

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 17 October 2023

Time: 5.30 pm

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

For further information or enquiries please contact:

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Legal and Democratic Service

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PUBLIC PARTICIPATION SCHEME

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

Membership of Southern Area Planning Committee

MEMBER

WARD

Councillor M Cooper (Chairman)

Romsey Tadburn

Councillor 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 17 October 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** **4 - 11**

To approve as a correct record the minutes of the meeting held on 26 September 2023.
- 6 Information Notes** **12 - 17**
- 7 23/00847/FULLS - 11.04.2023** **18 - 63**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Hill Farm Park, Branches Lane, Sherfield English,
SO51 6FH **SHERFIELD ENGLISH**
CASE OFFICER: Graham Melton
- 8 23/00266/OUTS - 01.02.2023** **64 - 78**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Agricultural Barn, at Bunny Lane, Bunny Lane,
Sherfield English **SHERFIELD ENGLISH**
CASE OFFICER: Nathan Glasgow

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, 26 September 2023 at 5.30 pm

Attendance:

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

Councillor P Bundy
Councillor C Dowden
Councillor S Gidley

Councillor I Jeffrey
Councillor J Parker
Councillor A Warnes

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Apologies

Apologies were received from Councillors Bailey, Burnage, Dunleavy, Ford and Johnston.

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Public Participation

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	25-48	23/00805/FULLS	Ms Eagle and Ms Houghton (Applicant)
8	49-63	23/01560/FULLS	Tony Burley (Supporter) Mr Woodley (Applicant)

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Declarations of Interest

Councillors Bundy, Cooper and Parker declared a personal interest in application 23/01560/FULLS in that they knew the applicant. They remained in the room and spoke and voted thereon.

210

Urgent Items

There were no urgent items to consider.

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Minutes of previous meeting

Councillor Cooper proposed and Councillor A Dowden seconded the motion that the minutes of the previous meeting held on 5 September 2023 were an accurate record. Upon being put to the vote the motion was carried.

Resolved:

That the minutes of the meeting held on 5 September 2023 be confirmed and signed as a correct record.

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Schedule of Development Applications

Resolved:

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

213

23/00805/FULLS

APPLICATION NO.	23/00805/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	30.03.2023
APPLICANT	The Romsey School
SITE	The Romsey School, Greatbridge Road, Romsey, SO51 8ZB, ROMSEY TOWN
PROPOSAL	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
AMENDMENTS	As per those detailed on the SAPC 15 th August 2023 report to members
CASE OFFICER	Kate Levey

PERMISSION subject to:

- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
28153-PD200 A, 28153-PD201 A, 28153-PD202 C, 28153-PD199, 28153-PD206, 28153-PD203A, 28153-PD204A
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 2. The bus bay and parking spaces along the northern boundary hereby permitted shall not be occupied until space has been laid out and provided as appropriate for the intended use, in accordance with the approved plan (28153 – PD202C) and this space shall thereafter be reserved for such purposes at all times.**

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

- 3. Notwithstanding details already submitted on the submitted mitigation planting plan, a planting plan, detailing tree and hedgerow species, sizes and numbers, locations and densities of planting shall be submitted to and agreed by the Local Planning Authority. Hedgerow planting shall be native, and details to be submitted to the Local Planning Authority shall include percentage mix of hedgerow species. The new trees and hedgerows, as detailed, shall be planted in the approved positions in the first planting season following the completion of the development. These must be planted in accordance with the recommendations in BS8545 (2014) Trees: from nursery to independence in the landscape - Recommendations. If any of the proposed trees or hedgerow die following planting, they shall be replaced with similar species in similar positions within six months of the death of each specimen.**

Reason: To ensure the continuation of canopy cover in the area and enhance the development.

- 4. Prior to first use of the parking spaces along the northern boundary hereby permitted, a schedule of landscape management and maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The landscaping shall be maintained in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

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

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

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

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

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

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

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

Notes to applicant:

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

The Officer's recommendation as per the agenda (including a minor alteration to Condition 4) was proposed by Councillor M Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

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23/01560/FULLS

APPLICATION NO.	23/01560/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	22.06.2023
APPLICANT	Mr and Mrs Ross and Emma Woodley
SITE	Ashley Glebe Farm Barn, Chalk Vale, Ashley, SO20 6RG, ASHLEY
PROPOSAL	Reconstruction of barn to create residential dwelling, conversion of existing outbuilding into home office and construction of garage. Details in accordance with plans (21/00650/FULLS) for barn conversions and garage, following demolition of barn
AMENDMENTS	Additional information 14/08/23
CASE OFFICER	Paul Goodman

Delegated to the Head of Planning and Building to finalise appropriate wording to conditions associated with

1. **Commencement of development within 3 years;**
2. **Controlling external materials;**
3. **In accordance with Arboricultural report;**
4. **Install Tree Protection Measures;**

5. **Provide details of service runs and avoid trees;**
 6. **Provision of hard and soft landscaping to the boundaries and public appreciable areas of the development;**
 7. **Provision and retention of car parking areas;**
 8. **Controls on the provision of external lighting;**
 9. **Controls on water efficiency to 110 litres per day per person;**
 10. **Controls on the hours of construction;**
 11. **Controls on the contamination and contaminated land;**
 12. **List of approved plans;**
 13. **Requirement for a Construction and Environmental treatment plant is installed in accordance with the manufacturer's instructions and maintained in perpetuity in accordance with the methodology approved as part of the Habitats Regulation Assessment; then;**
- PERMISSION subject to those conditions, Management plan (CEMP); and 14. Ensure the Package**

The Committee recognised that the grant of planning permission in this instance, contrary to the Officer recommendation, constituted a departure from the adopted Development Plan (Policy COM02 of the Test Valley Borough Local Plan 2016) in that the proposal was neither an appropriate form of development specified in the policy (criterion a), or that it was essential to be in the countryside (criterion b). Despite that position, the Committee considered, as material planning considerations, that the previous approval of a Class Q conversion of an existing building on site, and a subsequent grant of planning permission for conversion of the same building, before the building was demolished weighed in favour of permitting a new-build residential dwelling on the land in this instance. The Committee attached significant weight to the position that the new dwelling was identical in shape, form, appearance and siting of the previously approved conversion scheme. The Committee also attached moderate weight to the benefits arising from the clearance, and "tidying-up", of demolition material currently at the site in the interests of protecting the amenity of neighbouring dwellings. The Committee was also satisfied that suitable arrangements had been made (secured via condition 14) with regard to the effect of nitrates arising from the development on the Solent European site of nature conservation. Whilst this factor neither weighed-in favour or against the grant of planning permission the Committee was satisfied that a resolution in favour of granting planning permission did not require further action from the Head of Planning and Building in this respect.

The Committee, having considered the planning history of the site and environmental benefits associated with the proposed development, was satisfied that there were sufficient material planning considerations to justify granting permission as a departure from the policies of the local plan.

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 fell. An alternative recommendation for permission was proposed by Councillor Parker and seconded by Councillor A Dowden, upon being put to the vote the motion was carried.

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23/01816/FULLN

APPLICATION NO.	23/01816/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	20.07.2023
APPLICANT	Mr and Mrs Steward Macdonald
SITE	Kings Farm House, Station Road, Over Wallop, SO20 8HZ, OVER WALLOP
PROPOSAL	Replacement of metal railings at front boundary with Brick/flint wall
AMENDMENTS	Confirmation regarding retention of brick piers, pillars and plinth received 18.08.23
CASE OFFICER	Gillian Wheeler

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 and Block Plans, drawing number 900, dated June 2019 and received 14.07.23
Block Plan as Proposed, drawing number D01, dated June 2023 and received 14.07.23
Front and West Elevations as Proposed, drawing number D02, dated June 2023 and received 14.07.23
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The development hereby permitted shall not be erected unless or until samples and details of the materials to be used, including the lime mortar, and including a sample flint panel and detailed drawings showing the design and arrangement of the bricks and flints, 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 and to ensure that the details would sustain the significance of the heritage assets in accordance with Policies E1 and E9 of the Test Valley Borough Revised Local Plan 2016.**
- 4. The existing brick plinth, brick pillars and brick piers shall be retained and incorporated into the resultant new wall in accordance with the email received from Stuart MacDonald on 18.08.23 and drawing number D02.
Reason: To sustain the significance of the heritage assets in accordance with Policy E9 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.**

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

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23/01817/LBWN

APPLICATION NO.	23/01817/LBWN
APPLICATION TYPE	LISTED BUILDING WORKS - NORTH
REGISTERED	20.07.2023
APPLICANT	Mr and Mrs Steward Macdonald
SITE	Kings Farm House, Station Road, Over Wallop, SO20 8HZ, OVER WALLOP
PROPOSAL	Replacement of metal railings at front boundary with Brick/flint wall
AMENDMENTS	Confirmation regarding retention of brick piers, pillars and plinth received 18.08.23
CASE OFFICER	Gillian Wheeler

CONSENT subject to:

- 1. The works hereby consented to shall be begun within three years from the date of this permission.
Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The works hereby permitted shall not be erected unless or until samples and details of the materials to be used, including the lime mortar, and including a sample flint panel and detailed drawings showing the design and arrangement of the bricks and flints, 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 and to ensure that the details would sustain the significance of the heritage assets in accordance with Policies E1 and E9 of the Test Valley Borough Revised Local Plan 2016.**
- 3. The existing brick plinth, brick pillars and brick piers are to be retained in accordance with the email received from Stuart MacDonald on 18.08.23 and drawing number D02.**

Reason: To sustain the significance of the heritage assets in accordance with Policy E9 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.**

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

(The meeting terminated at 7.20 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 1st 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

APPLICATION NO.	23/00847/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	11.04.2023
APPLICANT	Mr G Billett
SITE	Hill Farm Park, Branches Lane, Sherfield English, SO51 6FH, SHERFIELD ENGLISH
PROPOSAL	Use land for the siting of holiday lodges (static caravans), access and parking, landscape planting and associated infrastructure; to replace existing touring caravan, camping pitches and caravan storage areas
AMENDMENTS	Received on 14.07.2023: <ul style="list-style-type: none">• Applicant's nutrient budget assessment. Received on 25.05.2023: <ul style="list-style-type: none">• Preliminary Ecological Appraisal and Preliminary Roost Assessment.
CASE OFFICER	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 at the request of a local ward member because the application raises issues of more than local public interest.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is an existing camping and caravan site known as Hill Farm Caravan Park, located on the east side of Branches Lane at the junction with and to the southern side of Doctors Hill.

2.2 The application site measures approximately 5ha in total and comprises the main pitch areas known as The Pines and The Hawthorns at the entrance to the application site. The existing overflow pitch area known as The Willows and caravan storage areas are located in the centre and to the rear (east).

2.3 The application site is currently subject to a number of restrictions on the type and frequency of occupancy as established under application reference 11/00308/OBLS. A summary of the existing legal obligations is set out in paragraph 4.1.

3.0 PROPOSAL

3.1 The proposal is to change the use of the existing touring caravan, camping pitches and caravan storage areas to be used for the siting of 68 holiday lodges.

In addition the land allocated for the siting of the 68 lodges also includes in part the existing recreation space in the centre of the wider application site.

3.2 In association with the proposed change of use of the land, additional internal access tracks and parking areas are proposed to be installed onsite. Furthermore, the proposed scheme includes additional soft landscape planting onsite.

3.3 The lodges themselves are not included within the scope of the proposal on the basis that the lodges qualify as a caravan under the Caravan Sites and Control of Development Act (1960), with the definition of 'caravan' within this legislation set out as follows:

“caravan” means any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted, but does not include—

- (a) any railway rolling stock which is for the time being on rails forming part of a railway system, or*
- (b) any tent;*

Section 13 (1) of the Caravan Sites Act (1968) expanded upon this definition in relation to twin-unit caravans, set out as follows:

(1) A structure designed or adapted for human habitation which—

- (a) is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices; and*
- (b) is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer), shall not be treated as not being (or as not having been) a caravan within the meaning of Part I of the Caravan Sites and Control of Development Act 1960 by reason only that it cannot lawfully be so moved on a highway road when assembled.*

(2) For the purposes of Part I of the Caravan Sites and Control of Development Act 1960, the expression “caravan” shall not include a structure designed or adapted for human habitation which falls within paragraphs (a) and (b) of the foregoing subsection if its dimensions when assembled exceed any of the following limits, namely—

- (a) length (exclusive of any drawbar): 65.616 feet (20 metres);*
- (b) width: 22.309 feet (6.8 metres);*
- (c) overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): 10.006 feet (3.05 metres).*

As such, only indicative floor plans and elevations have been provided with the application.

4.0 **HISTORY**

4.1 **11/00308/OBLS** – Modification of legal agreement. *Modify Planning Obligation, decision issued on 18th December 2017.*

This legal agreement consolidated the previous planning history to impose the following limitations on the application site:

- Define ‘Camping Units’ as per the 2003 Agreement.
- The Pines:
 - Maximum of 45 Camping Units
 - Maximum of 28 Consecutive Days
 - Except 5 Units that can remain on the site throughout the season
 - The season being 01/03 – 31/10 in any calendar year.
- The Hawthorns:
 - Maximum of 55 Camping Units
 - Maximum of 28 Consecutive Days
 - 8 pitches for disabled guest use
 - The season being 01/03 – 31/10 in any calendar year.
- The Pines and Hawthorns to be combined as the “Touring Park”.
- The Wardens Caravan to be occupied only by a person(s) engaged in supervising activities on the land.
- Holiday Park Units 2, 3 and 4 shall not be occupied between 01/01 – 31/01 in any one calendar year.
- Holiday Park Units 5, 6, 7 shall not be occupied between 01/02 – 28/02 in any one calendar year.
- Holiday Park Units 2-7 to be used for holiday accommodation only.
- Holiday Park Unit 8 to be occupied by the Site Owner on a permanent basis.
- Holiday Park Unit 1 to be occupied on a permanent basis by Sue Smith for her lifetime or until such time as she vacates the property.
- On the cessation of Sue Smith’s occupation the caravan shall revert back to holiday accommodation only and shall not be occupied between 01/01 – 31/01 in any one calendar year.
- The Poplars as defined on the submitted plan shall be used for the storage of up to 30 Caravans.
- There shall be no occupation of the stored caravans in the Poplars Storage Area.
- The Existing Storage Areas shall be retained as per the terms of the 1996 Agreement and planning permission 06/02397/FULLS.
- The Willows shall be bound by the terms of the 1983 Agreement.
- Discharge the obligations in previous agreements.

4.2 **15/00997/FULLS** - Single storey wellbeing studio for the use of visitors staying overnight on the park and 10 space car park (amended description). *Permission subject to conditions and notes, decision issued on 09.12.2015.*

- 4.3 **16/01128/VARS** - Vary condition 7 of 15/00997/FULLS (Single storey wellbeing studio for the use of visitors staying overnight on the park and 10 space car park) to allow use by members and customers staying on Park for pre-booked classes and treatments. *Permission subject to conditions and notes, decision issued on 11.07.2016.*
- 4.4 **17/01463/FULLS** - Construction of 4 dog kennels with runs and communal exercise area and separate reception/dog grooming building. The erection of 2 buildings for the storage of plant and machinery. *Permission subject to conditions and notes, decision issued on 28.03.2018.*
- 4.5 **17/02869/VARS** - Remove conditions 3 and 4 of 15/00997/FULLS (Single storey wellbeing studio for the use of visitors staying overnight on the park and 10 space car park) tree protection fencing to be erected and maintained for the duration of works. *Permission subject to conditions and notes, decision issued on 02.02.2018.*
- 4.6 **18/01809/FULLS** - Removal of existing managers accommodation and provision of replacement unit in new location with existing area to provide additional parking. *Permission subject to conditions and notes, decision issued on 21.09.2018.*
- 4.7 **20/02385/FULLS** - Use land for the siting of holiday lodges (static caravans), access and parking, landscape planting and associated infrastructure; to replace existing touring caravan, camping pitches and caravan storage areas. *Application refused for the following reasons (subsequent to Southern Area Planning Committee meeting on the 1st November 2022, decision issued on the 18th November 2022):*

01. The proposed development would result in the year round appearance of lodge style units of significantly greater scale, bulk and density than the touring caravans and tents that occupy the existing pitches on a sessional basis. Whilst the proposed planting scheme is noted, it is not considered that this will be sufficient to mitigate the visually intrusive appearance of the lodge style units when viewed from Branches Lane and Doctors Hill, particularly during winter months when vegetation is not in full leaf. As a result, the proposal will result in significant harm to the rural landscape character of the surrounding area contrary to Policy E2 of the Test Valley Borough Revised Local Plan (2016). The short and long term economic benefits of the proposal are acknowledge, but these benefits do not outweigh the real and obvious harm identified above or overcome the conflict with the development plan and NPPF.

02. In the absence of a signed and completed s106 legal agreement to secure the phasing of the development and discontinuation of existing activities there is a possibility that the proposed development by means of its nature, location and scale could have likely significant affects upon the nearby Solent and Southampton Water European Designated site which is designated for its conservation importance. Consequently, the application has failed to satisfy the Council that the proposal would not

adversely affect the special interest of the Solent and Southampton Water European Designated Site. Furthermore the proposed development, without the signed and completed s106 legal agreement could result in increased recreational pressure on the New Forest SPA, which is designated for its conservation importance and the application has failed to secure any mitigation measures, in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of this designated site, as a result of increased recreational pressure. The proposal is therefore contrary to Policies E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).

Case officer note: An appeal against the refusal of this application has been submitted to the Planning Inspectorate and is currently pending consideration.

5.0 **CONSULTATIONS**

5.1 **Ecology** – No objection subject to conditions (following receipt of amended information).

- Reviewed the attached updated ecology report and provided that the measures detailed in Section 4.0 'Conclusions, Impacts and Recommendations' of the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech (April 2023) are secured via a planning condition to ensure their implementation, no concerns are raised.
- As previously suggested, a construction environment management plan is also recommended to be secured via a condition to ensure no adverse indirect impacts on the SINC located to the south of the application site.

5.2 **Landscape** – No objection subject to conditions (summarised).

- In order to address the previous issues raised, the number of units' onsite has been reduced from 80 to 68 (15% reduction).
- This amendment is noted particularly along the Branches Lane boundary and the landscaping has been further reinforced.
- A Landscape Visual Assessment has been submitted as part of the application, with the exception of the updated Masterplan, this appears largely the same as was previously submitted with the 2020 application.
- It was considered that the original LVA was thorough and gave a comprehensive assessment of the site.
- Measuring from the submitted Masterplan and the cross section submitted along Branches Lane is shown to range between 3-4m in width, with further individual tree planting between the hedgerow and the caravans.
- The depth of this buffer is sufficient; it should be ensured that if permission is granted that this agreed width is implemented.

- A new evergreen hedgerow has been proposed to the rear of the existing hedgerow along Branches Lane and where the site is most visible, whilst this will help to strengthen the mitigation, the species proposed are suburban in character; the species should be revised to be more sympathetic to the sites rural setting.
- It is also noted that the species are proposed to be planted between 60-80cm in height, in order to create a better initial screen, these should be planted at a minimum of 100cm.
- A 10 year landscape maintenance plan is required to ensure the successful establishment of all new planting and the ongoing maintenance of existing planting.
- All planting to be carried out within the first planting season, post application being granted.

5.3 **Natural England** – No comment at the time of writing.

Case officer note: A response from Natural England to the Appropriate Assessment undertaken remains outstanding at the time of writing. As a result, the officer recommendation includes the requirement for the receipt of a satisfactory consultation response from Natural England prior to the issuing of any planning permission.

5.4 **Trees** – No objection subject to conditions (summarised).

- The submitted arboricultural information demonstrates tree retention and removal and the impact of this.
- No trees of high merit are to be removed.
- Mitigation for tree loss is to be addressed through the landscaping proposal which should provide better quality trees long term.
- An arboricultural method statement will be needed to ensure the safe retention of trees, this can be obtained by condition.

6.0 **REPRESENTATIONS** Expired 02.10.2023

6.1 **Sherfield English Parish Council** – Objection (summarised).

- Although the number of lodges has been reduced from 80 to 69, they will become static rather than touring caravans and the Parish Council are concerned that they will become residential.
- They are supposed to be occupied for 11 months (which the parish council feel should only be 9 months) and are concerned how this will then be policed.
- Also noted that the Neighbourhood Development Plan was dismissed again after a lot of hard work.
- Aware that many parishioners are against this proposal of which we are representatives.

6.2 **14 representations in total from various addresses** – Objection (summarised).

- Previous planning decisions, Test Valley Borough Revised Local Plan 2016.

- A similar proposal has already been denied permission and can see no reason why this one shouldn't also be refused.

Principle of development

- This is a major development, there can be no comparison between the existing operation and the proposed development.
- Remain strongly opposed to this site becoming anything more than what it's currently used for – a part time caravan park.
- The application site should have a 9-month season and not change to 11 months otherwise it will simply become the site of permanent residences.
- Proposal will result in the relaxation of current restrictions.
- Application site is remote from services within Sherfield English.
- Need.
- Impact on local businesses cannot be fully realised as the proposed lodges include kitchens which means there is a lesser need for the local pubs and restaurants than if it were a touring and camping site.
- Contrary to Policy COM2.

Policy LE18

- The proposal does not comply with the criteria of Policy LE18 as the site is within countryside and the proposal does not use existing buildings and serve to replace an existing tourism site rather than form part of an existing tourism site.
- Proposal fails criterion (b) (iii) of Policy LE18 as the application site will not be there for seasonal times and the site would be used for 11 months.
- The proposal certainly does lead to a loss of serviced accommodation, the existing campsite often appears to be full.
- The loss of the existing campsite will be a great loss to the existing community.
- The application has been presented around the viability of the site, which is surprising and not sound judging by current numbers and its popularity.
- Further documentary evidence would be required if the applicant intends to rely on the justification based on viability.
- Contrary to the submitted information, there is an increasing need for touring caravan pitches in the UK with an increase in 'staycation' holidays since the pandemic.
- Proposal will result in a loss of available tourism pitches in the area and especially impact those most affected by the UK's cost of living issues with camping pitches being the only affordable option for many families.
- Industry research (Frontline Holiday Park/Campsite Visitor Survey, 2018) shows that less money per tourist/person is generated in the locality from static units than touring units.
- This application claims to reduce tourist numbers contrary to TVBC policy.

Impact on the character and appearance of the area

- It is not in a built-up area, and this kind of plan will completely ruin the rural aspect of Doctors Hill and its environs.

- The only definition of character of the area is provided by the Village Design Statement which forms part of the Local Development Framework and must prevail where the Local Plan is silent.
- The surface area of the proposed Dovecote lodge is approximately 4 times the size of an average caravan and so in total the surface area is far in excess of the existing units contrary to section 12 of the NPPF and Policies E1 and E2.
- The proposed development will make the application site more incongruous and out of character with the area and street scene, particularly with the proposed roofs being visible from the highways, public rights of way and on top of adjacent hills.
- Submitted plans are misleading as they identify different size static caravan units in different locations but this cannot be controlled unless secured by a section 106 agreement.
- Density is unacceptable and contrary to paragraph 5.30 of the TVBRLP and guidance within the Village Design Statement SPD.
- Although the number of lodges has been reduced, the proposal is still too intensive and invasive for its rural setting.
- Proposal will result in a loss of existing onsite green space.
- The current screening all round Hill Park Farm is inadequate even for the existing tourism site and should be increased significantly whether planning permission is granted or not.
- The proposed lodges need to be at least 15m away from the boundary hedges along Doctor's Hill and Branches Lane with substantial planning to obscure the lodges from view.
- Proposed planting scheme is inaccurate and misleading as it show planning on the Pound Farm side of the boundary.
- Proposed planting scheme is not specific enough to enable a fair and unbiased decision.
- The proposed planting will take many years to become mature trees giving adequate screening.
- Design, materials, character of the area, over development, trees.

Ecology

Onsite ecology

- There would appear to be no mention of a bat survey, this is inconsistent with other application submitted for properties along Doctors Hill and in the surrounding area.
- The application site is located within the Mottisfont Bat Conservation Area and the proposed development will definitely have a detrimental impact on the known bat population.

Appropriate Assessment

- Adverse impact to nutrient neutrality.
- Numbers submitted for current occupancy are incorrect and give the impression of no additional impact to the environment.
- TVBC know that this data is incorrect and subject to challenge, robust up to date must be supplied and calculations repeated.

- Empty vans on seasonal pitches do not contribute to effluence or other environmental impacts, the Local Planning Authority should validate these numbers rather than taking them on face value.
- No forward planning with data allowing for full occupancy seems to have been included.
- The application gives proposed occupancy rates ranging between 5.7% and 23.3% but these are based on 2014 data and are woefully out of date and not subject to independent scrutiny.
- On the ground observation by local residents and local councillors clearly show the site has a far higher occupancy rate than shown.
- Appropriate Assessment's are required to be precautionary, an application for a similar caravan park/camping site in neighbouring Landford was encouraged by Natural England to use maximum occupancy calculations for the proposed units, as is good practice to ensure a precautionary approach.
- This is particularly relevant for estimating impact of visitors on New Forest SPA and site sewage/water loading.
- Previously submitted data and calculations show that a site neutral development would be around 51 static units.

Impact on general amenity of the area

- Noise and light pollution.
- Proposed replacement of existing storage and camping areas with lodges will result in an increase disturbance to Doctors Hill.
- Amount of noise and light pollution will increase during winter months when the boundary vegetation is not in full leaf.
- Concern over proposed reuse of existing inadequate foul drainage infrastructure.
- Threatens the farming practice of adjoining land, noise and light making cows restless.

Impact on the amenity of residential property

- Overlooking.
- Serious concern on how any good neighbour policy can be enforced, given there will be no onsite management.
- Lack of amenity space for potential future occupants as there is very little decking for each lodge and space between the lodges.
- Loss of natural light and privacy to occupants of the lodges and neighbouring properties, contrary to Policy LHW4.

Highways

- Traffic Generation, Parking and Safety.
- Likely that the proposed lodges will require more than one onsite parking space, otherwise it could result on parking on Branches Lane and Doctors Hill verges.
- Branches Lane is unsafe for pedestrians.

Planning Conditions

- Officers should consider the types of restrictions placed on these type of units in holiday areas such as Devon where they have had much experience of the units becoming permanent residences.
- Not appropriate to load a planning permission with multiple conditions as these are hard to enforce and not transparent to members of the public.
- Officer recommendation for the previous application reference 20/02385/FULLS had eighteen conditions attached to it which is poor practice and suggests the application itself is not robust.
- TVBC should not rely on conditions to modify the application as it is known they will be difficult to properly enforce over time.
- The proposal will be more difficult to manage than it currently is as there will be no way of knowing the exact headcount at any one time as opposed to the self-restricting accommodation available in caravans and tents.

Other matters

Validation requirements

- The application should not have been validated as it is against the validation requirements, for example, there are no existing site plans, elevation plans and floor plans.

Application submission

- Information given in the applicant's statement about the viability of the Post Office and shop is misleading, claims that changes to support these businesses contradict previous planning applications.
- Proposal represents a 22% increase in the number of dwellings within Sherfield English parish.
- Proposal does not include any affordable housing provision of CIL contribution.

Addresses of third party representations

- Only positive comments are coming from Melchet Park located 2.5 miles away.

Enforcement and monitoring of conditions

- Concerns are partially grounded on the view that TVBC seem unable or unwilling to enforce conditions that apply to the existing caravan site let alone those that might be designed to mitigate the impact of these proposals.
- The proposed limited 1 month closure during winter months will enable people to live onsite as their main home for 11 months and go away during the intervening month, the site must remain closed for 4 months of the year.
- Material risk that all proposed mitigation measures to soften the impact of this proposal on its environment will quietly be forgotten or delayed indefinitely.

- If the Local Planning Authority grant planning permission without placing strict non residency conditions that are actively policed and enforced then the Local Planning Authority is setting policy precedence for housing infill within the village and around the Green Belt, which is strictly not allowed.

Private civil matters

- Very significant gains to the applicant if permission is granted.
- The applicant is submitting applications in the hope that residents get fed up objecting and to increase the value of the application site.
- Eventual plan is to develop the application site into a housing estate such as has happened in Sutton Scotney.

Processing of previous application

- Photographs previously presented at Planning Committee were misleading as they were taken during summer not winter months.
- In response to the previous application reference 20/02385/FULLS, the TVBC Economic Development officer made sweeping non-evidenced comments, which were later clarified by the case officer but this was too little, too late.

6.3 **4 representations in total from various addresses** – Support (summarised).

- Design, character of area.
- The proposed lodges will be more muted colours which will mean they will blend much better into the surroundings.
- Along with increased planting of hedgerows etc will only aid them blending in with the countryside.
- An occupancy restriction etc will also ensure the lodges will not become residential.
- The proposed development is much better suited having lodges for our village as opposed to the existing caravans, be they onsite or being taken to and fro.
- Reduce the amount of traffic along Branches Lane.
- Support the proposed development as it greatly benefits the community whilst assuring minimum disruption and impact on the environment and local area.
- It will also mean continued and increased employment in the area which is great for younger people growing up in the area, as well as more opportunities for local businesses.

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 Sustainable Development

Policy COM2: Settlement Hierarchy

Policy COM14: Community Services and Facilities

Policy LE18: Tourism
Policy E1: High Quality Development in the Borough
Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough
Policy E5: Biodiversity
Policy E6: Green Infrastructure
Policy E7: Water Management
Policy E8: Pollution
Policy E9: Heritage
Policy LHW4: Amenity
Policy T1: Managing Movement
Policy T2: Parking Standards
Policy CS1: Community Safety

7.3 Neighbourhood Plan
Draft Sherfield English Neighbourhood Plan

Case officer comment: The Sherfield English Neighbourhood Plan has not yet at the time of writing progressed to public consultation on draft policies and therefore, cannot be afforded any significant weight in the assessment of this planning application.

7.4 Supplementary Planning Documents (SPD)
Sherfield English Village Design Statement (2015)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Previous planning decisions
- Principle of development
- Impact on the character and appearance of the area
- Ecology
- Water Management
- Impact on the general amenity of the area
- Heritage
- Impact on the amenity of residential property
- Highways
- Crime and community safety
- Conditions
- Other Matters

8.2 **Previous planning decisions**

The current application follows the refusal of the previous application reference 20/02385/FULLS (paragraph 4.7), with the reasons for refusal relating to the landscape impact on Branches Lane and Doctors in addition to the absence of a legal agreement securing an acceptable phasing of the development proposed. An appeal against this refusal has been submitted and is currently pending consideration with the Planning Inspectorate.

8.3 In assessing the previous application it was the view of the Local Planning Authority that conditions relating to the lodges themselves could not be imposed, as the scope of the application was limited to the change of use of the land only. As part of the appeal submission, the applicant has drawn attention to caselaw (*R Shave v Maidstone Borough Council*) whereby the court held that design could, in principle, be considered in relation to a proposed change of use involving objects or features that do not qualify as operational development. After reviewing the case law it was accepted as part of the Local Planning Authority's appeal submission that conditions relating to the design and appearance of the proposed lodges could be imposed. The assessment of the current application has therefore been undertaken on the basis that a condition controlling design details of the lodges can be imposed.

8.4 Third party representations have asserted the current application should be refused on the basis of the outcome of the previous application. However, the current proposal represents a significant change from the previously refused scheme following the reduction from 80 total pitches to 68 pitches and every application is required to be assessed on its own merits. This assessment is set out below.

8.5 **Principle of development**

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*

8.6 Policy LE18

Policy LE18 is one of the policy exceptions listed under criterion (a) of Policy COM2 and relates to tourism development, stating as follows:

Proposals for tourist development will be permitted provided that:

- a) *the proposal is located within a settlement; or*
- b) *where the proposal is located within the countryside:*
 - i) *it utilises an existing building and meets the requirements of policy LE16; and*
 - ii) *any extension or new buildings form part of an existing tourist facility; and*
 - iii) *in the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape; and*
 - iv) *in the case of touring caravans and camping sites these are not prominent in the landscape.*

Proposals which involve the loss of serviced accommodation (Class C1) and non- serviced tourist accommodation, including caravan and camping sites, will only be permitted provided that it can be demonstrated that the existing living accommodation unit is no longer economically viable or required.

8.7 *Criterion (b) (i) and (ii)*

In this instance, the application site is located within land designated as countryside and therefore, criterion (b) of Policy LE18 is applicable. The proposed development does not comprise the erection of buildings and is limited to a change of use of the land with associated landscaping works. As a result, criterion (b) (i) and (ii) are not applicable in this instance.

8.8 *Criterion (b) (iii)*

As set out in paragraph 3.3 above, the lodges themselves do not form part of the planning application. In addition, the supporting statements submitted with the application confirm the proposed change of use will enable the use of lodges to be stationed onsite all year round with use ceasing during January, rather than positioned onsite and then subsequently removed on a seasonal basis. As such, it is not considered criterion (b) (iii) is applicable in this instance.

8.9 *Criterion (b) (iv)*

The proposed lodge pitch locations are predominantly positioned within the existing pitch and caravan storage areas with a modest incursion onto land currently in use as the recreational space of the application site. All of the pitches are located within the wider caravan park that constitutes an existing tourism site. Following the assessment undertaken below in the section titled 'Impact on the character and appearance of the area', it is not considered that the proposed development will result in any visual intrusion or undue prominence within the wider landscape. Consequently, it is considered the proposal complies with criterion (b) (iv).

8.10 *Loss of accommodation*

Third party representations have referred to the final paragraph of Policy LE18 and the absence of any viability assessment in response to the anticipated total reduction in pitches and overall visitor numbers as set out in the Appropriate Assessment. However, it is clear that this policy requirement is only triggered in the event that the proposed development results in the total loss of an existing tourism facility, rather than the redevelopment of an existing facility which is the case in this instance. Therefore, it is not considered necessary for evidence to be provided to demonstrate that the existing operation is no longer viable or needed.

8.11 *Conclusion on Policy LE18*

Following the assessment undertaken above, it is considered that the proposed scheme complies with the requirements of criterion (b) of Policy LE18 and therefore, is in accordance with the Policy as a whole.

8.12 Policy LE17

Third party representations have drawn reference to a conflict between the proposal and the criteria of Policy LE17 (Employment Sites in the Countryside). However, given the assessment set out above in relation to Policy LE18 and subsequent conclusion that the proposal complies with this policy as one of the policy exceptions listed under criterion (a) of Policy COM2 then it is not necessary to assess the proposal against Policy LE17.

8.13 Need and sustainability

Objections have been raised on the basis that the need for the amount and type of accommodation that the pitches provide for has not been demonstrated and is unlikely to be required given the experiences of other similar sites within the locality. However, it is not necessary to make the proposal acceptable in planning terms for the need or viability of the proposed development to be demonstrated.

8.14 Furthermore, with regard to the locational sustainability of the proposed development, the application site is located within an existing, established tourism site with onsite ancillary facilities. It is therefore considered that the proposal is consistent with the principles set out in paragraph 84 of the NPPF which support the provision of sustainable rural tourism. Although the supporting information provided by the applicant in relation to the potential creation of additional jobs is noted, given the compliance with the relevant planning policy set out above, the conclusion on the acceptability of the proposal in principle does not rely on the delivery of the reported employment levels.

8.15 Sherfield English Neighbourhood plan

Reference has been made within third party representations to the Sherfield English Neighbourhood Plan but this has not progressed to the formulation of a draft plan and therefore, cannot be given any significant weight in the assessment of the planning application.

8.16 Conclusion on the principle of development

Following the assessment undertaken above, it is concluded that the proposed scheme complies with Policy LE18 as one of the policy exceptions listed under criterion (a) of Policy COM2 of the TVBRLP. As a result, the principle of development is considered acceptable and an assessment against the other material considerations is undertaken below.

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

Design and Landscape

Policy E1 requires that the design of development is high quality and respects the character of the area, stating as follows:

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.

8.18 *Policy E2 relates to the impact of development on the wider landscape, stating as follows:*

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

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

8.19 In this instance the application site is accessed by Branches Lane which runs parallel to the western boundary of the application site. Currently, the vegetation at the southern end of the application site is not as substantial or mature then the planting at the northern end of the application site. As a result, clear views into the existing site are available from particular positions when travelling along Branches Lane from the south, with tents and caravans visible when the pitches are in use.

8.20 It is noted the landscape character area appraisal that covers the majority of the application site (character area no. 3B) identifies visually intrusive caravan parks as a key detractor and therefore, the existing clear views into the application site are considered visually detrimental to the existing landscape character. From positions on Branches Lane to the north of the vehicular access point and along Doctors Hill, which runs parallel to the northern boundary of the application site, the existing vegetation serves to limit views to glimpses of the tents and caravans stationed on the land.

8.21 With regard to the impact of the proposed scheme it is noted the proposed pitches will be occupied by units onsite throughout the year including during the winter months, compared to the current operation that results in the existing pitches being unoccupied from November to March. It is also noted the proposed lodges are likely to be taller than the typical caravan units and tents which occupy the existing pitches.

- 8.22 However, in response to the refusal of the previous application and the reason for refusal listed as no.1, which identified the potential for harm to the wider landscape when viewed from Branches Lane and Doctors Hill, the current proposal has been reduced to 68 pitches in total compared to the previous scheme comprising 80 pitches. As a result, only 9 pitches are now proposed adjacent to Branches Lane reduced from the 11 pitches previously proposed in the same area of the application site. These proposed pitches remain orientated in an arrangement with the side elevations facing the public highway, to ensure there is visual separation between each individual unit.
- 8.23 As noted in paragraph 8.3 above, the LPA is now of the view a condition securing the submission and approval of external materials for the units occupying the proposed pitches can be imposed, following the receipt and subsequent review of relevant case law. Consequently, the imposition of such a condition enables the LPA will have control over the external appearance of the units and ensure a consistent style between all of the units to be stationed onsite.
- 8.24 In conjunction with the reduction to the number of pitches and control over the external appearance of individual units, the proposed scheme also includes additional landscaping planting along the western boundary of the application site. The proposed planting will serve to strengthen the screening provided by the existing vegetation and serve to soften the appearance of any units occupying the proposed pitches. The submitted planting plan and schedule for this section of the proposed landscape planting comprises a wide range of species but includes Common Oak, Common Hawthorn and English Elm species. As such, it is considered that the proposed species mix will incorporate characteristics of the local landscape and serve to enhance the verdant character of Branches Lane and Doctors Hill. Consequently, it is considered that subject to conditions securing the specification, implementation and maintenance details of the other landscape planting positioned away from the western boundary, the proposed scheme will avoid any visual intrusion within the wider landscape.
- 8.25 It is noted concern has been raised within third party representations to a lack of detail within the proposed landscaping scheme, and the proposed site plan is misleading as the type and of units occupying individual pitches cannot be controlled. However, it is not considered necessary for all of the proposed landscaping details to be provided within the application or for the size of units occupying individual pitches to be controlled in order to ensure the acceptability of the proposed scheme in planning terms.
- 8.26 Following the assessment undertaken above it is considered the amendments to reduce the number of pitches proposed, in combination with the proposed planting scheme and the imposition of a condition controlling the appearance of the units occupying the proposed development, are sufficient to ensure the current proposal overcomes the harm to the wider landscape attributed to the previous application reference 20/02385/FULLS.

- 8.27 In relation to the appearance of the access tracks and other internal landscaping works, this will be similarly in nature to the appearance of the existing infrastructure onsite with views predominantly contained within the application site. Therefore, subject to the imposition of a condition securing the final specification details of the hard surfacing, it is considered that the design and layout of the proposal will integrate with the appearance of the existing tourism site and not serve to harm the character of the area.
- 8.28 Village Design Statement
Reference has been drawn to the Village Design Statement (VDS) within third party representations however, this document does not contain any specific guidance applicable to the type of development proposed. As the proposal is limited to the redevelopment of an existing tourism site, it is not considered that the proposed development is contrary to any of the guidance contained within the VDS.
- 8.29 Trees
In support of the application, an arboricultural survey and impact assessment was submitted, assessing the condition of the existing trees onsite and the potential impact of the proposed development. The submitted assessment identified that the proposed scheme will not result in the loss of any high quality trees of public amenity value, with tree removal limited predominantly to the existing trees at the centre of the application site.
- 8.30 To achieve this outcome, pitches partially within the root protection areas of the retained trees will require a no dig construction method to avoid any accidental damage during the construction phase. Precise details of the no dig construction method have been secured through the imposition of a condition. Third party representations have raised concern that there are existing pitches located within the root protection areas of mature trees, but this is not relevant to the assessment of the current proposal.
- 8.31 To offset the loss of the existing trees, the proposed soft landscaping works on the western boundary of the application site includes replacement tree planting with details of planting and maintenance secured by the imposition of conditions.
- 8.32 Consequently, it is not considered that the proposed scheme will result in an unacceptable arboricultural impact.
- 8.33 Conclusion on the impact on the character and appearance of the area
Following the assessment undertaken above, it is considered that the proposed development will avoid any materially significant harm to the visual and landscape character of the area. Consequently, the application is in accordance with Policies E1 and E2 of the TVBRLP.

8.34 **Ecology**

Onsite impacts

In support of the current application an updated preliminary ecological appraisal and roost assessment (Arbtech) has been provided and subsequently reviewed by the County Ecologist, with no objection raised subject to the imposition of conditions. The submitted assessment identifies the conditions onsite and the potential impact on protected species and habitats, as summarised below.

8.35 *Bats*

The proposed development will not result in any tree loss within the existing woodland area (Doctors Copse SINC) located in the south-east corner or serve to remove any loss of mature trees positioned on the boundaries of the application site. As such, it is not considered that the proposed development will result in the loss of bat roosting habitats within the existing woodland areas.

8.36 As identified above in the section titled 'Trees', the proposal will result in the removal of existing trees located within the central areas of the application site, predominantly comprising of younger trees sporadically positioned through the existing informal amenity area. The submitted preliminary roost assessment identifies that the loss of these trees is unlikely to support bats. Any potential loss of habitat arising from the removal of these trees however will be mitigated against through the provision of replacement planting and installation of bat boxes within the existing woodland areas. After reviewing the submitted information, the Ecologist raised no objection to this approach.

8.37 *Birds*

The proposed tree removal in the centre of the application has the potential to result in the loss of suitable habitat for breeding birds. To mitigate against this potential loss of habitat, it is proposed for additional bird boxes to be provided onsite and any for any onsite tree clearance works to be undertaken outside of bird breeding season.

8.38 *Dormice*

The submitted assessment identifies that as the proposed scheme will avoid the loss of any suitable existing habitat for dormice. Therefore, it is considered that the proposal will not adversely impact this protected species. No objection was raised by the ecologist to this conclusion.

8.39 *Reptiles and amphibians*

Due to current nature of the application site comprising existing pitches and managed lawn areas, it is not considered that the proposed scheme will serve to result in a loss of suitable habitat or for reptiles or amphibians.

8.40 *Conditions*

As recommended by the ecologist, a condition has been imposed securing the submission of a construction environment management plan and ecological management plan to ensure that there is no harm arising from the implementation phase of the proposed development or the subsequent operation of the application site in relation to Doctor's Copse SINC.

- 8.41 In addition, a condition has been imposed to secure the development is undertaken in accordance with the recommendation of the submitted ecology reports and the final specification and location details of the proposed biodiversity enhancement measures.
- 8.42 To ensure that any external lighting to be installed onsite does not serve to adversely impact protected species such as bats during hours of darkness or winter months, a condition has been imposed securing the submission and approval of specification details prior to installation. This will allow an assessment of whether the lighting specification follows best practice guidance on minimising the impact of lighting on areas where bats and other protected species are present.
- 8.43 *Third party representations*
Third party representations have raised concern that the application has not been supported by appropriate bat survey information but as identified above, an updated survey was submitted and reviewed by the County Ecologist.
- 8.44 Impact on Designated Sites: Mottisfont Bats SAC and Doctor's Copse SINC
The application site is located within the buffer zone of the Mottisfont Bats SAC. In addition, as aforementioned, the wider application site includes the Doctors Copse SINC. It has been assessed that the proposed development will remain unaffected due to the containment of the proposed development within the existing tourism site. However, there is also potential for an indirect impact through the deterioration of potential important local foraging habitat such as deciduous woodlands in proximity to water bodies and the Doctors Copse SINC qualifies as such a woodland.
- 8.45 However, with the imposition of a condition to secure and control the specification and positioning of any external lighting in conjunction with the retention of the existing mature woodland areas onsite, it is not considered that the proposal will result in any indirect harm to potential important local foraging habitat either to the Doctors Copse SINC or other mature woodlands in the locality. As a result, the proposed development will avoid any harm to the designated Mottisfont Bats SAC.
- 8.46 Offsite Impact on Designated Sites: Recreational Pressure
New Forest SPA
The proposed development is within 15km of the New Forest SPA site. In accordance with advice from Natural England and as the HRA of the Test Valley Borough Local Plan DPD, a net increase in development for overnight accommodation within 15km of the New Forest SPA site is likely to result in impacts to the integrity of those sites through a consequent increase in recreational disturbance. Since the adoption of the Local Plan, a review of the underlying evidence supporting the New Forest Interim Mitigation Strategy has been undertaken and a new Supplementary Planning Document (SPD) is currently going through public consultation. In any event, the application site is located within the buffer zone of the New Forest SPA, as identified by the interim framework and the draft SPD document.

- 8.47 Development within the identified zone that serves to increase the human population around the New Forest and thus can increase the level of recreation and disturbance of bird populations that are qualifying features of the associated SPA. The impacts of recreational disturbance (both at the site-scale and in combination with other development around the New Forest) are analogous to impacts from direct habitat loss as recreation can cause important habitat to be unavailable for use. The habitat is functionally lost, either permanently or for a defined period. Birds can be displaced by human recreational activities and use valuable resources in finding suitable areas in which to breed undisturbed. Ultimately, the impacts of recreational disturbance can be such that they affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the European sites.
- 8.48 *Current Operation*
In this instance, the application site currently benefits from a number of extant planning permissions for tourist use which comprise 100 camping pitches limited to 245 days of the year in addition to 43 pitches limited to 21 days of the year. By comparison, the proposed development would result in the use of this land for the placement of 68 lodges for 11 months of the year with the application site closing down in January. Although it is acknowledged that the number of units is being reduced, the proposal will result in a different type of accommodation being provided onsite for a greater period of time and it is therefore considered necessary to review the potential impact on overall visitor numbers.
- 8.49 *Previous Appropriate Assessments*
Previously, under application reference 20/02385/FULLS, the Local Planning Authority (hereafter LPA) completed an appropriate assessment based on industry averages from tourism board surveys for in relation to different types of accommodation. However, the selection of a particular average to use for a particular type of accommodation is open to interpretation, as the breakdown above does not perfectly correlate with the particular type of accommodation brought onto site currently or the proposed lodges. It is also notable that the averages provided from the tourism surveys referred to above and other available surveys are a collation of data from a variety of different tourism sites in different regions.
- 8.50 It was therefore accepted that the complete reliance on tourism averages without any reference to bespoke data for the application site was open to challenge and not sufficiently robust to be considered a precautionary approach as required by the Habitats Regulations
- 8.51 *Available data*
The applicant has previously provided the historical data collected from the internal booking system and this data covers the period from 2010 to the present day. This booking data comprises the number of bookings, the type of accommodation occupied and the number of people per booking. On receipt of the raw booking data from the applicant the LPA selected a calendar year at random (2014) and requested the supporting data for this year in order to check the occupation averages provided by the applicant against the raw booking data. In support of the current application, the applicant has also provided the raw booking data for 2022 and this exercise has been repeated.

- 8.52 Third party representations have raised concern with regard to the reliance on data provided by the applicant to calculate the existing level of visitors, but in the absence of any other data source which is bespoke to the application site, it is considered that this is the most appropriate and reasonable approach to identify visitor numbers. As discussed further below, where no relevant data is available then a precautionary approach has been adopted by using figures which represent a likely degree of overestimation such as the combination of March and October data for winter months.
- 8.53 With regard to the third party assertion for an alternative calculation based on the maximum numbers of bedrooms, for example the application of a 3 person occupancy average for 3 bedroom units, it is noted that such an approach is underpinned by an assumption that occupation is determined by the number of bedrooms. That assumption does not accord with the Natural England guidance on the calculation for residential dwellings which is calculated by the average household size rather than on the basis of bedroom provision. As such, this alternative approach would also incorporate a degree of projection that varies to the approach undertaken for different types of development. This includes identifying a figure for the existing tent and touring caravan accommodation whereby the size of individual units is not known has the potential to vary greatly on an individual basis. As such, it is considered that the use of the raw booking data is the most suitable approach.
- 8.54 *Calculation of population per unit for existing scenario*
The proposed development will serve to replace the existing touring pitches rather than the existing static caravan's onsite and therefore, it is the average of the touring pitches that has been taken forward as the basis of the calculation for the existing visitor population. The resulting figure is an average of 2.66 people per pitch when calculated across the whole dataset of 11 years, (up from the previous figure of 2.65 due to the inclusion of the 2022 booking data).
- 8.55 *Calculation of population per unit for future scenario*
In order to calculate an average population figure for the proposed lodges, the applicant's agent has referred to the historic data collected for the existing static caravan's onsite and identified the highest average recorded of 2.5 people per static caravan as set out on tab B of the LPA's calculations. It is acknowledged that the data only relates to a limited number of static caravans but notwithstanding this point, the data represents historic data bespoke to the application site and is the highest recorded average for this type of accommodation. An average of 2.5 is higher than the average household size of 2.4 people per household utilised by Natural England's standard methodology guidance for calculating nutrient neutrality.
- 8.56 However, it is acknowledged the proposed lodges could serve to trigger an increase in the average occupancy per unit group size as a result of the potential perceived upgrade in tourism accommodation, when compared against the existing touring caravan and tent pitches. To identify the potential capacity following the reduction of the overall pitch numbers onsite an additional calculation has been undertaken, demonstrating that sufficient capacity exists for an overall reduction in visitor numbers even if the occupancy per unit group size increases to 4.3 people for the proposed lodges. Given that this represents

an increase of 61.6% from the current occupancy per unit group size of 2.66, it is considered that this buffer is sufficient to accommodate any potential increase in group sizes due to the upgrade in tourism accommodation arising from the installation of the proposed lodges.

8.57 *Calculation of seasonal occupancy rates*

Following the receipt of the raw booking data the LPA also took the opportunity to review the seasonal occupancy rates using real life data. The theoretical capacity of the application site was calculated by referring back to the limitations currently imposed on each part of the site multiplied by the number of unit days in each calendar month. For the Willows overflow section, units occupying this part of site are limited to a total of 21 days in a calendar year between the months of April and September. As a result, 21 unit days has been evenly divided between the months of May, June, July and August.

8.58 Following the analysis of both the 2014 and 2022 raw booking data, a combined average between the two figures for each calendar month was taken forward for the population comparison. With regard to calculating a seasonal occupancy rate for the months of January, February, November and December in the absence of any real life data, a combined average for March and October has been used. This equates to a 7.9% occupancy rate. Although these months do not represent the high season, given the worsening weather conditions during winter months, it is considered that in all likelihood the use of an average from late autumn/early spring is likely to be a modest overestimation of the visitor population and therefore is sufficiently robust.

8.59 *Conclusion*

The LPA's calculation concludes that the proposed development will result in a net reduction of 4,456 visitors overall and an overall reduction even in the scenario that average group sizes increase from 2.66 to 4.3 people per unit. Therefore, it is concluded that there will be no likely significant impact on the designated SPA arising from additional recreational pressure.

8.60 *Solent and Southampton Water SPA*

The application site is located outside of the 5.6km buffer zone of the Solent and Southampton Water SPA and therefore, it is not considered that there would have been any additional impact arising from recreational pressure.

8.61 Offsite Impact on Designated Sites: Nutrient Loading

Solent and Southampton Water SPA/Ramsar, Chichester and Langstone Harbours SPA/Ramsar, Portsmouth Harbour SPA/Ramsar,

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

- 8.62 As such, the emerging advice from Natural England is that the applicants for development proposals resulting in a net increase in dwellings or units of overnight accommodation are required to submit the nitrogen budget for the development to demonstrate no likely significant effect on the European designated sites due to the increase in waste water from the new housing. Although it has been identified in the preceding sections that the proposed development will not trigger an increase in population, given the potential for changes to water consumption and land classification within the application site, it is considered necessary to assess the potential impact on nutrient loading.
- 8.63 Although it has been identified in the preceding sections that the proposed development will not trigger an increase in population, given the potential for changes to water consumption and land classification within the application site, it is considered necessary to assess the potential impact on nutrient loading.
- 8.64 *Foul Drainage Provision*
The application site is currently served by a package treatment plant and as confirmed on page 3 of the applicant's calculations, this will be retained and maintained in accordance with the current maintenance arrangements undertaken onsite. In accordance with Natural England's latest guidance and version of the budget calculator, a default of 70.9 mg/TN/litre figure has been used.
- 8.65 *Water usage*
As the application site comprises a variety of additional operations beyond the provision of pitches for tents and touring caravans, such as the caravan sales yard and the existing static caravan's onsite that will be retained, it is not possible to identify the precise historic water usage generated by the occupation of the touring pitches.
- 8.66 Instead, the assessments undertaken by both the applicant and the LPA have applied the BS 8551:2015 as the standard for temporary water supply that ascribes the following values for different types of accommodation; tent (70 litres per person per day), static caravan not serviced (100 litres per person per day) and chalet (227 litres per chalet per day equivalent to 90.8 litres per person per day when using an average occupancy of 2.5 people per unit). These values with the addition of the 10 litre precautionary buffer have been used.
- 8.67 *Population numbers*
The population figures to inform the LPA's nutrient budget calculations have been informed by the visitor number analysis set out above in relation to recreational pressure.
- 8.68 *Proposed budget*
A calculation has been undertaken to identify the nutrient budget to be generated by the proposed development. The 6,176 visitor number identified previously in the visitor analysis has been divided by the number of calendar days (365.25) to provide a daily total average of visitors' onsite for all of the proposed lodges. This results in an average occupancy of 20.67 people per day for the purpose of the calculator. There are 68 proposed lodges in total and therefore an overall occupancy rate of 0.25 (16.9 people / 68 units) per day has been used.

8.69 The water usage has been calculated as 91 litres per person per day (calculated as 227 litres per chalet / 2.5 occupancy per unit), with the additional 10 litre buffer resulting in an overall total of 101 litres per person per day. Following the use of the above inputs, a total nutrient budget of 62.24 Kg/TN/yr has been identified for the proposed use of the application site, representing an overall reduction of 30.68 Kg/TN/yr.

8.70 Even in the event the proposed lodges result in an increase of group size to 4.3 as referred to in the preceding section on recreational pressure, the resulting nutrient budget calculation (10,622 visitors/365.25 calendar days/68 total lodges = 0.291 occupancy rate) identifies a total of 70.99 Kg/TN/yr that would be generated, representing an overall reduction of 21.93 Kg/TN/yr when compared to the existing scenario.

8.71 *Conclusion*

The proposed development will result in an overall net reduction of at least 21.93 Kg/TN/yr. As a result, it is concluded that the proposed development will not result in a likely significant impact with regard to additional nitrate loading.

8.72 Conclusion on ecology

Following the assessment undertaken above, it is considered that the proposed scheme will avoid any adverse impact on protected species and habitats in addition to offsite designated areas. Consequently, the application is in accordance with Policy E5 of the TVBRLP.

8.73 **Water Management**

Policy E7

Policy E7 relates to water management and states as follows:

Development will be permitted provided that:

- a) *it does not result in the deterioration of and, where possible, assists in improving water quality and be planned to support the attainment of the requirements of the Water Framework Directive;*
- b) *it complies with national policy and guidance in relation to flood risk;*
- c) *it does not result in a risk to the quality of groundwater within a principal aquifer, including Groundwater Source Protection Zones and there is no risk to public water supplies;*
- d) *all new homes (including replacement dwellings) achieve a water consumption standard of no more than 110 litres per person per day; and*
- e) *all new non-residential development of 500sqm or more achieve the BREEAM 'excellent' credit required for water consumption (reference Wat 1).*

Criteria d) – e) need to be satisfied unless it can be demonstrated that it is not financially viable.

8.74 *Criterion (a)*

In support of the application, a surface water and foul drainage assessment has been submitted, identifying the accommodation of surface water run-off from the associated lodges through the use of permeable paving for the proposed car parking area and internal access roads. As part of considering the previous application reference 20/02385/FULLS (paragraph 4.7) the Local Lead Flood Authority raised no objection to this proposed arrangement subject to the imposition of conditions securing details of any technical alterations that arise from the implementation stage as well details of the maintenance and ongoing management measures.

8.75 As discussed in further detail on the section titled 'Impact on the general amenity of the area' below, any wastewater generated from the proposed change of use will be served by the existing package treatment plants onsite. The Environment Agency responded to the previous application raising no objection to this arrangement with reference drawn to the permitting process that is a requirement separate to the assessment of the planning application.

8.76 Therefore, it is considered that the proposed surface water and foul water drainage system is sufficient to avoid any adverse impact on water quality, in accordance with criterion (a).

8.77 *Criterion (b)*

The application site is located within Flood Zone 1 and therefore, it is considered that the proposed development complies with national flood risk policy and guidance, in accordance with criterion (b).

8.78 *Criterion (c)*

As noted above in relation to the assessment against criterion (a), the application is supported by technical documents that detail the provision of an acceptable surface water drainage strategy. Furthermore, it is noted that the application site is not located within a groundwater source protection zone. Consequently, it is not considered that the proposed scheme will result in a risk to the quality of groundwater within a principal aquifer or trigger an adverse risk to public water supplies. As such, the proposal complies with criterion (c).

8.79 *Criteria (d) and (e)*

As aforementioned, the proposed scheme does not include the installation of lodges or any other type of tourism accommodation unit. Therefore, it is not possible to impose any conditions requiring the achievement of the corresponding water efficiency standards. Consequently, criteria (d) and (e) are not applicable in this instance.

8.80 *Conclusion on Policy E7*

Following the assessment undertaken above it is considered that the proposed scheme is in accordance with Policy E7 of the TVBRLP.

8.81 **Impact on the general amenity of the area**

Policy E8 relates to the potential for pollution and states as follows:

Development will be permitted provided that it does not result in pollution which would cause unacceptable risks to human health, the natural environment or general amenity.

Development that would or could potentially generate pollution will only be permitted if it can be demonstrated that there would not be any adverse impact on human health, the natural environment or general amenity.

Development which is sensitive to pollution will only be permitted if the intended users are not subject to unacceptable impact from existing nearby uses having taken account of proposed mitigation measures.

8.82 Foul drainage

In the absence of any connection to mains drainage, the proposed scheme will be served by the existing package treatment plants onsite. As aforementioned, it is considered that this is not considered to be an unlikely prospect given the scale of the existing tourism facility and the anticipated modest reduction in overall visitor numbers as set out in the ecology section above.

8.83 However, even in the event that existing infrastructure fails to sufficiently accommodate the wastewater drainage generated by the proposed development then controls through other legislation such as the Environment Agency A licencing process are available. As such, it is considered that the proposal will avoid an adverse polluting impact arising from the generation of wastewater.

8.84 Light

Third party representations have raised concern the proposal will result in adverse light pollution, particularly during winter months when the existing boundary vegetation is not within full leaf. On this matter, it is noted that the submitted proposed site plan includes an indicative reference to bollard lighting located throughout the proposed pitch areas. To ensure that the proposed bollard lighting and any other external lighting does not result in an obtrusive light pollution on the general amenity of the area, a condition has been imposed securing the requirement for the specification details of any external lighting to be submitted and approved prior to installation.

8.85 As a result, it is considered that sufficient controls have been secured to ensure the proposed scheme does not result in materially significant adverse light pollution impact on the general amenity of the area.

8.86 Noise

It is acknowledged that the proposal will result in the areas currently in use as caravan storage for additional pitches, but given that the existing storage use is likely to generate a level of noise from the periodic manoeuvring of caravans, it

is not considered that the proposed use for pitches will result in a materially significant increase in noise levels for these areas. The remaining pitches are either located on existing pitch areas which will generate a level of noise during occupation currently or are a significant distance away from any residential property or neighbouring uses of a noise sensitive nature.

8.87 It is also acknowledged the proposal will result in the activity during winter months when at present, the use of the existing pitches ceases at this time. However, it is considered likely that any occupation during winter months will be predominantly confined to the lodges themselves and therefore, the potential for significant noise generation impacting neighbouring properties will be significantly reduced. Consequently, whilst the concerns raised by third party representations are noted, it is considered the proposal will avoid a materially significant level of noise pollution.

8.88 Smell

Given that the proposed development is limited to hard and soft landscaping works to facilitate the use of lodges rather than caravans and tents, it is not considered that the proposal will result in any material significant additional smell pollution on the general amenity of the area.

8.89 Impact on visitors

Third party representations have also raised concern that the proposed scheme does not provide sufficient amenity space or intervening space between individual units for the potential future occupants of the proposed development. The provision of adequate amenities is covered by separate licencing legislation and therefore, does not form part of the assessment of the planning application. However, the submitted masterplan demonstrates the retention of a sizeable informal recreation space located in the centre of the wider application site as well as indicating that each pitch will have a modest allocated area of open space. As such, it is not considered that the proposed layout will result in unacceptable conditions onsite for visitors of the application site.

8.90 Impact on adjoining land uses

Furthermore, concern has been raised in relation to the relationship between the proposed development and the adjoining agricultural fields that form part of the holding known as Pound Farm. However, given the current use of the application site as an existing campsite and the existing boundary vegetation whether it is located on within the Pound Farm holding or within the application site, it is considered the proposed development will not serve to prevent or disrupt the adjoining agricultural use in a materially significant manner.

8.91 Conclusion on the impact on the general amenity of the area

Following the assessment undertaken above, it is considered that the proposed development will avoid any materially significant polluting impact on the general amenity of the area and therefore, the application is in accordance with Policy E8 of the TVBRLP.

8.92 **Heritage**

The residential property known as March End is located to the north-east of the application site and is Grade II listed. In addition, the residential property known as Old Roost Cottage is also Grade II listed and located to the north-west of the application site. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historical interest which it possesses. In addition, Policy E9 of the TVBRLP requires that development positively contributes to sustaining or enhancing the significance of the heritage asset.

8.93 In response to this matter a heritage statement was provided in support of the application, identifying that the proposed development would not directly intrude upon the immediate setting of either listed building with the proposed development contained within the existing tourism site. Due to the intervening distance and the retention of the existing vegetation on the boundaries of the application site, it is considered that the proposal will avoid any significant change to the existing relationship between the application site and either listed building.

8.94 As a result of the assessment undertaken above, it is considered that the proposed scheme will preserve the special interests of both listed buildings and their settings. Therefore, the application is in accordance with Policy E9 of the TVBRLP.

8.95 **Impact on the amenity of residential property**

Impact on neighbouring properties

The proposed site plan demonstrates that the proposed pitches at the front (western end) of the application site will be in a similar arrangement to the existing layout. As such, it is not considered that the proposed scheme will result in any material loss of privacy or daylight and sunlight provision for the residential properties to the north-west of the application site.

8.96 In relation to potential impact on the existing dwellings positioned adjacent to the application site to the north-east (known as March End, Courtyard House, Pemberton Lodge and Doctor's Hill Farm), the proposal will result in the existing caravan storage areas at the rear (east) of the application site being used as pitch locations. However, any associated lodge will need to comply with the height restriction set out in paragraph 3.3 above, and the existing vegetation on the boundaries of the application site provides significant screening. Therefore, in conjunction with the intervening distance and offset position of the proposed pitches in relation to these neighbouring properties, it is not considered that the proposal will result in any materially significant loss of privacy or daylight and sunlight provision.

8.97 Third party representations have also raised concern in relation to the potential impact on the open fields adjoining the application site to the south, but that this does not form part of any residential property, it is not considered that there will be any adverse impact on residential amenity. Additional concern has been raised on the basis the proposal will prevent the application site from operating a good neighbour policy but this is a private civil matter.

8.98 Consequently, it is considered that the proposal sufficiently provides for the amenity of residential property in accordance with Policy LHW4 of the TVBRLP.

8.99 **Highways**

Access

The proposed scheme does not include any alterations to the existing vehicular access onto Branches Lane. In reviewing the previous application reference 20/02385/FULLS (paragraph 4.7) the Highways Officer responded confirming the change of use to lodge type accommodation is likely to result in a reduction in towed vehicles on the local road network when compared to the existing tent and caravan operation.

8.100 In terms of vehicle trip generation, as aforementioned above in the section on recreational pressure, it is anticipated that the proposal will result in less visitors overall. In addition, the reduction in the total number of pitches onsite and change to a year round operation rather than the current seasonal restrictions will allow for a more consistent trip generation profile throughout the year. Consequently, it is considered the proposed scheme will avoid any materially significant increase in vehicle movements.

8.101 To ensure that there is no highway safety issue during the implementation stage, a condition has been added securing the submission of a traffic management plan to ensure that the alterations to the site layout and lodges are brought onto the application site in a phased manner. In addition, a condition has been imposed securing the laying out of the allocated parking spaces prior to the associated pitch being brought into use to ensure that there is no displacement of vehicles onto the public highway.

8.102 Third party representations have raised concern the use of Branches Lane by pedestrians is currently unsafe however this assertion is not supported by any substantive evidence and in any case, it is not evident how the proposed development would give rise to an additional adverse impact to the safety of users of this public highway. Consequently, it is not considered this concern forms a reasonable basis for refusing the current planning application.

8.103 As a result, it is considered that the proposed development will avoid any adverse impact on the highway safety of the local road network in accordance with Policy T1 of the TVBRLP.

8.104 Parking

There are no minimum parking standards as set out in Annexe G of the TVBRLP that correspond with the type of development proposed in this instance. However, it is noted that the submitted proposed site plan demonstrates that each pitch will include two allocated parking bays. It is considered that the allocation of two parking bays per pitch is an acceptable provision that will avoid any the requirement for significant on street parking. As a result, the application is in accordance with Policy T2 of the TVBRLP.

8.105 Crime and community safety

As the proposal is limited to the redevelopment of an existing tourism site, it is not considered that the proposal will trigger any adverse impact on community safety and therefore, the application is in accordance with Policy CS1 of the TVBRLP.

8.106 Conditions

To ensure that the application site and proposed pitches are only used for the provision of tourism accommodation, conditions have been imposed preventing the occupation of the pitches as a main residence and requiring the applicant to maintain a register of visitors. These conditions will be applied in tandem with the completion of a legal agreement, discussed in the following section, to control the phasing of the development.

8.107 In addition to conditions relating to the use of the proposed development, further conditions have been imposed to secure the precise details and implementation of the proposed design, trees, landscape, ecology, drainage and highway measures.

8.108 Third party representations have commented that the imposition of a large number of conditions represents poor practice and arises from an inadequate submission. For the rationale set out in the assessment above, it is considered all of the conditions contained within the officer recommendation below are in accordance with the guidance set out within the NPPG for conditions to be necessary, relevant to planning and the proposed development, enforceable, precise and reasonable in all other aspects.

8.109 Legal agreement

As set out in paragraph 4.1, the application site is subject to a number of legal obligations setting out parameters for the capacity of each parcel of the application site as well as seasonal restrictions on the existing tourism use. It is therefore necessary for a new legal agreement to be completed to correspond to the proposed development.

8.110 The current units stationed at the rear (east) of the application site, those labelled 'The Holiday Park' in the previous legal agreement are to remain unaffected by the proposal and therefore, the new legal agreement will simply replicate the current obligations.

8.111 In order to avoid the total number of visitors exceeding the existing baseline, as identified in the analysis set out in the sections on recreational pressure and nutrient loading, at any point during the implementation phase, a phasing plan has been provided. The submitted phasing plan sets out the sequencing of the proposal, beginning with the existing pitch areas at the western end of the application site and progressing further inwards.

8.112 For those areas subject to the proposed pitches including the pitch areas known as The Hawthorns, The Pines and The Willows as well as the existing caravan storage areas will be subject to the current obligations until work commences to implement the proposed development. At the point, each individual parcel of land will be subject to the capacity restrictions set out within the submitted phasing plan. This will prevent any conflict with the current permissions and obligations that are in place.

8.113 **Other matters**

Validation requirements

Concern has been raised that the application does not comply with the relevant validation requirements on the basis that no existing site plan, floor plans or elevations have been provided. However, as set out above, the proposal is for a change of use only and the use of the application is currently for the stationing of caravans and tents. It is therefore not necessary for the application to be supported by existing floor plans or elevations. Furthermore, the existing layout of the application site is provided on drawing reference 102 Rev D. Consequently, it is considered sufficient information has been submitted to satisfy the relevant validation requirements.

8.114 *Application submission*

Third party representations have challenged the assertion within the application submission that the proposed development is required for the viability of the onsite post office, but it is not necessary to assess this matter in order to determine the planning merits of the application. Concern has also been raised with regard to the lack of affordable housing provision and CIL contribution but there is no policy basis or requirement for these contributions to be secured in order to ensure the proposal is acceptable in planning terms.

8.115 *Addresses of third party representations*

Reference has been drawn to the addresses of third parties that have submitted representations in support of the application, however this is not a material consideration.

8.116 *Enforcement and monitoring of conditions*

Concern has been raised in relation to the ability of the Local Planning Authority to effectively monitor and enforce planning conditions. However, any information received in relation to a potential breach of planning control is investigated by the Local Planning Authority's enforcement team.

8.117 *Private civil matters*

Third party representations have raised a number of concerns that do not form material considerations, including matters related to the applicant's intentions and the prospect of subsequent applications. As a result, these have not been included in the assessment set out above.

8.118 *Processing of previous application*

Reference has been drawn within third party representations to the processing of the previous application including the comments from the Economic Development officer and the photographs within the officer presentation to Planning Committee. However, every application is assessed on its own merits and matters relating to the processing of the previous application are therefore not relevant.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP, therefore the recommendation is for permission. This recommendation is subject to a satisfactory consultation response from Natural England to the appropriate assessment undertaken and the completion of a legal agreement securing an appropriate phasing of the development.

10.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building for the following:

- **Receipt of a satisfactory consultation response from Natural England**
- **Completion of a legal agreement to secure the following restrictions:**
 - **Replicate the restrictions relating to The Holiday Park, as defined by the previous legal agreement completed under 11/00308/OBLS.**
 - **Secure the phasing of the development in accordance with the submitted phasing plan.**

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:**
Site Location Plan (102 D)
Landscape Masterplan (Figure 9 P8)
Soft Landscape Details Sheet 1 of 2 (501 D)
Soft Landscape Details Sheet 2 of 2 (502 D)
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The development hereby permitted shall only be occupied by units qualifying as caravans, as defined by the Caravan Sites and Control of Development Act (1960) and the Caravan Site Act (1968) as amended.**
Reason: To accord with the terms of the application and to ensure satisfactory planning of the area.
4. **The pitches hereby permitted shall only be occupied by a maximum of 68 units at any one time.**
Reason: To accord with the terms of the application and to ensure satisfactory planning of the area.

- 5. The static caravans, cabins/chalets occupying the pitches hereby permitted shall not be occupied as a persons' sole or main place or residence.**

Reason: The application site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation having regard to Policies COM2 and LE18 of the Test Valley Borough Revised Local Plan (2016).
- 6. The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make such information available at all reasonable times to the Local Planning Authority.**

Reason: The application site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation having regard to Policies COM2 and LE18 of the Test Valley Borough Revised Local Plan (2016).
- 7. The development hereby permitted shall be undertaken in full accordance with the provisions set out within the RPS Tree Survey and Arboricultural Impact Appraisal (containing tree protection measures) reference JSL3693_780 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 Policy E2 of the Test Valley Borough Revised Local Plan (2016).
- 8. Tree protective measures installed (in accordance with the tree protection condition listed as no. 7) 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 Policy E2 of the Test Valley Borough Revised Local Plan (2016).
- 9. Prior to the commencement of development, a method statement, detailing the no dig surfacing construction method for areas within the root protection zones of the retained trees, shall be submitted to and approved in writing by the Local Planning Authority. All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved method statement.**

Reason: To prevent the loss during development of important local landscape features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 10. No development shall commence on site (including any works of demolition), until a Construction and Demolition Environmental Management Plan and Ecological 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) the phasing of delivery vehicles bringing the lodges onto site**
 - iii) loading and unloading of plant and materials;**
 - iv) storage of plant and materials used in constructing the development;**
 - iv) hours of construction, including deliveries;**
 - v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
 - vi) wheel washing facilities;**
 - vii) measures to control the emission of dust and dirt during demolition and construction;**
 - viii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
 - ix) measures for the protection of the natural environment and the ongoing management of Doctors Copse SINC**

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 the matter 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 and dangers to highway safety, during the construction phase having regard to Policy E8 of the Test Valley Borough Revised Local Plan (2016).

- 11. The development hereby permitted shall proceed in accordance with the measures set out in Section 4.0 'Conclusions, Impacts and Recommendations' of the Hill Farm Caravan Park, Branches Lane, Romsey, SO51 6FH Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech April 2023), unless varied by a European Protected Species (EPS) licence issued by Natural England.**

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

- 12. No works to enable the formation of the tracks and pitches hereby permitted shall take place, until details of a scheme of ecological enhancement measures to be incorporated within the development is submitted and approved by the Local Planning Authority. All enhancement measures should be permanently maintained and retained in accordance with the approved details.**

Reason: To enhance the biodiversity of the site in accordance with requirements under the National Planning Policy Framework and Policy E5 of the Test Valley Borough Revised Local Plan (2016).

- 13. Notwithstanding the information provided for the western boundary, no works to enable the formation of the tracks hereby permitted shall take place, until full details of the hard and soft landscape works have been submitted and approved. Details shall include:**
- (i) planting plans;**
 - (ii) written specifications (including cultivation and other operations associated with plant and grass establishment);**
 - (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities;**
 - (iv) hard surfacing materials.**

The landscape works shall be carried out in accordance with the approved details.

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

- 14. Prior to the pitches hereby approved being brought into use, a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

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

- 15. Prior to the stationing of any static caravans on the pitches hereby approved, details of exterior materials and colours of the static caravans shall be submitted to and approved in writing by the Local Planning Authority. Only caravans constructed in accordance with the approved details shall be positioned on the pitches hereby approved.**

Reason: To ensure that the development protects, conserves and enhances the landscape character of the area, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 16. The drainage system hereby permitted shall be constructed in accordance with the approved documents:**
- Site Investigation Percolation Testing (reference: PT-2020-00002 1.1, dated: 12/01/2020).**

- **Surface Water Drainage Technical Summary (reference: AAC5728; dated: 16th December 2020).**
- **Flood Risk Assessment and Conceptual Foul and Surface Water Drainage Strategy (reference: RCEF77450 002, dated 28th September 2020).**

Any changes to the approved drainage strategy and associated documentation must be submitted to and approved in writing by the Local Planning Authority and the Lead Local Flood Authority in consultation with the Environment Agency where necessary. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations. Implementation of the surface water drainage system shall be in accordance with the approved details and retained thereafter.

Reason: To ensure that the development does not result in the deterioration of water quality and unacceptable level of surface water flooding or an unacceptable polluting impact on controlled waters in accordance with Policies E7 and E8 of the Test Valley Borough Revised Local Plan (2016).

- 17. Prior to the completion of the drainage strategy hereby approved, details for the long-term maintenance arrangements of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:**
- a. Maintenance schedules for each drainage feature type and ownership.**
 - b. Details of protection measures.**

Management of the surface water drainage system shall be in accordance with the approved details and retained thereafter.

Reason: To ensure that the development does not result in the deterioration of water quality and unacceptable level of surface water flooding in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).

- 18. The development hereby approved shall not be brought into use until the car parking spaces shown on the approved masterplan have been provided. The areas of land so provided shall be retained at all times for this purpose.**

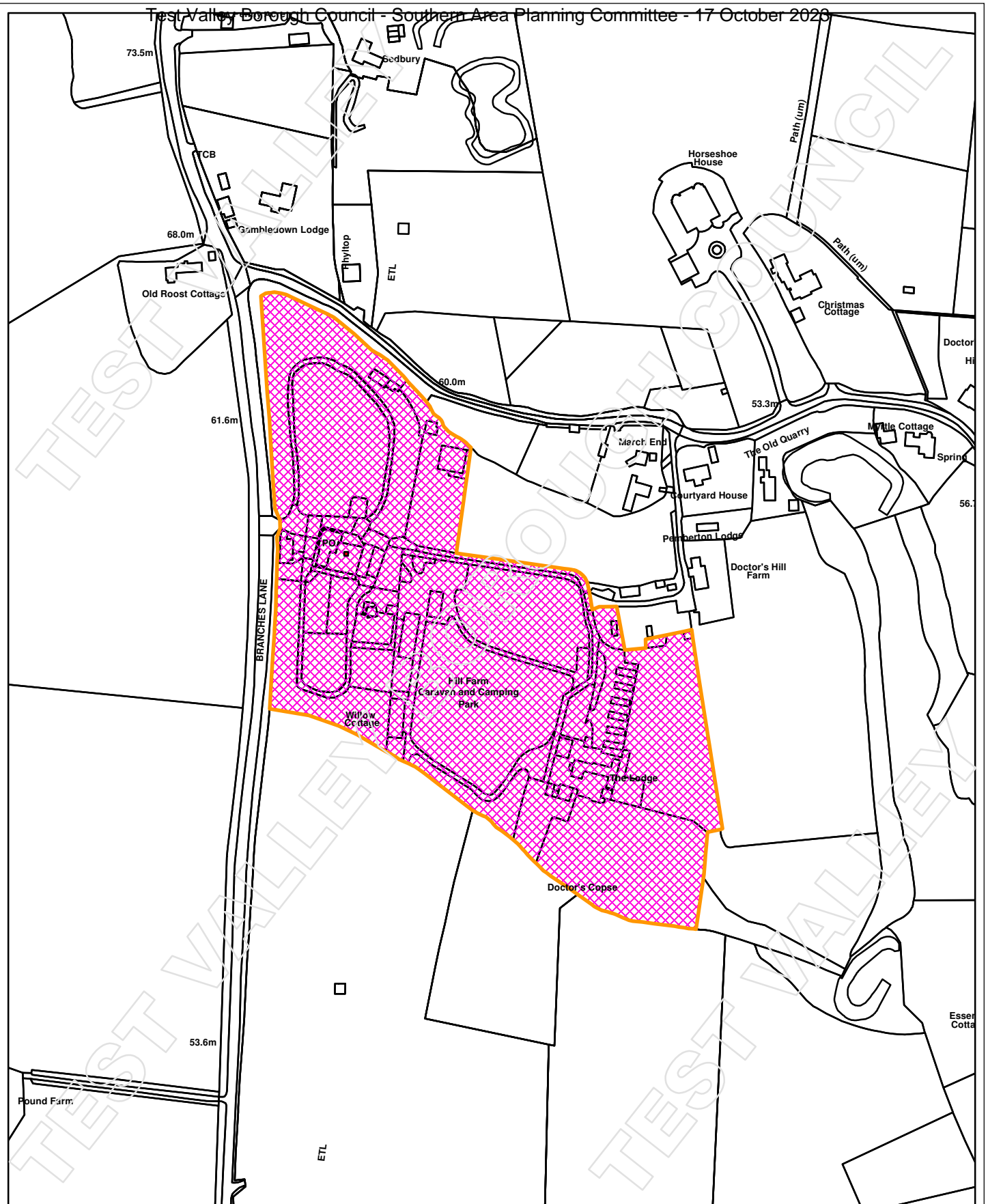
Reason: To ensure sufficient off-street parking has been provided in accordance with Policy T2 of the Test Valley Borough Revised Local Plan (2016) and in the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).

- 19. 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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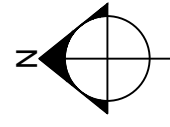
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Notes

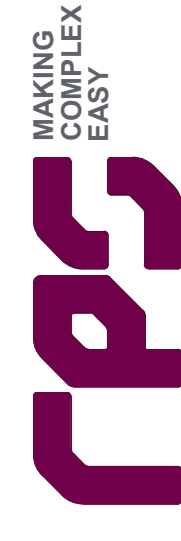
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LEGEND

- APPLICATION SITE BOUNDARY
- INDICATIVE LOCATION OF EXISTING LOW LEVEL BOLLARD LIGHTING



D	Application Site Boundary	DA	GL	08/12/20
C	Application Site Boundary	GL	NM	04/12/20
B	Application Site Boundary	GL	NM	04/12/20
A	Existing bollard lighting	GL	NM	30/11/20
Rev	Description	By	CB	Date



Lakesbury House, Hittingbury Road, Chandlers Ford,
Hampshire SO53 5SS
T: 02380 810 440 E: rpsso@rpsgroup.com

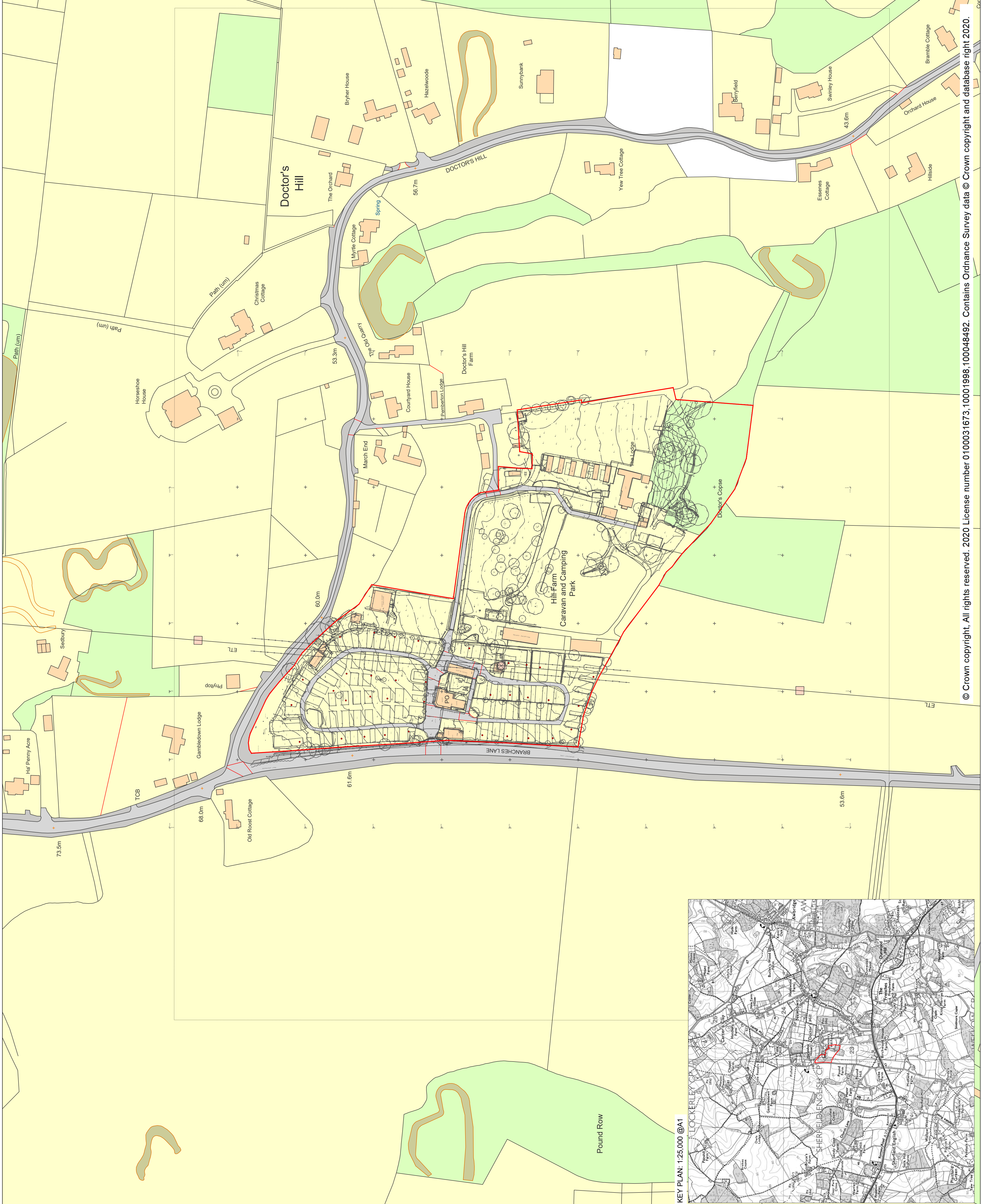
Client DHI Ltd.

Project Hill Farm Caravan Park

Title Site Location Plan

Status Drawn By PIM/Checked by NM
For Planning GL

Job Ref JSU3693 Scale @ A1 Date Created Sept 2020
RPS Drawing / Figure Number 102 Rev D



KEY PLAN: 1:25,000 @A1



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ANNOTATIONS

- A** EXISTING RESIDENTIAL BUILDING AND ACCOMMODATION
- B** EXISTING WELLBEING CENTRE
- C** EXISTING CENTRAL AMENITY FACILITY PLAY AREA + POST OFFICE
- D** EXISTING OFFICES / STORAGE
- E** EXISTING TOILET BLOCK
- F** EXISTING RESIDENCE
- G** EXISTING OPEN SPACE / POND + PROPOSED PLAY AREA
- 1** ADDITIONAL DEVELOPMENT
- 2** THE WILLOWS
- 3** THE POPLARS
- 4** THE HAWTHORNS
- 5** THE PINES
- 6** VISITOR PARKING BAYS INC INR ACCESSIBLE BAY
- 7** WELLBEING CENTRE COURTYARD

LEGEND

EXISTING

- SITE BOUNDARY
- EXISTING TREES
- EXISTING VEGETATION
- EXISTING TREES / VEGETATION TO BE REMOVED

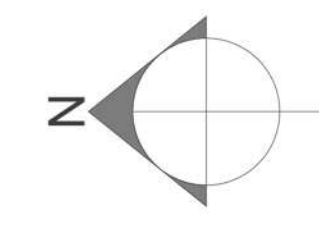
PROPOSED

SOFT

- TREE PLANTING
- MULTI-STEM TREE
- AMENITY GRASS
- MASCALAND EDGE MEADOW / SCRUB
- EVERGREEN HEDGE
- WILDFLOWER MEADOW
- ORNAMENTAL PLANTING
- STRUCTURE PLANTING
- HEDGE PLANTING
- PLANTERS

HARD

- 1.8M HIGH TIMBER CLOSE BOARD FENCE
- VEHICULAR GRADE SURFACING
- PRIVATE AREAS
- CAR PARKING BAYS
- ILLUSTRATIVE GAS COMPOUND LOCATION
- BIN STORE
- RECYCLING STATION
- EXISTING MAINTENANCE FACILITIES
- SEATING
- BOLLARD LIGHTING



Rev	Description	By	CB	Date
PR	Approved to Client Comment & Mid Line Amend	DA	GL	14/02/23
PR	Final Line Amend	CP	GL	14/02/23
PR	Approved to Client Comment	CP	GL	14/02/23
PR	Approved to Client Comment	CP	GL	14/02/23
PR	Minor Amend / Graphic Enhancement	CP	GL	14/02/23
Rev	Description	By	CB	Date



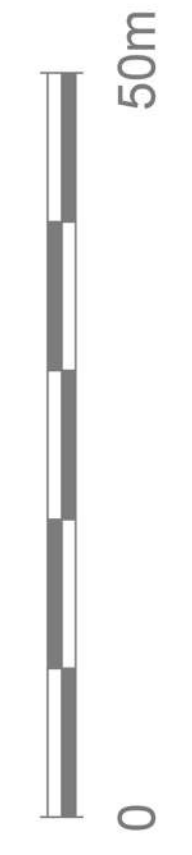
Lakesbury House, Harebury Road, Charnham, Farnham, Hampshire, GU14 7JH
 T: 01256 810 440 E: rps@rpsgroup.com

Client: DHI Ltd.

Project: Hill Farm

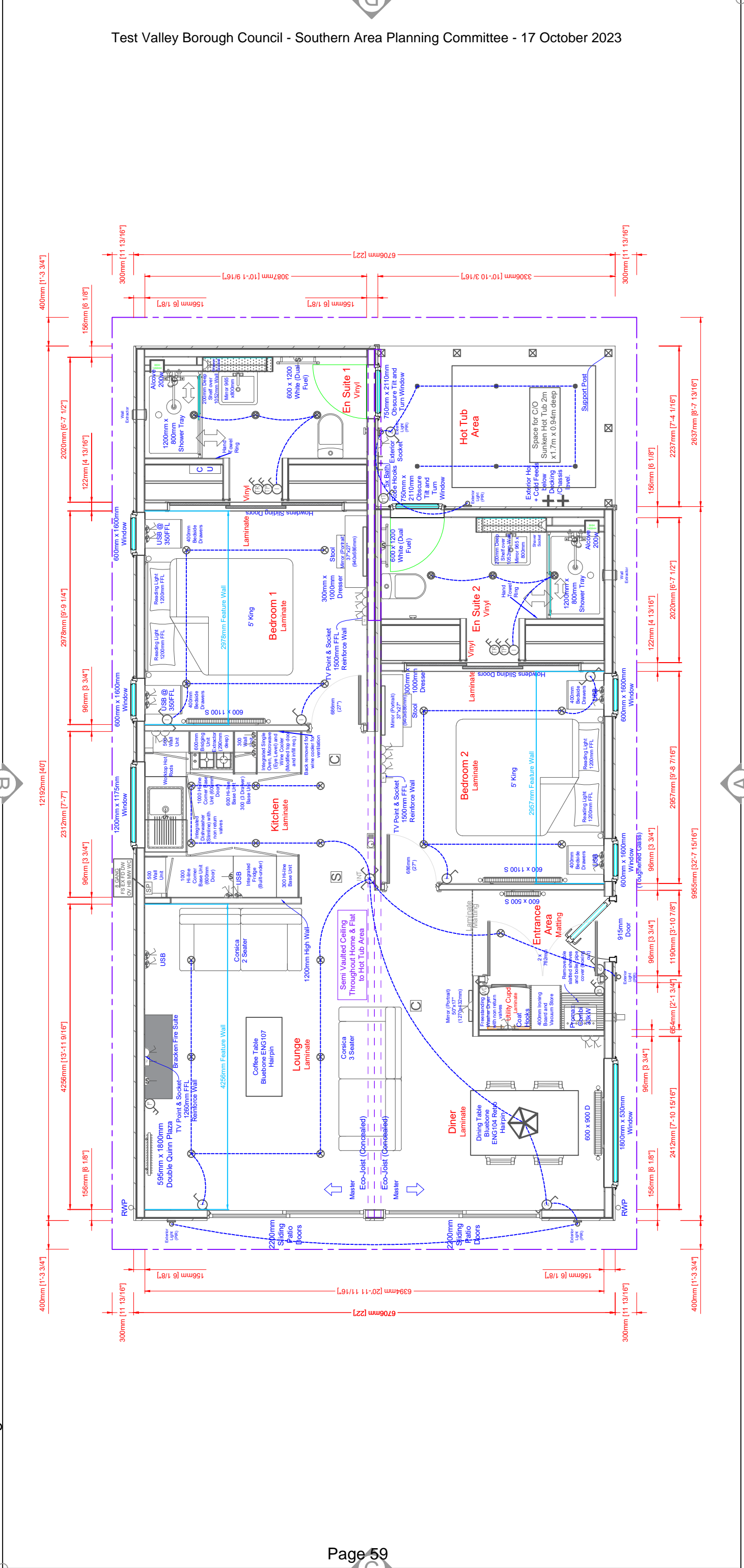
Title: Landscape Masterplan

Status	Drawn By	PM/Checked by
FINAL	CP	GL
Job Ref	Scale @ A0	Date Created
JSL3093	1:500	Aug 2020
RPS Drawing / Figure Number	Rev	
Figure 9	P8	
rpsgroup.com		





This home is designed in accordance with BS3632



LEGEND

Single Socket	Smoke Alarm
Double Socket	Carbon Monoxide Alarm
Unswitched Socket	Switchplate
Thermostat	Consumer Unit
Communication Point	Batten Holder
Isolator	Ceiling Rose & Pendant
1 Way Light Switch	Downlight
2 Way Light Switch	Under Locker Light
Ceiling Extractor	Exterior Tap

NOTES:
N/A

SALES ISSUE
A further drawing will be sent to the customer when adapted for Production Issue

Rev.	Date	By	Description
0	04/10/18	AF	Update Beam

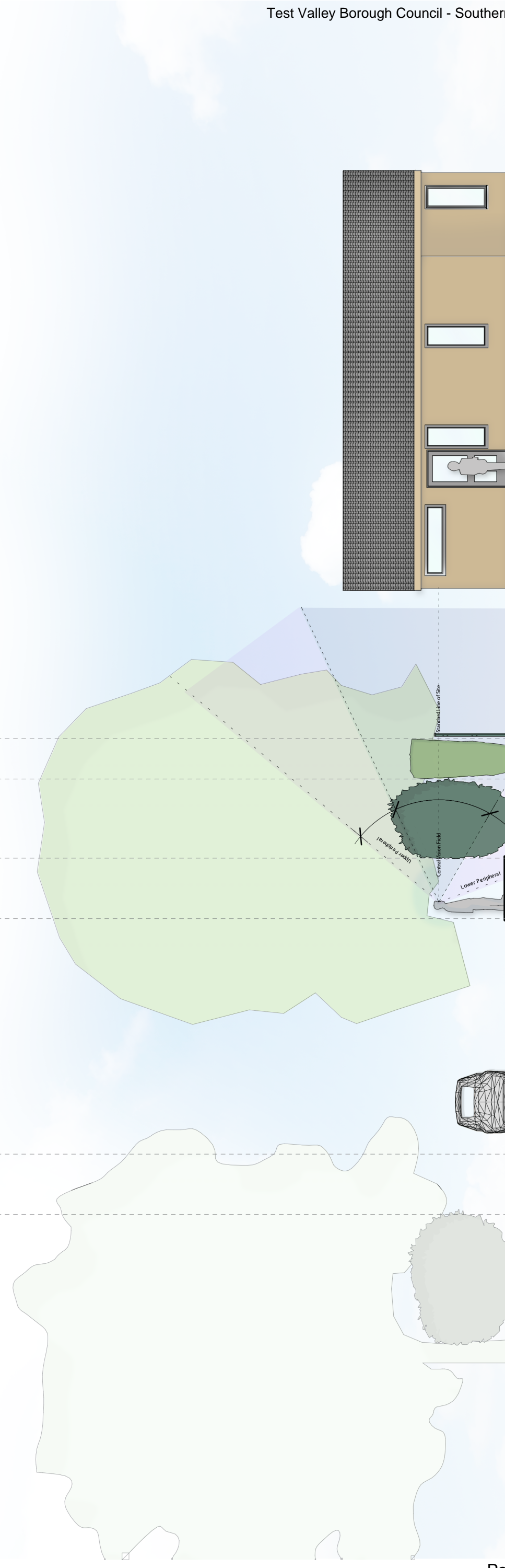
Date:	DD/MM/YY
Scale:	Relative
Drawn:	??
Quote:	QN ?????
Dwg No:	????
Serial No:	18 ?? 00????

Dovecote 2 Bed (2DB) 2ES	
40' x 22' (12.19m x 6.7m) Nominal	
Customer - Park	
Customers Signature:	
Date:	

Prestige Homeseeker
Park & Leisure Homes

Shiplon Way, Express Business Park, Rushden, Northants NN10 6GL
Tel: 0845 0702345 / 01933 354000 Fax: 01933 354047 / 01933 354049
Email: sales@prestigeparkandleisurehomes.com
Visit our website: www.prestigeparkandleisurehomes.com

Please note that plan and elevations are a guide and should be used for illustrative purposes only. The external dimensions of the unit are subject to variation, dependent upon the exterior finish specified.



Proposed
Hedgerow,
Evergreen
- See Soft

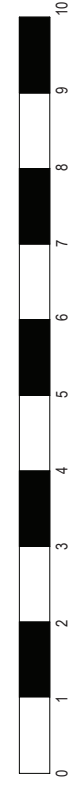
Existing
Hedgerow,
Retained &
Enhanced.

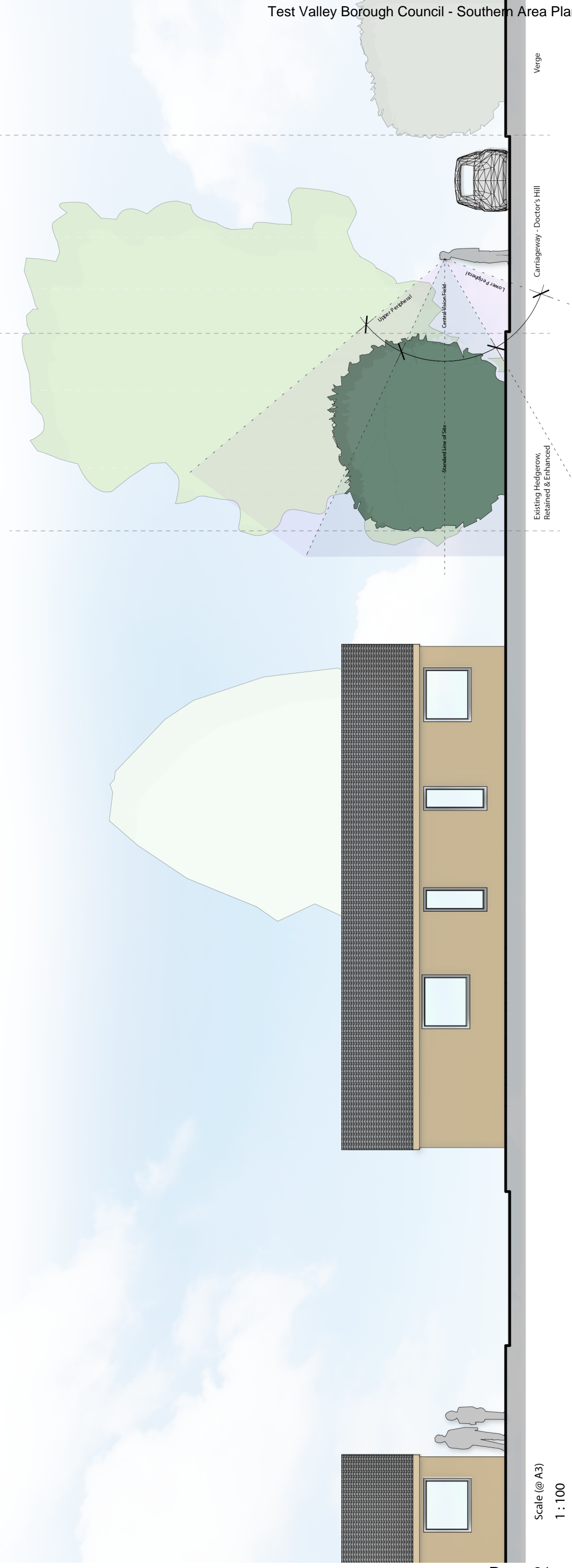
1.8m Fence - Stained Brown or Green

Carriageway - Branches Lane

Verge

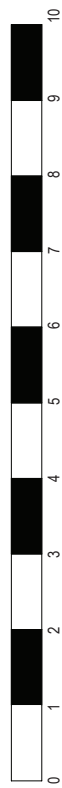
Scale (@ A3)
1 : 100





Scale (@ A3)

1 : 100



PLANTING SPECIFICATION

EXISTING TREES AND SHRUBS

Where existing trees & shrubs are to be retained they should be subject to a full arboricultural inspection for safety.

Any surgery required shall be in accordance with BS 3998 (2010) 'Tree Work - Recommendations', shall comply with any existing T.P.O requirements and shall require the prior approval of the Landscape Architect.

Avoid damage to branches, trunks and roots of trees. All existing trees & hedges to be retained are subject to BS 5837 (2012) 'Trees in relation to design, demolition and construction - Recommendations', and should be fully fenced off, prior to the commencement of any works, in accordance with Figure 2 (p20) at the full extent of the root protection area, as determined by section 4.6 (p10-11) and Annex D (p40).

No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree / hedge canopies.

Existing hedgerow to Branches Lane to be managed and maintained to a height of approximately 1.5 - 2.0m.

PLANTING

All plants and planting to comply with the requirements of all current / relevant British Standard specifications including BS 8945 (2014) 'Trees from Nursery to Independence in the Landscape', BS 3936: Part 1 (1992), Part 2 (1990) and Part 4 and BS 4043 (1989) where applicable, BS 4428 (1989). All plants to be supplied in accordance with the plant schedule and with regard to imported stock and notifiable diseases within the Plant Health Act 1967 (revised 2009). Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified. Where possible, trees and shrubs of UK provenance are preferred.

TREE PLANTING

A suitable method of foundation allowing for existing ground conditions is to be provided to accommodate the proposed tree planting. All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage and services. Where necessary, root barriers to be installed (supplier: GreenBlue Urban (www.greenblueurban.com), or equal approved), as recommended by structural engineer. Allow for the use of containerised stock during the period 1 April to 31 October, and field grown stock from 1 November to 31 March.

SHRUB PLANTING

Where a shrub planting mix has been specified, plants to be grouped in 3 No. (min.) to 7 No. (max.) single species groups. Larger species to be located towards the rear of planting beds (i.e. where against a screen wall / house frontage), or towards the centre of an island planting bed. Thorny species to be located centrally within the planting bed.

For minimum planted heights refer to JSL3693_550 Typical Tree and Shrub Palette - Western Boundary.

TOPSOIL REQUIREMENTS

To BS 3882 (2015) 'Specification for topsoil' as qualified by full contract specification. All areas shall be cultivated to a minimum depth of 150mm. Full weed, rubbish and stones over 20mm gauge shall be removed. Earth to be rolled as required and raked in two directions. Applied to all newly planted areas (except wildflower / meadow planting), to manufacturers' recommendations where appropriate.

- Shrub / structure planting beds - 450mm depth
- Heavy standard tree pits - 1500mm dia. x 450mm depth (Note: 450mm depth subsoil to be provided below - refer to tree pit details)
- Grass areas (incl. rear gardens) - 150mm depth

Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Full analysis of existing and imported topsoil required prior to use.

TOPSOIL IMPROVEMENTS

Applied to all newly planted areas, to manufacturers' recommendations where appropriate:

- Incorporate 75mm depth of soil conditioner into topsoil during cultivation;
- Incorporate Enmag CRF granular fertilizer at approx 140g per pit to standard tree pit backfill and 70g per pit to structural / ornamental shrub planting;
- Watering - supply minimum 54 litres / tree and 4.5 litres / shrub at planting;
- Mulch - lightly fork over planted areas before applying a 75mm depth 50-100mm grade bark mulch. Note: all trees are to have minimum 300mm dia 'weed free' mulched areas around the base to eliminate the risk of strimmer damage. Ornamental Bark to consist of predominantly matured British Pine Bark with an even nominal particle size distribution of 5-35mm with 0% dust & fines & less than 5% wood content. The product shall be pest disease & weed free & not have been treated with Methyl Bromide or any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance. NB - Watering to be carried out prior to application of bark mulch.

PLANT MATERIAL TREATMENT

NB All to be British grown stock and fully hardened off.

Root Dip - Proprietary Root Dip applied to all bare rooted stock (1) at time of lifting at nursery and (2) prior to planting.

Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised / rootballed material in leaf, specimen conifers and evergreens etc. (1) prior to transportation and (2) during any delay in planting.

Pruning - Allow for pruning of all deciduous trees and shrubs by 1/3rd following planting at Landscape Architect's direction or as indicated in the planting schedule.

Tree Stakes & Ties - Stakes to be pressure treated, round, smooth and peeled Larch or Chestnut, not less than 100mm in diameter. Advanced nursery stock - double staked with cross bar.

TREE STAKES, TIES & GUARDS

Trees planted within grassed areas to be provided with appropriate conical strimmer. Stakes to be pressure impregnated softwood, round, peeled, straight, free of projections and pointed at one end. Minimum length and thickness to be determined as follows:

Tree type	Min Dia.	Overall Height	Height exposed above ground
Ex / Hvy Std	100mm	1.8m	0.6m
Tree type	No. stakes	No. ties	
Ex / Hvy Std	2	1	

TURFED AREAS

Turf to BS 3969 (1998+A1:2013) 'Recommendations for Turf for general purposes' from an approved source. When topsoil is reasonably dry and workable, grade to smooth, flowing contours removing all minor hollows and ridges. Cultivate soil to full depth and break up any compacted topsoil. Apply approved herbicide to control perennial weeds and allow period of time to elapse as recommended by manufacturer before final cultivation. Apply proprietary fertiliser. Reduce top 25mm topsoil to a fine tilth by further cultivation. Remove stones exceeding 50mm in any dimension. Lay turf with broken joints, well butted up, working from planks laid on previously laid turfs, during appropriate season and weather conditions. Adjust levels by raking or filling with fine soil under turves. Consolidate by lightly and evenly firming with wooden beaters as laying proceeds. Do not use rollers. Dress turf with fine topsoil and brush in to fill joints. Thoroughly water completed turf within 24 hours of laying.

TURFED AREAS: ESTABLISHMENT CUT

Water all grass areas to maintain healthy growth. When grass is 50mm high remove debris, litter and any stones later in dry conditions cut grass to between 25-30mm. Remove and dispose of all arisings.

GRASS SEEDED AREAS

Grass seeding generally to BS 4428 (1998) 'Code of practice for general landscape operations'. When topsoil is reasonably dry and workable grade to smooth flowing contours removing all hollows and ridges. Cultivate soil to full depth and break up any compacted topsoil. Apply approved herbicide to control perennial weeds and allow period of time to elapse as recommended by manufacturer before final cultivation. Apply proprietary pre-seeding fertilizer. Reduce top 25mm of topsoil to a fine tilth by further cultivation. Remove stones exceeding 50mm in any dimension. Sow approved grass seed mixture in accordance with suppliers recommendations during appropriate season and weather conditions, e.g. Geminal (www.geminal.com) Mix A2 (Quality Lawn) (or equal approved) at 50gms/m2. Lightly harrow or rake then roll and cross-roll with lightweight roller.

GRASS SEEDED AREAS: ESTABLISHMENT CUT

When grass is between 40-75mm high remove stones and debris exceeding 50mm in any dimension and roll with a lightweight roller. About 48 hours later cut grass to approximately 35mm high. Remove and dispose of all arisings.

PROTECTIVE FENCING

The contractor shall maintain fencing until all site works are complete. The contractor will then remove the fencing and reinstatement the ground. The fencing will remain the property of the contractor. Within the area so fenced, the existing ground level shall be neither raised nor lowered, all excavations shall then be carried out by hand.

The Local Planning Authority shall be advised in writing when the protective fencing has been erected so that it can be checked on site before development commences, and shall thereafter be maintained during the period of construction.

MAINTENANCE

Regular visits (minimum 14 No.) required during the defects liability / rectification period to maintain all planted areas in a weed and litter free condition using a combination of chemical spray and hand weeding to be agreed with the Landscape Architect. Maintenance to include watering, pruning, pest and disease control and re-mulching as required. Grass areas to be mowed at 2 week intervals during the growing season.

Structure planting areas shall be maintained as non competitive weed free environment by repeated applications of a glyphosate based herbicide. Persistent weeds and unwanted scrub shall be spot treated as necessary with an alternative herbicide to be agreed with the Landscape Architect.

Watering shall be carried out as necessary to maintain healthy growth or as required by the Landscape Architect.

NB: Final visit to be immediately prior to handing over and to include a fertilizer treatment of Enmag CRF granular fertilizer at 100g / m2 and a 25mm depth bark mulch top up to all planted areas.

STRUCTURE PLANTING: FEATHERED TREES AND WHIPS

Notch planting will not be permitted. All feathered trees and whips will be planted in prepared pits 600mm diameter x 600mm deep for feathered trees and 300mm diameter x 300mm deep for whips.

Each plant shall be placed upright in the centre of the pit with the roots spread evenly outwards and downwards without restriction, and backfilled with topsoil (to BS 2015), incorporating TPAC Tree Planting Compost (Amenity Land Solutions) (or equal approved) well mixed with topsoil backfill at a rate of 50:50 in consolidated layers, shaking the trees to remove voids.

Incorporate Enmag CRF granular fertilizer at approx 140g per pit to feathered tree pit backfill and 70g per pit to structural whip planting backfill. Supply water at a minimum 4.5 litres / whip and 18 litres / feathered tree prior to bark mulching.

Feathered trees shall be staked using 1.0m long Larch or Chestnut stakes, round, smooth, and peeled with 75mm diameter at the point and not less than 50mm at the butt end, driven at least 600mm into the ground. Trees will be secured to the stake using a single 'Tom Tie' (www.tomties.co.uk) or similar approved securely nailed at a point 50mm from the top of the stake to ensure no rubbing or excessive movement.

The plant shall be well firm, with the soil level 10mm above nursery level to allow for settlement. Clear away surplus soil and after watering apply a minimum 75mm deep x 300mm diameter collar of 50-75mm grade coarse bark mulch. All tree species to be fitted with proprietary rabbit guards such as Tubex Ventex (or equal approved).

SAFETY PRECAUTIONS

The landscape sub-contractor is to take all safety precautions to prevent any injury to any persons. The landscape sub-contractor shall comply with the requirements of the Health & Safety at Work Act 1974 and current Construction, Design and Management Regulations (2015).

All subject to Local Authority approval.

Notes

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KEY

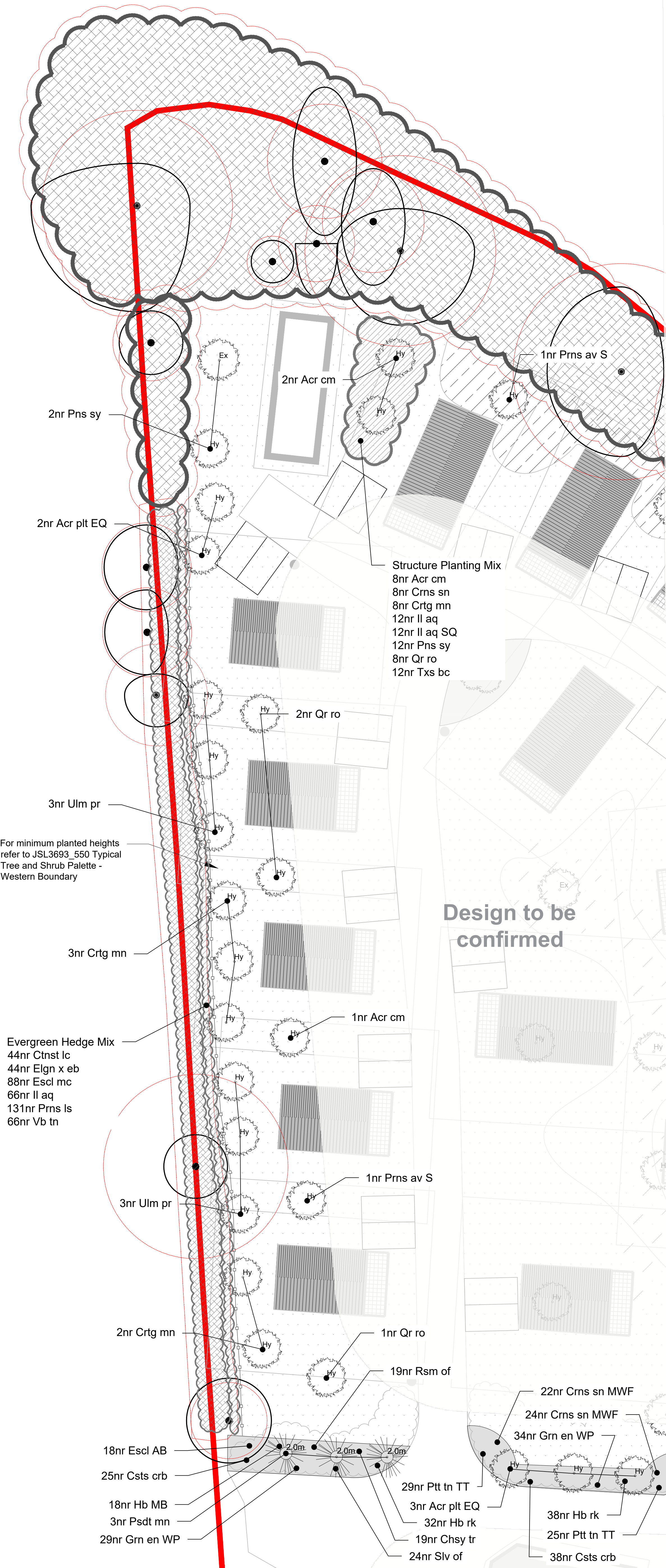
HARD AND SOFT LANDSCAPE

Proposed elements

- EXTRA HEAVY STANDARD TREE (14-16cm girth)
- HEAVY STANDARD TREE (12-14cm girth)
- CONIFEROUS TREE (2.0-3.0m high)
- STRUCTURE PLANTING MIX
- MIXED EVERGREEN HEDGE PLANTING
- ORNAMENTAL AMENITY SHRUB PLANTING
- MOWN AMENITY GRASS
- WILDFLOWER MEADOW
- WOODLAND EDGE MEADOW
- TIMBER CLOSE BOARD FENCE 1.8m high

Existing features

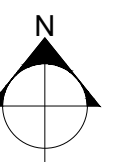
- TREES To be retained and protected
- WOODLAND To be retained and protected
- HEDGEROW To be retained and protected (existing hedgerow to Branches Lane to be managed and maintained to a height of approximately 1.5 - 2.0m)



For minimum planted heights refer to JSL3693_550 Typical Tree and Shrub Palette - Western Boundary

Evergreen Hedge Mix
44nr Ctnst lc
44nr Elgn x eb
88nr Escl mc
66nr Il aq
131nr Prns ls
66nr Vb tn

2nr Crtg mn
1nr Qr ro
19nr Rsm of
22nr Crns sn MWF
24nr Crns sn MWF
34nr Grn en WP
18nr Escl AB
25nr Csts crb
18nr Hb MB
3nr Psdt mn
29nr Grn en WP
29nr Ptt tn TT
3nr Acr plt EQ
32nr Hb rk
19nr Chsy tr
24nr Slv of
38nr Hb rk
25nr Ptt tn TT
38nr Csts crb



INSET: NOT TO SCALE



Rev	Description	By	CB	Date
D	Amended planting to western boundary	JMB	GL	24.02.23
C	Revised Layout and Additional Trees	JMB	GL	02.02.23
B	Updated to the LPA comments	JMB	GL	09.06.21
A	Additional Notes (Client Comments)	GL	NM	09.02.21



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Client **DHI Ltd.**

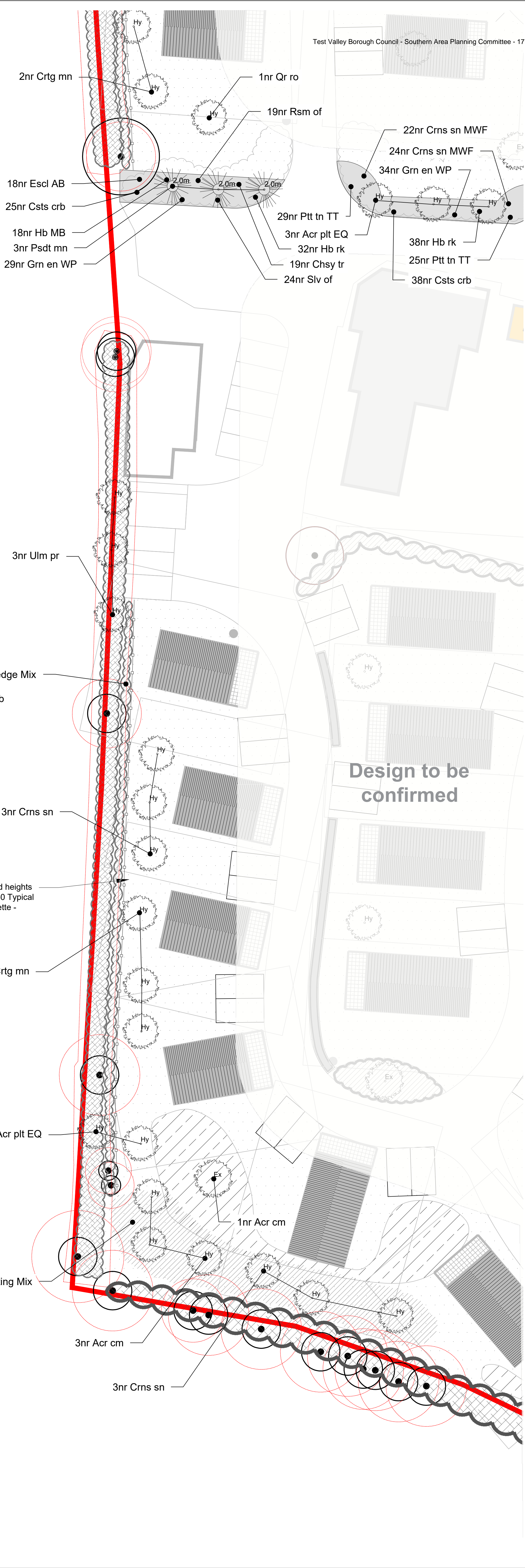
Project **Hill Farm Caravan Park**

Title **Detailed Soft Landscape Proposals
Western Boundary
Sheet 1 of 2**

Status **Planning** Drawn By **DA** PM/Checked by **GL**

Job Ref **JSL3693** Scale @ **A1** Date Created **Feb 21**

RPS Drawing / Figure Number **501** Rev **D**



PLANTING SPECIFICATION

EXISTING TREES AND SHRUBS
Where existing trees and shrubs are to be retained they should be subject to a full arboricultural inspection for safety.

Any surgery required shall be in accordance with BS 3998 (2010) 'Tree Work - Recommendations', shall comply with any existing T.F.O requirements and shall require the prior approval of the Landscape Architect.

Avoid damage to branches, trunks and roots of trees. All existing trees & hedges to be retained are subject to BS 5837 (2012) 'Trees in relation to design, demolition and construction - Recommendations', and should be fully fenced off, prior to the commencement of any works, in accordance with Figure 2 (p20) at the full extent of the root protection area, as determined by section 4.6 (p10-11) and Annex D (p40).

No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree / hedge canopies.

Existing hedgerow to Branches Lane to be managed and maintained to a height of approximately 1.5 - 2.0m.

PLANTING
All plants and planting to comply with the requirements of all current / relevant British Standard specifications including BS 8545 (2014) 'Trees from Nursery to Independence in the Landscape', BS 3998: Part 1 (1992), Part 2 (1990) and Part 4 and BS 4043 (1989) where applicable, BS 4428 (1989). All plants to be supplied in accordance with the plant schedule and with regard to imported stock and notifiable diseases within the Plant Health Act 1967 (revised 2009). Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified. Where possible, trees and shrubs of UK provenance are preferred.

TREE PLANTING
A suitable method of foundation allowing for existing ground conditions is to be provided to accommodate the proposed tree planting. All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage and services. Where necessary, root barriers to be installed (supplier: GreenBlue Urban (www.greenblueurban.com), or equal approved), as recommended by structural engineer. Allow for the use of container grown stock during the period 1 April to 31 October, and field grown stock from 1 November to 31 March.

SHRUB PLANTING
Where a shrub planting mix has been specified, plants to be grouped in 3 No. (min.) to 7 No. (max.) single species groups. Larger species to be located towards the rear of planting beds (i.e. where against a screen wall / house frontage), or towards the centre of an island planting bed. Thorny species to be located centrally within the planting bed.

For minimum height of planting refer to JSL3693_550 Typical Tree and Shrub Palette - Western Boundary.

TOPSOIL REQUIREMENTS
To BS 3882 (2015) 'Specification for topsoil' as qualified by full contract specification. All areas shall be cultivated to a minimum depth of 150mm. Full weed, rubbish and stones over 20mm gauge shall be removed. Earth to be rolled as required and raked in two directions. Applied to all newly planted areas (except wildflower / meadow planting), to manufacturers' recommendations where appropriate.

Shrub / structure planting beds - 450mm depth
Heavy standard tree pits (Note: 450mm depth subsoil to be provided below - refer to tree pit details) - 1500mm dia. x 450mm depth
Grass areas (incl. rear gardens) - 150mm depth

Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Full analysis of existing and imported topsoil required prior to use.

TOPSOIL IMPROVEMENTS
Applied to all newly planted areas, to manufacturers' recommendations where appropriate:

- 1) Incorporate 75mm depth of soil conditioner into topsoil during cultivation;
- 2) Incorporate Enmag CRF granular fertilizer at approx 140g per pit to standard tree pit backfill and 70g per pit to structural / ornamental shrub planting;
- 3) Watering - supply minimum 54 litres / tree and 4.5 litres / shrub at planting;
- 4) Mulch - lightly fork over planted areas before applying a 75mm depth 50-100mm grade bark mulch. Note: all trees are to have minimum 300mm dia 'weed free' mulched areas around the base to eliminate the risk of stemmer damage. Ornamental Bark to consist of predominantly matured British Pine Bark with an even nominal particle size distribution of 5-35mm with 0% dust & fines & less than 5% wood content. The product shall be pest, disease & weed free & not have been treated with Methyl Bromide or any additives. The product shall have been tested in accordance with the requirements of BS 4790:1997, for fire resistance.
NB - Watering to be carried out prior to application of bark mulch.

PLANT MATERIAL TREATMENT
NB All to be British grown stock and fully hardened off.

Root Dip - Proprietary Root Dip applied to all bare rooted stock (1) at time of lifting at nursery and (2) prior to planting.

Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised / rootballed material in leaf, specimen conifers and evergreens etc.
(1) prior to transportation and (2) during any delay in planting.

Pruning - Allow for pruning of all deciduous trees and shrubs by 1/3rd following planting at Landscape Architect's direction or as indicated in the planting schedule.

Tree Stakes & Ties - Stakes to be pressure treated, round, smooth and peeled Larch or Chestnut, not less than 100mm in diameter. Advanced nursery stock - double staked with cross bar.

TREE STAKES, TIES & GUARDS
Trees planted within grassed areas to be provided with appropriate conical stammer. Stakes to be pressure impregnated softwood, round, peeled, straight, free of projections and pointed at one end. Minimum length and thickness to be determined as follows:

Tree type	Min Dia.	Overall Height	Height exposed above ground
Ex / Hyv Std	100mm	1.8m	0.6m

Tree type No. stakes No. ties
Ex / Hyv Std 2 1

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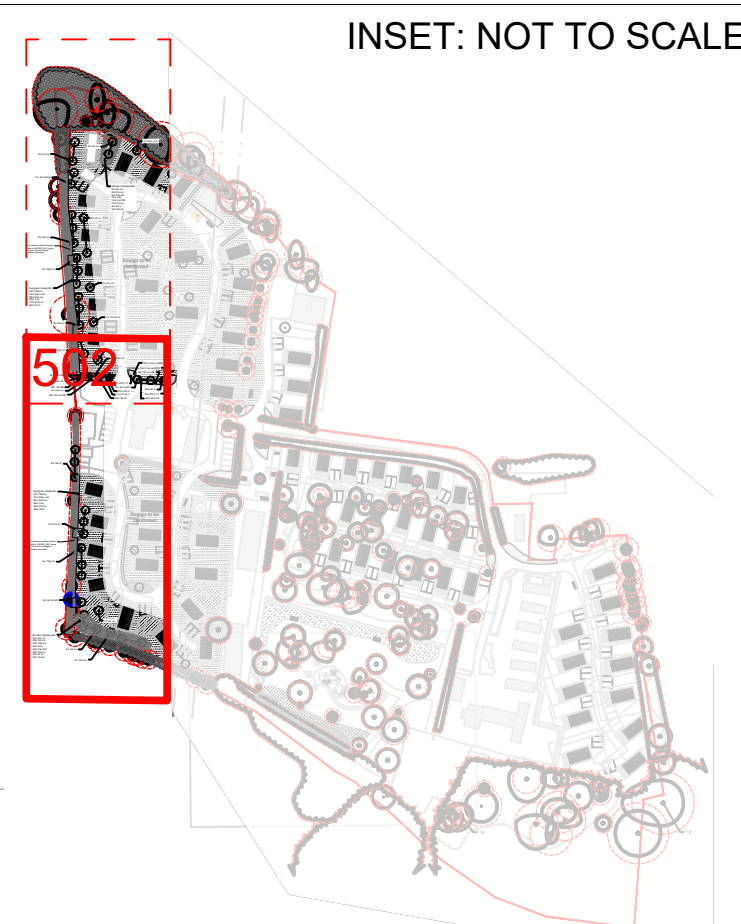
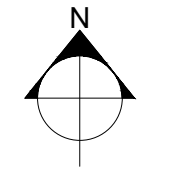
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KEY
HARD AND SOFT LANDSCAPE

- Proposed elements**
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 - HEAVY STANDARD TREE (12-14cm girth)
 - CONIFEROUS TREE (2.0-3.0m high)
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 - MOWN AMENITY GRASS
 - WILDFLOWER MEADOW
 - WOODLAND EDGE MEADOW
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- TREES To be retained and protected
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 - HEDGEROW To be retained and protected (existing hedgerow to Branches Lane to be managed and maintained to a height of approximately 1.5 - 2.0m)

Design to be confirmed



Rev	Description	By	CB	Date
D	Amended planting to western boundary	JMB	GL	24.02.23
C	Revised Layout and Additional Trees	JMB	GL	02.02.23
B	Updated to the LPA comments	JMB	GL	09.06.21
A	Additional Notes (Client Comments)	GL	NM	09.02.21



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Client	DHI Ltd.		
Project	Hill Farm Hill Farm Caravan Park		
Title	Detailed Soft Landscape Proposals Western Boundary Sheet 2 of 2		
Status	Drawn By	PM/Checked by	
Planning	DA	GL	
Job Ref	Scale @ A1	Date Created	
JSL3693	1:200	Feb 21	
RPS Drawing / Figure Number	Rev		
502	D		

ITEM 8

APPLICATION NO.	23/00266/OUTS
APPLICATION TYPE	OUTLINE APPLICATION - SOUTH
REGISTERED	01.02.2023
APPLICANT	Mr L Singh
SITE	Agricultural Barn at Bunny Lane, Bunny Lane, Sherfield English, SHERFIELD ENGLISH
PROPOSAL	Outline application for demolition of barn and construction of dwelling, residential caravan and structures (outline application - all matters reserved)
AMENDMENTS	Amended / reduced location plan – 30.08.2023
CASE OFFICER	Mr Nathan Glasgow

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee as it is a departure from the local plan and has received an objection.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located on the western side of Bunny Lane, which is a narrow lane serving a mixture of residential dwellings and agricultural land, north from the A27.

3.0 PROPOSAL

- 3.1 Outline application for demolition of barn, removal of residential caravan and ancillary structures and construction of a dwelling (outline application - all matters reserved).
- 3.2 Although the application is not seeking permission for any specific reserved matters, the submitted application form and indicative plans show a dwelling to replace the existing caravan and on-site structures.
- 3.3 Following the grant of outline planning permission, further details in relation to access, appearance, landscaping, layout and scale will be submitted for the Council's consideration. Notwithstanding this, an existing access serves the site.

4.0 HISTORY

- 4.1 **22/02855/PDQS** – Application to determine if prior approval is required for a proposed change of use of one agricultural building to a dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion – Prior approval required and granted for the building operations to carry out the conversion works.

4.2 **22/01715/PDQS** – Application to determine if prior approval is required for a proposed change of use of an agricultural building to a dwellinghouse (Use Class C3) – Prior approval granted for conversion works alone.

4.3 **21/02220/CLES** – Certificate of lawful existing use for the use of the land for the stationing of 1 caravan for residential purposes – Certificate issued.

5.0 **CONSULTATIONS**

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

5.2 **Highways (HCC)** – No objection

5.3 **Natural England** – Awaiting comments

6.0 **REPRESENTATIONS** Expired 08.03.2023

6.1 **Sherfield English Parish Council** – Objection
“Consider it to be an overdevelopment of the site, and the plans are very poor”.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

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

E5: Biodiversity

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

Sherfield English Village Design Statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Impact on biodiversity
- Impact on neighbouring amenity
- Impact on highway safety

8.2 **Principle of development**

The site is situated in a countryside location as defined by the Test Valley Borough Revised Local Plan 2016 (RLP). Policy COM2 of the RLP only allows development in such areas where it is considered a type appropriate in a countryside location as defined by other policies within the RLP (COM2(a)) or if there is an essential need for the development to have such a location (COM2(b)).

- 8.3 In this instance, the proposal is neither considered to be of a type appropriate in the countryside, nor is there considered to be an essential need for the development of open market housing in the countryside. The proposal is therefore contrary to policy COM2 and is not considered acceptable in principle. The proposals are considered to be a departure from the development plan.
- 8.4 *Fall-back Position?*
Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the development plan unless considerations indicate otherwise. This is echoed by the National Planning Policy Framework. In addition, the local plan is considered an up-to-date development plan which is not silent on development within the countryside and thus full weight must be given to it. However, it is considered that in this instance, there are other material considerations that must be taken into consideration in the determination of the application.
- 8.5 Prior approval has been granted and remains valid for one barn on the site to be converted into a dwelling. There is also a certificate of lawful existing use for the use of land for the stationing of 1 caravan for residential purposes, the stationing of the caravan is in addition to the prior approval permission. The proposal under consideration does not seek a net increase in the number of dwellings on the site.
- 8.6 The principle of a fall-back position was examined in an appeal (APP/C1760/W/16/3154235 – Barrow Hill Barns, Goodworth Clatford). In that case the site benefited from a notification for prior approval under Class J (now Class O) of the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) for the conversion of the existing building into 5 residential units.
- 8.7 In considering the probability that the permitted scheme would be feasible and would be implemented if the appeal scheme for the replacement of the building for 5 dwellings failed at appeal the Inspector stated:

“I have no evidence before me to doubt the appellant in respect of these matters. I therefore find that the fall-back position to convert the building into 5 dwellings is therefore more than a theoretical prospect; there is likely to be a high probability that the scheme would be constructed if the appeal proposal is dismissed.”
- 8.8 When considering the planning balance, the Inspector recognised that the proposal would conflict with policy COM2 of the RLP, but considered the likely residential use of the site a material consideration which would justify making a decision which is not in accordance with the development plan.

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

The appeal was allowed on this basis.

- 8.9 The site which is the subject of this application benefits from Prior Approval for the conversion of an existing building on the site into a residential unit. There is no practical reason that the conversion of the buildings could not be implemented. The site also benefits from a certificate of lawful existing use for the use of land for the stationing of 1 caravan for residential purposes. It is therefore considered that this fall-back position be given significant weight in the determination of this planning application contrary to the development plan.
- 8.10 Along with considering the likelihood of the Part O scheme being implemented, the Inspector of the Barrow Hill Barns appeal also considered it necessary to assess the impact of the proposed scheme against the permitted scheme, to ‘determine whether or not there would be any significant impacts over and above the permitted scheme’. The application under consideration is made in outline with all matters reserved and as such, a thorough assessment of the scheme as a whole cannot be made, with only the principle of the proposed development being considered and all other matters considered at a later date by way of reserved matters applications.
- 8.11 The existing site is unkempt and overgrown, with a mix of agricultural buildings / structures and caravans on site. These features do not positively contribute to the visual amenity of the area when viewed from Bunny Lane. The caravans (one of which with a certificate of lawfulness for residential use) on site are aged, while the main agricultural building, which sits along the boundary with Bunny Lane, is of no architectural merit. Many of the structures have been in situ for some time and are in a state of disrepair. However, the buildings, structures and caravan are low level and are not overly prominent from long distance views.
- 8.12 The application under consideration has a larger site area than the Class Q approval but this enlargement is considered to be minor, and the additional land is solely to the eastern boundary of the site where the existing agricultural building is located. A curtilage of the size proposed is considered to be appropriate in order to provide space for the new dwelling, adequate outdoor amenity space, parking / access and to allow it to be set away from the existing hedgerow to ensure that this landscape feature is retained. The proposal also seeks to relinquish the rights established by way of the certificate of lawful existing use (21/02220/CLES) for the use of the land for the stationing of 1 caravan for residential purposes as well as the removal of other buildings within the field in which the application site is located. The removal of the buildings, use of the land, a s106 agreement to prohibit the

implementation of the extant Class Q prior approval and relinquishing the rights established by way of the certificate of lawful existing are considered to result in a positive improvement to the character and appearance of the area. Subject to an appropriately sized and positioned dwelling and landscaped site, the proposal is considered to offer improvements to the character and appearance of the area.

- 8.13 As the application is made in outline, consideration of the siting, design and scale of the dwelling and any landscaping details would be a matter for a subsequent reserved matters application. However, to ensure that any subsequent dwelling is not excessive in size and does not result in harm to the character and appearance of the area maximum height and floor area parameters have been agreed with the applicant and these will be controlled by planning condition.
- 8.14 In summary it is considered that there is no practical reason that the extant Class Q prior approval could not be implemented or the existing caravan occupied and the “fall-back position” therefore weighs significantly in favour of the principle of permitting the proposed development, contrary to the provisions of the Test Valley Borough Revised Local Plan (2016). Furthermore, the extinguishing of the certificate of lawful existing use (21/02220/CLES) for the use of the land for the stationing of 1 caravan for residential purposes and removal of other buildings and structures will ensure that there is only one unit of residential accommodation on the wider field, which would offer benefits to the character and appearance of the area and justify the larger residential curtilage for the new dwelling.
- 8.15 COM12
Policy COM12 of the RLP allows for replacement dwellings in the countryside. The proposals seeks a replacement dwelling for those previously approved under Class Q, Schedule 2 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (GPDO). However, the conversion approved under Class Q has not been implemented and the buildings remain/were last used for agricultural purposes and are not considered to be dwellings. Furthermore the replacement of a caravan for a permanent dwelling is not supported by Policy COM12 of the RLP.
- 8.16 **Impact on character and appearance of the area**
The application is supported by indicative sketch elevations of a dwelling. Despite the application being accompanied by an indicative elevation of a replacement dwelling, as assessed above, there is no formal consideration of the development’s impact upon the character and appearance of the area and these would be considered as part of the subsequent reserved matters application. The indicative plan accompanying the application will not be listed within the approved plans.

8.17 Taking into consideration the size of the application site and the site constraints, it is considered that in principle a dwelling could be provided that would not result in harm to the character and appearance of the area or amenities of local residents and would be unlikely to be discernible over and above the permitted development scheme. However, as the application is an Outline application with all matters reserved, it is considered necessary to recommend a condition which sets maximum parameters for the size and scale of the proposed dwelling. In reaching a conclusion on the maximum height and floor area of the proposed dwelling factors including the size and scale of the existing barn (12.8m x 6m (floor area of 85sqm inclusive of the two 'porch' projections, and 3.5m high) and the standard height of single storey dwellings, which sits between 3m and 4.5m in height (depending on the roof design). Consideration has also been given to the maximum caravan size that could be sited on the adjacent land and which would be relinquished should planning permission be granted for the proposed dwelling as well of the size of other existing buildings and structures to be removed from the wider site. Taking into consideration all of these factors it is considered acceptable to allow a slight increase on the existing height of the barn, to enable flexibility in any future design as well as to ensure that the dwelling meets current building regulation standards. A similar floor area to the existing barn is considered appropriate, with 100sqm being considered an acceptable maximum when also taking into consideration the increased size of the residential curtilage. The effects of the current proposal would be unlikely to be discernible over and above the permitted development scheme and existing lawful uses and development for the reasons given above.

8.18 **Impact on ecology**

On-site ecology

The application is supported by a Preliminary Roost Assessment (Arbtech). This assessment found that the buildings on site had negligible value for roosting bats due to an absence of suitable roost features. An active bird's nest was found to be present, and it has been advised by the applicant's ecologist that works are undertaken outside of the period of March 1st to March 31st. A condition to ensure this would not be appropriate, but a condition is recommended to ensure that development proceeds in accordance with the recommendations and enhancements of the roost assessment.

8.19 Off-site ecology

Mottisfont Bats

The site is within 7.5km of the Mottisfont Bats SAC (Special Area for Conservation) which is an internationally designated site, and as such, is protected under the EU Habitats Directive, and subsequently under the Conservation of Habitats and Species Regulations 2017. As a result of research, suitable habitats (e.g. hedgerows and trees) within 7.5km of the site are considered important for foraging, commuting and roosting opportunities for this species. Any removal of trees, woodland or hedgerows should be avoided and, where it is required, appropriately mitigated to prevent an adverse impact on this internationally protected site. The proximity of the property to this protected site also increases the likelihood of bats being

present and readily utilising features within existing buildings on site. Further landscaping details are to be provided at the reserved matters stage, along with an updated ecological assessment that contends with specific landscaping details. However, at present, the principle of siting a dwelling on this site would not result in harm to the Mottisfont Bats SAC.

8.20 New Forest SPA

In line with Policy E5 and Section 11 of the NPPF, consideration should be given to potential implications on international designations. The development would result in a net increase in residential dwellings within 13.6km of the New Forest SPA. This distance defines the zone identified by recent research where new residents would be considered likely to visit the New Forest. The New Forest SPA supports a range of bird species that are vulnerable to impacts arising from increases in recreational use of the Forest that result from new housing development. While clearly one new house on its own would not result in any significant effects, it has been demonstrated through research, and agreed by Natural England (the statutory nature conservation advisors) that any new increase (even single dwellings) would have a likely significant effect on the SPA when considered in combination.

8.21 To address this issue, TVBC has adopted an interim mitigation strategy whereby a scale of developer contributions of £1,300 per new dwelling has been agreed, that would fund the delivery of a new strategic area of alternative recreational open space that would offer the same sort of recreational opportunities as those offered by the New Forest. The applicant has confirmed their intention to submit this payment once the legal agreement has been completed.

8.22 Nitrate Neutrality/Southampton and Solent SPA

The River Test and its major tributaries flow into the Solent. The Solent and Southampton Water SPA region is one of the most important for wildlife in the United Kingdom and is protected by UK and European law. There are currently high levels of nitrogen and phosphorus input into this water environment and there is evidence to suggest that this is having a detrimental impact on the biodiversity of this area. Housing and other certain types of development are currently contributing negatively towards this issue and there is evidence that further development, without mitigation, would exacerbate this impact.

8.23 The application seeks to provide a new dwelling on the site and would thus be necessary to demonstrate nitrate neutrality. The proposed dwelling would replace a caravan that has recently been issued a Certificate of existing lawful use for residential purposes. An appropriate assessment has been completed and Natural England have been consulted for confirmation that were the caravan to be removed from site and the lawful use rights extinguished that the provision of a single dwelling on site in lieu of the caravan would result in a nitrate neutral development. Subject to confirmation from Natural England, no further mitigation is considered to be necessary and the proposed development would be in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.

8.24 Impact on neighbouring amenity

The site is bounded only by one property, Boundary House, to the south-west. Despite not being provided with specific details of the design of the proposed dwelling and its final siting, Boundary House is set centrally within its own plot, at a sufficient distance (35m) from the south-western corner of the application site. Taking into consideration the above it is considered that sufficient separation could be provided between the new dwelling and the nearest neighbour so that it would not unduly affect it in terms of overlooking, overbearing impact, overshadowing or loss of light. The proposed dwelling could also be provided with sufficient, outside, private amenity space in accordance with policy LHW4 of the RLP.

8.25 Impact on highway safety

The site has an existing vehicular access, and would be large enough to accommodate vehicle movement and parking within the site. However, as the application is made in outline with all matters reserved, no formal assessment can be made. However, there is no concern that adequate and safe access could not be provided.

8.26 Planning balance

The proposal would be contrary to the development plan in that the construction of a dwelling in the countryside would not be supported by the Test Valley Borough Revised Local Plan (2016).

8.27 The proposed development does not comply with Policy COM2 of the local plan due to its countryside location, while the development would also be contrary to Policy COM12 of the local plan, as the extant Class Q Prior Approval has not been implemented, but more importantly substantially complete.

8.28 Notwithstanding the above, there are material planning considerations that must be taken into account when determining this application and these must be weighed against the conflict with the development plan. It has been highlighted that many of these considerations cannot be formally assessed due to the nature of the application, being outline with all matters reserved. The basis of the application is the principle of utilising the fall-back position from the extant Class Q prior approval and being satisfied that in granting the outline application that an acceptable reserved matters scheme could be submitted to ensure compliance with the requirements of the development plan and national planning policies.

8.29 The report details the fall-back position of the applicant, who has demonstrated that the residential conversion of the building under the Class Q application is more than a theoretical prospect. The fall-back position that the building can be redeveloped under extant permissions is a consideration that weighs significantly in favour of the proposal now submitted.

8.30 In addition to this, the proposal will see the removal of other existing features within the site that is owned by the applicant, as well as extinguishing the rights established by application 21/02220/CLES. By virtue of these factors it is considered that the proposal could provide a dwelling of greater quality (to be considered under a future reserved matters application) and a site that has less visual impact and result in less visual harm than could be the position had the Class Q application were to be undertaken and the caravan continues to be lawfully occupied for residential purposes. The Council is currently in excess of the minimum requirement of its 5 year housing land supply and a single unit is not considered to be substantial enough to merit outright support to the housing provision. It is nonetheless a small benefit when assessed in the planning balance.

8.31 Despite not being an essential form of development located within the countryside, the planning balance weighs in favour of the proposed development.

9.0 **CONCLUSION**

9.1 The proposed development is a departure from the Test Valley Borough Revised Local Plan (2016) in that it is contrary to policy COM2. However, the conversion of the building on the site has prior approval and is clearly more than a theoretical prospect. The likely residential use of the site is a significant factor in determining this application and weighs significantly in favour of granting permission. Considering this, coupled with the proposals not resulting in any adverse impacts on the character and appearance of the surrounding area, amenity, highways or ecology, permission is recommended subject to conditions, contrary to the provisions of the Development Plan.

10.0 **RECOMMENDATION**

- **Delegate to Head of Planning and 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/and or Obligations as required), and**
- **The completion of a legal agreement to secure:**
 - **New Forest SPA contribution; and**
 - **Extinguish the rights established by application 21/02220/CLES – Certificate of lawful existing use for the use of the land for the stationing of 1 caravan for residential purposes.**

then **PERMISSION** subject to:

1. **Applications for the approval of all the reserved matters referred to herein shall be made within a period of three years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:**
 - i) **five years from the date of this permission: or**
 - ii) **two years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.**

Reason: To comply with the provision of S.92 of the Town & Country Planning Act 1990.

2. **Approval of the details of the layout, scale and appearance of the building, the means of access thereto and the landscaping of the site (herein after called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is commenced.**

Reason: To comply with the Town and Country Planning (General Management Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order).

3. **Development shall proceed in accordance with the measures set out in Section 4 of the Land at Bunny Lane, Sherfield English, Romsey SO51 6FQ Preliminary Roost Assessment (Arbtech). Thereafter, mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details.**

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

4. **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.

5. **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 COM2.

6. **Prior to the first occupation of the dwelling hereby permitted, the existing buildings / structures within the applicants ownership, as shown within the application site (red edge) and the adjacent land (blue edge), shall cease to be used for any purpose and removed, with the resultant materials cleared from the site 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 in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.

7. **No dwelling that is subject to a Reserved Matters approval, shall exceed 4.5m in height (measured from existing ground level) or have a footprint larger than 100sqm measured externally.**

Reason: In the interests of proper planning when considering the principle of development relates to a Class Q conversion, and in the interest of the amenities of the countryside setting in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2, E1 and E2.

- 8. Any reserved Matters application shall be accompanied by a scheme for the protection of trees, particularly in relation to those within the eastern boundary of the application site fronting Bunny Lane. Such a scheme shall include a plan showing the location and specification of tree protective barriers in relation to existing trees and the proposed dwelling.**

Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012.

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.

- 9. Any reserved Matters application shall be accompanied by a plan showing existing and proposed ground levels as well as plans clearly identifying both finished floor levels of the proposed dwelling.**

Reason: In the interests of proper planning when considering the principle of development relates to a Class Q conversion, and in the interest of the amenities of the countryside setting in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2, E1 and E2.

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.**
-

APPENDIX A – 22/02855/PDQS
 LOCATION PLAN
 ELEVATIONS

22/02855/PDQS - ELEVATIONS

Existing X

Proposed X

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LAND off BURNING LANE

Title

Plans & Elevations of Existing Buildings & Proposed Construction

Scale	Date	Drawn	Checked	Job No.	Drawing No.
1:1000 A3	04/12	<i>[Signature]</i>		379/5/1	379/5/105

22/02855/PDQS - LOCATION PLAN



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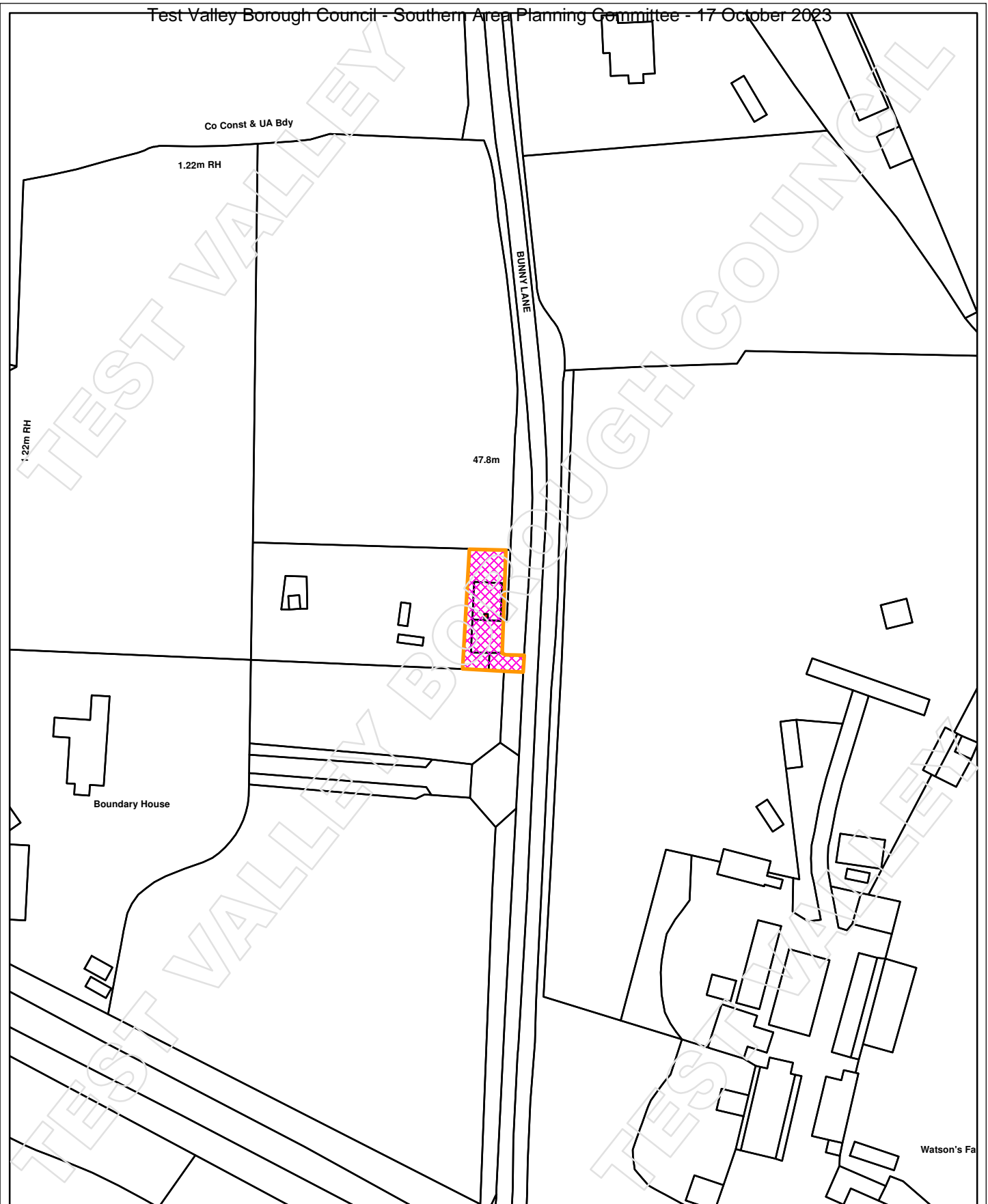
APPENDIX B – 21/02220/CLES
LOCATION PLAN

21/02220/CLES - LOCATION PLAN



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Siteplan



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