serve the development. The information provided therefore demonstrates that in relation to foul drainage, the site can be drained.

8.53 The applicant has submitted sufficient information to demonstrate that the site can be drained. Further details of the specific drainage measures would be required to be approved under Building Regulations (Part H). In addition, a consent to discharge may be required. This is a separate procedure undertaken by the Environment Agency.

### 8.54 *Flooding*

The site is wholly within Flood Zone 1, an area at least risk of flooding from fluvial sources. The site, according to the Environment Agency is also in an area that is at a 'very low risk' of surface water flooding. As a result, it is not considered that the proposals would be at risk of or cause additional impacts on flooding. The proposals are considered to accord with policy E7 of the Test Valley Borough Revised Local Plan 2016 in this regard.

## 9.0 **CONCLUSION**

9.1 It is recommended that subject to the completion of a legal agreement securing nitrate mitigation and New Forest SPA, that planning permission be granted. The application is considered acceptable and in accordance with the development plan.

## 10.0 **RECOMMENDATION**

**Delegate to Head of Planning and Building to complete legal agreement to secure:**

- **Financial contribution towards off-site affordable housing provision**
- **Financial contribution towards New Forest Special Protection Areas**
- **Secure mitigation for Nitrate Neutrality**

**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**  
**Block / site 9509/300 E**

**Unit 1 9509/301 C**

**Unit 2 9509/302 C**

**Unit 3 9509/303 C**

**Unit 4 9509/303 C**

**Unit 5 9509/305 C**

**Unit 6 9509/306 B**

**suds 9509/309 A**

**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. Development shall proceed in accordance with the measures set out in Section 6.0 'Recommendations' of the Ro Dor Ltd, Houghton, Preliminary Ecological Appraisal (Ecosupport, January 2022), and Section 5.0 'Mitigation & Compensation' and Section 6.0 'Additional Recommendations' of the Ro Dor Ltd, Houghton, Phase 2 Bat Surveys & Mitigation (Ecosupport, January 2022), 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 protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.**

- 5. External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to commencement, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.**

**Reason: to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan DPD.**

- 6. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or**



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

Reason: In the interest of pollution in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

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

- 1) The parking of site operatives and visitors' vehicles.
- 2) Loading and unloading of plant and materials.
- 3) Management of construction traffic and access routes.
- 4) Storage of plant and materials used in constructing the development.
- 5) Vehicle tracking in associated with the largest vehicles associated with construction.

Reason: In the interests of highway safety in accordance with policy T1 of the Revised Borough Local Plan 2016.

8. 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.

Reason: In the interests of highway safety in accordance with policy T1 of the Revised Borough Local plan 2016.

9. The development shall not be brought into use until vehicular visibility splays as indicated on the approved plan(s) in which there should be no obstruction to visibility exceeding 1.0m in height above the adjacent carriageway channel line have been completed. The 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 Revised borough Local Plan 2016.**

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

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

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

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

- 12. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Hearne Arboriculture Arboricultural Impact Appraisal and Method Statement reference JH/AIA/22/034 dated 9 March 2022.**

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

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

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

- 14. 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.**

- 15. 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.**

- 16. 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.**

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

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

- 18. 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(s) hereby approved shall at all times be available for the parking of vehicles.**

**Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.**

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

**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.**

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

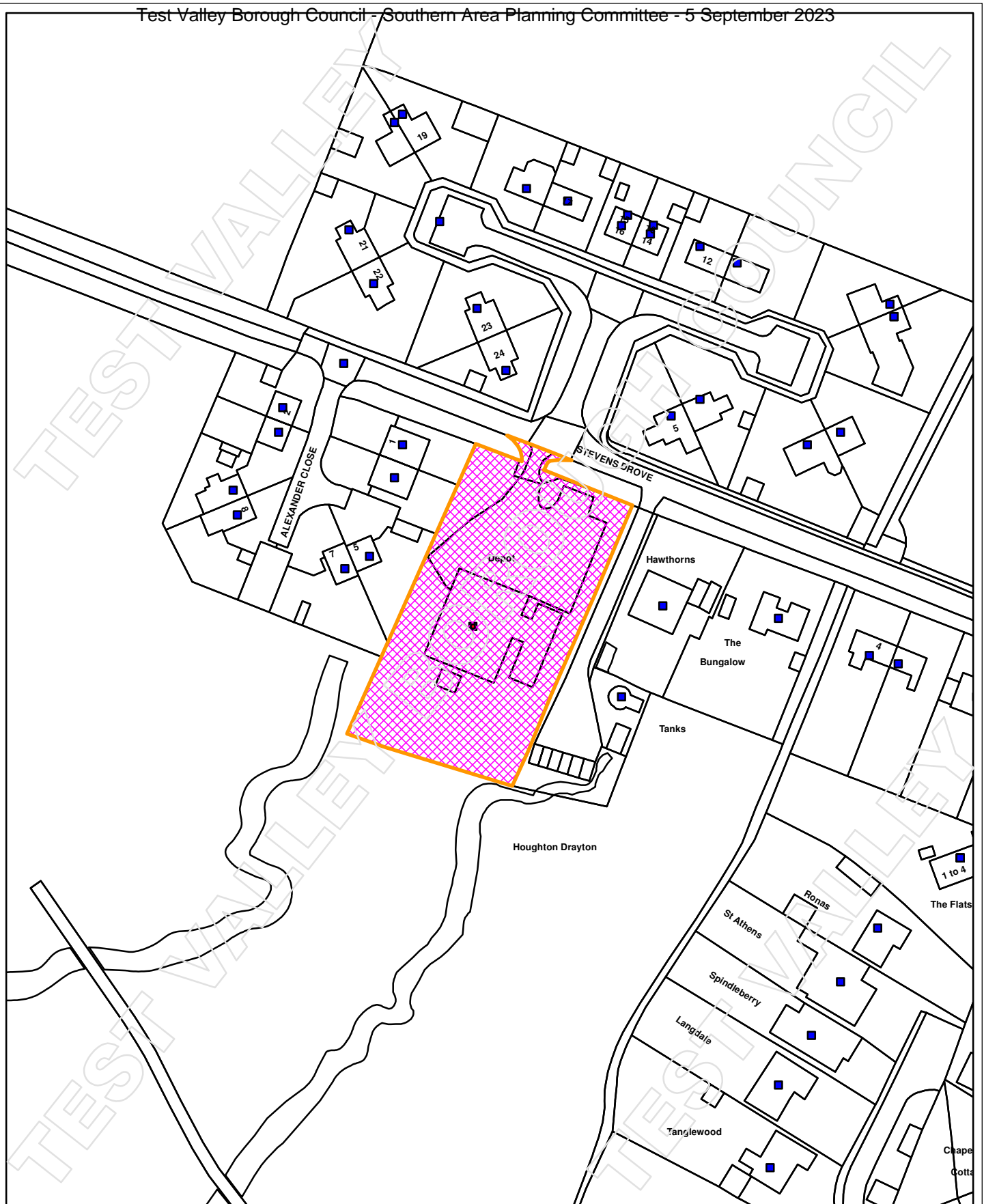
**Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**

- 21. The dwellings hereby permitted shall have no more than three bedrooms at any time.**

**Reason: In order to meet the local housing need and to ensure appropriate on-site parking provision is provided in accordance with policies HTN3 of the Houghton Neighbourhood Development Plan.**

**Note to Applicant:**

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



### Siteplan



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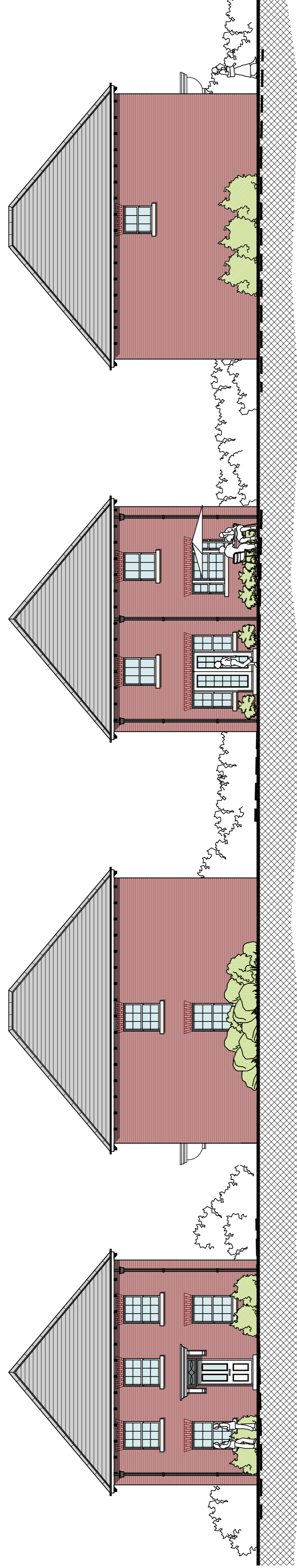
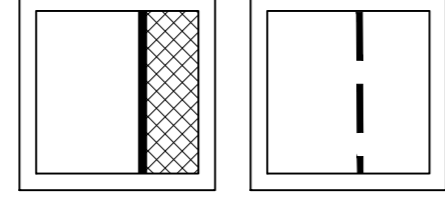
**22/00217/OUTS**



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- All work to be filled with a main sand system to satisfy Class 2015 regulations unless written otherwise.
- Construction must be checked by the contractor to ensure that the design has been followed and approved.
- Star design to be independently checked by your architect for e.g. compliance and sign prior to construction.
- Asbestos surveying specialists or similar company with relevant PI Insurance to be instructed and their report to be submitted to the contractor.
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- We take no responsibility for the design of the proposed building. Client must verify all the details of the design and ensure that they are suitable for the site and intended use. Client must verify the design and ensure that they are suitable for the site and intended use.
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**Note: Any design or details relating to Fire Safety, including under Part B of the Building Regulations, must be confirmed by a fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should be agreed with specialist. (Firing system behind cladding should also be non combustible at A2 rated and agreed with fire consultant)**

LEGEND



Test Valley Borough Council - Southern Area Planning Committee - 5 September 2023

**MATERIALS SCHEDULE:**

EXTERNAL WALLS:- RED BRICK

WINDOWS & DOORS:- UPVC

ROOF:- SLATE EFFECT TILES

**Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should be agreed with specialist. (Firing system behind cladding should also be non combustible at A2 rated and agreed with fire consultant)**

3 BEDROOM HOUSE @: 139.8 SQM / 1504 SQFT

C.	CLIENTS COMMENTS	14.04.22	JA
B.	FLOOR PLANS REVISED	07.04.22	JA
A.	EXISTING GROUND LEVELS AMENDED	19.01.22	JA

No.	Revision.	date	by

PROPOSED DEVELOPMENT,  
RO-DOR,  
STEVENS DROVE,  
HOUGHTON,  
STOCKBRIDGE,  
HAMPSHIRE,  
SO20 6LP.

UNITS 1:

FLOOR PLANS AND ELEVATIONS

scale	AS SHOWN @ A1	checked	
date	JANUARY 2022	drawn	JA
		A	B
		C	

**9509 / 301**

ARC Architecture ltd.

Chapel Studios, 14 Purewell,  
Christchurch, Dorset, BH23 1EP

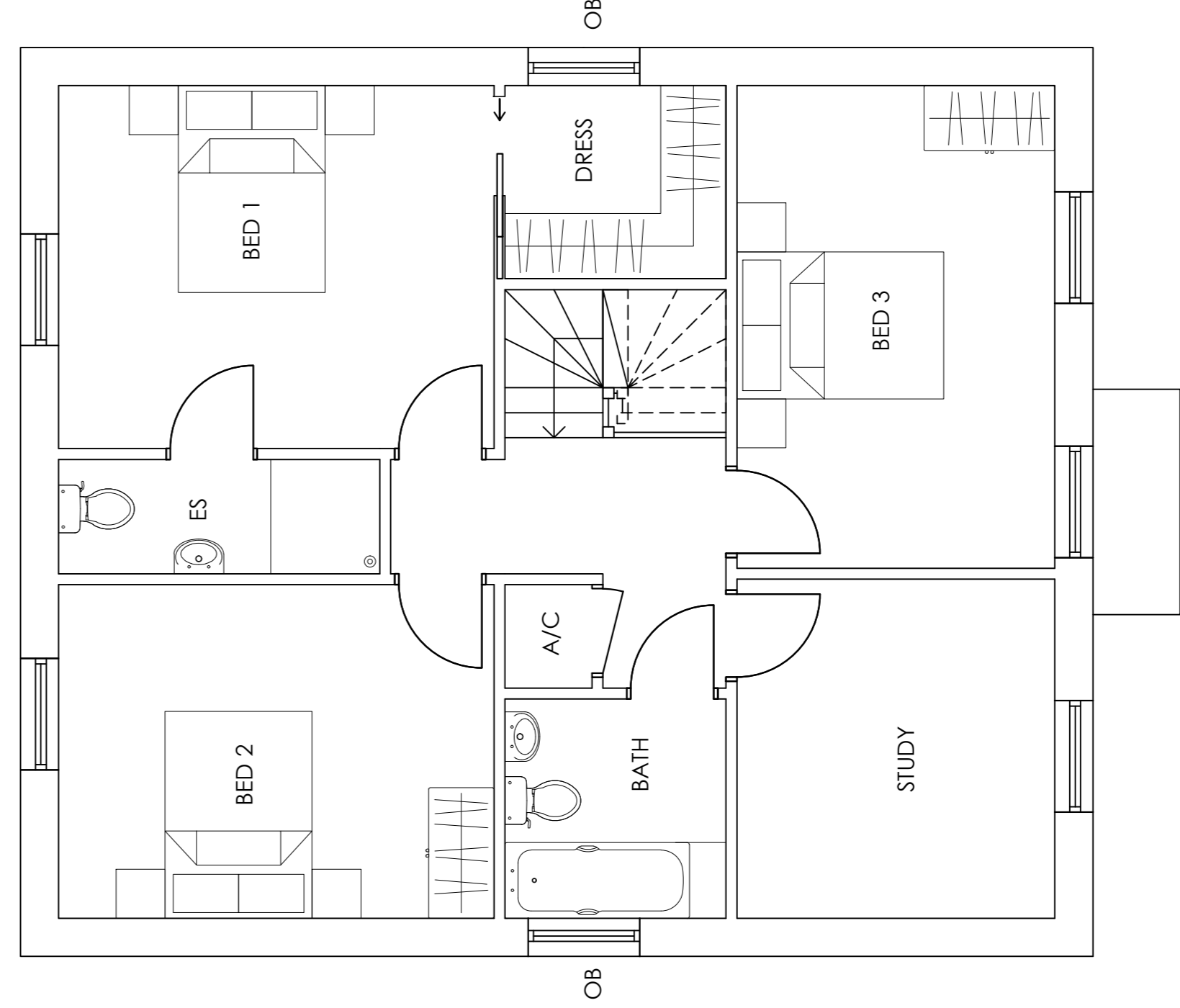
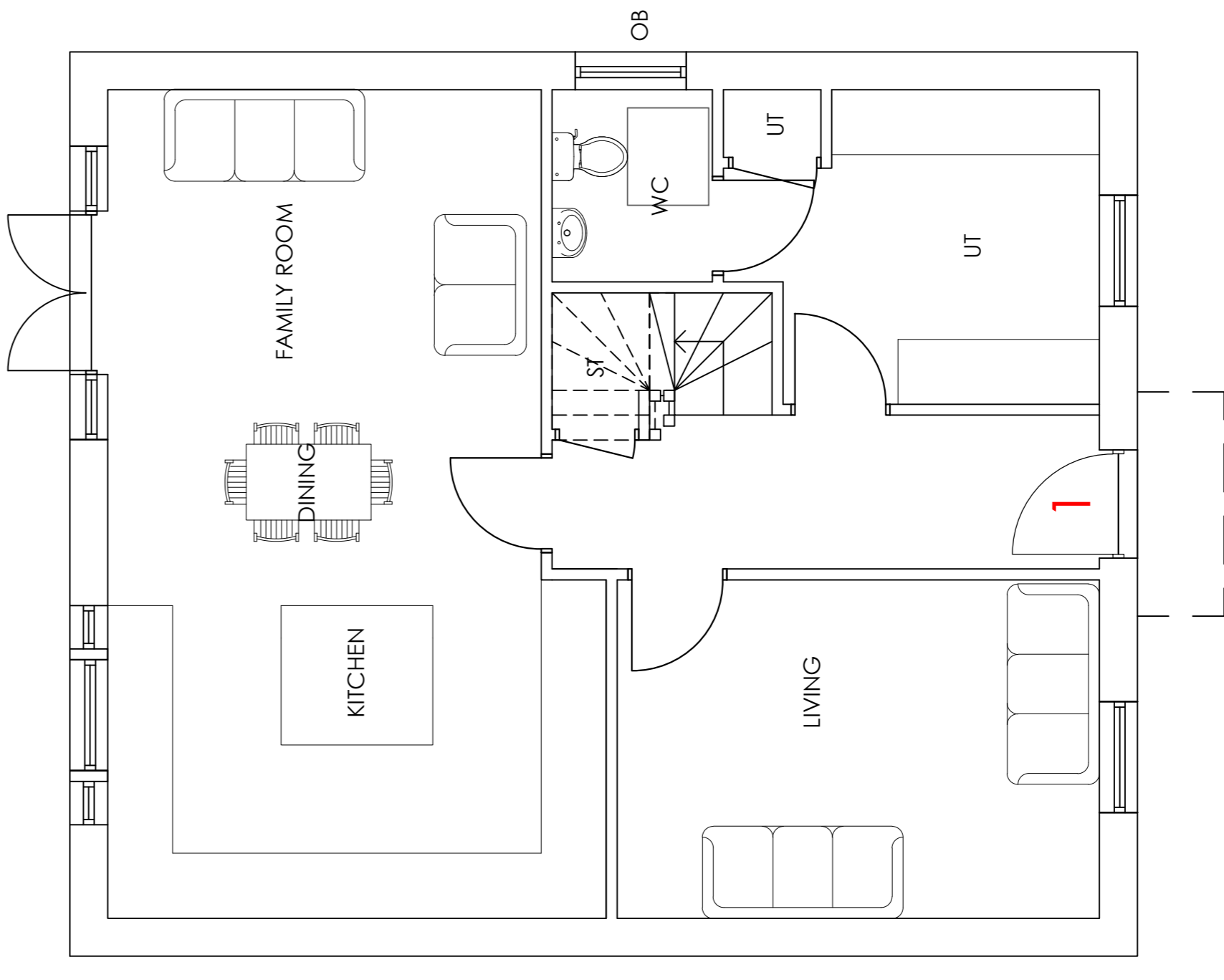
Tel: +44 (0) 1202 479919  
E-mail: enquiries@andersbrichtscheer.co.uk  
Web: www.andersbrichtscheer.co.uk

EAST ELEVATION  
SCALE 1:100

SOUTH ELEVATION  
SCALE 1:100

WEST ELEVATION  
SCALE 1:100

NORTH ELEVATION  
SCALE 1:100





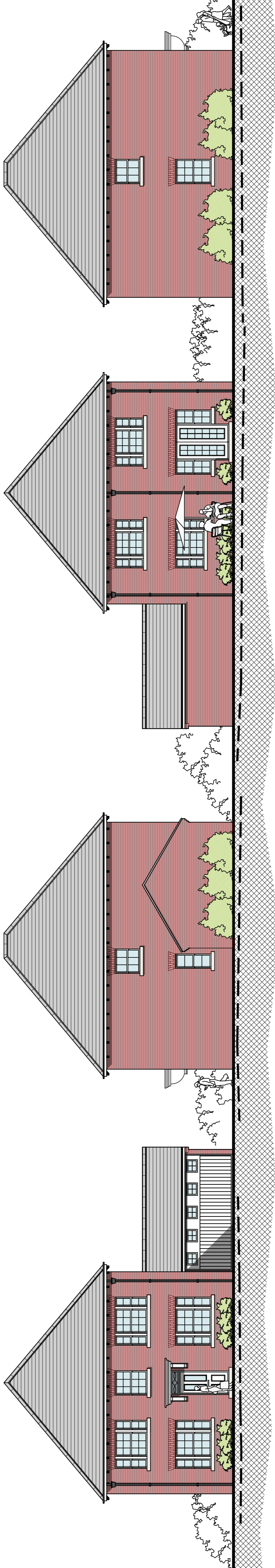
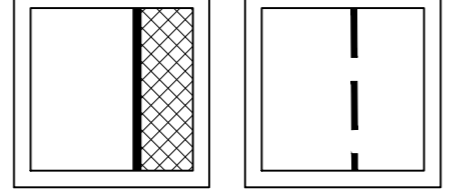




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- All floor levels to be fixed with a man safe system to comply with CDM 2015 regulations unless within confirmation from the client/designer/Principal Contractor is provided to show alternative compliance.
- Structural design to be independently checked by a structural engineer (not necessarily a structural engineer) to be instructed and detailed in accordance with the design.
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**Note: Any design or details relating to fire safety, including under Part B of the Building Regulations is shown for indicative/information purposes only and is not intended to be used for construction. The client/contractor must ensure that all fire safety details are in accordance with the Building Regulations and that the design is in accordance with the Building Regulations. The client/contractor must ensure that all fire safety details are in accordance with the Building Regulations and that the design is in accordance with the Building Regulations.**

LEGEND



EAST ELEVATION  
SCALE 1:100

SOUTH ELEVATION  
SCALE 1:100

WEST ELEVATION  
SCALE 1:100

NORTH ELEVATION  
SCALE 1:100

**MATERIALS SCHEDULE:**

EXTERNAL WALLS: . RED BRICK

WINDOWS & DOORS: . UPVC

ROOF: . SLATE EFFECT TILES

*Note: All materials to be confirmed by the consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should be agreed with specialist. (fining system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)*

3 BEDROOM HOUSE @: 194.4 SQM / 2091 SQFT (INCLUDING GARAGE)			
C.	FLOOR PLANS AMENDED	21.08.23	JA
B.	CLIENTS COMMENTS	14.04.22	JA
A.	FLOOR PLANS REVISED	07.04.22	JA
No.	Revision.	date	by

PROPOSED DEVELOPMENT,  
RO-DOR,  
STEVENS DROVE,  
HOUGHTON,  
STOCKBRIDGE,  
HAMPSHIRE,  
SO20 6LP.

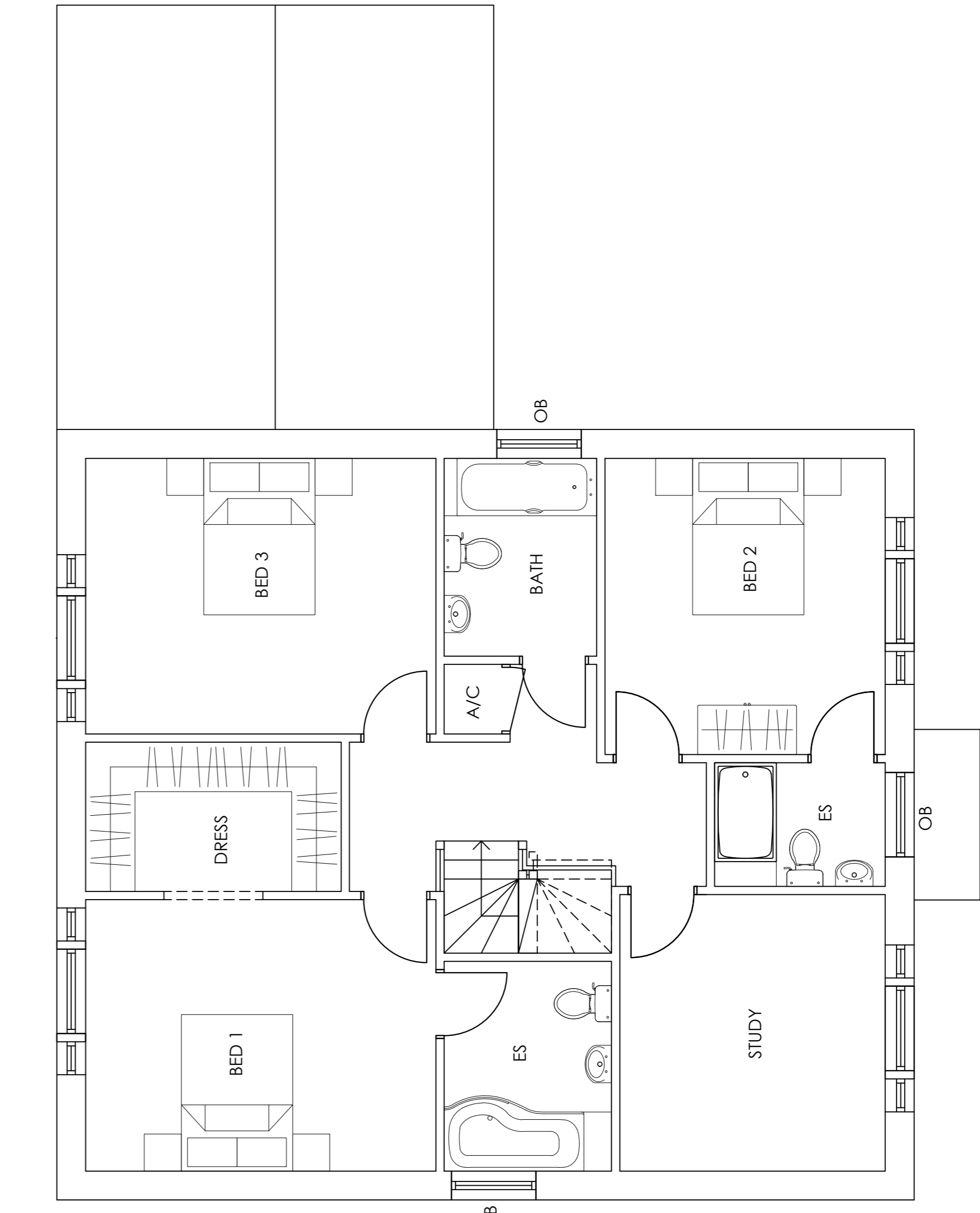
UNIT 4:  
FLOOR PLANS AND ELEVATIONS

scale	AS SHOWN @ A1	checked	
date	JANUARY 2022	drawn	JA
<b>9509 / 304</b>		A	B
		C	

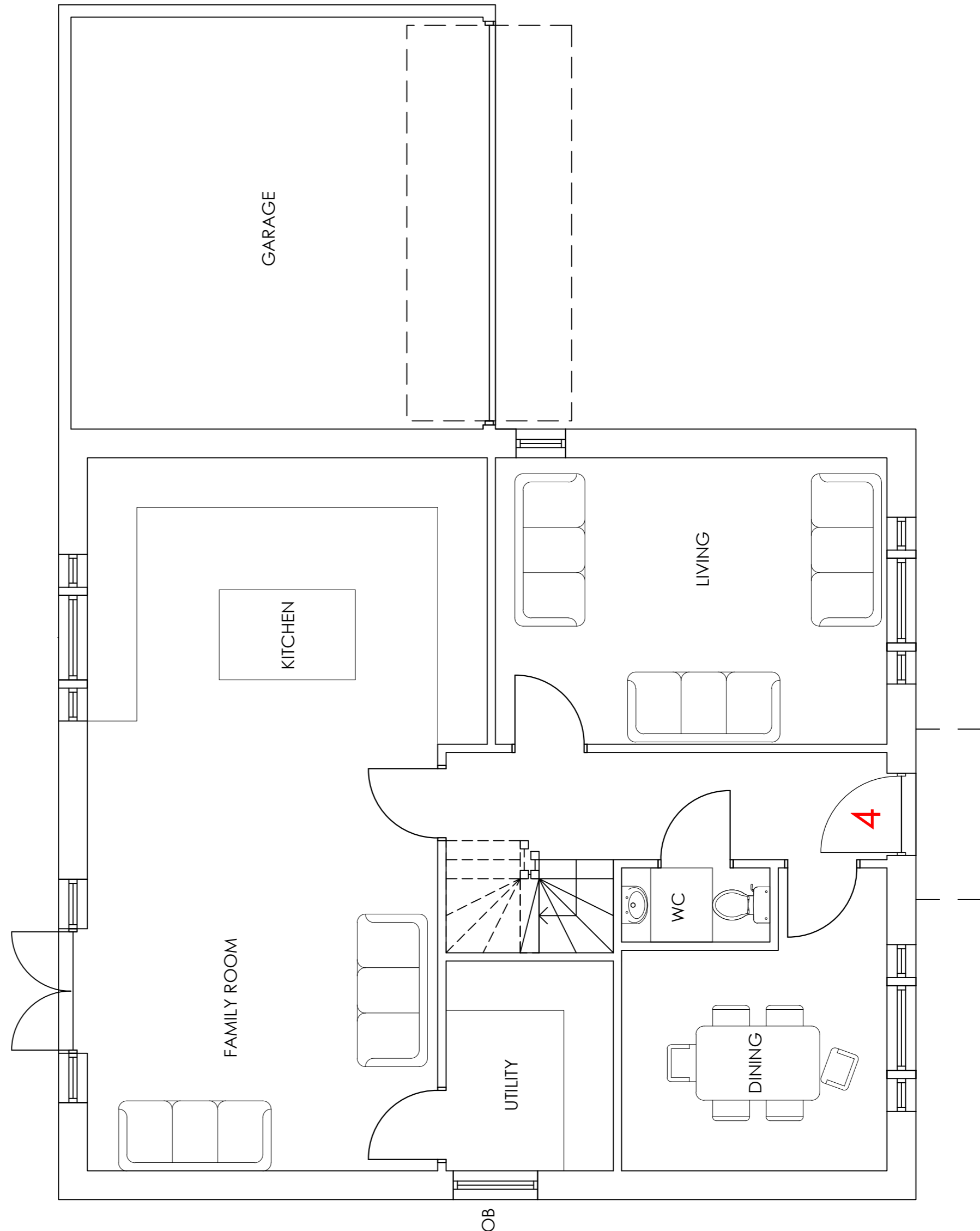
ARC Architecture Ltd.

Chapel Studios, 14 Purewell,  
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Tel: +44 (0) 1202 479919  
E-mail: enquire@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk



FIRST FLOOR PLAN  
SCALE 1:50

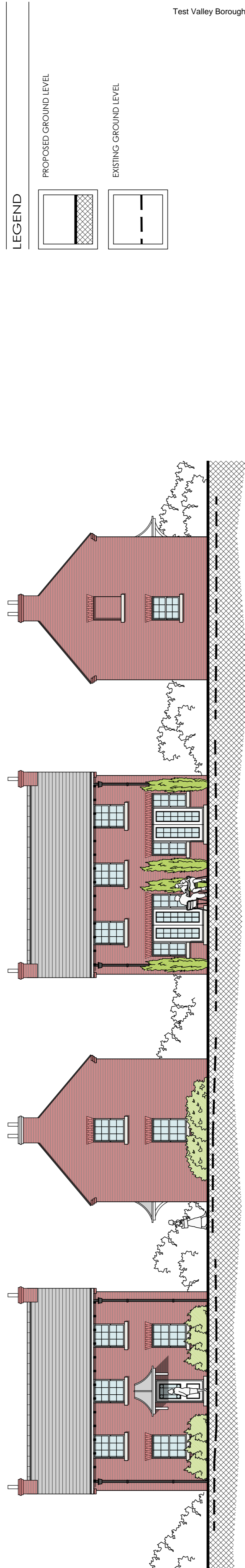


GROUND FLOOR PLAN  
SCALE 1:50



- NOTES**
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  - Contractor must verify all dimensions and report any discrepancies before pulling work in hand or commencing work.
  - All work must be in accordance with the Building Regulations 2010 and any amendments thereto.
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**Note: Any design or details relating to Fire Safety, including under Part B of the Building Regulations is shown for indicative/information purposes only and is not intended to be used for construction. No assumption of any responsibility is accepted.**



SOUTH ELEVATION  
SCALE 1:100

EAST ELEVATION  
SCALE 1:100

NORTH ELEVATION  
SCALE 1:100

WEST ELEVATION  
SCALE 1:100

**MATERIALS SCHEDULE:**

EXTERNAL WALLS: . RED BRICK

WINDOWS & DOORS: . UPVC

ROOF: . SLATE EFFECT TILES

*Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should be agreed with specialist. (Firing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)*

2 BEDROOM HOUSE @ 88.6 SQM / 953 SQFT

B MATERIALS AMENDED. 14.04.22 JA

A FLOOR PLANS REVISED 07.04.22 JA

No.	Revision.	date	by

PROPOSED DEVELOPMENT,  
RO-DOR  
STEVENS DROVE,  
HOUGHTON,  
STOCKBRIDGE,  
HAMPSHIRE,  
SO20 6LP.

UNIT 6:  
FLOOR PLANS AND ELEVATIONS

scale	AS SHOWN @ A1	checked
date	JANUARY 2022	drawn JA

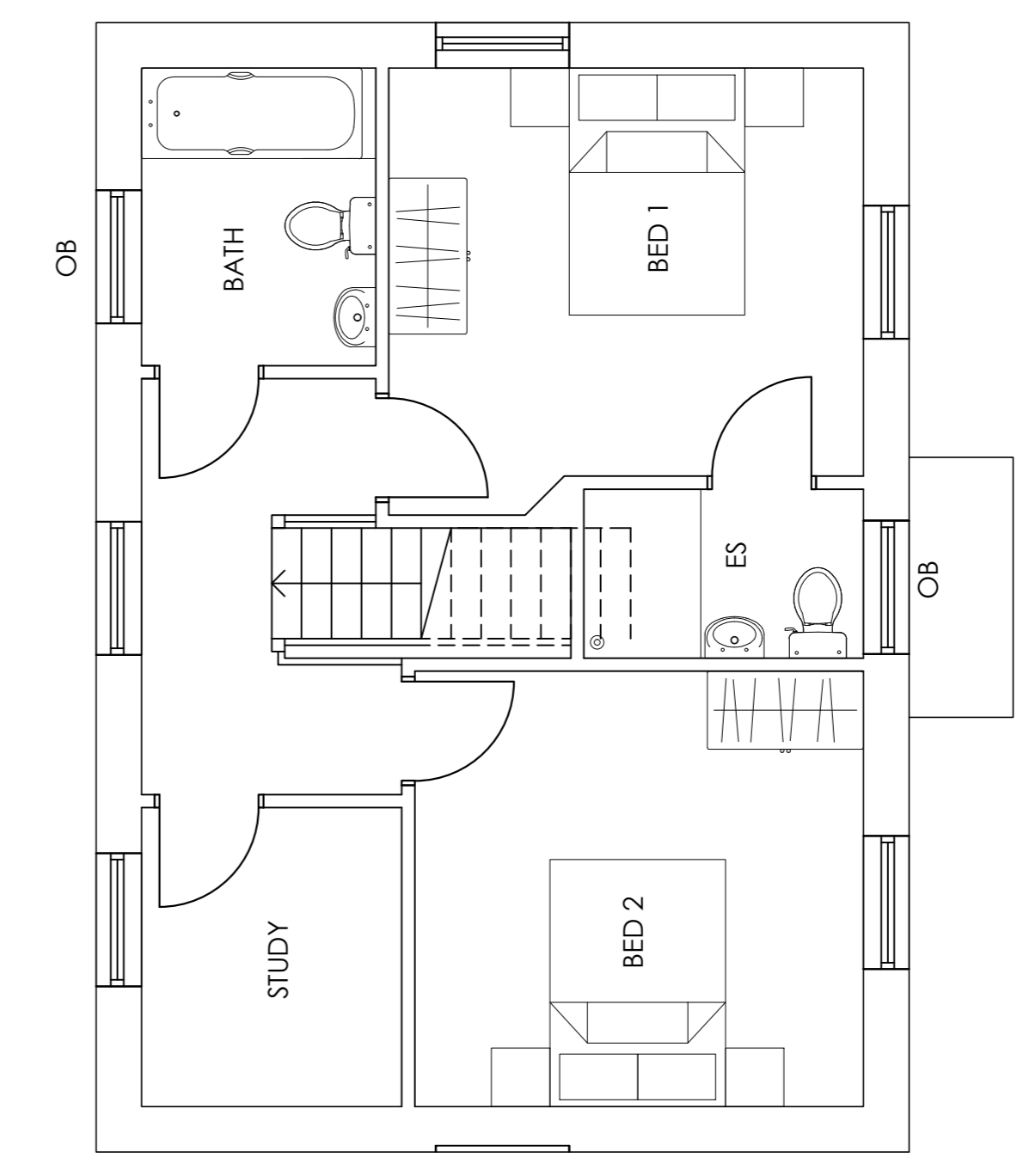
9509 / 306

A	B								
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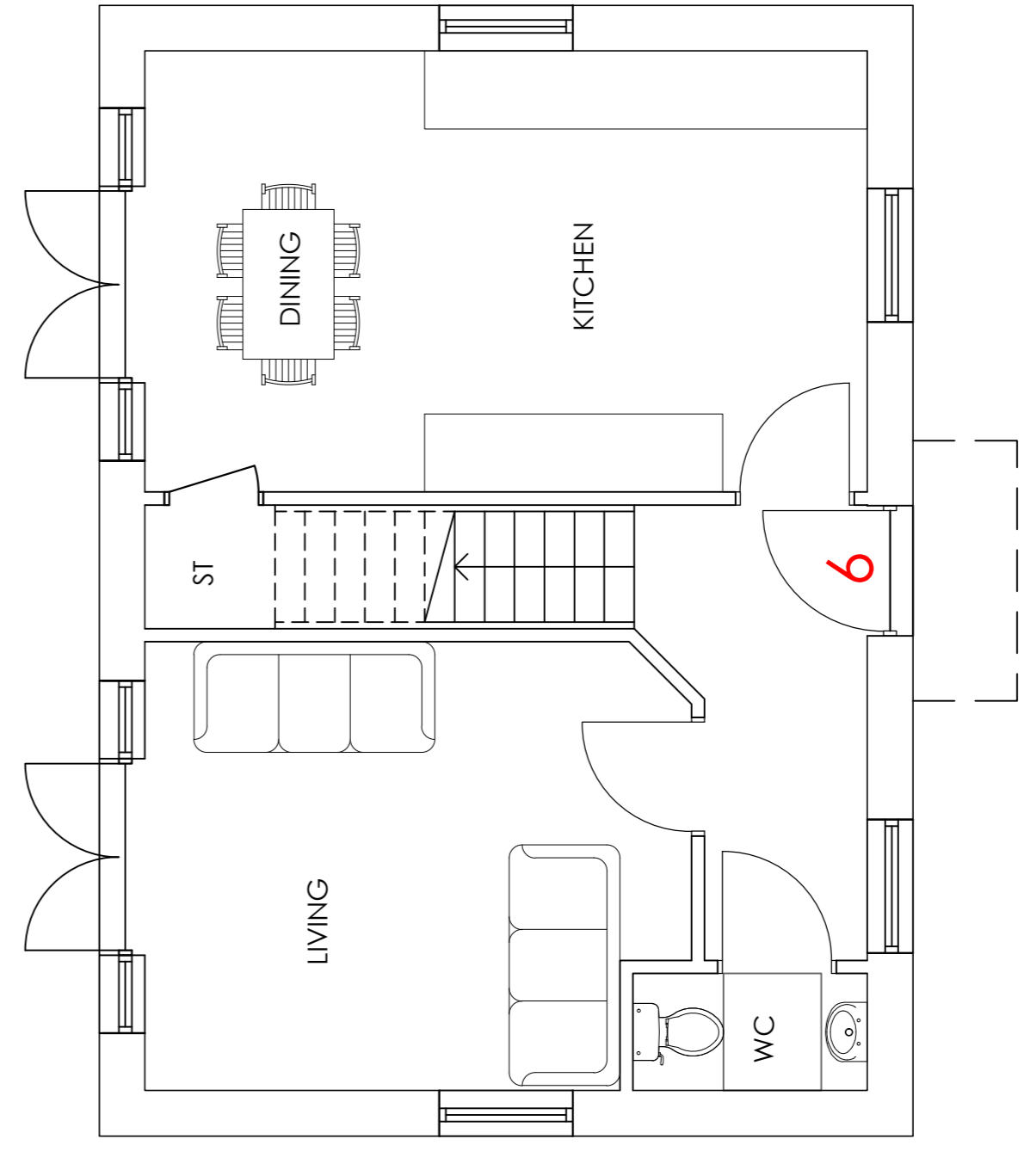
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Tel: +44 (0) 1202 479919  
E-mail: enquire@andersrobertscheer.co.uk  
Web: www.andersrobertscheer.co.uk



FIRST FLOOR PLAN  
SCALE 1:50



GROUND FLOOR PLAN  
SCALE 1:50

## ITEM 9

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<b>APPLICATION NO.</b>	23/00804/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	28.03.2023
<b>APPLICANT</b>	The Romsey School
<b>SITE</b>	The Romsey School , Greatbridge Road, Romsey, SO51 8ZB, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Demolish garage, timber shed and two lean-to structures, construct single storey extension to the retained building
<b>AMENDMENTS</b>	<ul style="list-style-type: none"><li>• 26 April 2023 – Additional Woodland Trust Plan received.</li><li>• 26 April 2023 – Additional Hedge Line Plan received.</li><li>• 15 May 2023 – Construction Environmental Management Plan (CEMP) Received</li><li>• 07 June 2023 – Revised Construction Environmental Management Plan (CEMP) Received</li><li>• 17 July 2023 – Ecological Impact Assessment received.</li></ul>
<b>CASE OFFICER</b>	Mr Simon Branston-Jones

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

---

### 1.0 INTRODUCTION

1.1 The application is presented to SAPC at the request of a local ward Councillor.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is a large secondary school within the Romsey settlement boundary.

### 3.0 PROPOSAL

3.1 Demolish garage, timber shed and two lean-to structures, construct single storey extension to the retained building.

3.2 The applicant's Design and Access Statement describes the benefits of the proposal as "*.... allow[ing] the school to provide a better teaching facility within a purpose built structure that maximises efficiency and provides for their current needs. The proposal is to increase the staff and teaching areas as well as add a meeting room communal space, reflection room and year team offices, increasing the overall footprint space by a total of 90sq.m from 160sq.m to 250sq.m*"

#### 4.0 **HISTORY**

- 4.1 23/00805/FULLS - 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 – Decision Pending.
- 4.2 17 March 2023 - 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.
- 4.3 23 June 2022 - 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.
- 4.4 27 February 2019 - 19/00129/FULLS - Erection of storage and social shed; alterations to existing washroom (part retrospective) - Permission subject to conditions and notes.

#### 5.0 **CONSULTATIONS**

- 5.1 **Trees** – No objection (subject to conditions).
- 5.2 **Ecology** – No objection (subject to conditions).
- 5.3 **Environmental Protection** – Comment Received regarding bi-fold doors.
- 5.4 **Environment Agency** – At the time of writing this report no comment has been received.

#### 6.0 **REPRESENTATIONS** Expired 07.08.2023

- 6.1 **Romsey Parish Council** – Comments summarised as follows:
- RTC regrets the apparent lack of consultation with the immediate neighbours
  - No objection to the proposed building
  - Would like to see a plan to plant mixed native species hedgerow on boundary rather than trees on other parts of the site
  - A construction management plan must be submitted and agreed before work commences.
- 6.2 **Romsey and District Society** – Comments summarised as follows:
- 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. A construction traffic management plan should be available.

6.3 **Hampshire and Isle of Wight Wildlife Trust** – Comments summarised as follows:

- The buildings adjacent to the garage building with plans to be demolished is an active bat roost.
- The garage has also been identified as having potential for roosting bats.
- Ecological Report and appropriate surveys required

6.4 8 other letters of objection have been received. The key points are summarised as follows:

- Replacement trees should not border neighbouring property or create shade over any garden
- Concern of disturbance to the enjoyment of my home due to increased noise
- Concern of disturbance to the enjoyment of my home office due to increased noise
- If the proposed bi-fold doors are open there may be significant noise
- I will be overlooked
- It is not fair on nearby residential houses to have such disturbance
- Only staff should use the green area
- A hedge or similar should be to increase privacy
- I run a business from home and the additional noise will make this difficult and could put me out of business.
- I work from home and the additional noise will make this difficult
- Construction will cause noise and pollution
- Hedgerow should be used rather than replacement trees
- No regard for existing trees or hedgerows
- There should be no increase in external lighting
- Hedgerow should be used rather than replacement trees
- The maple tree should be retained and incorporated into the design.
- The removal of trees and vegetation will be detrimental to the character of the area.
- How will tree protection measures be controlled
- The maple tree should be retained and incorporated into the design.
- The guidance published by the institute of lighting professionals and the bat conservation trust referred to in the ecologists report has been updated and the new recommendations should be followed.
- Any lighting including construction lighting should comply with guidance published by the institute of lighting professionals and the bat conservation trust
- The school did not communicate or consult with neighbours
- A construction schedule should be made available in advance
- One Construction Environmental management plan (CEMP) covers this application and 23/00805/FULLS. These should be separate

- Neighbours should be provided with a direct contact number for the contractors site manager so that any urgent queries can be dealt with
- Can a condition restricting deliveries to site between certain times be used
- Can neighbours have advanced notice of arrival of any large vehicle deliveries
- Heras fencing positions / locations unclear

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

COM2: Settlement hierarchy

E1: High quality development in the Borough

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

E5: Biodiversity

LHW4: Amenity

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 the development
- Impact on character and appearance of the local area
- Impact on biodiversity
- Impact on amenity
- Impact on parking standards

#### **Principle of development**

8.2 The application site is located within the settlement boundary of Romsey. In accordance with Policy COM2 of the Revised Local Plan development is considered to be acceptable in principle provided that the proposal is in accordance with other relevant policy. The proposal is assessed against the relevant policies below.

#### **Impact on character and appearance of the local area**

8.3 The Romsey School is an established facility. The proposed works are at the north west corner of the school grounds.

8.4 Due to the location of the proposed works within the large site, only a limited and partial public view of the development will be available from part of the public right of way that runs along the parallel to the river at the east of the application site.



- 8.5 The proposal does not significantly increase the built form when viewed from this vantage point, and the proposal reduces the overall height. The overall design, materials and scale of the proposed extension would be in keeping with the existing building and other buildings within the application site. It is considered likely that development will be seen as in context with the existing school and other buildings within the site.
- 8.6 The proposal does include the removal of four trees that are in close proximity to the development area within the site. While these trees do have some amenity value, due to the location of the application site and existing boundary treatment, their removal will have a limited impact on the overall character and appearance of the area.
- 8.7 Due to the limited and partial public views of the proposal together with the modest scale and overall design of the proposed extension it is considered that there would be a neutral impact on the character and appearance of the area in accordance with Policy E1 and Policy E2 of the Revised Local Plan.

**Impact on ecology**

- 8.8 The application has been supported by a comprehensive Ecological Impact Assessment (EIA) and a Construction Environmental Management Plan.
- 8.9 The EIA states the following key points relating to ecology:
- The site boundary is located 200 metres west of the River Test SSSI
  - The site has been assessed as supporting common and widespread habitats
  - The site has a confirmed maternity roost of soprano pipistrelle and has suitability for breeding birds
  -
- 8.10 The EIA goes on to recommend mitigation and compensation measures to include the need for a protected species licence for roosting bats, sensitive timing of works, incorporation of a new bat roosting opportunity, installation of bird boxes and the requirement for works to be supervised by a suitably qualified ecologist.
- 8.11 An EPS licence can only be granted if the development proposal is able to meet three tests:
1. The consented operation must be for the '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)).

- 8.12 The proposal is considered to contribute to the wider public interest by providing continued modern standard provision for teaching and employment. The local conservation status of the roosts in the building would require the considerations of the tests to be proportionate. In this regard it is considered that the first degradation test is met by the proposal as the public interest is sufficient to balance the low impact on the protected species.
- 8.13 There are a number of alternatives available to the applicant, including a 'do nothing' option. However, it is reasonable to expect the applicant to undertake improvements and alterations to The school buildings as needs change. Without allowing for this, it is likely that an alternative property would be required and even then subsequent owners / occupants may also wish to make improvements or alterations to the buildings. Any alterations to the building, whether or not they require planning permission would potentially impact on the bat roost. As a result, it is considered that there are no satisfactory alternatives to the proposed development. It is considered that the second test can be met.
- 8.14 A detailed strategy has been provided that includes methods to be following during the development to ensure bats are not disturbed, killed, or injured, together with measures to retain roosting opportunities within the existing loft space and provide new roosting opportunities within the site. Subject to the measures, it is considered that the third derogation test can be met and the development is not unlikely to be licenced.
- 8.15 The three derogation tests as set out by the Habitats Regulations can be met and as such, it is considered that the proposal would be likely to be licensed. Subject to a condition on any permission requiring the development to be undertaken in accordance with the submitted bat survey report, it is considered the proposal would comply with Policy E5 of the Revised Local Plan.
- 8.16 No details regarding external lighting have been provided. Prior to installation of any external lighting, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority.
- Impact on neighbouring amenity**
- 8.17 The location of proposed development is the north west corner of the school site. A number of dwellings on 'Priestlands' have rear gardens that back onto the northern boundary of school site, and a small number of these dwellings are close to the area of proposed development.

- 8.18 The proposal does not significantly increase any built form facing the northern boundary and the overall height of the buildings is not increased. Because of this it is considered that the proposal would not result in any adverse impact on the living conditions of neighbouring properties by virtue of loss of daylight, sun light or result in any feeling overbearing.
- 8.19 A number of comments have been received in relation to the potential of increased noise disturbance both during the demolition / building process and when the building / grassed area is in use.
- 8.20 The application has been supported with a comprehensive Construction Environmental Management Plan (CEMP). Environmental Protection have also been consulted as part of the application process.
- 8.21 Environmental Protection have raised no objection to the principle of application. Any noise created in association with the proposed demolition and building works is likely to be relatively short-term.
- 8.22 Section 3.17 of the CEMP sets-out noise mitigation measures and hours of working:
- No work is permitted on Sundays or Bank Holidays
  - No noisy working before the hours of 08:00am on Monday to Saturday
  - No noisy work after the hours of 18:00pm on Monday to Friday
  - No noisy work after the hours of 13:00pm on Saturdays

The noise mitigation measures and hours of noisy working shall be secured via condition.

- 8.23 Environmental Protection have raised a concern relating to the proposed bi-fold doors to the north elevation of the proposal:

“A communal space is proposed in the extended building with bi-fold doors on the northern façade....., it would seem that noise is likely to be created from time to time....., any noise from the communal space will propagate freely towards the residential properties to the north.”

A number of comments have also been received in relation to the potential of increased noise disturbance.

- 8.24 The application site is an established educational facility that has been in operation on the site since the late 1950's. Part of the existing building to be extended is currently in use as classrooms, and although not currently used frequently, the 'garden area' is available for use by staff and children during school opening hours.
- 8.25 While the proposed bi-fold doors have the potential (if open) to allow noise to propagate towards the residential properties to the north, it is considered unlikely to result in any significant increase in noise levels that currently exist, and that such noise levels are to be reasonably expected when living in close proximity to a school.

- 8.26 A comment has been received stating that the proposal will result in increased overlooking opportunity. The proposal would increase the number of windows that face the northern boundary. Although the addition of windows would be capable of providing additional overlooking opportunities, due to the separation distances and existing boundary treatment it is considered unlikely to result in any significant increase in mutual overlooking opportunities that currently exist.
- 8.27 The proposal is considered to be in accordance with Policy LHW4 of the Revised Local Plan.

### **Landscape**

- 8.28 The application has been supported by an arboricultural survey and arboricultural impact assessment. The Tree Team have also been consulted, and have raised no objection to the proposal subject to conditions. No trees protected by Tree Protection Order (TPO) will be affected and the site is not within a conservation area.
- 8.29 The proposal will require the removal of two trees, a Norway Maple (Tree 3 of the Tree Protection Plan) and a Sycamore (Tree 4 of the Tree Protection Plan) as well as a small element of understorey shrubs. Although these trees do provide some public amenity in the form of softening and screening the buildings, due to the proximity to the existing buildings they are not considered suitable for long term retention, protection by TPO or as a constraint to the sites development. The proposal also includes the removal of two low quality Cherry trees. These will be replaced.
- 8.30 Subject to the works being undertaken in accordance with the arboricultural impact assessment (secured via condition) the proposal is considered to be in accordance with Policy E2 of the Revised Local Plan.

### **Impact on parking provision**

- 8.31 The proposal will result in the loss of one parking space. The school site currently has 137 spaces and an application that would increase this to 140 is currently being considered under application 23/00805/FULLS on balance it is considered that the loss on one parking space would not significantly reduce the available parking provision within the site as a whole and so the proposal is considered to be in accordance with Policy T1 of the Revised Local Plan.

### **Other Matters**

- 8.32 Third party comments have been received about not being consulted by the school, however, this is not a requirement prior to submitting the application.
- 8.33 Comments received state that this application should be linked to the other application 23/00805/FULLS - 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. This application is still pending consideration, and will be assessed on its own merits.

## 9.0 CONCLUSION

9.1 The proposal is considered to be in accordance with the Test Valley Borough Council Revised Local Plan (2016).

## 10.0 RECOMMENDATION

### **PERMISSION subject to:**

1. The development hereby permitted shall be begun within three years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers;  
Location Plan – 28153-PD100  
Block Plan – 28153-PD111  
Topographical Plan – 28153-PD099  
Proposed Floor Plan – 28153-PD112  
Proposed Elevations – 28153-PD114 B  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. 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.
4. Development shall proceed in accordance with the measures set out in Section 5 of the EIA by ECOSA (July 2023) and the Construction Environmental Management Plan (CEMP).  
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.
5. External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to installation of any external lighting, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.  
Reason: To prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan 2016.
6. Development shall proceed in accordance with the measures and times set out in section 3.17 of the Construction Environmental Management Plan (CEMP)

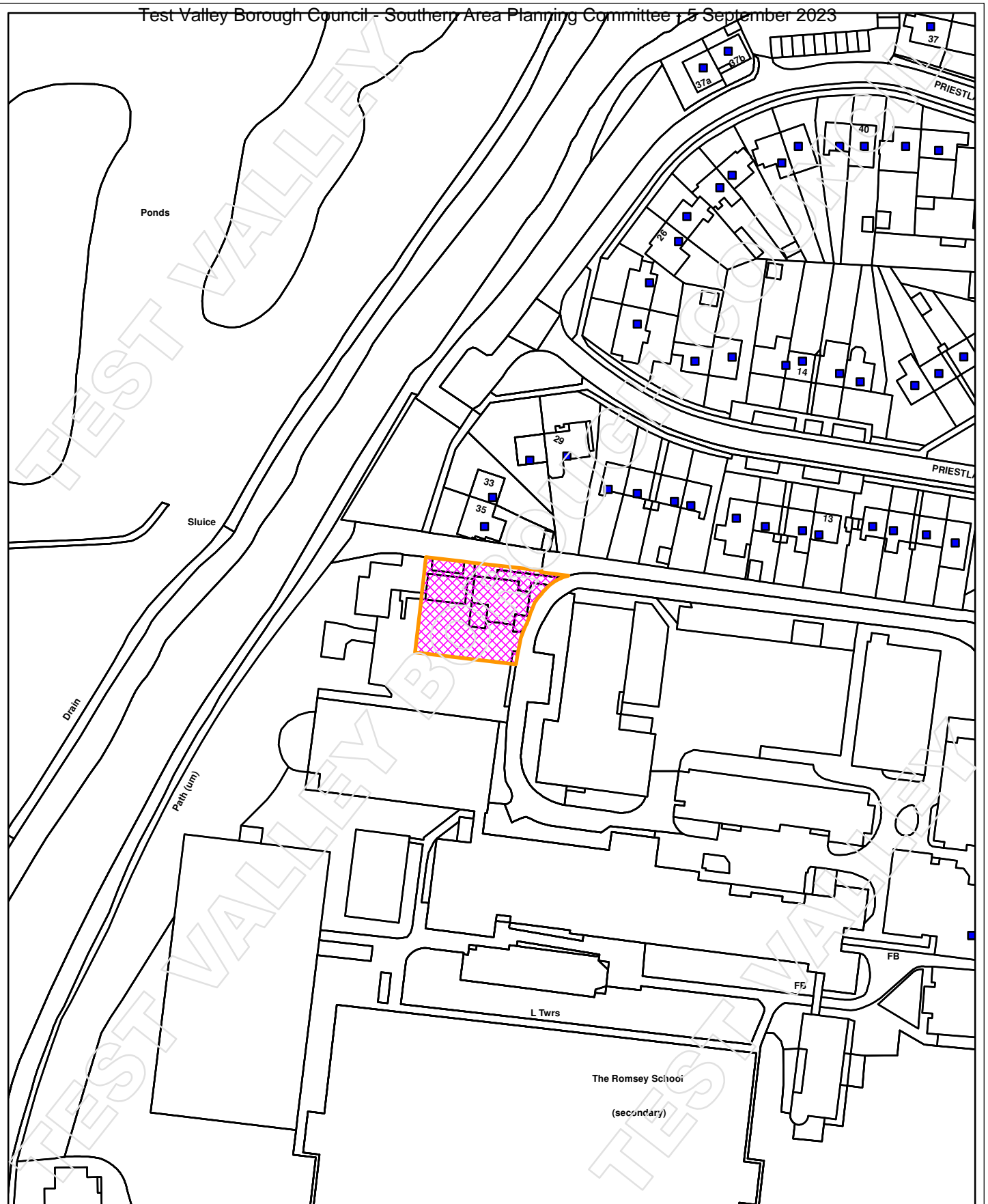
**Reason: In the interest of the amenities of local residents in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.**

- 7. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Arbor-Eco Consultancy Arboricultural Impact Assessment and Method Statement reference MB230120-01 dated February 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.**

**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 the development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
-



**Siteplan**



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**23/00804/FULLS**

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 OS promap licence no. 10020448.

Health & safety:  
 exceptional risks involving specific methods of construction or exceptional maintenance issues can be found within the designers risk assessment.

revision	notes	date	drawn/checked
	Scale width: 50 mm @ A1 - 25 mm @ A3		



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project	The Romsey School Greatbridge Rd, Romsey Hampshire, SO51 8ZB		
detail	The North Block Extension Location Plan		
drawn	JF	checked	HM
date	Jan 23	status	Planning
at scale	A3 scale	ref	28153-PD100
	1:1250		



site location plan [A3 1:1250]

1:1250



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Test Valley Borough Council - Southern Area Planning Committee - 5 September 2023



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project  
The Romsey School  
Greatbridge Rd, Romsey  
Hampshire, SO51 8ZB

detail  
The North Block  
Proposed Site Block Plan

drawn  
JF

checked  
HM

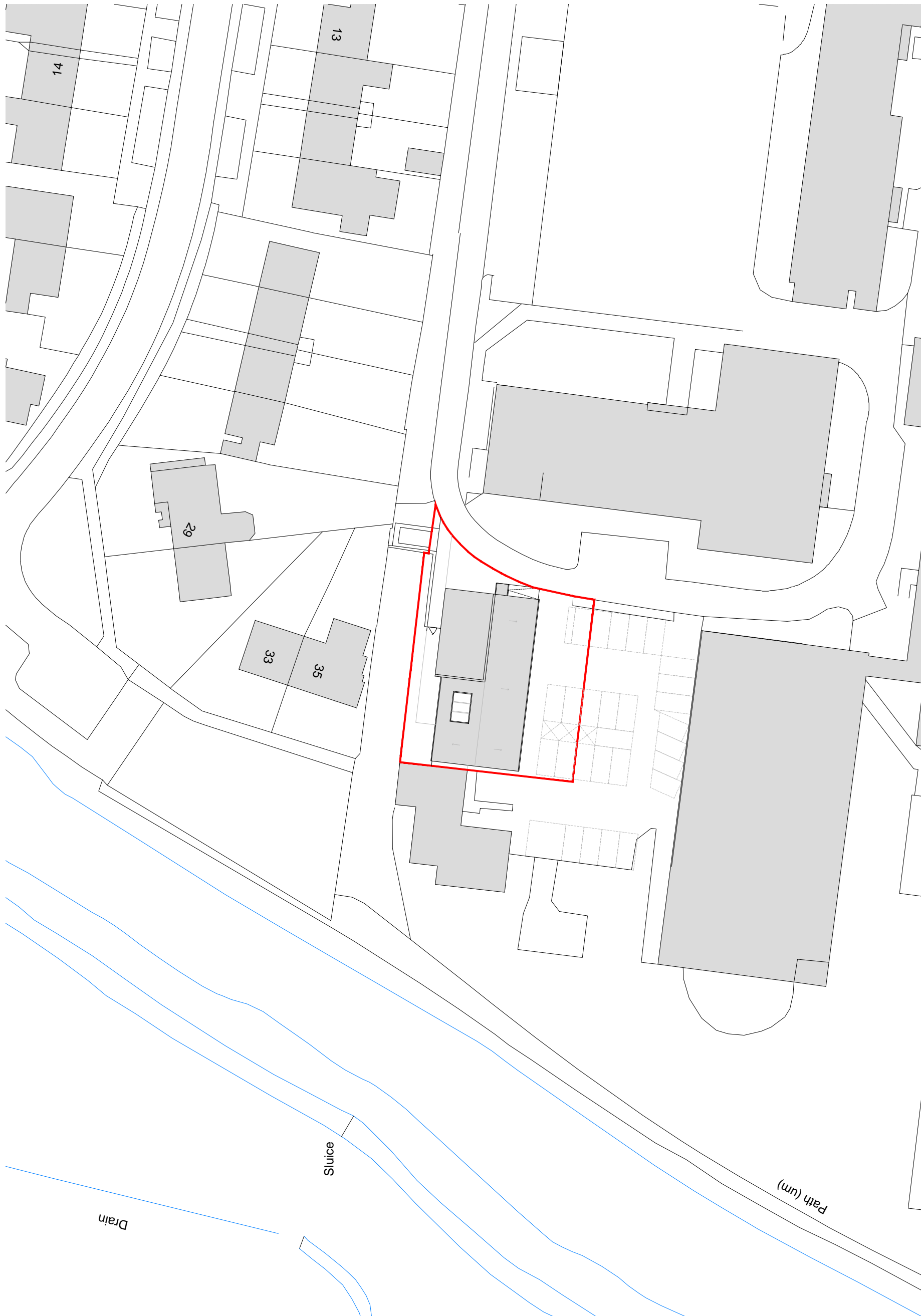
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status  
Planning

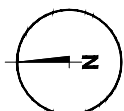
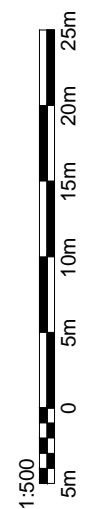
at scale  
1:250

a3 scale  
1:500

rev  
28153-PD111



proposed site block plan (A3 1:500)



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revision	notes	date	drawn/checked
	Scale width: 50 mm @ A1 - 25 mm @ A3		

Test Valley Borough Council - Southern Area Planning Committee - 5 September 2023



PLANNING

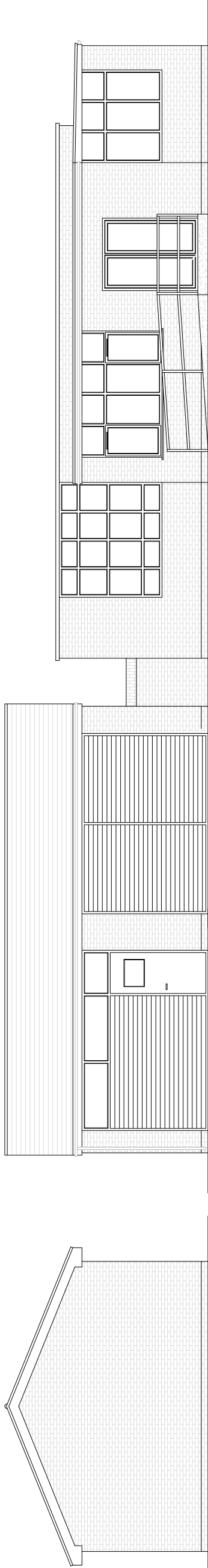


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project	The Romsey School Greatbridge Rd, Romsey Hampshire, SO51 8ZB		
detail	The North Block Extension Existing Elevations		
drawn	JF	checked	HM
date	Jan 23	status	Planning
at scale	A3 scale	1:50	1:100
rev			28153-PD104



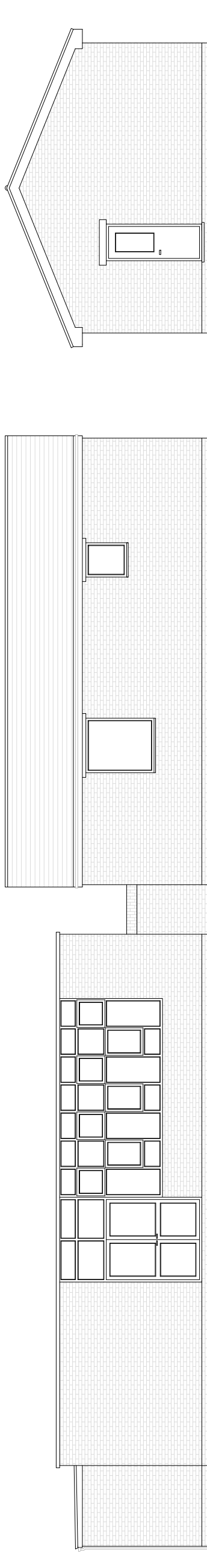
West Elevation - Garage

South Elevation



East Elevation

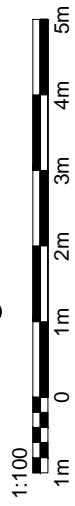
West Elevation



North Elevation

East Elevation - Garage

existing elevations [A3 1:100]



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revision	notes	date	drawn/checked
	Scale width: 50 mm @ A1 - 25 mm @ A3		

Test Valley Borough Council - Southern Area Planning Committee - 5 September 2023



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project The Romsey School

Greatbridge Rd, Romsey  
Hampshire, SO51 8ZB

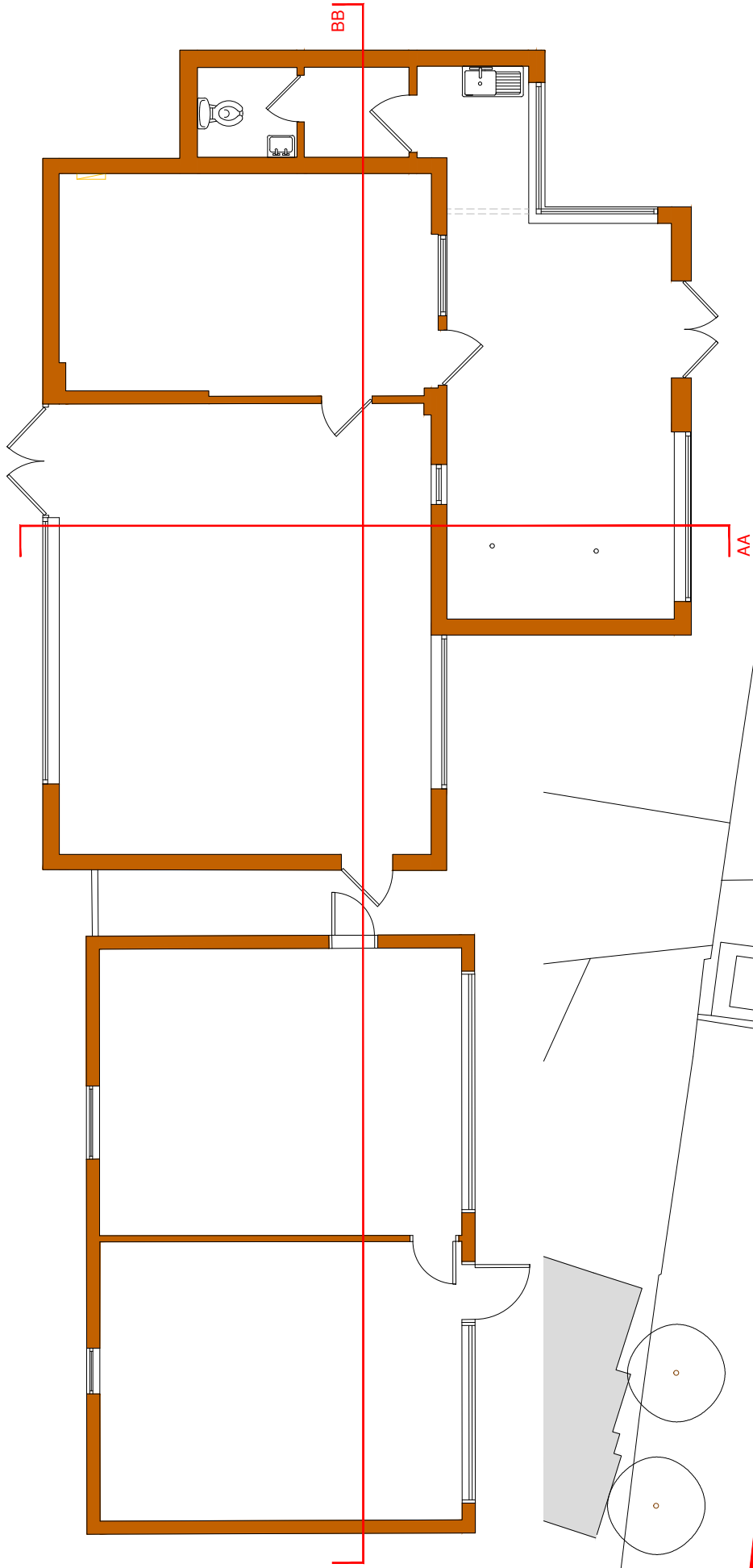
detail The North Block Extension  
Existing Site & Floor Plan

drawn JF checked HM

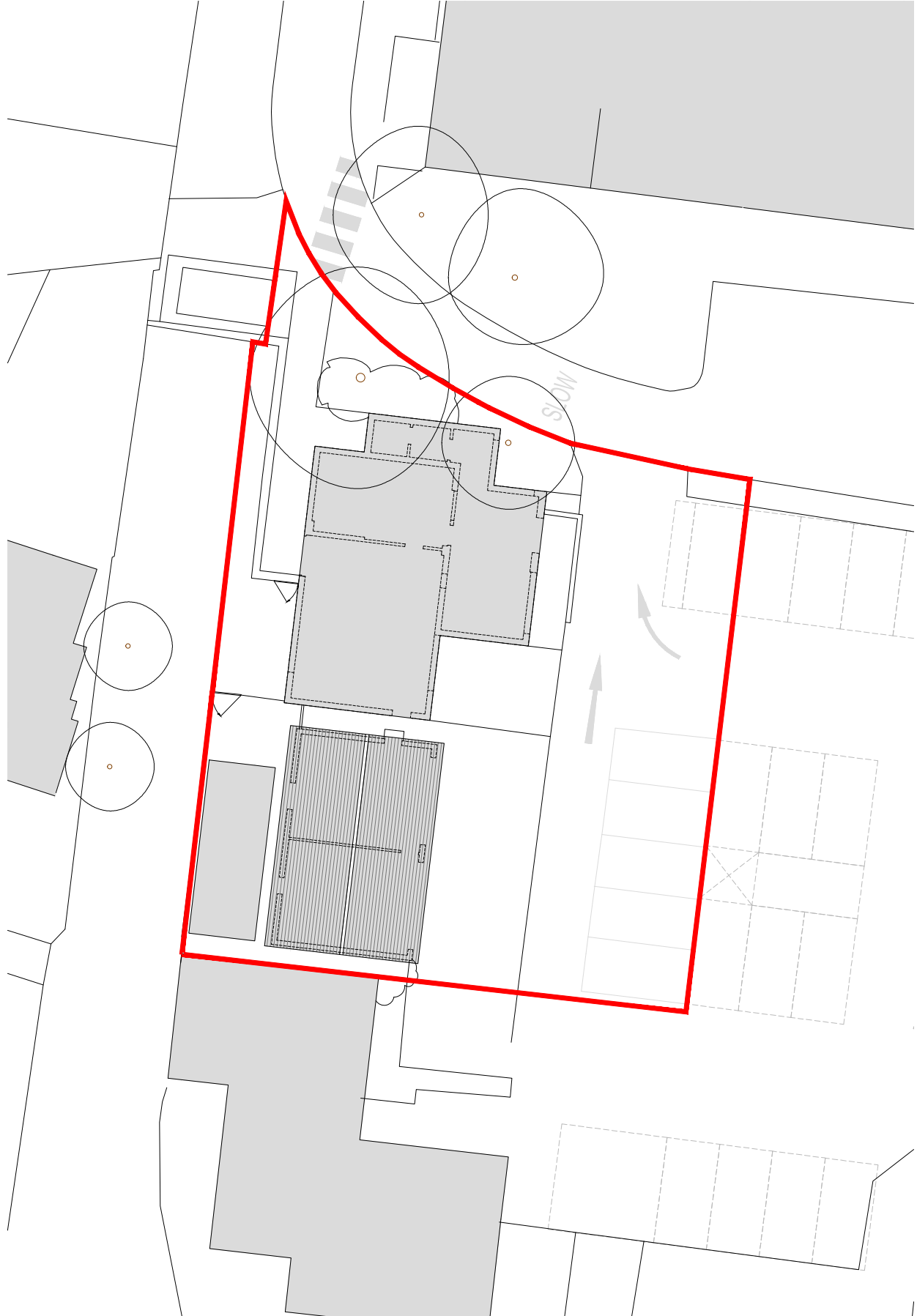
date Jan 23 status Planning

at scale a3 scale 28153-PD102 rev

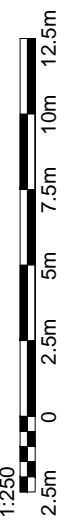
As Shown



existing floor plans [A3 1:100]



existing site plan [A3 1:250]



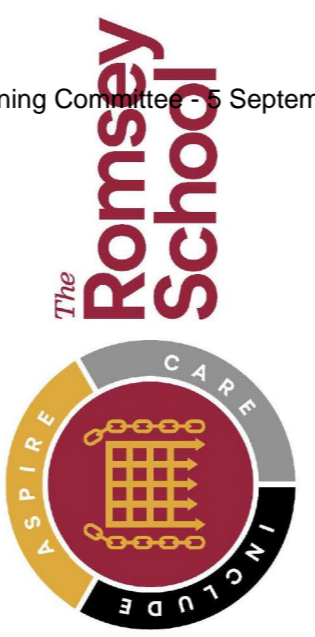
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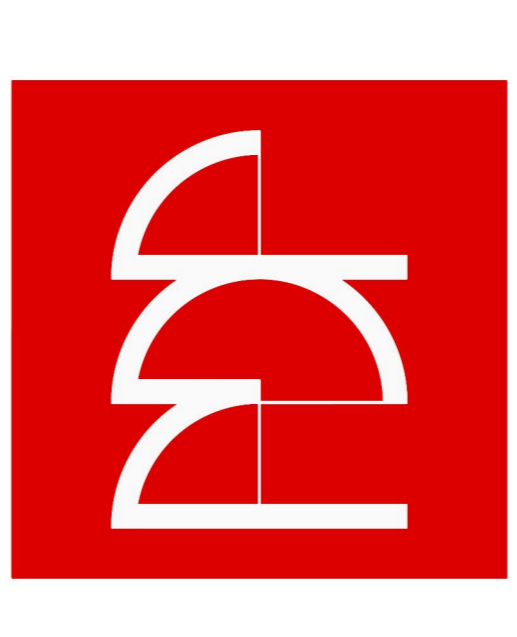
health & safety:  
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revision	notes	date	drawn/checked
A	Drawing updated to client comments	27.01.23 JF	JF HM
B	Drawing updated to client comments	08.03.23 JF	JF HM

Test Valley Borough Council - Southern Area Planning Committee 7 September 2023

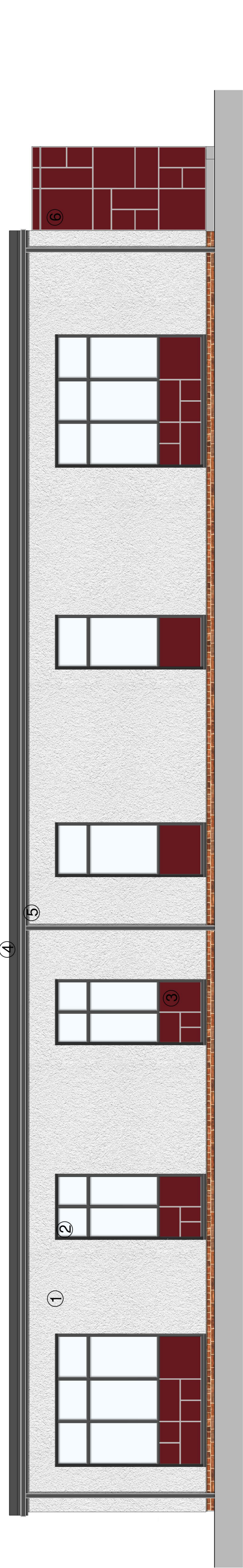


PLANNING

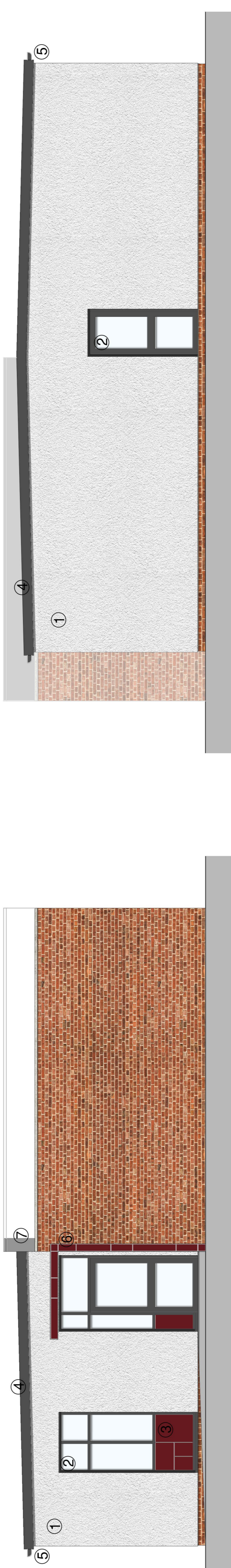


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project	The Romsey School Greatbridge Rd, Romsey Hampshire. SO51 8ZB
detail	The North Block Extension Proposed Elevations
drawn	JF checked HM
date	Jan 23
at scale	a3 scale
1:50	1:100
status	Planning
lev	28153-PD114 B



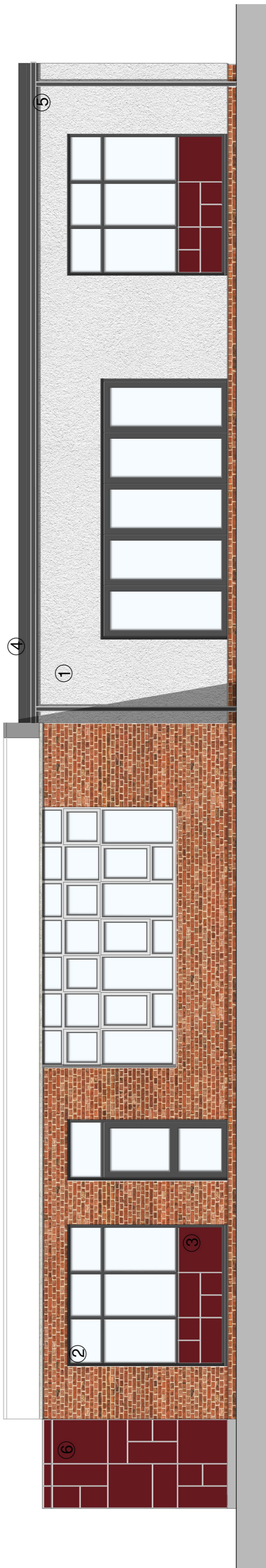
Proposed South Elevation



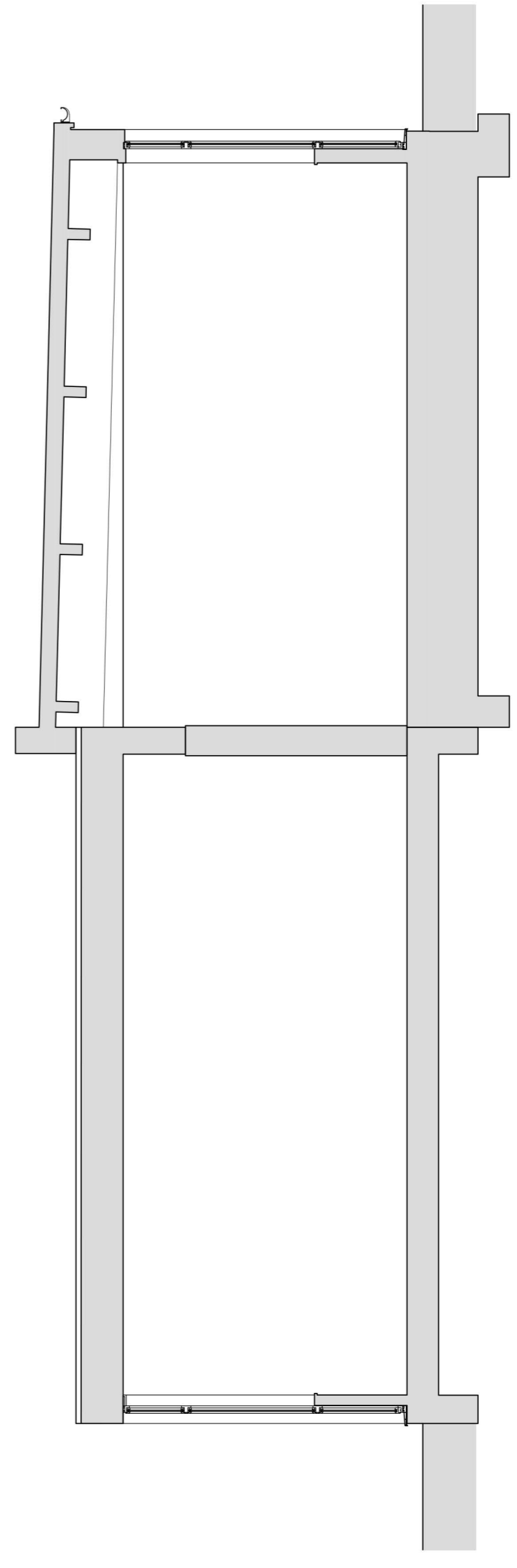
Proposed East Elevation

Proposed West Elevation

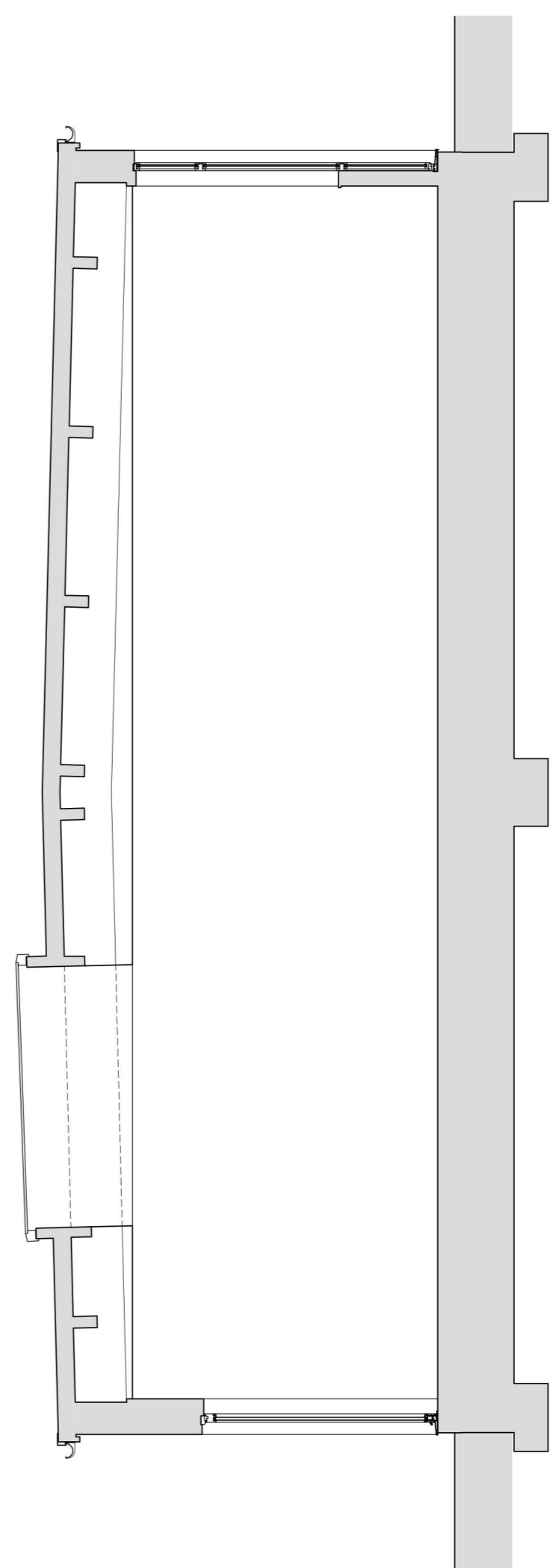
- Material Schedule**
- ① Outer Wall Finish  
White Render
  - ② Window Frames  
Aluminium  
RAL 7016 - Anthracite Grey
  - ③ Cladding Below Windows  
Spandrel Panels  
RAL 3003 - Burgundy Red
  - ④ Soffits & Fascias  
RAL 7016 - Anthracite Grey
  - ⑤ Rainwater Goods  
RAL 7016 - Anthracite Grey
  - ⑥ Entrance Canopy  
Spandrel Panels  
RAL 3003 - Burgundy Red
  - ⑦ Parapet Upstand  
Single ply membrane  
Dark Grey



Proposed North Elevation

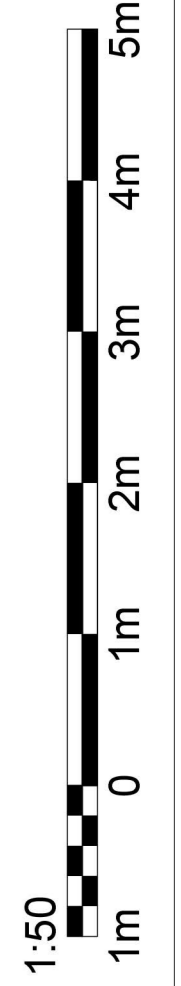


Section BB



Section AA

proposed elevations & sections (A1 1:50)





## ITEM 10

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<b>APPLICATION NO.</b>	23/00558/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	27.02.2023
<b>APPLICANT</b>	Mr S Morton
<b>SITE</b>	Woodcot, Yokesford Hill, Romsey, SO51 0PF, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Change of use from residential (Class C3) to religious/community (Class F2)
<b>AMENDMENTS</b>	Received on 07.08.2023: <ul style="list-style-type: none"><li>• Transport Statement.</li></ul> Received on 25.07.2023: <ul style="list-style-type: none"><li>• Amended vehicle tracking diagrams and visibility splay drawing.</li></ul> Received on 28.04.2023: <ul style="list-style-type: none"><li>• Planning statement addendum.</li></ul>
<b>CASE OFFICER</b>	Mr Graham Melton

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

---

### 1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee because it is contrary to the provisions of an approved Development Plan, adverse third party representations have been received and the recommendation is for permission.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is a single storey detached property located on the south side of Yokesford Hill, opposite the entrance to Yokesford Hill Estate.

### 3.0 PROPOSAL

3.1 The proposal is for the change of use from a residential dwelling to a religious and community facility.

### 4.0 HISTORY

4.1 None.

### 5.0 CONSULTATIONS

5.1 **Highways** – No objection subject to conditions (following receipt of additional information). Most recent response is set out below:

- The Highway Authority has previously provided comments raising no in-principle objections however a number of concerns were raised, and subsequent information submitted was deemed satisfactory to overcome technical details in regard to vehicle tracking and visibility splays.
- The Highway Authority requested a Transport Statement be submitted which has subsequently been forthcoming which is welcomed.
- Following review, the applicant has cited a similar application within Hampshire that was refused at committee level on highways grounds.
- The refusal was overturned at appeal.
- Following review of this similar application, whilst the Highway Authority continues to have significant concerns regarding the likelihood of vehicle occupancy and its resultant potential impact upon on-street parking in this location being at a potential detrimental impact upon highway safety it is considered that there would be no defensible grounds for objection.
- The submitted assessment has been based upon 32 persons with an associated vehicle occupancy rate of 4 persons per vehicle.
- In line with the above, the Highway Authority raises no objections subject to a condition being applied that will limit the use to 32 persons.

*Case officer note: Since the receipt of the above consultation response, the Highways officer has confirmed through an exchange of emails a condition (no.4) limiting the total allocated meeting hall space is an acceptable alternative to the suggested limit on the number of people.*

6.0 **REPRESENTATIONS** Expired 05.05.2023

6.1 **Romsey Town Council and Romsey Extra Parish Council – Objection** (summarised).

Principle of development

- There is a concern at the loss of an existing dwelling.

Highways

- Highways have highlighted the difficulty in manoeuvring cars on the site with the potential disturbance to the neighbours.

Impact on the amenity of neighbouring property

- The impact on neighbouring property Greenbank could be significant with vehicle movements early on Sunday morning.

6.2 **4 letters from various addresses – Support** (summarised).

- Plymouth Brethren Christian Church have been a significant part of the local community in Romsey, including providing food parcels to Romsey Primary School and Nursery as well as other schools within the area.
- Support religious beliefs and gatherings.

### Highways

- The traffic will be very minimal and won't make any difference to the residents in the road or general road users.

### Impact on the amenity of neighbouring property

- Experience of living very close to an existing Plymouth brethren church in Kings Road, Eastleigh is that it is very difficult to tell if the building is ever used as the congregations are only twice weekly with a very small number of vehicles.
- Suggest that neighbouring properties should welcome the proposed change of use as the experience from the Kings Road meeting hall is the noise and vehicle movements is less than those generated by an average household.
- Experience of the Plymouth Brethren's use of the Kings Road meeting hall has been a delightful and very courteous neighbour as well as very good stewards of the building.
- Noise is likely to be very minimal as the gathering is small.

## 6.3 **4 letters from various addresses** – Objection (summarised).

### Principle of development

- Inappropriate location in a residential area.
- There is an acute shortage of small bungalows in the area, inappropriate to remove this type of property from much needed housing stock.

### Highways

- Traffic generation, parking and safety.
- The provision of parking is inadequate for the proposed use, the stated attendance is 25 people and six spaces suggests there will be overflow.
- Insufficient parking provision has been allocated for proposed congregation numbers, issues if the congregation expands.
- There is no public parking in the vicinity of the application site and parking on the road will not only pose a danger to passing traffic but also impact visibility for residents leaving their property.
- Proposal will result in vehicles parking on the service road serving neighbouring properties and on the existing grass verges.
- The access is on a bend.

### Impact on the amenity of neighbouring property

- Noise.
- The times of operation include very early on a Sunday morning and there will inevitably be noise associated with the arrival of vehicles and movement/interaction of people.
- Slamming of car doors will disturb neighbouring residents during a very quiet time.
- The disturbance to neighbouring properties would be unfair and unacceptable.



- The local industrial estates area already subject to time limitations to reduce impact to neighbours and the proposal falls outside of these timings.

Impact on the character and appearance of the area

- Design, character of area.
- The area is already overdeveloped with ACE liftway and Wynford Farm.

Other matters

- The Planning Application has not been displayed outside of the property.

*Case officer note: The planning agent emailed photographs to the Local Planning Authority demonstrating that a site notice had been posted on the 2<sup>nd</sup> March on the hedgerow at the property frontage. At the time of the subsequent site visit undertaken by the case officer, it was noted that the site notice was still in place.*

**7.0 POLICY**

**7.1 Government Guidance**

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

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

Policy SD1: Presumption in Favour of Sustainable Development  
Policy COM1: Housing Provision 2011-2029  
Policy COM2: Settlement Hierarchy  
Policy E1: High Quality Development in the Borough  
Policy E5: Biodiversity  
Policy E8: Pollution  
Policy LHW4: Amenity  
Policy T1: Managing Movement  
Policy T2: Parking Standards

**8.0 PLANNING CONSIDERATIONS**

**8.1 The main planning considerations are:**

- Principle of development
- Highways
- Impact on the amenity of neighbouring property
- Impact on the character and appearance of the area
- Ecology
- Other matters
- Planning balance

**8.2 Principle of development**

Local Plan  
*Policy COM2*

The application site is located on land outside of a settlement boundary and therefore is designated as countryside by Policy COM2 of the TVBRLP. Policy COM2 of the TVBRLP states that development outside the boundaries of settlements will only be permitted if:

- a) *It is appropriate in the countryside as set out in the RLP Policy COM8 – COM14, LE10, LE16 – LE18; or*
- b) *It is essential for the proposal to be located in the countryside*

8.3 In this instance, none of the policy exceptions listed under criterion (a) of Policy COM2 are applicable. Therefore, the proposed scheme falls to be assessed against criterion (b) and whether a countryside location for the proposal has been demonstrated as essential.

8.4 The application proposes a religious/community use. Such uses are regularly accommodated within designated settlement boundaries and not reliant on a countryside setting to function. Therefore, it is not considered that a countryside location is essential in this instance.

8.5 As a result, the application is contrary to Policy COM2 and the development framework of the TVBRLP.

8.6 *Policy COM1*

Policy COM1 sets the minimum housing provision for the Borough over the Local Plan period. This strategy is reliant on the retention of the existing housing stock as well as the delivery of additional housing to ensure the delivery of a 5 year housing land supply. The proposed scheme would result in the change of use of the existing dwelling to a religious/community facility and therefore the loss of an existing dwelling from the current housing stock. Consequently, the application is in conflict with Policy COM1 of the TVBRLP.

8.7 *Conclusion on the Local Plan*

The proposed scheme will result in the loss of an existing dwelling from the current housing stock contrary to Policy COM1 and does not accord with the development framework of the TVBRLP, contrary to Policy COM2.

8.8 Other material considerations

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an assessment is required as to whether there are other material considerations that would outweigh the development plan conflict identified above.

8.9 In support of the proposal the planning statement and subsequent addendum statement sets out the search undertaken by the applicant to identify an alternative meeting hall premises, since the closure of a previous location in Kings Somborne. This search exercise was undertaken with a view to identifying a new replacement meeting hall as an alternative to the current arrangement, whereby members of the Plymouth Brethren travel to existing meeting hall at Chestnut Avenue in Eastleigh.

- 8.10 The supporting statements set out that this search began in December 2016 with the search results identifying a potential 26 locations over a six year period. These potential locations range from existing religious buildings or dwellings, land adjacent to existing buildings or open countryside fields. Following the applicant's enquiries, a refusal to sell or declining of the applicant's offer by the site owner was the most common outcome (circa 66%) with onsite constraints, development costs and issues with a site's location also preventing the applicant being successful.
- 8.11 In response to a query raised by the case officer regarding the criteria used by the applicant to inform the search undertaken, the planning agent has submitted an addendum statement clarifying the applicant's intention to use the application site as a local meeting hall, rather than a city meeting hall such as the one at Chestnut Avenue, Eastleigh. The intended use as a local meeting hall enables the applicant to use an existing building of modest proportions as the number of attendees is significantly less to congregations using city meeting halls. As such, whilst the search undertaken by the applicant has encompassed a wide range of potential alternative sites, the modest size of the existing dwelling is well suited to the applicant's intended use as a local meeting hall.
- 8.12 The proposed change of use of the existing dwelling will be delivered without the requirement for any significant changes to the appearance of the existing dwelling, with the exception of the limited associated driveway changes as set out in further detail within the highways and character and appearance sections below. As a result, the proposed use will not result in any visual or physical encroachment of countryside land or serve to harm the character of the area. Consequently, it is considered that the existing building and layout of the application site is appropriate for the applicant's intended use and by primarily re-using an existing building, the proposal will not undermine the strategic objectives of the TVBRLP which seeks to prevent unnecessary development of countryside land.
- 8.13 The proposed use will generate trips by private car as discussed in the Highways section below. However, the vehicular trips are already generated by the travelling of congregation members to the existing premises at Eastleigh, with the evidence submitted within the supporting statements demonstrating the congregation members live in and around the Romsey area. Furthermore, the current use of the application site as a residential dwelling is likely to trigger a comparable level of vehicular movements as the existing baseline. Therefore, it is not considered the proposal will trigger a significant amount of vehicular movements in excess of the level already generated by the currently permitted use, and is likely to reduce the distance travelled by congregation members accessing the alternative premises at Eastleigh.
- 8.14 The proposed scheme will result in the delivery of a religious/community meeting hall following the closure of the previous premises at Kings Somborne which is considered to be a social benefit of moderate weight given the length of time taken to identify a suitable alternative site within the locality. In addition, limited economic benefits in the form of construction work associated with the parking layout alterations and limited environmental benefits in the form of onsite biodiversity enhancements will be delivered.

8.15 Consequently, it is considered that the supporting evidence in this instance justifies the selection of the application site and the proposed scheme will result in material benefits of an economic, social and environmental nature.

8.16 Conclusion on the principle of development

The proposed scheme will result in loss of an existing dwelling from the current housing stock and conflicts with the development framework of the TVBRLP, which seeks to prevent the unnecessary development of countryside land. Given in this instance the loss to the housing stock will be a single dwelling, and the proposal will avoid significant physical encroachment of countryside land or increase in trips by private car when compared to the existing use, it is considered that the material harm arising from the conflict with the TVBRLP is limited.

8.17 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 it is considered in this instance that there are other material considerations which serve to outweigh the limited conflict identified. In particular, the social benefit of delivering a religious/community meeting hall within the local area following the closure of the previous King Somborne site after an extensive search period, is considered to be a significant benefit. Other limited economic and environmental benefits as noted above will also be delivered.

8.18 As a result, the principle of development is considered acceptable subject to compliance with the other relevant policies of the TVBRLP. An assessment against these policies is set out below.

8.19 **Highways**

In response to the initial concerns raised by the Highways officer a Transport Statement (Nick Culhane consultants) has been submitted, in addition to a visibility splay diagram and vehicle tracking drawings for the proposed parking layout.

8.20 Access

The proposed scheme will utilise the existing vehicular access without the requirement for any significant alterations. Following a review of the current access arrangements and the submitted visibility splay diagram the Highways officer confirmed that the current layout provides sufficient visibility to avoid any highway safety harm, despite an error with the drafting of the applicant's submitted visibility splay drawing. As such, it is considered the use of the existing vehicular access is acceptable. Whilst the request from the Highways officer for a new visibility splay diagram to be drafted is noted, given that no alterations are required and the conclusion that the existing layout is acceptable, then it is not considered necessary for a revised visibility splay diagram to be provided.

8.21 Trip Generation

The submitted transport statement refers to a national database of vehicle movements (TRICS), identifying the number of vehicle movements generated by the proposed use as a religious institution based on the proposed allocated meeting hall area (36sqm). This analysis identifies a total of 12 daily vehicle

movements likely to be generated by a religious meeting hall of the size proposed. Following a review of the submitted transport statement, the Highways officer has not raised any concern that the identified 12 daily vehicle movements will result in capacity of the local road network to be exceeded, or that the identified level of vehicle movements generated will result in an adverse highway safety impact.

- 8.22 It is noted the total footprint of the existing dwelling is approximately 92sqm and as a result, there is potential for the size of the meeting hall to increase through internal alterations that do not require a separate grant of planning permission. However, for the rationale set out in the parking section below, a condition has been imposed to limit the allocated meeting hall size to 80sqm at any one time. Any potential increase to the meeting hall size will therefore be modest and the associated potential increase in vehicle movements is offset at least in part, by the current baseline of vehicle movements generated by the permitted residential use. Consequently, it is not considered that any potential subsequent increase to the currently proposed meeting hall space will generate a materially significant amount of additional vehicle trips beyond the level identified within the submitted transport statement.
- 8.23 The timings and profile of vehicle movements associated with the proposed religious and community use will in all likelihood result in a different period of movements than those generated by the existing residential dwelling use, with shorter periods of relatively higher spikes of vehicle movements generated by particular meetings or events. However, it is unlikely that these periods will be during peak travel hours with the supporting information identifying the applicant's intent to use the application site during early Sunday mornings and Monday evenings. As a result, it is not considered that the likely change in profile movements associated with the proposed use will result in any harm to the highway safety.
- 8.24 Parking  
Annexe G of the TVBRLP sets out a parking standard of 1 space per 10sqm of open hall floor space in use as a Place of Worship, Church Hall or Community Hall. However, in this instance, the applicant has provided bespoke data on the anticipated number of vehicles based on the experience of the applicant's use of other alternative premises. The submitted bespoke data indicates the proposed meetings will be attended by approximately 25 people typically arriving in 6-8 cars.
- 8.25 Reference is drawn within the submitted transport statement to a previous planning application for a similar proposal in Grayshott, East Hampshire (application reference: 27202/35) with the local highways authority raising no objection to the bespoke travel pattern of 4 people per vehicle. Within the subsequent appeal (appeal reference APP/M1710/W/19/3229918), the Planning Inspector also accepted this approach as set out in the following commentary at paragraph 7 of the appeal:

*Whilst it is regrettable that Sunday services would be unlikely to coincide with convenient public bus services, I am persuaded that the high estimated vehicle occupancy rates would be achievable given that family groups of worshipers are likely to travel together in a single vehicle.*

- 8.26 On the basis of this previous example the Highways officer has raised no objection to the proposed parking provision of 8 spaces onsite, as informed by the bespoke travel pattern of 4 people per vehicle. In confirming this position, the Highways officer requested the imposition of a condition limiting the proposed use to 32 people at any one time. Whilst this request is noted, it is considered that such a condition would be difficult for the Local Planning Authority to enforce and monitor effectively.
- 8.27 As an alternative, and in order to account for any potential subsequent increases to the meeting hall size through internal alterations not triggering a separate grant of planning permission, a condition has been imposed limiting the size of the allocated meeting hall space to be no larger than 80sqm at any one time. With this limitation imposed the allocated meeting hall space will not exceed the proposed parking provision when calculated at the parking standard set out in Annexe G of the TVBRLP (1 space per 10sqm) at any one time, in the event the end user of the application site changes in the future. The Highway officer has subsequently confirmed through an exchange of emails that this alternative approach is acceptable.
- 8.28 With regard to the potential impact from the current applicant increasing the allocated meeting hall space beyond the current intended limit of 36sqm, it is noted there is currently a degree of additional capacity available with only approximately 25 people expected to use the application site should permission be granted. Given the relative proximity of the congregation members to the application site as set out in the submitted planning statement, it is also considered that 1 or 2 individual groups may choose to travel by public transport or by walking on occasion. As such, it is considered that sufficient scope is available to the applicant to manage the application site and prevent any increase in meeting hall space up to 80sqm triggering the requirement for vehicles to park offsite. Consequently, it is considered the proposed limitation of a meeting hall space totalling 80sqm is sufficient to ensure that any significant pressure for on street parking is avoided. As a result, the application is in accordance with Policy T2 of the TVBRLP.
- 8.29 **Impact on the amenity of neighbouring property**  
Impact on Green Bank  
The neighbouring property known as Green Bank is located directly adjacent to the south-east boundary of the application site. The proposed parking layout demonstrates the front garden area adjoining the shared boundary with Green Bank will be resurfaced to accommodate the parking of 5 vehicles onsite.

- 8.30 Currently this part of the shared boundary is demarcated with an approximately 1m high mature hedgerow, which will serve to provide a significant level of screening from any light spill generated by vehicle lights when parking and manoeuvring onsite. To ensure that this screening effect is achieved, a condition has been imposed securing the retention of the existing boundary hedgerow. With regard to the potential noise disturbance generated by vehicles arriving and egressing the application site, a condition has been imposed to secure the use of a bonded material for the proposed parking area to ensure any significant noise disturbance is avoided.
- 8.31 From the site visit undertaken it was observed that the area of the neighbouring plot located directly adjacent to the proposed parking area for the application site is in use as a driveway and parking area, with the neighbouring dwellinghouse itself located in an offset position approximately 9m away. Consequently, whilst the proposed use will result in vehicles entering and egressing the application site during the hours of early Sunday morning and Monday evening, this part of the application site will not be in close proximity to an area of high amenity value to the occupants of the neighbouring dwelling. As a result, it is considered the measures to use a bonded driveway surface material and retention of existing boundary treatment will be sufficient to ensure that a materially significant impact on the amenity and living conditions for Green Bank is avoided.
- 8.32 Impact on the amenity other neighbouring properties  
The neighbouring property known as Yokesford lies in close proximity to the other side (north-west) boundary of the application site. However, unlike the directly adjacent relationship with Green Bank, this neighbouring dwelling is separated from the application site by the private access track serving Yokesford and a belt of mature vegetation. Consequently, it is not considered that the proposal will trigger any materially significant harm to the living conditions of this neighbouring property.
- 8.33 It is noted that third party representations have been received from current occupants of other neighbouring properties that are not directly adjacent to the application site but align Yokesford Hill (Sylvan, Dolgoch, Monkswood and Hillbrow). Whilst these concerns are noted, given the intervening distance between the application site and these other neighbouring properties, in addition to the provision for hard surfacing material to minimise disturbance of vehicles parking onsite, it is not considered that any disturbance or adverse impact on the residential amenity of the area will be materially significant.
- 8.34 It is also noted that third party representations have raised concerns that the proposal will generate noise pollution through the slamming of car doors but this is a potential consequence from any type of use of the application site including its current use as a residential dwelling. As such, it is not considered that this forms a reasonable basis for refusing the application. Therefore, the application is in accordance with Policy LHW4 of the TVBRLP.

**8.35 Impact on the character and appearance of the area**

The existing property is positioned on elevated ground and set back from the carriageway of Yokesford Hill in a similar arrangement to the neighbouring dwellings. At present, the front (north) boundary of the application site is demarcated by a mature hedgerow, with clear views limited to the vehicle access point.

8.36 The proposed scheme will result in the extension of the existing driveway area in the north-east corner of the plot, behind the existing hedgerow positioned on the front (north) boundary of the application site. As a result, during times the application site is in use, the vehicles parked on the additional driveway area will not be visually prominent when viewed from the public realm. Consequently, it is considered the proposal will not result in any visual detriment to the existing street scene or character of the area and as such, the application is in accordance with Policy E1 of the TVBRLP.

**8.37 Ecology**

With the exception of the associated resurfacing of the existing driveway area, the proposed scheme does not include any alterations to the existing property and a condition has been imposed to secure the submission of any external lighting to be installed, which would include its full specification. Therefore, it is not considered that the proposal will trigger any adverse impact on protected species or habitats onsite. To ensure that there is an overall net gain in onsite biodiversity, a condition has been imposed to secure the submission and subsequent implantation of biodiversity measures. As a result, the application is in accordance with Policy E5 of the TVBRLP.

**8.38 Other Matters**

A third party representation has been received raising concern that a site notice has not been posted for the application. As noted above, the planning agent emailed photographs of a site notice attached to the existing hedgerow at the property frontage and during the site visits undertaken, it was noted that a site notice was in this position. Therefore, it is considered the necessary publicity requirements have been met.

**8.39 Planning balance**

The application site is located within land designated as countryside by Policy COM2 and none of the policy exceptions listed under criterion (a) apply to the proposed religious/community use. In addition, it is not considered essential for the development to be located on countryside land and therefore, the proposal does not comply with criterion (b). Consequently, the application is contrary to the development framework of the TVBRLP. Furthermore, the proposal will result in the loss of a single dwelling from the existing housing stock, contrary to Policy COM1.

8.40 However, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), an assessment against the other material considerations has been undertaken. In this instance, evidence has been submitted demonstrating that the selection of the application site has arisen from a long running and wide ranging search exercise to identify a suitable premises.



- 8.41 No other conflict with the policies of the TVBRLP has been identified and it is not considered that the proposal will result in any other material harm.
- 8.42 In the overall planning balance set out above, it is considered the proposal will result in the delivery of social benefits of moderate weight and limited economic and social benefits, which are considered to outweigh the conflict with Policies COM1 and COM2 of the TVBRLP.
- 8.43 As a result, permission is recommended subject to the conditions and notes set out below.

## 9.0 CONCLUSION

- 9.1 In this instance, it is considered that the other material considerations particular to the development proposal justify the granting of planning permission despite an identified conflict with the policies of the TVBRLP.

## 10.0 RECOMMENDATION

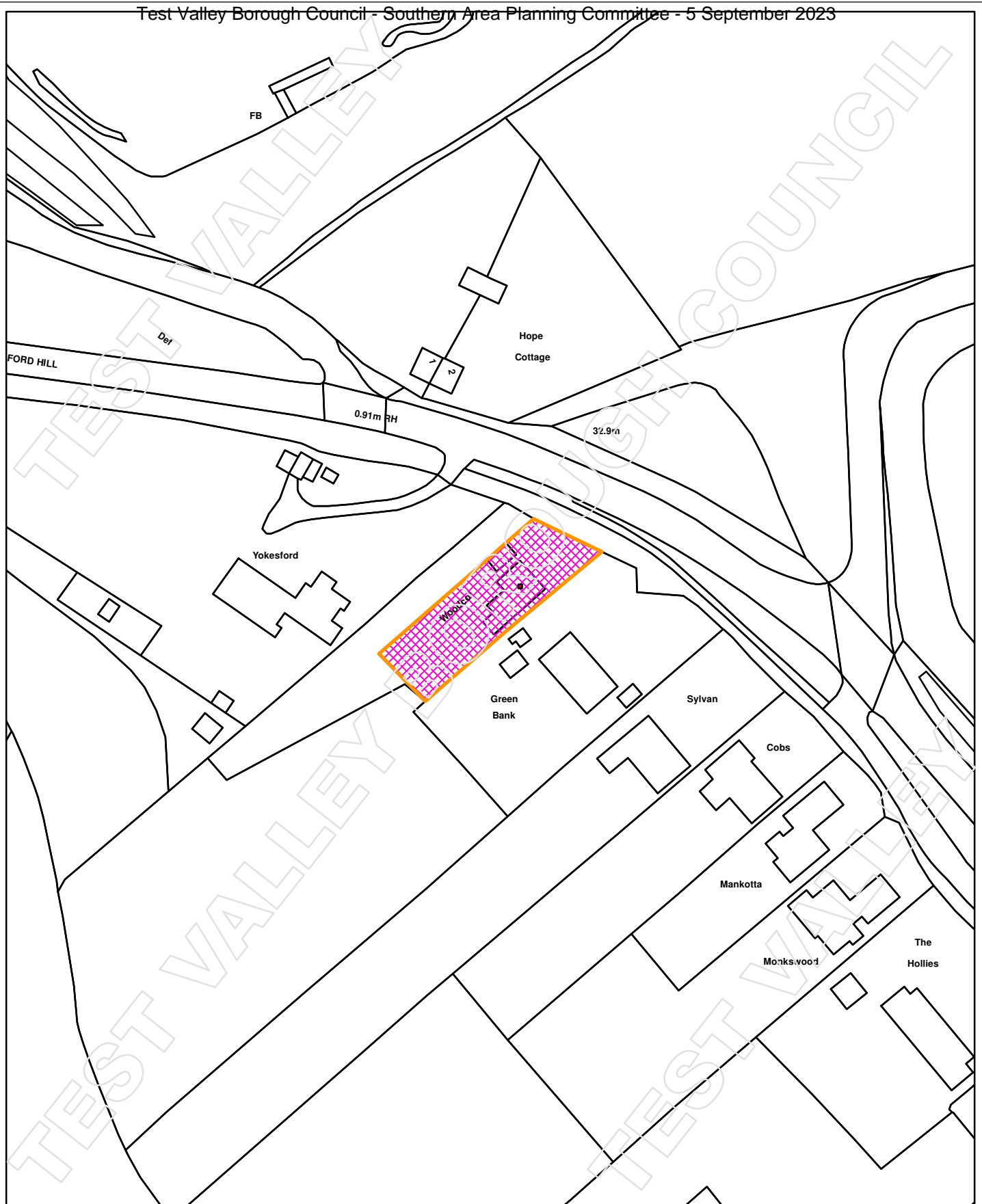
### **PERMISSION subject to:**

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:**  
**Site Location Plan**  
**Site Layout (WPYB/01A)**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **The use of the building hereby approved shall only be used as a place of worship and religious instruction or a hall and meeting place for the principal use of the local community, and for no other purpose, including any other purpose in Class F2 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order without modification.**  
**Reason: In order that the Local Planning Authority can exercise control in the locality and in the interest of residential amenity, in accordance with Policies COM2 and LHW4 of the Test Valley Borough Revised Local Plan (2016).**
4. **The development hereby permitted shall be limited to the existing building with no more than 80 square metres (gross internal floor space) of the building subject of this permission shall be used as a meeting hall at any one time.**  
**Reason: To ensure sufficient off-street parking has been provided in accordance with Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016).**

- 5. The development hereby permitted shall not be brought into use until 8 car parking spaces and associated turning space has been provided in accordance with the layout shown on the approved drawing reference Site Layout (WPYB/01A). The parking and turning shall be finished in a bonded material with provision for the drainage of surface water run-off. The area of land so provided shall be retained at all times for this purpose.**  
**Reason: To ensure sufficient off-street parking has been provided in accordance with Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016).**
- 6. The existing hedgerow in the north-east corner of the application site, from the boundary with the footway to the front (north) elevation the building, on the approved Site Layout (WPYB/01A) plan shall be retained and maintained at a minimum height of 1 metre and any plants which die within a five year period shall be replaced in the next planting season after their failure, unless otherwise agreed in writing by the Local Planning Authority.**  
**Reason: To ensure maintenance of adequate screening of the allocated parking area from neighbouring properties to protect residential amenity in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 7. The development hereby permitted shall not be brought into use until a scheme of biodiversity enhancement measures is submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to first use and retained thereafter.**  
**Reason: To ensure the development achieves an enhancement of onsite biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
- 8. No external lighting shall be installed until details 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/luminaires. The external lighting shall be installed in accordance with the approved details.**  
**Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**

**Note to applicant:**

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



**Siteplan**



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**23/00558/FULLS**

Woodcot, Yokesford Hill, Romsey, Hampshire, SO51 0PF



Site Plan shows area bounded by: 435464.84, 123785.94 435664.84, 123985.94 (at a scale of 1:1250), OSGridRef: SU35562388. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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