
APPLICATION NO.	20/03167/RESS
APPLICATION TYPE	RESERVED MATTERS - SOUTH
REGISTERED	02.02.2021
APPLICANT	The Ashfield Partnership
SITE	Hoe Farm, Hoe Lane, North Baddesley, SO52 9NH, NURSLING AND ROWNHAMS / NORTH BADDESLEY
PROPOSAL	Parcel 4 - Reserved Matters for 16/02432/OUTS - Appearance, landscape, layout and scale for Parcel 4 comprising the principal infrastructure and strategic landscape for the Hoe Lane new neighbourhood. This includes highways, pedestrian routes, foul and surface water drainage and surface water attenuation ponds, along with details of the main areas of open space, proposed soft and hard landscape, play areas, woodland and allotments. The application embodies details for discharge of the principal conditions relating to Reserved Matters i.e. 2 and 3 as well as content to discharge the following conditions in relation to this Parcel: 1 (parcel plan), 5 (materials), 6 (arboricultural information), 9 (biodiversity management), 10 (lighting), 13 (construction traffic and environmental management plan), 14 (disposal of foul and surface water), 15 (levels), 17 (roads for adoption), 18 (safety audits), and 20 (vehicle cleaning)
AMENDMENTS	None
CASE OFFICER	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee at the request of a Member for the reason that it raises issues of more than local public interest.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is a broadly triangular shaped parcel of land situated to the southern side of Sylvan Drive and to the north of Hoe Lane. The site is situated on the southern edge of the settlement of North Baddesley and extends to approximately 16.4 hectares.

2.2 The proposal lies within the strategic allocation of Hoe Lane (Policy COM4 and map B) which is identified for approximately 300 dwellings. The outline permission (16/02432/OUTS) is for 300 dwellings.

2.3 Parcel 4 is irregularly shaped as a result of it containing the principal infrastructure and strategic landscape for the development around the other residential parcels. These elements amount to approximately 7.15 hectares in total.

3.0 **PROPOSAL**

3.1 Parcel 4 - Reserved Matters for 16/02432/OUTS - Appearance, landscape, layout and scale for Parcel 4 comprising the principal infrastructure and strategic landscape for the Hoe Lane new neighbourhood. This includes highways, pedestrian routes, foul and surface water drainage and surface water attenuation ponds, along with details of the main areas of open space, proposed soft and hard landscape, play areas, woodland and allotments.

3.2 The application also includes details for discharge of the details reserved by conditions specifically in relation to this Parcel: 1 (parcel plan), 5 (materials), 6 (arboricultural information), 9 (biodiversity management), 10 (lighting), 13 (construction traffic and environmental management plan), 14 (disposal of foul and surface water), 15 (levels), 17 (roads for adoption), 18 (safety audits), and 20 (vehicle cleaning). However some of these conditions have subsequently been withdrawn and details are provided below.

4.0 **HISTORY**

4.1 16/02432/OUTS - 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. Outline Permission 02.02.2021.

5.0 **CONSULTATIONS**

5.1 **Planning & Building (Trees)** – No comments received at the time of reporting.

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

- Area has existing large scale mature trees therefore is well set out to provide landscape and play areas with pathways and proposed new tree planting and shrub/understorey/edible beds along and around the routes.
- The play areas look exciting with natural timber, details of fixings and more detail on the apparatus will be required to ensure it meets safety provisions. It will fit well within the open space setting however.
- The allotments utilise tree planting and hedges to create shelter and have edible items already on site setting the tone - the simple parking layout and items all appear suitable to the context.
- A full management plan for the areas to ensure their longevity and quality will be required through conditions stage.

5.3 **Health Promotion (Community And Leisure)** – Comment;

Play areas

- The design of the natural play areas look to be in keeping with the woodland setting and with the information provided appears to offer a bespoke and exciting play environment. However, in order for me to provide more detailed comments additional information is required.

Combination Operations Woodland

- Please confirm what boundary treatment is proposed for this area
- Will the entire site be available to the public or areas (coppice coupes be closed off fenced?)

Gravel path - drawing ref 083 DI 15.1 LD01

- Suggest that HCC standard detail type 4 Rural Paths is followed. This detail provides for a 75mm gravel layer as opposed the detailed 50mm and a geotextile membrane layer which is currently omitted from the applicants section.

Woodchip path - drawing ref 083 DI 23.1 LD08

- The addition of a geotextile membrane will be required as part of this path specification. This will help to prolong the life of the bark and reduce the surface material sinking

Timber Bench - drawing ref 083 DI 25.1 LD11

- The drawing shows a traditional hardwood bench. This lacks a little ambition in respect of its design. Given the effort placed on the bespoke play spaces perhaps a more unique design could be agreed, unique to this development.

General comments

- A management plan will be required for the various areas of POS so this can be monitored. The plan should include maintenance and inspection of all elements including proposed frequencies of operations and an outline schedule for capital replacement.

5.4 **Refuse (Environmental Services)** – No objection,

- The 'Refuse Vehicle Swept Path Analysis' has demonstrated that safe and easy access onto and around the site for our RCVs has been carefully thought through which we welcome.
- There are bin stores highlighted on the plans for various apartment blocks and we would like to see much more detail about the size and specification of these stores and also the access routes as large communal bins are moved from these bin stores to the RCV and back. The government is planning major changes to kerbside recycling and waste collections in the next few years and this has major implications for bin stores – they will require additional space for glass and food waste bins in addition to the standard communal bins needed for general waste and recycling.

5.5 **HCC Lead Local Flood Authority** - We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

5.6 **Highways** - No Objection;

- Additional information submitted by the applicant has been reviewed. It is considered that in regard to the purposes of reserved matters the proposed layout is considered to be broadly acceptable, and no highway safety objections are raised to the proposal subject to review of the above outstanding concerns.
- The applicant should continue to note that there are a number of concerns that still exist in how they are likely to pertain to full s.38 adoption and this issues will be reviewed during any subsequent S.38 submission coming forward.
- Condition 13 – CEMP – The details and correspondence as now submitted is considered to be satisfactory. As such the condition can be discharged.
- Condition 18 – Stage 1 Road Safety Audit – Given the details provided and further RSA Stages will be required as part of any formal S.38 submission coming forward, the condition can be discharged.
- Condition 20 – Details sufficient. Condition can be discharged.
- Condition 17 (Roads for adoption) – Given the issues raised that cannot be sufficiently dealt with until a formal S.38 submission is provided, the Condition cannot not be discharged.

6.0 **REPRESENTATIONS** Expired 09.04.2021

6.1 **North Baddesley Parish Council** – Objection

Drainage

- Mountbatten Park and the Ringwood Drive estate which border the development experience regular flooding in winter. The ditch and drains serving the area are already insufficient. Any additional surface water run-off from the new housing should be contained within the site or directed away from Mountbatten Park to ensure it does not worsen existing problems.

6.2 **Nursling & Rownhams Parish Council** – No comment.

6.3 **11 representations of Objection received;**

Principle of Development

- No need for further development in North Baddesley.
- Any housing need should be met on brownfield sites.
- Impact of development and additional population on climate change.
- The number of houses at the Luzborough development could be subtracted from the number to be built at Hoe Lane.

- There does not appear to be any provision for local amenities such as local shops, pubs or medical centres. Given the size of the development this development should be regarded as a separate neighbourhood with its own facilities.

Character and Appearance

- Overdevelopment of the village
- The design concept for the development is not suited to North Baddesley which is a suburban dormitory village. The concept is for an urban development, more suited to the centre of a town or city.
- The design of the houses is distinctly different from anything else in North Baddesley. Most existing properties, detached and semi-detached houses, terraces and bungalows, are set back from the road with front gardens. The character of the new properties as shown on these plans does not fit in at all.
- North Baddesley is not a town or city, and the streets and houses in this design are not suitable for a site in fields and trees on the very edge of a village.
- The Green may have drawn inspiration from the centres of some traditional Hampshire settlements, but North Baddesley is not one of those.
- Edible streets will degrade in 5 years and beyond when things have died, or outgrown their spaces.
- The Neighbourhood will look out of character with all the different designs and materials compared to the majority of houses in Baddesley which are the standard red brick and tile roof. The positioning makes it look like it is not part of the village being separated by the woods.
- Concern with regard to the sustainability and maintenance of hardwood windows.
- The proposed plans for the site appear to be a design for an urban development. Whilst surrounded by green space (farmland, wooded parkland, country lane) the development has little in the way of pavements and many properties are at significant distance from the planned green space.
- Development is out of character with develops with large green spaces or where access to green spaces is limited (e.g. Ringwood Drive and Cedar Crescent developments), significant inclusion of grassed areas within the pavement/road boundaries. The development has little in the way of front gardens.
- Examples of local vernacular are provided for aspects of the development. However, noticeable by its absence is any example in a rural development of narrow continuous street lines with housings abutting the pavements.

Landscape Character & Arboriculture

- Landscape belts along the Western and Southern edges have not been retained in the current plans and housing is denser with fewer open spaces.

- The explanation by the developers that changing these aspects of the development will improve the design is disingenuous. (See Design and Planning Statements on reserved matters applications) There is a significant financial motivation for the developer to favour this new design as it allows more land to be developed and sold. The idea followed by TVBC throughout has been to maintain the character of Hoe Lane as a rural lane.
- Concern with regard to the impact of parking spaces on tree roots.
- The entire premise for the development rests on the absence of any maintenance to combined operations wood and to the trees west of Mountbatten Park. The Applicants have also failed to maintain trees along Hoe Lane over the past 10 years.
- A5 (Parcel 1/4) Elevation 1 shows a hedge in front of the buildings facing onto Hoe Lane. The height of the hedges appears to be approx. 1m. This is going to result in significant light pollution from these buildings onto Hoe Lane, and a break in the present hedgerow which is currently over 2m high along this stretch of the verge.
- Parcel 4: Allotment landscaping - the significant existing tree in the north-west corner of the allotments is not shown on this plan, nor is the tree immediately to the west of it. The Applicants' intentions regarding these trees should be clarified.

Affordable Housing

- Proposed tenures should favour affordable rent rather than shared ownership.
- Affordable properties will be distinguishable by the lack of garages for 4 bedroom dwellings.
- Concern that properties will not be truly affordable.
- Throughout the parcels of land, the proportion of affordable housing is lower than expected.

Highways

- Traffic impact has not been properly addressed.
- Highways safety concerns resulting from narrow roads and on-street parking.
- Stated reductions in driving and favouring walking will not be achieved.
- Refuse collection will not be manageable in the proposed layout.
- Increase in traffic, especially along Hoe Lane. A single track with passing places would be insufficient for the increased volume of traffic.
- No reference to electronic vehicle charging.
- On-street parking will block access to emergency vehicles.
- Development will result in increased on-street parking on Hoe Lane restricting access to passing places.
- Restrictions from the outline development on the provision of passing places and the route of HGV's should be upheld.
- The Applicants must therefore provide as discussed in the consultation, an off-road connection suitable for cyclists to travel from the new development to Mountbatten school in order to mitigate traffic on the surrounding roads.

- HGV vehicle movements should therefore be prohibited during peak hours, including during the school run (8.15-9am, 2.30-3.45pm).
- Swept path analysis for vehicles travelling in both directions via the mini-roundabout should be provided.
- Contractors should not park on Hoe Lane and Sylvan Drive. The Applicants must commit to this in a concrete manner (shall/must, etc., not should/may.) and confirm that parking for construction traffic will be provided on site.
- Swept-path figures show low-loader leaving the site and heading west on Hoe Lane, contrary to the 7.5t limit on Hoe Lane.
- The passing places on Hoe Lane have been proposed in order to facilitate traffic flow along Hoe Lane. Contractors must therefore be required to not allow parking on Hoe Lane, particularly within the passing places.

Drainage

- Concern that development will result in runoff water that will cause flooding in winter as this area is very wet and already is subject to drainage problems.
- There is no provision for draining surface water which runs from the fields south of Hoe Lane (from its junction with Sylvan Drive and the eastern-most development access) onto the development site at its eastern-most access. At this point, the ditches regularly fill up causing water to flow north over the road and onto the development site.

Neighbouring Amenity

- Impact of odours from pumping station.
- Impact on residents light from large trees on the Hoe Lane boundary.
- Restrictions on the hours of construction and piling operations should be applied.
- Light pollution from development.
- In Parcel 2 narrow streets and absence of front garden spaces mean that there is a significant degree of overlooking of houses on opposite sides of a street. The same applies to buildings in different parcels which face the same road.

Other Matters

- Unsupervised children's play areas will be subject to antisocial behaviour.
- How will the Design and Community code be enforced.
- How is the Residents Association to be organised and who will it consist of.
- How are the developers going to mitigate the inevitable damage to the environment so that the number and variety of species of birds currently found there will not be compromised.
- Concern with regard to the use of wood burners on all properties.
- Properties accessed through parking areas will result in antisocial behaviour.

- There is no informal open space close to the A5 portion. It is over 150m walk to Mountbatten Park, and there will be no opportunities for neighbours to 'accidentally' meet when out and about, or for the possibility of children to play with others near to their home.
- Object to the number of documents to have to try to read through in the plan. It is obstructive and unfortunately this means that most of the general public will not comment.
- Lighting should be provided for the paths to the immediate west of the ponds, and within combined operations wood for public safety.

7.0 **POLICY**

7.1 **National Planning Policy Framework 2019**

7.2 **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), CS1 (Community Safety).

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are whether the details proposed for approval are acceptable and in accordance with both the terms of the outline planning permission and the policies of the development plan.

8.1 **Principle of Development**

The principle of development was established by the decision on the outline application (16/02432/OUTS). The outline permission also approved the details of the access to the site and as a result consideration of the current application is limited to the reserved matters of layout, scale, appearance and landscaping.

8.2 As is indicated above the application also includes details for discharge of details reserved by conditions. Specifically in relation to Conditions: 1 (parcel plan), 5 (materials), 6 (arboricultural information), 9 (biodiversity management), 10 (lighting), 13 (construction traffic and environmental management plan), 14 (disposal of foul and surface water), 15 (levels), 17 (roads for adoption), 18 (safety audits), and 20 (vehicle cleaning). However some of these conditions have subsequently been withdrawn and details are provided for each individual below and separately form the consideration of the reserved matters.

8.3 **Consideration of the reserved matters in relation to public open space and strategic landscape.**

Parcel 4 includes the larger areas of strategic landscape and public open space (POS) within the site. The most notable areas are the woodland and attenuation ponds on the eastern side of the site, the mature tree planting and allotments on the southern side, and the central green area. The parcel also includes the larger internal roads which are considered in more detail below.

8.4 **Layout, appearance, scale and landscape**

An illustrative site layout was provided at the outline planning stage to demonstrate that the number of properties sought could be provided on site. Supporting documentation to the outline application also suggested indicative building heights across the site to guide the final details. This illustrative layout was not detailed with regard to strategic landscape or public open space and in granting outline permission no condition to require the development to be undertaken in substantial accordance with the illustrative layout was applied.

8.5 Policy E2 seeks to ensure the protection, conservation and enhancement of the landscape of the Borough and states that development will be permitted provided that:

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

8.6 Policy LHW1 (Public Open Space) set out the quantum of public open space required for new development which was secured at the outline stage. The policy also requires that the laying out and equipping of the open space to a high standard at an early stage in the development and arrangements for the long term maintenance for the open space. The requirement to provide the spaces is secured by the legal agreement attached to the outline permission. The issue of maintenance was raised by the Leisure Officer but for members confirmation the legal agreement also requires the provision of a Public Open Space Management Plan and this matter does not therefore form part of the reserved matters consideration.

8.7 Combined Operations Wood

The woodland on the south east area of the site remain predominantly unchanged. Public access is facilitated by new pathways, a new play area provided and some additional planting undertaken. The Leisure Officer raised some specific questions regarding the detailed specification of paths and benches. The applicant has agreed to review those items and a condition has been applied to allow the submission of revised details.

- 8.8 In response to the Leisure Officers queries regarding any additional fencing and the extent of public access the applicant has confirmed that their aim is to make available as much space as possible and to avoid segregation. Where necessary use can be made of temporary divisions when work is taking place in the coppice area. Where enclosures are proposed within POS areas they have been mainly limited to hedgerows rather than fences in the interest of biodiversity connectivity through the site.
- 8.9 Representations have raised concern regarding the location of the play space within the woodland in relation to the lack of overlooking and possible antisocial behaviour. However the location has been chosen specifically to take advantage of the woodland setting and create a more natural and adventurous play space.
- 8.10 Ponds
Attenuation ponds are situated the western side of the development. Whilst these areas have a functional drainage purpose the applicants have gone to significant effort to ensure these spaces also have a biodiversity net gain. As is identified in the supporting information the pond areas include wildflower and grass mixes of native species, fruiting trees and shrubs to create habitats suitable for a range of wildlife. Representations queried if this area would be enclosed due to safety concerns. The applicant has confirmed that no fencing is proposed and that any continuous water presence would be shallow. The drainage information indicates maximum water depths of 1.2m during a 1:100 year storm event.
- 8.11 The Green
This area is situated centrally within the site with Parcel 2 to the north and Parcel 3 to the south. The area is formed around the line of mature Oak trees leading from the pond area and Sylvan Drive to the east. An additional walnut tree is proposed in this area with sufficient space available for it to grow into a substantial landscape feature.
- 8.12 Hoe Lane edge
Hoe Lane is characterised by mature tree planting on both sides. All healthy trees have been retained and some recent maintenance work undertaken. The existing undergrowth is to be managed to form a more compact hedge.
- 8.13 Allotments
The proposed allotments are situated on the southern side of Hoe Lane as per the outline permission. The detailed proposals include the retention of the tree planting adjacent Hoe Lane and the site is bordered by hedgerows rather than formal fencing to preserve the rural character.
- 8.14 Conclusion on strategic landscape and POS
The location, scale, appearance and landscape of the POS and strategic landscape areas have been designed to take advantage of the existing nature features and integrate with the residential parcels. Areas have been designed with specific reference to biodiversity and will result in a notably high standard of public spaces. As a result the proposals are considered to comply with Policies E2 and LHW1 of the TVBRLP.

8.15 Consideration of the reserved matters in relation to highways

Access to the site was granted detailed permission at the outline stage and the outline permission also included a number of detailed highways conditions which are discussed in more detail below. In terms of the reserved matters consideration is limited to the internal highways layout and parking arrangements.

8.16 The Highways Officers response to the original submission raised a number of detailed issues. In summary, other than some issues around future s38 submission to HCC and adopted highways, those issues have been resolved as summarised below.

8.17 On a broader level applicant has sought to provide further details of design thesis/methodology behind the layout pertaining to looking to reduce vehicle speeds through design rather than traffic calming measures. HCC Highways have confirmed that for purposes of reserved matters, the design can be considered as being broadly acceptable without posing a significant risk to highway safety. However the Highways Officer has also advised that some specific areas would not be unlikely to be suitable for adoption as public highway. Any areas proposed to be adopted would be subject to further approval under the full S.38 Audit process with HCC Highways.

8.18 Instances of building overhangs were identified. Buildings have been adjusted and HCC Highways have confirmed this to be broadly acceptable. Issues surrounding tactile paving, road markings, root protection zones and SUD's features are also considered to be broadly acceptable in regard to reserved matters and again would be picked up in a subsequent s.38 design audit.

8.19 Whilst the Highways advice is that the reserved matters submission is acceptable the application also includes consideration of planning condition 17 of the outline permission. Condition 17 relates to the submission of details of those roads to be adopted as public highways. Given the uncertainty of the future adoption of some areas this condition cannot be approved at this time. Condition details will need to be resubmitted once the extent of adoption is resolved through the s.38 process with HCC.

8.20 Other Highways Matters

Representations have referred to a number of matters including off-site highways impacts, cycle routes and contractor parking. These matters were all subject to consideration at the outline stage and are subject to a number of conditions and legal agreement obligations attached to that permission. They do not however form material considerations in relation to the reserved matters application and cannot be taken into account. However some elements do form part of the highways condition approvals considered below.

8.21 Consideration of condition details

For member information the some of the condition details cover all 4 development parcels within the same plans and reports. There are however some details that are specific to each parcel and they are noted individually were relevant.

8.22 Condition 1 - Parcel Plan

Condition 1 requires the submission of a plan showing the extent of each parcel prior to the commencement of development. The parcel plan has been provided and the details are recommended for approval.

8.23 Condition 5 – Materials

Condition 5 requires the submission of details and samples of materials to be approved prior to development above DPC level. As noted above the plans do include details of materials which are of a generally very high quality. However samples are not currently available for approval and in order that the reserved matters can progress this condition submission have been withdrawn. The details will need to be the subject of a separate condition approval application.

8.24 Condition 6 - Updated Arboricultural Method Statement

Condition 6 required the submission of updated tree works/protection details to the original tree information which was undertaken in 2016. The revised details have been received and are recommended for approval.

8.25 Condition 9 - Biodiversity Management Plan (BMP)

Condition 9 required the submission of a detailed Biodiversity Management Plan for the site. The required BMP has been submitted and is recommended for approval.

8.26 Condition 10 – Lighting

Condition 19 requires the submission of a detailed lighting strategy, including within the site and new street lighting. Details of the street lighting strategy have been submitted and are recommended for approval. In response to the comments on lighting of parking courts further details could be submitted under this condition in an additional application.

8.27 Condition 13 – Construction Environment Plan

Condition 13 required the submission of details of a construction environment plan. The initial concerns raised by HCC as the Highways Authority have been resolved and the details are recommended for approval.

8.28 Condition 14 – Drainage

Condition 14 required the submission of surface water drainage details. The application was supported by details but HCC as the LLFA have requested further detailed calculations. Further details have been provided and the comments of the LLFA are awaited at the time of reporting.

8.29 Condition 15 - Levels

Condition 15 required the submission of details of existing and proposed land levels in relation to the finished floor levels of the dwellings. The details have been provided and are recommended for approval.

8.30 Condition 17 – Adopted Highways

Condition 17 required the submission of details of those roads to be offered for adoption. The application was supported by details but HCC as the Highways Authority have raised concerns. It has not been possible to provide/consider further details in the require timeframe and this condition has been withdrawn and will need to be subject to a further separate application for approval.

8.31 Condition 18 – Highways Safety Audit

Condition 18 required the submission of a Stage 1 Safety Audit. The initial concerns raised by HCC as the Highways Authority have been resolved and the details are recommended for approval.

8.32 Condition 20

Condition 20 required the submission of details of a wheel washing arrangements to avoid the spread of dirt onto the highway during construction. The required details are included within the Construction Environment Plan and are recommended for approval.

9.0 **CONCLUSION**

9.1 Outline planning permission has been granted at this site for residential development, with this reserved matters submission seeking to provide a development of a layout scale and appearance appropriate to the character of the area. The proposal is therefore deemed acceptable for reserved matters approval.

10.0 **RECOMMENDATION ON RESERVED MATTERS**

10.1 **APPROVAL subject to:**

1. **The development is to be carried out in accordance with the schedule of approved plans ref (TBC).
Reason: For the avoidance of doubt and in the interests of proper Planning.**
2. **No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.
Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**

3. Notwithstanding the submitted details the permitted play areas shall not be brought into use until details of their final construction have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the suitability of the children's play spaces in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW1.

4. Notwithstanding the submitted details in relation to the gravel path (drawing ref 083_DI_15.1_LD01), Woodchip path (drawing ref 083_DI_23.1_LD08) and Timber Bench (drawing ref 083_DI_25.1_LD11) prior to the first public access to the Combined Operations Wood revised details shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: In order to ensure the suitability of the public open spaces in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW1.

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.

11.0 RECOMMENDATION ON CONDITION DETAILS

1. Approval of details re: Condition 1 (Development Parcel Plan) in accordance with Plan ref PH-101 Rev B.
5. WITHDRAWN
6. Approval of details re: Condition 6 (Arboricultural Method Statement) in accordance with Arboricultural assessment & method statement Ref 18266-AA2-DC (Barrell 8th December 2020) and Plan ref 18266-BT2.
9. Approval of details re: Condition 9 (Biodiversity Management Plan) in accordance with Biodiversity Management Plan CG Fry Housing Parcel Ref 11/44Y-4C (EPR, 9th December 2020).
10. Approval of details re: Condition 10 (Lighting) in accordance with Street Lighting Strategy Ref 4212 (illuminate DESIGN, 9th December 2020) and Plans ref 4212-ID-DR-1001, 4212-ID-DR-1003 and 4212-ID-DR-1004.

13. **Approval of details re: Condition 13 (Construction Environment Management Plan) in accordance with Construction Environment Management Plan (awp, Dec 2020).**
 14. **PENDING CONSIDERATION**
 15. **Approval of details re: Condition 15 (Levels) in accordance with plan ref PHL-801, PHL-802 Rev A and PHL-803 Rev A.**
 17. **WITHDRAWN**
 18. **Approval of details re: Condition 18 (Stage 1 Safety Audit) in accordance with Road Safety Audit Stage 1 Ref 04/250 (Hampshire Services, Dec 2019).**
 20. **Approval of details re: Condition 20 (Wheel Washing) in accordance with Construction Environment Management Plan (awp, Dec 2020).**
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