
APPLICATION NO.	16/02432/OUTS
APPLICATION TYPE	OUTLINE APPLICATION - SOUTH
REGISTERED	05.10.2016
APPLICANT	The Ashfield Partnership
SITE	Hoe Farm, Hoe Lane, North Baddesley, SO52 9NH, NORTH BADDESLEY / NURSLING AND ROWNHAMS
PROPOSAL	Outline application for up to 300 dwellings with associated open space, roads, parking, service infrastructure, allotments and landscaping and potential for ancillary uses including employment, retail and health provision; along with the creation of new vehicular access points to Hoe Lane and Sylvan Drive.
AMENDMENTS	Additional information received 10/09/19 & 18/05/20
CASE OFFICER	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 This application was most recently considered by the Planning Control Committee (PCC) on 16th October 2018 when it was resolved to:

1.2 Delegate to the Head of Planning & Building for the completion of a legal agreement to secure the following:

- **Provision of 40% affordable housing on site and financial contribution to partial units, with final tenure and mix to be agreed.**
- **Financial contribution to and provision of off-site highways works.**
- **Financial contribution towards education provision.**
- **Financial contribution towards health care provision.**
- **Provision and future maintenance arrangements of on-site POS**
- **Financial contribution to off-site POS.**
- **Secure pedestrian and cycle access through the site to link with the SANG.**
- **Delivery, retention and future management of the SANG**
- **Enhancement of the SANG to mitigate impact on the Solent and Southampton Water SPA.**
- **Secure public access to on-site woodland.**

Then, OUTLINE PERMISSION subject to conditions and notes as per PCC agenda and Update Paper.

1.3 The application is presented to SAPC due to a number of changes that have taken place in the interim period and which affect the consideration of the application. These factors, see below, represent new material planning considerations and it is necessary to ensure the LPA demonstrates that all material planning considerations are considered despite previous resolutions.

- 1.4 By way of overview, prior to the PCC of 16th October 2018 the application was considered at PCC of 12th June 2018 where members resolved to grant permission subject in the same terms as highlighted above. The application was presented to the October PCC as a result of a newer version of the National Planning Policy Framework (NPPF) being published in July 2018 (replacing the March 2012 NPPF).
- 1.5 Following the publication of the updated NPPF (Feb 2019), together with issues associated with “nitrate neutrality” in the Solent catchment, and the need to consider how the development’s impact on the Solent and Southampton Water Special Protection Area (SPA) might be mitigated it is therefore necessary for the Committee to consider the application in light of the new material planning consideration before a decision can be issued.
- 1.6 This report is an update dealing with an assessment of these matters. In all other respects, the report to the PCC in October 2018 and June 2018, and their associated update papers, apply and these can be accessed from the following links;
- The report presented in the PCC agenda of 16th October 2018 and its Update Paper (<https://democracy.testvalley.gov.uk/ieListDocuments.aspx?CId=138&MId=336>)
 - The report presented in the PCC agenda, including the Officers recommendation to SAPC, for its meeting on 12th June 2018 (<https://democracy.testvalley.gov.uk/CeListDocuments.aspx?Committeed=138&MeetingId=1862&DF=12%2f06%2f2018&Ver=2>)

2.0 **CONSULTATIONS**

- 2.1 **Natural England** – No Objection, subject to revised AA based on financial contributions to Solent SPA or suitable agreed alternative.

3.0 **POLICY**

3.1 **National Planning Policy Framework 2019**

- 3.2 **Test Valley Borough Local Plan 2016** - COM2 (Settlement Hierarchy), COM4 (New Neighbourhood at Hoe Lane, North Baddesley), COM9 (Community Led Development), E1 (High Quality Development in the Borough), E2 (Protect, Conserve and Enhance the Landscape Character of the Borough), E5 (Biodiversity), E7 (Water Management), E8 (Pollution), E9 (Heritage), LHW1 (Public Open Space), LHW4 (Amenity), T1 (Managing Movement), T2 (Parking Standard).

3.3 **Supplementary Planning Documents** - Affordable Housing

4.0 **PLANNING CONSIDERATIONS**

4.1 The main planning considerations are:

- Whether, in considering the guidance contained in the NPPF as a material planning consideration that has been published since the PCC meeting on the 18th October 2018, the proposed development is considered acceptable.
- The impact of the proposed development on the recreational value of the Solent and Southampton Water SPA, and
- The impact of development on the nature conservation interests of the Solent having regard to the effect of nitrates on those special interests i.e. “nitrate neutrality”.

4.2 **National Planning Policy Framework**

The relevant paragraphs of the NPPF 2019 remain substantially unchanged from the 2018 version considered at the PCC of 18th October 2018. Paragraph 2 of the NPPF continues to state that applications for planning permission must be determined in accordance with the Development Plan. Paragraph 12 continues to recognise that the NPPF does not change the statutory status of the development plan as the starting point for decision making. It goes on to advise that where a proposed development conflicts with an up-to-date development plan, permission should not usually be granted and that local planning authorities may take decisions that 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. Paragraph 213 continues to reinforce that the policies of local plans should not be considered out of date because of their adoption prior to the publication of the updated NPPF and confirms that due weight should be given to them, according to their degree of consistency with the NPPF.

4.3 **The principle of development**

The previous report to PCC in June 2018 addressed the main issues of principle concerning the development in the countryside and concludes that the proposed development is considered acceptable in principle under policy COM4 of the Test Valley Borough Revised Local Plan 2016 (RLP). The updated NPPF does not include any new guidance which changes the situation as put forward in the original report. Therefore, in respect of the principle of development, the discussion which leads to the conclusion in the original report, and the resolution of the first PCC, remains valid. This stance was replicated in the PCC report and resolution of 18th October 2018.

4.4 **Other considerations detailed in the 12th June 2018 PCC agenda report**

For members information the following list provides the paragraph references for those other material considerations in the original Officer’s report to PCC (July 2018) and associated recommendation to SAPC, and that remain unchanged by the new material considerations:

- Affordable housing (para.8.7, SAPC);
- Improvements to community and education facilities to meet the needs of the new residents (para. 8.10 SAPC, para.3.8 PCC);
- Public open space (para.8.20 SAPC);
- Landscaping (para.8.25 SAPC);

- Retention and enhancement of the existing woodland (para.8.28 SAPC);
- Access to the development (para.8.31 SAPC);
- Off-site improvements to the transport network (para.8.39 SAPC, para.3.3 PCC);
- SANG (para.8.54 SAPC);
- Ecology and Protected Species (para.8.58 SAPC);
- Historic Environment and Archaeology (para. 8.72 SAPC);
- Residential Amenities (para.8.76 SAPC);
- Pollution & Contamination (para.8.80 SAPC);
- Water services (para.8.101 SAPC);
- Water management (para.8.101 SAPC);
- Social benefits (para. 8.102 SAPC);
- Economic benefits (para.8.105 SAPC); and
- Planning balance (para.8.110 SAPC)

4.5 It is considered that the updated NPPF does not introduce a materially different approach to these matters such that the original officer assessment of the proposal as set out in the original report to SAPC is now unsound. The corresponding Development Plan policies are not inconsistent with the updated NPPF such that a different recommendation on these matters arises.

4.6 **Solent and Southampton Water SPA – Nitrate Neutrality**

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

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

4.8 With respect to the current application, the applicant has submitted information that the nutrient budget for the proposal is as follows:

Stage 1	Nitrogen Load from Development Wastewater	202.3 6	kg/N/yr
Stage 2	Nitrogen Load from Current Land Use	146.8 5	kg/N/yr
Stage 3	Nitrogen Load from Future Land Uses (remain as urban area)	107.9 6	kg/N/yr
Stage 4	Net change in nitrogen load from the development (with buffer)	196.1 6	kg/N/yr

Therefore, with the development, there would be an increase in nitrates entering the catchment. Therefore, when considered in combination with other plans and projects, this development would have a likely significant effect on the Solent and Southampton Water SPA. Permission cannot be granted unless further Appropriate Assessment can conclude that the development would not adversely affect these sites.

- 4.9 In support of the proposed development the applicant has submitted a proposed offsite mitigation strategy (Hoe Farm Luzborough Plantation Nitrogen Neutrality Scheme Report No 10497-R01). The proposed strategy intercepts and treats nitrogen which has already been released into the environment from the surrounding urban and agricultural areas to the north and east of the development, as well as the grazing land to the south and west. The selected nitrogen mitigation scheme is based on operational philosophy that intercepts the stream flow through the Luzborough Plantation and then treats the nitrogen within a reed bed system. The treated waters will then be returned back to the source stream within the plantation.
- 4.10 The evidence submitted show that an area of 6900m² of the off-site mitigation is required in order to make the development nitrate neutral. The provision of the required wetland mitigation is to be secured by legal agreement requiring the provision of land in accordance with the report, and subject to a restriction on the number (96) of dwellings that can be constructed and occupied before it is complete. A further restriction to be applied to the land that will be brought forward in the second phase of development that it should not be used for storage of any equipment, material or machinery, nor for access to or from the development site during the construction of the first phase or until such time as the wetland mitigation is complete.
- 4.11 The proposed scheme has been approved by Natural England who have raised no objection to the Appropriate Assessment completed on the basis of it provision. Subject to the provision of the mitigation strategy the development will not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation.
- 4.12 Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European and Internationally protected sites, the authority has completed its Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the Natural Environment and Rural Communities (NERC) Act 2006 to the purpose of conserving biodiversity.
- 4.13 Subject to the provision of the required mitigation the application complies with the relevant policy and it is concluded that there will be no adverse effect on the integrity of the Solent and Southampton Water SPA.

4.14 **Solent and Southampton Water SPA – SANG & Financial Contribution**

As stated in the previous committee reports and reflected in the resolutions Natural England advice was that the previously permitted SANG land could be enhanced in order to mitigate impact on the Solent and Southampton Water SPA in addition to the New Forest SPA.

4.15 However Natural England have revised their advice, specifically their interpretation of the Habitats Regulations Assessments and how they should be applied when considering impacts from plans and projects on Internationally designated sites. In summary Natural England does not feel that the provision of SANG as currently suggested would be adequate to mitigate both designated sites without further revision and agreement. Alternatively the normal financial contribution could be applied.

4.16 In order to progress matters the applicants have agreed to the addition of an obligation in the s106 agreement requiring the financial contribution to be made unless another alternative arrangement can be agreed. If no alternative SANG arrangement could be agreed the financial contribution would remain the default obligation.

4.17 Natural England have agreed to the proposed revisions and the recommendation has been amended to reflect the changes. Subject to the provision of the financial contributions, or a suitable agreed alternative, the development complies with the relevant policy and it is concluded that there will be no adverse effect on the integrity of the Solent and Southampton Water SPA.

4.18 **Legal agreement**

The required legal agreement has not yet been completed. Consequently the recommendation reflects the need to secure the same obligations to those set out in the previous PCC recommendation in addition to the required Solent SPA mitigation.

5.0 **CONCLUSION**

5.1 It is clear that the publication of the revised NPPF represents a new material consideration compared to the position as it existed when the PCC met on the 18th October 2018. However, it is not considered that the revised NPPF introduces a materially different approach to considering the planning considerations relevant to this application as outlined above. The proposal does not conflict with the revised NPPF and on this basis there is no reason to reach a different outcome to that of the PCC on 18th October 2018.

5.2 In addition the advice from Natural England regarding the impact of nitrates on the Solent and Southampton Water SPA represents a new material consideration compared to the position as it existed when the PCC met on the 18th October 2018. As is outlined above a mitigation scheme to address this issue has been presented and accepted with the approval of Natural England. In this case it is necessary to add an additional obligation to the legal agreement that formed part of the resolution of PCC on 18th October 2018 to address this new material consideration. Subject to the provision of the required mitigation the application complies with the relevant policy and it is concluded that there will be no adverse effect on the integrity of the Solent and Southampton Water SPA.

5.3 Following the revised advice from Natural England the revised requirement for the provision of the financial contributions, or a suitable agreed alternative, the development complies with the relevant policy and it is concluded that there will be no adverse effect on the integrity of the Solent and Southampton Water SPA.

6.0 **RECOMMENDATION**

Delegate to the Head of Planning & Building for the completion of a legal agreement to secure the following:

- **Provision of 40% affordable housing on site and financial contribution to partial units, with final tenure and mix to be agreed.**
- **Financial contribution to and provision of off-site highways works.**
- **Financial contribution towards education provision.**
- **Financial contribution towards health care provision.**
- **Provision and future maintenance arrangements of on-site POS**
- **Financial contribution to off-site POS.**
- **Secure pedestrian and cycle access through the site to link with the SANG.**
- **Delivery, retention and future management of the SANG**
- **Financial contribution to mitigate impact on the Solent and Southampton Water SPA unless a suitable alternative mitigation scheme is agreed.**
- **Secure public access to on-site woodland.**
- **Secure offsite mitigation strategy in the form of a wetland scheme.**

Then, OUTLINE PERMISSION subject to:

1. **Prior to the commencement of the development hereby approved, a Development Parcel Plan shall be submitted to and approved in writing by the Local Planning Authority.**
Reason: For the avoidance of doubt and in the interests of proper planning.
2. **Applications for the approval of all the reserved matters referred to herein shall be made within a period of three years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:**
 - i) **five years from the date of this permission: or**
 - ii) **two years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.****Reason: To comply with the provision of S.92 of the Town & Country Planning Act 1990.**
3. **Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (herein after called "the reserved matters") within each development parcel shall be submitted to and approved in writing by the local planning authority in writing before the development is commenced in that development parcel.**
Reason: To comply with Article 4 of the Town and Country Planning (General Management Procedure) (England) Development Procedure) Order 2015 (or any order revoking and re-enacting that Order).

4. The development hereby approved shall be carried out in accordance with the following approved plans:
Site Location Plan: 073_DI_59.4
Junction Drawings: 3243/SK/006B, 007B, 008B & 009A
Reason: For the avoidance of doubt and in the interests of proper planning.
5. No development shall take place above DPC level within a Development Parcel unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs (including windows and doors) of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development within that Development Parcel.
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.
6. Notwithstanding the provisions set out within the Aspect Tree Consultancy Arboricultural Impact Assessment reference 03657-HOE.LANE-AIA.TCP.WMP-2016 no development within a Development Parcel shall take place until an updated arboricultural method statement reflecting the removal and replacement of the identified trees has been submitted to and approved in writing by the Local Planning Authority for that Parcel. Development shall be undertaken in accordance with the approved method statement.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
7. Tree protective measures installed (in accordance with the tree protection condition 6) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
8. 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.
9. Prior to the commencement of development in a Development Parcel, a detailed Biodiversity Management Plan (BMP) shall be submitted to and approved in writing by the Local Planning Authority. The Parcel shall subsequently be managed in accordance with any such approved details.

Reason: To conserve and enhance biodiversity, in accordance with Test Valley Borough Revised Local Plan policy E5.

- 10. Prior to the commencement of development in a Development Parcel a detailed lighting strategy, including within the site and new street lighting shall be submitted to and approved in writing by the Local Planning Authority for that Parcel. Development shall subsequently proceed in accordance with any such approved details.**

Reason: To avoid impacts to bats, in accordance with Test Valley Borough Revised Local Plan policy E5.

- 11. No works pursuant to this permission shall commence in a Development Parcel until there has been submitted to and approved in writing by the local planning authority the following for that Parcel:**

- (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 -Investigation of Potentially Contaminated Sites - Code of Practice; and (unless otherwise agreed in writing by the local planning authority)**
- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;and (unless otherwise agreed in writing by the local planning authority)**
- (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminated land and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.**

The development hereby permitted shall not be occupied or brought into use in the relevant Development Parcel until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition 12(i) (c) that any remediation scheme required and approved under the provisions of this condition has been implemented fully in accordance with the approved details (unless with the written agreement of the local planning authority in advance of implementation). Unless agreed in writing by the local planning authority such verification shall comprise:

- a) as built drawings of the implemented scheme;**
- b) photographs of the remediation works in progress;**
- c) certificates demonstrating that imported and/or material left in situ is free from contamination;**
- d) thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (l) c.**

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

- 12. There shall be no construction or demolition works, no machinery shall be operated, no processes carried out and no deliveries received or dispatched outside the following times: 07:30 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. In addition, no such activities shall take place on Sundays, Bank or Public holidays.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Revised Local Plan 2016 policies E8 and LWH4.
- 13. No development shall take place in a Development Parcel unless or until a Construction Traffic & Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Traffic & Environmental Management Plan shall cover the control of noise and dust during the demolition, site preparation and construction phases of development. It shall also include full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period and the routing of construction traffic to and from the site. Work shall be undertaken in accordance with the approved Construction Environmental Management Plan for the relevant Development Parcel.**

Reason: In the interests of local amenities and of neighbouring properties in accordance with Test Valley Borough Revised Local Plan 2016 policies E8 and LWH4, to avoid, mitigate and compensate for impacts to biodiversity, in accordance with Policy E5 and in the interest of highway safety in accordance with policy T1.
- 14. Prior to the commencement of development detailed proposals for the sustainable disposal of foul and surface water and any trade effluent shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the first occupation of the dwellings.**

Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.
- 15. No development in a Development Parcel shall be commenced until details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
- 16. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**

Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 17. No development in a Development Parcel shall be commenced until details of roads, footways, footpaths and cycleways to be offered to HCC for adoption, shall have approved in writing by the Local Planning Authority.**

Details shall include:

- a) the width, alignment, gradient and surface materials including all relevant horizontal and longitudinal cross sections showing existing and proposed levels**
- b) the type of street lighting including calculations, contour illumination plans and means to reduce light pollution the method of surface water drainage including local sustainable disposal.**

Development shall be undertaken in accordance with the approved details.

Reason: To ensure that the roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed and maintained to an appropriate standard to serve the development in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.

- 18. No development above DPC level of the first unit to be constructed shall commence until the Local Planning Authority shall have approved in writing a Quality Audit incorporating a Stage 1 Safety Audit, as recommended in Manual for Streets published by the Chartered Institute for Highways and Transportation.**

Reason: To ensure that the highways works are provided to an appropriate standard to serve the development in accordance with Test Valley Borough Revised Local Plan 2016 Policy T1.

- 19. Prior to the commencement of development details of the means of access to the existing adopted highways, including the layout and sight lines, shall, if they are to differ from details in the approved plans referred to in Condition 5 above, be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the start of the abutting development/use commences of the access and retained as such at all times.**

Reason: To ensure that the access into the site is provided to an appropriate standard to serve the development in accordance with Test Valley Borough Revised Local Plan 2016 Policy T1.

- 20. Full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted in writing to the Local Planning Authority for written approval prior to the commencement of the development. The approved measures shall be implemented before the development commences. Once the**

development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

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

21. No construction of any dwelling hereby approved shall commence in a Development Parcel until an Employment and Skills Plan has first been submitted to and approved by the Local Planning Authority for that Parcel. The Plan shall be based on the CITB Client Based Approach (or such other standard as may supersede it) and shall include the requirements of the CITB schedule for residential development that applies to the value of the development at the time the Plan is submitted.

Reason: To ensure that the development contributes to construction skills training having regard to policy ST1 of the Test Valley Borough Revised Local Plan 2016.

22. No development authorised by this permission shall begin until the local planning authority has approved in writing a full scheme of works for the provision of passing places and widening works to Hoe Lane. The construction of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: To ensure that the highways works are provided to an appropriate standard to serve the development and its construction in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

23. Notwithstanding the highways works shown on Drawing 3243-SK-04-B Rev H no development shall take place until a revised plan with the addition of a further formalised passing place opposite the central access to the development on Hoe Lane and adjacent to the access to the allotments has been submitted to and approved in writing by the local planning authority. Highways improvement works shall be carried out in accordance with the approved details.

Reason: To ensure that the highways works are provided to an appropriate standard to serve the development and its construction in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

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 paragraphs 186 and 187 of 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. 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 2010 (as amended). 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.**
 - 4. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**
 - 5. The applicant/developer should enter into a formal agreement with Southern Water to provide necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk in order to progress the required infrastructure.**
 - 6. A formal application for connection to the water supply is required in order to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk in order to progress the connection.**
 - 7. Any culverted watercourse requires the consent of Hampshire County Council; it is the responsibility of those proposing the works to obtain this separate consent and to make sure that any proposals do not adversely affect flows or ecological impacts on the watercourse.**
-