

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 2 April 2024

Time: 5.30 pm

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

For further information or enquiries please contact:

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Legal and Democratic Service

Test Valley Borough Council,
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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 2 April 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 - 17**

To approve, as a correct record, the minutes of the meeting held on 12 March 2024.
 - 6 Information Notes 18 - 23**
 - 7 TPO.TVBC.1263 - 14.11.2023 24 - 31**
- (OFFICER RECOMMENDATION: CONFIRM)**
SITE: Land at 34, Great Well Drive, Romsey, Hampshire,
SO51 7QP **ROMSEY TOWN (ABBAY)**
CASE OFFICER: Rory Gogan
- 8 22/03346/FULLS - 03.01.2023 32 - 62**

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Land South West of, Misslebrook Copse,
Misslebrook Lane, **CHILWORTH / VALLEY PARK**
CASE OFFICER: Paul Goodman

9 23/02655/FULLS - 20.10.2023

63 - 76

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Arran House, 40 Carisbrooke Court, Romsey, SO51

7JQ ROMSEY TOWN (CUPERNHAM)

CASE OFFICER: Katie Savage

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, 12 March 2024 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor A Dowden (Vice-Chairman)

Councillor G Bailey

Councillor S Gidley

Councillor P Bundy

Councillor I Jeffrey

Councillor J Burnage

Councillor A Johnston

Councillor C Dowden

Councillor A Warnes

Councillor K Dunleavey

Also in attendance:

Councillor S Yalden

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Apologies

Apologies for absence were received from Councillors Ford and Parker.

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Public Participation

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	20 - 67	23/01700/FULLS	Town Councillor Burgess (Romsey Town Council) Mrs Duignan (Objector) on behalf of Romsey and District Society Mr Goodwill (Applicant's Agent)
8	68 - 124	23/02385/FULLS	Parish Councillor Nanson (Ampfield Parish Council) Mr Cormacey (Objector) Mr Parkhurst (Applicant)

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Declarations of Interest

Councillor Johnston wished it to be noted that she knew the applicant on application 23/01924/FULLS, but that it did not constitute an interest. She remained in the room and spoke and voted thereon.

492

Urgent Items

There were no urgent items to be considered.

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Minutes of previous meeting

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

Resolved:

That the minutes of the meeting held on 30 January 2024 be confirmed and signed as a correct record.

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23/01700/FULLS

APPLICATION NO.	23/01700/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	07.07.2023
APPLICANT	Churchill Retirement Living
SITE	Edwina Mountbatten House, Broadwater Road, Romsey, SO51 8GH ROMSEY TOWN
PROPOSAL	Redevelopment for retirement living accommodation comprising 47 retirement apartments including communal facilities, access, car parking and landscaping
AMENDMENTS	Amended plans received 17.07.23, 09.08.23 & 23.11.23
CASE OFFICER	Paul Goodman

The Officer's recommendation as per the agenda and update paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was lost. A proposal for refusal was proposed by Councillor Gidley and seconded by Councillor Bundy. Upon being put to the vote the motion was carried.

REFUSED for the reasons:

- 1. By virtue of the scale, bulk and design of the proposal the development would be detrimental to the special architectural and historic importance of the setting of the Romsey Conservation Area and the setting of heritage assets. This harm is compounded further when the proposal is viewed from the roundabout junction of the A27 and Palmerston Street. It is acknowledged that the development would result in less than substantial harm to the significance of these designated heritage assets and the conservation area. However, the public benefits arising from the development would not outweigh this real and identified harm. As such, the proposal is considered to be contrary to Policies E1 and E9 of the Test Valley Borough Revised Local Plan (2016).**
- 2. The proposed development by virtue of the size, scale, mass and proximity to dwellings on Palmerston Street will result in a sense of enclosure and overbearing impact on 38-48 Palmerston Street & 30-36 Palmerston Street to the detriment of the residential amenities of these dwellings, contrary to policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 3. In the absence of a legal agreement to secure the provision of and financial contribution towards affordable housing, the proposal is contrary to policy COM7 of the Test Valley Borough Revised Local Plan (2016) and the Infrastructure and Developer Contributions Supplementary Planning Document.**
- 4. The proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of securing mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**
- 5. The application site lies within close proximity to the New Forest SPA and Solent and Southampton Water SPA which are designated for their conservation importance. In the absence of a legal agreement, the application has failed to secure the required mitigation measures in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework' and Solent Recreation Mitigation Strategy (2017). As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of these designated sites, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Solent Recreation Mitigation Strategy (2017), Policy E5 of the adopted Test Valley Borough Revised Local Plan 2016, and the Conservation of Habitats and Species Regulations 2017 (as amended).**

6. **In the absence of a legal agreement to secure the provision of a financial contribution towards off-site public open space provision, the proposed development fails to provide sufficient public open space required to serve the needs of the future population. The proposal would therefore result in unnecessary additional burden being placed on existing public open space provision adversely affecting the function and quality of these facilities, to the overall detriment of the area and users of the open space. The proposal is contrary to policy LHW1 of the Test Valley Borough Revised Local Plan (2016), and the Infrastructure and Developer Contributions Supplementary Planning Document.**
7. **In the absence of a legal agreement to secure the provision of a financial contribution towards off-site health infrastructure, the proposed development fails to provide sufficient infrastructure required to serve the needs of the future population. The proposal would therefore result in unnecessary additional burden being placed on existing public health facilities affecting the function and quality of these facilities, to the overall detriment of the area and users of the National Health Service. The proposal is contrary to policy COM15 of the Test Valley Borough Revised Local Plan (2016), and the Infrastructure and Developer Contributions Supplementary Planning Document.**

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23/02385/FULLS

APPLICATION NO.	23/02385/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	14.09.2023
APPLICANT	Senior Living (Chandler's Ford) Ltd
SITE	Former North Hill Sawmill Yard, Sawmill Yard, Baddesley Road, SO52 9BH, AMPFIELD
PROPOSAL	Development to form Phases 2 & 3 of care village (Use Class C2), comprising erection of buildings to provide 91 no. 1 and 2-bedroom extra care apartments, provision of outdoor amenity space, landscaping, parking provision and associated works
AMENDMENTS	Received on 13.02.2024: <ul style="list-style-type: none">• Amended Site Layout, amended plans and elevations (Blocks 5, 13 and 14).
CASE OFFICER	Graham Melton

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

Delegated to the Head of Planning and Building for:

- **Completion of a satisfactory Appropriate Assessment in consultation with Natural England.**
- **Addition of any necessary conditions to secure mitigation measures enabling the proposed development to achieve nitrate and phosphate neutrality.**
- **Consultation with the Head of Housing and Environmental Health Services and the addition and/or amendment of any planning conditions necessary to secure sufficient remediation measures.**
- **Completion of a legal agreement to secure:**
 - **Restriction of occupation of the units of accommodation consistent with the Basic Care Package defined in the legal agreement for application reference 17/01615/OUTS;**
 - **Operation of care facilities by person or body registered by the Care Quality Commission as a Service Provider;**
 - **Submission and implementation of a Travel Plan;**
 - **Delivery of sufficient mitigation to ensure the development achieves nitrate neutrality;**
 - **Delivery of sufficient mitigation to ensure the development achieves phosphate 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:**
 - Site Location Plan (2496-URB-CF-00-DR-A-208910 P00)**
 - Proposed Site Layout Plan (2496-URB-CF-00-DR-A-208150 P01)**
 - Proposed Refuse Strategy (2496-URB-ZZ-ZZ-DR-A-206920 P01)**
 - Proposed Bin Store - Type 1 - Floor Plans and Elevations (2496-URB-BS-ZZ-DR-A-208160 P00)**
 - Proposed Bin Store - Type 2 - Floor Plans and Elevations (2496-URB-BS-ZZ-DR-A-208161 P00)**
 - Proposed Bin Store - Type 3A - Floor Plans and Elevations (2496-URB-BS-ZZ-DR-A-208153)**
 - Proposed Block 01 - Ground, First Floor and Roof Plans (2496-URB-B01-ZZ-DR-A-208160 P00)**
 - Proposed Block 02 - Ground, First Floor and Roof Plan (2496-URB-B02-ZZ-DR-A-208160 P00)**
 - Proposed Block 02 - Elevations and Sections (2496-URB-B02-ZZ-DR-A-208260 P00)**
 - Proposed Block 03 - Ground and First Floor Plans (2496-URB-B03-ZZ-DR-A-208160 P00)**
 - Proposed Block 03 - Roof Plan (2496-URB-B03-ZZ-DR-A-208161 P00)**
 - Proposed Block 03 - Elevations and Sections (2496-URB-B03-ZZ-DR-A-208260 P00)**

Proposed Block 04 - Ground, First Floor and Roof Plans (2496-URB-B04-00-DR-A-208160 P00)
Proposed Block 04 - Elevations and Sections (2496-URB-B04-ZZ-DR-A-208260 P00)
Proposed Block 05 - Ground, First Floor and Roof Plans (2496-URB-B05-ZZ-DR-A-208160 P01)
Proposed Block 05 - Elevations and Sections (2496-URB-B05-ZZ-DR-A-208260 P01)
Proposed Block 06 - Ground, First Floor and Roof Plans (2496-URB-B06-ZZ-DR-A-208160 P00)
Proposed Block 06 - Elevations and Sections (2496-URB-B06-ZZ-DR-A-208260 P00)
Proposed Block 06A - Plans, Elevations and Section (2496-URB-B6A-ZZ-DR-A-208160 P00)
Proposed Block 07 - Ground, First Floor and Roof Plans (2496-URB-B07-ZZ-DR-A-208160 P00)
Proposed Block 07 - Elevations and Sections as Proposed (2496-URB-B07-ZZ-DR-A-208260 P00)
Proposed Block 08 - Ground, First Floor and Roof Plans (2496-URB-B08-ZZ-DR-A-208160 P00)
Proposed Block 08 - Elevations and Sections (2496-URB-B08-ZZ-DR-A-208260 P00)
Proposed Block 09 - Ground, First Floor and Roof Plans (2496-URB-B09-ZZ-DR-A-208160 P00)
Proposed Block 09 - Elevations and Sections (2496-URB-B09-ZZ-DR-A-208260 P00)
Proposed Block 11 - Ground, First Floor and Roof Plans (2496-URB-B11-00-DR-A-208160 P00)
Proposed Block 11 - Elevations and Sections - Sheet 1 (2496-URB-B11-ZZ-DR-A-208260 P00)
Proposed Block 12 - Ground, First Floor and Roof Plans (2496-URB-B12-ZZ-DR-A-208160 P00)
Proposed Block 12 - Elevations and Sections (2496-URB-B12-ZZ-DR-A-208260 P00)
Proposed Block 13 Plans and Elevations (2496-URB-B13-ZZ-DR-A-208160 P01)
Proposed Block 14 - Ground and First Floor Plan (2496-URB-B14-00-DR-A-208160 P00)
Proposed Block 14 - Roof Plan (2496-URB-B14-01-DR-A-208161 P00)
Proposed Block 14 - Elevations and Sections - Sheet 1 (2496-URB-B14-ZZ-DR-A-208260 P01)
Proposed Block 14 - Elevations and Sections - Sheet 2 (2496-URB-B14-ZZ-DR-A-208261 P01)
Proposed Block 14A - Plans and Elevations (2496-URB-B14A-ZZ-DR-A-208160 P00)
Proposed Block 17 - Ground, First, Second Floor and Roof Plans (2496-URB-B17-ZZ-DR-A-208160 P00)

Proposed Block 17 - Elevations and Sections (2496-URB-B17-ZZ-DR-A-208260 P00)

Proposed Block 19 - Ground, First, Second Floor and Roof Plans (2496-URB-B19-00-DR-A-208160 P00)

Proposed Block 19 - Elevations – (2496-URB-B19-ZZ-DR-A-208260 P00)

Proposed Landscape Masterplan (2496-URB-CF-ZZ-DR-L-208151 P05)

Proposed Entrance Feature Wall - Sheet 1 of 2 (2496-URB-CF-ZZ-DR-L-208005 P03)

Proposed Entrance Feature Wall - Sheet 2 of 2 (2496-URB-CF-ZZ-DR-L-208006 P02)

Landscaping Strategy Plan - Sheet 1 of 4 (2496-URB-CF-ZZ-DR-L-208001 P08)

Landscaping Strategy Plan - Sheet 2 of 4 (2496-URB-CF-ZZ-DR-L-208002 P04)

Landscaping Strategy Plan - Sheet 3 of 4 (2496-URB-CF-ZZ-DR-L-208003 P04)

Landscaping Strategy Plan - Sheet 4 of 4 (2496-URB-CF-ZZ-DR-L-208004 P05)

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

- 3. The development hereby permitted shall be used only as residential care and/or extra care accommodation and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Policy COM2 of the Test Valley Borough Revised Local Plan (2016).**
- 4. All those involved with the development should be informed of the status and legal obligations attached to the Trodds Copse SSSI designation and where the boundary of the protected area is. Reason: To avoid impacts to protected sites and species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.**
- 5. The development shall be undertaken in accordance with the measures set out in the submitted document titled 'Land at Baddesley Road – Ampfield Care Village, Construction and Environmental Management Plan (CEMP): Biodiversity' dated 4th February 2020, unless otherwise agreed in writing by the Local Planning Authority. Reason: To avoid impacts to protected sites and species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.**

- 6. The development shall be undertaken in accordance with the construction traffic management measures set out in the submitted document titled 'Project Traffic Management Plan' dated 14th April 2022, unless otherwise agreed in writing by the Local Planning Authority.**
Reason: In the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.
- 7. Unless otherwise agreed in writing by the Local Planning Authority, construction and demolition activities including the delivery or removal of materials to or from the site, shall only take place between the hours of 08:00 hours to 18:00 hours Monday to Friday and between the hours of 08:00 hours and 13:00 hours on Saturday (excluding Bank Holidays). No such activity shall occur on Sundays or Bank Holidays.**
Reason: In the interest of the amenities in the local area in accordance with Policy LHW4 Test Valley Borough Revised Local Plan (2016).
- 8. The development shall be undertaken in accordance with the drainage strategy set out in the documents titled 'Surface Water and Foul Drainage Strategy' (Farrow Walsh, reference FW2111-DS-001 V1, dated July 2023), 'Drainage Strategy update Cover Note' (Hydrock, reference 32124-HYD-XX-XX-RP-C-0001) and the following plans:**
Drainage Strategy Sheet 1 of 3 (FW2111-C-600-01)
Drainage Strategy Sheet 2 of 3 (FW2111-C-600-02)
Amended Drainage Strategy Sheet 3 of 3 (32124-HYD-00-ZZ-DR-C-7000-P02)
Thereafter the drainage infrastructure shall be retained and maintained to ensure working order for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the development does not trigger an adverse surface water flood risk in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).
- 9. Landscape works shall be carried out in accordance with the approved landscape plans and documents:**
Proposed Landscape Masterplan (2496-URB-CF-ZZ-DR-L-208151 P05)
Landscaping Strategy Plan - Sheet 1 of 4 (2496-URB-CF-ZZ-DR-L-208001 P08)
Landscaping Strategy Plan - Sheet 2 of 4 (2496-URB-CF-ZZ-DR-L-208002 P04)
Landscaping Strategy Plan - Sheet 3 of 4 (2496-URB-CF-ZZ-DR-L-208003 P04)
Landscaping Strategy Plan - Sheet 4 of 4 (2496-URB-CF-ZZ-DR-L-208004 P05)
Monks Brook Corridor Advanced Planting Strategy dated July 2023 (2496-URB-CF-00-SP-L-2A6652 P01)
Landscape Strategy, Monk's Brook (February 2024)

Outline Landscape Management Plan dated July 2023 (2496-URB-CF-00-SP-L-2A6656)

Arboricultural Survey and Impact Assessment: Phase 2 and 3, Chandler's Ford Continuing Care Retirement Community (Landarb Solutions, August 2023)

Email titled '23/02385/FULLS – Inspired Villages, Chandler's Ford – Replacement Planting Sequencing' dated 11th March 2024.

The landscape works hereby approved shall be maintained to encourage its establishment for a minimum period of five years following completion of the development. 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 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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

- 10. The finished floor levels of the development hereby permitted shall be in accordance with the levels shown on the following approved plans:**

Drainage Strategy Sheet 1 of 3 (FW2111-C-600-01)

Drainage Strategy Sheet 2 of 3 (FW2111-C-600-02)

Amended Drainage Strategy Sheet 3 of 3 (32124-HYD-00-ZZ-DR-C-7000-P02)

Thereafter, the finished floor levels of the development hereby permitted shall be retained in accordance with the approved plans.

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Policies E1 and LHW4 of the Test Valley Borough Revised Local Plan (2016).

- 11. Prior to the commencement of development details of the exceedance flow routing, including level information, demonstrating measures to direct water away from the units hereby approved shall be 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 does not result in the deterioration of water quality in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).

- 12. 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).**
- 13. Notwithstanding the details shown on the approved landscape plans, no development shall take place above DPC level of the development hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority. Details shall include:**
- i) Identification of precise species and location for all tree planting**
 - ii) Tree pit planting details including soil volume**
- The landscape works shall be carried out in accordance with the approved details and implementation/maintenance programme.**
- 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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**
- 14. Prior to any occupation of the development hereby approved, a plan showing the layout and position of the designated visitor parking spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the designated visitor parking spaces shall be reserved for this purpose at all times.**
- Reason: In the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).**
- 15. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plans and this space shall thereafter be reserved for such purposes at all times.**
- Reason: In the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).**
- 16. The proposed buildings annotated as Blocks 11 and 12 shall not be occupied until the obscure glazed windows and privacy screens, as shown on the approved plans reference Proposed Block 11 - Elevations and Sections - Sheet 1 (2496-URB-B11-ZZ-DR-A-208260 P00) and Proposed Block 12 - Elevations and Sections (2496-URB-B12-ZZ-DR-A-208260 P00) are installed. Thereafter, the obscure glazed windows and privacy screens shall be retained as such, unless otherwise agreed in writing by the Local Planning Authority.**
- Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 17. 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).

- 18. In the event that contamination (that was not previously identified) is found at any time during construction works, 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 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/working environment in accordance with Policy E8 of the Test Valley Borough Revised Local Plan (2016).**

Note to applicant:

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

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23/01924/FULLS

APPLICATION NO.	23/01924/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	28.07.2023
APPLICANT	Mr John Haxforth
SITE	Field at Crookhill, Braishfield Road, Crookhill, SO51 0QB, BRAISHFIELD
PROPOSAL	Erection of agricultural storage barn
AMENDMENTS	Ecological Assessment – 04.10.2023 Agricultural Assessment – 11.01.2024 Amended plans – 11.01.2024
CASE OFFICER	Nathan Glasgow

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

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:**

Site Location Plan rev 1

Proposed Plans/Elevations

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

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

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

- 4. 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) Any car parking layouts;**
- ii) Hard surfacing materials;**
- iii) Planting plans;**
- iv) Written specifications (including cultivation and other operations associated with plant and grass establishment);**
- iv) Schedules of plants, noting species, plant sizes and proposed numbers/densities;**
- v) Programme of implementation, maintenance and management.**

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

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 Sections 4.4 and 4.5 of the Field off Briashfield Road, Crookhill, Hampshire Ecological Assessment (4Woods Ecology, September 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. 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 and a light spread diagram.**

Reason: To safeguard the visual amenities of the area, in the interests of road safety, in the interest of protected species and to safeguard the residential amenities of neighbouring properties in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E5, LHW4 and T1.

- 7. The building hereby approved shall be used solely for agricultural purposes, and for no other purposes whatsoever.**

Reason: The site is in the countryside where it has only been demonstrated that buildings related to agriculture or forestry are essential to be located, in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.

Note to applicant:

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

(The meeting terminated at 9.04 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 December 2023 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2021. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO.	TPO.TVBC.1263
SUBJECT TYPE	TREE PRESERVATION ORDER
SITE	Land at 34, Great Well Drive, Romsey, Hampshire, SO51 7QP ROMSEY TOWN (ABBAY)
ORDER MADE	14 November 2023
CASE OFFICER	Rory Gogan

Background paper (Local Government Act 1972 Section 100D)
Appendix: TPO.TVBC.1263 (provisional order)

1.0 INTRODUCTION

- 1.1 This matter is reported to the Southern Area Planning Committee to consider an objection received in respect to the making of a new Tree Preservation Order (TPO), reference TPO.TVBC.1263, and decide whether the TPO should be confirmed.
- 1.2 This comes as a result of a threat to trees from information provided to the Test Valley Borough Council (TVBC) that the landowner had informed neighbours of a proposal to fell the trees.
- 1.3 A provisional Tree Preservation Order (TPO.TVBC.1263) was made in response to the information provided to the Council that the trees would be imminently felled. The Order has effect provisionally unless and until it is confirmed. Confirmation must take place no later than six months after the TPO was made.
- 1.4 One objection to this provisional TPO has been received.
- 1.5 The Council cannot confirm a TPO unless it first considers objections and representations duly made and not withdrawn. If a TPO is confirmed, it may be confirmed with or without modifications.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The trees stand at the rear of 34, Great Well Drive, Romsey, Hampshire, SO51 7QP. On land that is detached from the garden of the property.
- 2.2 The group of trees are of moderate quality tree with no significant defects. The trees are visible from public vantage points within Great Well Drive and from surrounding private residential properties within Latham Road and to residents and the public traversing through from Nelson Close to Great Well Drive.

3.0 BACKGROUND

- 3.1 The land and the subject trees were sold as part of the purchase of 34, Great Well Drive, by Mrs Gadsdon. Mrs Gadsdon has offered the land to neighbours who may be interested in owning both the land and trees. In the absence of a neighbour taking up this offer Mrs Gadsdon had decided to fell the trees. Mrs Gadsdon informed her neighbours of this proposal at which point it was reported to TVBC who subsequently made the TPO to protect the trees from being felled.

4.0 **REPRESENTATIONS**

4.1 One objection has been received from Mrs Gadsdon, the landowner objecting to the making of the TPO on the following grounds:

- Test Valley Borough Council were happy for me to cut my own trees down.
- The trees are growing on land owned by the objector.
- When it rains the land floods very badly on one side so this makes going to my car very difficult, it is so deep it goes over my shoes, cutting the trees down will help this.
- I have offered the land to someone that would like the land and trees, but no one has come forward.

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

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

6.0 **TPO CONSIDERATIONS**

6.1 In considering trees for possible inclusion in a new TPO, the Council assesses whether the trees in question have public amenity value and if they are in a condition that means they can last for at least the next ten years.

6.2 In answer to the points raised by the objector, the following response is provided for the Committee's consideration:

Test Valley Borough Council were happy for the trees to be cut down.

A Tree Preservation Order and Conservation Area check can be requested by a landowner or potential purchaser of land. The Council will provide a response. If the answer, to the request, is that the trees are not covered by a TPO and do not stand within a Conservation Area this does not imply that the Council gives consent for the trees to be felled. The Council are committed to protecting trees in the interests of public amenity if their removal would have a significant impact on the local environment and its enjoyment by the public.

The trees are growing on land owned by the objector.

The TPO is served on the 'persons interested in the land affected by the Order' i.e. every owner and occupier of the land on which the protected trees stand. The landowner and any interested parties are given the opportunity to object to, or comment on, a new Tree Preservation Order.

The land floods very badly on one side so this makes going to my car very difficult, cutting the trees down will help this.

The poor drainage of the area is not caused by the trees. The water that collects in this area is due to the car park surface formation adjacent to this area of land/trees. In all probability the trees are taking up excess water through their root systems. Trees can absorb between 10 and 150 gallons of water daily dependent on the tree's maturity. Most of the water absorbed by a tree is evaporated through the leaves by a process called transpiration.

I have offered the land to someone that would like the land and trees, but no one has come forward.

The ownership of the land is not in question. If the trees in question are under threat [of being felled] and are of public amenity value, then a TPO can be made to protect them. The TPO would pass to any potential new owner of the land/trees.

Having reviewed the reason for the objection and completed a site visit with the land/tree owner. It is considered that the reasons given for the tree's removal do not outweigh the amenity the trees offer.

7.0 CONCLUSION

7.1 The trees within Area A1 exhibits good health and value to the locality due to their public visibility. The tree is an important feature within the locality of Great Well Drive and Latham Road, adding to the character of the area, it is entirely reasonable that the Order is confirmed without modification.

8.0 RECOMMENDATION

That TPO.TVBC.1263 is confirmed without modification.

Dated 14 November 2023

TEST VALLEY BOROUGH COUNCIL

Town and Country Planning Act 1990

**TREE PRESERVATION ORDER
TPO.TVBC.1263**

Land at 34 Great Well Drive, Romsey, Hampshire

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

TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)

REGULATIONS 2012

TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990

THE BOROUGH COUNCIL OF TEST VALLEY TREE PRESERVATION ORDER
TPO.TVBC.1263

LAND AT 34 GREAT WELL DRIVE, ROMSEY, HAMPSHIRE

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

Citation

1. This Order may be cited as the Borough of Test Valley Tree Preservation Order TPO.TVBC.1263

Interpretation

2. (1) In this Order "the authority" means the Borough Council of Test Valley

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to the exceptions in regulation 14, no person shall-

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or





(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

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

Application to trees to be planted pursuant to a condition

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




	
Tree	Area
	
Group	Woodland

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198-201

TREE PRESERVATION ORDER TVBC 1263
 Location: Land at 34 Great Well Drive, Romsey,
 Hampshire, SO51 7QP

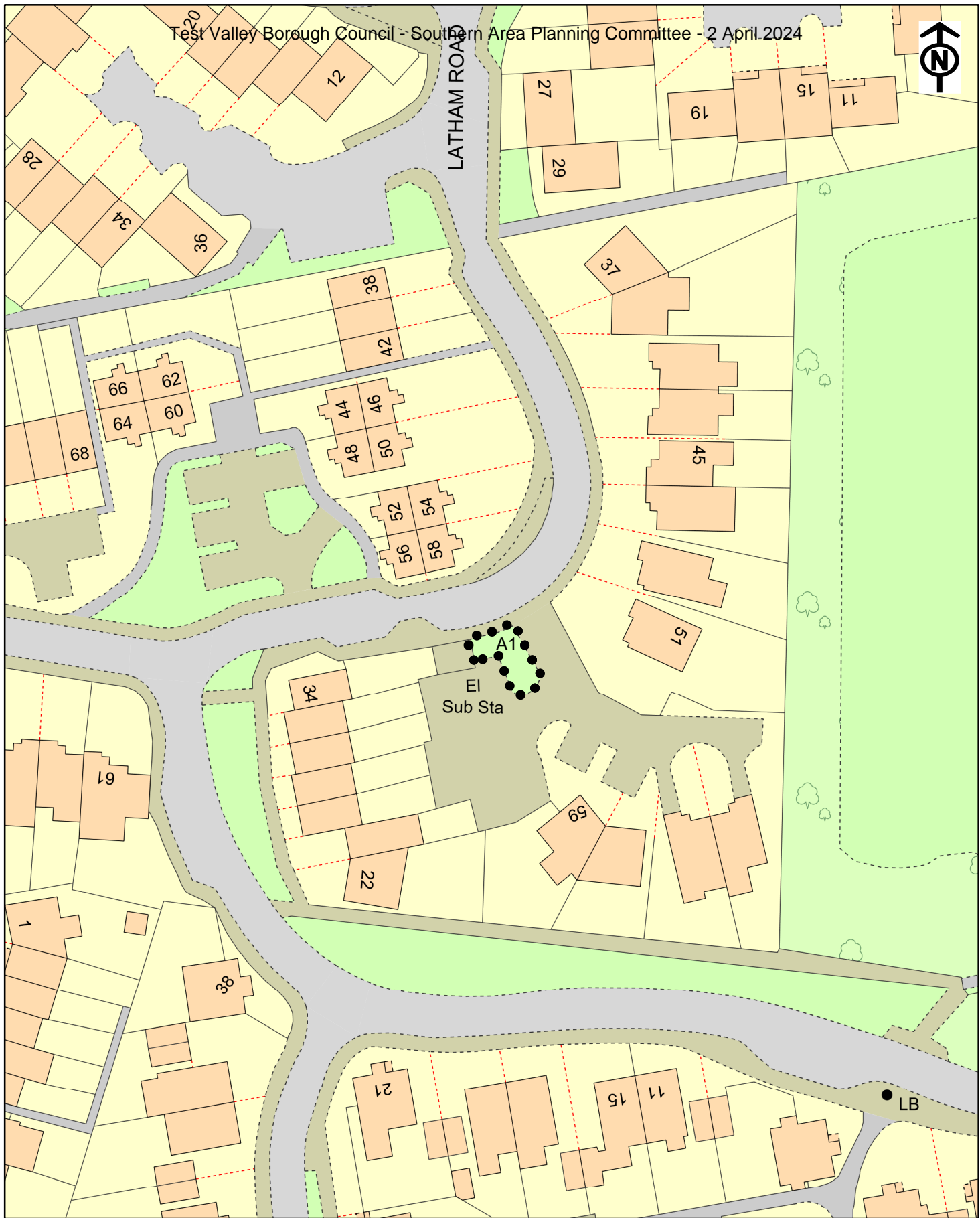
OS Grid: SCALE: 1:700 DATE: NOVEMBER 2023 DRAWING No: 1


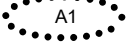
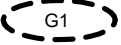

Test Valley
 Borough Council 

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



LATHAM ROAD



	
Tree	Area
	
Group	Woodland

TOWN AND COUNTRY PLANNING ACT 1990
 Section 198-201

TREE PRESERVATION ORDER TVBC 1263
 Location: Land at 34 Great Well Drive, Romsey,
 Hampshire, SO51 7QP

OS Grid: SCALE: 1:700 DATE: NOVEMBER 2023 DRAWING No: 1

Test Valley 
 Borough Council

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

ITEM 8

APPLICATION NO.	22/03346/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	03.01.2023
APPLICANT	Boom Developments Limited
SITE	Land South West of, Misslebrook Copse, Misslebrook Lane, CHILWORTH / VALLEY PARK
PROPOSAL	Battery electrical storage system (BESS), with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements
AMENDMENTS	Amended/Additional Plans received 05.07.23, 30.06.23, 02.05.23, 13.04.23, 07.02.24 and 29.02.24.
CASE OFFICER	Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is situated to the north/eastern side of the A27. The application is located to the south of North Baddesley but within the Chilworth, Nursling and Rownhams Ward.
- 2.2 Wrens Copse to the north is subject to a woodland TPO and included areas of SINC. In addition, Misslebrook Copse, which is not subject to a preservation order, is situated to the northeast.

3.0 PROPOSAL

- 3.1 The application proposes the installation of a battery electrical storage system (BESS), with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.
- 3.2 The proposal is for a backup facility (in the form of a Battery Electrical Storage System (BESS) to store 114MWh of renewable electricity, which would be discharged over a maximum 2–3-hour period. This would be used to balance the 'peaks and troughs' in renewable energy production and is intended to be for installed for a 40 year, after which the site would be restored to its current condition.

4.0 **HISTORY**

4.1 22/02954/SCRS - Screening opinion under the Environment Impact Assessment Regulations 2017: for development of a Battery Energy Storage System (BESS). EIA Not Required 08.12.2022.

4.2 TVS.07134/4 - Use of land for one day only to set up and operate a park and ride facility from the site to the Highfield Campus between 0800 and 1700 hours on 21 September 2005. Permission 15.08.2005.

4.3 TVS.07134/3 - Formation of hard standing areas at the access gates onto Botley Road (A27) and Misselbrook Lane. Permission 15.12.2000.

4.4 TVS.07134/2 - Retrospective application for the construction of access track. Permission 28.04.2000.

4.5 TVS.07134/1 - Temporary use of land for a mediaeval pageant on 3 consecutive days in August or September 1994. 01.06.1994. Permission 01.06.1994.

4.6 TVS.07134 - Use of land for grass track racing. Refused 18.05.1993.

5.0 **CONSULTATIONS (in response to Jan 24 amended plans)**

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

- The original Policy response considered the submission in the context of the relevant policies and other material considerations, which continue to remain relevant. It is noted that since the original Policy response, an additional statement has been submitted in relation to a search of brownfield sites within Eastleigh Borough.
- Since the original response, the Planning Practice Guidance on renewable and low carbon energy has been updated to include guidance on battery energy storage systems, which includes encouragement for consultation with the local fire and rescue service for proposal of 1MWh or over, along with giving consideration to guidance produced by the National Fire Chiefs Council.

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

- An amended site layout has been provided to reflect the changes required in the site operation; this amended buffer would provide the same level of mitigation, if not more than that of the previous proposals.
- As previously stated, the increased mitigation does not overcome a development within the Gap, should the Case Officer deem the application necessary, the proposed buffer would in time successfully mitigate the proposals and integrate within the wider landscape.

5.3 **Planning & Building (Trees) – No objection, subject to condition.**

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

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

- 5.6 **Ecology** – No objection, subject to conditions
- 5.7 **HCC Highways** – No objection, subject to conditions
- 5.8 **Hampshire & IOW Fire and Rescue Service (HIWFRS)** – Comment
- Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.
 - Hampshire Act 1983 Section 12 – Access for Fire Service Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12
 - (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage).
 - Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.
 - Fire and Rescue Services Act 2004 - BESS Safety Arrangements HIWFRS has now reviewed the information provided and, provided the contents of the Fire Safety Note are true, accurate and adhered to throughout the lifecycle of the site, has no further comments to raise with regards to the safety arrangements of BESS units at this stage.
 - Access for High-reach Appliances - High reach appliances currently operated by the HIWFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows.
 - Roadways and structures such as bridges, which are intended to provide access to fire service vehicles should have a maximum carrying capacity of 26 tonnes.
 - Testing of Fire Safety Systems HIWFRS strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested, and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles.
- 5.9 **Environment Agency** – No objection.
- 5.10 **HCC Archaeology** – No objection.
- 5.11 **HCC Minerals & Waste** – No objection, subject to condition.
- 6.0 **REPRESENTATIONS (revised plans)** Expired 22.03.2024
- 6.1 **Eastleigh Borough Council** – No comment
- 6.2 **Chilworth PC** – Objection;
- Chilworth Parish Council requests assurance that detailed planning has already been completed in relation to all types of emergency situations concerning this proposed application, as well as all other similar sites, including all aspects of the site's workings.

- Chilworth Parish Council is aware that schools close to the Fawley refinery and petrochemical complex benefit from being part of an emergency plan designed to safeguard the schools, their children and their staff. It is therefore strongly requested that details describing the extent to which a similar emergency safety plan would be prepared and implemented in relation to this proposed development and that of the North Baddesley Infant School which is located approximately 200 meters away from the edge of the proposed site.
- It is understood that a gas pipeline runs along the length of the eastern side of the A27 and in addition the route of the connection to the grid crosses further pipelines. No details are provided of the required works or consent from Southern Gas Networks.
- Concern regarding safety of access to the A27 and potential lack of access to emergency vehicles.
- Lack of details on construction access including delivery of hazardous cargo and access for the size of lorry required for the larger containers.
- Impact of construction traffic on Chilworth Old Village.
- Concern regarding future legacy of the scheme including ownership and responsibility for hazardous materials and decommissioning of the site.
- Lack of arboricultural method statement for the Northern section of the proposed site.
- Impact of proposed cable route on veteran trees.

6.3 **Valley Park PC**- No objection.

6.4 **52 representations of Objection received**

6.5 Principle of Development

- Development should be located on industrial estates or an alternative brownfield site.
- No need for the proposed facility.
- Industrial site in the countryside.
- Battery storage facilities have a high carbon footprint and a minimal role in low carbon development.
- No overriding need for a countryside location contrary to Policy COM2.

6.6 Neighbouring Amenity

- Noise impact
- Light pollution

6.7 Highways

- Disruption to local highways from construction works, laying of cable and in the event of an emergency.
- Traffic generation, parking and safety.

6.8 Public Safety

- Fire risk
- Lack of fire and safety consultee response.

- Unreliable water supply in the area
- Proximity to residential properties and schools.
- Lack of emergency/evacuation plans for residents and schools.
- No plan for dealing with used batteries.

6.9 Landscape, Arboriculture & Ecology

- Out of character on the approach to North Baddesley and Chilworth.
- Amended plans have extended the site and its impact.
- Adverse Impact on landscape character.
- Loss of hedgerows and habitats on Misslebrook Lane and Castle Lane.
- Adverse impact on the Local Gap.
- Overdevelopment.
- Damage to protected flora and fauna resulting from an accident.
- Environmental damage and inadequate compensation.
- Detrimental to the character of Chilworth Old Village.
- Damage to trees from proposed cables.
- Proposed landscape ineffective until maturity.
- Impact on Green Field site.
- Management Plans are required for the proposed wildflower meadows.
- Impact on adjacent SINCS and Ancient Woodland.
- Fencing restricts access between woodlands for animals.
- Impact on badgers.

6.10 Other Matters

- Submitted plans are not easily interpreted.
- No benefit to local community but rather Chandlers Ford.
- Access to required levels of water for firefighting.
- Current application is incomplete. Onus is on the developer to build in accordance with any permission.
- Impact on existing drainage routes to the north.

6.11 **2 representations of Support received**

- Great location with good access to the grid and already occupied by other industrial units.
- Desperately need to generate local renewable energy.
- Battery storage so that energy can be released at times of peak demand will help drastically reduce our dependence on polluting, harmful fossil fuels.
- The UK needs to advance battery energy storage to aid in the grids transition to renewable energy.

6.12 **REPRESENTATIONS (original submission)**

6.13 **Eastleigh Borough Council – No objection**

6.14 **Chilworth PC – Objection;**

- Inadequate consideration of alternative sites.

- No justification for development in the Local Gap.
- Flood risk
- Pollution risk from hazardous storage
- Adverse impact on heritage of Chilworth Old Village
- Impact on highways safety
- Excessive site construction hours proposed
- Inadequate ecological information and biodiversity information.
- Public safety risk as a result of fire.
- Impact on landscape character of development and access track.
- Proximity to gas pipes on Castle Lane
- Development is not justified by national policy
- National security risks.

6.15 **North Baddesley PC** – Objection;

- Fire risk, lack of information on monitoring and mitigation procedures.
- Disruption to Castle Lane and Templars Way by installation of Cable.

6.16 **Valley Park PC**- No comment

6.17 **22 representations of Objection received**

6.18 Principle of Development

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

6.19 Neighbouring Amenity

- Noise impacts
- Light pollution

6.20 Highways

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

6.21 Public Safety

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

6.22 Other Matters

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

6.23 Landscape, Arboriculture & Ecology

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

6.24 **1 representation of Support received**

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

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

SD1 – Presumption in Favour of Sustainable Development

COM2 – Settlement hierarchy

E1 – High quality development in the Borough

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

E3 – Local Gaps

E5 – Biodiversity

E7 – Water management

E8 – Pollution

E9 – Heritage

LHW4 – Amenity

T1 – Managing movement

T2 – Parking standards

7.3 Chilworth VDS

8.0 **PLANNING CONSIDERATIONS**

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

8.2 Principle of Development

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

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

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

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

8.6 Whilst there is no specific policy relevant to the development the Councils paragraph 7.50 of the TVBRLP does state that

The Council supports the principle of energy generating proposals which help mitigate and adapt to climate change within both defined settlements and the countryside. The Council will consider the merits of such proposals against the relevant policies of the Local Plan. In line with national guidance an applicant is not required to demonstrate the need for such proposals.

8.7 National Policy

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

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

8.9 National Planning Policy Framework (NPPF)

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

a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and

b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

8.10 The proposed battery storage site is considered to meet the NPPF's definition of low carbon technology as it would help reduce emissions compared to conventional use of fossil fuels. Whilst the site itself does not generate electricity, but rather stores it for use as needed, the development would therefore help to meet the objective of identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure.

8.11 Flexible Electricity Generation

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

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

8.13 The Department for Levelling Up, Housing and Communities guidance on renewable and low carbon energy includes guidance relating to battery storage schemes. The guidance states that

Electricity storage can enable us to use energy more flexibly and de-carbonise our energy system cost-effectively – for example, by helping to balance the system at lower cost, maximising the usable output from intermittent low carbon generation (e.g. solar and wind), and deferring or avoiding the need for costly network upgrades and new generation capacity.

8.14 Site Selection

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

- 8.15 Beyond the technical considerations of the electricity network and the other material considerations below there is the issue of what sites are available in the locality. Many of the representations received have expressed that development should be located on a brownfield site closer to the electricity distribution site.
- 8.16 The applicants have included a review of prospective brownfield sites utilising the Brownfield Land register (A register of sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.). The site search area was 5km from the distribution site. The supporting information states that, due to the cost associated with the cable connection, sites further than 5km would be unviable. The resultant search has not revealed any suitable sites on the Brownfield Registers.
- 8.17 One site was identified in the Southampton Authority, and a further site is located to the north within Eastleigh's boundary. However, both benefit from detailed planning permission for residential development making them likely financially unviable as well as being located in close proximity to residential properties.
- 8.18 Conclusion on the Principle of Development
The use of the site is contrary to criterion b) of Policy COM2 in that it is not considered inherently essential that a battery storage site be located in the countryside. However, there is a clear national need for low carbon energy supply development and the locational requirements associated with this development precludes utilization of a brownfield site. In this instance the proposed development is considered to represent an acceptable, and justifiable departure from Policy COM2 of the TVBRLP.
- 8.19 **Character and Appearance**
The site is located within the Chilworth/North Baddesley Local Gap. The land immediately to the north (Wrens Copse) is designated as an Ancient Woodland, Site of Importance for Nature Conservation (SINC) and has a blanket Tree Preservation Order (TPO).
- 8.20 There are no public rights of way in close proximity to the site, the closest footpath is North Baddesley (9) which is over 450m to the northwest of the site. Due to the distance and mature vegetation of Misslebrook Copse there are no views from the right of way. The main public views of the site are when travelling along the A27 (Botley Road) from Chilworth to North Baddesley, whilst there is mainly bramble vegetation with some trees, there are a number of open views into the site.
- 8.21 Landscape Character
The Landscape Officer has commented that the submitted Landscape and Visual Impact Appraisal is comprehensive and accurate. The LVIA acknowledges that there would be a Moderate/Major level of adverse effect on the landscape character at a site level that is borderline Significant, however

on the wider landscape character of the area, the Proposed Development is assessed as having a Negligible-Minor level of adverse effect.

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

8.23 Arboriculture

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

8.24 Local Gap

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

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

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

8.26 The proposed use is clearly not agricultural in appearance, but it does not require the erection of any tall structures or buildings. The extent of the proposed planting scheme will significantly reduce its prominence and, once mature, will effectively visually integrate the site into the adjacent woodland. The end result is not considered to diminish the physical separation and/or visual separation of the settlements and complies with Policy E3.

8.27 Ecology & Protected Species

This application is supported by an Ecological Impact Assessment (Western Ecology, January 2023) and a Biodiversity Net Gain Plan (Western Ecology, December 2022). Following initial comments from the Ecology Officer and updated Ecological Impact Assessment (Western Ecology Ltd, March 2023) and the Biodiversity Net Gain (BNG) metric spreadsheet provided. The BNG assessment and net gain plans have been updated as part of the most recent amendments.

8.28 Representations have raised concern that the development would result in a loss of biodiversity. However, the sites historic use limits its ecological interest with the most significant habitats contained within the boundary planting and adjacent woodland which are retained by the proposals. The BNG metric submitted in support of the application demonstrates a 45.74% increase in Habitat Units. The net gain has increased as a result of the amended landscaping proposals which have further increased the new planting on site.

8.29 The Ecology Officer has raised no objection subject to the imposition of conditions to require compliance with the protections and enhancements in the submitted documents. In addition, further conditions are proposed to restrict the use of external lighting to emergencies and to require the submission of a Construction Environmental Management Plan (CEMP) to ensure no impact on the adjacent Sites of Importance for Nature Conservation (SINCs)/Ancient Woodlands.

8.30 Policy E5 states that “Development in the Borough that will conserve, and where possible restore and/or enhance, biodiversity will be permitted.” The amended scheme and enhancements would result in a clear net gain in biodiversity at the site. The proposals, despite not being required to provide mandatory BNG by virtue of the date the application was submitted relative to the implementation date, would nevertheless result in an enhancement of habitats and biodiversity from the current condition of the site, represents a benefit to the proposal that should carry some weight in the decision making process, and complies with Policy E5 of the TVBRLP.

8.31 Highways

In summary HCC have confirmed no objection to the application subject to conditions requiring the submission of a final Travel Plan and requiring the provision and retention of suitable visibility splays. Representations have raised concern regarding the traffic impacts of laying the new cable connecting in the highway and the highways impacts associated with the delivery of hazardous materials to the site. Any road closures would be temporary and subject to further consents from HCC as the Highways Authority. The issue of delivery of hazardous materials would also be subject to separate legislation beyond the scope of the planning application.

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

8.33 Residential Amenity

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

8.34 Light

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

8.35 Fire Risk

Many of the representations have referenced fire safety and the resultant air quality impacts of a fire at the site. The Hampshire & IOW Fire and Rescue Service (HIWFRS) have been consulted regarding the proposals and provided some detailed guidance on suitable layout and operation of the site.

8.36 During the consideration of the application The Department for Levelling Up, Housing and Communities guidance on renewable and low carbon energy was updated to include guidance relating to battery storage schemes. The guidance states that applicants are encouraged to engage with the relevant local fire and rescue service before submitting an application to the local planning authority. This is so matters relating to the siting and location of battery energy storage systems, in particular in the event of an incident, prevention of the impact of thermal runaway, and emergency services access can be considered before an application is made. Applicants are also encouraged to consider guidance produced by the National Fire Chiefs Council.

8.37 The guidance further states that the local planning authority are encouraged to consult with their local fire and rescue service as part of the formal period of public consultation prior to deciding the planning application. This is to ensure that the fire and rescue service are given the opportunity to provide their views on the application to identify the potential mitigations which could be put in place in the event of an incident, and so these views can be taken into account when determining the application.

8.38 In response to the guidance the applicants have sought further advice from the fire service and made further amendments to the scheme in response to that advice. The application is supported by an additional fire safety note prepared by a suitable specialist.

8.39 The Hampshire & IOW Fire and Rescue Service (HIWFRS) have been consulted by the LPA and has advised that subject to compliance with the revised Fire Safety Note that they have no further comments to raise with regards to the safety arrangements of BESS units at this stage. It is noted that issues relating to fire safety are further controlled by non-planning legislation including Building Regulations, the Fire and Rescue Services Act 2004 and the Hampshire Act 1983 Section 12 (Access for Fire Service). However, in this case, it is considered necessary to secure the provisions of the submitted fire safety note by condition.

8.40 Noise

Following initial concerns raised by the Environmental Protection Officer the application has been supported by additional technical information. The Environmental Protection Officer was mainly concerned about the potential for some noise impact at the closest residential property, Charlotte Court. As a result, in order to protect against noise creep over time, they have recommended a condition limiting the noise output from the site as measured at the nearest property and requiring further mitigation if this is exceeded. Whilst it is expected that the site will operate below maximum operation time for much of the year, prolonged periods of warmer weather in future may see this maximum operation reached more frequently. The limit included within the proposed condition is primarily aimed at protecting amenity at night for the closest residents. The limits to noise impact are nevertheless considered achievable, and enforceable, in compliance with Policy LHW4 of the TVBRLP.

8.41 Electromagnetic Fields

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

8.42 **Surface Water and Drainage**

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

8.43 **Archaeology**

The Archaeology Officer has raised no in principle concern regarding the main body of the site but has noted that the revised scheme includes an on-site reservoir in the interests of fire safety. In addition, the proposed cable route does cross the line of a Roman road and the submitted Heritage Statement

does advise that some archaeological excavation/monitoring of the cable trench where it crosses the line of the Roman road is merited. As a result, it is considered necessary to include a condition to require the submission of details of Archaeological works. Subject to the required condition the proposed development would have no adverse impacts on heritage assets and complies with Policy E9.

8.44 Mineral Safeguarding

The proposed development lies within the mineral and waste consultation Area. This area is informed by the mineral safeguarding area (MSA) as defined through Policy 15 (Safeguarding – mineral resources) of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and indicates where viable, safeguarded mineral resources are likely to be present.

8.45 The purpose of this policy is to protect economically viable mineral resource deposits from needless and unnecessary sterilisation, in line with Chapter 17 of the National Planning Policy Framework (NPPF). The policy seeks to maximise the recovery of viable mineral resources prior to development, this concept is known as prior extraction.

8.46 The application has been supported by a Technical Note on mineral resources. The Technical Note concludes prior extraction of mineral is unsuitable due to the limited below ground works. However, HCC have advised that there are opportunities for incidental mineral extraction as part of the proposed construction works i.e. during the preparation and construction phases of the project, for example through the excavation of footings, roads, landscaping, drainage and utility infrastructure associated with the development. HCC have advised that a condition be imposed to secure details of viable mineral recovery during the works.

8.47 Gas Pipelines

The application site and the proposed cable route are situated in proximity to multiple gas pipelines. Representations have raised concern that the development may have an adverse impact on the pipelines and that Southern Gas Networks (SGN) have not yet approved the construction methods. However, the required agreements with SGN are subject to separate legislation. SGN have responded to the current application advising that specialist construction methods may be required and that additional consents will be required. The applicant has been advised of their responsibilities and the need for additional consent from SGN.

8.48 Planning Balance

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

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

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

9.0 **CONCLUSION**

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

10.0 **RECOMMENDATION**

10.1 **PERMISSION subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**
A001.1 V3.1
A001.2 V3.
A001.3 V3.1
B107
B201 REV 2.8.2
B201.1 REV 2.8.1
B209 REV 1.1
B210 REV 1.1
B211 REV 1.1
B215 REV 1.1
B216 REV 1.1
MISB 997 REV 1.1
MISB 998
MISB 999
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **Landscape works, implementation and management shall be carried out in accordance with the approved landscape plan CE-MH2164-ADW02D – FINAL.**
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policies LE6(a), E1 and E2.

- 4. Development shall be carried out in accordance with the approved Arboricultural Method Statement (Arbtech, 28 April 2023) and Tree Protection Plan Ref Arbtech TPP 01.**
Reason: To ensure the protection of trees during development to improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.
- 5. Development shall be carried out in accordance with the measures detailed in Section 7. 'Mitigation' of the submitted Ecological Impact Assessment by Western Ecology Ltd. (March 2023).**
Reason: to conserve and enhance biodiversity, including with respect to legally protected species and Home Covert SINC, in accordance with Policies ENV01, ENV04 and ENV05 of the Test Valley local plan.
- 6. No development shall take place until a Construction Environment Management Plan (CEMP) to ensure no impact on the two adjacent SINC/Ancient Woodlands has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.**
Reason: to avoid impacts to the nearby SINC's and Ancient Woodland, in accordance with Policy E5 of the Test Valley local plan.
- 7. Development shall be undertaken in accordance with the measures set out in the Flood Risk Assessment and Drainage Strategy Iss. No. 4 (Delta-Simons, 6/2/23).**
Reason: To ensure proper management of surface water in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
- 8. No development shall take place, (including any works of demolition), until a final Construction Traffic Management Plan has been submitted to, and approved in writing by, the LPA. The approved plan shall include scaled drawings illustrating the provision for -**

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

Development shall be undertaken in accordance with the approved details.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.
- 9. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site**

access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway. Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.

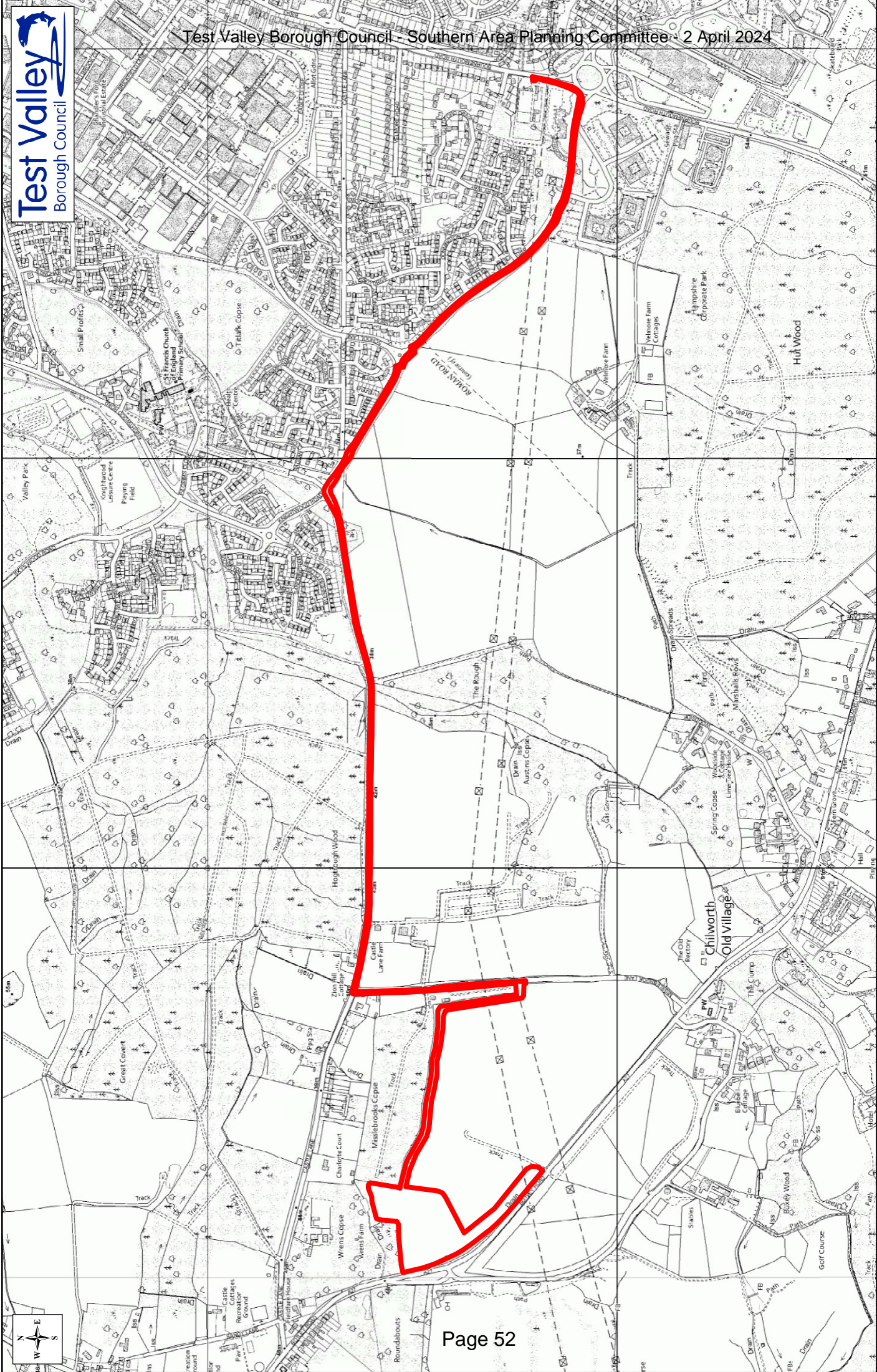
10. The development shall not be brought into use until vehicular visibility splays as detailed on the approved plan 226849_PD01 in which there should be no obstruction to visibility exceeding 0.6m in height above the adjacent carriageway have been completed. The vehicular visibility splays shall thereafter be retained for the lifetime of the development. Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.
11. The development shall not begin until a scheme of signage/road markings has been submitted to and approved in writing by the LPA. The scheme so approved shall be implemented before the development hereby approved is first brought into use. Reason: In the interests of highways safety in accordance with Test Valley Borough Council Revised Local Plan Policy T1.
12. The combined BS4142: 2014 'rating level' of noise from inverters and ancillary noise producing plant associated with the permitted battery energy storage site development shall not, at any time of operation, exceed 30 dB(A) as determined at the nearest existing residential property [Charlotte Court, Castle Lane]. The measurements and assessment shall be made according to BS4142: 2014. If requested by the Local Planning Authority (following receipt of a noise complaint) within 24 months of commencement of use, the operator shall (at the operator's own expense) appoint a competent acoustician to undertake a noise verification exercise under typically worst-case conditions to monitor site noise and determine whether the above limit is being complied with. A written report of the acoustician's findings, together with noise mitigation proposals if required, shall be provided to the Local Planning Authority within three months of any such request. Reason: In the interests of the amenities of neighbouring properties in accordance with Valley Borough Council Revised Local Plan Policy E8.
13. No development shall commence until a scheme for the import and export of electricity to and from the site, including routes of pipes and cables has been submitted to and approved in writing by the Local Planning Authority. The connection infrastructure shall be constructed in accordance with the approved details prior to the development being first brought into use.

- Reason: In the interests of highways safety in accordance with Test Valley Borough Council Revised Local Plan Policy T1.**
- 14. Development shall be undertaken in accordance with the Misslebrook BESS – Fire Safety Note (December 2023) unless otherwise agreed in writing by the Local Planning Authority.**
Reason: In the interests of local amenities and of neighbouring properties in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 15. Notwithstanding the information submitted, details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. The submitted details shall include a detailed management plan of when external lighting will be used on site. The development shall be carried out, and external lighting operated, in accordance with the approved details.**
Reason: In the interests of protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.
- 16. No development shall take place (other than any approved demolition and site clearance works) until details of a method for ensuring that minerals that can be viably recovered during the development operations are put to beneficial use has been submitted to and approved in writing by the Local Planning Authority. The details shall include a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the Minerals Planning Authority. Development shall be undertaken in accordance with the approved details.**
Reason: This area is informed by the mineral safeguarding area (MSA) as defined through Policy 15: Safeguarding - mineral resources of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and viable, safeguarded mineral resources are likely to be present.
- 17. No development shall take place (including site clearance within the application site/area indicated red, until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written brief and specification for a scheme of investigation and mitigation, which has been submitted by the developer and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.**
Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

Notes to applicant:

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

- 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
 - 3. The applicant's attention is drawn to the advice contained in the Hampshire & Isle of Wight Fire & Rescue letter of 15th February 2023 and the Environment Agency letter of 21 April 2023. Specifically, to the requirements under the Hampshire Act 1983 Section 12 - Access for Fire Service and Fire and Rescue Services Act 2004. Water provisions should be discussed in detail with HIWFRS to ensure suitable water is available for firefighting purposes. Please contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (hydrants@hantsfire.gov.uk) to discuss the proposals.**
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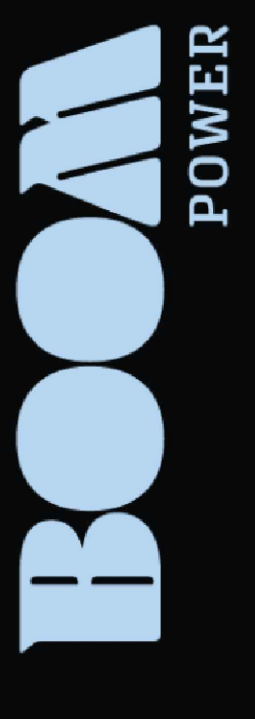
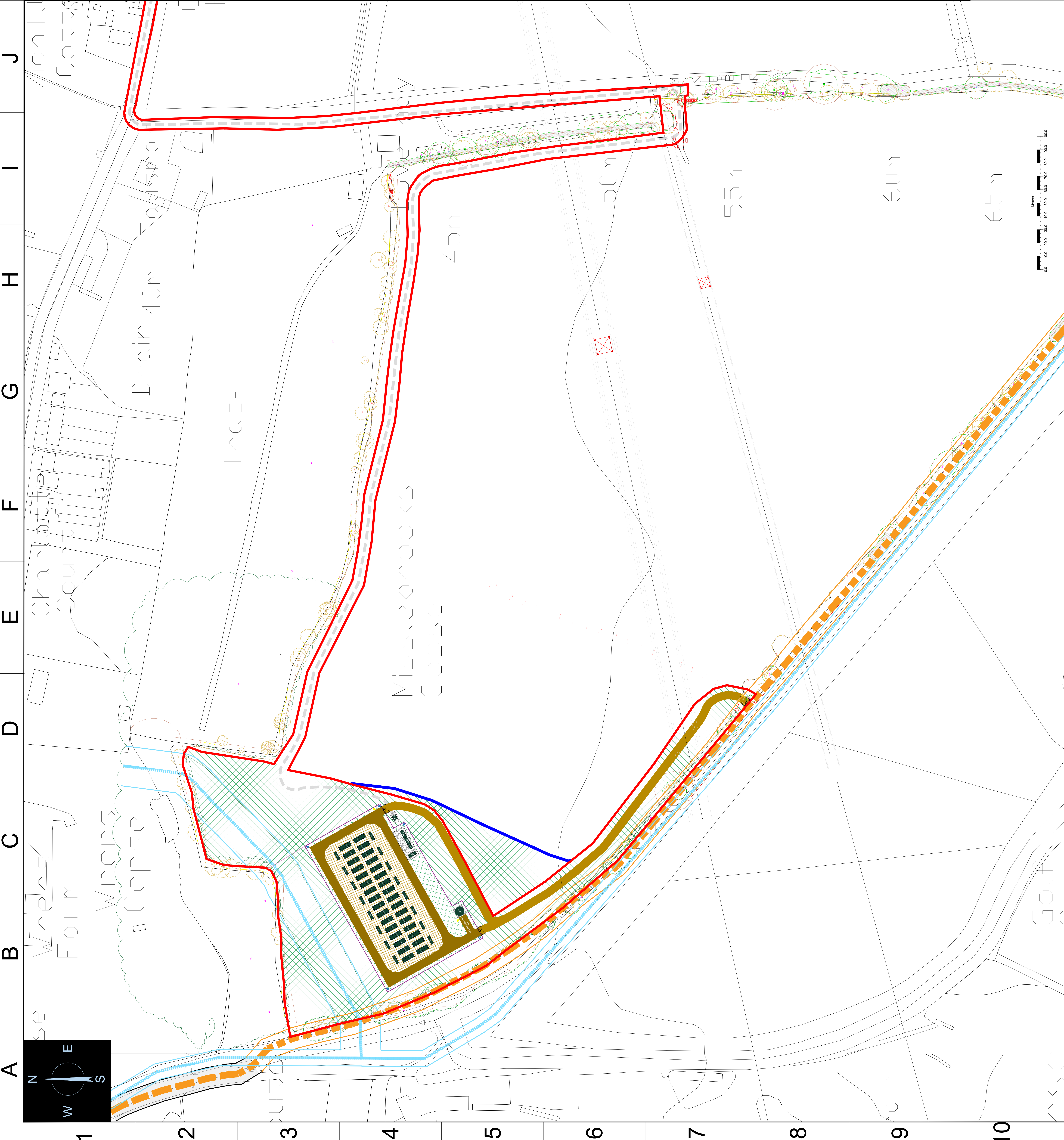


MISSLEBROOKS BATTERY STORAGE OVERALL LAYOUT

- Red Line Site Boundary
- Blue Line Site Boundary
- Pallsade Fencing
- Wildflower Fencing
- Export Cable Route
- Gas Pipe with Buffer
- Water Pipe with Buffer
- Overhead Electrical Line
- Impermeable Internal Track
- Impermeable Surfacing
- Permeable Access Track
- Soft Landscaping
- (See Landscape Masterplan)
- Gravel Base
- Access Gate
- CCTV
- Fire Hydrant
- Power Conversion System
- Local Supply Transformer
- Battery Storage Unit
- High-Voltage Substation
- Customer Substation
- 33kV DNO Substation
- Storage Container
- Water Supply Tank

Test Valley Borough Council - Southern Area Planning Committee - 2 April 2024

Boom Power Ltd. Address		Project Address	
Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG		Land Between: Botley Road A27, Castle Lane & Misslebrooks Lane. SO52 9LY	
Drawing Information			
V No	Revision Note	By	Date
2.6	Original	JT	14/08/2023
2.7	BESS Safety Revisions	SS	02/11/2023
2.8	FINAL	SS	03/11/2023
2.8.1	Revised Key	SS	03/11/2023
2.8.2	Amended	SS	09/11/2023
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Stage	FINAL		
Drawing Name	Battery Storage Overall Layout		
Drawing Number	B201		
Designed By	Sam Smith		
Sheet 1 of 1			

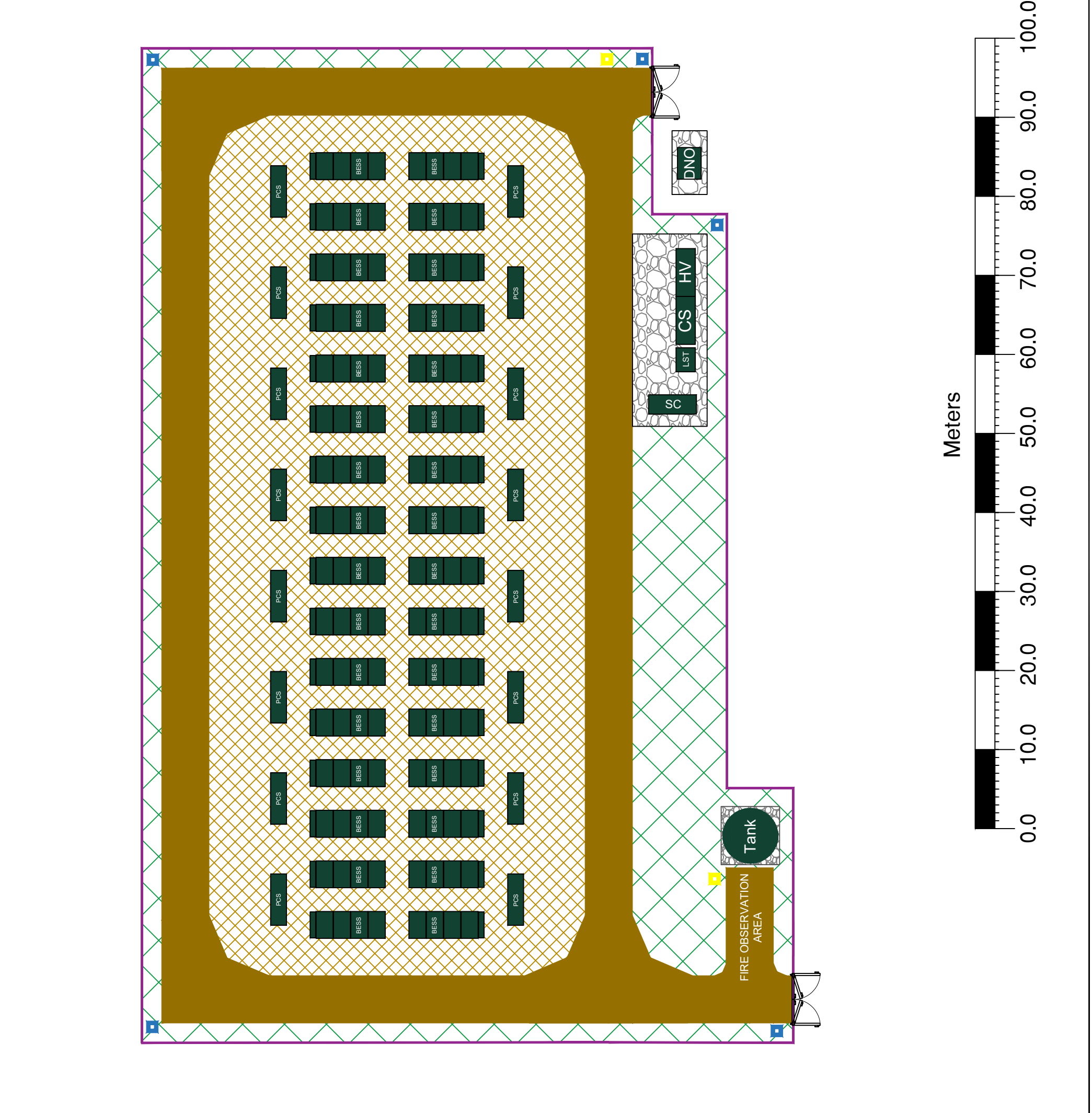


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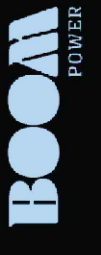
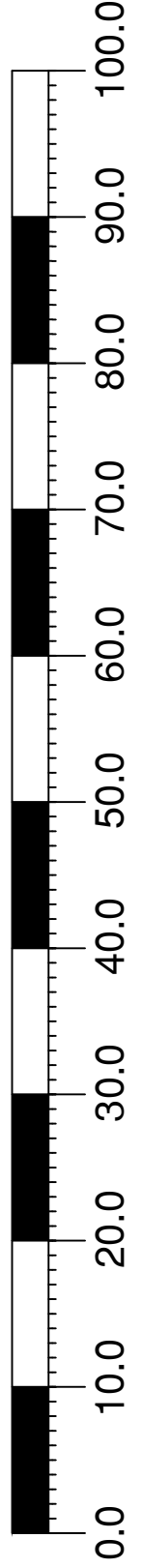
**MISSLEBROOKS
BATTERY STORAGE
COMPOUND AREA LAYOUT**

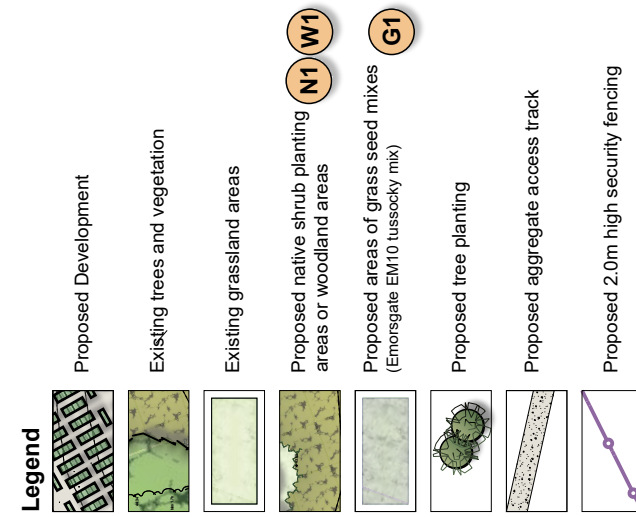


- Fencing
- Impermeable Internal Track
- Impermeable Surfacing
- Soft Landscaping (See Landscape Masterplan)
- Gravel Base
- Access Gate
- CCTV
- Fire Hydrant
- Power Conversion System
- Local Supply Transformer
- Battery Storage Unit
- High-Voltage Substation
- Customer Substation
- 33KV DNO Substation
- Storage Container
- Water Supply Tank

Boom Power Ltd. Address	Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG	Project Address	Land Between: Botley Road A27, Castle Lane & Misslebrooks Lane. SO52 9LY	
Drawing Information	V No	Revision Note	By	Date
	2.6	Original	JT	14/08/2023
	2.7	BESS Safety Revisions	SS	02/11/2023
	2.8	FINAL	SS	03/11/2023
	2.8.1	Amended Key	SS	09/11/2023
Drawing Information				
Scale	1:500 @ A3			
Stage	FINAL			
Drawing Name	Battery Storage Overall Layout			
Drawing Number	B201.1			
Designed By	Sam Smith			

Meters





Plant schedule - Tree Planting:

Common Name	Botanical Name	Size (cm)	Type	Shelter	% Mix	N1	N2	N3	N4	N5	Total
Pedunculate oak	Quercus robur	12-14 girth	Rootball	Staked only							34
Field Maple	Acer campestre	10-12 girth	Rootball	Staked only							18
Rowan	Sorbus aucuparia	10-12 girth	Rootball	Staked only							16
Silver birch	Betula pendula	8-10 girth	Rootball	Staked only							13
Gaan	Prunus avium	8-10 girth	Rootball	Staked only							14
Total:											85

Plant schedule - Native Shrub Mix:

Common Name	Botanical Name	Size (cm)	Type	Shelter	% Mix	N1	N2	N3	N4	N5	Total
Tree and Shrub Woodland Mix (Small Compartments):											
Centres (m)											
		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	4,404 m ²
Pedunculate oak	Quercus robur	60-90	Transplant	600mm Tree guard	20	138	97	111	38	10	391
Rowan	Sorbus aucuparia	60-90	Transplant	600mm Tree guard	10	69	49	56	18	5	196
Gaan	Prunus avium	60-90	Transplant	600mm Tree guard	5	34	24	28	9	2	98
Silver birch	Betula pendula	60-90	Transplant	600mm Tree guard	10	69	49	56	18	5	196
Sessile oak	Quercus petraea	60-90	Transplant	600mm Tree guard	5	34	24	28	9	2	98
Hazel	Corylus avellana	60-90	Transplant	600mm Shrub guard	15	103	73	83	27	7	234
Holly	Ilex aquifolium	60-90	51+ Container	600mm Mesh guard	10	69	49	56	18	5	196
Hawthorn	Crataegus monogyna	60-90	Transplant	600mm Shrub guard	25	172	121	139	45	12	489
Total:						100	689	486	556	178	1,937

Plant schedule - Woodland Mix:

Common Name	Botanical Name	Size (cm)	Type	Shelter	% Mix	Species Group	Plant Numbers	Total			
Tree (T) and Shrub (S) Woodland Mix (Large Compartments):											
						Centres (m)	W1	W2	W3	W3	Total
							2,750 m ²	1,225 m ²	2,750 m ²	2,750 m ²	6,725 m ²
Pedunculate oak	Quercus robur	60-90	Transplant	600mm Tree guard	15	6-10	103	46	103	267	
Field maple	Acer campestre	60-90	Transplant	600mm Tree guard	5	3-6	34	15	34	89	
Rowan	Sorbus aucuparia	60-90	Transplant	600mm Tree guard	10	6-10	69	31	69	178	
Gaan	Prunus avium	60-90	Transplant	600mm Mesh guard	5	3-6	34	15	34	89	
Silver birch	Betula pendula	60-90	Transplant	600mm Shrub guard	10	6-10	69	31	69	178	
Goat willow	Salix caprea	60-90	Rooted cutting	600mm Mesh guard	3	3-6	21	9	21	51	
Hawthorn	Crataegus monogyna	60-90	Transplant	600mm Tree guard	15	6-10	103	46	103	267	
Hazel	Corylus avellana	60-90	Transplant	600mm Tree guard	10	6-10	69	31	69	178	
Blackthorn	Prunus spinosa	60-90	Transplant	600mm Tree guard	2	1-3	14	6	14	36	
Dogwood	Cornus sanguinea	60-90	Transplant	600mm Mesh guard	2	1-3	14	6	14	36	
Holly	Ilex aquifolium	60-90	3Ltr+ Container	600mm Shrub guard	5	3-6	34	15	34	89	
Dog Rose	Rosa canina	60-90	Transplant	600mm Mesh guard	2	1-3	14	6	14	36	
Field Rose	Rosa arvensis	60-90	Transplant	600mm Mesh guard	2	1-3	14	6	14	36	
Gorse	Ulex europaeus	60-90	3Ltr+ Container	No Guard	2	1-3	14	6	14	36	
Broom	Cytisus scoparius	60-90	3Ltr+ Container	600mm Mesh guard	2	1-3	14	6	14	36	
Total:					100%		688	306	688	1,761	

Maintenance Schedule:

Item	J-A	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wildflower Grassland Maintenance									
Grass cuts to wildflower areas and remove arisings (100mm height)									
Checks for invasive, noxious or notifiable weeds and removal/treat in accordance with species encountered									
Planting Areas Maintenance									
Maintain 1m wide weed-free circle around young plants and along hedgerows via minimum 3 herbicide applications/hand weeding									
Weed eradication using herbicide and physical methods in grassland areas as appropriate for species of weed									
Grass cuts to ground vegetation within planting compartments areas to 75mm height									
Reform plants and shelters, prune plants to remove dead or dying shoots and also suckers to favour leading shoot									
Replacement of plant failures and guards/slates as required to maintain original stocking									
Undertake formative pruning as required and as appropriate for plant species									

D	31/03/24	Check of planting increased	IS	NB
G <td>02/07/23</td> <td>Layout Plan <th>IS</th> <th>NB</th> </td>	02/07/23	Layout Plan <th>IS</th> <th>NB</th>	IS	NB
B <td>03/07/23</td> <td>Additional Planting at LPA request <th>IS</th> <th>NB</th> </td>	03/07/23	Additional Planting at LPA request <th>IS</th> <th>NB</th>	IS	NB
A <td>29/06/23</td> <td>Woodland areas included <th>IS</th> <th>NB</th> </td>	29/06/23	Woodland areas included <th>IS</th> <th>NB</th>	IS	NB

Final Review: Date: Description: By: Chk:



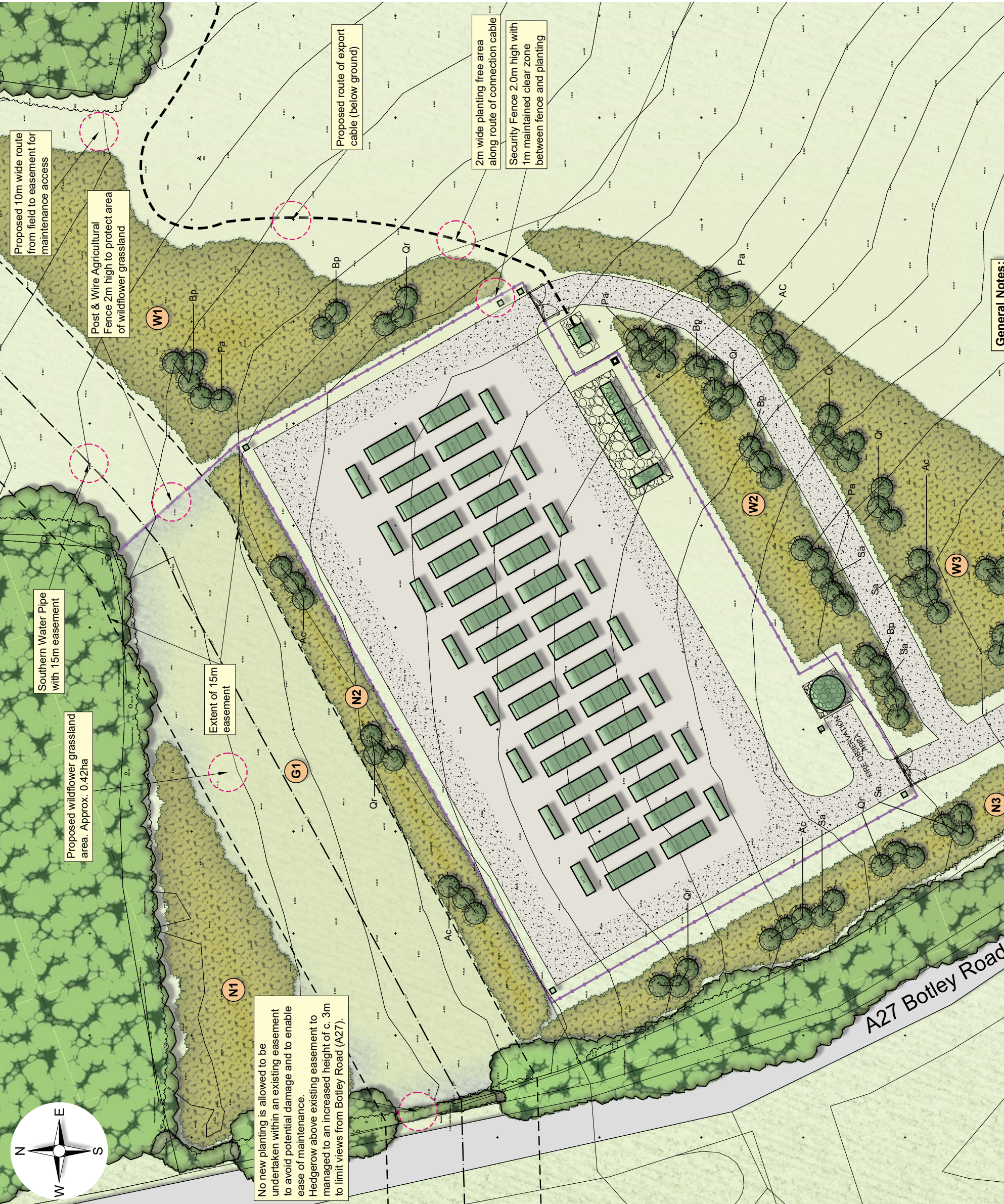
Client: Boom Power Ltd

Site: MISSLEBROOK - BESS

Drawing Title: ILLUSTRATIVE LANDSCAPE MASTERPLAN

Date: 31 Jan 2024
Scale: 1:750
Project Size: A2 (594x420 mm)

Drawn By: IS
Checked By: Final
Status: Final
Drawing No. / Client Ref: CE-MH2164-ADW024 - Final
Figure 2



General Notes:

Existing Vegetation
All trees and hedges which are shown for retention shall be protected in accordance with guidance in BS 5837:2012 - Trees in Relation to Construction. Any tree surgery required shall also be in accordance with BS 3998:2010.

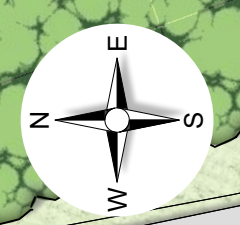
Soil
All topsoil and landscaping medium will be in accordance with BS 3882:2015. Grass areas minimum 150mm depth and tree and shrub areas min 500mm depth (plus 500mm minimum of rootable subsoil). Soil Ameliorants - to be applied to all newly planted areas. Seaweed Soilbuilder or similar approved - incorporate approx 1.5kg per m² of backfill and 70g/m² to shrub beds, or as per manufacturer's instructions. Granular, Slow Release Fertiliser (Scotts Enmag 4-15-10+7.5kg/3.4WS) or similar approved to be applied as per manufacturer's instructions.

Plant Stock
All plant material to be as specified in the Plant Schedules. All plant material to be in accordance with BS 3838 Part 1 (1992) Nursery Stock Specification for Trees and Shrubs'. BS 3838 Part 10: 1990 Nursery Stock Specification for Ground-cover Plants'. BS 3969: 1998 Recommendations for Turf for General Purpose' and 'Handling and Establishing Landscape Plants' HTA 1985, revised edition March 2002. Any stock planted outside the recognised planting season to be contained in the specified pot size. Where growing-on in the nursery is necessary all plant material is to be re-potted to the next approved pot size, re-spaced to allow for 15-20% growth per growing season, and maintained in healthy vigorous growth irrespective of weather conditions.

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

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

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



**CUSTOMER SUBSTATION
FOUNDATIONS & ELEVATIONS**

Test Valley Borough Council - Southern Area Planning Committee - 2 April 2024

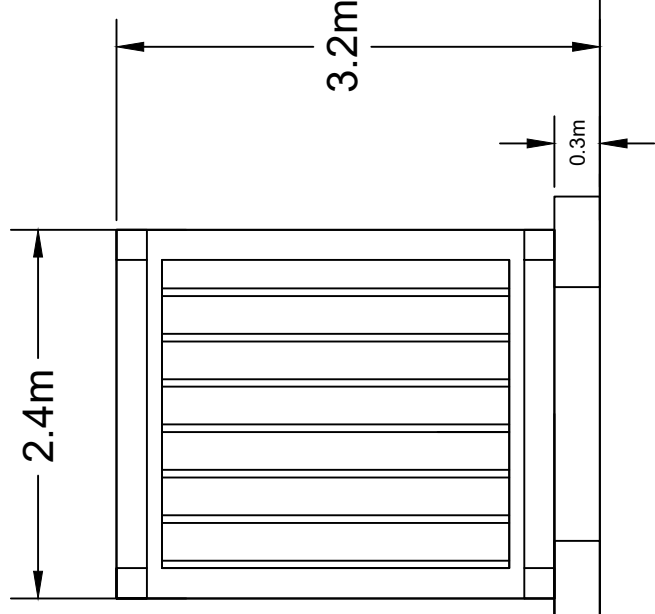
Boom Developments Ltd. Address	Project Address
Boom Developments Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG	Land Between: Botley Road A27, Castle Lane & Misslebrooks Lane, SO52 9LY

Drawing Information	
V No	Revision Note
1.0	FINAL
1.1	Address Corrected
Drawing Information	
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Stage	FINAL
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Drawing Number	B209
Designed By	Sam Smith

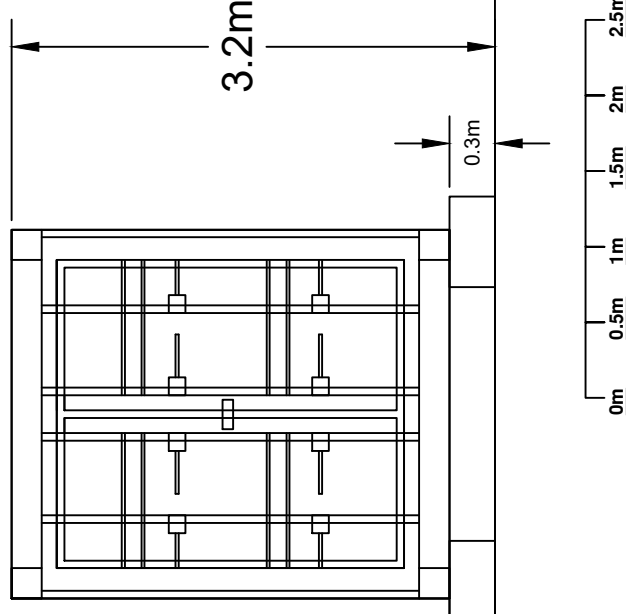


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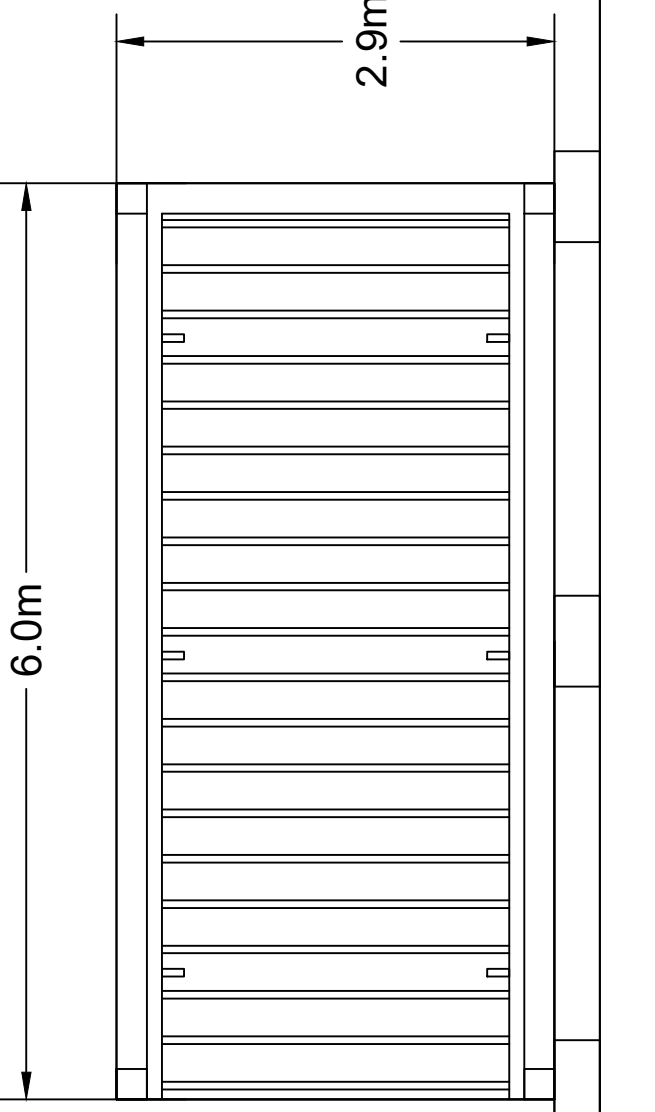
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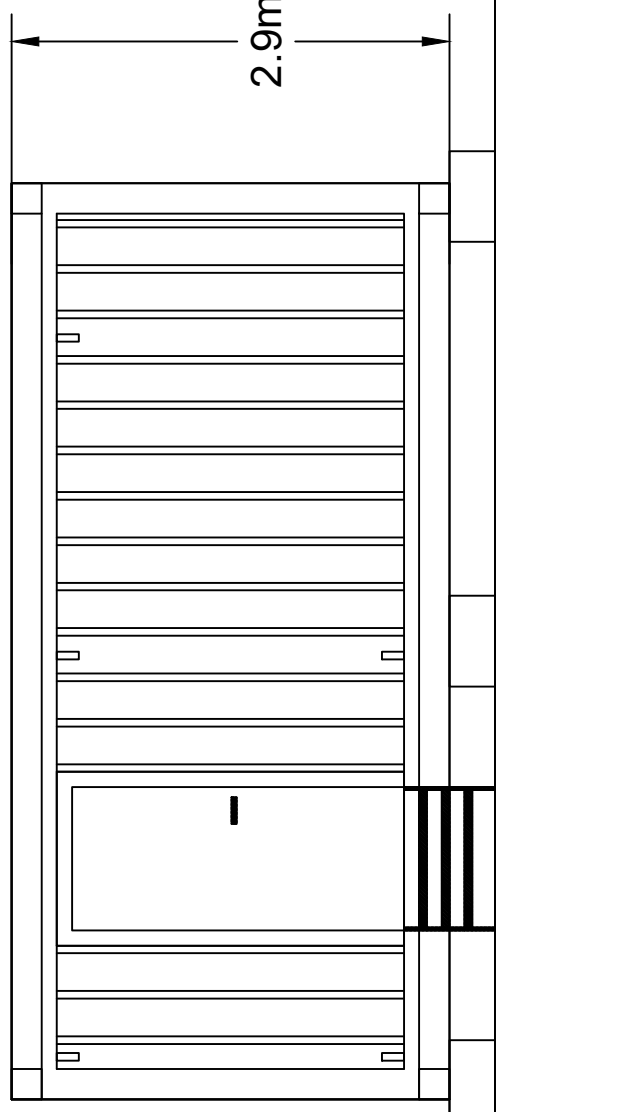
LEFT SIDE VIEW



REAR VIEW



FRONT VIEW



A B C D E F G H I J

PCS
FOUNDATIONS & ELEVATIONS

Test Valley Borough Council - Southern Area Planning Committee - 2 April 2024

Boom Developments Ltd. Address

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

Project Address

Land Between:
Botley Road A27,
Castle Lane &
Misslebrooks Lane,
SO52 9LY

Drawing Information

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1.1	Address Corrected	SS	15/11/2024

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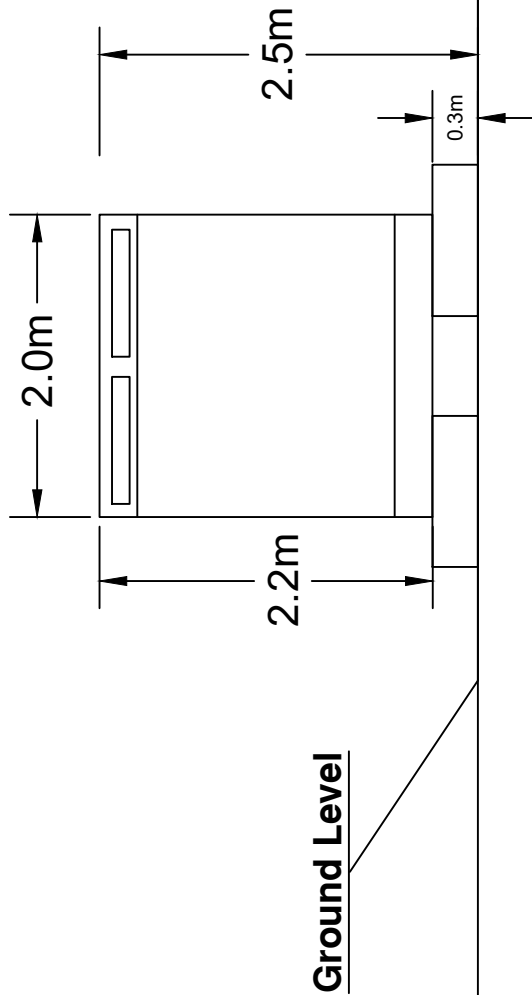
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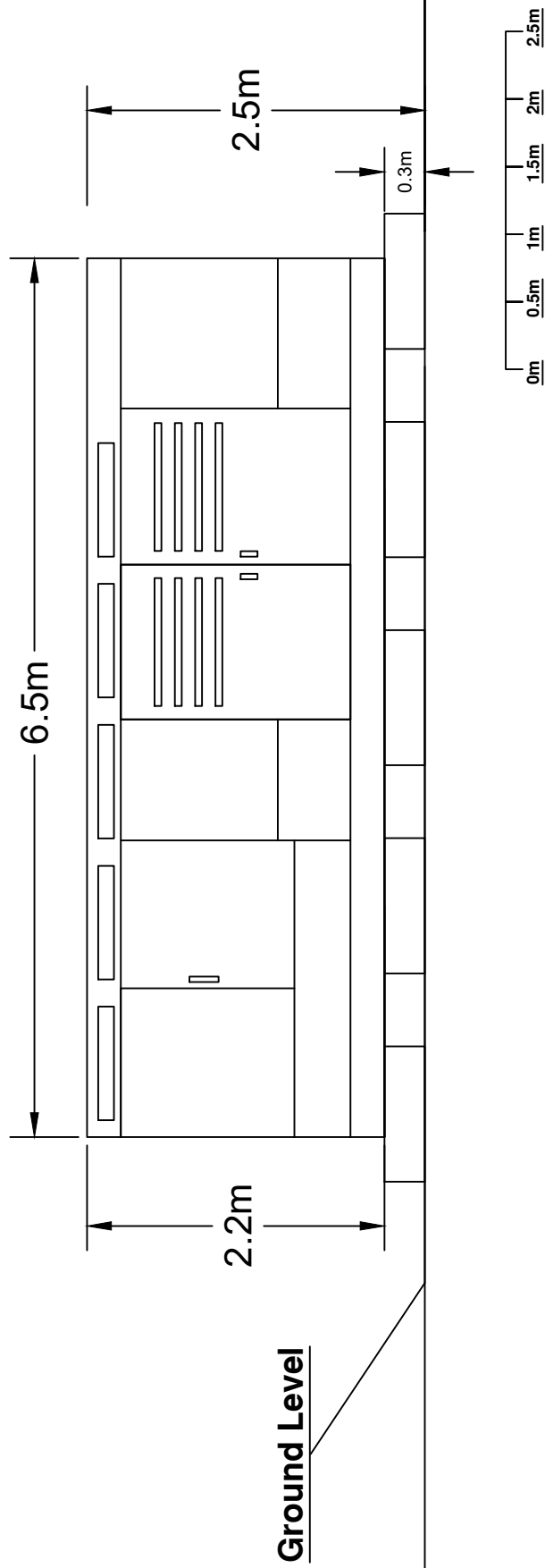
Drawing Number B211

Designed By Sam Smith

FRONT VIEW



SIDE VIEW



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**BATTERY STORAGE
SERVICE TRACK
CROSS SECTION**

Test Valley Borough Council - Southern Area Planning Committee - 22 April 2024

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

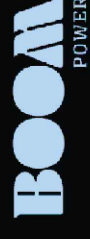
Project Address
 Land Between:
 Botley Road A27,
 Castle Lane &
 Misslebrooks Lane,
 SO52 9LY

Drawing Information

V No	Revision Note	By	Date
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1.1	Address Corrected	SS	15/11/2024

Drawing Information

Scale When Printed	1:50 @ A3
Stage	FINAL
Drawing Name	Battery Storage Service Track Cross Section Planning
Drawing Number	B215
Designed By	Sam Smith



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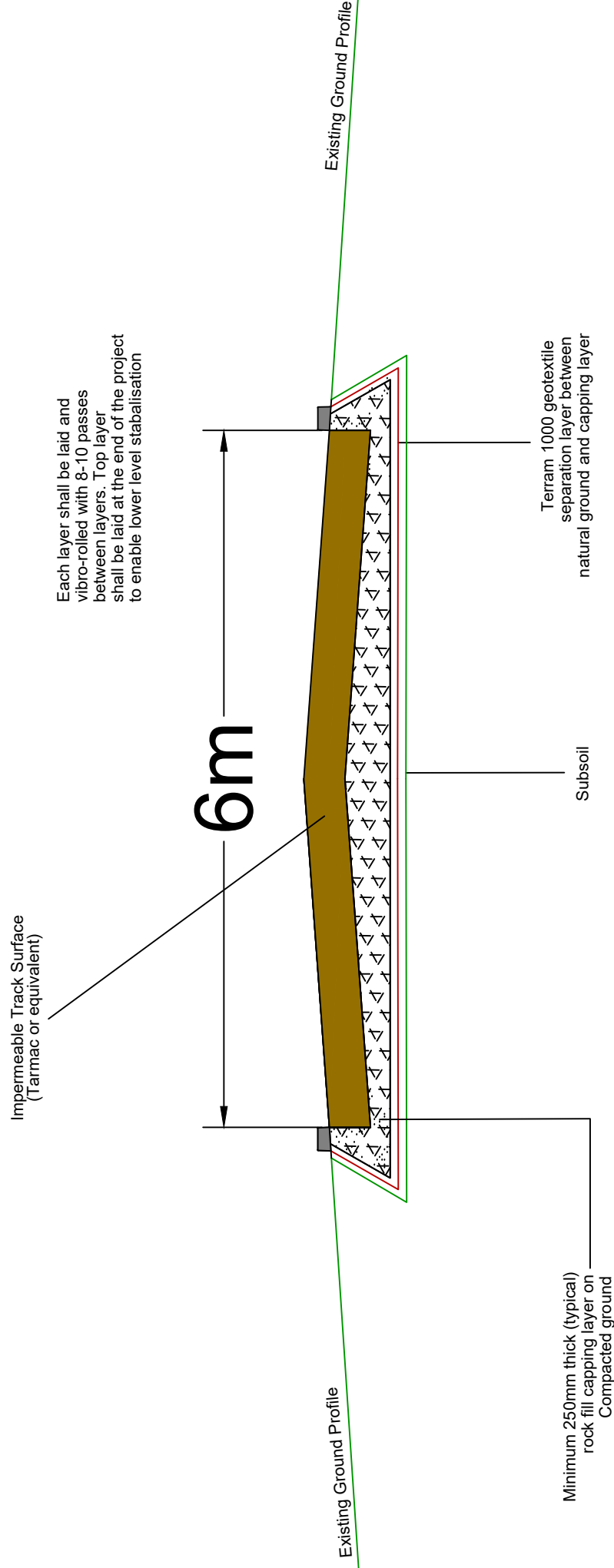
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2.5m

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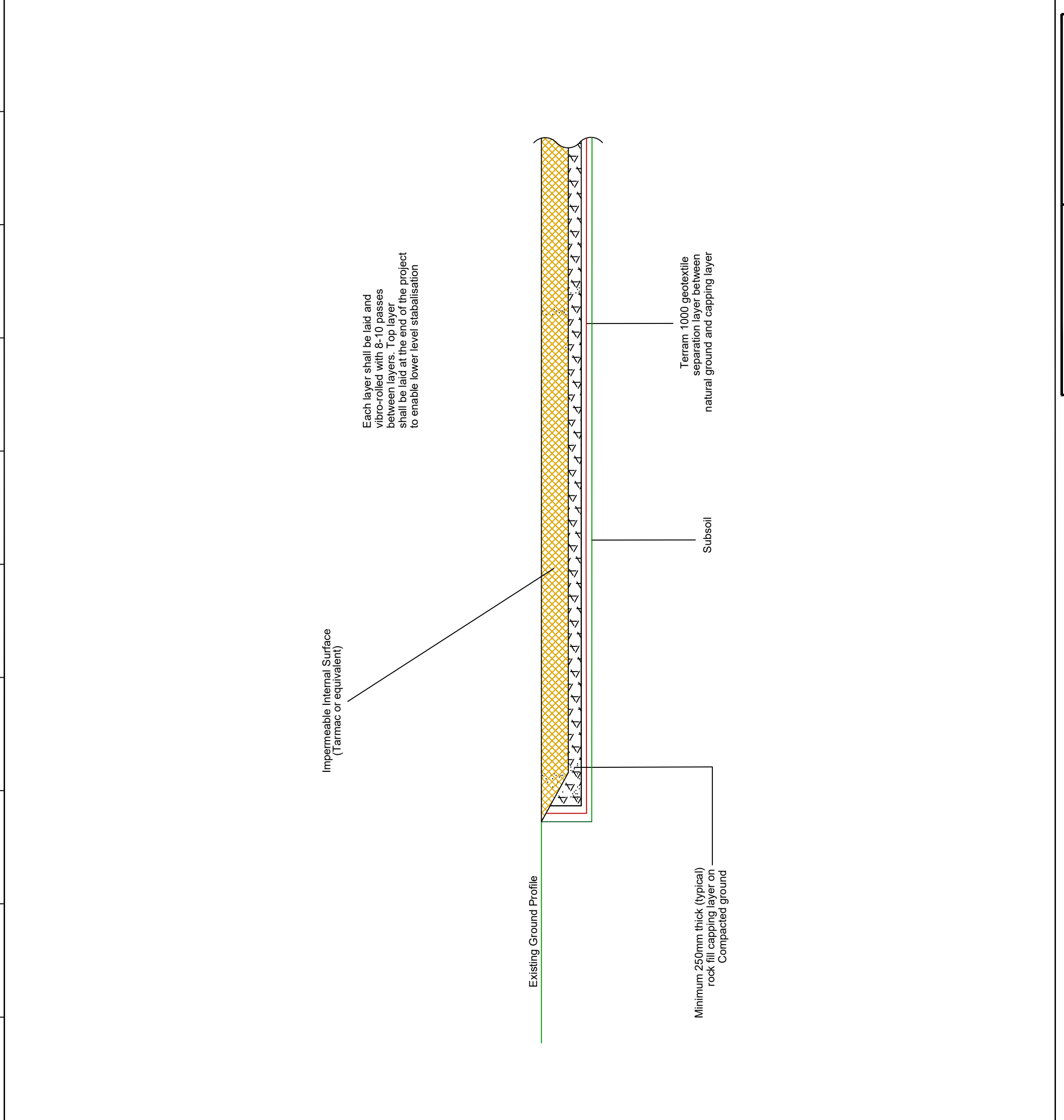
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TEL: +44 (0) 1903 323230

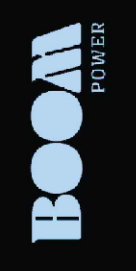


**BATTERY STORAGE
INTERNAL SURFACE
CROSS SECTION**

Test Valley Borough Council - Southern Area Planning Committee - 22 April 2024



Boom Developments Ltd. Address		Project Address	
Boom Developments Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG		Land Between: Botley Road A27, Castle Lane & Misslebrooks Lane, SO52 9LY	
Drawing Information			
V No	Revision Note	By	Date
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1.1	Address Corrected	SS	15/11/2024
Drawing Information			
Scale When Printed		1:50 @ A3	
Stage		FINAL	
Drawing Name		Battery Storage Internal Surface Cross Section Planning	
Drawing Number		B216	
Designed By		Sam Smith	



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MISB - DNO Substation
Foundation & Elevations

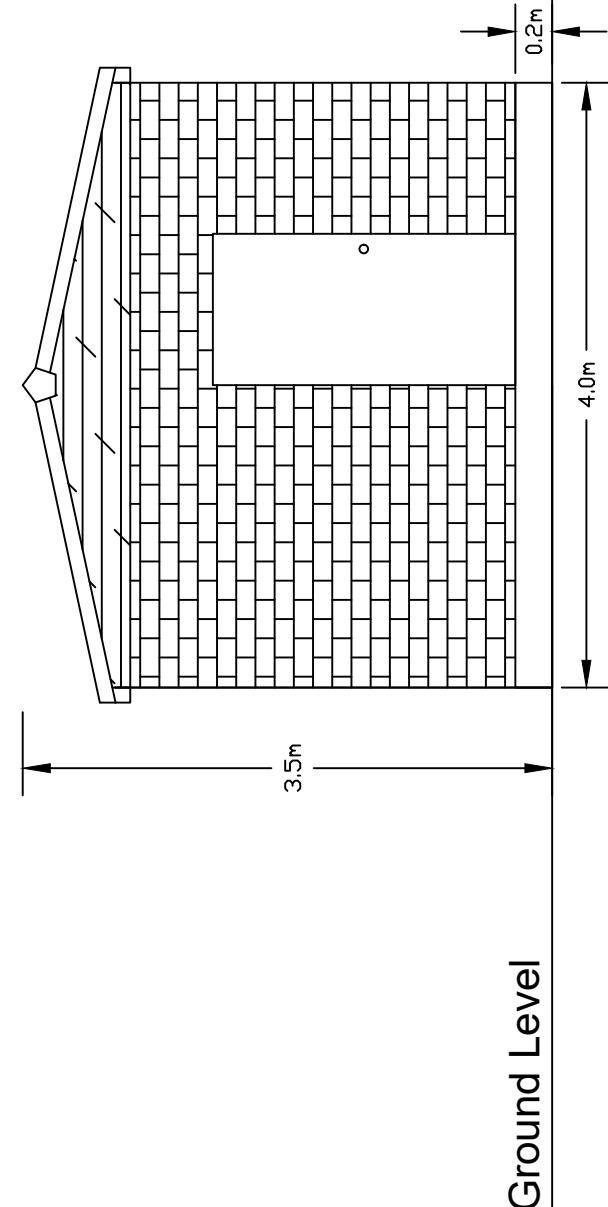
Test Valley Borough Council - Southern Area Planning Committee - 2 April 2024

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

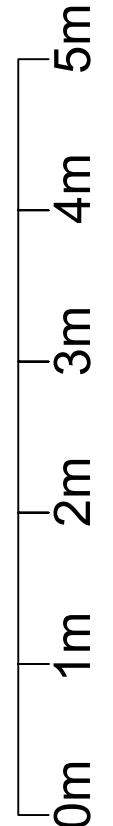
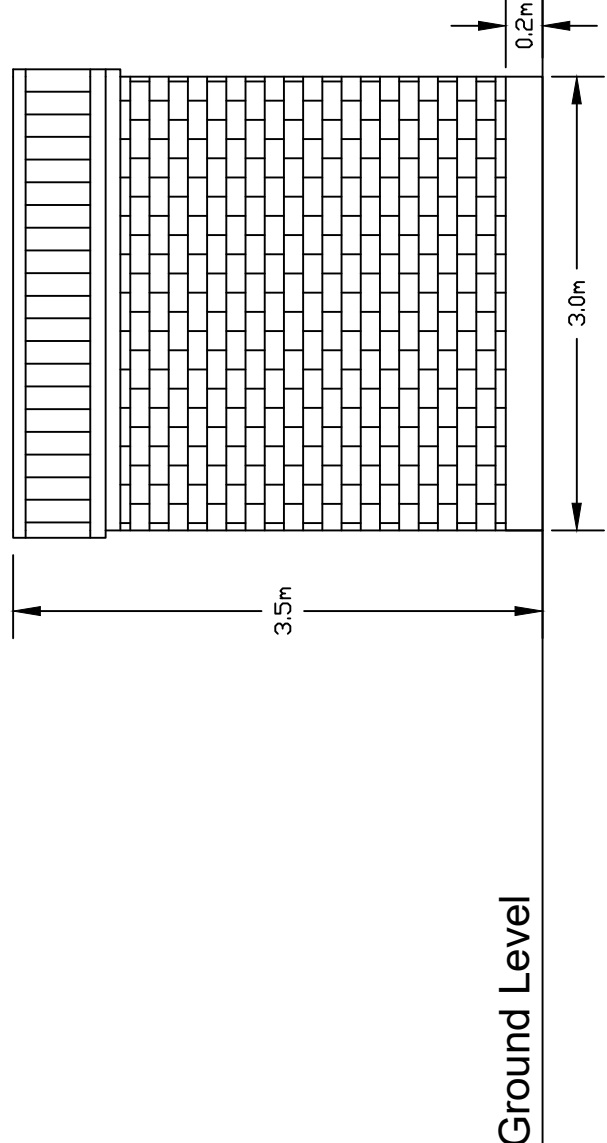
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1.1	Address Corrected	SS 15/11/2024

Drawing Information	
Scale [when printed]	1:50 @ A3
Stage	FINAL
Drawing Name	DNO Substation Foundations & Elevations
Drawing Number	MISB 997
Designed By	Sam Smith

Front Elevation



Side Elevation



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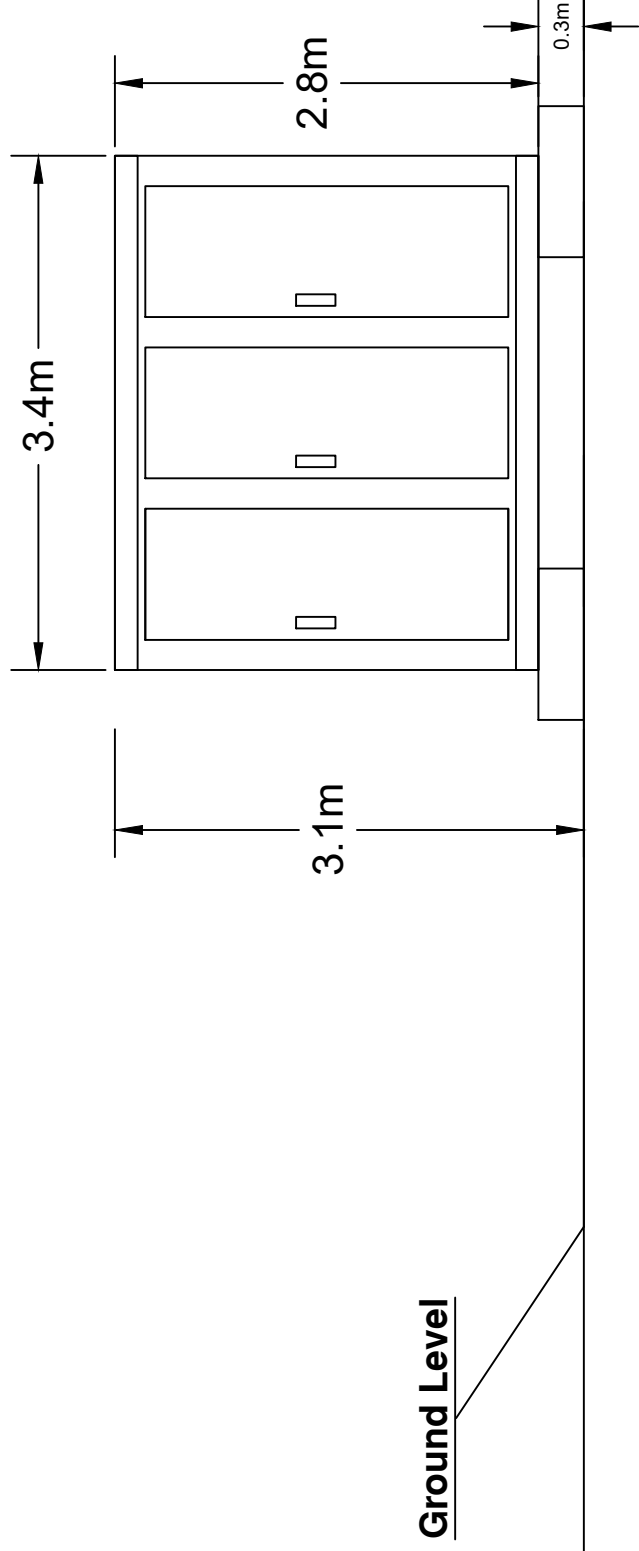
BESS BATTERY FOUNDATIONS & ELEVATIONS

Test Valley Borough Council - Southern Area Planning Committee - 2 April 2024

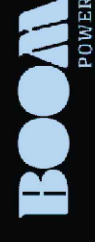
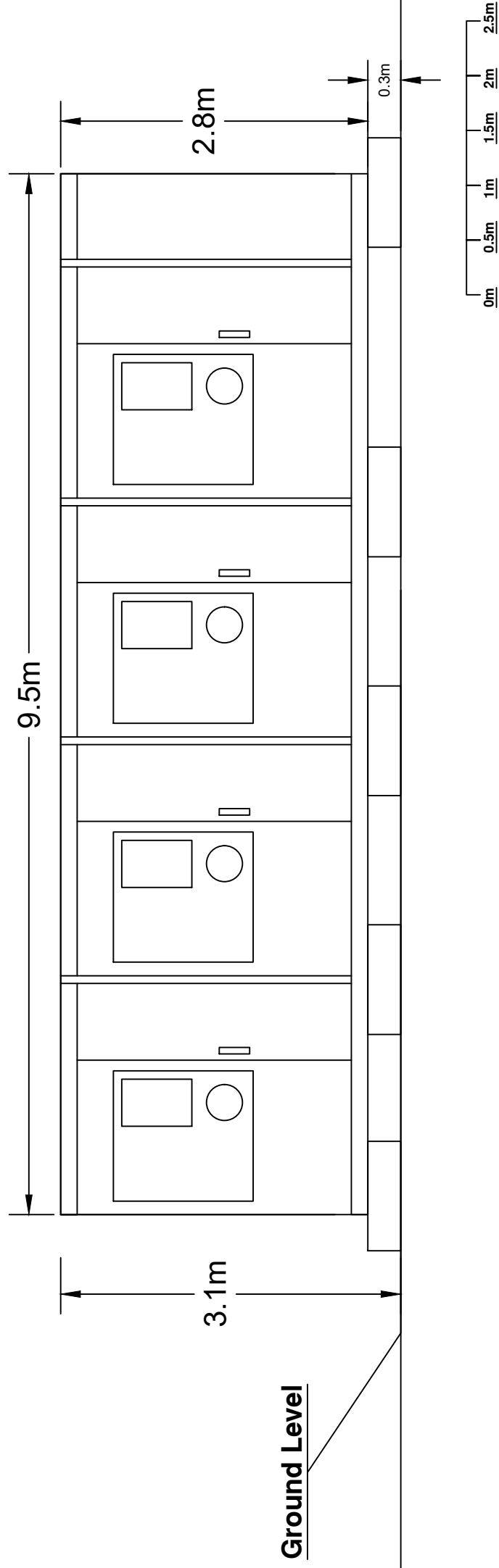
Boom Developments Ltd. Address	Project Address
Boom Developments Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG	Land Between: Botley Road A27, Castle Lane & Misslebrooks Lane, SO52 9LY

Drawing Information		V No	Revision Note	By	Date
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1.1	Amended	SS	10/11/2023		
1.2	Address Corrected	SS	15/11/2023		
Drawing Information					
Scale	1:50 @ A3				
Stage	FINAL				
Drawing Name	BESS Battery Foundations & Elevations				
Drawing Number	MISB 998				
Designed By	Sam Smith				

FRONT VIEW



SIDE VIEW



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**WATER SUPPLY TANK
ELEVATION**

Test Valley Borough Council - Southern Area Planning Committee - 2 April 2024

Boom Developments Ltd. Address

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

Land Between:
Botley Road A27,
Castle Lane &
Misslebrooks Lane,
SO52 9LY

Drawing Information

V No	Revision Note	By	Date
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1.1	Address Corrected	SS	15/11/2024

Drawing Information

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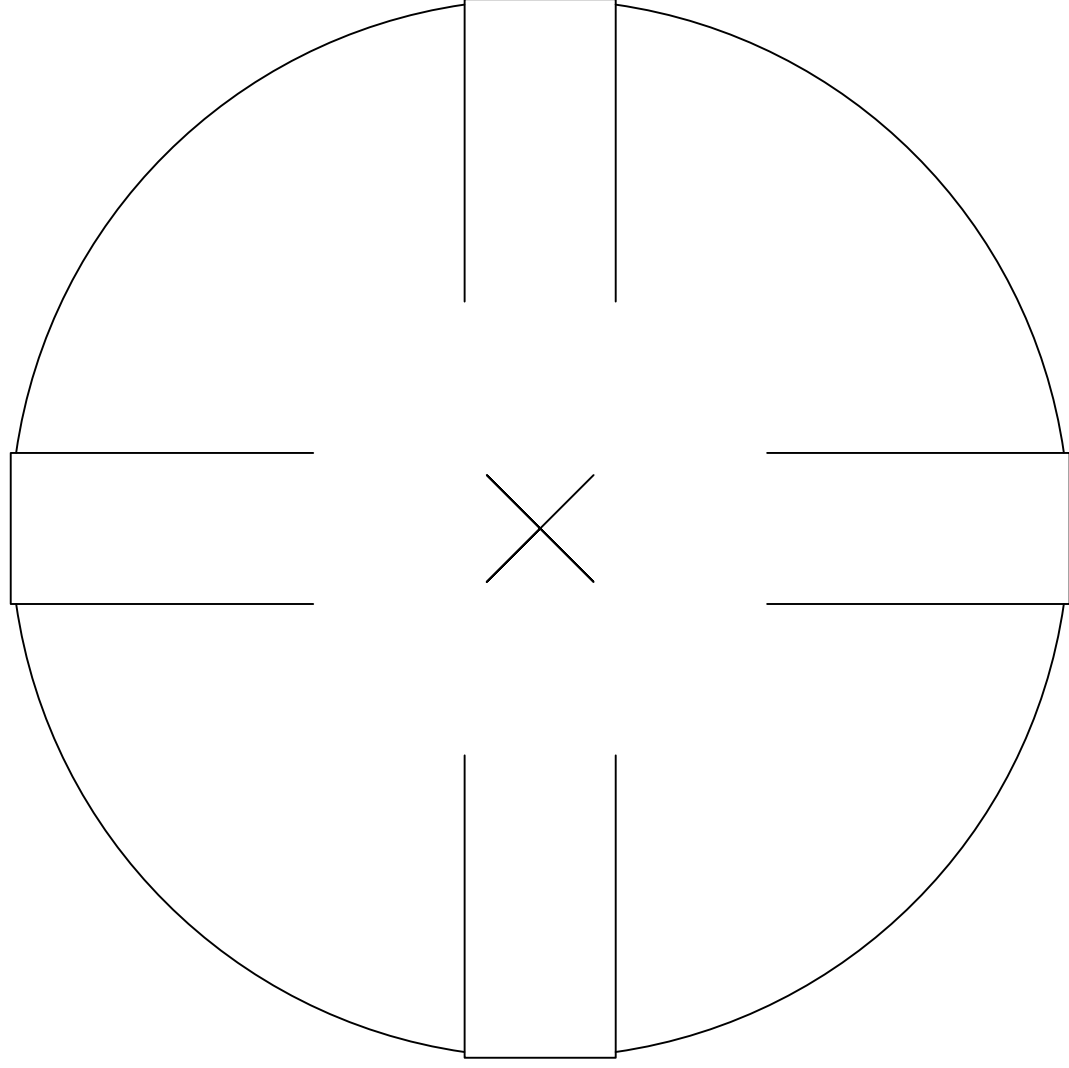
Stage **FINAL**

Drawing Name Water Supply Tank Elevation

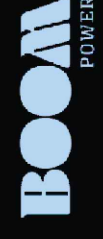
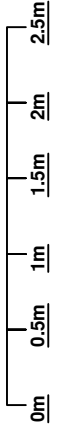
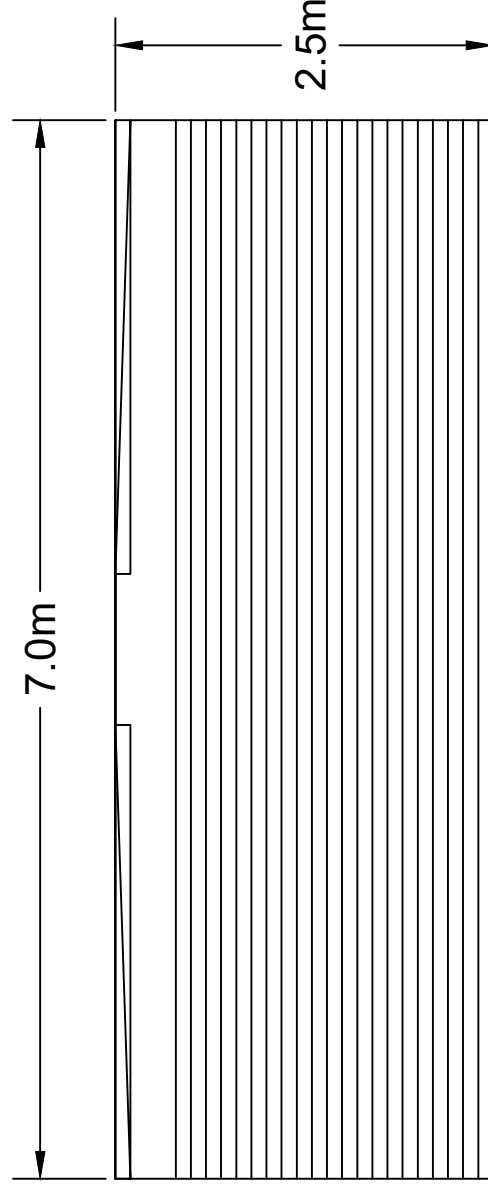
Drawing Number MISB 999

Designed By Sam Smith

TOP VIEW



SIDE VIEW



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ITEM 9

APPLICATION NO.	23/02655/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.10.2023
APPLICANT	Mrs Emily Dixon
SITE	Arran House, 40 Carisbrooke Court, Romsey, SO51 7JQ ROMSEY TOWN (CUPERNHAM)
PROPOSAL	Demolition of garage, erection of single storey front and rear extensions, first floor side extension, and alterations to access
AMENDMENTS	
CASE OFFICER	Katie Savage

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is a large detached dwelling located on the corner of Carisbrooke Court in Romsey.

3.0 PROPOSAL

- 3.1 Demolition of garage, erection of single storey front and rear extensions, first floor side extension, and alterations to access

4.0 HISTORY

- 4.1 TVS.00353/1 - 5'0" High Fence - 40 Carisbrooke Court, Romsey. Permission - 09/07/76.
- 4.2 TVS.00353 - Extension - 40 Carisbrook Court, Romsey. Permission - 14/11/74.

5.0 CONSULTATIONS

- 5.1 Highways - No objection
- 5.2 Trees – No objection subject to condition

6.0 REPRESENTATIONS Expired 23.02.2024

Romsey Town Council: Objection

- Two storey extension overbearing because of angle between the properties, reducing light and amenity
- Concern about the height (about ten feet) and length of the single storey extension such that it may affect the neighbour's trees

- Concern over repositioning of driveway near the junction of Woodley Lane.

One letter of objection from the occupier of Little Firs (summarised)

- Over development of the site
- Height of single storey extension
- First floor extension would be obtrusive from rear windows and the garden
- Loss of light to garden
- Negative impact on TPO trees.
- Repositioning of drive raises highways concern
- Concern over noise from flues and central heating.
- Concern relating to noise and smells from proposed rooflights
- Extension creates a terracing effect when viewed from the street
- The massing of the single storey extension is entirely out of context and would create an overbearing impact from the garden.

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 COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy E2 - Protect, Conserve and Enhance the Landscape Character of the Borough

Policy E5 - Biodiversity

Policy LHW4 – Amenity

Policy T1 – Managing Movement

Policy T2 – Parking Standards

7.3 Supplementary Planning Documents (SPD)

Romsey Town Design Statement – Area 6

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring property
- Impact on trees
- Impact on biodiversity
- Impact on parking provision and highways
- Other matters

8.2 **Principle of development**

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

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

The application site is a 2-storey dwelling set back from Carisbrooke Court Road. As it currently stands, there is a detached garage to the north west of the main dwelling, a single storey side extension to the east elevation. Surrounding the site is soft landscaping in the form of hedges and trees so direct views into the rear are limited. However, the front elevation is fully visible from the street scene when entering and leaving Carisbrooke Court. The application seeks permission for various permissions including the demolition of the existing garage, a first-floor side extension, a small porch extension, a rear extension and alterations to the access. All of these are considered separately below.

8.4 Demolition of garage

The existing garage is set in the garden of the existing dwelling to the north and is not fully visible from the street scene. The application seeks permission to remove the garage. It is not considered the removal of the garage would have a detrimental impact on the character and appearance of the area and would not conflict with policies set out within the local plan.

8.5 Proposed front extension

The proposed front extension would extend approximately 1.5m from the existing front elevation which would accommodate an extra bedroom and living space downstairs. The proposed extension would have a small mono pitch room and all materials are to match that of the existing dwelling, such development is supported in principle by the Romsey Town Design Statement as it requires development to retain the integrity of the particular area, which the proposal does. The wider street scene is made up of a mixture of single storey and two storey properties, some of which have been extended and altered their front elevations, and it is not considered that this extension would look out of place given it is relatively small in scale and the prevailing character of the area.

8.6 Proposed first floor extension

The proposal seeks permission for a first-floor extension to the east elevation. There have been comments raised regarding the first floor being obtrusive as the proposed extension would be built up to the boundary with the neighbouring property, Little Firs. The proposed extension would extend from the existing ridge height of the main dwelling but would remain within the existing footprint of an existing single storey side extension, built in materials which match that of the existing dwelling. The relationship between Little Firs and Carisbrooke Court follows similar examples of tight boundaries around the local area. However, Little Firs is built more centrally into the plot and is set further forward than Arran House and is positioned at an angle away from the boundary between the respective properties.

8.7 There has also been comment raised regarding a terracing effect. As mentioned above, Little Firs is set away from the boundary line and at an angle with the front elevation facing away from the application site and therefore it is not considered that the proposed first floor extension could create a terracing effect as a result of the proposed extension.

8.8 *Proposed rear extension*

The proposed rear extension would extend from the northeast elevation and would be constructed with a flat roof. It would extend approximately 7m into the garden and would have bifold doors on its northwest elevation and a small window on the end of the extension on its north east elevation. The proposed extension would sit off the boundary with the neighbouring property by over half a metre. Public views would be limited due to the position of the extension to the rear. However, glimpsed views may be possible when travelling to the northwest of Carisbrooke Court as the application site sits at a higher elevation compared to the bungalows located further west. The proposal would be built in materials to match the existing dwelling and the other proposed extensions. Taking the above into consideration the design is high quality and accords with the local plan.

8.9 *Proposed alteration to access*

The application would also see changes to the vehicle access. The acceptability from a highways perspective is addressed in paras 8.25-8.27. The surrounding properties mainly have off street parking to the side of their properties which is mainly due to the fact their garages are located to the side. The application site is unique in the fact the garage is accessed via side of the site and the garage is located in the rear garden. The site is located on an unclassified road which wouldn't require planning permission to drop the kerb and some of the works to the driveway could realistically be completed under permitted development. Soft landscaping to the side of the driveway is maintained which is an important feature along Carisbrooke Court and although parking would be to the front of the site, on balance, the proposed development would not look out of place and is considered acceptable.

8.10 In conclusion it is considered that the proposed development, as outlined in Paragraphs 8.3 - 8.9 would not be harmful to the character and appearance of the local area and is in accordance with Policy E1 of the TVBRLP.

8.11 **Impact on neighbouring amenity**

Overlooking and overbearing impact

Though the proposed front extension would be further forward than the existing front elevation of the property, it would have a similar outlook to the existing. Due to the positioning of other properties in the street scene and the separation distances between these dwellings and the front extension there would be no material adverse harm to the amenities of the adjoining properties from this part of the proposal. There have been comments raised regarding the dominating impact of the proposed first floor extension on the rear windows and garden of Little Firs. The proposed side extension would result in the roof of the property and first floor wall sitting closer to the boundary line than currently exists.

However, it is not considered that the increased bulk and mass created by this first floor extension would be overbearing given the separation distance between Little Firs and the extension and Little Firs' central and angled position in its plot. A comment has been made regarding the side elevation of the proposal being featureless. The proposal would include a small window at ground floor and no windows at first floor to ensure overlooking does not occur, the lack of detailing on this side elevation would not render the design of the extension harmful as only partial and oblique views would be possible from the public domain.

8.12 The proposed rear extension would extend approximately 7m into the rear garden and would be approximately 3m in height. The rear extension runs adjacent to the boundary, and it is stepped off the boundary by over half a metre. The proposal is a flat roof extension which has no windows on the eastern side with all windows and doors facing into the applicant's rear garden. Such detailing and design ensures that the proposal does not result in overlooking or an overbearing impact on Little Firs.

8.13 Loss of light & Shadow

With regards to the loss of light and shadowing, the application is not supported by a daylight impact report, which is not a formal requirement. Nevertheless, a shadow diagram has been completed which includes the existing situation on site and the impact were the proposed extension to be built. The existing and proposed diagram shows that a shadow would be cast in the application site's garden at 12pm but not within the garden of Little Firs. At 2pm a shadow is currently cast in the applicant's garden, and the proposed extension would result in marginally extend shadow and this would be within part of the garden Of Little Firs. At 4pm the diagram shows both the existing property and the extension would cast a shadow across the Little Firs' garden, although the proposal would be slightly longer due to its proximity to the boundary with Little Firs.

It is important to note that the site is bordered by large mature trees, some of which are protected by virtue of a TPO. The reality is that the both the existing property and trees would already cast a shadow into the garden of Little Firs and whilst there may be a larger shadow cast by the extension, this is not significantly greater than the current situation caused by the trees or existing house. As such it is considered that the proposed side extension would not result in any significant loss of sunlight or daylight or result in excessive overshadowing.

8.14 With regards to the rear extension, this would sit slightly higher than the boundary fence. However, due to the separation between properties and the fact the extension is set away from the boundary it is considered the proposal would not have a detrimental impact on the neighbouring property by means or loss of sunlight, day light or overshadowing.

8.15 As a result, it is considered the proposal is in accordance with Policy LHW4 of the TVBRLP.

8.16 Impact on biodiversity

Bats receive protection under UK law via the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Habitats Directive, which is transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (commonly referred to as the Habitats Regulations). Developments that affect bats will need a European Protected Species (EPS) licence from Natural England before any work that affects bats could commence. Local Planning Authorities are required to engage with the Regulations – planning permission should be granted (other concerns notwithstanding) unless: a) the development is likely to result in a breach of the EU Directive, and b) is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law.

8.17 The application is supported by a Bat Survey report of the thorough and professional bat survey work that has been carried out at the site to appropriate methodologies and standards. This report includes results and conclusions of the full survey work, an assessment of the impacts to bats and the measures to ensure that any impacts to bats are avoided or compensated for.

8.18 The surveys which accompany the application by Vesper Conservation & Ecology Limited (July, 2023) state that bat droppings were found in the roof space on the eastern gable wall and below on the floor of the roof. The eastern gable wall is subject to a small gab up at the apex and there are hanging tiles on the front elevation which can also be used by bats. The surveys have confirmed that the building is being used by a maternity roost of Common Pipistrelle bats. Given the findings therefore it cannot be ruled out that roosting will not be affected by the proposals, but they can be retained in-situ with disturbance minimised through well planned works. If avoidance measures are not taken then the work has the potential to kill and/or injure individual bats and the proposed development will therefore result in a breach of the EU Directive. A condition to ensure the works are carried out in accordance with the bat survey is applied and therefore, the bat boxes would be included in this.

8.19 An EPS licence can only be granted if the development proposal is able to meet three tests:

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

8.20 The above tests are encapsulated within TVBRLP Policy E5 which the proposal is also be assessed against. In terms of the first test the application will provide as the economic benefit of providing construction work in the local area. The proposed works would provide additional space for the occupants to use, it is therefore considered the proposal would result in a social and economic benefit

in the interest of the public. In addition, there are no other buildings on the site which could provide an alternative to meet needs of applicants and consequently, there is no satisfactory alternative to the proposed development as required by the second test.

- 8.21 In order to assess the development against the third test, sufficient details must be available to show how killing / injury of bats will be avoided and how the loss of the roost/entry point to the roost will be compensated. In this case, a mitigation strategy is provided that includes methods to be followed during the development to ensure bats are not disturbed, killed or injured, together with new roosting opportunities to be provided in the application site.
- 8.22 Subsequently, it is considered that the mitigation measures submitted will ensure that the proposed development is unlikely not to be licensed. As such the application is in accordance with Policy E5 of the TVBRLP.
- 8.23 **Impact on trees**
The site is host to TPO trees in the rear garden and the neighbouring property also has TPO trees which are sited close to the boundary. The Council's tree officer has been consulted on the application. During the initial consultation the tree officer commented on various TPO trees and their proximity to the proposed single-storey rear extension and the possible affect the extension could have on the root protection area of five of these TPO trees. These trees were identified as T003-T007 in the submitted Technical Arboriculture report reference AIA/AMS-KC/40Carisbrooke/001 dated November 2022. Due to the concerns raised an arboriculturally sensitive foundation design has been proposed using piles to support an above ground beam.
- 8.24 The submitted arboricultural impact assessment and method statement did not consider the demolition of the garage which is within the root protection area of T001. Third party comments have also raised concern over the potential impact on important trees which include damage to their root system, loss of rain reaching the roosts and potential issues to the structural root system and future impact on buildings if these trees become unstable.
- 8.25 Following these comments, additional details regarding the ground floor foundations and a tree protection plan has been submitted along with an arboricultural report which has been reviewed by the tree officer. The tree officer has stated should tree protection measures be implemented as per, Technical Arboriculture's report reference number: AIA/AMS-KC/40CARISBROOKE/001 Revision A dated January 2024 and constructed using the foundation design detailed in WRD Engineers Ltd drawing WRDEL\ 76025\01 and illustrated in drawing reference 2300-P-300 revision A, trees shown for retention will be suitably protected throughout the course of development. Conditions ensuring development is undertaken in accordance with these details has been secured alongside conditions which ensure no materials or waste is deposited in the root protection area of any trees to ensure their retention and protection during the construction phase. As a result, it is considered the proposed development would be in accordance with Policy E2 of the TVBRLP.

8.26 Impact on highways and parking provision

The application does include the creation of a new access to the front of the dwelling which would accommodate 4 new parking spaces which is in excess of the minimum requirement in Annex G and policy T2 of the TVBRLP. The new access will be created on a non-classified road and is likely to be permitted development. Nevertheless, Hampshire Highways have been consulted on the application and raised no objection to the new access.

8.27 It is highlighted that following any planning permission that may be granted, the applicant would still need to apply to the Highway Authority to create the proposed vehicle access. As a result, it is considered the proposal is acceptable from a highways perspective and in accordance with Policy T1 and T2 of the TVBRLP.

8.28 Other matters

The proposal includes 3 roof lights on the flat roof extension which would go over the proposed new kitchen and dining area. As the proposal is for a domestic property and not a commercial kitchen it is not considered that the proposal would have a greater impact on any noise or cooking smells over and above those associated with the existing property. If there are issues with noise or smells, there are relevant council departments who can deal with these matters under separate legislation.

8.29 There are also comments raised regarding an air source heat pump which is not shown on the plan and therefore does not form part of the application proposal.

8.30 Third party comments regarding the impact on the character and appearance of the area and potential terracing effect have been considered in paragraphs 8.3 – 8.10.

8.31 Comments regarding the impact of the development on the residential amenity of the area have been addressed in paragraphs 8.11-8.15.

8.32 Concern over the impact on the highway has been addressed in paragraphs 8.26-8.27.

8.33 Comments regarding trees has been addressed in paragraphs 8.23-8.25.

8.34 The supporting plans do show solar panels on the roof of the main house and extension. These are not included in the description of works and therefore not granted permission for. It is possible these works are captured by Permitted Development and will be installed under these guidelines.

9.0 CONCLUSION

9.1 Whilst proposed first floor extension would sit closer to the boundary line with neighbouring Little firs (43 Carisbrooke Court) with the rear extension extending 7m into the rear garden, taking the above factors into consideration it is concluded that the proposal would not cause detrimental harm to the neighbouring amenity of Little Firs due to the separation distance and intervening boundary treatment in the form of mature trees which run adjacent

to the site. The proposal would be built using matching materials which is preferred by the Romsey Town Statement and is not considered to look out of place in this location. The proposal is acceptable from a biodiversity and trees perspective and the proposed changes to the access are not harmful to the highway. As a result, the application is recommended for permission as it would fully accord with the policies of the Test Valley Borough Revised Local Plan (2016) and in particular policies COM2, E1, E2, E5, LHW4, T1, and T2.

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 2300-P-110 B, 2300-P-200 B, 2300-P-001 B, 2300-P-105 B, WRDEL/76025/01, TPP-KC/40CARISBROOKE/001/
Reason: For the avoidance of doubt and in the interests of proper planning."**
3. **The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the submitted application form and approved plans.
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
4. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the Technical Arboriculture's Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/40CARISBROOKE/001 Revision A dated January 2024.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase.**
5. **The development hereby approved shall be undertaken in full accordance with WRD Engineers Ltd drawing WRDEL\ 76025\01 and drawing reference 2300-P-300 revision A
Reason: To prevent the loss during development of trees and natural features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice.**
6. **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.**

7. **No materials shall be stacked or deposited within the root protection area of the protected trees within the site. Materials and waste shall be removed from application site and shall not be deposited within the site.**

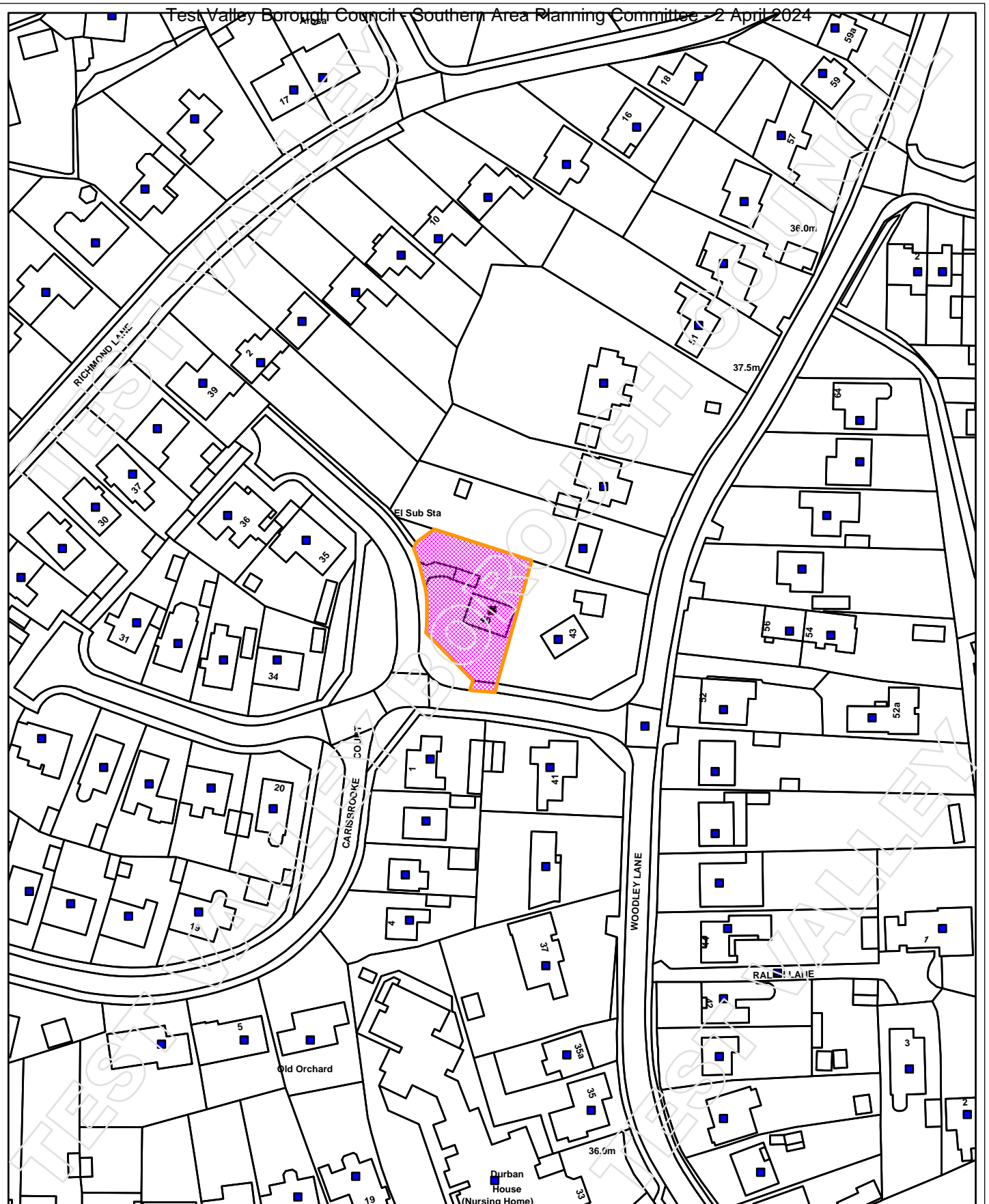
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase and to protect the character and appearance of the area in accordance with Test Valley Borough Revised Local Plan (2016) policy E2.

8. **Development shall proceed in accordance with the measures set out in Vesper Conservation & Ecology Limited (July, 2023) Section 5 'Mitigation Strategy' unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and Enhancements shall be permanently maintained and retained in accordance with the approved details.**

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

Notes to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
 2. **Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
 3. **Following any planning permission that may be granted, the applicant would still need to apply to the Highway Authority to create the proposed vehicle access. This would require the developer to apply for both a Section 184 and Section 171 Licence.**
 4. **The granting of any planning permission does not grant the applicant the right to build the proposed access. This will require formal engineering drawings and the Highway Authority will reserve the right to require works to have a Section 278 Minor Works Agreement or full Section 278 Agreement if it is deemed that the works necessitate this. It should also be noted that the Highway Development Agreements team are consulted for information on all Section 171 and Section 184 applications. The final decision rests with the Highways Operation Centre and the granting of the Licence is not guaranteed.**
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Siteplan



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23/02655/FULLS



2300-P-105

Proposed Site Plan

40 Carisbrooke Court

PLANNING

A 13/10/23 Planning
B 20/10/23 Planning

A
B

13/10/23 Planning
20/10/23 Planning

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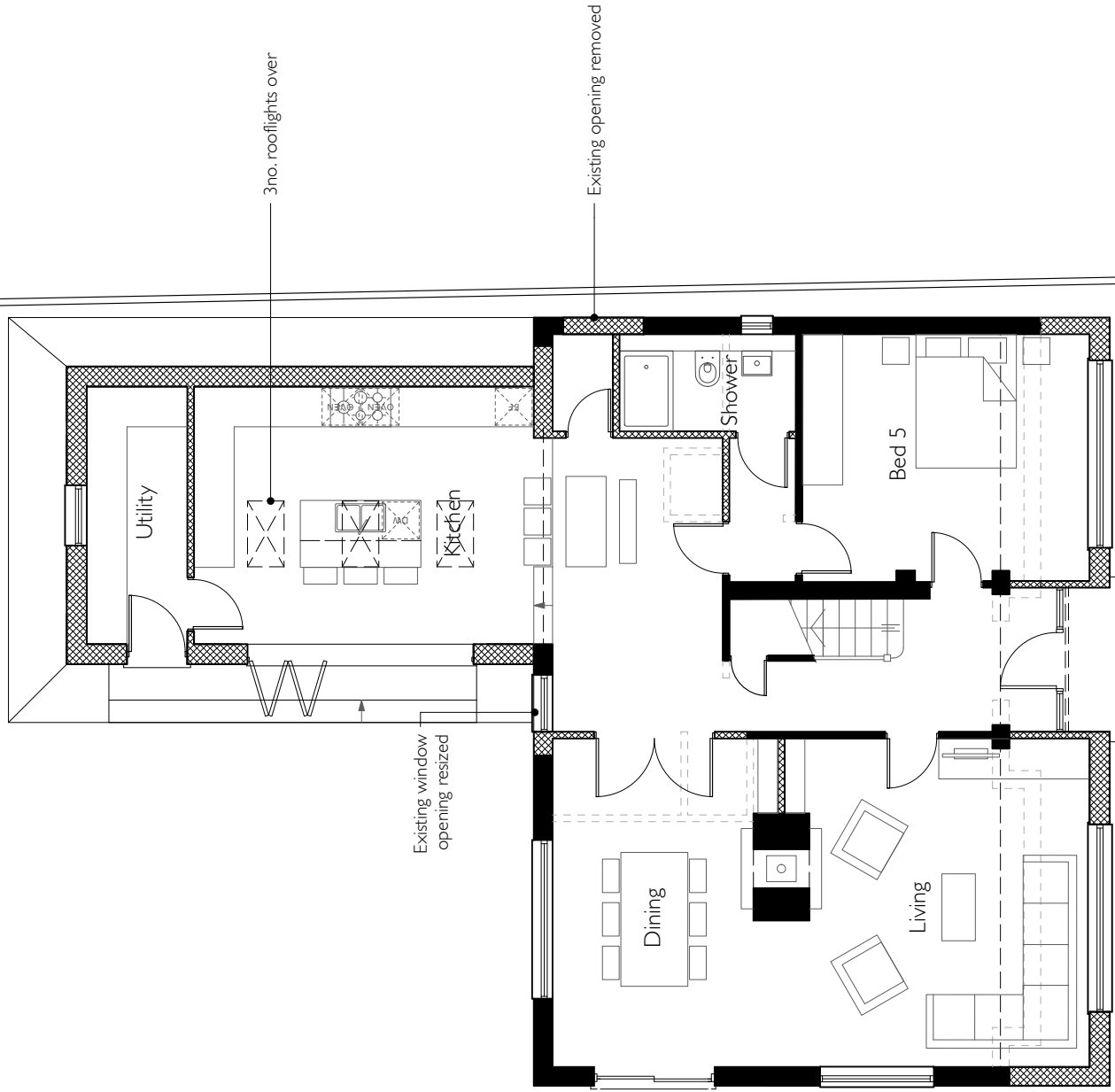
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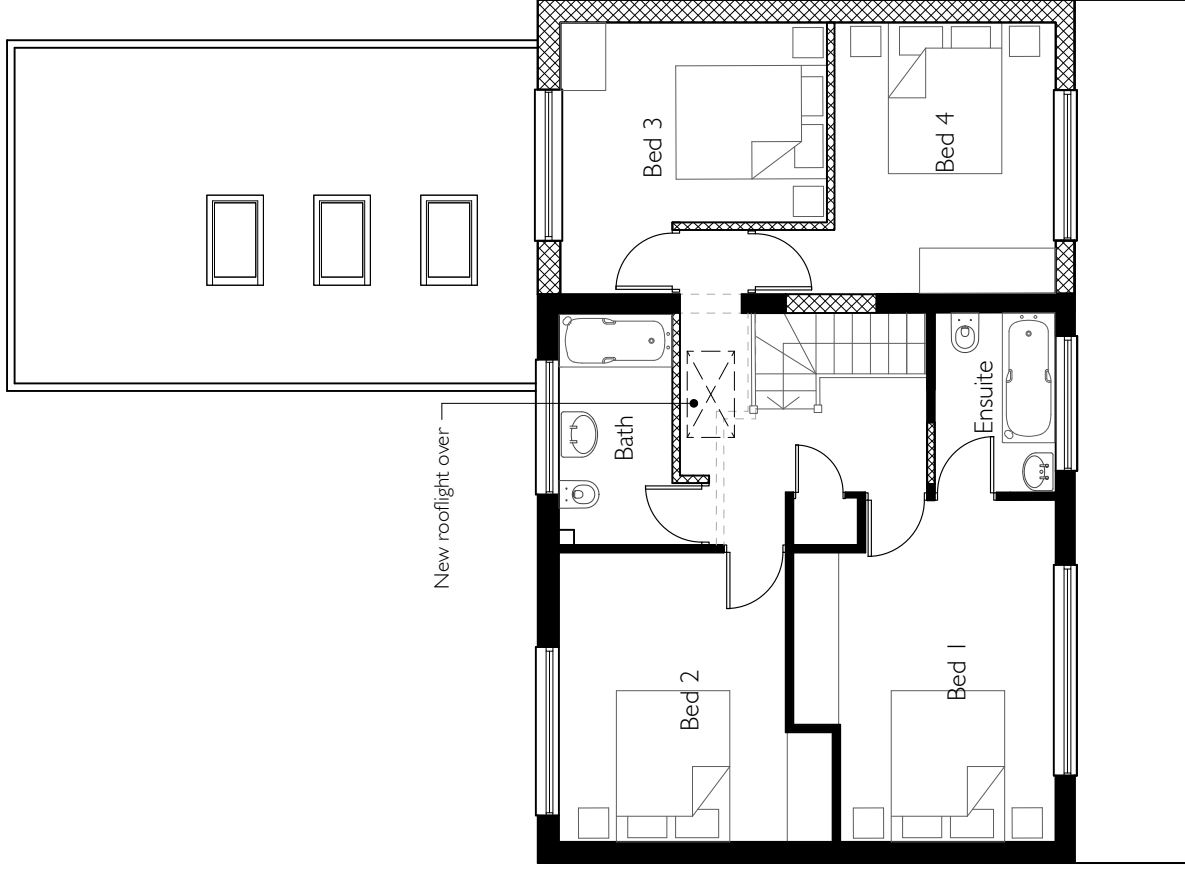
Aug 2023

SHEET A3

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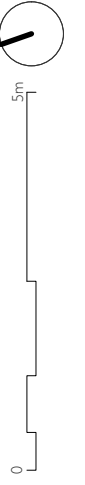


Proposed Ground Floor Plan



Proposed First Floor Plan

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B	01/02/24	Planning



2300-P-1110

Proposed Floor Plans
40 Carsbrooke Court

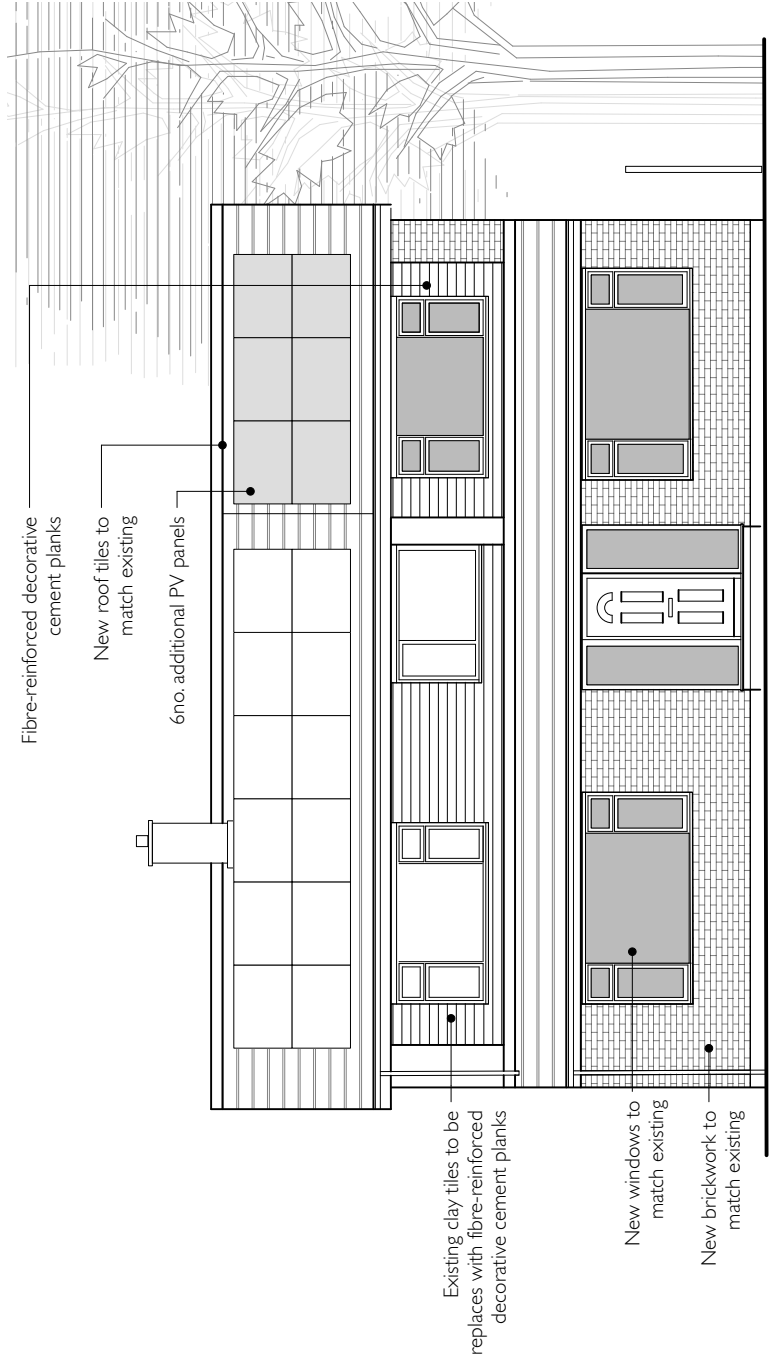
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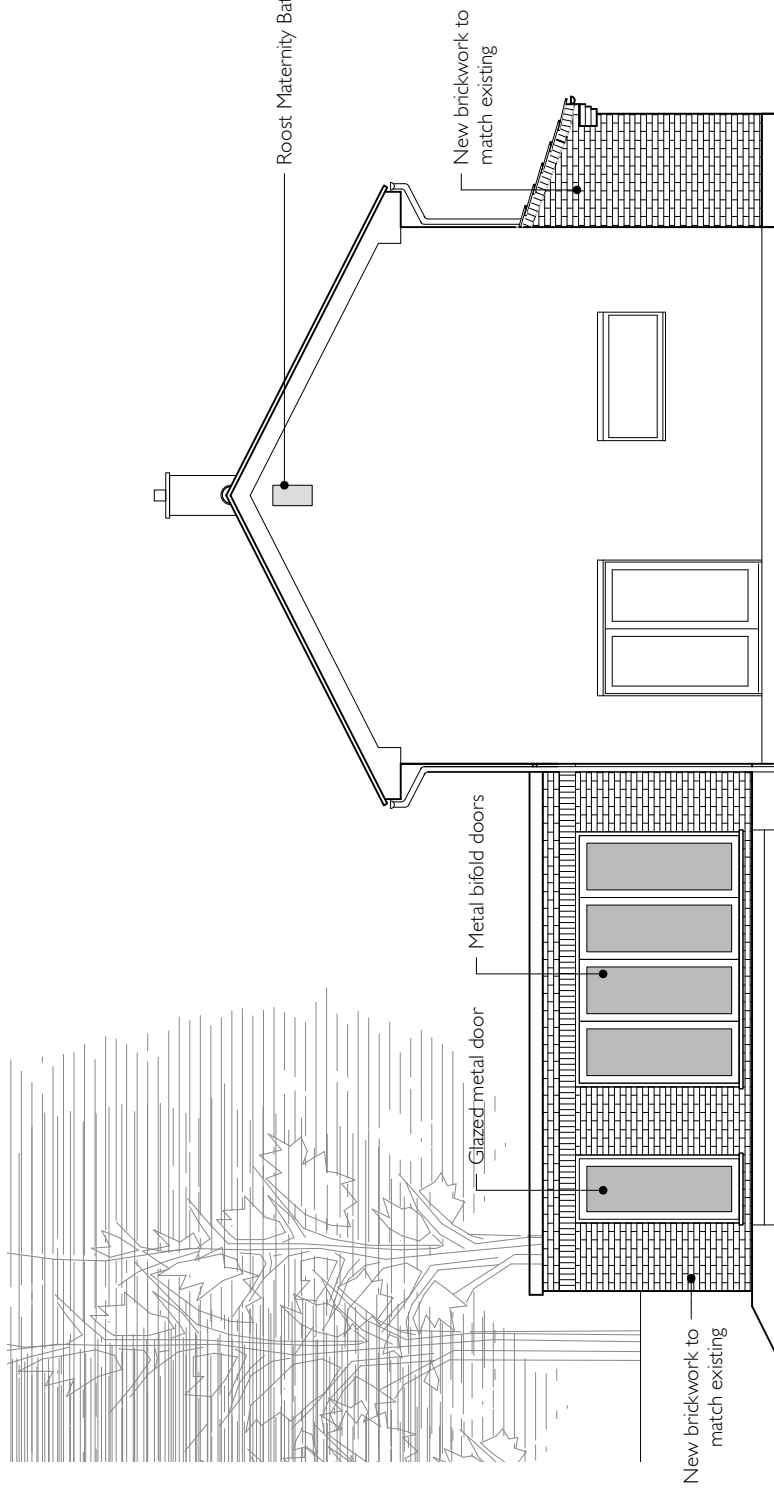
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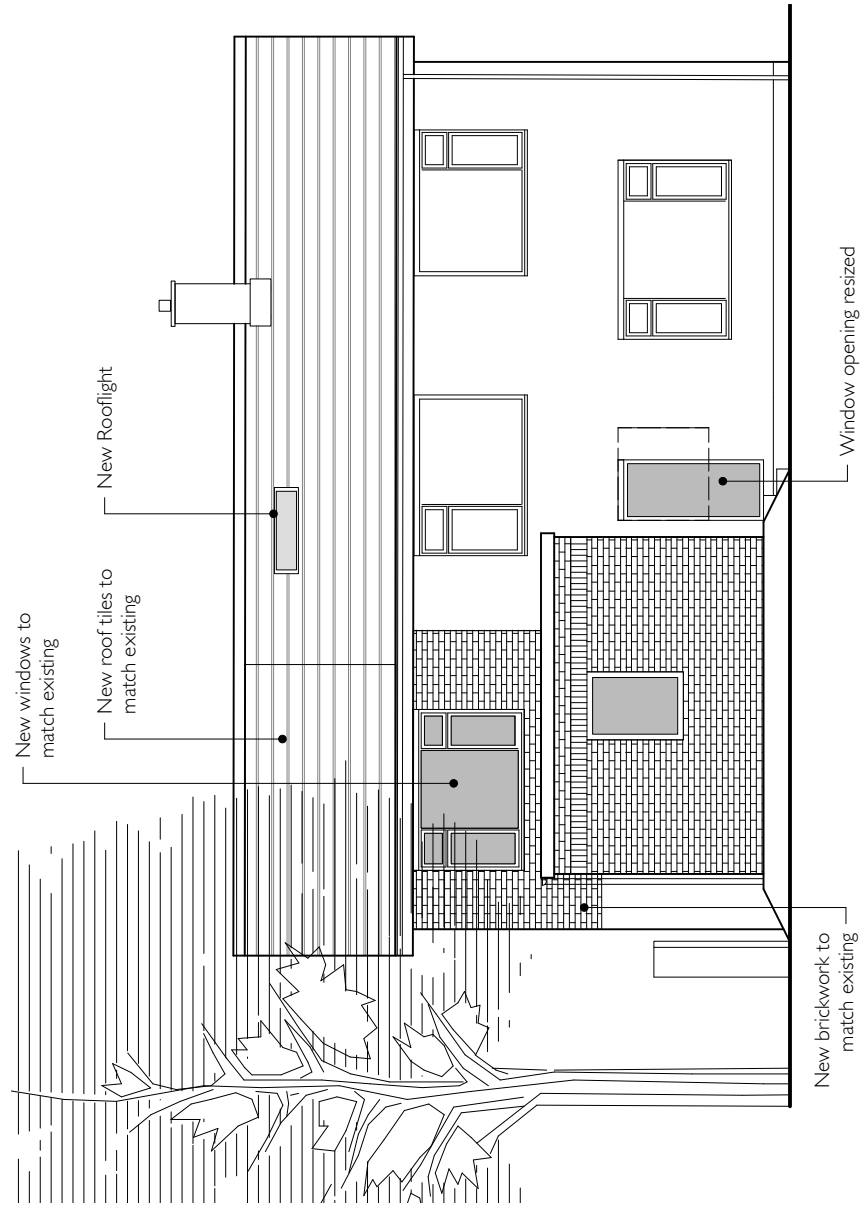
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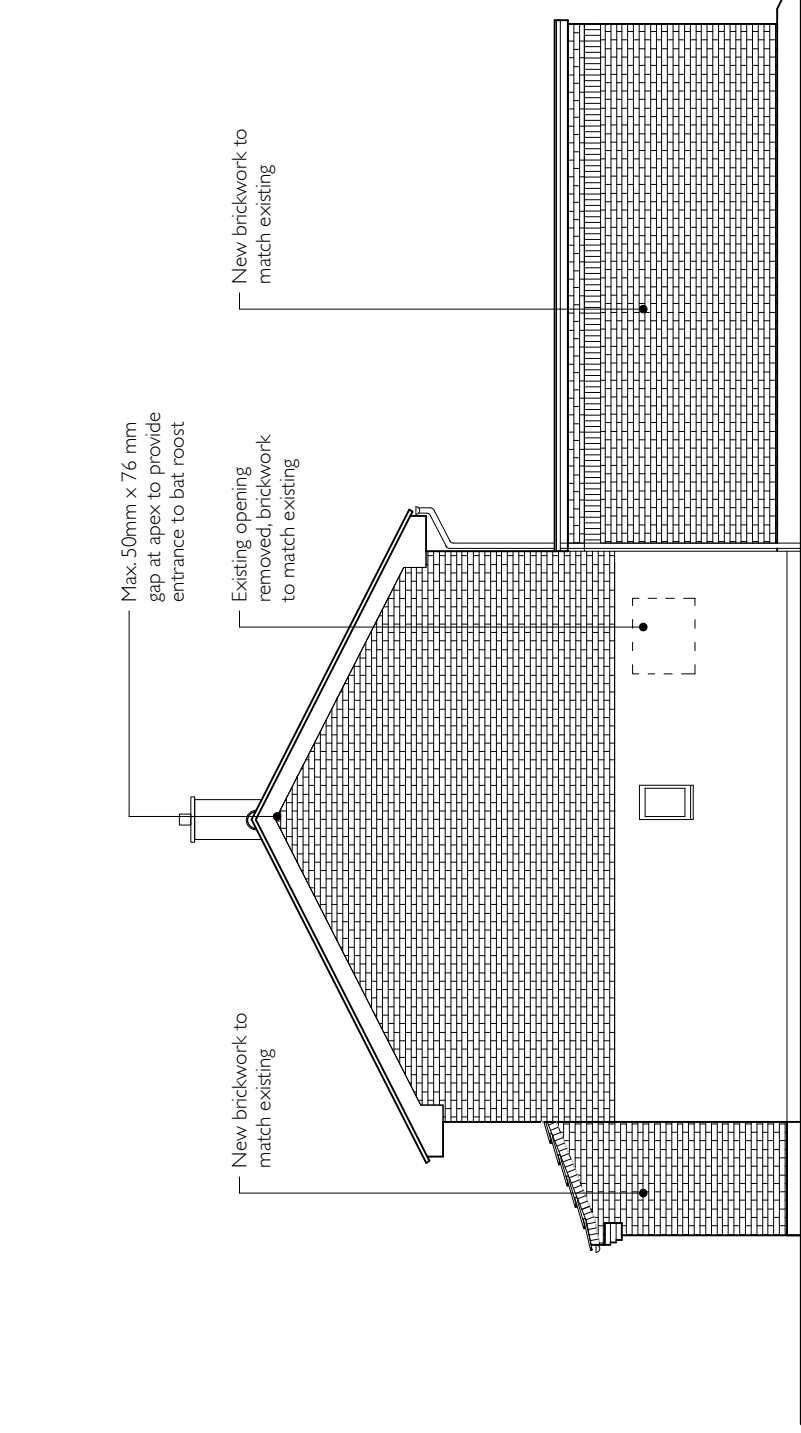
Proposed South West Elevation



Proposed North West Elevation



Proposed North East Elevation



Proposed South East Elevation

A	13/10/23	Planning
B	01/02/24	Planning

0 5m

2300-P-200

Proposed Elevations

40 Carisbrooke Court

PLANNING

B

Aug 2023

SHEET A3

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