
APPLICATION NO.	21/01021/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	19.04.2021
APPLICANT	Mr Roger Barons
SITE	Hyde Farm, Horsebridge Road, Broughton, SO20 8BD, BROUGHTON
PROPOSAL	Retention of access to agricultural field
AMENDMENTS	Additional supporting statement received 28 th May 2021
CASE OFFICER	Katie Andrew

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 Delegated Report. The application is referred to SAPC at the request of a member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is an agricultural field measuring approximately 15,793sq metres and located to the south west of Horsebridge Road. There is an existing access point on the north east boundary. The proposed access is sited on the north west boundary, opposite the entrance to Mill House.

2.2 At the time of the case officer's visit to the site, it was noted that the existing access from the lane leading to Trickle-down Stables was being used to provide access for contractors parking and this is believed to be in connection with the current development at Trickle-down Stables.

3.0 PROPOSAL

3.1 This proposal is for an access to an agricultural field. The application is retrospective.

4.0 HISTORY

4.1 There is no planning history which directly relates to the proposed development

5.0 CONSULTATIONS

5.1 HCC Highways Officer: no objection subject to condition

- The proposed vehicular access would achieve the required vehicular visibility splays as illustrated upon the proposed drawings within the submitted highways technical note
- The access would be of a suitable width to allow access for agricultural vehicles
- The Highway Authority raises no objections to this proposal subject to a condition which requires the applicant to maintain the vehicular visibility splays for the lifetime of the development

6.0 **REPRESENTATIONS** Expired 21.05.2021

6.1 Broughton Parish Council: objection (summarised)

- Inaccurate plans - concern raised that the plan shows a new access and this is not where the access has already been installed
- Highways issues
- Flooding
- The gates exceed the 1 metre height for permitted development
- Existing access is adequate

6.2 X21 letters of objection, as summarised below:

- No requirement for this access
- The gates were installed without planning permission
- Overdevelopment
- The height of the gates is over 1 metre in relation to the road
- The development is out of character
- Concern about future development
- Omissions on the application form
- Concerns about traffic generation and hazards
- There is no large agricultural holding here
- A farm gate was erected along the track from the Hollow without planning permission and TVBC requested its removal

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)

COM2: Settlement hierarchy

E1: High quality development in the Borough

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

E5: Biodiversity

E9: Heritage

LHW4: Amenity

T1: Managing movement

7.3 Supplementary Planning Documents (SPD)

Broughton village design statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character and appearance of the area
- Heritage
- Biodiversity
- Neighbouring amenity
- Highways

8.2 Principle of development

The site is situated outside of any defined settlement boundary and is therefore considered to be within the countryside. Policy COM2 of the Local Plan states that development outside of the boundaries of settlements will only be permitted if:

- 'a) it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10, LE16- LE18; or*
- b) it is essential for the proposal to be located in the countryside.'*

The proposal does not qualify under any of the policy exceptions listed in criteria (a) and therefore is considered against criteria (b) of Policy COM2. The primary test relevant to this application as set out in Policy COM2 is that there is an essential need for the access. This examination of the essential need relates to the existing agricultural nature of the field.

8.3 This application is for the retention of an existing field access gate into an agricultural field, and the supporting statement sets out that the field is part of a larger agricultural holding. There is an existing post and rail fence along the field boundary adjacent to Horsebridge Road and a section of this fence has been removed to make space for the entrance gates. The supporting statement sets out that the access will enable large farm machinery and livestock to access the field from Horsebridge Road. There is an existing access into this field along the farm track which serves the new development of 9 houses at Trickle-down Stables. This new access along Horsebridge Road has been provided so that the field can be accessed without having to utilise the existing track which runs immediately adjacent to residential development. The supporting statement expresses that the new access is designed to avoid any adverse impact to amenity and is also designed for safety reasons, as the new access to the field along Horsebridge Road is further from the residential properties and also the public footpath.

8.4 Upon review of the supporting information provided it is considered that there is an essential need in the countryside and is in compliance with policy COM2.

8.5 Character and appearance of the area and heritage

The access gate would be set back from Horsebridge Road by 6 metres and it is proposed to add a concrete access point from Horsebridge Road. The gates are unpainted natural timber of 5 bar construction. Views of the field are possible through the bars of the gate. The design is considered to be in keeping with the existing post and rail fence which delineates the field boundary running parallel with Horsebridge Road. The proposed concrete access to the gates as shown on the submitted plans would be viewed in context with the gate. Given the design of the gates and the fact that they are set back from Horsebridge Road, it is not considered that they are visually intrusive. It is considered that there is no conflict with policies E1 or E2.

8.6 Heritage

The application site is not located within the Broughton conservation area. However the conservation area does include land and properties to the north east of the application site on the opposite side of Horsebridge Road. Additionally, there are buildings within the curtilage of Mill House which are listed. As discussed in the paragraph above, the design and scale of the gates and access is considered to be modest and of sympathetic design which does not cause a visual intrusion. Therefore it is considered that the significance of the identified heritage assets is sustained and the proposal does not conflict with policy E9.

8.7 Biodiversity

The proposal is not considered to give rise to any adverse impacts on existing habitat or on-site ecology, and the proposal is in accordance with Policy E5.

8.8 Neighbouring amenity

Due to the nature of this development and the separation distance away from neighbouring properties it is not considered that there will be any significant impact upon neighbouring amenity. The proposal is in accordance with Policy LHW4.

8.9 Highways

The proposed access gates would be set back from the highway by 6 metres and the access drive will be surfaced in a non-migratory material. Horsebridge Road is subject to a 30 mph speed limit and generally carries a relatively low number of vehicles. The application is supported by visibility splays which the Highways Officer has reviewed and no objection has been raised subject to condition that the visibility splays are maintained.

8.10 Concerns have been raised that the proposal could harm public safety with regard to pedestrians and users of the local highway network. Hampshire County Council, as local highway authority, have raised no objection and are satisfied that the proposal will not conflict with Policy T1 of the Local Plan, subject to a condition which requires the applicant to maintain the vehicular visibility splays for the lifetime of the development. This condition is considered to be reasonable and has been added to this recommendation. Subject to this condition the proposal is considered to be in accordance with policy T1.

8.11 Water management

According to the Environment Agency flood risk maps the site is located in a low risk area for flooding from rivers however it is described as high risk for surface water flooding. There is a difference in land levels between Horsebridge Road and the field, whereby the latter is on a level approximately 1 metre higher than the road. The access drive will have a 1 in 8 gradient and a cut of drain will be provided which will divert the water to a soakaway. The concerns have been raised by local residents with regard to the potential for surface water runoff flooding are noted. However, in relation to surface water runoff from the proposed access drive. Given the modest scale of the drive and the retention of the open field areas, it is not considered that there will be any materially significant increase in flood risk or surface water flooding over and

above the existing risk. As a result, the application is in accordance with Policy E7.

8.12 **Other matters**

Third party concern about future development

Matters such as possible future development on the site are not matters being sought permission for and are therefore not material to the determination of this application. Were an application to be submitted for such development it would be considered on its own merits.

9.0 **CONCLUSION**

9.1 The proposal is in accordance with the relevant policies of the TVBRLP (2016) and is therefore acceptable.

10.0 **RECOMMENDATION**

PERMISSION subject to conditions & notes

1. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P01, P02.**

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

2. **The development hereby approved shall not be brought into use until access has been provided in accordance with details, including the layout and visibility splays, contained within the supporting highways statement (Nick Culhane Highway Consultant, undated, and additional drawing, reference NJC-001, contained therein). The access shall not be brought into use until this has been fully implemented in accordance with the approved details and shall thereafter be retained as such at all times.**

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

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.**