

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 30 January 2024

Time: 5.30 pm

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

For further information or enquiries please contact:

Caroline Lovelock - 01264 368000
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Legal and Democratic Service

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

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PUBLIC PARTICIPATION SCHEME

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

Membership of Southern Area Planning Committee

MEMBER

WARD

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

Southern Area Planning Committee

Tuesday 30 January 2024

AGENDA

**The order of these items may change as a result of members
of the public wishing to speak**

- 1 Apologies**
- 2 Public Participation**
- 3 Declarations of Interest**
- 4 Urgent Items**
- 5 Minutes of previous meeting 5 - 22**

To approve as a correct record the minutes of the meeting held on 19 December 2023.
- 6 Information Notes 23 - 28**
- 7 22/02694/FULLS - 14.12.2022 29 - 72**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Land At Embley Lane, Embley Lane, East Wellow,
WELLOW
CASE OFFICER: Paul Goodman
- 8 23/01161/FULLS - 23.05.2023 73 - 93**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: 3 - 4 Sleepy Hollow Business Park, Ampfield Hill,
Ampfield, SO51 9AW, **AMPFIELD**
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, 19 December 2023 at 5.30 pm

Attendance:

Councillor M Cooper
(Chairman)

Councillor A Dowden
(Vice-Chairman)

Councillor P Bundy
Councillor J Burnage
Councillor C Dowden
Councillor K Dunleavy
Councillor A Ford

Councillor S Gidley
Councillor I Jeffrey
Councillor A Johnston
Councillor J Parker
Councillor A Warnes

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Apologies

Apologies were received from Councillor Bailey.

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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	18-38	23/01264/FULLN	Dr Peace (Objector) Mr Roycroft (Applicant's Agent)
8	39-50	23/01497/FULLS	Mr Burgess (Romsey Town Parish Council)
9	51-95	23/01649/FULLS	Mrs Kirk (Objector) Mr Donohue (Applicant's Agent) Mr Blackledge (Applicant)
10	96-124	23/01752/FULLS	Mr Grosscurth (Objector)
11	125-137	23/00660/PIPS	Mr Brazier (Braishfield Parish Council)

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Declarations of Interest

Councillor Gidley wished it to be noted that she knew Mrs Waller who was listed as one of the speakers on application 23/01649/FULLS but that it did not constitute an interest. Mrs Waller did not speak on this application.

Councillor Parker wished it to be noted that he knew Mrs Waller who was listed as one of the speakers on application 23/01649/FULLS but that it did not constitute an interest. Mrs Waller did not speak on this application.

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Urgent Items

There were no urgent items.

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Minutes

Resolved:

That the minutes of the meeting held on 28 November 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.

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23/01264/FULLN

APPLICATION NO.	23/01264/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	18.05.2023
APPLICANT	Mr and Mrs Suckling
SITE	Marwood, Farley Street, Nether Wallop, SO20 8EQ, NETHER WALLOP OVER WALLOP
PROPOSAL	Demolition of existing dwelling and agricultural building, erection of two dwellings and associated works
AMENDMENTS	Amendments received 12.07.2023
CASE OFFICER	Katie Nethersole

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

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 001 P1, 020 AI, 025 AC, 030 AC, 031 AB, 032 AB, 045 AA, SK13 AB
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The development hereby permitted shall not be occupied until the new package treatment plants have been installed in accordance with drawing no. 42078-020 AI. The package treatment plants shall be retained and maintained in perpetuity in accordance with the maintenance and monitoring plan dated July 2023.
Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Test Valley Borough Revised Local Plan 2016 Policies E5 and E8.**
- 4. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 5. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include:**
 - proposed finished levels or contours;
 - means of enclosure;
 - car parking layouts;

- other vehicle and pedestrian access and circulation areas; hard surfacing materials;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.)

Soft landscape works shall include:

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities.

The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

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

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

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

7. Development shall proceed in accordance with the measures set out in section 4 of the Preliminary Ecological Appraisal dated 20th June 2022, reference S1198.001. Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure the favourable conservation status of bats and other protected species in accordance with Policy E5.

8. 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.

- 9. The development hereby approved shall be undertaken in full accordance with the provisions set out within the SJ Stephens Associates Arboricultural Impact Appraisal and Method Statement reference 1774 dated 31st August 2023 and Tree Protection Plan reference 1774-03 Rev C.**

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
- 10. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
- 11. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
- 12. Replacement trees, as detailed in SJ Stephens Associates drawing, reference 1774-03 Rev C, shall be planted in the approved positions in the first planting season following first occupation of the development. These trees must be planted in accordance with the recommendations in BS8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'. If any of the trees planted in discharge of this condition, (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies within a period of five years from the date of planting, another tree of the same size and species shall be planted in the same place, or as may be agreed in writing with the Local Planning Authority.**

Reason: To ensure the continuation of canopy cover in the area and enhance the development, in accordance with policy E2 of the Test Valley Borough Revised Local Plan 2016.
- 13. The new dwellings hereby permitted shall not be occupied unless or until the existing septic tank has been disconnected and physically removed from the site and the land backfilled and remediated with suitable material.**

Reason: In order to ensure the permanent removal of a septic tank from the river catchment and avoid continued adverse impact on the Solent and Southampton Water SPA in accordance with the Conservation of Habitats and Species Regulations 2017 and Test Valley Borough Revised Local Plan 2016 Policy E5.

- 14. All construction and site preparation works shall only take place between 0730 and 1800 hours Monday to Friday except on Bank Holidays when no work shall take place and between 0800 and 1300 hours on Saturdays. No works shall take place at all on Sundays. Reason: In the interests of protecting the amenity of future occupiers and in accordance with policy LHW4 of the Test Valley Borough Revised Local Plan 2016.**
- 15. No development shall commence on site (including any works of demolition), until a Construction and demolition Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Plan shall include the following:**
- i) the parking of vehicles of site operatives and visitors;**
 - ii) loading and unloading of plant and materials;**
 - iii) storage of plant and materials used in constructing the development;**
 - iv) hours of construction, including deliveries;**
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
 - v) wheel washing facilities**
 - vi) measures to control the emission of dust and dirt during demolition and construction;**
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works; and**
 - viii) Measures for the protection of the natural environment**

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).

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. **No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use or occupation of the development, shall be left on or near to any Public Rights of Way, including Footpath Over Wallop 6 and Footpath Nether Wallop 2, as to cause obstruction, hindrance or hazard to the legitimate users. The public retain the right to use the PROW network at all times.**
3. **There must be no surface alterations to a Public Right of Way, including Footpath Over Wallop 7 and Footpath Nether Wallop 2 (excluding the required removal of the beech whips), without the consent of Hampshire County Council as Highway Authority. Planning permission under the Town and Country Planning Act (1990) does not provide this and separate consent is required. To carry out such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).**

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

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23/01497/FULLS

APPLICATION NO.	23/01497/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	09.06.2023
APPLICANT	Churchill Retirement Living
SITE	Edwina Mountbatten House, Broadwater Road, Romsey, SO51 8GH, ROMSEY TOWN
PROPOSAL	Erection of site hoarding (Retrospective)
AMENDMENTS	· Additional information received 27.07.2023
CASE OFFICER	Katie Savage

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

PERMISSION subject to:

1. The timber hoarding and associated timber posts hereby permitted shall be removed and the land restored to its former condition on or before 2 years from the date of this permission in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the Local Planning Authority can exercise control in the locality given that the proposed form of boundary treatment is not of a type or appearance that is appropriate, other than on a temporary basis while re-development of the plot takes place, in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan 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. As part of hoardings are on public highway the developer is required to gain permission from the Highway Authority and apply for a Hoarding or Temporary Structure consent. The details can be found at the following link:
<https://www.hants.gov.uk/transport/licencesandpermits/tempstrucure>

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

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23/01649/FULLS

APPLICATION NO.	23/01649/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	30.06.2023
APPLICANT	Mr M Blackledge
SITE	Erlcombe, Butts Green, Lockerley, SO51 0JG, LOCKERLEY
PROPOSAL	Erection of a 4 bedroom dwelling with sewage treatment plant, construction of vehicular access including widening dropped kerb and associated soft and hard landscaping
AMENDMENTS	Received on 19.10.2023: <ul style="list-style-type: none">· Amended arboricultural information. Received on 13.09.2023: <ul style="list-style-type: none">· Amended Proposed Site Plan (clarifying boundary treatments) Received on 26.07.2023: <ul style="list-style-type: none">· Additional information regarding proposed package treatment plant

CASE OFFICER

Mr Graham Melton

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

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

Completion of a legal agreement to secure the proposed mitigation measures ensuring the development achieves nutrient neutrality.
then **PERMISSION** subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:**
Block Plan (19-006-AMD-XX-XX-DR-A-0601-01)
Amended Proposed Site Plan (19-006-AMD-XX-XX-DR-A-0102-03)
Proposed Floor Plan (19-006-AMD-XX-XX-DR-A-0200-01)
Proposed Elevations (19-006-AMD-XX-XX-DR-A-0300-01)
Proposed Sections (19-006-AMD-XX-XX-DR-A-0400-01)
Proposed Site Entrance Layout (19-006-AMD-XX-XX-RD-A-0600-01)
Amended Tree Protection Plan (19263-5)
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The development hereby permitted 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).
4. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Treecare Arboricultural assessment and Method Statement 19263-AA4-JB dated 11th October 2023, supplementary letter dated 17th November 2023 and the associated tree protection plan reference (19263-5).**

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).

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

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

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

- i) the parking of vehicles of site operatives and visitors;**
- ii) loading and unloading of plant and materials;**
- iii) storage of plant and materials used in constructing the development;**
- iv) hours of construction, including deliveries;**
- 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**

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).

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

Reason: To ensure the development would integrate, respect and complement the character of the area in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).

8. **No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include:**
- (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).

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

10. **No development shall take place above DPC level of the development hereby permitted, until details of a scheme of ecological enhancement measures to be incorporated within the proposed 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 the Test Valley Borough Revised Local Plan (2016).

11. **No development above DPC level of the development hereby permitted shall take place until, details of the measures to be taken to physically and permanently close the existing access located in the south-west corner of the application site have been submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be completed prior to the first use of the development hereby approved and, notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and**

re-enacting that Order), no access other than that shown on the approved plan shall be formed thereafter.

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

12. The development hereby approved shall not be occupied until manoeuvring space, including the widening of the existing vehicular access, has been provided within the site in accordance with the approved Amended Proposed Site Plan (19-006-AMD-XX-XX-DR-A-0102-03) drawing to enable vehicles using the site to enter and leave in a forward gear. This area shall be retained and made available for such purposes at all times.
Reason: In the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).
13. The development hereby approved shall not be occupied until 2 car and 2 cycle parking spaces and the associated driveway area, have been provided in accordance with the approved plans. 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).
14. The package treatment plants hereby approved shall be installed in accordance with the specification set out in the email dated 3rd November 2021. In the event that additional acoustic mitigation measures are required to achieve this threshold, details of the proposed additional measures shall be submitted to and approved by the Local Planning Authority prior to the first use of the package treatment plants. The approved acoustic measures and the boundary wall shown on the Amended Proposed Site Plan (19-006-AMD-XX-XX-DR-A-0102-03) shall be retained thereafter.
Reason: To protect the amenity of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).
15. 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).
16. In the event that contamination is found at any time during the construction of the development hereby approved, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been submitted to and approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of

certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.

Reason: To ensure a safe living environment in accordance with Policy E8 of the Test Valley Borough Revised Local Plan (2016).

- 17. 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 first floor or two storey extension of any kind, shall be erected without the prior written consent of the Local Planning Authority.**

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

- 18. Prior to the commencement of development plans and cross sections of the existing and proposed ground levels of the development and boundaries of the application site, including details of the height of the ground floor slab and damp proof course level, shall be submitted to and approved by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent neighbouring dwellings and amenity areas in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

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. The applicant is advised that when seeking the LPA's approval of details pursuant to Condition 6 (CEMP) there is an expectation that all traffic associated with the groundwork and construction phases of development (including deliveries and contractor vehicles) shall be accommodated within the application site for the duration of the work.**

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

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23/01752/FULLS

APPLICATION NO.	23/01752/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	13.07.2023
APPLICANT	Mr Glyn Powell
SITE	Wellow Wood Paddock, Wellow Wood Road, West Wellow, SO51 6EP, WELLOW

PROPOSAL	Extension of gypsy/traveller site, requiring change of use of land to facilitate the creation of 2 gypsy/traveller pitches comprising 1 mobile home and 1 touring caravan, and one dayroom per pitch, alongside formation of permeable hardstanding
AMENDMENTS	14/09/2023- Additional NN calculations and PTP details 16/10/2023- Caravan Delivery Plan
CASE OFFICER	Mr Mark Staincliffe

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

On 19 December 2023 the PPTS was updated. The update to the PPTS specifically relates to Annex 1 of that document.

The update was deemed necessary to reflect the judgement in the Court of Appeal case (Smith v SoS for Levelling Up Housing Communities). The definition of Gypsies and Travellers has been altered and reverts back to the wording used in the 2012 version of the PPTS.

This matter (whether the applicant and the proposed occupants meet the definition) is considered in Para 8.8 of Annex A (Page 107) of the agenda report pack. It is confirmed that the applicant and the proposed occupants of the site do meet the definition of the PPTS as currently drafted.

Delegated 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 as required), and the completion of a legal agreement to secure:

- 1. Removal of nitrate mitigation land from agricultural production**
- 2. Future management of the nitrate mitigation land**
- 3. The provision of a financial contribution towards the New Forest Special Protection Area (SPA)**
- 4. Installation and maintenance of Package Treatment Plant**

then PERMISSION subject to:

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

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

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

J004567-DD-01 REV A

J004567-DD-04 REV A

J004567-DD-05 REV A

J004567-DD-06

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

- 3. The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, or permanently, but excluding members of an organised group of travelling showpeople, or circus people travelling together as such.**

Reason: It is necessary to keep the site available to meet that need in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.

- 4. No more than four caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time, comprising no more than two static and two touring caravans.**

Reason: To accord with the terms of the application and to ensure satisfactory planning of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13

- 5. With the exception of the buying and selling of horses and ponies, no other commercial, industrial or business activities shall take place on any part of the site, including the storage of materials and goods.**

Reason: In the interests of neighbouring amenity and to ensure the protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

- 6. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.**

Reason: To accord with the terms of the permission and in the interests of protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4 and T1

- 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the or on the site.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities and to ensure the protection of important trees and boundary features in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & E2

8. **No development shall take place or caravans brought onto site until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include:**
- 1) **Hard surfacing materials;**
 - 2) **Planting plans;**
 - 3) **Written specifications (including cultivation and other operations associated with plant and grass establishment);**
 - 4) **Schedules of plants, noting species, plant sizes and proposed numbers/densities;**

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 Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

9. **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/luminaires.**

Reason: To safeguard the amenities of the area, in the interests of road safety and to ensure the favourable conservation status of bats in accordance with Policies E5, E8, E2, E1 of the Test Valley Borough Revised Local Plan (2016).

10. **No caravan shall be brought onto the site until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practice. 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 Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

11. **The route of delivery of the static caravans shall be undertaken in accordance with the details shown on the Caravan Delivery Plan (Received 16 October 2023) and shall not be delivered to site by any other means.**

Reason: In the interest of highway safety and to ensure that no trees or hedgerows are removed 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 and Policy T1.

12. **Prior to any caravan being brought onto site the access to the site, as shown on plan number J004567-DD-04 REV A shall have been provided in accordance with the details and shall thereafter be retained as such at all times without any obstructions.**

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

- 13. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no access, other than that shown on the approved plans, shall be formed to the site.**

Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1 and in the interest of the visual amenity of the area in accordance with policy 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.**

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

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23/00660/PIPS

APPLICATION NO.	23/00660/PIPS
APPLICATION TYPE	PERMISSION IN PRINCIPLE - SOUTH
REGISTERED	08.03.2023
APPLICANT	Messers Stephen and Mark Garrett
SITE	Land at Fairbourne Farm, Kiln Lane, Braishfield, SO51 0PJ, BRAISHFIELD
PROPOSAL	Permission in principle for construction of two detached dwellings
AMENDMENTS	14 April 2023 – heritage statement received
CASE OFFICER	Kate Levey

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

Delegated to the Head of Planning and Building for the completion of a legal agreement to secure:

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land; and**
- **The provision of a financial contribution towards the New Forest Special Protection Area (SPA).**

Then PERMISSION subject to:

- 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. It is recommended that a future technical details application should include the following:**
 - **A site location plan, block plan, floor plans and elevations of the development proposed;**
 - **Details of external construction materials;**
 - **A Design and Access Statement/Planning Statement addressing (but not limited to) how any proposed development would integrate, respect and complement the character of the area; and preserve the significance of the settings of the listed buildings, in accordance with Test Valley Borough Revised Local Plan 2016 policies E1 and E9**
 - **A hard and soft landscaping scheme and management plan covering a period of 5 years in accordance with Test Valley Borough Revised Local Plan 2016 policy E2;**
 - **A Heritage Statement assessing the significance of, and the impact of the proposals on, the setting of nearby heritage assets, in accordance with Test Valley Borough Revised Local Plan 2016 policy E9**
 - **A parking plan that demonstrates compliance with the Council's parking standards contained within policy T2 and annex G.**

The Officer's recommendation as per the agenda plus a third bullet point under the legal agreement was proposed by Councillor Cooper and second by Councillor A Dowden. Upon being put to the vote the motion was carried.

(The meeting terminated at 8.40 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. This also applies to 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. 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.	22/02694/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	14.12.2022
APPLICANT	Mssrs Nolan And Quinn
SITE	Land At Embley Lane, Embley Lane, East Wellow, WELLOW
PROPOSAL	Change of use of land as a travellers caravan site consisting of 3 pitches, each containing 1 mobile home, 1 utility dayroom and 1 touring caravan, sewage treatment plant and associated development
AMENDMENTS	Amended plans received 29/03/23 & 09/05/23
CASE OFFICER	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application was presented to SAPC (13th June 2023) at the request of a local ward member as it raises issues of more than local public interest. SAPC resolved to;

Delegate to Head of Planning & Building for completion of satisfactory consultation with Natural England and the addition/amendment of relevant conditions, and/or legal agreement/direct contributions to secure;

- *Submission of evidence that sufficient mitigation measures have been secured to enable the development to achieve nutrient neutrality.*
- *New Forest SPA contribution.*

Then PERMISSION [subject to conditions and notes of the man agenda report and additional condition:

15. The existing stable shall only be used for private equestrian purposes and not for any commercial riding, livery use or other business use. Reason: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual amenity of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

1.2 Following to resolution of SAPC the Council has received further representations on the planning application and a pre-action letter pursuant to the Judicial Review Pre-Action Protocol stating an intention to apply for judicial review.

- 1.3 Having considered the submissions, and following the publication of the Gypsy & Traveller pitch and Travelling Showpeople plot supply statement (September 2023) in the intervening period, the Council has taken the decision to return the application to SAPC with an updated recommendation.
- 1.4 The revised recommendation contains much of the same detail as the SAPC agenda of 13th June. A summary of the changes is as follows;
- Incorporation of the SAPC update paper of June 13th 2023.
 - Addition of Condition 15 as per the SAPC resolution.
 - Summary of additional representations received.
 - Additional consideration of the Gypsy Status of the applicants and revised wording of Condition 2 to reflect best practice
 - Consideration of the Gypsy & Traveller pitch and Travelling Showpeople plot supply statement (September 2023) and the need for pitches.
 - Additional consideration of the need for the development to be located in the borough.
 - Additional consideration of the representations regarding ecological impacts.

2.0 **SITE LOCATION AND DESCRIPTION**

- 2.1 The application site is situated in the countryside area of Wellow Parish and to the north western side of Embley Lane. The site is accessed via an existing access serving a recently constructed stable block.

3.0 **PROPOSAL**

- 3.1 The application proposes the change of use of land as a travellers caravan site consisting of 3 pitches, each containing 1 mobile home, 1 utility dayroom and 1 touring caravan, sewage treatment plant and associated development.

4.0 **HISTORY**

- 4.1 15/01109/FULLS - Proposed barn/tractor store. Closed as Invalid 01.06.2015.
- 4.2 15/02327/FULLS - Barn, gated access (retrospective) and hardstanding track (resubmission of 15/01268/FULLS). Permission 08.01.2016.
- 4.3 20/01697/FULLS - Change of use of land to equestrian and erection of stable block. Permission 06.11.2020.
- 4.4 21/00835/FULLS - Erection of new storage barn. Refused 12.05.2021. Appeal Allowed 23.11.2021.
- 4.5 22/01551/VARS - Vary condition 2 of 21/00835/FULLS (Erection of new storage barn) - to allow a change of materials to the cladding and roof. Permission 04.08.2022.

5.0 **CONSULTATIONS**

- 5.1 **Planning Policy & Transport (Policy) – Comment;**
- COM2 (and Proposals Map South) – the site lies outside the defined settlement boundaries, therefore is within the countryside. The proposal would be considered against criteria a) and b) of this policy. On the basis of the proposal, policy COM13, which is listed under criterion a), would be relevant.

- Policy COM13 sets out five criteria that would need to be complied with, each of which is considered below:
- Criterion a)
- Consideration will need to be given to the location of the site relative to services and facilities, such as schools and local shops (as referred to in paragraph 5.131). Reflecting paragraph 105 of the National Planning Policy Framework, it should be recognised that the availability of sustainable travel options will vary between urban and rural areas.
- *Criterion b)*
- The potential occupants will need to be recognised Gypsies or Travellers, in line with the definition provided within Annex 1 of the Planning Policy for Traveller Sites (PPTS). The submission sets out that the applicants are ethnic Irish Travellers and fulfil the definition set out in the PPTS in that they travel for work for between 3 and 6 months of the year.
- Should the application be considered favourably, it would be appropriate to apply a planning condition restricting the occupancy of the site to Gypsies or Travellers that comply with the definition within Annex 1 of the Planning Policy for Traveller Sites.
- *Criterion c)*
- The Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2017, with a base date of September 2016. It covers the period 2016-2036. This replaces the GTAA referred to in paragraphs 5.132, 5.133 and 5.135 of the adopted Local Plan. There remains a need for pitches for gypsies and travellers.
- The GTAA is being updated, however the outputs of this are not yet available.
- *Criterion d)*
- This criterion sets out that evidence is required to justify the reason for the proposal to be located within the Borough, with additional information of what this could comprise being set out within the supporting text (paragraphs 5.136 and 5.137).
- It is noted within the submission that the family lives in an extended family group comprising three generations. However, no information is provided in the context of this criterion. Additional information / evidence should be provided to justify the reason for the proposal to be located within the Borough.
- *Criterion e)*
- This matter is best assessed by the case officer.
- *National Planning Policy Framework (NPPF)*
- The NPPF is a material consideration. Section 2 sets out the approach to achieving sustainable development, with the three objectives of sustainable development (i.e. social, economic and environmental) set out in paragraph 8. Paragraph 62 of the NPPF recognises that the housing needs for different groups in the community should be assessed and reflected in planning policies, this includes reference to travellers, with a footnote referring to the Planning Policy for Traveller Sites.

- *Planning Policy for Traveller Sites (PPTS)*
- In addition to considering the NPPF, the policies contained within the PPTS also are a material consideration. Paragraph 4 of this guidance sets out the Government's aims in respect of Traveller sites. Policy H of the PPTS relates to determining planning applications for traveller sites and would be relevant, this includes paragraphs 22 to 28.
- *Hampshire Minerals and Waste Plan (2013)*
- The application site lies within a minerals and waste consultation area. Policy 15 sets out the approach to safeguarding mineral resources. The Mineral and Waste Safeguarding in Hampshire Supplementary Planning Document (SPD) (2016) should also be taken into account.
- *Emerging Local Plan*
- The Council's Local Development Scheme indicates that the need and provision for gypsy, traveller and travelling showpeople communities will be considered within the emerging Local Plan.
- The Draft Local Plan 2040 Regulation 18 Stage 1 was published for public consultation between 11 February and 8 April 2022. As the draft Local Plan is at an early stage in its preparation, only limited weight can currently be accorded to its content.
- Paragraphs 5.41 to 5.47 of the Draft Local Plan 2040 Regulation 18 Stage 1 relate to the gypsy, traveller and travelling showpeople communities. It sets out that policies will be set out in the next stage of preparing the Local Plan.
- *Wellow Neighbourhood Plan*
- The Parish of Wellow is designated as a Neighbourhood Area and it is understood that a Neighbourhood Plan is being prepared. At this stage, no weight would be attached to this matter.

5.2 Planning & Building (Conservation) – No objection

5.3 Planning & Building (Landscape) – Comment;

- The site has no landscape designations; however it is located in the countryside outside the settlement boundary. The site sits just outside the boundary of the Embley Park Historic Park and Garden.
- There are no public rights of way in close proximity to the site.
- The site is set back off the road and would use the existing access for the stable block. The site entrance off Embley Lane is shown on the plan to have established hedgerow, however when visiting the site, the entrance is open with only a post and rail fence providing no mitigation. It should be ensured that as part of the proposals that the entrance is gapped up with suitable planting to form a complete hedgerow barrier. Details to be submitted.
- Question the need for the access point at the north end of the site when there is already access adjacent the stables into the field. Northern access to be blocked up.

- A landscape design statement has been submitted with an indicative planting plan; through condition a detailed hard and soft landscape plan is required. In conjunction with this a landscape management plan is required to ensure the successful establishment of all new planting along with the ongoing maintenance of the existing planting.

5.4 **Planning & Building (Ecology) – Comment;**

- This application is now supported by a Preliminary Ecological Appraisal (Pro Vision, January 2023), which I am satisfied represents the current condition of the site. The submitted PEA appears to be a redacted copy, as there are sections blacked out within the submitted document. I would ask for a non-redacted copy is submitted to the LPA ecologist to review.
- Section 5.6 stipulates that lighting should not exceed 1-3 lux over boundary features, such as hedgerows, trees and woodland. Given the proximity to the Mottisfont Bats SAC and sensitivity of associated barbastelles to artificial lighting, I would advise lighting should not exceed 0.2 lux over these features, and must be in accordance with measures outlined within the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). I would advise that further information regarding the proposed lighting is submitted prior to consent, to demonstrate that this requirement can be achieved within the current site plan.
- I also note that the Arboriculture Officer has raised a concern due to the proximity of mature trees to the proposed plots. I would raise similar concerns. It is outlined in the report that a buffer planting has been proposed, however there is no indication or justification that this will be sufficient to protect and retain the trees on site. I would also ask for further details regarding the protective measures to ensure hedgerows and mature trees will not be impacted during the construction and operational phase of the development.
- It is outlined within section 5.12 of the submitted report that *“the area directly adjacent to the woodland (Spouts Copse) will be retained as paddock and will not form part of the recreational space for the dwellings, which are separated from the field by fencing and hedging”*. It is not evident from the proposed plans that the area between the proposed site and woodland will be retained as paddock, and that there will be no access from the proposed site to the adjacent woodland. The proposed fencing (wooden post and rail, 1.2m height) is not considered likely to form a significant barrier for recreational access. I would raise concern regarding the long-term impacts on Spouts Copse from increased recreational access, and other impacts such as the introduction of garden waste, non-native species and predation from domestic animals. These impacts do not appear to have been fully assessed and addressed within the current submission, and I would advise that further assessment of the likely impacts to adjacent woodland habitats is submitted, along with any required mitigation measures. I would ask for a more substantive and formalised buffer to the woodland as part of the proposed mitigation measures.

5.5 Planning & Building (Trees) – Comment

- The submitted arboricultural information is an impact statement only that shows the hardstanding and buildings are just outside the RPA of the tree line. However, the proposed hedge is inside the RPAs. And no method statement has been submitted to demonstrate how the development is to be built and the landscaping undertaken without detriment to the trees.
- An arboricultural method statement which complies with BS:5837:2012 is required to demonstrate how the development can be built and lived in afterwards is required, this would preferably be required up front as part of this application but could be secured by condition, if minded to grant consent.
- The site is a large open field with few features, with the tree line being one of few visual features. It would be more appropriate if the proposed developments were moved away from the trees. Their current location is very close to trees, which will still increase in size, branches will overhang the site and the roofs of the mobile homes, which are a lighter construction to standard house construction. The trees will drop debris and leaves. The current location of the mobile homes close to the trees will put pressure on them to be pruned or felled to prevent damage and debris falling on them, it would be more appropriate to afford the trees suitable separation from the development.

5.6 Housing and Environmental Health (Environmental Protection) – No objection.

5.7 HCC Highways – No objection

5.8 Natural England – No objection, subject to obligations to secure nitrate mitigation.

5.9 Gypsy Liaison Officer

- Since commencing employment with Hampshire County Council in 2005 and previously with Wiltshire Council with hands on responsibility for four permanent residential sites and Unauthorised Encampment matters, I have known the Nolan and Quinn families in general including various members of the Irish Traveller community who have been related to both the applicants' families either directly or by marriage.
- The question of Irish Traveller ethnicity is without question with regards to both the planning applicants and during conversation I informed the applicants that Hampshire County Council now has responsibility for one council site in the north of the county and currently there are no pitches available with six applicants on the waiting list.
- I enquired about local facilities in the area which would allow easy access for shops and medical facilities and was informed that the Irish Traveller community are well used to travelling for the purposes of accessing facilities and in any case all they currently require is within a relatively short distance of the site in question.

- Due to the lack of local, regional, and national pitch and transit site availability I was informed that the home base would not solely be used as a place for the Nolan and Quinn families to commute to work and return home daily but would be somewhere for the families to establish a settled lifestyle with access to local school and medical facilities particularly when the menfolk were away seeking work.
- During my visit I did inform the applicants that any evidence they could produce to prove local connection and a traveling lifestyle possibly showing for economic purpose would be very helpful for the planning officer to have site of and consideration prior to any planning committee.
- Based on the interviews and evidence thus far, my view is the applicants have a cultural lifestyle of living in traditional caravans and a history of travelling for economic purpose but would like to settle down to establish a more stable lifestyle and I conclude that after consideration of all the facts, my balanced view is that the applicants are of Irish Traveller ethnicity and satisfy the status required for current planning purposes.

5.10 **HCC Lead local Flood Authority** – No comment;

- As this application relates to a site which is a residential application less than 0.5 hectare in size/fewer than 10 dwellings, we would consider this as a minor application and outside of our remit.

5.11 **Historic England** – No comment;

- Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

5.12 **The Gardens Trust**

- We have looked at the sparse accompanying documentation, which makes no mention that the application site lies immediately to the north of the Grade II registered park and garden (RPG) of Embley Park. There is an existing travellers site nearby and we have objected to previous applications to extend it.
- It is not clear from the information provided whether the proposals will intrude visually on the listed landscape. Whilst the application appears to be reasonably sympathetic in its approach and does not in itself seem to present any problem, we are not able to tell at this stage whether it will be visually intrusive. Subject to that caveat we do not wish to comment further on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.

6.0 **REPRESENTATIONS** Expired 24.05.2023

6.1 **Wellow Parish Council** – Objection;

- The applicant hasn't identified that the proposers are travellers,
- There is no evidence to justify a local connection to Wellow,
- There are already many travellers sites in Wellow,

- The site is remote from all facilities and
- Councillors are concerned that the space proposed could lead to more development in the future

6.2 Romsey & District Society (Planning Committee) – Objection;

- The proposal is subject (inter alia) to policy COM13 of the Revised Borough Local Plan. We consider that the planning statement report in the application makes no significant reference to satisfy the terms of that policy, in particular with reference to:
- Site is required to be where services and facilities are accessible - no such facilities are available in the proposed location;
- Potential occupants are to be recognised to be gypsies, travellers or travelling show people – one statement is given that the applicants are ethnic Irish travellers but no other specific details are given;
- The proposal should help to meet the identified need - no supporting information is given with the application;
- No evidence is given to substantiate any reason as to justify how the proposal is to be located within the Borough.
- Taking account of such significant deficiencies of the submission, we support the views of the local residents in this instance.

6.3 Letter from Wessex Planning on behalf of Embley Lane residents

- First and foremost, the application has been submitted with a red line that encroaches onto Jays Farm. No Certificate B has been submitted and the application is therefore invalid.
- Secondly, whilst elevations of the three brick-built day rooms have been provided, there are no elevations of the mobile homes or touring caravans within the submission.
- It is the Embley Lane residents' firm belief that it would be premature to grant planning permission prior to the completion of the Gypsy and Traveller Accommodation Assessment (GTAA) assessment.
- The National Planning Policy Framework seeks to site development in areas that are near to facilities and amenities and accessible by means other than the private car. This site cannot be considered anything other than remote from facilities or amenities.
- The Embley Lane residents have carried out their own Land Registry research which identifies Mr Nolan as associated with an address in High Wycombe, a social housing unit owned by the London and Quadrant Housing Trust.
- A traveller site in Epping Forest (Woodside Place, Woodside, Thornwood, Epping CM16 6LJ) was also given a personal planning permission for the applicant and his family. There is a building company whose contact address is given as this site and several enforcement notices are also associated with this site.
- In addition, a Dover Council 2020 report on Gypsy and Traveller Site Options mentions an offer by a 'Felix Nolan' to add an additional 10 pitches on top of an existing 8 pitches at Alkham Valley Road, Alkham. The LPA is urged to investigate whether this is yet another address available to the applicant.

- Whilst it is understood that TVBC do not have a 5 year supply of traveller/gypsy sites there is an emerging plan which will address this issue. As mentioned above, it would be premature to allow this site prior to the completion of such plan, and contrary to local resident's expectations of a consultative plan-led planning system.
- This site is located within open countryside and no justification has been given for the applicants' requirement to locate on this particular site. The LPA need to be satisfied that there is sufficient justification for the travellers to have chosen this particular site over less remote sites or existing traveller sites in the area. Located.
- The provision of 9 units (3 x mobile homes, 3 brick-built utility dayrooms and 3 touring caravans) would completely overwhelm and destroy the countryside character of this site.
- TVBC would find it difficult to refuse subsequent applications for an extension of this site if this first application is approved. Subsequently there would be a valid concern that the occupants of the caravan site would dominate the settled community in Embley Lane. There are already several traveller sites in Wellow, and the cumulative impact of another site would begin to overwhelm the existing settled community.
- The lane is an unusually narrow single-track lane not at all suitable for the manoeuvring of large caravans, mobile homes and utility day rooms. One of the reasons for allowing the nearby residential redevelopment of Home Farm was due to the benefit provided by the removal of large HGVs associated with the lawful industrial use of the land which had evolved from a former agricultural use.
- With no way of comprehensively ensuring that this site does not extend into the blue land, the harm to the landscape character caused by this initial proposal would be magnified over time, as additional caravans are brought onto the land.
- No decision can be made on this application without, at the very least, a preliminary appraisal that identifies the habitats on site, and therefore the likely presence or absence of protected species. There are two water bodies within 500m of this site (Embley Lake and Willow Lake), and no assessment of these has been made for Great Crested Newts, which are known to travel long distances between water bodies. Bats are known to roost in Spouts Copse, an area of protected ancient woodland just 70 metres from the site, and no assessment has been made of their flightpaths, and whether the proposal will disturb these. No assessment has been made of the hedgerows, and the dormice or birds that are known to use these as their foraging and nesting corridors. No assessment has been made as to whether there are badgers or reptiles on the site or in nearby woodland, which may use the site for foraging and no assessment has been made in terms of potential impacts on the nearby watercourse to the west of the site. The ecological information submitted with the application is wholly inadequate.
- In addition to the general amenity issues of noise and light pollution from the use of this site as a caravan park, and its associated security lighting, the natural environment would be a great risk from the proposals.

- No nitrate budget calculation has or can be carried out without the required two year test certificates, and therefore no clear assessment can be made as to the level of nitrate/phosphate mitigation required. The Habitat Regulations require certainty that mitigation proposals will be effective.
- Embley Park is immediately adjacent to the site, and is an important Grade 2 listed historic park, which also contains several Grade 2 Listed Buildings. The proposal does not make a positive contribution to either sustaining or enhancing the significance of the heritage asset and is therefore directly contrary to Local Plan policy E9.

6.4 **39 representations of Objection received;**

Principle of Development

- Development is not essential in the countryside.
- Excessive number of gypsy plots in the Wellow area.
- Revised assessments of provision and need should be completed before the application is determined.
- Lack of evidence to demonstrate traveller status and connection to local area.
- Unclear if the application is for 3, 6 or 9 families due to numbers of mobile homes, touring caravans and dayrooms.

Sustainability

- Site is an unsustainable location remote from services

Character

- Impact on the historic character of the area. Specifically the listed Embley Park landscape.
- Impact on the rural and tranquil character of the lane.
- Plans do not show the elevations of mobile homes or touring caravans.

Highways

- Additional highways movements in conjunction with development at Home Farm.
- Embley Lane is not suitable for large vehicles
- Impact on safety of walkers and cyclists using Embley Lane
- Works to widen existing access.
- Additional flood impact on the highway

Amenity

- Impact of viticulture activities of adjacent vineyard on the occupants of the site resulting in restrictions on vineyard operations
- Overlooking
- Noise impacts

Environment

- Submitted ecological report omits reference to waterways and ponds in proximity to the site and does not include reference to some protected species found in the area.
- Nitrate impacts
- Impact of discharge from treatment plants
- Lack of ecological surveys
- Biodiversity checklist has not been completed correctly
- Loss of habitats and impact on protected species and biodiversity
- Impact on water courses and downstream lakes.
- Impact of external lighting on wildlife

Other matters

- Submitted site plan is inaccurate
- Previous stable development has been constructed to excessive standards and never been used for equestrian purposes.
- Potential for future development for more mobile homes.
- Remainder of the site should be limited to equestrian activities by legal agreement and permitted development rights removed by Article 4 direction.
- Commercial activities on site should be restricted
- Increased crime and anti-social behaviour.
- Development would prevent operation of adjacent vineyard.
- Impact on electricity supply in Embley Lane

6.5 **REPRESENTATIONS (Reported in the Update Paper for SAPC of 13th June 2023)**

Four additional letters of objection have been received (summarised):

Conflict with development plan

- Open countryside - an area not intended for general development
- Contrary to policy of concentrating residential development nearer the heart of existing settlements where communal services are available
- Previous applications from the settled community for residential use of the meadow have been refused.

Character & Appearance

- will undermine the lives of the settled community a number of whom are 4th and 5th generation
- Will undermine the ability of vineyard to operate as a going concern and local employer as too close to
- vine biocide spraying area and affect ability to attract visitors to view the vines

Highways

- Inadequate assessment by Highways both on infrastructure and impact of increased volumes
- No appreciable assessment of vehicle or pedestrian safety:

- Narrow lane, blind bends not suitable for HGVs as per Highways signage
- Single track in most places with few passing areas making it extremely difficult for large cars and vans
- Tanners Lane junction already an accident blackspot due to rising 90-degree blind bend
- Many incidents not recorded as people do not want to involve police
- No pavements
- Traffic levels already due to increase significantly due to Home Farm development and will be increased
- further (estimated additional minimum 150 movements per week) by caravans and commercial vehicles (flatbed/ vans) used for Traveller employment

Site suitability

- Site has 1 in 23 (4.3%) slope. Will require significant dig out or fill in to achieve flat pitches
- Rudimentary utilities. There is no mains drainage or gas so dependent on regular deliveries of LPG or oil.
- Lack of local amenities or recreational facilities on site or within safe, paved, easy reach. No regular bus services.

Ecology and Drainage

- Impacts on biodiversity and ecology are underestimated as the preliminary ecology survey was conducted during winter and contains errors and omissions
- Nitrate offset calculation underestimated: based 2.4 person average occupancy level when occupancy will be significantly higher i.e. 4 or 5 per pitch
- Regular flooding of lane at entrance to field and adjacent lane
- Water table around the lane is very high (underground springs inadequately drained)
- Additional hard standing runoff and outflow from water treatment plants will only add to the burden and soakaways, ditches and associated drainage will not cope with additional levels
- Area remaining for equestrian use inadequately protected by post and rail fencing – high probability of recreational scope creep by residents

Local Connection

- Traveller Liaison Officer report inadequate – based on general opinion and not documented evidence
- Applicants unknown to the local traveller and gypsy community and have failed to evidence their “need” to locate here
- Previous ownership and access to traveller sites and conventional housing outside the county
- Evidence of traveller site / conventional housing development for resale
- Evidence of failure to observe past planning conditions on previously owned traveller sites and failure to implement enforcement actions.

- Long established businesses operating in Wolverhampton, Epping Forest and High Wycombe
- Test Valley Driveways Ltd incorporated and registered in Southampton 6 months after field acquired to create illusion of being locally based
- Application imports demand from outside area – unreasonable pressure on already insufficient provision with Wellow already carrying a higher number of pitches in relation to other parts of the Borough
- A trojan horse for commercial development - £410k purchase price for 3 pitches – suggests future ambition.
- three phase powered supply has been installed in the field which indicated the owner is making provisions for further development

Discrimination

- The recommendation to approve is discriminatory to members of the settled community and highly prejudicial to the Test Valley Borough Councils long term interests and those of the residents of the Test Valley. It may therefore also be considered irrational and indeed in breach of legitimate expectation by the settled community.
- The planning application should not be considered against the PPTS and should be considered under the standard planning policies applied to members of the settled community. To not do so would be discriminatory.
- The granting of planning permission should be considered discriminatory towards the settled community in that a two tier planning process will occur where easier tests of suitability and validity will be applied to applications from those members of or purporting to be travellers and gypsies.

6.6 REPRESENTATIONS (following SAPC resolution of 13th June 2023)

6.7 Letter from Wessex Planning on behalf of Embley Lane residents (6th September 2023)

- Failure to gather publicly available information to ensure that applicants meet the planning definition of travellers under the PPTS.
- Lack of evidence that demonstrates any genuine medical or educational need for the applicants to be located in Test Valley Borough.
- Failure to present a true picture the number of Traveller and Gypsy sites within Wellow Parish. The initial Planning officer report omitted to include 17 travelling showmen pitches in Gardeners Lane, thereby underplaying / misrepresenting to the Councillors, the number of traveller and gypsy related sites already in the Parish.
- The PPTS at paragraph 25, states that LPAs should 'very strictly limit new Traveller sites in open countryside'. The site does not meet the sustainability requirements.
- If a permission is granted based on the reasons given for needing to settle in this area, and the currently spurious claims of medical need and children's schooling have not been properly interrogated and confirmed, TVBC would have granted permission against the advice of the PPTS to strictly limit such sites.

- Caravans are not well insulated acoustically and since the applicants moved onto site (without planning permission) their presence has changed the peaceful tenor of the lane with activities not consistent within a rural setting.
- Failure to protect and conduct a full ecology survey of the meadow and surrounding hedges and tree lines and protect the wider meadow and wildlife populations.
- Inappropriate ecological survey works and impacts on protected species and Mottisfont Bats SAC.

6.8 Email from Wessex Planning on behalf of Embley Lane residents (3rd October 2023)

- There is public information (electoral registration) available to confirm:
- That Martina Quinn lived at Granary Cottage, Dark Lane, Cross Green, Wolverhampton, WV10 7PN between 2009 and 2016, and Tony Quinn lived at the same address between 2009 and 2013
- That Felix Nolan lived at Dulas, Hawthorne Lane, Codsall, Wolverhampton WV8 2D in 2021.
- This is not indicative of travelling in the required sense. The applicants have been long term residents in one location, in bricks and mortar residences nowhere near Hampshire. As well as having no local connection, this hardly supports the notion of a transient, nomadic life, which is a key characteristic needed to qualify.
- The need for this particular site has not been proven. My clients simply wish to have the information presented to the LPA interrogated in the same manner as they might interrogate this information themselves. They believe that there is a duty upon the LPA to investigate further, rather than accept the information being presented. Otherwise, there is insufficient information or sufficient contradictory information such that a positive determination of the application cannot lawfully be made both for this reason, and for the other reasons stated in the LBA.

7.0 POLICY

7.1 Government Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Planning Policy For Traveller Sites (PPTS)

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

COM2 (Settlement Hierarchy)
COM13 (Gypsies, Travellers and Travelling Showpeople)
T1 (Managing Movement)
T2 (Parking Standards)
E1 (High quality development in the Borough)
E2 (Protect, conserve and enhance the landscape character of the Borough),
E5 (Biodiversity)
E7 (Water Management)
E8 (Pollution)
E9 (Heritage)
LHW4 (Amenity)

T1 (Managing Movement)
T2 (Parking Standards)

7.3 Supplementary Planning Documents (SPD)

New Forest SPA Mitigation- Interim Framework
Gypsy and Traveller Development Plan Document [emerging]
Gypsy & Traveller pitch and Travelling Showpeople plot supply statement
(September 2023)

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are

- The principle of the use;
- Gypsy status of the family;
- The need for such sites in the district;
- The availability of alternative sites;
- Impact on the visual amenities of the area;
- Ecology and Protected Species
- Amenities of neighbouring properties and the occupiers of the site.
- Highway implications.

8.1 **Principle of Development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

8.2 COM2 presents the way the settlements, classified in the settlement hierarchy, will develop in the future. COM2 seeks to promote a sustainable pattern of development and to restrict development to areas within settlement boundaries, unless the proposal is considered to be appropriate within the countryside as set out in COM8-COM14, LE10 and LE16-LE18, or whether the proposal is considered to be essential to be located in the countryside.

8.3 The planning application has been submitted on the basis that the site will be used as three gypsy plots and thus Policy COM13 of the RLP is relevant. COM13 allows for the placing and development of single or groups of gypsy caravans subject to a range of criteria (a-e);

- a) it is located where services and facilities are accessible; and
- b) the potential occupants are recognised as gypsies, travellers or travelling showpeople; and
- c) the proposal helps meet the identified need; and
- d) evidence is provided to justify the reason for the proposal to be located in the Borough; and
- e) the site is of sufficient size to provide for accommodation; parking; turning and, where relevant, the servicing and storage of vehicles and equipment.

8.4 Paragraph 25 of the PPTS has introduced the word 'very' in that "LPA's should very strictly limit new traveller site development in open countryside that is away from existing settlements." However, the PPTS offer no guidance on how the word 'very' is interpreted. It is clear that the Government is adding an emphasis that Traveller sites in the countryside should be strictly limited. The application site falls within the designated countryside area.

8.5 **COM13**

Criteria a)- Accessibility to services and facilities

Whilst the application site is situated outside of the defined settlement boundary it is well related to existing services. Wellow benefits from a number of local facilities including a school, food stores and public houses. Representations have raised concern regarding the sustainability of the site and proximity to services. However, proposed site is situated as close to those facilities as many of the nearby residential properties. This includes the development of a nearby site at Home Farm for residential properties which was considered suitable in terms of its sustainability. In addition, the proximity of the site to services is comparable to numerous other sites considered under Policy COM13 and found to be accessible in accordance with the policy. As a result, the site is considered to be accessible in relation to local facilities.

8.6 Criteria b)- Gypsy Status

The definition of Gypsies and Travellers and Travelling Showpeople for the purpose of planning policy has been amended (PPTS December 2023) to reinstate the words "or permanently" from the definition of Travellers and Travelling Showpeople in Annex 1 of the PPTS. The PPTS states "In determining whether persons are "Gypsies and Travellers" for the purpose of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a) Whether they have previously led a nomadic habit of life
- b) The reasons for ceasing their nomadic habit of life
- c) Whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

8.7 The PPTS states that for the purposes of planning policy "gypsies and travellers" means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

8.8 The applicants and prospective occupiers of the site are identified in the application submission as follows;

- A. Mr Felix Nolan is married to Rebecca (nee Quinn - 28 years of age) who has health issues, and they have two children a girl of 5 years and a boy of 2 years.

- B. Mr Tony Quinn is married to Martina (nee Smith – Irish) who has health issues. He has two children who live away from the family unit, a son of 24 years and a daughter of 18 years.
He also has a daughter living with him Mary (31 years) who is separated from her partner and has with her three children girls aged 7 / 4 / and 1 years respectively.
- C. Mr Tony Quinn (32-year-old son of the applicant) is married to Shannon (nee Dunn - 29 years of age) and they have one son 10 years and two daughters 8 years and 2weeks old.
- 8.9 The Gypsy Liaison Officer has visited the site and had detailed discussions with the applicants. The Liaison Officers advice indicates that since commencing employment with Hampshire County Council in 2005 and previously with Wiltshire Council with hands on responsibility for four permanent residential sites and Unauthorised Encampment matters, they have known the Nolan and Quinn families in general including various members of the Irish Traveller community who have been related to both the applicants' families either directly or by marriage.
- 8.10 The Gypsy Liaison Officer has advised that the Irish Traveller ethnicity of the applicants is without question. Furthermore, the Liaison Officer concludes that the applicant has a cultural lifestyle of living in a traditional caravan and a history of travelling for economic purpose but would like to settle down to establish a more stable lifestyle and is of Gypsy and Traveller status as required for current planning purposes.
- 8.11 Representations have raised concern that the applicants do not meet the definition of a Gypsy/traveller as per the PPTS. Specific concern is raised regarding the applicants' links to other sites and suggested residence in bricks and mortar accommodation. Representations have referenced several properties in High Wycombe, Codsall (Wolverhampton), Cross Green (Wolverhampton) and Epping. These sites are discussed in more detail in reference to criteria d) below but in relation to the gypsy status of the applicant it is not considered that there is any weight of evidence that would result in a conclusion contrary to the advice of the Liaison Officer and the previous conclusion that the applicants meet the definition. The Council has undertaken a review of publicly available information regarding ownership and planning history of the sites. In addition, evidence has been submitted of electoral registration for some of the properties.
- 8.12 Firstly, some of the addresses referenced are authorised gypsy sites and as a result cast no doubt on the status of the applicants. One of the Epping addresses previously stated to formerly be occupied by Mr Nolan's mother is confirmed to be owned by a housing association. As previously advised one of the sites was occupied by Mr Nolan's former wife. The two properties in Codsall do appear to have been recently developed with planning permission. There is some indication that they may have been occupied by the applicants for a short period, but they do not retain an ownership interest in the site. The most longstanding associations with previous addresses appear to have been

through the registration of companies run by the applicants. However, this does not in itself demonstrate occupation of those properties or the lack of a nomadic lifestyle. It is not unusual for applicants to use a fixed postal address to register a business. Indeed, a similar arrangement appears to be in place in relation to the current site with the applicant's business being registered at a Southampton address.

- 8.13 The additional representations have raised concern permission could be granted based 'spurious' claims of medical need and children's schooling. As is made clear in the PPTS a person who has temporarily ceased to travel on grounds only of their own or their family's or dependants' educational or health needs or old age would continue to meet the definition. The submitted information makes clear that the applicants continue to travel for economic purposes. As is described at para 8.7 two of the wives are stated to have health problems. It is understood that the families are now registered at local surgeries. Minimal weight has been applied to the stated health problems and the conclusion that the applicants meet the definition is not reliant on the personal health circumstances of the applicants.
- 8.14 In addition, the PPTS definition is clear that a temporary cessation of travelling for the educational needs of dependants is provided for. In this case in this case each family has school age children and the applicants have expressed their desire that the children are provided with a formal education. The applicant has advised that the children are now attending nursery/school in Wellow and Romsey.
- 8.15 Consideration of the additional information provided following the previous SAPC has not resulted in a change in the conclusion that the applicants meet the definition as set out in the PPTS. The application is therefore considered to comply with criteria b) of Policy COM13.
- 8.16 Criteria c)- Identified Need
At paragraph 27, the PPTS recognise that "if an LPA cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission." However, the application is not made for a temporary permission. The PPTS does not specify the weight to be afforded the lack of a five year supply when considering proposals for permanent pitches.
- 8.17 The Gypsy and Traveller Accommodation Assessment (GTAA) was completed on behalf of the Council in 2021, with a base date of September 2020. It covers the period 2020-2036. This replaces the GTAA referred to in paragraphs 5.132, 5.133 and 5.135 of the RLP and the GTAA 2017. Based on the findings of the GTAA (2021), there is an identified need for pitches for gypsies and travellers.

- 8.18 In September 2023 the Council published a 'Gypsy & Traveller Pitch and Travelling Showpeople Plot Supply Statement' (Appendix A). This statement provides a summary of the current level of need for new pitches and the five-year supply position of deliverable Gypsy and Traveller sites and Travelling Showpeople within the Borough. This document is for the period from 1 April 2023 to 31 March 2028.
- 8.19 This document is the most up to date policy position and confirms that the total need has increased since the GTAA (2017) and is currently 44 pitches for Gypsy & Travellers over the period 2020-2036 with 34 pitches needed within the first five-year period of the GTAA (2021). The document also confirms that the Council's current supply position is 1.1 years measured against the PPTS requirement of 5 years.
- 8.20 The Council's Local Development Scheme (LDS) was most recently updated in June 2018. This indicated the intention to undertake a Regulation 18 stage consultation on a Gypsy and Traveller DPD in quarter 4 of 2018, with the emerging DPD being incorporated into the next Local Plan after this stage. The Draft Local Plan 2040 Regulation 18 Stage 1 was published for public consultation between 11 February and 8 April 2022. As the draft Local Plan is at an early stage in its preparation, only limited weight can currently be accorded to its content.
- 8.21 The Local Planning Authority, as confirmed by the County Council Gypsy Liaison Officer, is not currently able to identify or offer an alternative site for these families to move to. Furthermore, it is unlikely that any suitable sites will be identified or allocated in the short term as identified within the recently published 'Gypsy & Traveller Pitch and Travelling Showpeople Plot Supply Statement'. As a result of this there is no alternate site available, the Council cannot demonstrate a 5-year supply of deliverable pitches. The Council's own evidence confirms that there is an unmet need, as such the proposal complies with criteria c) of Policy COM13.
- 8.22 Criteria d)- Reason for the proposal to be located in the Borough
Criterion d) requires that evidence is provided to justify the reason for the proposal to be located in the Borough.
- 8.23 Para 5.137 of the RLP lists examples of specific reasons to locate within the Borough and reads as follows;
- In considering applications it will need to be demonstrated that there is a specific reason to locate within the Borough. This could include the lack of availability of alternative accommodation, a local connection or their employment requires them to be at that location. This would help justify a countryside location where there is generally a restriction on development.*
- 8.24 Representations have generally interpreted criterion d) as requiring a local connection to satisfy the requirement. However, this is a misunderstanding of the policy which makes a broader provision.

- 8.25 This issue was addressed specifically by the Inspector who reviewed the revised local plan. In the report (Test Valley Borough Council Revised Local Plan, Inspector's Report December 2015 para 132 & 133) the Inspector made the following comments;

132. Part of the explanatory text to the submitted policy referred to a limitation to those with local connections. However, PPTS advises that applications should be determined from any travellers and not just those with local connections. The proposed modification (MM/5/12) is necessary to make this clear.

133. Subject to this modification, the policy is appropriate and justified by the available evidence.

- 8.26 The proposed modification (MM/5/12) was made and reflects the adopted para 5.137 of the Local Plan. For the plan to be considered sound, and not conflict with the national policy expressed in the PPTS, that the Inspector did not accept a limitation requiring local connection. Local connection is one way that an applicant could comply with criterion d) but the criteria also includes, but is not limited to, examples of the lack of availability of alternative accommodation or employment needs. The Inspector's reference is to Paragraph 24e of the PPTS which states local planning authorities should; "...determine applications for sites from any travellers and not just those with local connections."
- 8.27 As a result, it is not considered that a reason for refusal based on a lack of local connection could be justified. However, the representations regarding the applicant's connection to other areas remain relevant in considering the availability of alternative accommodation and have been subject to further review.
- 8.28 Representations have raised specific concerns in relation to the applicant's association with addresses in High Wycombe, Epping, Codsall, Coven and Dover. These associations are stated to relate to both occupation of other travellers sites, bricks and mortar accommodation and associations with the businesses operated by the applicant.
- 8.29 The County Council Gypsy Liaison Officer was consulted on the application and has provided a detailed response to the Council. This consultation response confirmed that, at the time of the original submission, Mr Felix Nolan was at a site in Tadley with his uncle and has been there for 'some months'. The association with Epping was raised by the Liaison Officer. The applicant is said to have confirmed that he did have a site in Epping, Essex, on which he lived with his former wife and child but left when they divorced and sold his ownership to a fellow Irish Traveller some four years ago. Mr Quinn was stated to be living together with his family with a cousin in the Chichester area close to the border between Hampshire and East Sussex and has been there for the last year.

- 8.30 Following the resolution of the June committee the applicants have moved onto the site and, at the time of reporting, are resident in touring caravans located on the existing gravel area. The applicants have also confirmed that they have registered with local doctors surgeries, the children have enrolled in schools in the borough and are paying Council Tax.
- 8.31 Following the concerns raised the applicants have provided some further details as follows;
- The Quadrant Housing address (High Wycombe) Is Felix Nolan's mother's address and has been used as a care of address by Felix.
 - Felix Nolan did own part of the Woodside Place site in Epping (planning reference 1993/13) but following his divorce in 2014, Felix left that site and moved away. That site is no longer available to him and has not been for a number of years.
 - Granary Cottage (Coven) was Tony Quinn's address. There are on-going criminal proceedings in which Mr Quinn and his family are the victims which are set for trial. The family left that property under duress and cannot return. The property was for sale on the market and was vacant for 2 years before being sold last year.
 - Dulas, Hawthorn Lane (Codsall), belongs to Felix's brother, John Nolan. Felix has Lasting Power of Attorney over his brother's affairs as John is a resident of a Mental Health Hospital. Felix registered to vote from that property in 2021. The property is not available to the family.
 - 75 Chapel Lane, High Wycombe is the former address of Felix Nolans mother.
 - The site in Dover has nothing to do with these Applicants: Felix Nolan is a common name amongst Irish Travellers; the Felix Nolan in Dover is a different individual to this Applicant.

The local authority has undertaken a review of ownership information and planning history for the sites raised in representations. Whilst there appear to be some discrepancies in the details provided by the applicant none of the sites above are currently owned by the applicants (A right of access appears to persist for Felix Nolan at Dulas/Hideaway in Codsall but the sites have otherwise been sold). As a result there is no available information that would demonstrate that these sites are available to the applicants to occupy.

- 8.32 On the issue of Felix Nolan being a common name, it is understood from the applicant's agent and the Gypsy Liaison Officer that the first-born son in the Nolan extended, and large family(s) is always christened Felix.
- 8.33 The applicants have also provided further statements of relatives living in Hampshire, and that the applicant's sister was born in Southampton. Mr Nolan is stated to have stayed on numerous sites within Hampshire. A supporting letter has been provided by Mr Thomas Nolan (Ringwood) the applicants uncle stating that the applicant has stayed with them on and off over a period of 20 years. A supporting letter has also been provided by Mr John Nolan (Tadley) stating that Mr Nolan lived with them during his childhood and more recently.

- 8.34 The applicants have provided information demonstrating family links to the wider Hampshire area, albeit not near the application site or Test Valley Borough. However, as detailed above, the provisions of criterion d) go beyond a local connection. In this case it is necessary to consider if the applicants have alternative accommodation available. The Council have undertaken land registry and planning history checks on all the addresses provided and the applicants are not shown to currently own any of the properties. As a result they cannot be considered as alternative accommodation to the application site.
- 8.35 There is no known availability in the Borough or in close proximity to it. The County Council Gypsy Liaison Officer has confirmed that Hampshire County Council has responsibility for one permanent residential site and currently there are no pitches available with six applicants on the waiting list. On the basis of the evidence available and the advice of the Liaison Officer it is accepted that there is a lack of available alternative accommodation available to the applicants. As a result the proposals comply with criterion d) of COM13.
- 8.36 Criteria e)- Site Size
The site is considered to be large enough to accommodate a suitable layout and provide for any ancillary facilities common to sites in this use. In this respect the proposal complies with criteria e).
- 8.37 **Character and Visual Amenity**
Given the location of the site development of the site will not be highly visible from public vantage points on Embley Lane. The plots are set back approximately 40m from Embley Lane at the nearest point adjacent the vehicular access to the neighbouring site, and approximately 80m from the access to the application site. The existing access provides the most significant view of the site, although views will be in the context of the existing stable building and gravel driveway. Wider views from the west/east along Embley Lane are limited by the existing boundary hedgerow planting, with vantage points limited to a few gaps in the tree line.
- 8.38 It is proposed that the site be enclosed by a post and rail fencing with new hedgerow and tree planting outside. Following on from the Landscape Officers comments these areas have been expanded and strengthened. The new hedgerow and woodland planting will further limit public views in the long term.
- 8.39 The proposals also include three detached ancillary buildings to serve each plot. The relationship with the proposed caravans and extent of accommodation proposed is not considered to be out of scale with the proposed use of the site. The proposed buildings are of a modest size (9m length, 5m width and 3.8m height). Overall, the proposed development is considered to have no significant detrimental impact on the character of the area and complies with policies E1 and E2 and of the TVBLP 2016.

8.40 Arboriculture

The application site is bordered by mature tree lines to the west, east and adjacent the highway to the south. In addition, the site is bordered to the north by the larger Spouts Copse woodland. None of the adjacent trees are subject to preservation orders. The Tree Officer raised some initial concern that the application was not supported by a suitable assessment of the existing trees and that the mobile homes were situated too close to root protection areas.

8.41 Following the submission of additional information, the development has been demonstrated to be outside of the root protection areas of the trees to the east. The Tree Officer has advised that an arboricultural method statement be secured by condition. The Tree Officer has advocated that the development be moved further from the trees to minimise any future pressure to fell. However, the proposed arrangement can be accommodated without harm and relocation further west would likely be more prominent in public views.

8.42 The proposed development would have no adverse impact on the existing trees and is considered to comply with Policy E2 and of the TVBLP 2016.

8.43 Ecology & Protected Species

8.44 Solent and Southampton Water SPA – Solent Neutrality

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.

8.45 As such, the advice from Natural England is that the applicants for development proposals resulting in a net increase in dwellings are required to submit the nitrogen budget for the development to demonstrate no likely significant effect on the European designated sites due to the increase in waste water from the new housing.

8.46 To address this issue, Test Valley Borough Council has implemented a strategic nitrate offsetting mitigation scheme whereby a scale of developer contributions has been agreed that would fund its ongoing delivery of a nitrate offsetting scheme. This strategic scheme comprises the offsetting of agricultural land previously utilised for the purposes of pig farming, located at Roke, Awbridge

8.47 Following the implementation of this strategic offsetting scheme at Roke, a substantial net reduction in nitrate loading within the Solent catchment area has been achieved. This overall net reduction is utilised as nitrate 'credits', whereby a tariff of financial contributions is calculated based on the cost of implementing and maintaining the strategic offsetting scheme per kg/TN/yr saved.

- 8.48 A Habitat Regulations Assessment (HRA) has been prepared and referred to Natural England who have raised no objection. Following satisfactory completion of consultations with Natural England and by securing the implementation of this off-site mitigation the development will not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation. The recommendation reflects the need to complete the consultation and secure the credits before any permission is issued.
- 8.49 New Forest SPA
The development will 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 that any net increase (even single or small numbers of dwellings) would have a likely significant effect on the SPA when considered in combination with other plans and projects.
- 8.50 To address this issue, Test Valley Borough Council has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues. With respect to the New Forest, a new strategic area of alternative recreational open space is being delivered that would offer the same sort of recreational opportunities as those offered by the New Forest. Therefore, it is considered necessary and reasonable to secure the appropriate contributions by s106 legal agreement/direct payment.
- 8.51 Protected Species
Following some initial concern by the Ecology Officer the application is now supported by a Preliminary Ecological Appraisal (Pro Vision, January 2023). The Ecology Officer has advised that this presents an accurate picture of the ecological conditions at the site.
- 8.52 The Ecology Officer did however raised some specific areas of concern. Firstly in relation to external lighting the potential impact on foraging bats. Section 5.6 of the Ecological Appraisal stipulates that lighting should not exceed 1-3 lux over boundary features, such as hedgerows, trees and woodland. Given the proximity to the Mottisfont Bats SAC and sensitivity of associated barbastelles to artificial lighting, the Ecology Officer has advocated for limited lighting levels and that what lighting is permitted be in accordance with measures outlined within the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). A condition has been applied requiring details to be approved prior to the installation of any external lighting.

- 8.53 The Ecology Officer also raised some concern that the area between the proposed site and woodland would be retained as paddock, and that there will be no access from the proposed site to the adjacent woodland. However the application proposes no change of use of the paddock land which, whilst in the ownership of the applicant, is not within the application site. No change of use would be provided for by the current application and it is not considered reasonable to make any assumption regarding potential recreational use beyond the permitted paddock or the introduction of garden waste, non-native species and predation from domestic animals as per the Ecology Officers comments. It is not considered that any additional buffer to the woodland could be justified in the context of the application as proposed.
- 8.54 Representations have raised further concern regarding impacts on nearby water courses and ponds and a wider scope of species associated with those habitats. However as is described above consideration of the application must be limited to the area proposed which is contained within the northern boundary of the existing field. It is not appropriate to draw conclusions regarding activities or impacts beyond the scope of the application.
- 8.55 Representations received following the June SAPC resolution have also raised concern that the proposed development would have an adverse impact on the Mottisfont Bats SAC. Impact on the Mottisfont Bats SAC was considered in the Councils Habitat Regulations Assessment to which Natural England raised no objection. In addition to the Ecology Officers advice on protected species the proposed development is considered to have no adverse impact on the Mottisfont Bats SAC.
- 8.56 The existing gated access into the field will be used and no additional hedge clearance is required. The proposals also include planting of new boundary native species hedging and the additional woodland, which is a welcome biodiversity enhancement. The proposed development is not likely to result in a loss of priority habitat or have any adverse impact on protected species and therefore complies with Policy E5 of the Revised Test Valley Local Plan.
- 8.57 **Highways**
The Highways Officer has advised that the level of traffic generation would not represent an unacceptable impact upon highway efficiency, given that whilst touring caravans would be likely on site, they would not necessarily make up daily traffic movements. The Highways Officer did however require further details demonstrating safe access and visibility could be achieved and with regard to internal manoeuvring within the site. The application has since been supported by additional details demonstrating the required visibility splays and vehicle tracking.
- 8.58 The proposed parking arrangement would meet the required standard and, subject to a condition requiring the retention of visibility splays, the proposed scheme is considered to have no significant detrimental impact on highways or pedestrian safety and accords with the relevant T policies of the TVBRLP 2016.

8.59 **Amenity**

The proposed pitch, whilst in a countryside location, is located between residential properties. The nearest properties have adjoining boundaries to the wider ownership but are situated approximately 180m west (The Laundry House), 85m Northeast (Jays Farm) and 80m east (Embley Manor). Given the separation distances between the site and the nearest residential dwellings the proposed development would not result in an adverse impact on the amenities of other residential properties as a result of overshadowing, overlooking or overbearing impact.

8.60 Noise

Representations have raised concern regarding the impact of noise associated with both residential and commercial use of the site. It is not considered that the residential use of the site would generate levels of noise sufficient to adversely impact on the amenities of neighbouring properties. The submitted application proposes no commercial uses and any unauthorised uses cannot be considered as part of the application. Whilst some degree of disturbance is inevitable during and construction work, they would be temporary. Subject to a condition restricting commercial use without further permission, the proposed development is considered to have no significant adverse impact on amenity and complies with TVBRLP Policies LHW4 and E8.

8.61 Vineyard

Representations have raised concern regarding the impact of the proposed development on the operation of the adjacent vineyard site and potential impact on the occupiers of the proposed development from the vineyard. In terms of the impact on the operation of the vineyard, with regard to pesticides the relevant code of practice states that the safest conditions in which to spray are when there is a steady force 2 light breeze blowing away from any sensitive areas or neighbours' land. The Environmental Protection Officer has advised that overspray is covered by The Plant Protection Products (Sustainable Use) Regulations 2012 which require that the application of plant protection products (PPP) must be confined to the land, crop, structure, material or other area to be treated and the spray must not drift outside the area of application. These matters are beyond the scope of the planning application and subject to the separate legislation.

8.62 The increased insect population associated with the vineyard is a natural association with it and a similar situation could occur if the land was farmed for other fruit, flowers or herbs. The use is not considered to be an unusual rural activity or a use abnormally attractive to insects that would warrant refusal of the application.

8.63 Dominating the settled community

Paragraph 14 of the PPTS states:

When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.

- 8.64 It is acknowledged that there are authorised, unauthorised and pending applications for Gypsy & Traveller pitches within the Blackwater Ward of Test Valley and there is also one pitch immediately adjacent to the Ward Boundary. These sites are listed in the table below.

Within Ward:

Status	Address	Reference	Pitches
Authorised Permanent	The Orchard, Wellow Wood Road, West Wellow	15/01639/FULLS	1
Authorised Permanent	Little Acorns, Goddard Close, West Wellow	15/02958/FULLS	1
Authorised Permanent	Woodview Farm, Salisbury Road	14/01373/FULLS	1
Authorised Permanent	Wellow Wood Paddock, Wellow Wood Road	14/01282/FULLS 15/01814/VARS	2
Authorised Permanent	Love Acre, Newtown Road, Awbridge	09/02118/FULLS	1
Authorised Permanent	Jactar, Newton Road, Newton, Awbridge	09/01938/FULLS	1
Authorised Permanent	Treetops, The Frenches, East Wellow, Romsey	TVS.00684/11	1
Pending (occupied)	Land Adjacent to The Orchard, Wellow Wood Road	19/01831/FULLS	1
Pending – SAPC resolution to grant permission (unoccupied)	Land South Hazelwood Farm, Flowers Lane, Plaitford	19/01765/FULLS	1
Pending (occupied)	Land Adjacent Greenwood Cottages, Woodington Road	18/02797/FULLS	1
Authorised (occupied)	Land south of Wellow Way, Scallows Lane, West Wellow	18/02007/FULLS	2

Outside Ward:

Status	Address	Reference	Pitches
Authorised Permanent	Furb, Newtown Road, Awbridge	10/00404/FULLS	1

It is not clear from Government Guidance whether the use of the term 'scale' reflects a single large encampment or the cumulative number of individual sites in an area.

- 8.65 The table confirms that within the Ward there are 17 pitches (including the application site) of which 10 are authorised. None of the sites are in close proximity to the application site. In addition a further application (23/01752/FULLS) for 2 pitches is to be considered at the SAPC of 28th November 2023.
- 8.66 According to the April 2019 Blackwater Ward Profile there are a total of 2580 properties in the Ward. Based on this figure and the information contained in the table above, the authorised pitches make up 0.3% of the total number of residential units in the ward. If all pitches (authorised, unauthorised and pending) were included this would rise to 0.66%.
- 8.67 The PPTS does not define 'dominate'. It is therefore useful to have regard to the dictionary definition which states:

to be the most powerful or important person or thing in it.

Taking into consideration the above it is considered that there would be difficulty in arguing that three additional pitches on this site within the local population would dominate - either numerically, or in 'concentration' with other nearby traveller sites, to the nearest settled community. It is considered that there would be no conflict with the PPTS in this regard.

8.68 Appeal Decisions

The two most recent appeal decisions relating to Gypsy & Traveller accommodation in the Ward relate to the following applications:

1. 15/01639/FULLS- Jays Orchard, Wellow Wood Road (Appeal Allowed)
2. 15/01814/VARS- Wellow Wood Paddock, Wellow Wood Road (Appeal Allowed)

- 8.69 Both appeal Inspectors considered the issue of whether the individual proposals would dominate the settled community. In application 15/01639/FULLS the Inspector was of the view that granting planning permission would not result in the settled community being dominated and allowed the appeal.
- 8.70 When assessing the appeal for 15/01814/VARS the Inspector took a different view and concluded that there was some potential for a cumulative impact and this could undermine the first criteria of Para 13 of the PPTS. However, the inspector only afforded this some weight in the planning balance. In this appeal the Inspector concluded that despite this possible conflict with the PPTS and the Council not having a shortage of Gypsy sites in the Borough, the appeal should be allowed.

Travelling Showpeople Sites

A representation received following the previous SAPC has queried the original SAPC report, specifically that it omitted to include 17 travelling showmen pitches in Gardeners Lane, thereby misrepresenting the number of traveller and gypsy related sites already in the Parish. However, this criticism is misconceived. The PPTS makes a clear distinction between gypsies/travellers and travelling showpeople for the purpose of planning and the two groups should not be conflated.

8.71 Flood Risk

Representations have raised concern that the development would result in increased flooding of the highway. Specifically the representation indicates that the previous development of the stable block on the site, by the former, owners, disrupted the previous drainage and has resulted in surface water flowing from the adjacent property of Kings Farm onto the highway. The site is not situated within an identified flood zone and the LLFA have declined to comment as a result of the small scale of development. Whilst the proposals would increase the amount of hardstanding in the existing field it is also proposed to plant additional woodland adjacent the Kings Farm access which was the subject of concern. Consideration of the development must be limited to the proposals the subject of the application. It would not be reasonable to seek to redress any impact from the stable development through the current application. In considering the development of the three pitches proposed, given the location and scale of the development it is considered unlikely to result in any significant increase in flood risk in the area.

8.72 Other Matters

8.73 Validity of the Application

Concern was raised in relation to the original submission that the application site edged red on the site location plan included land in the ownership of the neighbouring property. Following further investigation this was confirmed. As a result, a revised site location plan was submitted and consideration of the application ceased and was re-started including re-advertisement. The application as considered now is properly made and valid to be determined.

8.74 Minerals Safeguarding

The application site lies within a minerals safeguarding area as identified by Policy 15 of The HHC plan and The Mineral and Waste Safeguarding in Hampshire Supplementary Planning Document (SPD) (2016). The purpose of the policies is to safeguard areas of potential mineral extraction. In this instance the site is so small as to not represent any significant potential for mineral extraction and the commercial value of extraction at this scale would very likely be economically unviable.

8.75 Crime

Representations have raised concern regarding personal safety and crime associated with the proposed development. These concerns appear to be mainly derived from a perception of the gypsy and travelling community, an assumption of the character of the occupant. No factual evidence has been submitted to demonstrate that a level of antisocial behaviour or criminal incident is inevitable or highly likely and whilst crime is a material consideration, the PPTS reiterates that the Government's overarching aim 'is to ensure fair and equal treatment for travellers'. Therefore, it is no more acceptable for gypsies and travellers to be assumed as the perpetrators of crime than it is for other members of society, with the investigation of criminal activity being the responsibility of the Police force.

9.0 **CONCLUSION**

- 9.1 The applicant meets the definition of a Gypsy in the PPTS 2023, there is an identified need for pitches in the Borough and the Local Planning Authority is not currently in a position to identify or offer an alternative site for this family to move to.
- 9.2 The Gypsy & Traveller pitch and Travelling Showpeople plot supply statement (September 2023) makes clear that the Council does not have a current 5 year supply.
- 9.3 The proposals comply with the requirements of TVBRLP Policy COM13 and the PPTS 2023. In this case the unmet need is considered a strong material consideration in favour of granting permission and there are no material planning considerations that would outweigh such a conclusion.
- 9.4 Any potential impacts on the special interest of the Solent and Southampton Water SPA and New Forest SPA can be mitigated and the mitigation secured prior to permission being granted.
- 9.5 The proposal is in accordance with the policies of the development plans taken as a whole. There are no material considerations which indicate that a decision should be taken other than in accordance with the development plan.

10.0 **RECOMMENDATION**

- 10.1 **Delegate to Head of Planning & Building for completion of satisfactory consultation with Natural England and the addition/amendment of relevant conditions, and/or legal agreement/direct contributions to secure;**

- **Submission of evidence that sufficient mitigation measures have been secured to enable the development to achieve nutrient neutrality.**
- **New Forest SPA contribution.**

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 site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, or permanently, but excluding members of an organised group of travelling showpeople, or circus people travelling together as such.**
Reason: It is necessary to keep the site available to meet that need in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.

- 3. No more than six caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time, comprising no more than three static and three touring caravans.**
Reason: To accord with the terms of the application and to ensure satisfactory planning of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.
- 4. No commercial, industrial or business activities shall take place on any part of the site, including the storage of materials and goods.**
Reason: In the interests of neighbouring amenity and to ensure the protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 & LHW4.
- 5. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.**
Reason: To accord with the terms of the permission and in the interests of protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 & LHW4.
- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure (other than those permitted by this permission) shall be erected within the or on the site.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities and to ensure the protection of important boundary features in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & E2.
- 7. No development shall take place until full details of hard and soft landscape works have been submitted and approved. Details shall include:**

 - 1) Hard surfacing materials;**
 - 2) Planting plans;**
 - 3) Written specifications (including cultivation and other operations associated with plant and grass establishment);**
 - 4) Schedules of plants, noting species, plant sizes and proposed numbers/densities;**

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 Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.
- 8. The Day Room buildings hereby permitted shall be used for purposes ancillary to the use of the land as a gypsy and traveller site and shall not be occupied as a permanent means of habitable accommodation at any time or used for any commercial activities.**
Reason: To comply with the terms of the application and to protect the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.

- 9. Prior to the commencement of development the visibility splays, as shown on the approved plan TV/AJW/725/1/002 shall be provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) these visibility splays shall be maintained in accordance with the approved details at all times. Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1**
- 10. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
TDA.2803.01 A
TDA.2803.02
TDA.2803.03 E
TDA.2803.04
TV/AJW/725/1/002
16474-HYD-XX-XX-SK-S-0001 P1
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 11. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. External lighting will need to be in accordance with measures outlined within the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Development shall be carried out in accordance with the approved details.
Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.**
- 12. Development shall proceed in accordance with the measures set out in the Preliminary Ecological Appraisal (Pro Vision Ecology, Jan 2023). Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details.
Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.**
- 13. No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective barriers. Such barriers shall be erected prior to any other site operations and at least three working days' notice shall be given to the Local Planning Authority that it has been erected.
Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.**

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

- 14. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto of the day rooms. Development shall be undertaken in accordance with the approved details.**

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

- 15. The existing stable shall only be used for private equestrian purposes and not for any commercial riding, livery use or other business use. Reason: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual amenity of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
 - 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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APPENDIX A

Gypsy & Traveller pitch and Travelling Showpeople plot supply statement (September 2023)

Introduction

The Planning Policy for Traveller Sites (PPTS) 2015, in conjunction with the National Planning Policy Framework (NPPF) 2023, requires local planning authorities to identify and annually update specific deliverable sites suitable for Gypsies and Traveller pitches and Travelling Showpeople plots.

Paragraph 10 of PPTS states that local planning authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. PPTS defines a Traveller for planning purposes (PPTS, Annex 1: Glossary), which should be read alongside the Court of Appeal judgement: 'Lisa Smith -v- The Secretary of State for Levelling Up, Housing and Communities and Others' 2022.

The need for new Gypsy and Traveller pitches in the borough is based on the evidence from the Gypsy and Traveller Accommodation Assessment (GTAA) 2021, which also provides the basis for determining pitch requirements to be met through the emerging Local Plan.

This Statement provides a summary of the current level of need for new pitches and the five-year supply position of deliverable Gypsy and Traveller sites and Travelling Showpeople within the Borough for the period from 1 April 2023 to 31 March 2028. It will be used to inform the consideration of planning decisions relating to Gypsy and Traveller sites/pitches. The supply figure will be kept up to date should circumstances change.

The 5 year supply

Tables 1 and 2 represent the Borough's gypsy, traveller and travelling showpeople need that meets the planning definition.

Table 1 indicates the pitch numbers required in order to meet Gypsy and Traveller needs in five year periods. The total need is 44 pitches over the period 2020-2036 with 34 pitches needed within the first five-year period of the GTAA.

Table 2 indicates the plot numbers required for meeting the need of Travelling Showpeople in five year periods. The total need is 25 plots over the period 2020-2036 with 20 plots needed within the first five-year period of the GTAA.

For the purposes of the five year calculation a site is included within the supply when it has planning permission and there is a reasonable expectation that the site will be delivered in that five year period. This approach is consistent with PPTS (para 10 and footnote 4) and with how the Council calculates its housing (bricks and mortar) land supply.

APPENDIX A

No account of need from outside Test Valley is included in the calculations. Whether the Council decides to accommodate any need arising from outside of the Borough will be a matter for the local plan.

Table 1: Pitches for Gypsy & Traveller

Years	0-5	6-10	11-15	16	total
	2020-24	2025-29	2030-34	2035-36	
	34	4	5	1	44*

*in addition to the 44 pitches there are 3 pitches that are needed to meet undetermined need i.e. those unable to interview through the GTAA so an allowance is provided for in the total need figures.

Table 2: Plots for Travelling Showpeople

Years	0-5	6-10	11-15	16	total
	2020-24	2025-29	2030-34	2035-36	
	20	2	2	1	25

Table 3: Five Year Supply for Gypsy and Traveller (2023-2028)

Gypsy and Travellers	Number of pitches	Notes	Year	Permissions No Pitches (annual total)
GTAA Known Need 2020 - 2024	34	The Council did not meet any need between 2020 and 2023 and therefore the need for 2020 to 2023 is carried forward to next 5 years	22/23	6
GTAA Known Need 2025 - 2029	4		21/22	2
GTAA Known Need for each year between 2025 to 2029	0.8	Known need of 4 pitches divided by five year period	20/21	0
	2.4	0.8 x 3 years (2025 - 2028)		
Total 5 Year Requirement 2023 – 2028	36.4	34 + 2.4		
Total Supply 2023-2028	8	See adjoining table and annex A		
Supply Position	1.1	36.4 (five year requirement) divided by 5 years = 7.28 8 pitches (supply) divided by 7.28 (requirement) = 1.1 years		

APPENDIX A

The list of planning permissions which form the supply are set out in annex A

Table 4: Five Year Supply for Travelling Showpeople (2023 – 2028)

Travelling Showpeople	Number of pitches	Notes	Year	Permissions No Plots
GTAA Known Need 2020 - 2024	20	The Council did not meet any need between 2020 and 2023 and therefore the need is carried forward to next 5 years	22/23	0
GTAA Known Need 2025 - 2029	2		21/22	0
GTAA Known Need for each year between 2025 to 2029	0.4		20/21	0
	1.2	0.4 x 3 years (2025-2028)		
Total 5 Year Requirement 2023 - 2028	21.2	20+1.2		
Total Supply 2023-2028	0			
Supply Position	0			

The PPTS states (para 24) that the existing level of local provision and need for sites and the availability (or lack) of alternative accommodation will be issues to be considered when determining applications amongst other matters. The GTAA recommends the application of the criteria based policy to determine applications to meet undetermined need.

Based on the evidence of need and monitoring of supply Table 3 and 4 both demonstrate that the Council does not have a five year supply respectively. This is a material consideration which will need to be afforded a corresponding and appropriate level of weight in the decision making process. Such weight will be balanced against all other material factors before a decision is reached.

Next steps

Whilst it is acknowledged that there is currently not a 5-year supply of pitches or plots, through the emerging Local Plan, and the options available to the Council, the Council will aim to meet its requirement.

Publishing the evidence at this stage and outlining the Council's approach provides both guidance for determining planning applications and a direction of travel of how the Council will meet its unmet need.

APPENDIX A

The GTAA recommends that needs could be met through a combination of ways including intensification of pitches within or expanding existing permitted sites. For future need (post 6 years) a natural turnover of pitches will help to address some need. The ability to meet the Borough's need (both in terms of approach and supply) is being investigated and is a matter which will be released in line with the review and consultation on the Local Plan.

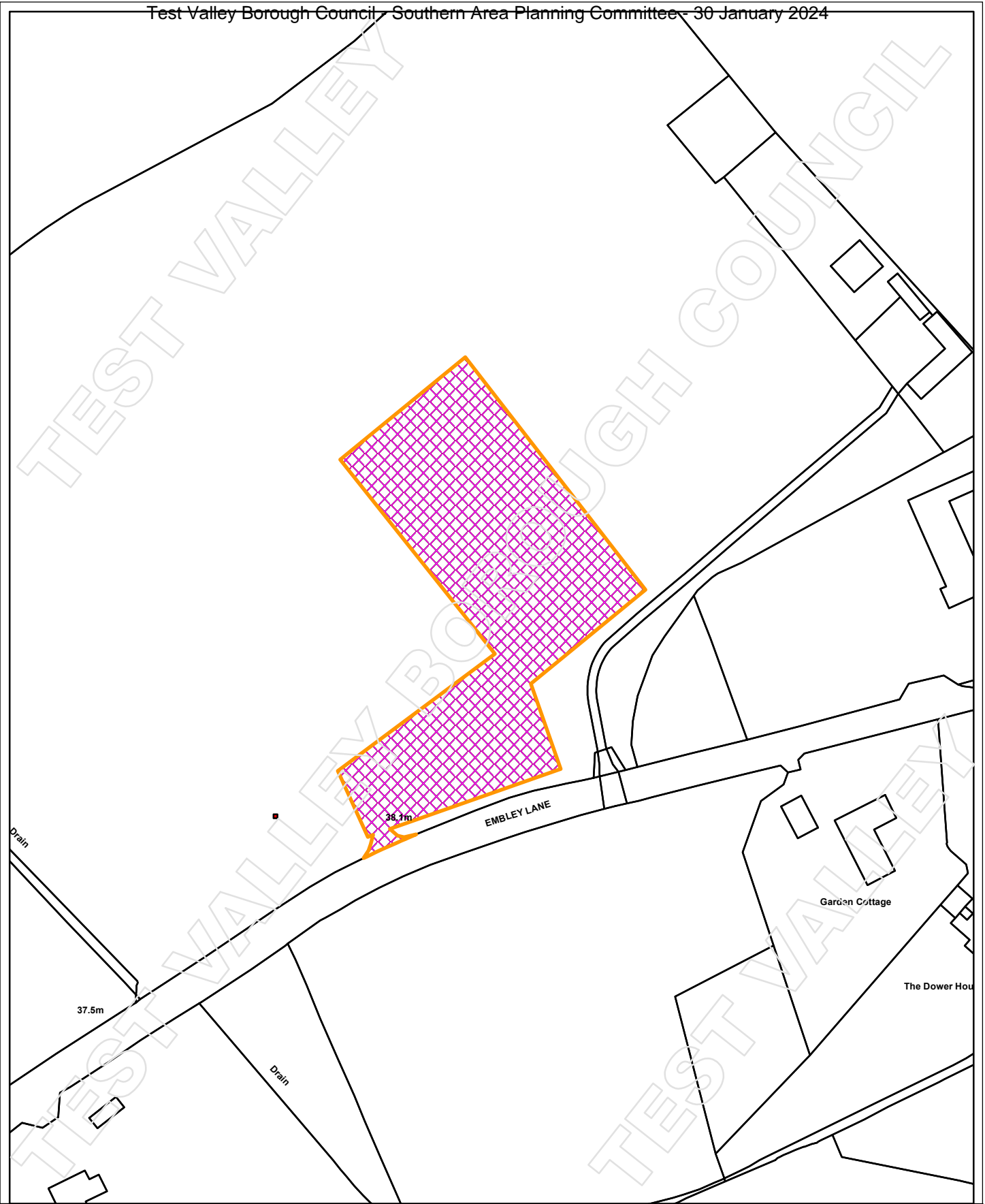
The approaches that the Council will explore to meet this need includes:

- Capacity and site deliverability assessment of permanent sites. This method intends to identify whether there are any planning constraints on existing sites that would prevent intensification linked with the need arising from each site. This study engages with site owners, and site residents to understand the appetite and deliverability for intensification where there is sufficient space for the further pitches.
- Linked to the capacity and site deliverability assessment is the investigation of whether existing sites could have small scale extensions to the existing permission whilst balancing any pertinent planning constraints.
- To consider those sites that have been promoted through the Strategic Housing Land Availability Assessment for gypsy, traveller and travelling showpeople.
- To consider those sites with existing planning permission and review whether that permission has been implemented and whether that site is being used to its full extent for which that permission permits.
- Draft a criterion based policy for inclusion within the forthcoming Local Plan in order to assess relevant planning applications.

APPENDIX A

Annex A - List of planning permissions

Planning Application Reference	Location	Proposal	Parish	Date decision issued	No of caravans	No. pitches
2021/22						
18/02007/ FULLS	Land South Of Wellow Way, Scallows Lane, West Wellow	Change use of land to residential caravan site with four caravans, two ancillary utility buildings, hardstanding and sewage treatment plant	Wellow	15/10/2021	4	2
2022/23						
19/01765/ FULLS	Land to south of Hazelwood Farm, Flowers Lane, Plaitford, SO51 6HH	Change of use of land to single gypsy plot	Melchet Park & Plaitford	07/02/2023	2	1
20/02997/ FULLN	The Firs, Sarson Lane, Weyhill, Andover	Use of land for 6 gypsy traveller plots	Amport	05/08/2022	6	5 (net)



Siteplan



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22/02694/FULLS

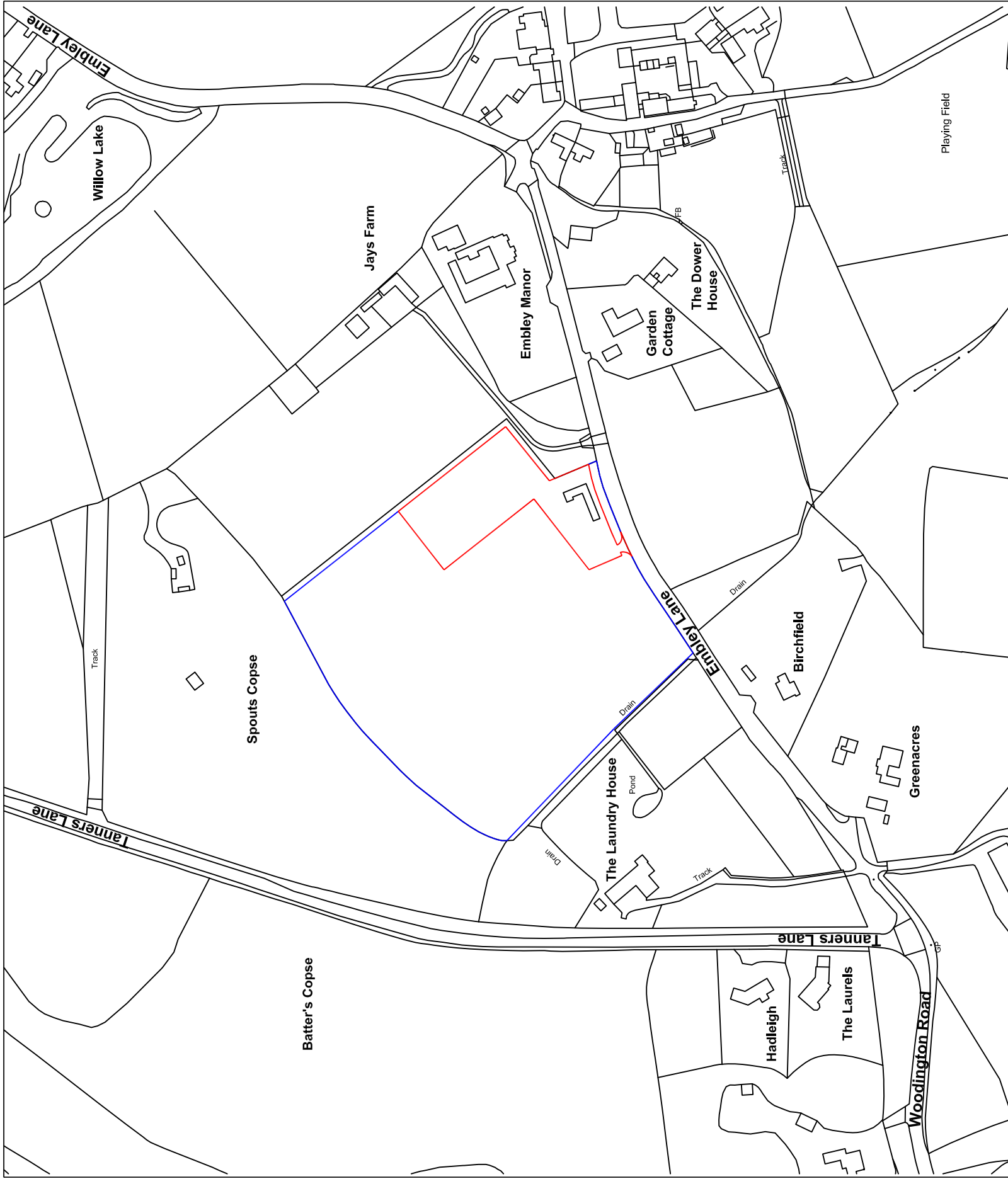
KEY:



APPLICATION BOUNDARY



OTHER LAND WITHIN CLIENT OWNERSHIP

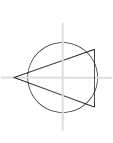


A	Application boundary (red line) amended.	RhC	13.12.22
REV	NOTES	BY	DATE

TDA
 THE GRANARY
 NEWLAND FAWR FARM
 LLANGAN
 CF35 5DN
 TEL: 01446 789367





CLIENT
MR. FELIX NOLAN

DRAWING NUMBER	SCALE
TDA.2803.01	1:2500 @ A3
DRAWN	DATE
RhC	OCTOBER 2022



PROJECT
**PROPOSED GYPSY & TRAVELLERS SITE
 ON LAND OFF EMBLEY LANE, EAST WELLOW**

DRAWING TITLE
SITE LOCATION PLAN

- KEY:**
-  EXISTING TREES
 -  EXISTING HEDGEROWS
 -  EXISTING PADDOCK/AREAS OF ROUGH GRASS
 -  EXISTING HARDCORE ACCESS & YARD AREA

REV	NOTES	BY	DATE
 <p>TDA Environment Landscape Design</p>			
TDA THE GRANARY NEWLAND FARM FARM LUSKOPPE LUSKOPPE TEL: 01446 789367		CLIENT MR. FELIX NOLAN	
DRAWING NUMBER	SCALE	DRAWN RHC	
TDA.2803.02	1:500 @ A1	DATE OCTOBER 2022	
PROJECT PROPOSED GYPSY & TRAVELLERS SITE ON LAND OFF EMBLEY LANE, EAST WELLOW		DRAWING TITLE EXISTING SITE PLAN	



PLAN 1:500 @ A1



- KEY:**
- EXISTING TREES TO BE RETAINED
 - EXISTING HEDGEROWS TO BE RETAINED
 - EXISTING Paddock/AREAS OF ROUGH GRASS TO BE RETAINED
 - EXISTING/PROPOSED ACCESS ROADS & YARD AREAS (Areas to be surfaced with quarry dust laid on a weed suppressing membrane over a compacted sub grade. Surface water to drain into adjacent grass areas)
 - PROPOSED NATIVE TREE PLANTING (Tree species to match those already present on site and to be of local provenance)
 - PROPOSED NATIVE HEDGEROW PLANTING (Hedgerow species to match those already present on site and to be of local provenance)
 - PROPOSED NATIVE WOODLAND BUFFERS (Tree/understorey species to match those already present on site and to be of local provenance)
 - PROPOSED ORNAMENTAL GRASS/LAWN AREAS (Planting to be chosen to maintain a clear grass sward)
 - PROPOSED ENTRANCE THRESHOLD (Threshold to be surfaced with concrete to stop gravel ingress into highway. Concrete to be brush finished with smooth floated curved edges.)
 - PROPOSED PATIO AREAS & FOOTPATHS (Areas to be surfaced with 600mm x 600mm PCC slabs. Type and colour of slabs to be approved by client and LPA)
 - FENCES WITH MATCHING GATES
 - HIGHWAY VISIBILITY SPLAYS (Visibility splays previously approved for both stable and barn developments)
 - PROPOSED SEWAGE TREATMENT PLANTS (STP) (Each plot to include a Reverse Slope Drain + a requirement for a soakaway. Associated drainage fields to be completed in accordance with manufacturers guidelines/recommendations)

TARGET NOTE 1:
Scheme amended to incorporate 3m working easements adjacent to eastern and south eastern boundaries abutting Jays Farm to avoid land ownership conflicts and allow for future maintenance of existing and proposed fence lines.
3m working easement on eastern boundary measured from existing fence line defining boundary of Jays Farm (indicated by black line on plan) which itself is approximately 3m in from treeline within Jays Farm.

NOTE:
For day room proposals refer to Tirium Design Associates drawing no. TDA.2803.04 entitled 'Proposed Day Room (Plan & Elevations)'

REV	NOTES	BY	DATE
E	Road width adjusted (within red line boundary) to accommodate vehicle tracking & layout/landscape proposals amended accordingly. Bin store location added.	RIC	03.03.23
D	Approved visibility splays added to drawing	RIC	23.03.23
C	Target Note 1 amended	RIC	13.12.22
B	Refer to Target Note 1	RIC	09.12.22
A	Proposed Sewage Treatment Plant added to each pitch	RIC	01.11.22

TDA
CANNA STUDIO
LLANGAN
VALE OF GLAMORGAN
P25 3DU
TEL: 01446 771250

CLIENT: MR. FELIX NOLAN

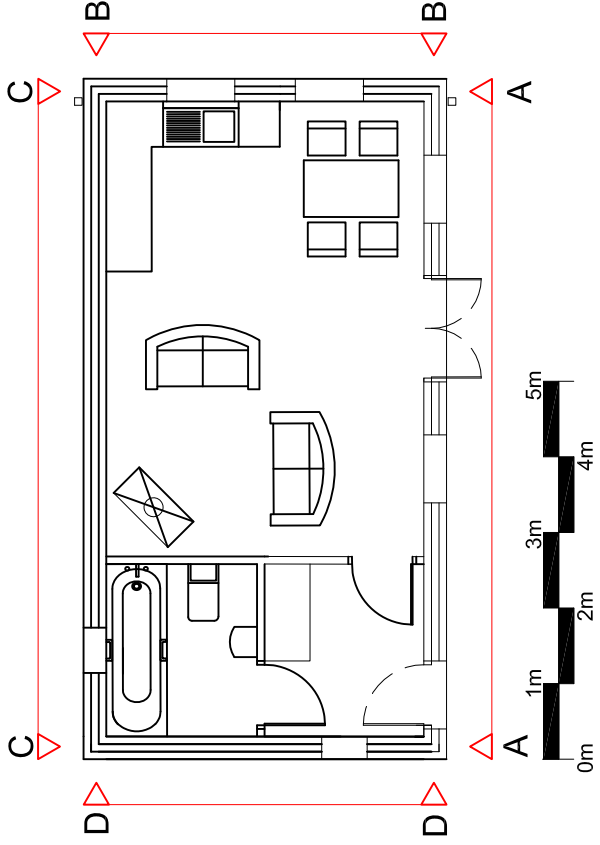
DRAWING NUMBER	SCALE
TDA.2803.03	1:500 @ A1

DRAWN	DATE
RIC	OCTOBER 2022

PROJECT: PROPOSED GYPSY & TRAVELLERS SITE ON LAND OFF EMBLEY LANE, EAST WELLOW

DRAWING TITLE: PROPOSED SITE LAYOUT & OUTLINE LANDSCAPE SCHEME

Proposed Floor Plan



1:100 @ A3

Material Details

WALLS:

Cavity walls consisting of fair faced blocks internally and brickwork externally. Brickwork to match existing stable block.

ROOF:

Cement fibre slates

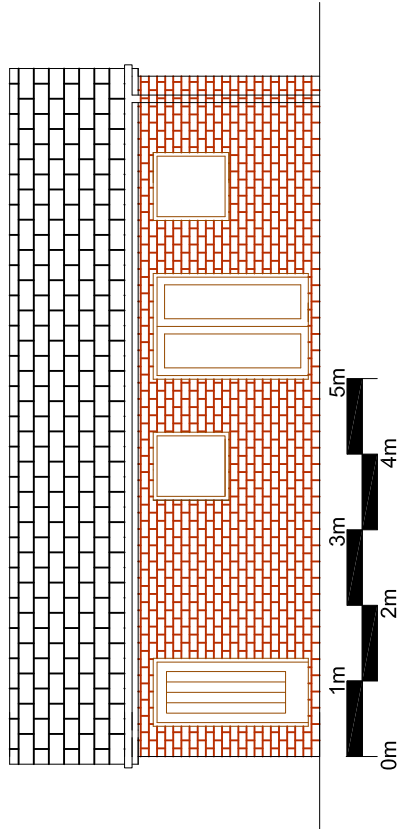
WINDOWS & DOORS:

Dark brown UPVC double glazed windows and patio doors
Dark brown solid timber doors

Note:

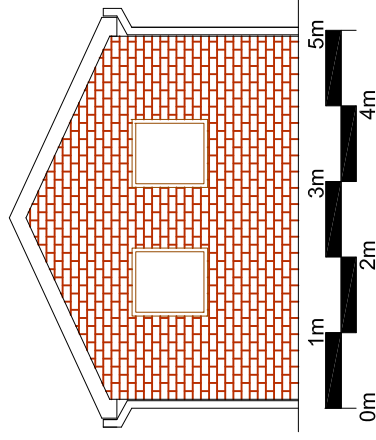
All dimensions shown in millimetres unless stated otherwise

Elevation A-A



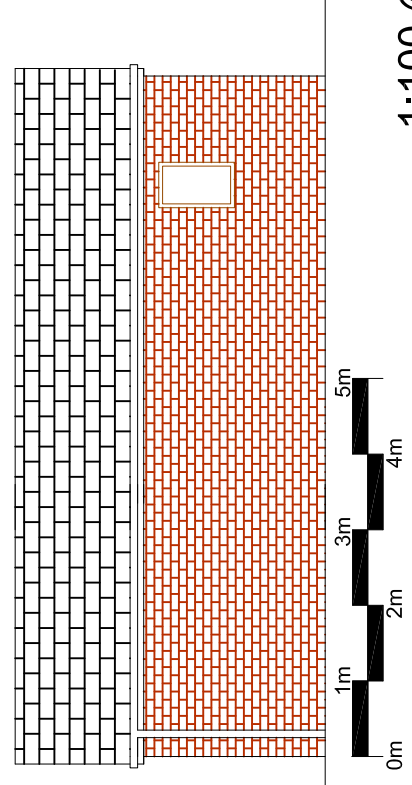
1:100 @ A3

Elevation B-B



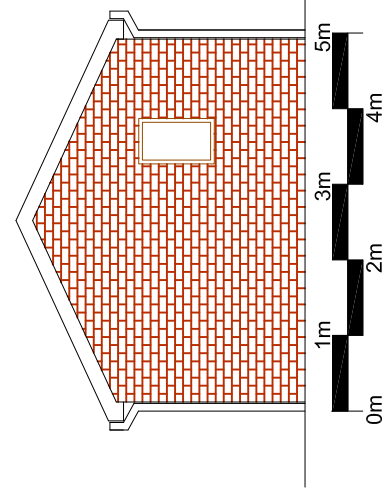
1:100 @ A3

Elevation C-C




1:100 @ A3

Elevation D-D






1:100 @ A3

REV	NOTES	BY	DATE
			
TDA THE GRANARY NEWLAND FAWR FARM LLANGAN CF35 5DN TEL: 01446 771250			
CLIENT MR. FELIX NOLAN		SCALE 1:100 @ A3	
DRAWING NUMBER TDA.2803.04		DATE OCTOBER 2022	
DRAWN RhC		PROJECT PROPOSED GYPSY & TRAVELLERS SITE ON LAND OFF EMBLEY LANE, EAST WELLOW	
DRAWING TITLE PROPOSED DAY ROOM (PLAN & ELEVATIONS)			

NOTES:

1. Any discrepancies are to be reported to the Architect & Engineer for verification.
2. The drawing is copyright of Hydrock and the sole property of Hydrock.

KEY:

-  Forward vehicle movement
-  Reverse vehicle movement
-  Proposed amendments to layout

Rev	Date	Description	By	Ctd
P1	28.04.23	FIRST ISSUE	JM	BP

TDA

Hydrock
Hydrock Consultants Ltd
259 Ashley Road
Walsley, Walsley, Walsley
T +44 (0)191 231 0746
www.hydrock.com

Client: MR.FELIX NOLAN

Project Title: PROPOSED SITE ON LAND OFF EMBLEY LANE, EAST WELLOW

Drawing Title: SWEPT PATH ANALYSIS

Drawing Status: PRELIMINARY

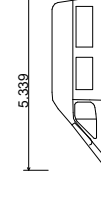
Hydrock Job No: C16474

Drawn	Checked	Scale @ A1	Date	Issue Date
JM	BP	1:250	28.04.2023	28.04.2023

Drawing Number: 16474-HYD-XX-XX-SK-S-0001
Revision: P1



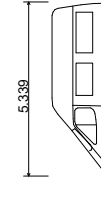
DESIGN VEHICLE



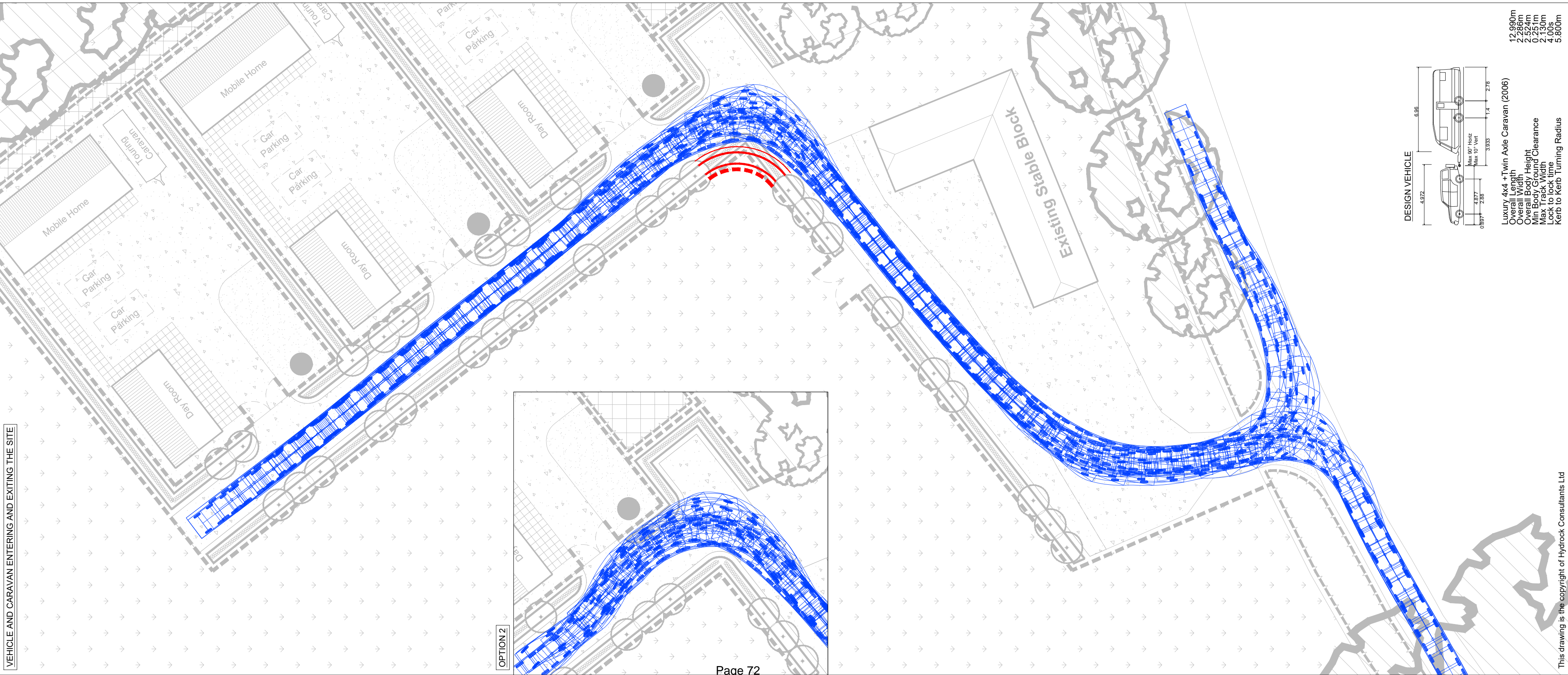
3.5m Wheelbase	5.33m Overall Length
2.99m Overall Width	0.33m Min Body Ground Clearance
4.00m Lock to lock time	6.40m Kerb to Kerb Turning Radius



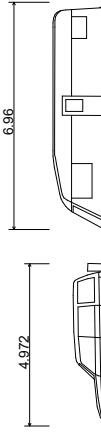
DESIGN VEHICLE



3.5m Wheelbase	5.33m Overall Length
2.99m Overall Width	0.33m Min Body Ground Clearance
4.00m Lock to lock time	6.40m Kerb to Kerb Turning Radius



DESIGN VEHICLE



4.87m Wheelbase	12.99m Overall Length
4.06m Overall Width	0.25m Min Body Ground Clearance
4.00m Lock to lock time	5.800m Kerb to Kerb Turning Radius

OPTION 2

ITEM 8

APPLICATION NO.	23/01161/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.05.2023
APPLICANT	Forth Engineering Ltd
SITE	3 - 4 Sleepy Hollow Business Park, Ampfield Hill, Ampfield, SO51 9AW, AMPFIELD
PROPOSAL	Construction of car parking area, EV charging points, and erection of two outbuildings
AMENDMENTS	Clarification on site ownership and following plans: Location / Block Plan – 9940.100 P2 Existing Site Plan – 9940.101 P2 Proposed Site Plan – 9940.102 P3 Site sections – 9940.104 P1
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 the Southern Area Planning Committee at the request of a local Ward member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Sleepy Hollow is a modern development consisting of a U-shaped office block with associated parking to the front. It is accessed directly from Ampfield Hill on its northern side. The site is within the countryside.

3.0 PROPOSAL

- 3.1 Construction of car parking area, EV charging points, and erection of two outbuildings.

- 3.2 The car parking area would be located to the eastern side of the existing Sleepy Hollow 'C' shaped unit, providing an area of approximately 260m² for an additional 11 parking spaces, including dedicated electric vehicle charging points.

- 3.3 The container type building that will provide an informal space for meetings, break-out for purposes incidental to the existing office accommodation, measuring 14m x 5, and with a flat roof at 2.9m. The container would be located towards the northern boundary, adjacent the existing building, and would not be dedicated office space resulting in additional staff members, but solely an extra area for meetings held by the occupants of unit 3 – 4 of the business park.

3.4 The second outbuilding is a small compound building, measuring 5m x 7m with a pitched roof. This building is solely for storage of additional bins, in addition to the existing bin store which is shared by the other tenants of Sleepy Hollow.

4.0 **HISTORY**

4.1 **20/01631/FULLS** – Erection of office building – Refused, appeal dismissed

4.2 **20/00310/FULLS** – Erection of office building – Refused, appeal dismissed

4.3 **19/01708/FULLS** – Demolition of two light industrial units and provision of 5 B1(a) office units, with associated parking, landscaping and sewage treatment plant – Permission subject to conditions

4.4 **17/02370/FULLS** – Demolition and replacement of 2 light industrial units to provide B1(a) offices (Amended scheme) – Permission subject to conditions

4.5 **16/03209/FULLS** – Demolition of 2 light industrial units and erection of 3 business units (Class B1(a) office other than a use within Class A2 (financial and professional services)) and installation of package treatment plant – Permission subject to conditions

5.0 **CONSULTATIONS**

5.1 **Landscaping** – Comment (summary):

- Application not supported by any visual assessment
- View from PROW not included
- Site levels should be considered, site is flat but sits with raised levels to rear (north), and lower level to offices
- Site visit carried out appeared to show an area of vegetation screening the site from the PROW. This is bramble and may increase views through winter
- Is vegetation in applicant's control?
- Not desirable to place domestic items within countryside where possible; please consider planning history
- This is smaller than previous schemes but adds hardstanding and formal elements in the countryside
- Condition recommended for further landscaping details.

5.2 **Policy** – Comment (summary):

- Site is outside settlement boundary
- Scheme is essential as it is ancillary to permitted use
- Satisfies criterion b) of Policy COM2
- Satisfies criterion a) of Policy LE17
- Consider weight of size / scale of current proposal against maintenance of the appearance and character of countryside location

5.3 **HCC Highways** – No objection (summary):

- Application does not propose any new access onto public highway

- Photographic evidence provided illustrating need for additional on-site parking, which is considered inefficient
- Proposal would not lead to any material increase in traffic generation and additional parking area would alleviate existing parking difficulties currently experienced.

5.4 Following amended plans, a second round of consultations took place. Additional comments as follows.

5.5 **Landscape** – Comment
“Levels information required for site and in relation to adjacent site”.

5.6 **Policy** – No further comment made

5.7 **Highways** – No further comment received

6.0 **REPRESENTATIONS** Expired 23.06.2023

6.1 **Ampfield Parish Council** – Objection

1. The site is outside the settlement boundary, in countryside, and development should not be permitted unless there are special reasons (with evidence) for it to take place in the countryside (such as being necessary for the business) – such reasons have not been given.
2. The site is not an “existing lawful employment site”, therefore the case remains to be made for development being essential in this location:
 - a. No planning consent or certificate of lawful development has been granted
 - b. The site is also outside the boundary of the site of Sleepy Hollow Business Park, which was the subject of application 19/01708/FULLS
 - c. No prior activity took place on the site that would have established a “lawful employment site”, for reasons given in detail by Mr Hutchinson.
3. The proposed office building is a flat-roofed modular (portable) building constructed with steel cladding. It is not in-keeping with the proposed location in countryside, and shares no features with the nearby buildings, in particular with the Grade II listed “The Old Farmhouse”. This is compounded by the elevated height of the site.
4. Taken together with the existing adjoining development at Sleepy Hollow Business Park, the scale of the development as a whole is too large in relation to any other building or collection of buildings in the village of Ampfield.
5. The proposed development will close the current gap between the village of Ampfield and “The Old Farmhouse”, impacting the rural setting of the farmhouse.
6. The proposed waste storage compound will be attended by skip lorries, which will create noise and vibration nuisance for the nearby residents.
7. External lighting of the site will affect the amenity value of the nearby dwellings. In the existing business park, the lighting is lit throughout the night.
8. The site will be visible from, and therefore adversely affect the amenity value of, Wingham Lane bridleway.

9. The parking provision is excessive, well beyond the requirement in the local plan, and the total across the business park is approximately four times the amount provided for in the permission for the original application (16/03209/FULLS). This is counter to the policy of encouraging the use of other forms of transport, which was taken into account when the original permission was granted for the business park, and forms part of the local plan.
10. Information supplied by the applicant and on which the Planning Officer be making his decision, the applicant has completed Ownership Certificate A indicating that they own the proposed development site outlined in red on the location and block plan. There are no areas outlined in blue on the location and block plan meaning that the applicant says that they do not own further land within the area of the block plan. Although the planning statement at 3.04 says that the development is needed because parking at Sleepy Hollow Business Park is inadequate, this application is for a separate development of a meeting space, storage compound and car parking spaces. There is nothing in the application that says that the car parking spaces will be used to provide further car parking spaces for the Business Park, rather than stand-alone car parking spaces for the meeting space and associated storage compound.
11. The design of the meeting space is wholly inappropriate for the location and is contrary to Design Principle 7 on page 27 of the Ampfield Village Design Statement
12. The planning statement says at 3.05 that the property is not near to a listed building. The immediately adjoining property, The Old Farmhouse, is a Grade 2 listed building. It has Historic England reference 1093688 and is listed under the title "Sleepy Hollow".
13. The views from the bridleway at Wingham Lane looking west is identified as V10 of the important views from footpaths in Ampfield, on page 17 of the VDS.

6.2 A further 18 letters of objections have been received, and these are summarised below:

- Contrary to policies LE17, E1 and E2
- Contrary to Ampfield Village Design Statement
- Contrary to 'Building Better Building Beautiful Commission'
- Site is in the countryside
- Site is outside an existing lawful employment site
- No planning permission nor certificate granted in respect of the site
- No relevance / weight to historic planning permissions
- No evidence produced showing that any business use or occupation has occurred on the site
- Poor design
- Proposed building is out of place in its wider countryside setting
- Existing site comprises large, overbearing and intrusive development in the countryside; proposed development will exacerbate this
- Development will erode gap between application site and The Old Farmhouse and further "ribbonise" development
- What is the compound actually for?

- Not possible for the development to “nestle” in the landscape
- Development site visible from access road and Wingham Lane
- Harm to The Old Farmhouse
- Light pollution
- Frequent “false” activation of burglar alarms
- If permission is granted, what’s to stop a replacement building that is larger taking its place?
- Incorrect Certificate being signed
- Urbanisation of greenbelt between Ampfield and Romsey
- Additional traffic concerns
- More sustainable solutions should be found rather than providing more parking spaces
- Should be viewed in a similar manner to recent planning refusals

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)

COM2: Settlement Hierarchy

LE17: Employment Sites in the Countryside

E1: High Quality Development in the Borough

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

E5: Biodiversity

E9: Heritage

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

Ampfield 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 heritage assets
- Impact on residential amenity
- Impact on highway safety
- Ampfield Village Design Statement

8.2 **Principle of development**

The application site is located outside of the defined settlement, and for planning policy purposes, is sited within the countryside. Policy COM2 seeks to restrict development to areas of settlement, unless it is either a) appropriate to be located in the countryside as set out in policies COM8-COM14, LE10 or LE16-LE18, or is b) otherwise essential to be located within the countryside.

8.3 Policy LE17: Employment Sites in the Countryside

This policy concerns the redevelopment, extension of building or erection of new buildings on existing employment sites for employment use will be permitted provided that:

- a) It is contained within the lawful employment site; and
- b) The proposal is well related to any retained buildings; and
- c) It does not include outside storage where this could be visually intrusive.

8.4 The supporting text to Policy LE17 will allow for development “which involve the extension of the site boundary into the countryside would be considered on their individual merits”.

8.5 The application site would be located adjacent to the existing Sleepy Hollow Business Park, on its eastern boundary. The site has previously been considered as outside of the existing employment site (a point set out within the majority of the public comments), and this was the basis for the most recent refusals for additional office buildings in this location.

8.6 However, in determining the most recent appeal (20/01631/FULLS / APP/C1760/W/21/3276939), the Planning Inspector did not concur with the Council’s view that the site was not part of the existing employment site. Here, the Inspector assessed that the *“eastern boundary hedgerow would appear to be a more natural site boundary by which to define the logical extent of the employment site. Therefore, even if an employment proposal were to sit adjacent to the defined red line area from the more recent redevelopment application, provided its eastern extent did not encroach into or beyond the eastern hedgerow, it would not alter the physical location of an existing site boundary into undeveloped countryside”*.

8.7 The Inspector then concludes *“that the principle of the proposal accords with Local Plan Policy LE17”*. This recent decision carries significant weight in the consideration of this current planning application. The application can therefore be assessed against Policy LE17.

8.8 a) Is the site contained within the lawful employment site?

As concluded within the most recent appeal decision, the Planning Inspector considered the application site as being within an existing employment site. This assessment was based on the site surroundings and natural features of the site. The application has provided an amended location plan to confirm the ownership of this plot of land; the red and blue defined edges of the site plan and the application form both state that ownership falls solely with the owners of units 3 – 4 of the business park, the applicant, Forth Engineering. These factors confirm that the site is contained within the lawful employment site.

8.9 b) Is the proposal well-related to any retained buildings?

The two buildings that are proposed are of different styles, each with an individual purpose. The compound building will mimic the design of the existing bin store and therefore is of a similar appearance to buildings on-site.

The container building is not proposed to be left as a standard metallic container; the applicant has confirmed the container would be clad in sympathetic and environmentally friendly cladding, to provide a similar visual appearance to the host building. A condition is recommended requiring further material details to be provided prior to construction / siting of the container. It is considered that subject to the condition, the proposal would be well-related to retained buildings and the wider, rural site.

8.10 c) Will there be outside storage?

The proposal seeks a new car park, a compound building and a container for additional workspace. It is acknowledged that the submitted block plan refers to “skip vehicles” gaining access to the site, but this is just a normal but additional access provision for refuse vehicles that currently serve the existing bin store of Sleepy Hollow. Skips will not be located on-site, while the compound building contains a fixed roof and brick built walls, meaning that skips could not be physically lifted out of the compound building. No outside storage is proposed and a condition is included to reflect this. Any external storage would require planning permission. It is therefore considered that the scheme accords with criterion c) and, subject to further assessment in relation to Policy E2 (landscape setting – assessed below) the proposal accords with Policy LE17 of the Revised Local Plan.

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

The site is located within the countryside, and as such, its impact upon the character and appearance of the area is paramount to the consideration of the scheme. Part of this consideration must include the planning history, in a similar vein to how Policy LE17 was re-assessed.

8.12 Recent refused applications sought to construct a new, additional office building of a much greater scale and size, with a much greater impact upon the character of the area when considered against the current proposal. It wasn't subservient to the existing office, with a ridge line that was higher than the existing building on-site; furthermore, there was no defined direct link between the existing building and those that were proposed in the previous appeals, they were just providing additional office space (and therefore additional staff, parking, traffic movements etc.). The building proposed in the previous application / appeal schemes was much more visually intrusive within the street scene, with dominant views from both Ampfield Hill to the south, and the public right of way (Winghams Lane) to the north.

8.13 To the contrary, the scheme that is now submitted seeks permission for a single storey container-type structure with a small compound building. The compound building is of a similar scale to the existing bin store. Neither of these structures are large enough to be dominant within the street scene / character of the area, whether viewed from Ampfield Hill or Winghams Lane. The Landscape Officer has noted that upon visiting Winghams Lane (the public right of way) the siting of the container is likely to be screened by existing landscaping. Although this cannot be confirmed until anything is actually placed / built on-site, a condition has been recommended to provide site levels and sections so as to ensure that the two outbuildings are not

located on raised ground levels and thereby do not sit at a height in which they are dominant within these public vantage points.

- 8.14 Policy E1 requires development to 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.
- 8.15 The development is not considered to be of a size and scale where it is not seen as an ancillary building to the host commercial building, and subject to conditioned details (for materials and site levels), is considered to respect the character of the area. It utilises land that is currently within ownership of the applicant and is considered to be sited within the employment site of Sleepy Hollow Business Park. The Council's Policy Officer has concurred with this assessment. The applicant has provided site sections of the proposal, which indicate that the container building would sit below the ridge line of the host building at Sleepy Hollow, and that opportunities are in place for additional boundary planting to screen views from the right of way to the north-east. A condition is recommended to ensure landscaping details are satisfactory.
- 8.16 The Landscape Officer has considered the proposals and traversed the footpath to the north of the site and does not object to the proposals. It is considered that the impact upon the character of the area is not dominant, and that existing features and proposed landscaping will minimise any potential harm. A thorough landscaping plan, as conditioned, will also assist in ensuring that harm to the landscape is minimised.
- 8.17 The scheme is not considered to result in a development that does not integrate, respect or complement the character of the area, while not having a detrimental impact upon the appearance of the wider area. The scheme is therefore considered to accord with policies E1 and E2 of the Revised Local Plan.
- 8.18 **Impact on ecology**
The application site is currently unused and has been cleared from historic paddock / lawn; it is not considered to provide suitable habitat for biodiversity. No works are proposed to the existing building either, minimising potential impact upon bats. Notwithstanding this, the application is supported by an ecological survey.
- 8.19 The survey considers that the existing bramble to the rear, which is to be retained and is not affected by the proposals, will provide bat foraging and bird nesting opportunities. It was also assessed that badgers, otter, vole, dormouse, great crested newts and protected invertebrates were not likely to be affected, due to the conditions of the existing site and the scale of works proposed. A condition is recommended that development commences in accordance with proposed enhancements, and subject to this, the scheme would accord with policy E5 of the Revised Local Plan.

8.20 Impact on heritage assets

To the south-east of the application site is the Old Farmhouse, a Grade II listed building, which is accessed from Ampfield Hill through the same access that serves Sleepy Hollow. This heritage asset is located 60m from the application site, and this distance when combined with the differing site levels and intervening boundary treatments suggests that there would be no harm upon the setting of the Old Farmhouse. The previous planning history, which sought the construction of larger units, saw no material harm upon the setting of the listed building, and this smaller development also results in no harm, and is therefore in accordance with Policy E9 of the Revised Local Plan.

8.21 Impact on residential amenity

Due to the location of the application site, there is limited impact upon neighbouring properties. To the south-west of the site are The Chase and The Moorings, which are accessed directly from Ampfield Hill. These properties are 89m away from the application site and therefore, are not likely to be impacted by the proposal.

8.22 As noted above, the Old Farmhouse is 60m to the south-east of the application site; at this distance and considering the land levels and intervening boundary treatments, there is not considered to be any loss of amenity or privacy to the occupants of the Old Farmhouse. The proposal is considered to accord with Policy LHW4 of the Revised Local Plan.

8.23 Impact on highway safety

The application does not propose any new access onto the public highway while providing additional parking spaces which have been safely laid out. The Highways Officer has no objection to the scheme, citing that the proposal would not lead to any material increase in traffic generation while alleviating existing parking difficulties. The scheme is considered to accord with policies T1 and T2 of the Revised Local Plan.

8.24 Ampfield Village Design Statement (VDS)

The Ampfield VDS was revised in October 2019 and sets out various guidelines for development within the parish of Ampfield. The VDS highlights the importance of the countryside setting of the area and how this could / should be protected. Among the VDS's 'important views' is the "*bridleway Wingham Lane looking west*", which is the adjacent public right of way to the east of the site. It should be highlighted that at the point of views to the application site from the right of way, views are taken in a south and south-west direction, while the views protected in the VDS are those taken westerly towards Hursley Forest (as shown on the indicative map, viewpoint V10).

8.25 As assessed within paragraphs 8.11 – 8.17, it was considered that the proposed development is not likely to have a detrimental impact upon this public setting. The Council's Landscape Officer traversed the footpath and considered that views of the proposed outbuilding would not be entirely visible, with, in summer months, only the ridge line of the extant unit at the site being visible. Conditions are recommended to ensure details of site levels and landscaping are provided to ensure that the proposed outbuilding does not

encroach upon these open views, and not becoming a dominant feature. The westerly view from Wingham Lane is considered to be protected.

- 8.26 Guideline 1) – development outside the boundaries of settlements should not be permitted unless there is clear evidence that it is appropriate or essential.
The planning history, in particular the most recent appeal decision, holds great weight in the consideration of this scheme. The planning inspector assessed that the siting of the building subject to the appeal was within the existing employment site; this is the same siting that is proposed within this current application. It can only be considered that the proposal is appropriately located in the countryside.
- 8.27 Guideline 6) – where new development occurs, spaces between buildings should be in keeping with key characteristics of neighbourhood
The site plan indicates a good separation between the buildings, existing and proposed, and the size and scale of the proposed buildings are not considered to be dominant either on their own or in combination with the existing building at Sleepy Hollow.
- 8.28 The Ampfield VDS acknowledges that the village is an attractive geographic location and that business start-ups should be encouraged. The proposal submitted would seek to ensure that a local business can continue their growth, while limiting any impact upon the character and appearance of the area. It is considered that the submitted scheme is not contrary to the Ampfield Village Design Statement.
- 8.29 **Other matters**
A number of objections have been received, which have been summarised above in Section 6. Some of those comments are relevant to and have been considered in parts of the report above; those which have not been considered are assessed below.
- 8.30 In-combination scale of development at Sleepy Hollow is too large in relation to Ampfield
The in-combination effect has been considered, by both the Landscape and Planning Officers. The proposed outbuildings are small in scale and size, are afforded separation from the main Sleepy Hollow building and are seen as ancillary structures. There is not considered to be an in-combination harm to the character of the area.
- 8.31 Development will close the gap between the village of Ampfield and The Old Farmhouse
This gap is not a formal gap that is protected in either the local plan or the VDS. The gap has however been considered in relation to landscape and heritage setting, and no harm has been identified.
- 8.32 External lighting will affect amenity value of nearby dwellings
Due to the separation distance between the site and nearby dwellings, and considering the site levels, boundary treatments and additional landscaping proposed, it is not considered that external lighting will harm residents.

Furthermore, a condition is recommended to provide any external lighting details prior to their installation. This condition will provide the Council with control over the lighting and any submitted details will be carefully considered to ensure that they do not result in harm to the character and appearance of the area.

8.33 *The site will be visible from, and therefore adversely affect the amenity value of Wingham Lane*

It is likely that the proposed outbuildings would not be visible from Wingham Lane; if it is visible then this would be a very minimal feature in the views from Wingham Lane. Furthermore, there is no requirement for development of any kind to be hidden, and so being visible from a right of way does not automatically render the development unacceptable. The impact from the right of way would be minimal at most.

8.34 *Parking provision is excessive and contrary to provisions of 16/03209/FULLS.*

16/03209/FULLS was not implemented. The implemented scheme is 19/01708/FULLS. Furthermore, the parking provision as required in the local plan is a *minimum* requirement, to ensure that there is never an under provision which could result in harm to the highway network. There are instances where additional parking is provided, and this would appear to be one of those instances. The Highway Officer has no objection to the scheme and there is no conflict with the Council's adopted parking standards.

8.35 *Ownership Certificate*

Additional information has been provided in relation to the ownership of the application site, and its direct links to the existing employment site. The application form has confirmed that the applicant is the owner of the application site (land edged red) and the site location plan has been amended with the blue edge now located around the business park. A condition has been recommended requiring the meeting space and associated works to be at all times used solely incidental to units 3 – 4 of the existing business park, to restrict the ability to separate the two areas of land, for more intensive purposes that may result in harm to other material considerations.

8.36 *The design of the meeting space is wholly inappropriate for the location and contrary to Design Principle 7 of the VDS*

The proposal seeks a small, external meeting space. There is no set design for this but what has been put forward for consideration is a small outbuilding that would not be dominant within the wider area. The scheme is not considered to be inappropriate for its siting, within an existing employment site and which is not entirely visible in the public realm.

8.37 Design Principle 7 states "new development should respect, preserve or enhance the character and appearance of the conservation area by reflecting traditional building forms in terms of density, height, mass and scale". The application site is not located within the conservation area, and this design principle is not engaged, or indeed relevant.

- 8.38 Contrary to “Building Better, Building Beautiful Commission”
The Building Better, Building Beautiful Commission is guidance not an adopted document. It had 3 primary aims; to provide better design and style of homes, villages towns to reflect what communities want, to explore how new settlements can be developed and to make the planning system work in support of better design and style. Government supports the proposals, and claim that the recommendations have informed proposals in the Planning for the Future White Paper. However, it is noted that it is “critical that local authorities continue to advance local plans, taking into account any changes to planning policy and guidance”.
- 8.39 However, the size and scale of the development is small in nature and have very limited impact upon the public realm. The development will be located on an existing employment site, and including the countryside nature of the site, design parameters are limited. The scheme is considered to accord to the local plan and the NPPF, which is a material consideration.
- 8.40 Development fails to support and promote the use of sustainable transport
The site is in the countryside but can be accessed by car, public transport, cycles or by foot. It is also considered that providing electric vehicle parking and charging is promoting sustainable transport.
- 8.41 What’s to stop a larger replacement building following permission?
Any replacement building would require planning permission and would be considered on the individual merits any submission.
- 8.42 Urbanisation of greenbelt between Ampfield and Romsey
There is no green belt land in Test Valley. However, the site is located in the countryside. Notwithstanding this, the development is located within an employment site and is of a scale and in a location where it is not likely that public views would be entirely visible and therefore is not considered to result in harm to the countryside and landscape setting of the area.
- 8.43 More sustainable solutions should be found rather than providing more parking spaces
There is no provision for the Council to request the applicant to source a new provision for their business. The application has been considered on its individual merits.
- 8.44 The application should be viewed in a similar manner to recent planning refusals
The planning history is a material consideration. However, there are clear differences in how this application should be assessed in relation to the planning history. Firstly, the recent planning applications sought additional office space resulting in additional staff and visitations / vehicle movement, with buildings that were much larger and had a clear harmful impact upon the character of the area. This current application would not result in additional office space, new staff or additional visitation. The design is minor in scale and would not have any impact upon the character of the area.

8.45 Those recent refusals were also determined upon the siting of the building being outside of the existing employment site. This view was not shared by the Planning Inspector at appeal, who concluded that the site in question was, due to the lack of historical permissions / certificate, determined by the natural boundary features. This current application has placed a great weight in its consideration when taking into account the conclusion made by the Planning Inspector.

9.0 **CONCLUSION**

9.1 The proposal would provide an additional meeting / break-out space for existing occupants at Sleepy Hollow Business Park, while providing separate bin storage facilities, additional parking and electric vehicle charging points. The above assessment considers that the scheme, being much smaller in scale and of a different form of development to the planning history, accords with the relevant planning policy. The site is considered to be an existing employment site, while there would be minimal impact upon the character and appearance of the area, and wider countryside setting.

9.2 Therefore, the application is not considered to be contrary to the provisions of the Test Valley Borough Revised Local Plan (2016), the Ampfield Village Design Statement or the National Planning Policy Framework. The scheme therefore is considered to be acceptable.

10.0 **RECOMMENDATION**

PERMISSION subject to:

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

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

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

Location Plan - 9940.100 P1

Proposed Site Plan - 9940.102 P2

Proposed Plans / Elevations - 9940.103 P1

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

3. **The container building hereby approved shall not be constructed / placed on-site until a materials schedule has been submitted to and approved in writing by the Local Planning Authority.**

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

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

4. **Prior to the commencement of the development hereby permitted full details of hard and soft landscape works have been submitted and approved. Details shall include:**

i) any means of enclosure;

- ii) hard surfacing materials;
- iii) planting plans;
- iv) written specifications (including cultivation and other operations associated with plant and grass establishment);
- v) schedules of plants, noting species, plant sizes and proposed numbers/densities;
- vi) programme of implementation, management and maintenance for a minimum period of 5 years;
- vii) details of the boundary treatment to be planted along the northern boundary.

The landscape works shall be carried out in accordance with the approved details and the implementation programme. 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 9 and 10 of the Ecological Impact Assessment Report for Sleepy Holly, Ampfield (Abbas Ecology, April 2023). 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).

6. Prior to the installation of any external lighting, a detailed lighting strategy for the construction and operation phase of the works shall be submitted to and approved in writing by the Local Planning Authority. Works shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.

External lighting shall follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK).

Reason: To protect the local amenities of nearby residents and to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Test Valley Borough Revised Local Plan (2016).

7. The development hereby permitted shall not be occupied until provision for 3 cycle parking/storage has been made, in accordance with details to be submitted and approved in writing with the Local Planning Authority. The approved scheme shall be maintained for this purpose at all times.

Reason: In the interest of providing sufficient safe parking for cyclists in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2.

- 8. The buildings and parking area that are subject to this planning permission shall be used solely for the incidental purposes of Unit 3 - 4 Sleepy Hollow Business Park, and for no other purposes whatsoever.**

Reason: The proposed use is considered to be acceptable, but any intensification of the use would result in harm to the amenities of the area, in accordance with policies COM2, E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

- 9. No part of the site shall be used for outside storage purposes at any time.**

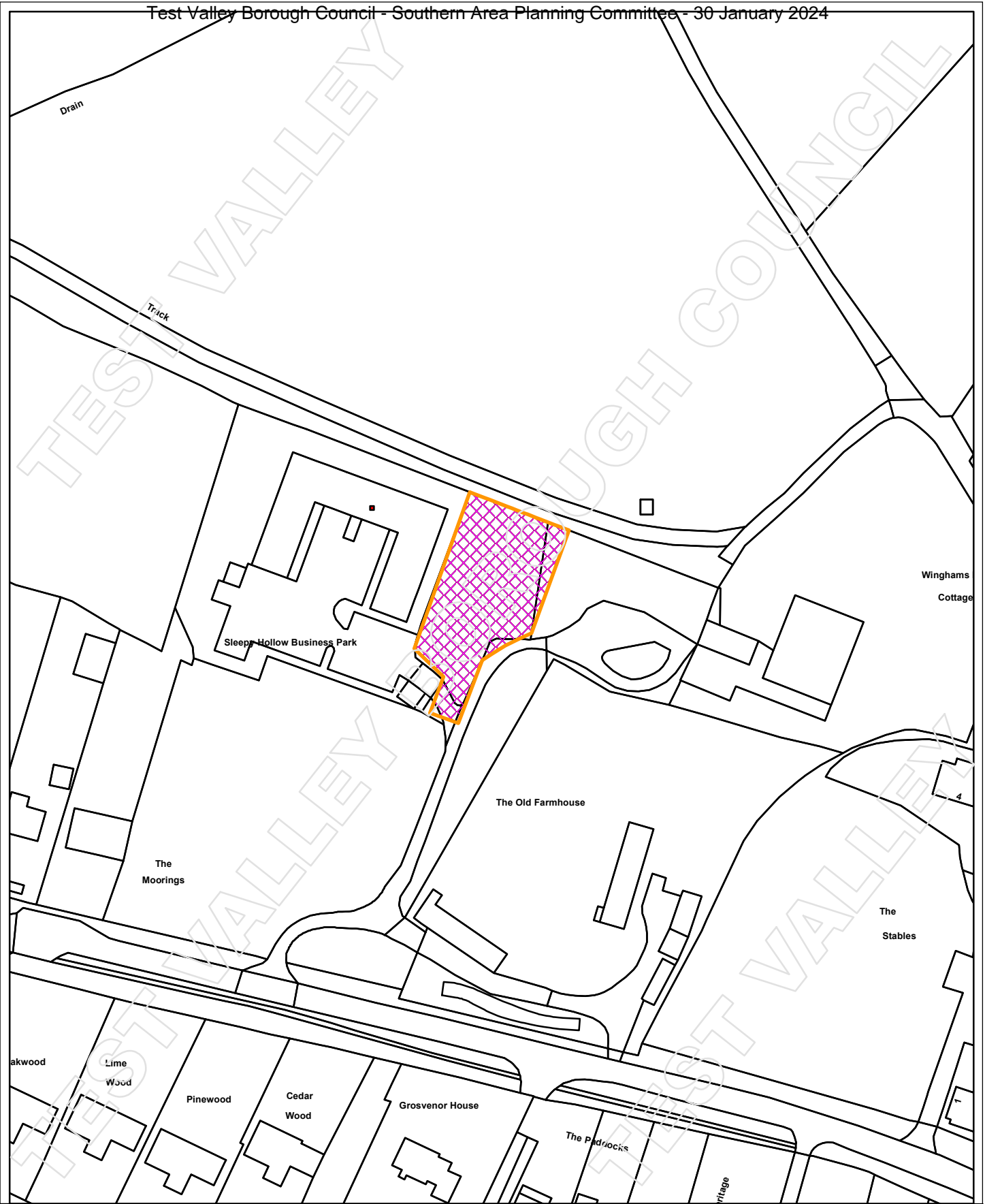
Reason: In the interest of the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) policies E1, E2 and E9.

- 10 Notwithstanding the details provided within the drawing "existing and proposed site sections - 9940.104 P1", prior to the commencement of development existing and proposed levels must be submitted to and approved in writing by the Local Planning Authority. Development shall then proceed in accordance with the approved plan(s).**

Reason: 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.

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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Test Valley Borough Council - Southern Area Planning Committee - 30 January 2024

Rev.	Date	Description	By	Check
P2	30.08.23	BLUE LINE ADDED		

PLANNING

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Project Title

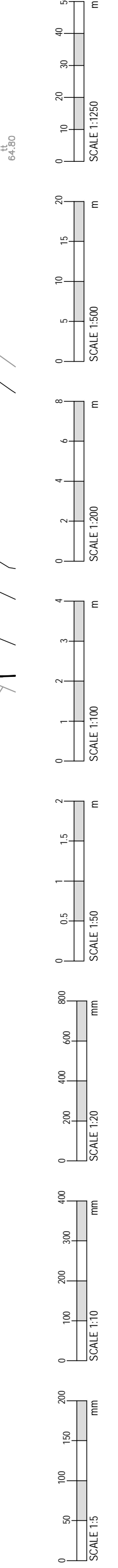
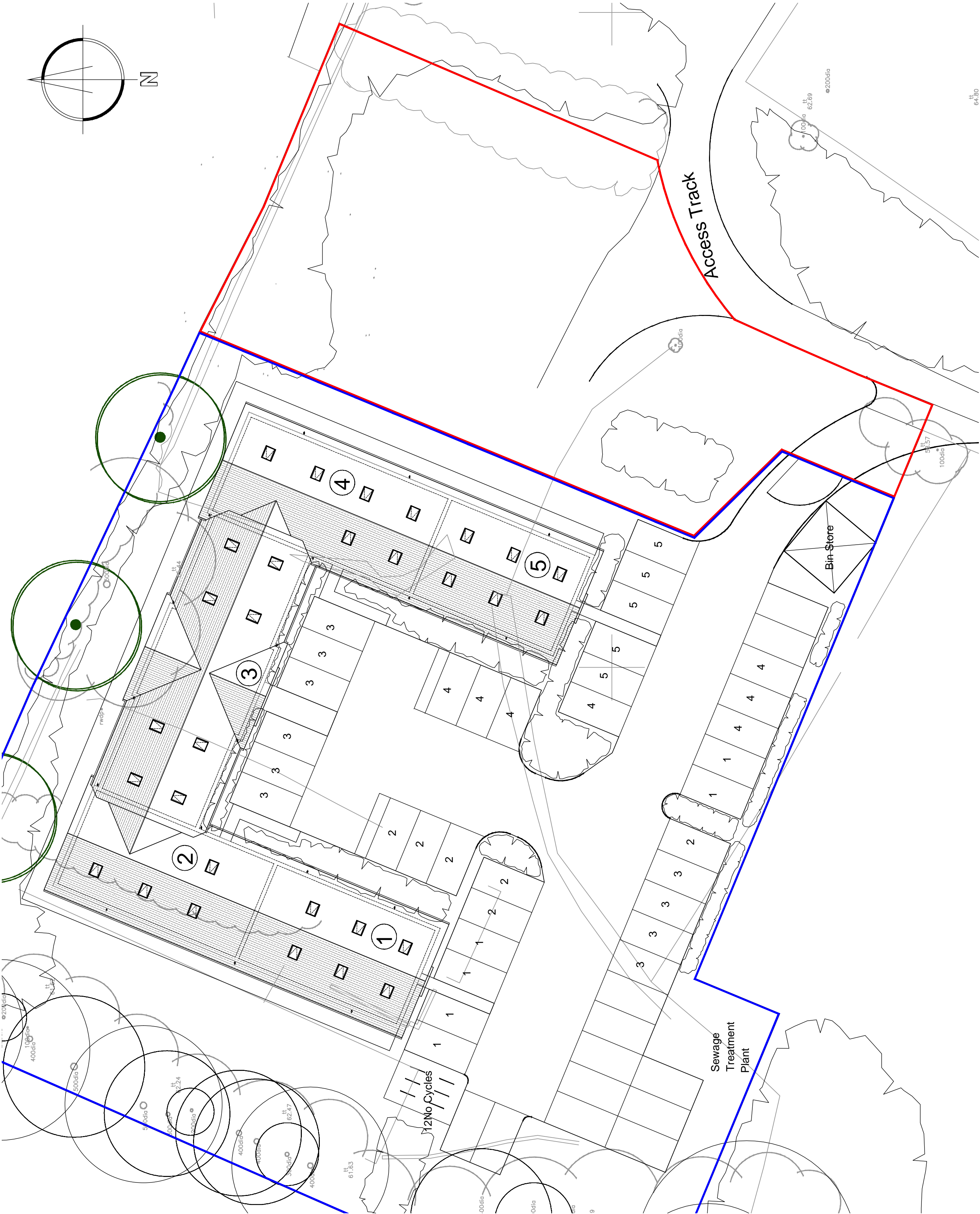
**SLEEPY HOLLOW
AMPFIELD HILL
AMPFIELD
SO51 9AW**

Drawing Title

EXISTING SITE PLAN

Drawn	Date	Checked	Date
SL	APRIL 2023		

Drawing No.	Revision.
9940.101	P2



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Test Valley Borough Council - Southern Area Planning Committee - 30 January 2024

P3	30.08.23	BLUE LINE ADDED		Check
P2	16.05.23	NOTE TO RETAINING WALL & STEPS UPDATED TO SHOW WORKS TO BE CARRIED OUT UNDER PERMITTED DEVELOPMENT		

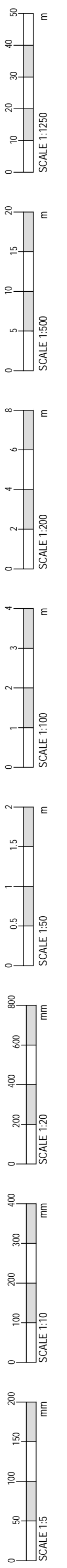
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Project Title
**SLEEPY HOLLOW
 AMPFIELD HILL
 AMPFIELD
 SO51 9AW**

PROPOSED SITE PLAN

Scale	(@ A2 SIZE)	Size	A2
Drawn	SL	Date	FEBRUARY 2023
Checked		Date	
Revision No.	9940.102	Revision	P3



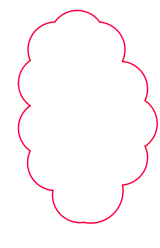
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Test Valley Borough Council - Southern Area Planning Committee - 30 January 2024

Rev.	Date	Description	By	Check

PLANNING

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Project Title

**SLEEPY HOLLOW
 AMPFIELD HILL
 AMPFIELD
 SO51 9AW**

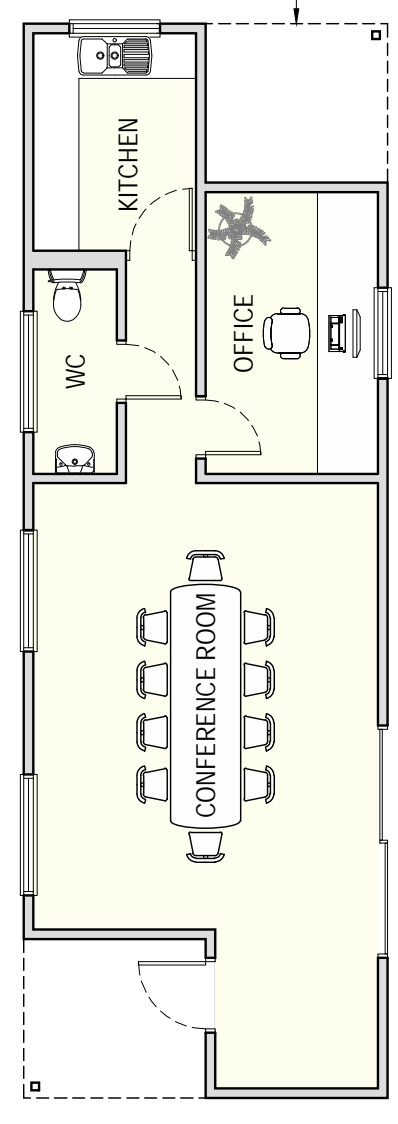
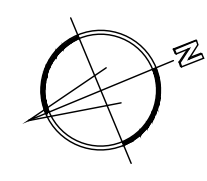
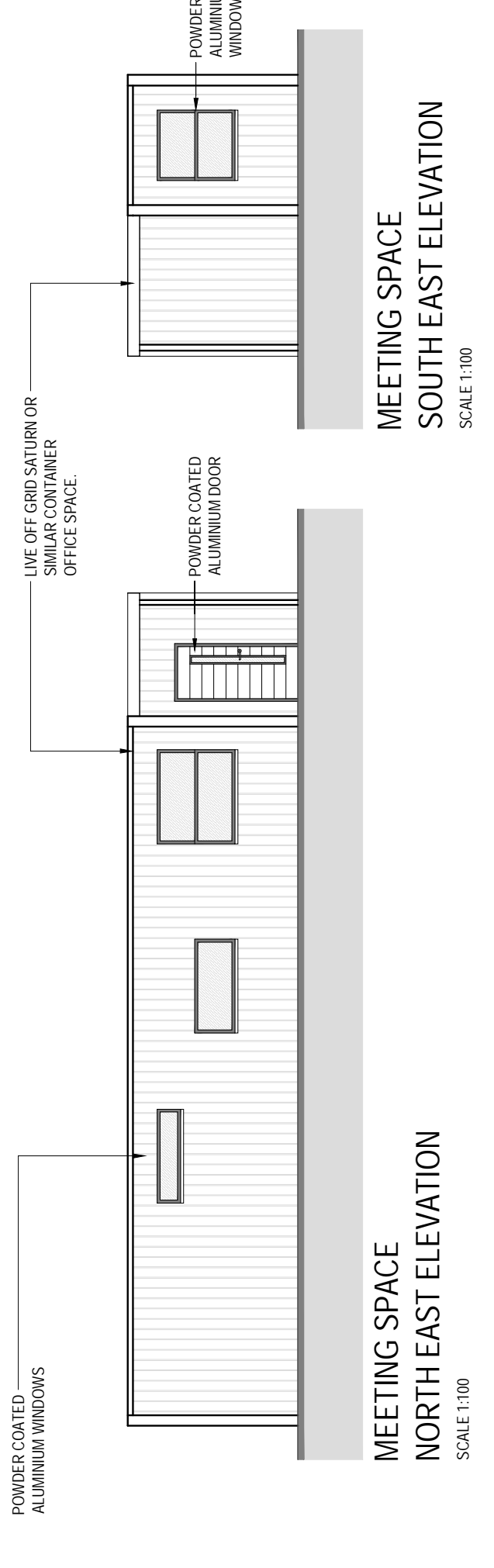
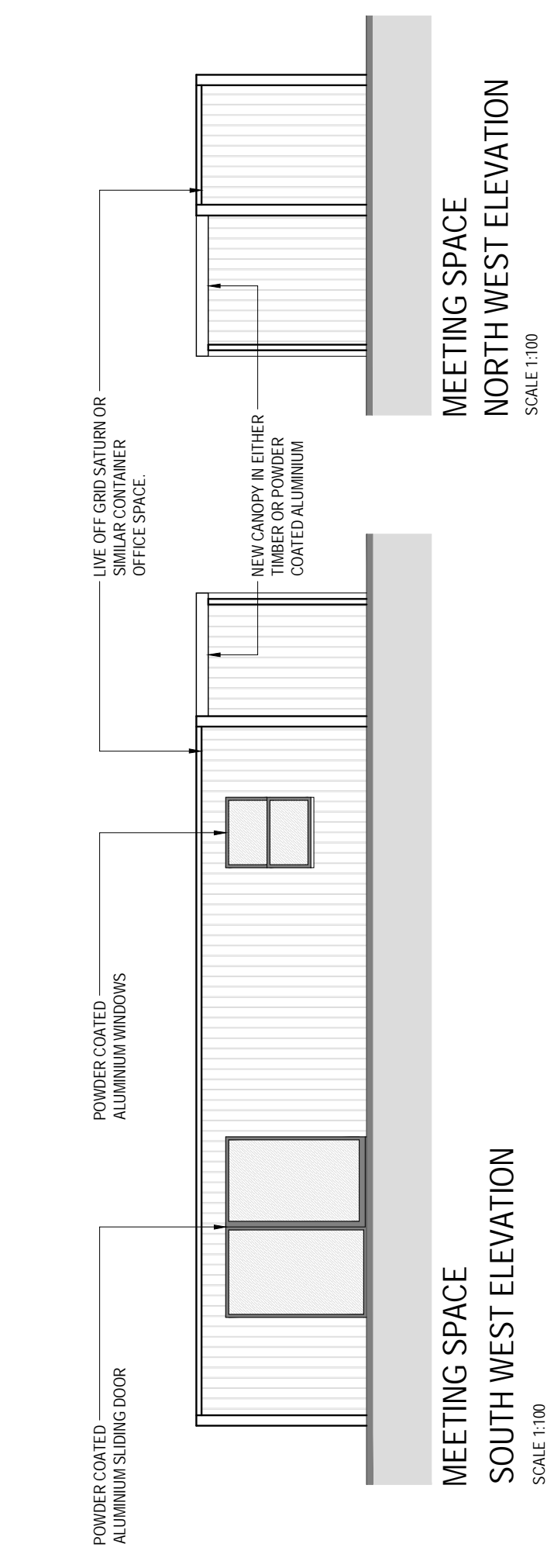
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**PROPOSED OUTBUILDINGS
 PLANS & ELEVATIONS**

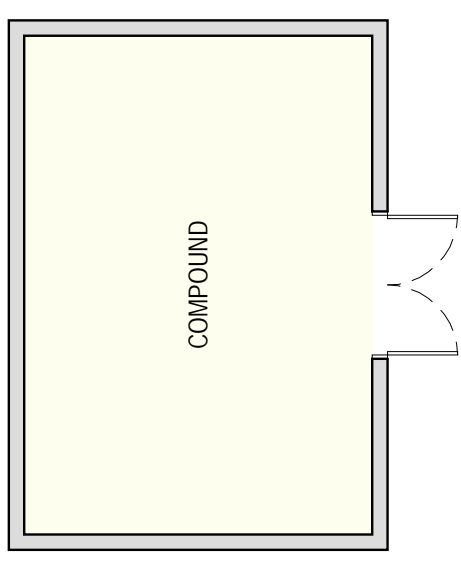
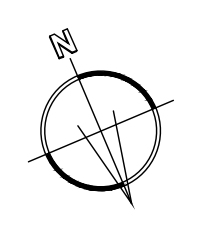
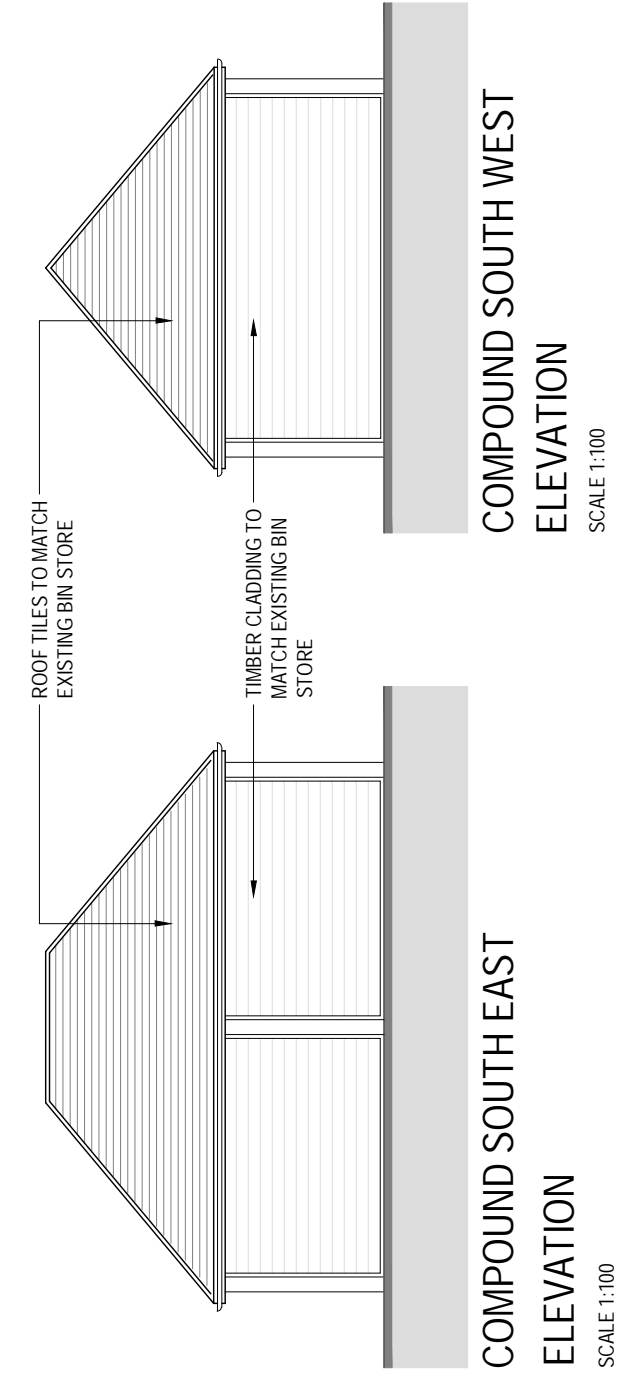
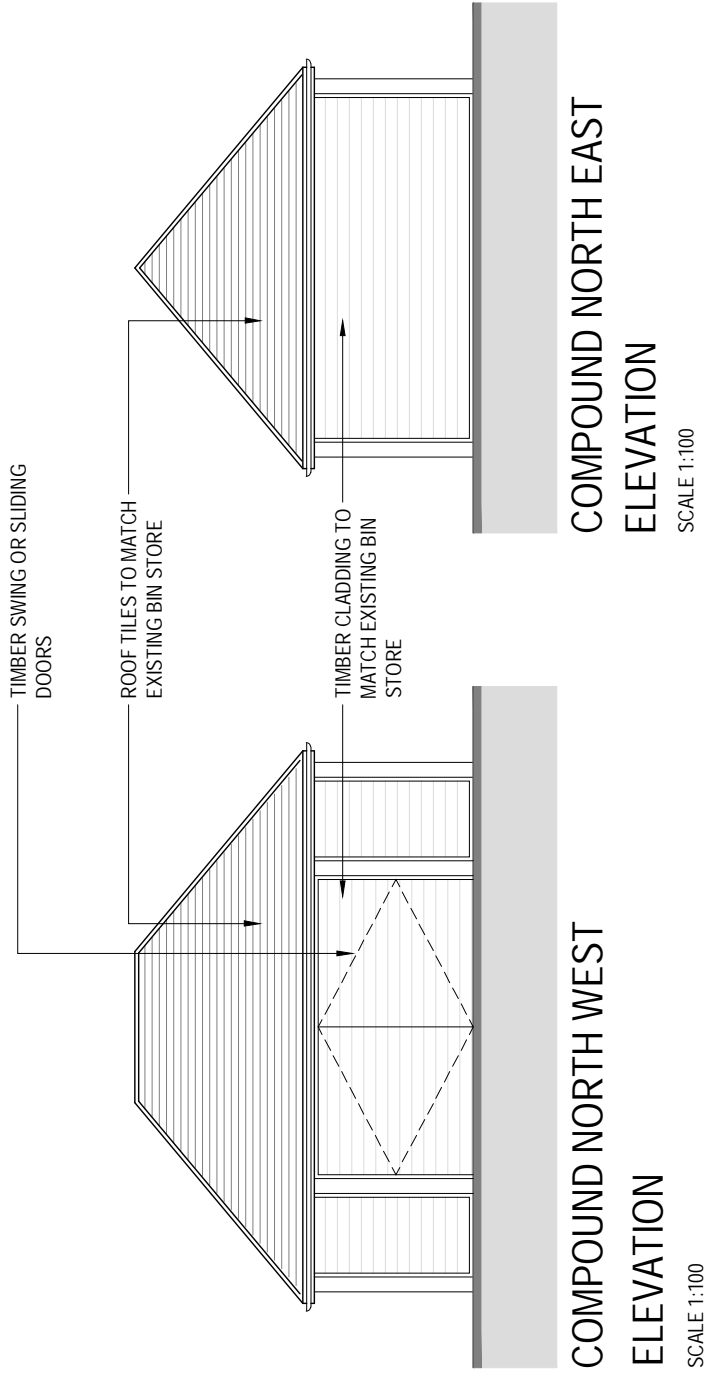
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SL	APRIL 2023		

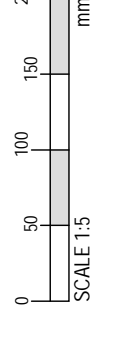
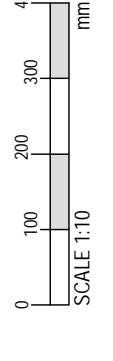
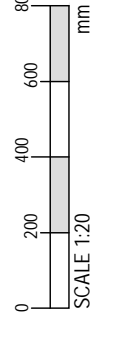
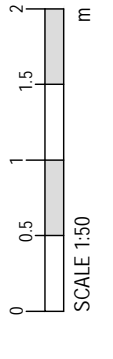
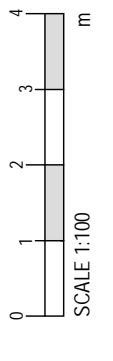
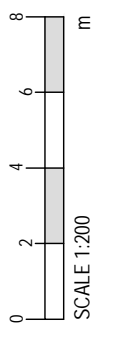
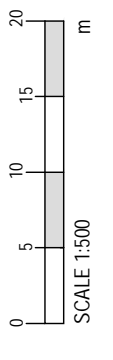
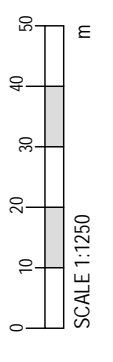
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9940.103	P1



MEETING SPACE FLOOR PLAN
SCALE 1:100



COMPOUND FLOOR PLAN
SCALE 1:100



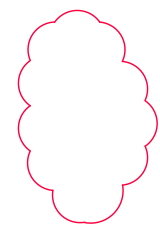
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Test Valley Borough Council - Southern Area Planning Committee - 30 January 2024

Rev.	Date	Description	By	Check

PLANNING

Client
Principal Contractor

Design Consultant

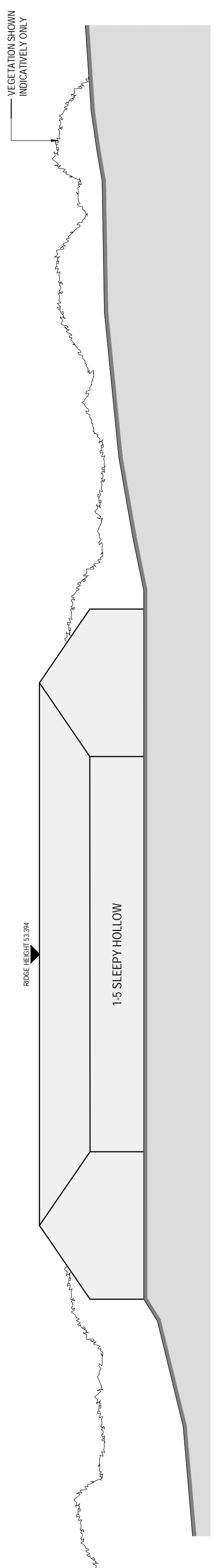
 67A HIGH STREET
 LYNDHURST
 HAMPSHIRE
 SO43 7BE
 T: 023 80 283798
 F: 023 80 283688
 E: sha@simpsonhilder.co.uk

Project Title
**SLEEPY HOLLOW
 AMPFIELD HILL
 AMPFIELD
 SO51 9AW**

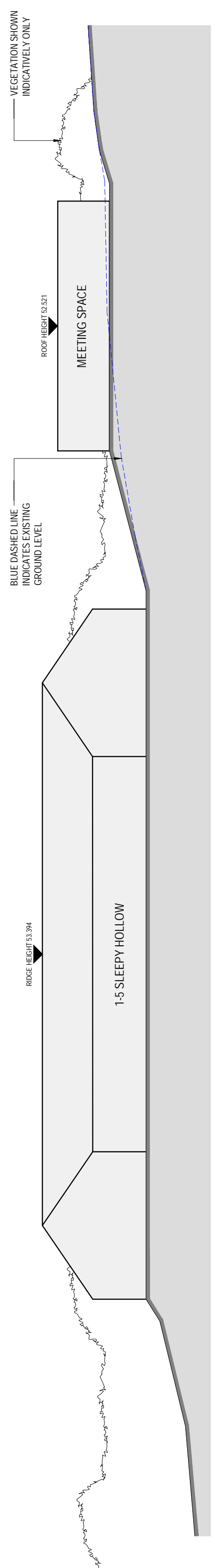
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 SECTIONS**

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Drawing No.	Revision
9940.104	P1



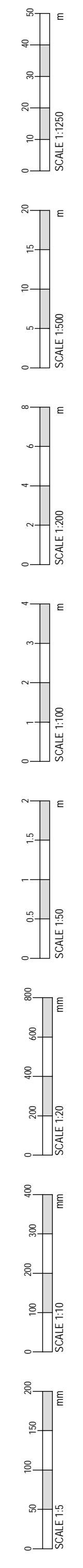
EXISTING SECTION A - A
SCALE 1:200



PROPOSED SECTION A - A
SCALE 1:200



KEY PLAN
NTS



ITEM 9

APPLICATION NO.	23/02924/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	14.11.2023
APPLICANT	Mr & Mrs Martin / Joy Cummings
SITE	Kingfisher Lodge , Longstock Road, Longstock, SO20 6DW, LONGSTOCK
PROPOSAL	Single storey flat roof exercise swimming pool extension and plant room
AMENDMENTS	
CASE OFFICER	Claudia Hurlock

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 Member for the reason “it raises issues of more than local public interest”

2.0 SITE AND SURROUNDING AREA

- 2.1 Kingfisher Lodge is a two storey, Grade II listed property located in Longstock, however is not within the Longstock Conservation Area. The dwelling has a thatched roof and is comprised of brick with leaded light windows. The dwelling has been extended at the rear and has off-road parking with a rear/side garden and is screened from the main road by hedging at the east of the site.

3.0 PROPOSAL

- 3.1 Planning permission is sought for a single storey extension to construct exercise pool with jacuzzi and associated plant room shed.
- 3.2 The design of the proposed extension has been altered from the previous refusal to include a flat roof including three rooflights. The rear wall would also only include one band of flintwork. The width of the extension has also been reduced, the right hand end has also been shortened and it is also proposed to extend the chimney.

4.0 HISTORY

- 4.1 **23/01083/FULLN** - Single storey extension and alterations at Kingfisher Lodge to construct exercise pool with jacuzzi and associated plant room shed, together with workshop extension to existing single storey garage with art studio/annex over – **REFUSED** (July 2023)

Reason for refusal: The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The design of the proposal is not in keeping with the host property. The proposal is contrary to policies COM2, COM11 and E9 of the Test Valley Borough Revised Local Plan (2016) and section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraphs 199 of the NPPF.

23/01084/LBWN - Single storey extension and alterations at Kingfisher lodge to construct exercise pool with jacuzzi and associated plant room shed, together with workshop extension to existing single storey garage with art studio/annex over – **REFUSED** (July 2023)

Reason for refusal: The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The internal works would impact harmfully on the significance of the heritage asset, resulting in the loss of historic fabric without any public benefits which would outweigh the harm. The proposal is contrary to Policy E9 of the TVBRLP, section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraphs 199 of the NPPF

07/00272/FULLN - Erection of two storey extension on site of existing garage to provide kitchen/dining room with bedroom, en-suite and balcony over together with new entrance canopy and erection detached double garage – PERMISSION subject to conditions and notes (22.03.2007)

07/00275/LBWN - Erection of two storey extension on site of existing garage to provide kitchen/dining room with bedroom, ensuite and balcony over, new entrance canopy together with internal and external alterations – CONSENT subject to conditions and notes (22.03.2007)

06/00828/FULLN - Erection of two storey extension on site of existing garage to provide kitchen with bedroom, bathroom and hall over together with covered verandah and new entrance canopy and erection of detached double garage - PERMISSION subject to conditions and notes (03.05.2006)

06/00836/LBWN - Erection of two storey extension on site of existing garage to provide kitchen with bedroom, bathroom and hall over, covered verandah and new entrance canopy together with internal and external alterations - CONSENT subject to conditions and notes (03.05.2006)

5.0 **CONSULTATIONS**

5.1 **Design and Conservation – Objection, summarised as follows:**

- There is no objection in principle to the removal of the existing extension as it is modern and is of no special architectural merit. However, it is simple and modest in its design and appearance, is visually transparent, and follows the line of the host building for example its pitched roof. In these respects it is more successful than the proposed extension, which would also project much further away from the rear of the cottage and which is a hard box, which would be at odds with the soft lines of the listed building. Whilst improvements have been made from the previously refused applications, it is not considered that the amendments to the scheme have sufficiently overcome the concerns raised that Design and Conservation cannot support the proposals.

6.0 **REPRESENTATIONS** Expired 07.12.2023

6.1 **Longstock Parish Council:** No objection.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

Policy SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy COM11 – Existing Dwellings and Ancillary Domestic buildings in the countryside

Policy E1- High Quality Development in the Borough

Policy E5 - Biodiversity

Policy E9 - Heritage

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact of the resultant dwelling on the character and appearance of the area
- Impact on the fabric, setting and character of the Listed building
- Impact on ecology

8.2 **Principle of development**

The site lies within the countryside as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP development is permissible provided the proposal complies with Policy COM11.

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

When assessing the proposal against COM11 of the TVBRLP, it is considered that criterion a) is met as the extension would be used solely for the incidental enjoyment of the dwellinghouse to house a swimming pool for the occupants. Criterion b) of COM11 is concerned with the visual intrusion of the proposal.

On visiting the site and assessing it from all of the possible public vantage points, it was confirmed that the proposal site does not have any public views. Therefore, the proposal would not be any more visually intrusive in the landscape as required by the policy. Finally, when considering criterion c) of COM11 which is concerned with the design of the building, whilst it is appreciated that the design is not in keeping with the design of the host building by virtue of its flat roof and use of materials, there would be no harm arising from this design due to its location and lack of available public views. The proposal therefore, is considered to be acceptable and in accordance with Policy COM11 of the TVBRLP.

8.4 **Impact on the fabric, setting and character of the Listed building**

The National Planning Policy Framework (NPPF) paragraph 194 states that in determining planning applications:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary”.

8.5 Paragraph 195 of the NPPF also states:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.

8.6 Paragraph 202 of the NPPF states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

8.7 There is a duty imposed by Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.8 The National Planning Policy Framework (NPPF) paragraph 199 makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, and that the more important the asset the greater the weight should be.

- 8.9 Policy E9 of the TVBRPL states that development of a heritage asset will be permitted provided that:
- a) It would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and
 - b) The significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.
- 8.10 Development which would lead to less than substantial harm to the significance of a designated heritage asset should be considered against the public benefit of the proposal, including securing a viable use.
- 8.11 *Rear extension*
The proposal comprises of a rear extension to accommodate a swimming pool and jacuzzi which would be used by the occupants of the dwelling. It is considered that the proposed design and the substantial expanse of new extension across the rear elevation would be visually incongruous with the traditional appearance of the listed building, dominating it to the rear and creating a contrived appearance between the roof of the extension and the windows, affecting the legibility of the rear elevation and resulting in a harmful impact on its significance and detracting from how the heritage asset is appreciated from within its setting by occupants and visitors to the property. Compared to the previously refused scheme the width of the proposed extension across the rear of the cottage has been reduced and the previously proposed glazed element on the left-hand end omitted. This is considered an improvement on that previously refused. However, the depth of the projection away from the rear wall of the cottage has not been altered, and, as noted, this would still represent an unacceptably large extension to this listed building.
- 8.12 The size of the extension has not been sufficiently reduced and the style of the extension is still seeking to introduce a third design element – rather than take meaningful reference from the core building, the design now includes various different elements such as rooflights, glazing, timber, flint and window treatments which appear at odds with the traditional and simple appearance of the host property. As such it lacks a coherent appearance and would be a detracting element which would draw undue attention away from the original form and appearance of the host building. Consequently it would harm the appearance of the listed building, and, through this, its special interest. The combined depth of the new work would exceed the depth of the whole of the ground floor of the core cottage, and the footprint of the later additions would be at least equivalent of that of the whole historic cottage. It is considered this would have an overbearing and harmful effect on the listed building's significance.
- 8.13 The proposed roof includes the provision of five rooflights. These would, it is considered, appear cluttered and disproportionate for the size of the roof. They also have a poor relationship with the position of the eyebrow dormers, especially the ones set off-centre from the middle dormer which appear visually confused and unbalance the symmetry and form of the existing roof. Any merit to the building which could have arisen from a simple cedar shingle

roof would be negated by these visual interruptions, which draw the eye and additional attention towards the proposed extension. They would cut across views of the eaves of the thatched roof in places interrupting the appreciation of this important element of the building's character and special interest.

- 8.14 The design of the rear wall is also not considered to be acceptable. It includes design features such as flint and obscure glazed windows which would appear visually alien to the existing traditional and soft appearance of the host property which is derived from its thatched roof form and traditional architecture.
- 8.15 Due to the flat roof and boxy form of the proposed extension, the proposed use of small obscure glazed windows and strips of flint, and "cassette green roof", would not be in keeping with the host dwelling due to use of these uncharacteristic, unsympathetic and alien use of materials and design elements. The existing soft roof forms which are provided by the use of thatch on the host property would appear visually at odds with the proposed design of the flat-roof extension. The use of the materials proposed, with the exception of the brick, would not be in keeping, nor sympathetic to the historical appearance of the dwelling.
- 8.16 *Existing extension*
Although it is noted that the proposed extension would replace an existing glazed and brick extension, the existing extensions are much smaller in scale, with lean-to roof forms and would not protrude as high nor as far to the west than that currently proposed. As such they do not obscure as much of the original dwelling. Although they do have an impact on the host property, they match in style and are considered subservient in scale, and therefore are considered to have a neutral effect on the setting, character and importance of the Listed building compared to that of the proposed extension.
- 8.17 The cumulative impact of the existing large feature balcony extension and the proposed extension on the appreciation of the host should be taken into account. It is considered that as the building has already been extended in the past, the cumulative impact of the existing extensions plus the proposed extension would result in the loss of the traditional form of the historic dwelling. At present the existing extensions have a considerable effect, but they do, at least, match in style, to the appearance of the host dwelling.
- 8.18 *Proposed plant room*
The proposed plant room would be small in scale and located on the side elevation of the property between the dwelling and the mature hedging to the west. It is small in scale and would appear ancillary in relation to the listed building and there is no objection to this aspect of the proposed scheme. Whilst the proposal would not be in keeping with the host property by virtue of its design and materials as required by Policy COM11 of the TVBRLP, the style of outbuilding is considered appropriate to the context in which it sits and there is no objection to this element of the proposal.

8.19 *Balancing the public benefits of the scheme*

Although there is no objection to the proposed plant room, the extension would not be in keeping with the host dwelling and is also considered to be harmful to the significance of the designated heritage asset by virtue of its scale and design, creating an incongruous and unsympathetic addition to the listed building. Public benefits of the proposal have been suggested, including reducing the dependency/work load on the NHS for specialist services, use of the on-site pool reducing travel/dependency to/on the NHS and, the reduced need to travel to specialist care facilities reducing dependence on using cars to travel to exercise facilities. These benefits are considered speculative and unquantifiable. They are therefore reasons that cannot be given any weight in the planning balance and certainly are not sufficient to overcome the harm identified to the listed building. The building is also already viable and so the addition of a swimming pool would not secure the viability of the property. The harm is therefore not outweighed by any reasonable public benefits. The proposal thereby would cause significant and unreasonable harm to the listed building with insufficient public benefits to outweigh the harm. In consequence, this element of the scheme conflicts with policies E9, E1 and COM11 of the TVBRLP.

8.20 **Impact on ecology**

An Ecological assessment was undertaken by Philips Ecology. No suitable bat roosting locations were located on the northern elevation of the building which is the only elevation which would be affected by the works. Where the thatch was present, chicken wire covered the thatch and extended to the underside and at eave height. The slate roof section was generally in good condition and, whilst some slates had slipped, no potential bat access points were located. A section of lead flashing was located beneath a window above the roof section, but no suitable access features were visible beneath. A wooden fascia is present at eave height, this was tight to the wall and provided no potential access locations. The two glazed section provided no bat roosting opportunity. With regard to the garage, the cedar shingles are tacked directly onto sections of plywood that are visible from the interior, and therefore no potential access or roosting locations were present beneath them. The wooden cladding on the side elevations was in good condition, with no evidence of bowing and therefore no potential bat access or roosting locations were evident. No further surveys were recommended, however mitigation and enhancement measures were included within the report. The scheme is therefore acceptable and in accordance with Policy E5 of the TVBRLP.

9.0 **CONCLUSION**

9.1 Although there is no objection on ecology grounds to the proposal, the proposed rear extension would impact harmfully upon the significance of the listed building with no public benefits that would outweigh the level of harm to the heritage asset in this instance. The scheme is therefore considered contrary to Policy E9 of the TVBRLP, sections 66 the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraphs 199 of the NPPF.

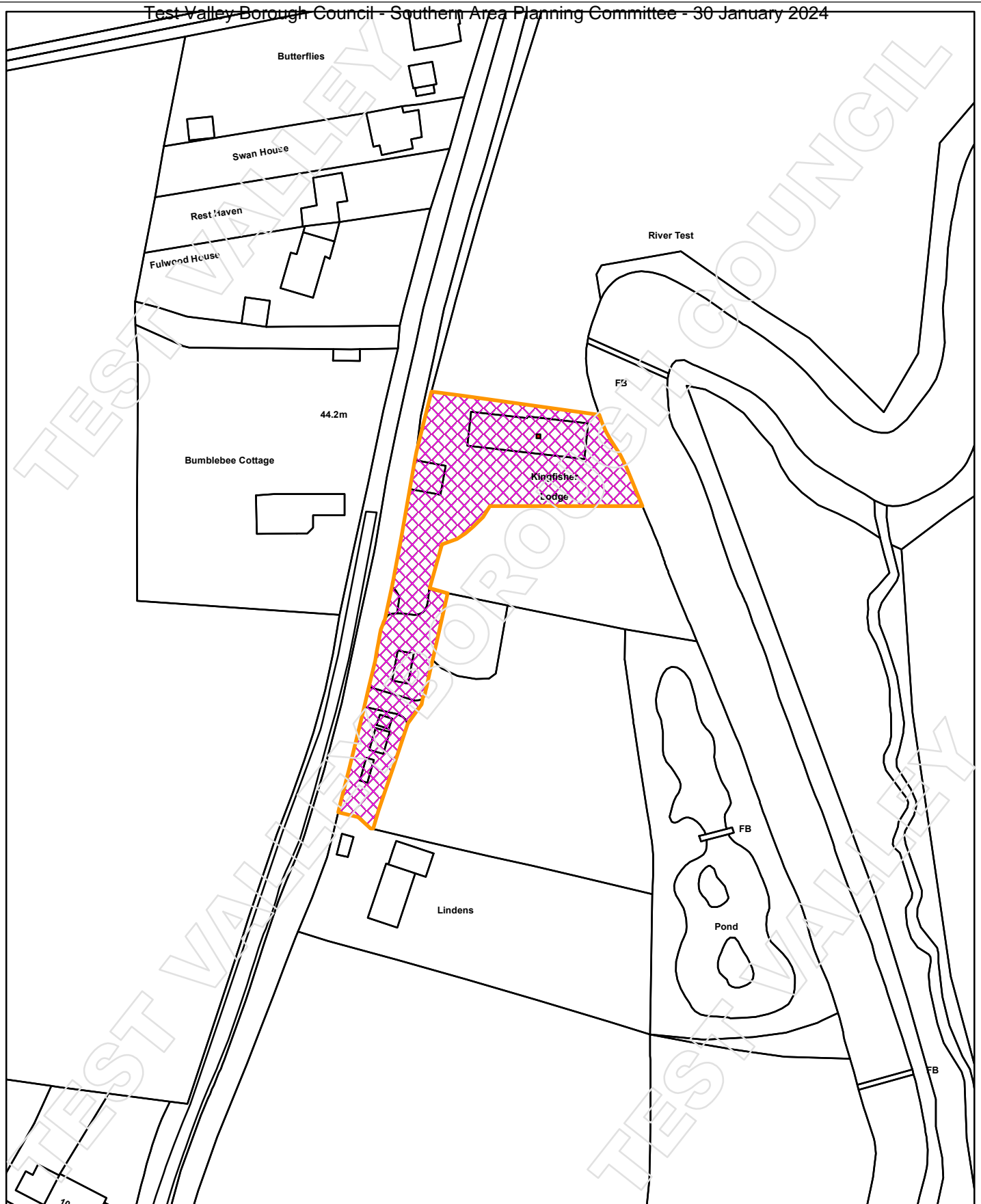
10.0 **RECOMMENDATION**

REFUSE for the reason:

1. **The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The proposal is contrary to policy E9 of the Test Valley Borough Revised Local Plan (2016) and section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraph 199 of the NPPF.**

Note to Applicant:

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



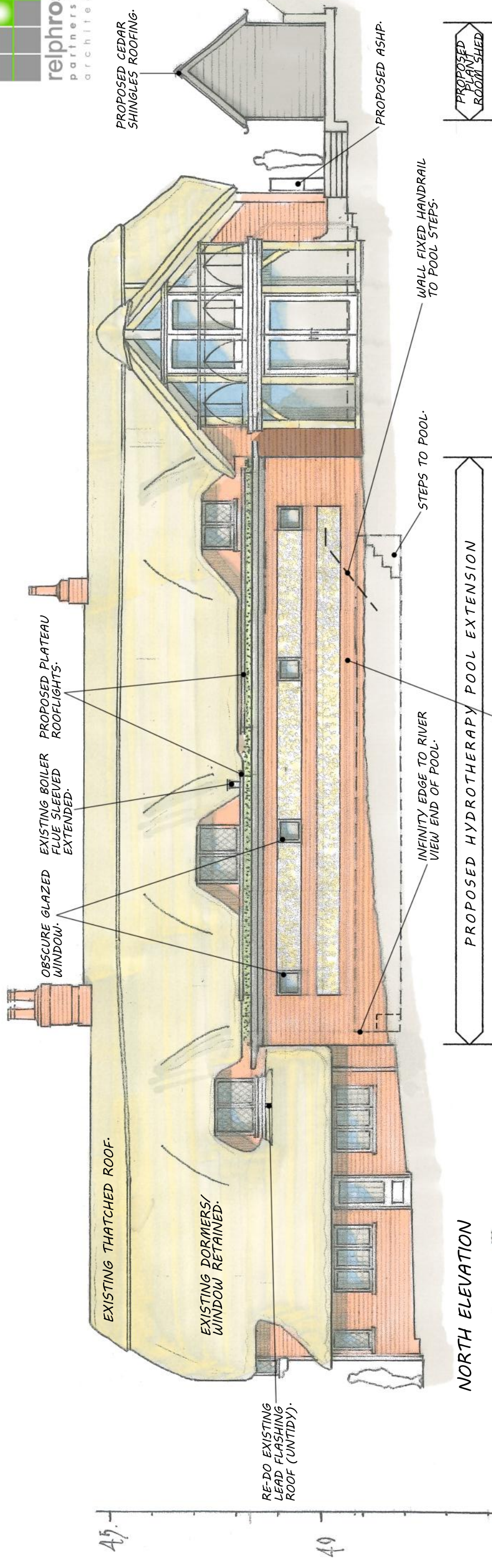
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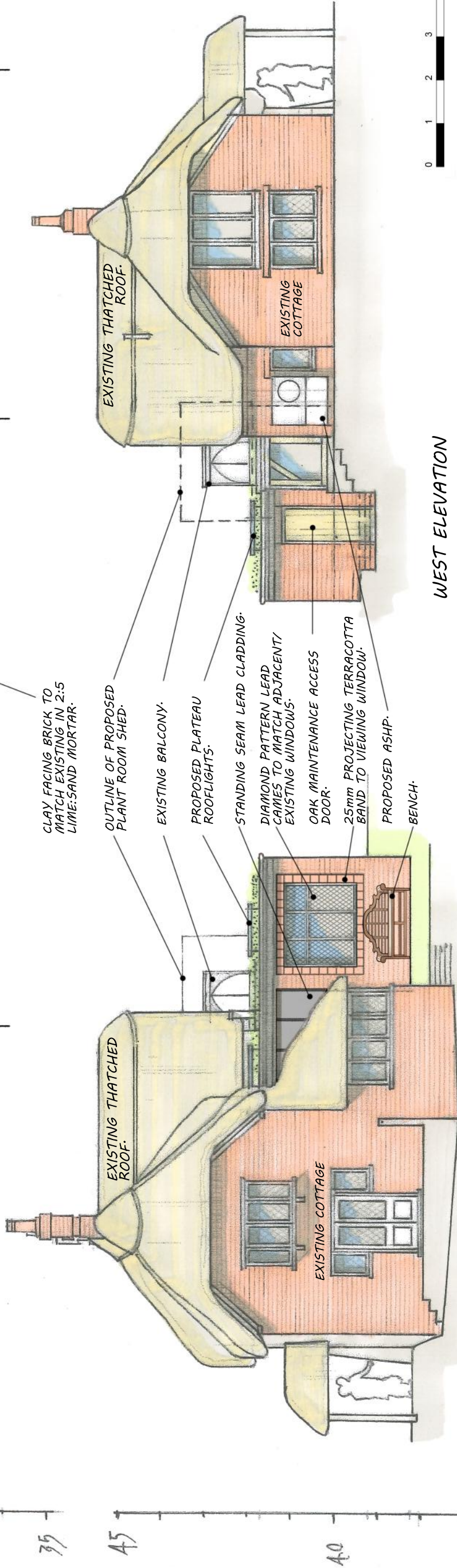
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23/02924/FULLN

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NORTH ELEVATION



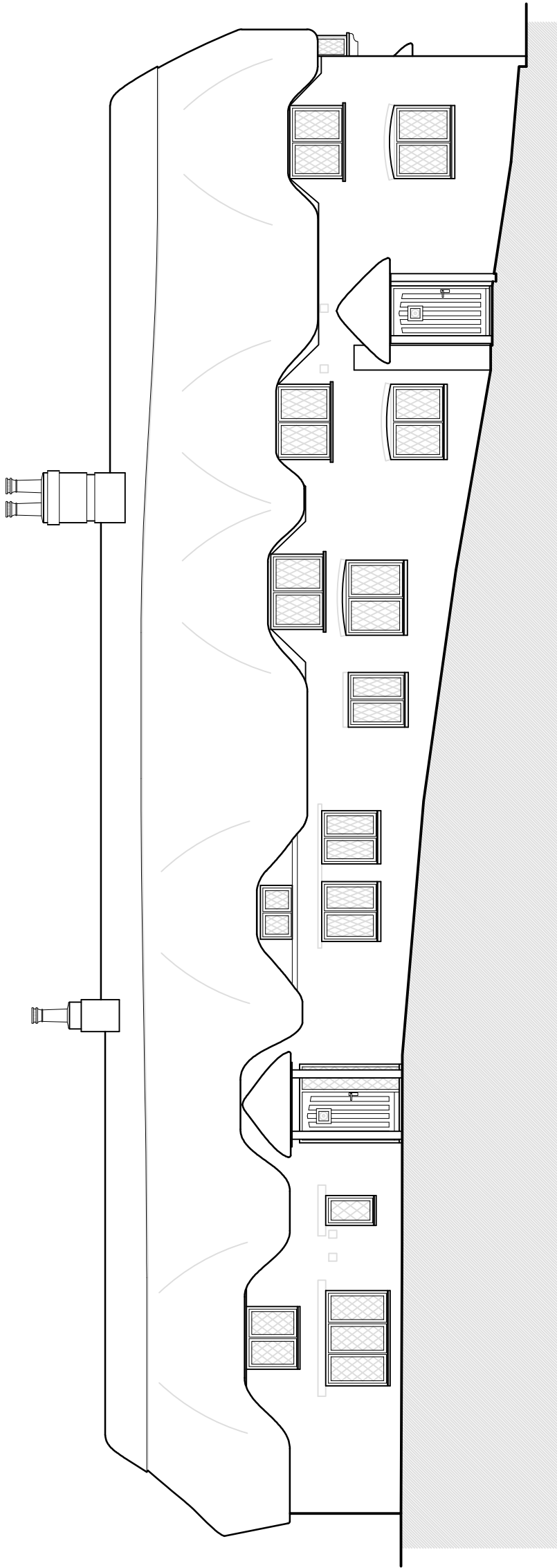
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EAST ELEVATION

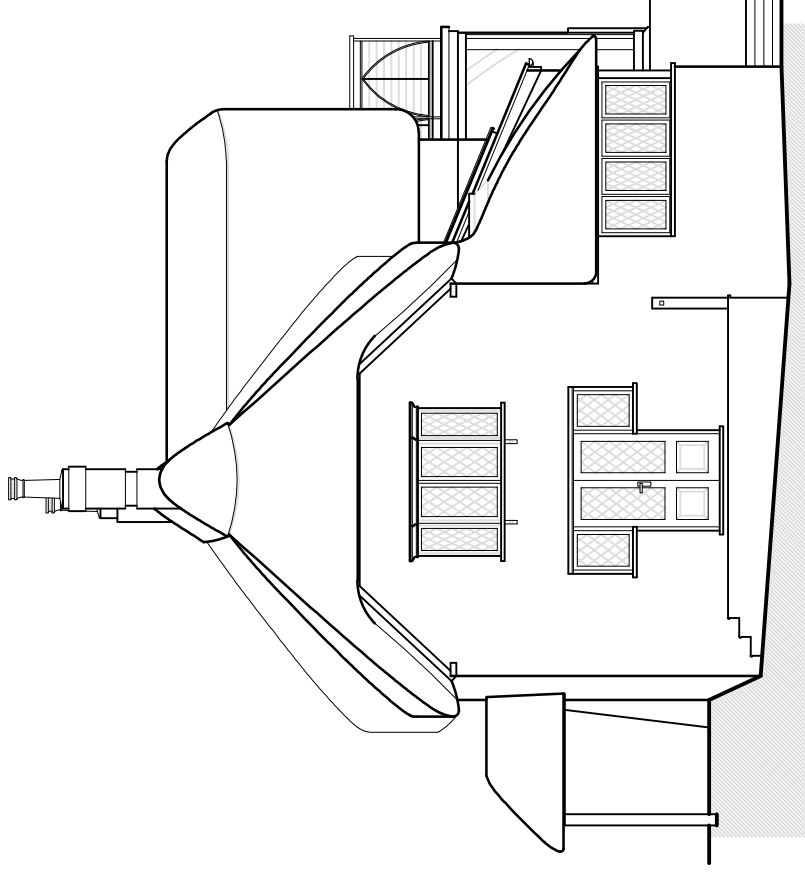
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 REV C - PLANNING/LBC APPLICATION. - 13/11/23
 REV B - DRAWING AMENDED. - 01/11/23
 REV A - DRAWING AMENDED TO PLANNERS COMMENTS. - 30/10/23

DWG NO ° 23/3436/303 D

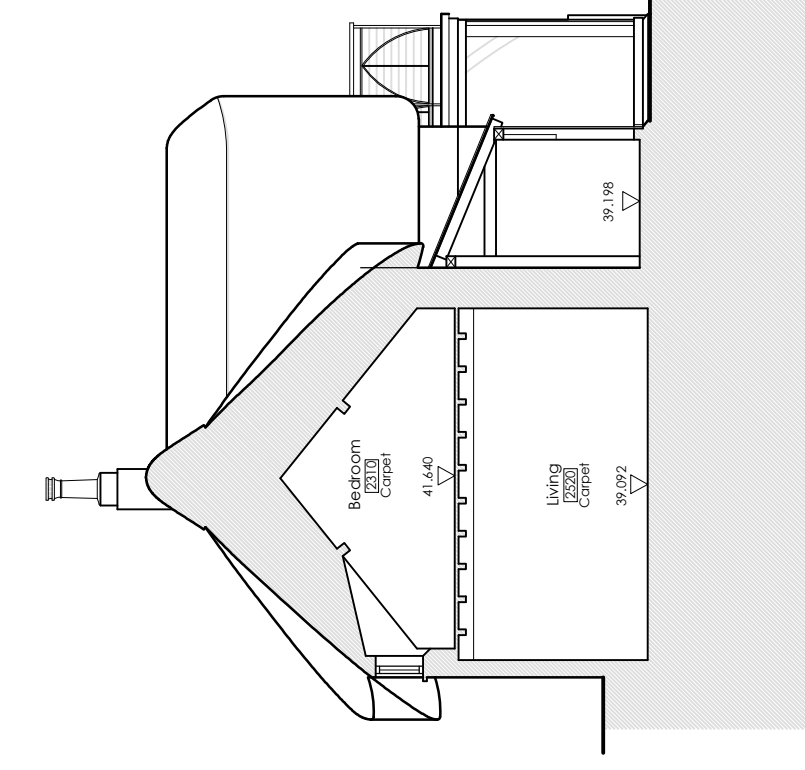
PROPOSED EXERCISE POOL & ALTERATIONS, AT KINGFISHER LODGE, LONGSTOCK, HAMPSHIRE,
 PROPOSED ELEVATIONS, SCALE 1:100 @ A3, R.R.P.L. JANUARY 2023



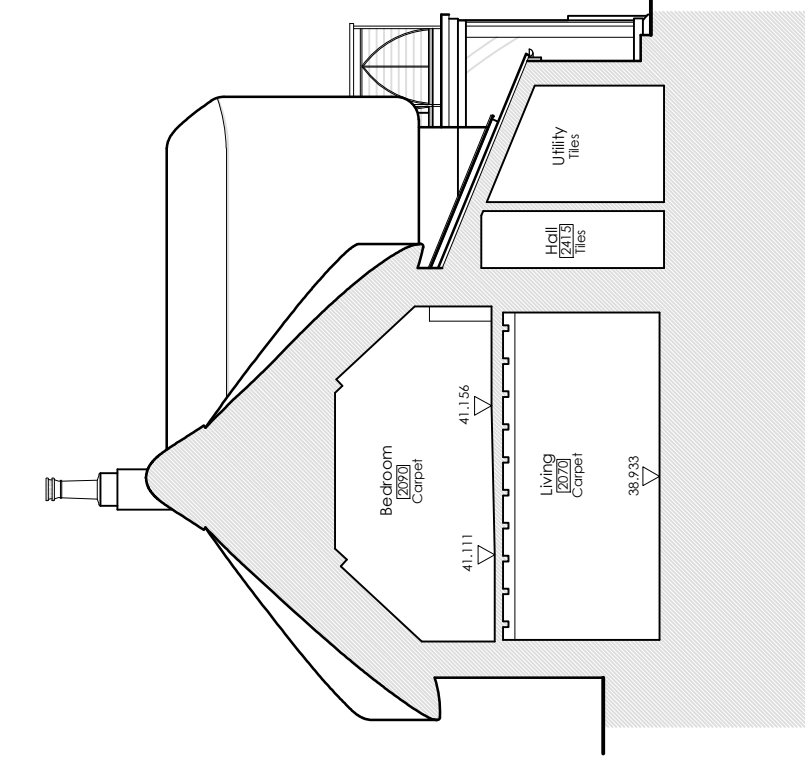
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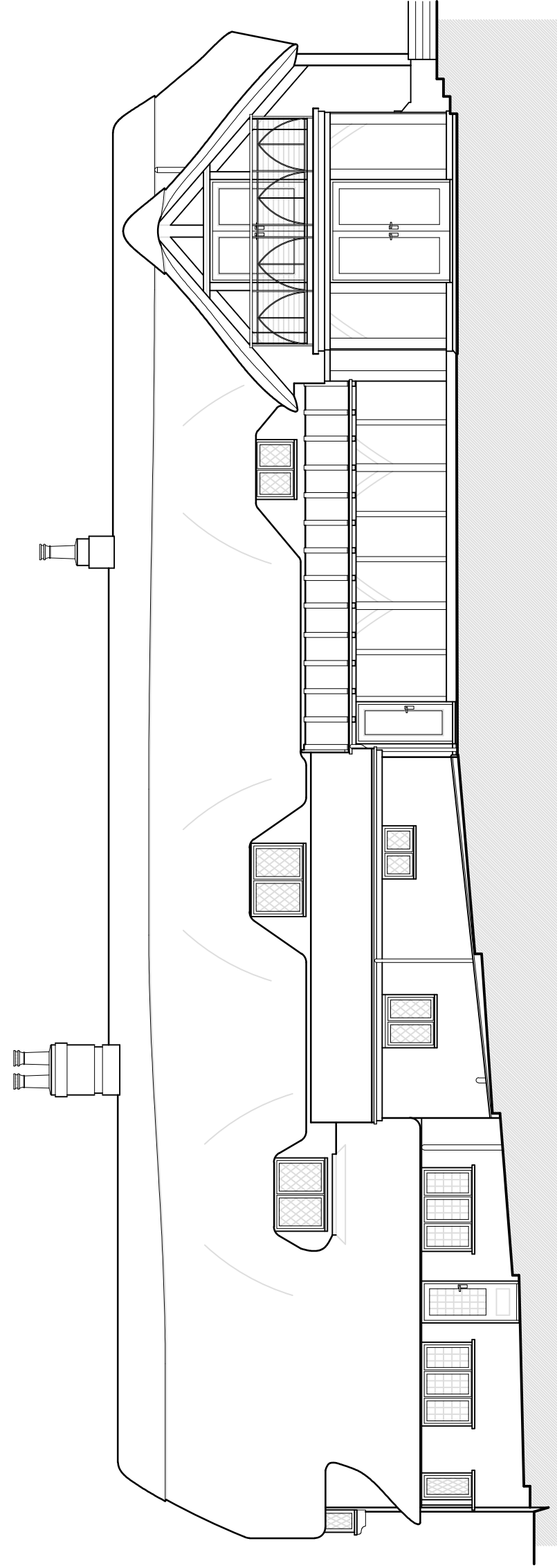
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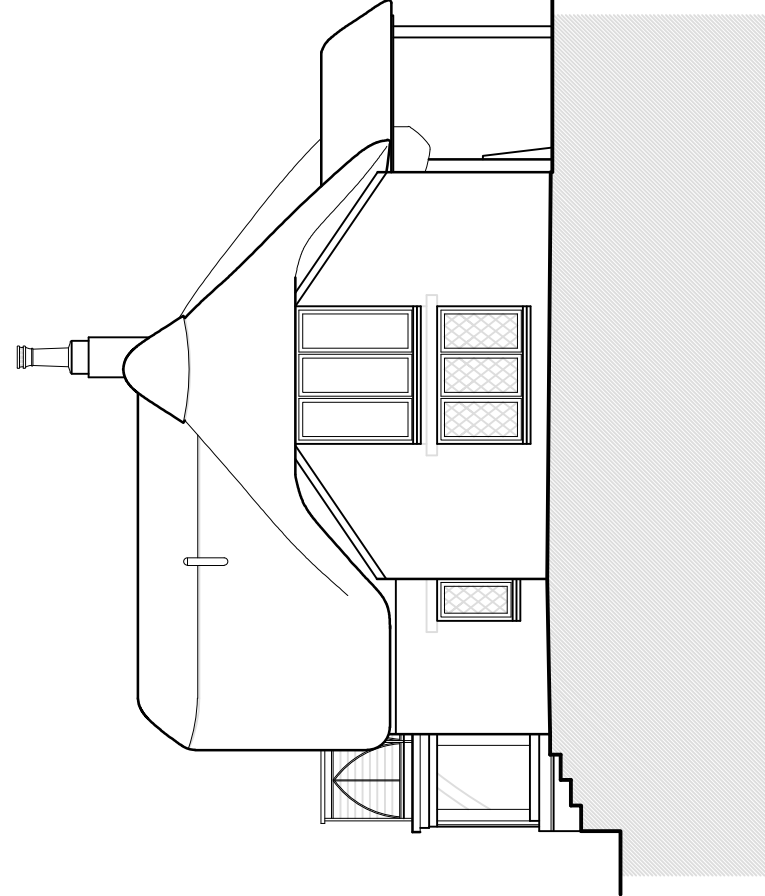
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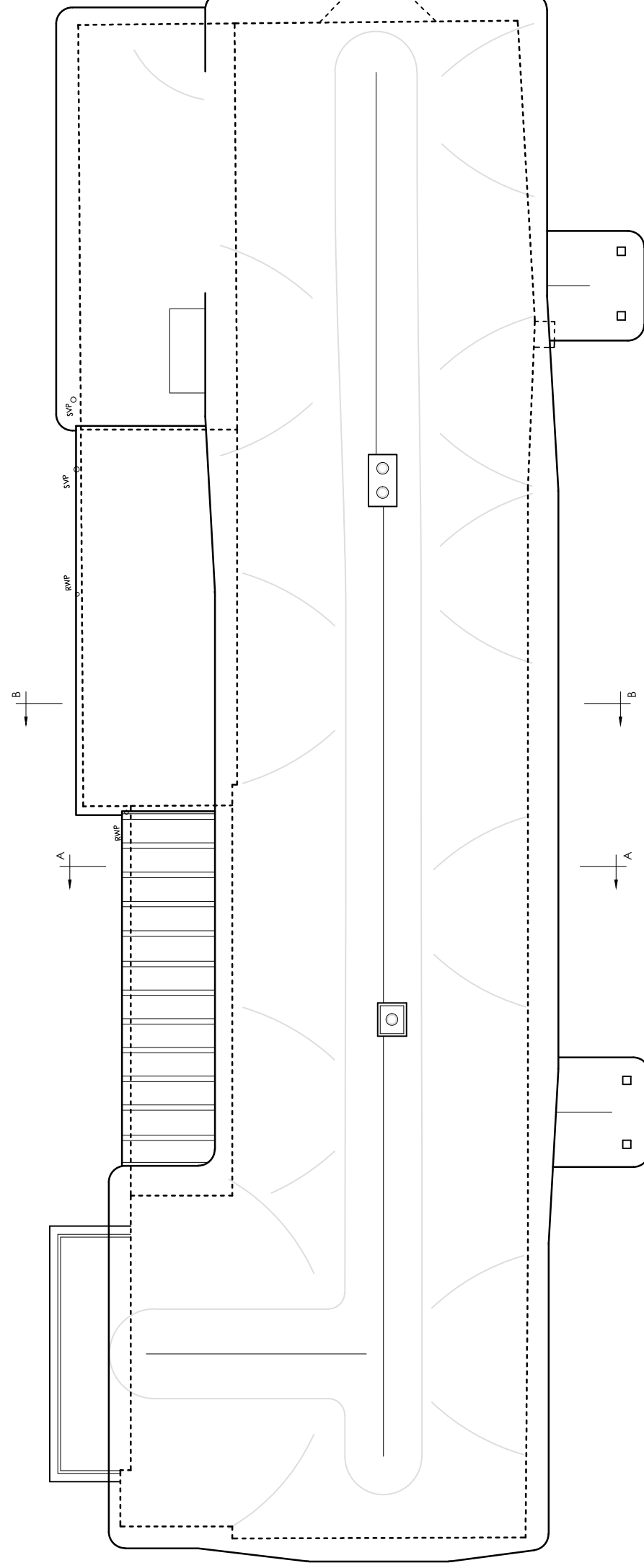
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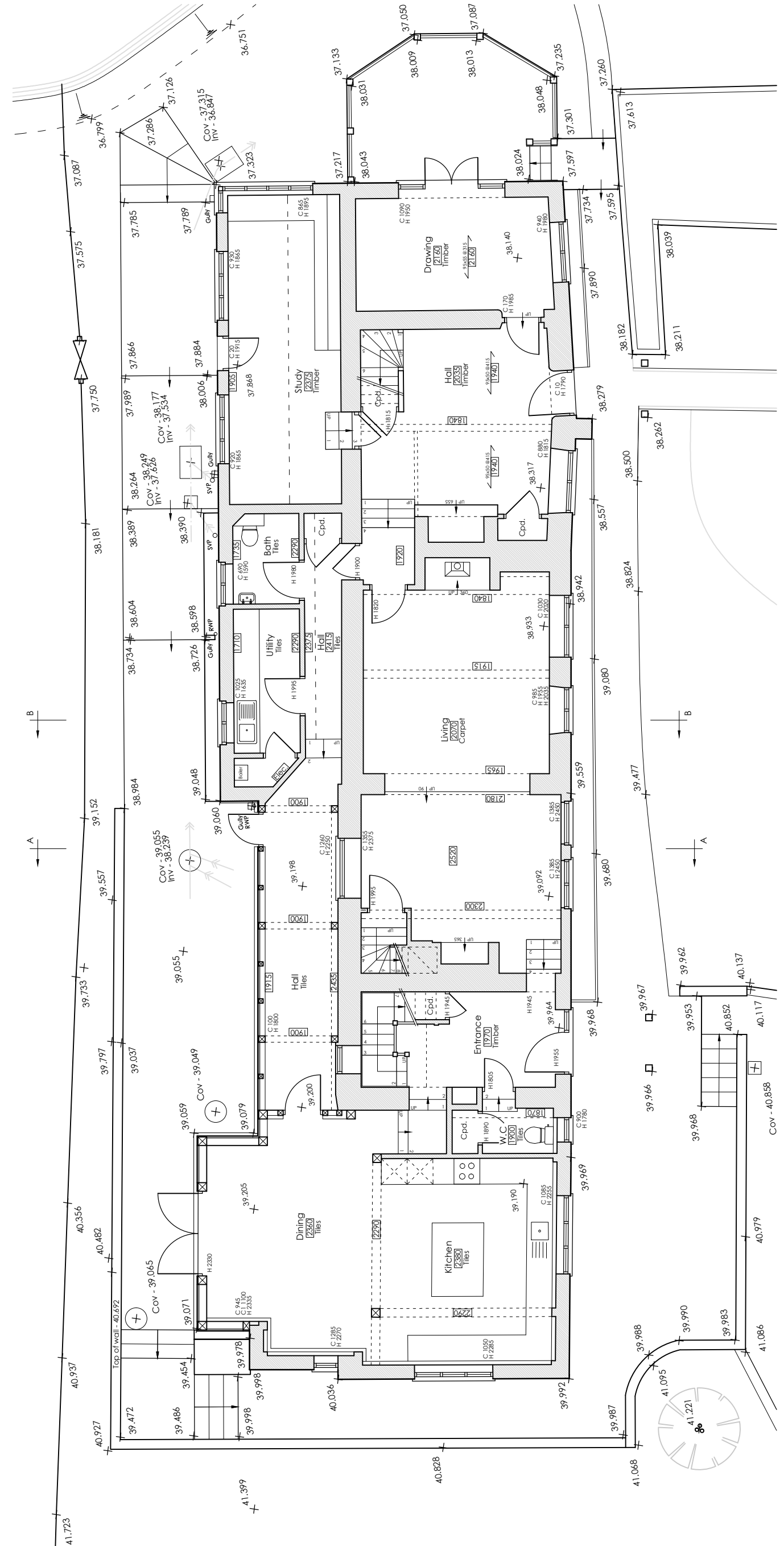
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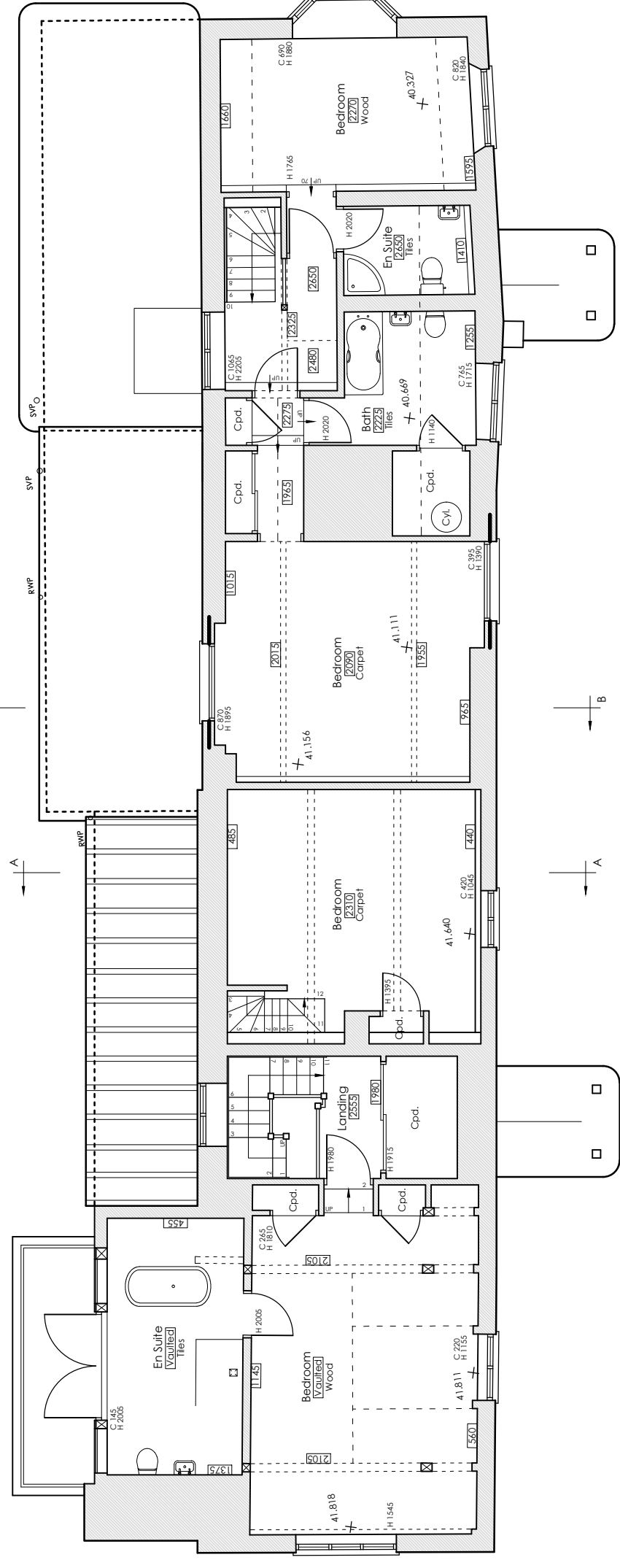
North West Elevation 1:100



Roof Plan 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100

PROJECT: Kingfisher Lodge, Longstock, Hants, SO20 6DW.
DRAWING: Existing Plans, Elevations and Sections.
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JOB No: 22071
DATE: 01.01.2023
SCALE: A1 @ 1:100

DRWG No: 02









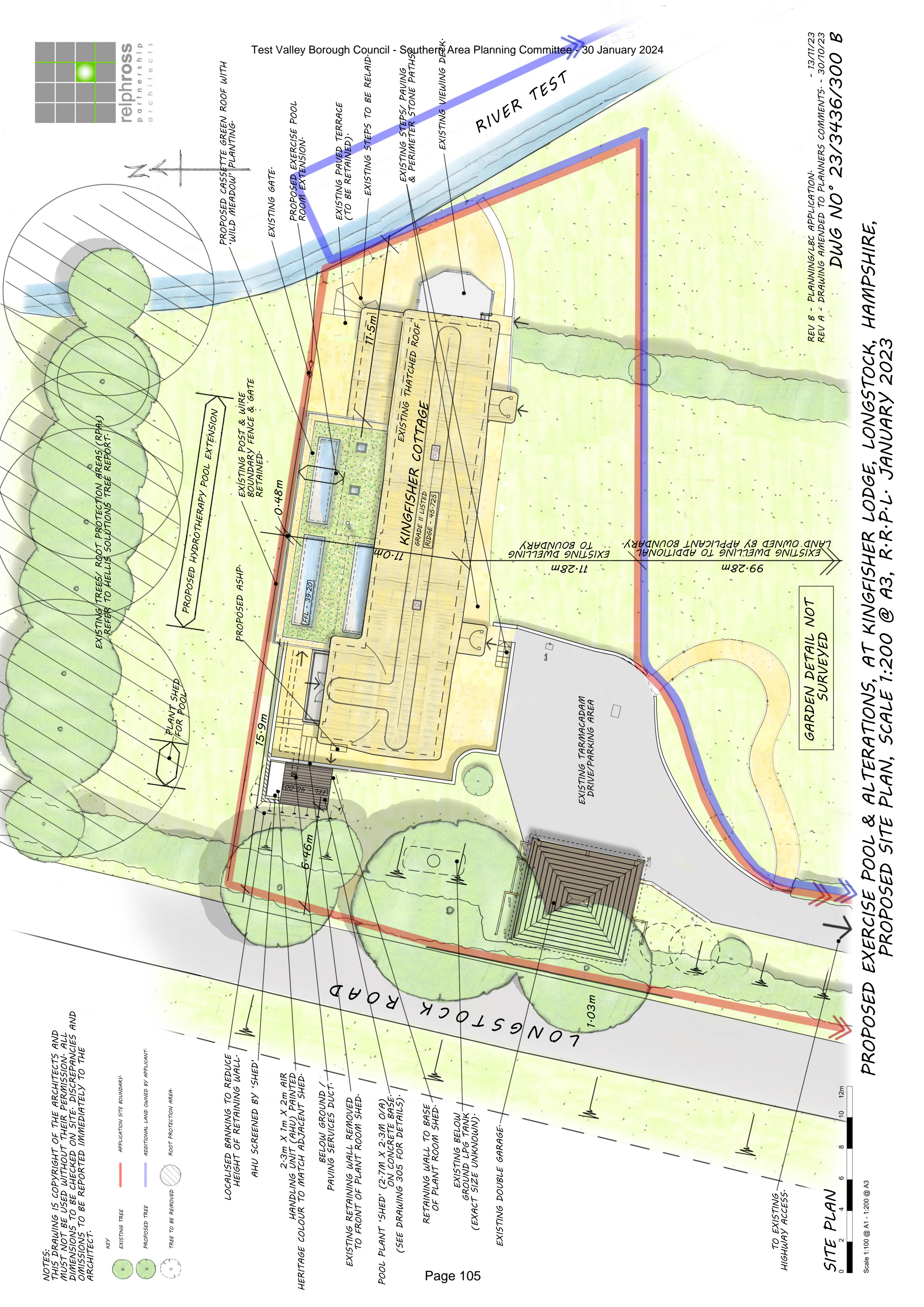
R & S CONSULTANTS LTD
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS
THE OLD COACH HOUSE, BARTON HILL, SHAFTESBURY, DORSET, SP7 8DQ.
RICHARD 07987745526 BEN 0779224875



METERS AT 1:100

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- KEY
-  EXISTING TREE
 -  APPLICATION SITE BOUNDARY
 -  PROPOSED TREE
 -  ADDITIONAL LAND OWNED BY APPLICANT
 -  TREE TO BE REMOVED
 -  ROOT PROTECTION AREA



TO EXISTING HIGHWAY ACCESS.

SITE PLAN

0 2 4 6 8 10 12m

Scale 1:100 @ A1 - 1:200 @ A3

GARDEN DETAIL NOT SURVEYED

EXISTING DWELLING TO ADDITIONAL EXISTING DWELLING TO BOUNDARY 11.28m

EXISTING DWELLING TO ADDITIONAL EXISTING DWELLING TO BOUNDARY 11.28m

REV B - PLANNING/LBC APPLICATION - 13/11/23
REV A - DRAWING AMENDED TO PLANNERS COMMENTS - 30/10/23
DWG NO° 23/3436/300 B

PROPOSED EXERCISE POOL & ALTERATIONS, AT KINGFISHER LODGE, LONGSTOCK, HAMPSHIRE,
PROPOSED SITE PLAN, SCALE 1:200 @ A3, R.R.P.L. JANUARY 2023

ITEM 10

APPLICATION NO.	23/02925/LBWN
APPLICATION TYPE	LISTED BUILDING WORKS - NORTH
REGISTERED	14.11.2023
APPLICANT	Mr & Mrs Martin / Joy Cummings
SITE	Kingfisher Lodge , Longstock Road, Longstock, SO20 6DW, LONGSTOCK
PROPOSAL	Single storey, flat roof exercise swimming pool extension and plant room
AMENDMENTS	
CASE OFFICER	Claudia Hurlock

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

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- 2.1 Kingfisher Lodge is a two storey, Grade II listed property located in Longstock, however is not within the Longstock Conservation Area. The dwelling has a thatched roof and is comprised of brick with leaded light windows. The dwelling has been extended at the rear and has off-road parking with a rear/side garden and is screened from the main road by hedging at the east of the site.

3.0 PROPOSAL

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- 3.2 The design of the proposed extension has been altered from the previous refusal to include a flat roof including three rooflights. The rear wall would also only include one band of flintwork. The width of the extension has also been reduced, the right hand end has also been shortened and it is also proposed to extend the chimney.

4.0 HISTORY

- 4.1 **23/01083/FULLN** - Single storey extension and alterations at Kingfisher Lodge to construct exercise pool with jacuzzi and associated plant room shed, together with workshop extension to existing single storey garage with art studio/annex over – **REFUSED** (July 2023)

Reason for refusal: The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The design of the proposal is not in keeping with the host property. The proposal is contrary to policies COM2, COM11 and E9 of the Test Valley Borough Revised Local Plan (2016) and section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraphs 199 of the NPPF.

23/01084/LBWN - Single storey extension and alterations at Kingfisher lodge to construct exercise pool with jacuzzi and associated plant room shed, together with workshop extension to existing single storey garage with art studio/annex over – **REFUSED** (July 2023)

Reason for refusal: The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The internal works would impact harmfully on the significance of the heritage asset, resulting in the loss of historic fabric without any public benefits which would outweigh the harm. The proposal is contrary to Policy E9 of the TVBRLP, section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraphs 199 of the NPPF

07/00272/FULLN - Erection of two storey extension on site of existing garage to provide kitchen/dining room with bedroom, en-suite and balcony over together with new entrance canopy and erection detached double garage – PERMISSION subject to conditions and notes (22.03.2007)

07/00275/LBWN - Erection of two storey extension on site of existing garage to provide kitchen/dining room with bedroom, ensuite and balcony over, new entrance canopy together with internal and external alterations – CONSENT subject to conditions and notes (22.03.2007)

06/00828/FULLN - Erection of two storey extension on site of existing garage to provide kitchen with bedroom, bathroom and hall over together with covered verandah and new entrance canopy and erection of detached double garage - PERMISSION subject to conditions and notes (03.05.2006)

06/00836/LBWN - Erection of two storey extension on site of existing garage to provide kitchen with bedroom, bathroom and hall over, covered verandah and new entrance canopy together with internal and external alterations - CONSENT subject to conditions and notes (03.05.2006)

5.0 **CONSULTATIONS**

5.1 **Design and Conservation – Objection, summarised as follows:**

- There is no objection in principle to the removal of the existing extension as it is modern and is of no special architectural merit. However, it is simple and modest in its design and appearance, is visually transparent, and follows the line of the host building for example its pitched roof. In these respects it is more successful than the proposed extension, which would also project much further away from the rear of the cottage and which is a hard box, which would be at odds with the soft lines of the listed building. Whilst improvements have been made from the previously refused applications, it is not considered that the amendments to the scheme have sufficiently overcome the concerns raised that Design and Conservation cannot support the proposals.

6.0 **REPRESENTATIONS** Expired 07.12.2023

6.1 **Longstock Parish Council:** No objection.

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 E5 - Biodiversity

Policy E9 - Heritage

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Impact on the fabric, setting and character of the Listed building
- Impact on ecology

8.2 **Heritage**

The National Planning Policy Framework (NPPF) paragraph 194 states that in determining planning applications:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

8.3 Paragraph 195 of the NPPF also states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 8.4 Paragraph 202 of the NPPF states:
Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.5 There is a duty imposed by Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 (1) also requires special regard to be paid to preserving or enhancing the character or appearance of a conservation area.
- 8.6 The National Planning Policy Framework (NPPF) paragraph 199 makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and that the more important the asset the greater the weight should be.
- 8.7 Policy E9 of the TVRPL states that development of a Heritage asset will be permitted provided that:
- a) It would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and
 - b) The significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.
- 8.8 Development which would lead to less than substantial harm to the significance of a designated heritage asset should be considered against the public benefit of the proposal, including securing a viable use.
- 8.9 *Rear extension*
The proposal comprises of a rear extension to accommodate a swimming pool and jacuzzi which would be used by the occupants of the dwelling. It is considered that the proposed design and the substantial expanse of new extension across the rear elevation would be visually incongruous with the traditional appearance of the listed building, dominating it to the rear and creating a contrived appearance between the roof of the extension and the windows, affecting the legibility of the rear elevation and resulting in a harmful impact on its significance and detracting from how the heritage asset is appreciated from within its setting by occupants and visitors to the property. Compared to the previously refused scheme the width of the proposed extension across the rear of the cottage has been reduced and the previously proposed glazed element on the left-hand end omitted. This is considered an improvement on that previously refused. However, the depth of the projection away from the rear wall of the cottage has not been altered, and, as noted, this would still represent an unacceptably large extension to this listed building.

- 8.10 The size of the extension has not been sufficiently reduced and the style of the extension is still seeking to introduce a third design element – rather than take meaningful reference from the core building, the design now includes various different elements such as rooflights, glazing, timber, flint and window treatments which appear at odds with the traditional and simple appearance of the host property. As such it lacks a coherent appearance and would be a detracting element which would draw undue attention away from the original form and appearance of the host building. Consequently it would harm the appearance of the listed building, and, through this, its special interest. The combined depth of the new work would exceed the depth of the whole of the ground floor of the core cottage, and the footprint of the later additions would be at least equivalent of that of the whole historic cottage. It is considered this would have an overbearing and harmful effect on the listed building's significance.
- 8.11 The proposed roof includes the provision of five rooflights. These would, it is considered, appear cluttered and disproportionate for the size of the roof. They also have a poor relationship with the position of the eyebrow dormers, especially the ones set off-centre from the middle dormer which appear visually confused and unbalance the symmetry and form of the existing roof. Any merit to the building which could have arisen from a simple cedar shingle roof would be negated by these visual interruptions, which draw the eye and additional attention towards the proposed extension. They would cut across views of the eaves of the thatched roof in places interrupting the appreciation of this important element of the building's character and special interest.
- 8.12 The design of the rear wall is also not considered to be acceptable. It includes design features such as flint and obscure glazed windows which would appear visually alien to the existing traditional and soft appearance of the host property which is derived from its thatched roof form and traditional architecture.
- 8.13 Due to the flat roof and boxy form of the proposed extension, the proposed use of small obscure glazed windows and strips of flint, and "cassette green roof", would not be in keeping with the host dwelling due to use of these uncharacteristic, unsympathetic and alien use of materials and design elements. The existing soft roof forms which are provided by the use of thatch on the host property would appear visually at odds with the proposed design of the flat-roof extension. The use of the materials proposed, with the exception of the brick, would not be in keeping, nor sympathetic to the historical appearance of the dwelling.
- 8.14 *Existing extension*
Although it is noted that the proposed extension would replace an existing glazed and brick extension, the existing extensions are much smaller in scale, with lean-to roof forms and would not protrude as high nor as far to the west than that currently proposed. As such they do not obscure as much of the original dwelling. Although they do have an impact on the host property, they match in style and are considered subservient in scale, and therefore are considered to have a neutral effect on the setting, character and importance of the Listed building compared to that of the proposed extension.

- 8.15 The cumulative impact of the existing large feature balcony extension and the proposed extension on the appreciation of the host should be taken into account. It is considered that as the building has already been extended in the past, the cumulative impact of the existing extensions plus the proposed extension would result in the loss of the traditional form of the historic dwelling. At present the existing extensions have a considerable effect, but they do, at least, match in style, to the appearance of the host dwelling.
- 8.16 *Proposed plant room*
The proposed plant room would be small in scale and located on the side elevation of the property between the dwelling and the mature hedging to the west. It is small in scale and would appear ancillary in relation to the listed building and there is no objection to this aspect of the proposed scheme. Whilst the proposal would not be in keeping with the host property by virtue of its design and materials as required by Policy COM11 of the TVBRLP, the style of outbuilding is considered appropriate to the context in which it sits and there is no objection to this element of the proposal.
- 8.17 *Balancing the public benefits of the scheme*
Although there is no objection to the proposed plant room, the extension would not be in keeping with the host dwelling and is also considered to be harmful to the significance of the designated heritage asset by virtue of its scale and design, creating an incongruous and unsympathetic addition to the listed building. Public benefits of the proposal have been suggested, including reducing the dependency/work load on the NHS for specialist services, use of the on-site pool reducing travel/dependency to/on the NHS and, the reduced need to travel to specialist care facilities reducing dependence on using cars to travel to exercise facilities. These benefits are considered speculative and unquantifiable. They are therefore reasons that cannot be given any weight in the planning balance and certainly are not sufficient to overcome the harm identified to the listed building. The building is also already viable and so the addition of a swimming pool would not secure the viability of the property. The harm is therefore not outweighed by any reasonable public benefits. The proposal thereby would cause significant and unreasonable harm to the listed building with insufficient public benefits to outweigh the harm. In consequence, this element of the scheme conflicts with policies E9, E1 and COM11 of the TVBRLP.

Impact on ecology

An Ecological assessment was undertaken by Philips Ecology. No suitable bat roosting locations were located on the northern elevation of the building which is the only elevation which would be affected by the works. Where the thatch was present, chicken wire covered the thatch and extended to the underside and at eave height. The slate roof section was generally in good condition and, whilst some slates had slipped, no potential bat access points were located. A section of lead flashing was located beneath a window above the roof section, but no suitable access features were visible beneath. A wooden fascia is present at eave height, this was tight to the wall and provided no potential access locations. The two glazed section provided no bat roosting opportunity. With regard to the garage, the cedar shingles are tacked directly onto sections

of plywood that are visible from the interior, and therefore no potential access or roosting locations were present beneath them. The wooden cladding on the side elevations was in good condition, with no evidence of bowing and therefore no potential bat access or roosting locations were evident. No further surveys were recommended, however mitigation and enhancement measures were included within the report. The scheme is therefore acceptable and in accordance with Policy E5 of the TVBRLP.

9.0 **CONCLUSION**

9.1 Although there are no ecological concerns, the proposed rear extension would impact harmfully upon the significance of the listed building with no public benefits to outweigh the harm. The design of the proposed extension would also not be in-keeping with the host property and the internal works would also result in the loss of historic fabric. The scheme is therefore considered to conflict with Policy E9 of the TVBRLP, sections 66 the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraphs 199 of the NPPF.

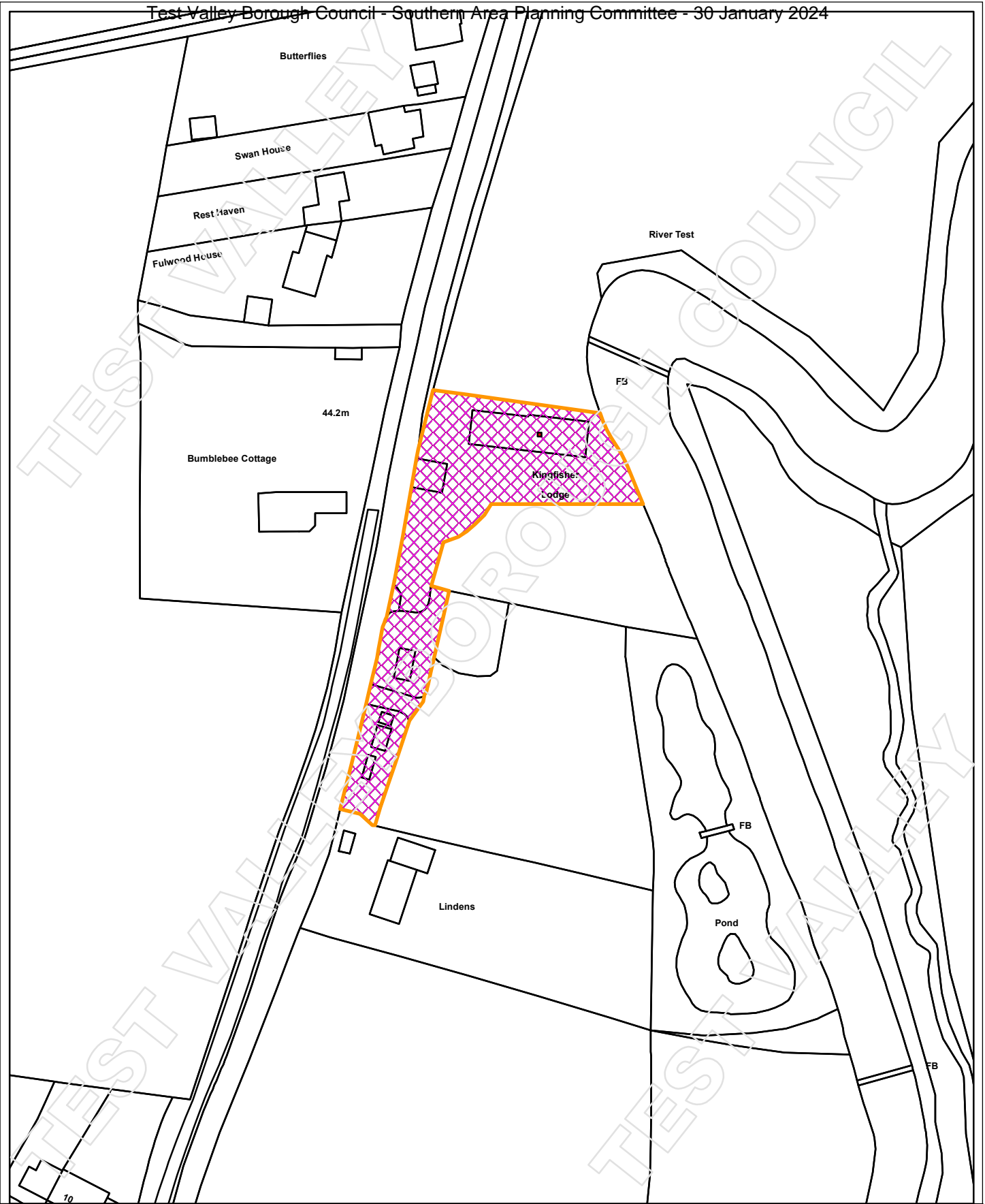
10.0 **RECOMMENDATION**

REFUSE for the reason:

1. **The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The proposal is contrary to policy E9 of the Test Valley Borough Revised Local Plan (2016) and section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraph 199 of the NPPF.**

Note to Applicant:

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



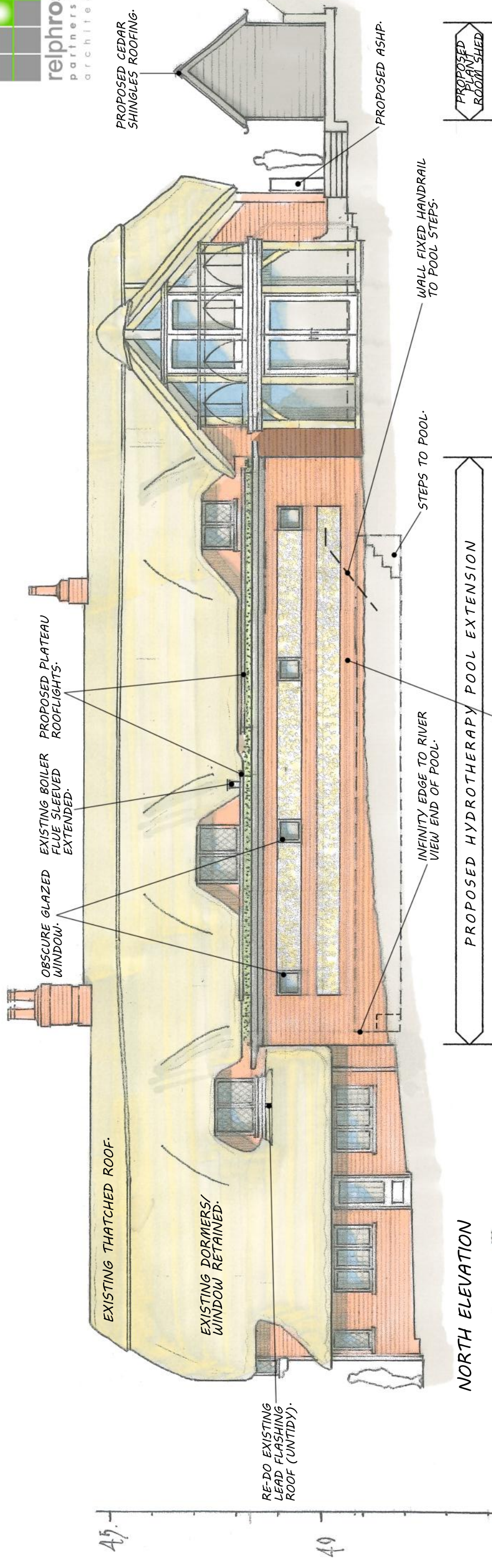
Siteplan



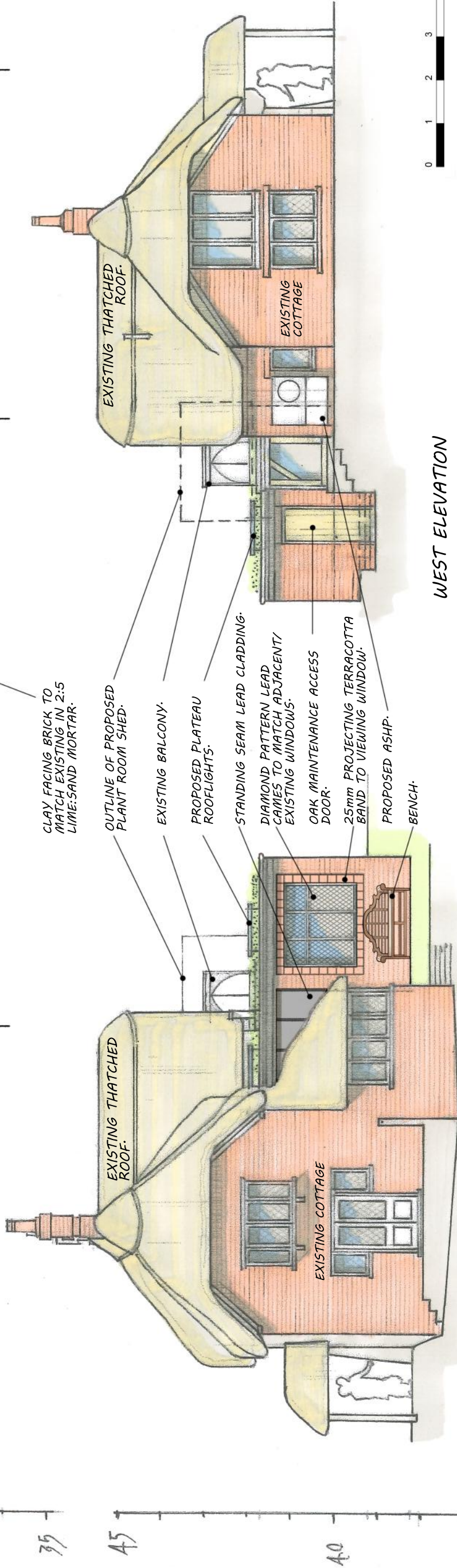
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23/02925/LBWN

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NORTH ELEVATION



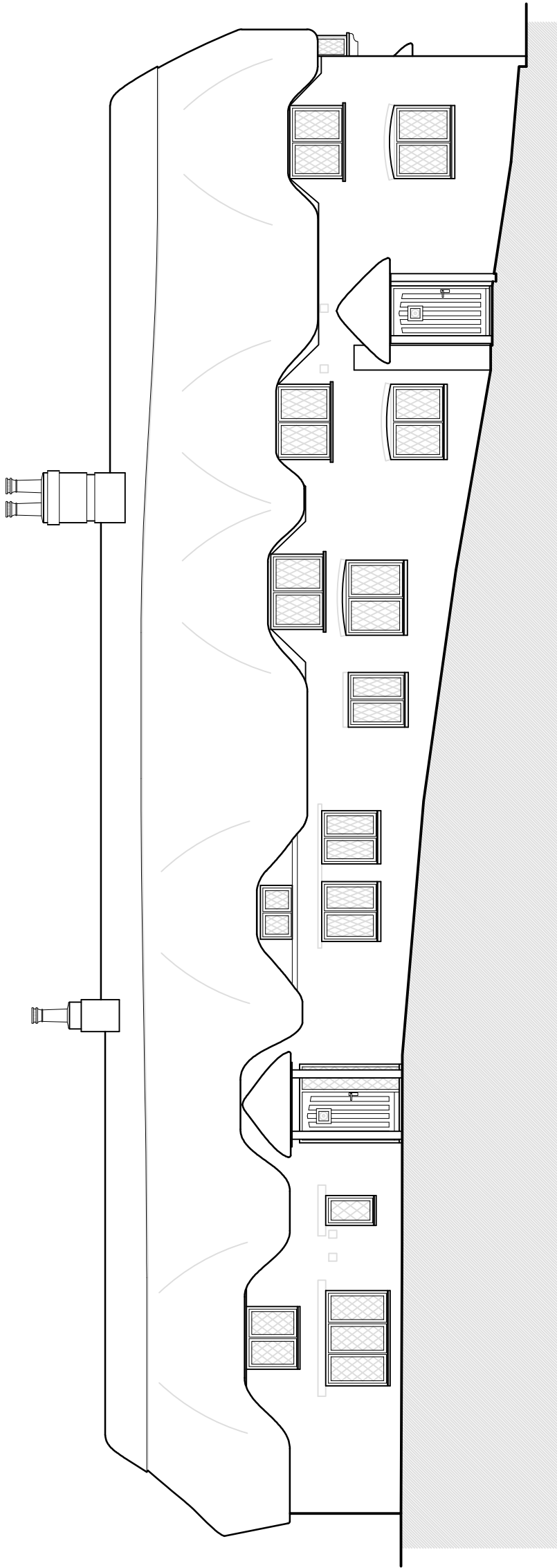
WEST ELEVATION

EAST ELEVATION

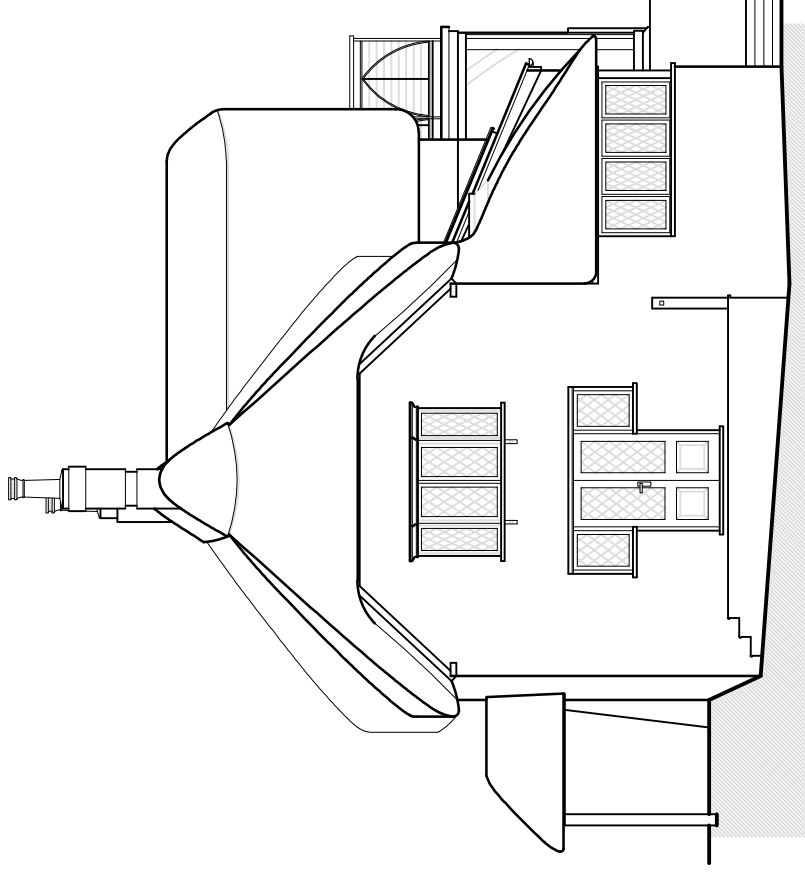
REV D - WORKS TO EXISTING CHIMNEY OMITTED. - 10/01/24
 REV C - PLANNING/LBC APPLICATION. - 13/11/23
 REV B - DRAWING AMENDED. - 01/11/23
 REV A - DRAWING AMENDED TO PLANNERS COMMENTS. - 30/10/23

DWG NO ° 23/3436/303 D

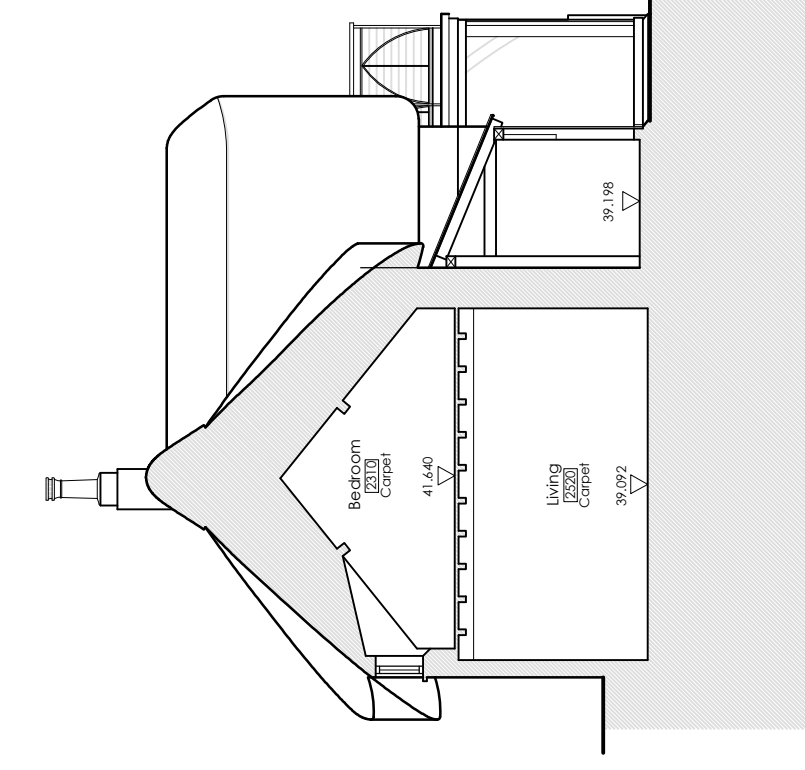
PROPOSED EXERCISE POOL & ALTERATIONS, AT KINGFISHER LODGE, LONGSTOCK, HAMPSHIRE,
 PROPOSED ELEVATIONS, SCALE 1:100 @ A3, R.R.P.L. JANUARY 2023



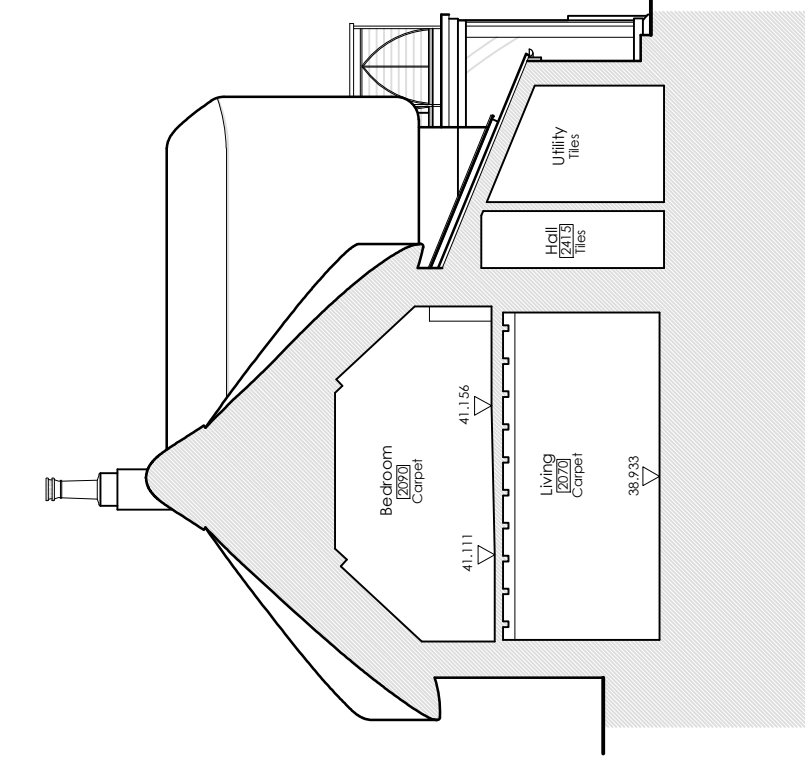
South West Elevation 1:100



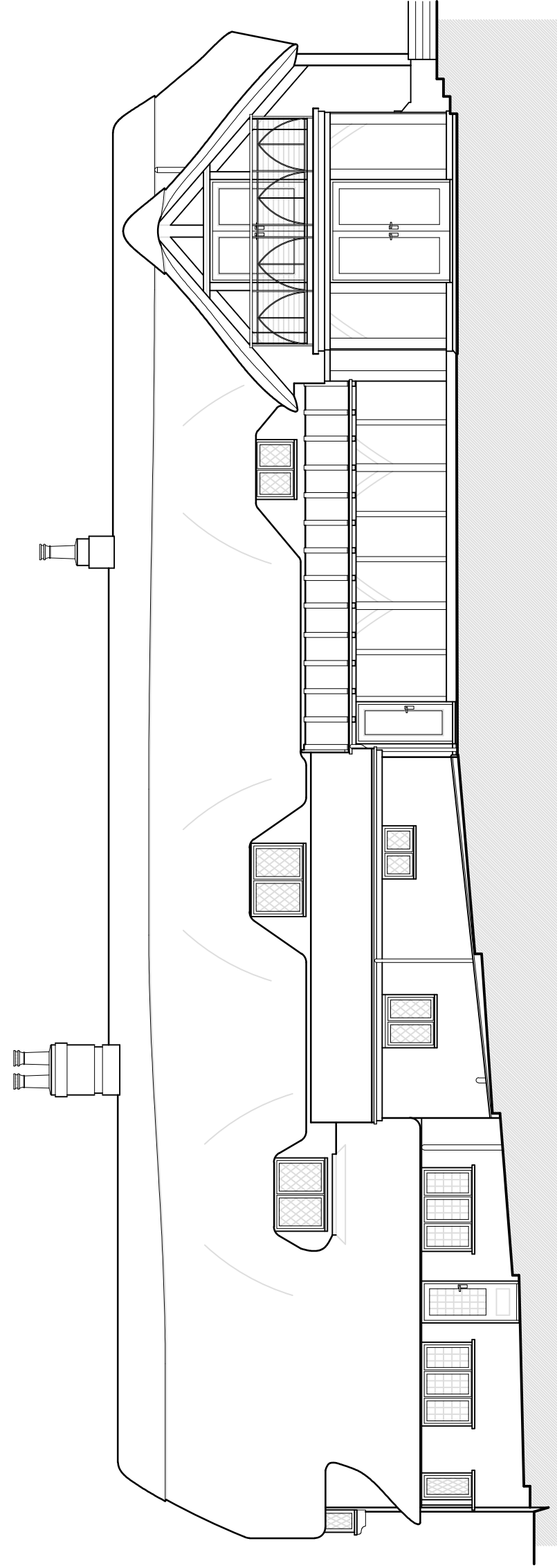
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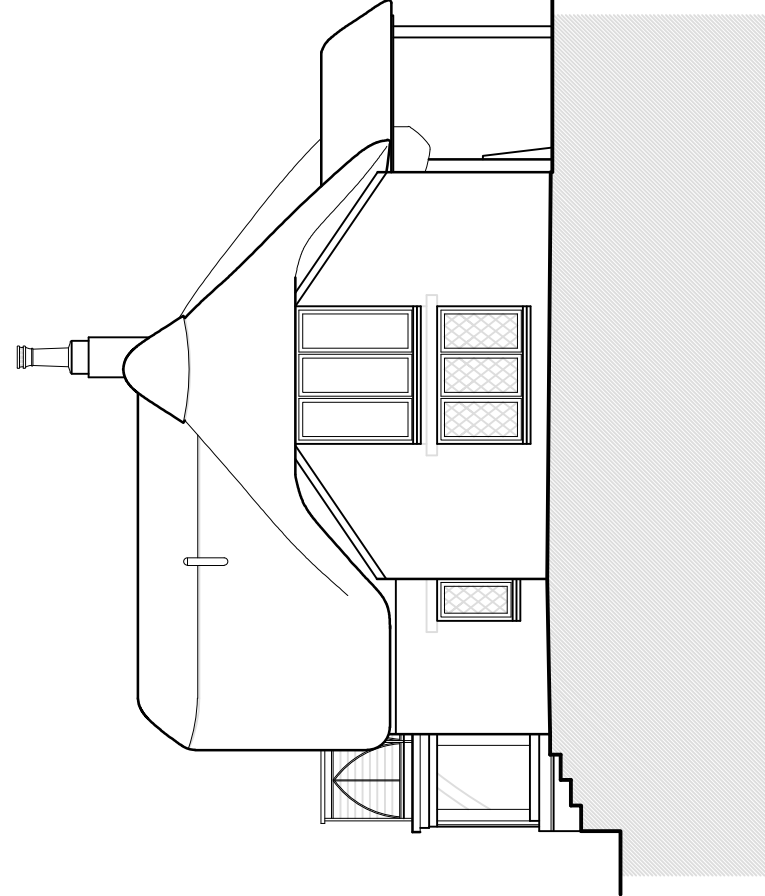
Section A - A 1:100



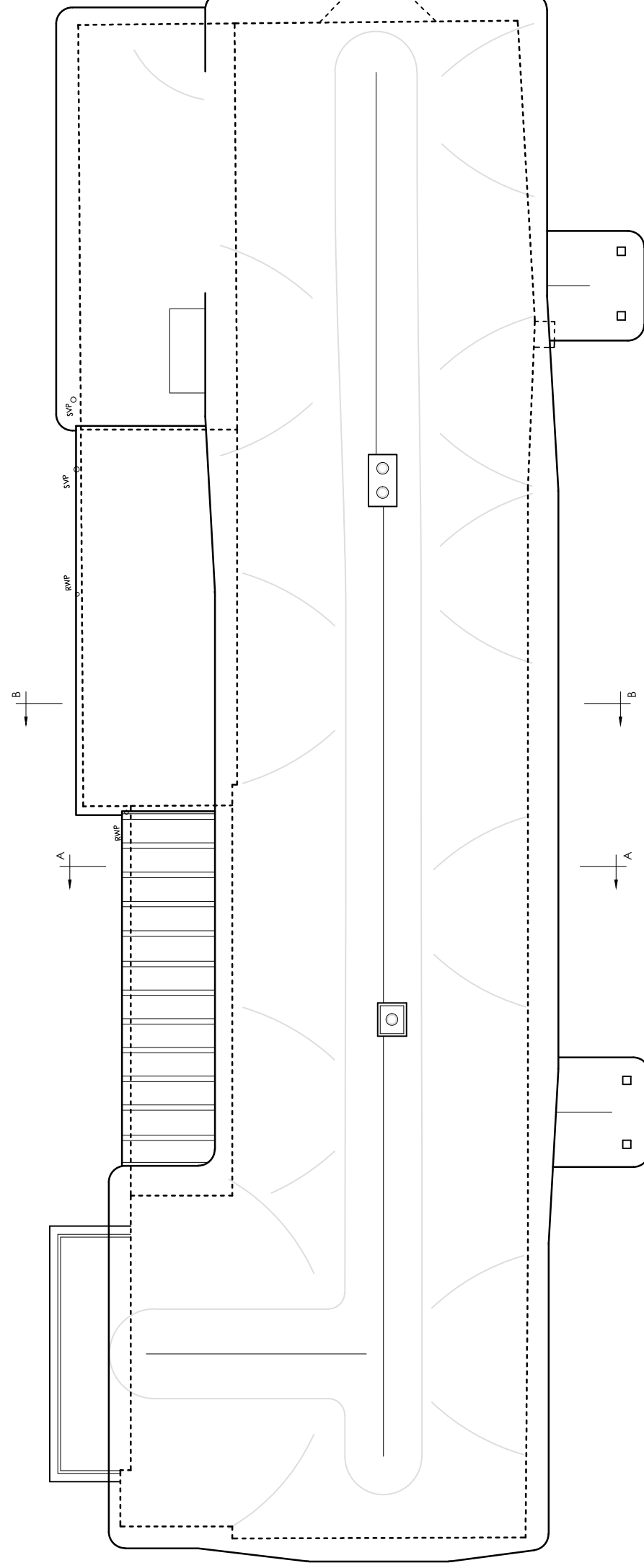
Section B - B 1:100



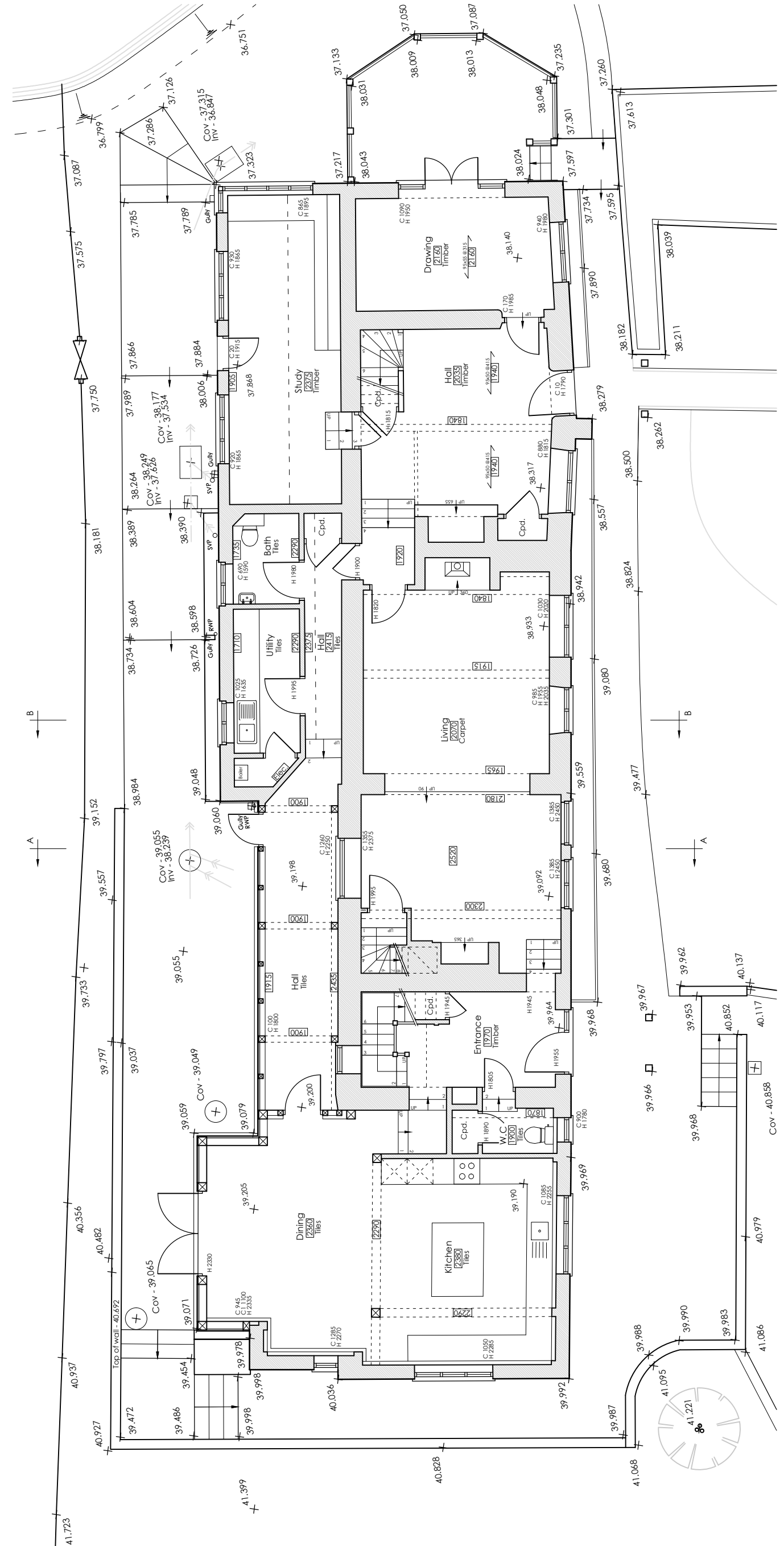
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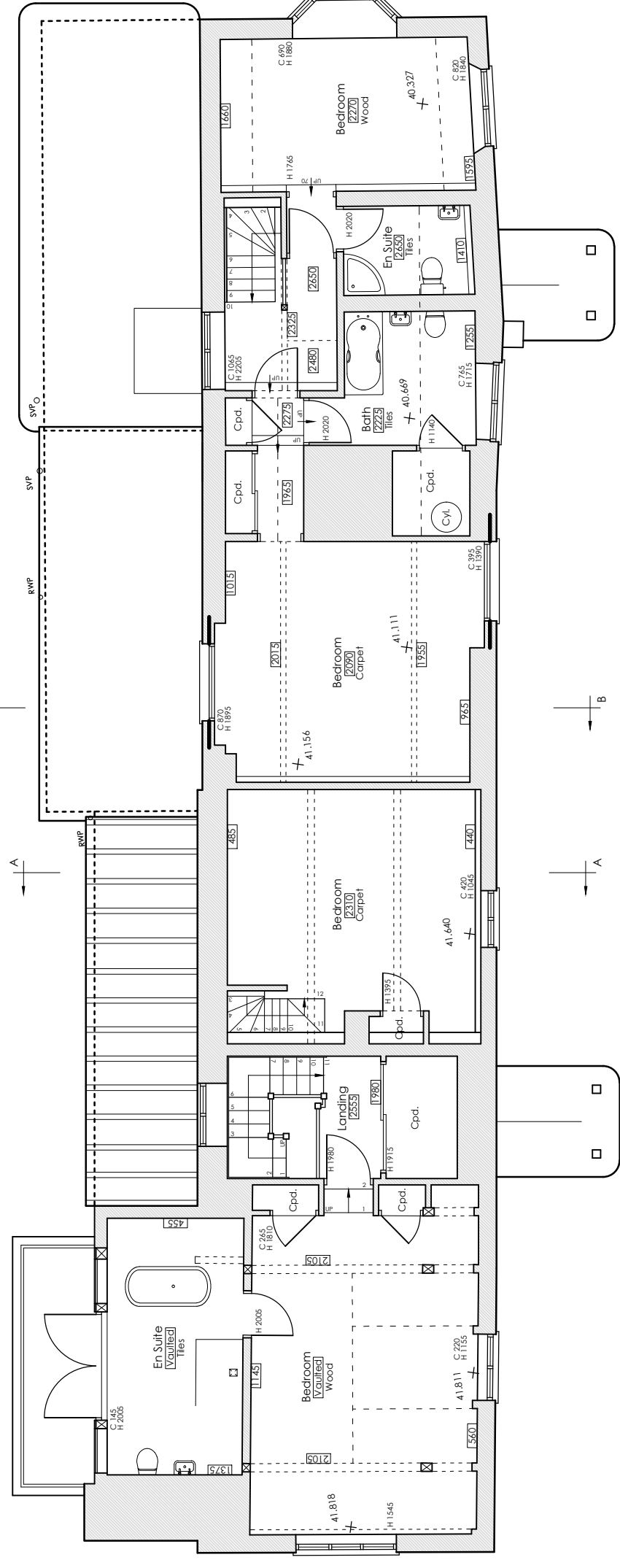
North West Elevation 1:100



Roof Plan 1:100



Ground Floor Plan 1:100



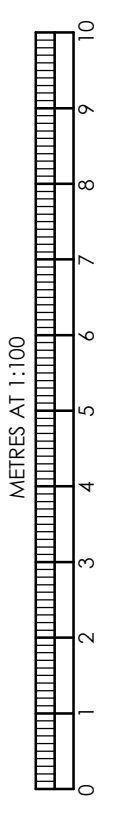
First Floor Plan 1:100

PROJECT: Kingfisher Lodge, Longstock, Hants, SO20 6DW.
DRAWING: Existing Plans, Elevations and Sections.
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JOB No: 22071
DATE: 01.01.2023
SCALE: A1 @ 1:100









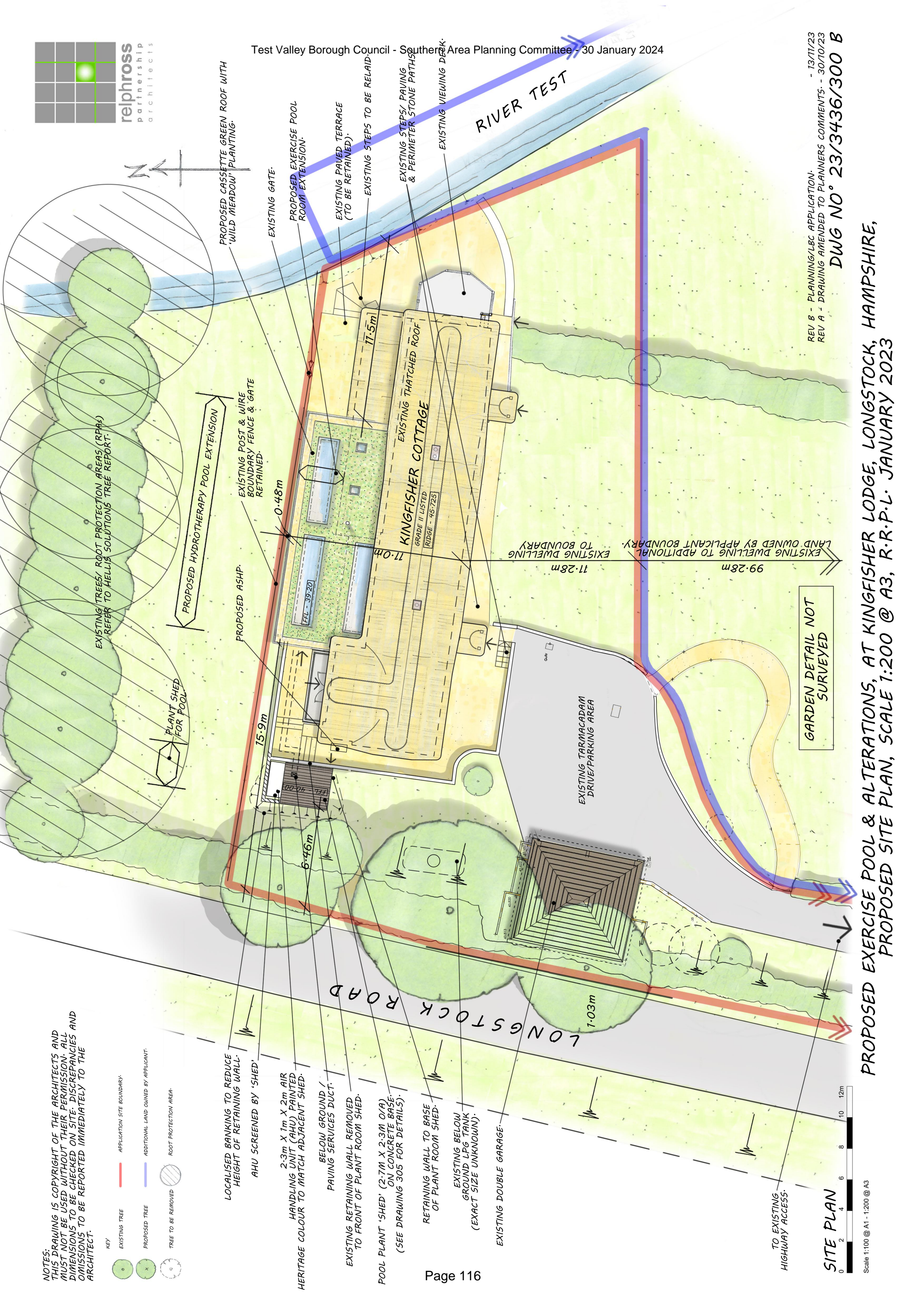
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THE OLD COACH HOUSE, BARTON HILL, SHAFTESBURY, DORSET, SP7 8DQ.
RICHARD 07887745526
BEN.0779224875



METERS AT 1:100

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- KEY
-  EXISTING TREE
 -  APPLICATION SITE BOUNDARY
 -  PROPOSED TREE
 -  ADDITIONAL LAND OWNED BY APPLICANT
 -  TREE TO BE REMOVED
 -  ROOT PROTECTION AREA



PROPOSED CASSETTE GREEN ROOF WITH "WILD MEADOW" PLANTING.

EXISTING GATE.

PROPOSED EXERCISE POOL ROOM EXTENSION.

EXISTING PAVED TERRACE (TO BE RETAINED).

EXISTING STEPS TO BE RELAID.

EXISTING STEPS, PAVING & PERIMETER STONE PATHS.

EXISTING VIEWING DECK.

EXISTING THATCHED ROOF

KINGFISHER COTTAGE

GRADE II LISTED

RIDGE - 45.725

EXISTING DWELLING TO ADDITIONAL TO BOUNDARY.

EXISTING DWELLING TO BOUNDARY.

11.28m

99.28m

11.07m

11.5m

0.48m

EXISTING POST & WIRE BOUNDARY FENCE & GATE RETAINED.

PROPOSED HYDROTHERAPY POOL EXTENSION

EXISTING TREES/ ROOT PROTECTION AREAS (RPMs) REFER TO HELLIS SOLUTIONS TREE REPORT.

PLANT SHED FOR POOL

PROPOSED ASPH.

15.9m

6.46m

40.00

EXISTING TARMACADAM DRIVE/PARKING AREA

GARDEN DETAIL NOT SURVEYED

1.03m

LONGSTOCK ROAD

LOCALISED BANKING TO REDUCE HEIGHT OF RETAINING WALL.

AHU SCREENED BY 'SHED'.

2.3m X 1m X 2m AIR HANDLING UNIT (AHU) PAINTED HERITAGE COLOUR TO MATCH ADJACENT SHED.

BELOW GROUND / PAVING SERVICES DUCT.

EXISTING RETAINING WALL REMOVED TO FRONT OF PLANT ROOM SHED.

POOL PLANT 'SHED' (2.7M X 2.3M O/A) ON CONCRETE BASE (SEE DRAWING 305 FOR DETAILS).

RETAINING WALL TO BASE OF PLANT ROOM SHED.

EXISTING BELOW GROUND LPG TANK (EXACT SIZE UNKNOWN).

EXISTING DOUBLE GARAGE.

TO EXISTING HIGHWAY ACCESS.

REV B - PLANNING/LBC APPLICATION - 13/11/23
REV A - DRAWING AMENDED TO PLANNERS COMMENTS - 30/10/23
DWG NO° 23/3436/300 B

PROPOSED EXERCISE POOL & ALTERATIONS, AT KINGFISHER LODGE, LONGSTOCK, HAMPSHIRE,
PROPOSED SITE PLAN, SCALE 1:200 @ A3, R.R.P.L. JANUARY 2023

SITE PLAN
0 2 4 6 8 10 12m