
APPLICATION NO.	19/02755/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	15.11.2019
APPLICANT	Mr S Paull
SITE	Land At Abbotswood Local Centre, Abbotswood Common Road, Romsey, ROMSEY EXTRA
PROPOSAL	Erection of 36 retirement apartments, communal facilities, and parking
AMENDMENTS	Amended Plans received 30/04/20, 09/11/20 & /05/21
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 Abbotswood lies to the north-east of Romsey, to the north of Woodley Lane, the east of Cupernham Lane, to the south of Sandy Lane and the west of Braishfield Road. Abbotswood was a former sand and gravel extraction site that has since been developed for housing, retail, office and other commercial development. The site is situated to the eastern side of Abbotswood Common Road and on the eastern edge of the development adjacent Braishfield Road.
- 2.2 The wider Abbotswood site is accessed from Braishfield Road to the east and is surrounding by new build development. A nursery and convenience store are located to the south/southwest, retail units to the west and residential development to the north and west.
- 2.3 The application site is a broadly rectangular shaped parcel of land situated within the settlement boundary of Romsey. The site forms part of the wider residential development of Abbotswood which is now almost entirely complete. The site formed part of the reserved matters application for the wider local centre. Specifically approval was granted for the development of a public house under application 14/01836/RESS. However the site remains undeveloped.

3.0 PROPOSAL

- 3.1 The application proposes the erection of 36 retirement apartments, communal facilities, and parking.

4.0 **HISTORY**

4.1 14/01836/RESS – Erection of a local centre comprising convenience store, shops, public house, community hall, doctor/dentist surgery, day nursery, office units, 36 residential dwellings with associated parking, recycling centre, informal open space and play area and landscaping and access details (Access, Appearance, Landscaping, Layout and Scale) pursuant to outline permission 08/00475/OUTS – Approval subject to conditions and notes.

4.2 08/00475/OUTS – Outline application for erection of 800 dwellings with associated Local Centre comprising convenience store (Class A1 - 450-500 sq m GFA), 5 no. shops (Classes A1, A2, A3 and A5 - 400-450 sq m GFA); public house (Class A4 - 600-700 sq m GFA); community hall (Class D1 - 400-450 sq m GFA); doctors/dentists surgery (Class D1 - 850-900 sq m GFA); 'full day' nursery (Class D1 - 250-300 sq m GFA), office units (Class B1/a - 450-500 sq m GFA), 60 bed care/nursing home (Class C2 - 2750-3250 sq m GFA) with associated parking and a recycling centre; informal and formal open space; Area for Nature Conservation; landscaping; on-site drainage; and full details of vehicular access to Braishfield Road, Sandy Lane and 'Bus Only Link' to Woodley Lane – PERMISSION subject to conditions 05/01/2010

5.0 **CONSULTATIONS**

5.1 **Planning Policy & Transport (Policy)** – No objection

5.2 **Housing & Environmental Health (Housing)** – No objection, subject to legal agreement to secure affordable housing contribution.

5.3 **Environmental Services (Refuse)** – No objection

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

- This is a much larger building than the previous outline covers i.e. a pub, garden and parking. This proposal has a very dominant frontage along Freemantle Road and will visually dominate this end of Abbotswood Common Road, Freemantle Road and Braishfield Road.
- There are no street trees proposed for the east side of Abbotswood Common Road to mitigate against this or to provide a more informal atmosphere.
- Due to the sloping nature of the land at the northern end the street scene shown on the drawing is effectively a section-elevation as the floor level of the building is up to 1.8m below the existing ground level of the adjacent grass, footpath and roundabout.
- The communal outdoor space appears very small with a small area of accessible lawn to the front. The lawn to the rear is enclosed by retaining walls and very narrow and overlooked. It is unfortunate that the south facing part of the site is used entirely for car park - with very little attempt to provide any plants to soften the hard brick boundary walls.

- The planting in general is very small scale in relation to the building style, and it is really just filling in the small gaps where there is no building.
- If permission is granted, please add conditions for the provision of full landscape planting plans including levels together with a five year management and maintenance plan as standard.

5.5 **HCC Highways** – No objection

5.6 **HCC LLFA** – No objection

5.7 **Natural England** – No objection

5.8 **Southern Water** – No objection, subject to note.

6.0 **REPRESENTATIONS** Expired 25.06.2021

6.1 **Romsey Extra Parish Council** – Objection;

- 3 storey building is out of keeping with the rest of the development and on the main entrance to Abbotswood.
- Inadequate parking provision
- No solution to nitrate issue.

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

- We observe that this development, which is a three storey building on the entrance to Abbotswood, would be overpowering and too intensive. It has poor parking provision on an estate which is already tightly packed with houses and which already has parking difficulties for residents and visitors.
- Our principal objection is that the development would be an inappropriate use of an important site that is effectively the “gateway” to the Abbotswood Estate. We consider that the site should be left vacant until a more appropriate amenity is provided.

6.3 **E-Petition**

The application was the subject of an e-Petitions created and submitted through the Councils website. At the time of closing the petition included 107 signatures in support of the following statement;

- This is a petition to abolish the plans 19/02755/FULLS for the development of retirement properties. The Abbotswood development was advertised as having a new GP and a public house. The Abbotswood development has already put too much strain on the existing GP surgeries in the catchment area as the plans for the new GP surgery have already been revoked. The development of the retirement property would make the strain on GP surgeries even worse. This community already works together to help each other the best we can which is evident on the Abbotswood Residents in Romsey UK. As a community we are expecting a space where we can go to socialise, unwind and get closer as a community. The land earmarked for an open house should remain earmarked as an open house until a developer is found.

6.4 **15 representations of Objection received;**

- Site should be retained for a community use i.e. parkland, allotments.
- Site should be retained until a public house occupier is found.
- Three storey development will have an adverse impact on the character of Abbotswood and detract from the focal point of the local centre.
- The design/materials do not reflect the surrounding development.
- Adverse impact on the amenity of neighbouring properties.
- Overlooking and pollution from traffic to the nursery playground.
- Highways impact and increased parking pressure.
- Inadequate parking provision on site leading to additional pressure.
- 'Specialist' facilities on-site are limited to a communal lounge.
- Limited garden spaces for proposed residents.
- Increase pressure on local services.
- Loss of medical centre.
- Increase in crime and anti-social behaviour

6.5 **6 representations of Support received;**

- The proposed development would enhance the area and provide valuable retirement accommodation and release family housing stock.
- Private accommodation with wheelchair access is required in Romsey.
- Enable 'cradle to grave' accommodation on Abbotswood.
- A public house would have resulted in anti-social behaviour.
- Vacant land and hoarding for an indefinite period is not desirable.
- Given no buyer has come forward for the public house the proposals are a good use of the land.
- Public house permission was also partially three storey. Three storey flats are under construction and present on the site.
- Public house application was regarded as an amenity but was not needed.
- The additional population does not represent a significant pressure on services.
- Abbotswood has sufficient green space.

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)

COM2 (Settlement Hierarchy), COM14 (Community Services and Facilities), 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), LHW1 (Public Open Space), LHW4 (Amenity), T1 (Managing Movement), T2 (Parking Standard).

7.3 Supplementary Planning Documents (SPD)

Affordable Housing
Infrastructure and Developer Contributions
New Forest SPA Interim Framework
Look at Romsey

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle for development, community facilities, housing land supply, affordable housing requirements, character of the area, highways, protected species & ecology, amenity and drainage.

8.1 **Principle of Development**

The site lies within the settlement area of Romsey and therefore the principle of development and re-development for housing is accepted in accordance with policy COM2, subject to adherence with the other policies of the TVBRLP.

8.2 Community Facilities

Permission has previously been granted for development at the site through outline planning permission 08/00475/OUTS and reserved matters approval for the Abbotswood Local Centre (14/01836/RESS). The use originally permitted for this site was for a public house.

8.3 Policy COM14 seeks to avoid the loss of existing community facilities (including pubs), subject to a number of criteria. It is pertinent that the site has planning permission for a public house (a community facility/service). This was to form part of the local centre for the wider Abbotswood residential development. However, policy COM14 does not apply in this instance as the policy is intended to apply to 'existing' uses. The pub was never built out, as an occupier could not be found for it.

8.4 The legal agreement associated with the outline permission (08/00475/OUTS) included an obligation to market the Local Centre (Part 4, para. 5). The obligation to market the site as a public house expired after 600 occupations at Abbotswood. At the time of the application being submitted there were 753 occupations. Since that time the remaining developments of affordable flats have taken place leading to a small increase in occupation. As a result the obligation to continue to market the site for a public house has ceased. A summary of the marketing has been provided in support of the application (Neilson Property Consultants Ltd, November 2018) demonstrating the marketing and lack of interest in the public house site. In this case other uses of the site, including residential can therefore be considered.

8.5 The National Planning Policy Framework

The National Planning Policy Framework (NPPF) is a material consideration in the assessment of planning applications. The NPPF identifies the three dimensions of sustainable development which should be taken into account, i.e. social, economic and environmental roles. The purpose of the planning system is to contribute to the achievement of sustainable development.

For the assessment of planning applications, this means approving development proposals that accord with the development plan without delay. As noted above, the principle of additional housing in this countryside location is considered to be acceptable in accordance with Policy COM2. The site was allocated for development within the 2006 Local Plan and sits within the settlement boundary established in the 2016 Local Plan.

8.6 Housing Land Supply

Section 5 of the NPPF relates to housing. Paragraph 73 of the NPPF requires the Council to demonstrate a minimum of 5 years housing land supply (HLS) with a 5% buffer. An assessment of the HLS position as at 30 November 2020 has been undertaken. This uses the housing requirement established in policy COM1 and has regard to the conclusions of the Inspector's Report on the Examination of the Local Plan. The HLS position for Southern Test Valley, as at 1 April 2019 is 5.26 years of supply. This is reported against a target of 5.00 years. The existence of a five year HLS enables the Council to give weight to the policies of the adopted plan (in the context of footnote 7). The demonstration of a five year HLS does not in itself cap development and any application must be assessed on its merits.

8.7 **Affordable Housing**

The applicant is proposing 36 retirement living units. In accordance with Policy COM7, the Council will seek 40% (or 14.4) of those 36 units as affordable housing. The provision of affordable housing on site is the Council's starting point and would normally be preferred. Provision off-site or a financial contribution in lieu will need to be justified.

8.8 The application is supported by a Financial Viability Assessment and the applicant states, in the Planning Statement, that a financial contribution for affordable housing is proposed, rather than on-site provision. The application suggests that functional/management issues for retirement/sheltered housing developments would preclude on site provision. It is indicated that it would not be practical to mix affordable retirement housing with open market retirement housing in one building, due to the communal facilities and associated service & maintenance arrangements and charges. This justification has been accepted by the housing Officer and a financial contribution will be sought.

8.9 Whilst the scheme has been amended during the course of the application it continues to provide 36 retirement living flats, however the revised proposed mix now consists of 24 x 1 bedroom flats and 12 x 2 bedroom flats, as opposed to the original proposal of 21 x 1 bedroom flats and 15 x 2 bedroom flats. The scale of the revised financial contribution for off site development will continue to reflect the expected 40% provision for onsite affordable housing.

8.10 The methodology used to calculate the contribution is as set out in the Planning Advice Note, Revised Local Plan, Policy COM7, Affordable Housing Financial Contributions (Table 3). In achieving the equivalent off-site provision the calculation also makes allowance for the Council's site acquisition costs to provide the affordable housing on an alternative site.

Based upon the revised GDV confirmed via letter dated 14th July 2020 the off-site financial contribution required will be £792,782.40 (based upon 40% affordable housing contribution), to be secured via S106 Legal Agreement (index linked RPI). Subject to the completion of the legal agreement the proposals are considered to comply with policy COM7.

8.11 **Character and Appearance**

Currently the site is enclosed by hording but would otherwise be open to unobstructed public views from within the Abbotswood Development and open, but less prominent, views from Braishfield Road. The views from Braishfield Road are softened by the setback, existing trees and the lower level of the application site but would remain prominent. The site forms the eastern boundary of the wider Abbotswood Development adjacent on of the principal accesses from Braishfield Road. As a result the site occupies a prominent location. There are however, existing permitted developments within Abbotswood, and as such the character and cumulative impact of all these developments on the visual amenity effects also needs to be taken into account.

- 8.12 The site was subject to previous reserved matters approval (14/01836/RESS) for the erection of a public house. That permission provided for a development ranging from 2 ½ storeys to single storey buildings with a large area of car parking adjacent.
- 8.13 The proposed development has a far larger building footprint and a smaller area of car parking situated at the southern end of the site. The building, whilst a single contiguous construction, is comprised of two three storey, pitched roofed, elements at the northern and southern end with a flat roofed element between. In addition the main entrance is comprised of a single storey element at the southern end of the structure.
- 8.14 The design was adapted at the pre-application stage following advice from the Design Review Panel (DRP). The DRP again reviewed the original submission of the current application and retained concerns regarding the overall bulk of the proposed design. The DRP advocated for a development comprised of two smaller linked apartments blocks, with open amenity space between, which they felt could address the site in a more interesting way that could benefit the gateway position. The DRP considered that as the residential units are for independent retirement living (C3) and not forming part of a care facility, the design of a single large building seemed like a missed opportunity.
- 8.15 However the applicant has sought to clarify the operational requirements that have informed the design. Specifically that sheltered/retirement schemes are single free-standing buildings with their own internal facilities. The applicant has also drawn reference to a report (Planning for Retirement Housing - Planning Officers Society and the Retirement Housing Group 2003) in support of this design approach. The applicant has advised that two separate blocks would not achieve this as both would have to have its own facilities or the residents from one block would have to go outside to enter the common facilities provided in the other.

- 8.16 Many of the representations have also raised objection based on the scale of the proposed buildings and that a three storey development would be out of keeping with the Abbotswood development. Whilst the building is substantial in size and larger than the permitted public house its scale is not without comparison in the wider Abbotswood development. In terms of overall scale the proposed development would be smaller than the existing 60 bedroom Abbotswood Court care home to the west. In addition there are numerous large single built forms comprising blocks of flats or terraced dwellings with full three storey elements. Most of these blocks are situated on the edges of the site and notably within and adjacent to the Local Centre which includes the application site. Whilst the building footprint and overall massing has been reduced by the amended plans these changes do not go as far as advocated by the DRP. However, overall, it is considered that the scale of the proposals would not be out of character with the application site of wider Abbotswood development.
- 8.17 Notwithstanding the above the design details of the proposals have been amended in response to the DRP comments and further discussions with Officers. In addition to the alterations to the form of the roof described above the design has been amended to include feature chimneys to reflect the design of the other three storey buildings in the vicinity. In addition the design details of balconies and fenestration has been amended and improved.
- 8.18 The alterations are most evident at the northern end of the development which is most prominent from public views when entering Abbotswood. The northern elevation has been set back further from the highway providing a wider frontage and increase distance from the residential development on the northern side of the highway. The DRP has reviewed the detailed design changes and their comments are awaited at the time of reporting.
- 8.19 Overall, the revised proposals are considered to be of an improved design. The proposals now better reflect the form and details of the existing buildings on Abbotswood whilst meeting the functional requirements of providing sheltered accommodation. The proposed materials, including natural clay tiles, are of a quality that would be appropriate in this prominent location. As such, the proposals are considered to comply with Policy E1 of the RLP.
- 8.20 **Highways**
Representations have raised concern with regard to the impact of increased parking and vehicle movements on highways safety.
- 8.21 The application is supported by personal injury accident data for the most recent 5-year period. Following review, HCC Highways have confirmed that there are no existing accident trends within the vicinity of the site that this proposal would likely exacerbate. In order to determine the traffic generation profile of the proposed development, the Transport Statement contains an interrogation of the TRICS database in order to determine a valid dataset for extrapolation.

The data utilised is considered to be fully representative, and HCC Highways is satisfied that the proposal would not lead to any material increase in traffic compared to the previously permitted public house use and as such would not lead to any material detrimental impact upon the safety and efficiency of the local highway network in this location.

8.22 Refuse collection

Following some initial concern the proposals have been amended to provide improved access for refuse vehicles. The Highways Officer and TVBC Environmental Services have confirmed that the additional refuse tracking document demonstrates that the refuse vehicle can reverse safely and easily onto the site and get within 15 metres of the bin store as is required.

8.23 Parking

The proposed layout shows only 25 parking spaces, which is below adopted parking standards (as set out in Annex G of the Local Plan) for a residential development of 36 apartments. It is also noted that two of the 25 parking spaces on the plan are annotated 'possible substation location' which suggests that only 23 spaces are in fact to be made available. This should be clarified.

8.24 The submitted Transport Report notes that the site is accessible location for staff and residents via nearby bus routes and by walking and/or cycling. The report cites a TVLP parking requirement, for 36 units of 'supported accommodation', as 20 spaces. The Policy Officer raised some concern that the application does not propose a care home and that on-site support is limited to a communal lounge and shared storage and external spaces.

8.25 The applicant has sought to provide further justification for reduced parking standards. In terms of the demographics of the occupants the applicant has confirmed that the development is designed to accommodate the needs of elderly residents with the average age of entry at 76 years old. The applicants have also clarified that the site includes a house manager available during office hours.

8.26 The submitted transport statement included survey information of car ownership in similar developments and more recently detailed information for car ownership have been provided for another of the applicant's developments in Botley Road, Romsey. These details indicate a pattern of reduced car ownership for residents particularly for single bedroom properties.

8.27 Following review of the available evidence it is considered that the site would generate a lower demand for parking and that the reduced number of spaces is justified and is considered to comply with Policy T2.

8.28 **Biodiversity & Protected Species**

8.29 Protected Species

The application site has been cleared in conjunction with the surrounding development and boarded up for a number of years. As a result the site is of low potential for protected species. However the impact of the development on designated sites remains relevant and is considered below.

8.30 Solent and Southampton Water SPA – Solent Neutrality

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

8.31 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.

8.32 In support of the proposed development the applicant has submitted a proposed offsite mitigation strategy (attached as appendices). The proposed strategy comprises the removal of land within and off site agricultural holding from future agricultural production. The applicant has advised that the site (Freehold land known as 'Roke Manor Farm', Old Salisbury Lane, Romsey, SO31 0GD comprising 40.4 hectares. Title Number HP 425557.) is provided by Ovington Estates who have an agreement in place to allow the issue of credits. The use of the mitigation land and management are to be secured by s106 legal agreement. Subject to the completion of the required agreements the development will therefore not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation.

8.33 New Forest SPA

The development will result in a net increase in residential dwellings within 13.6km of the New Forest SPA. This distance defines the zone identified by recent research where new residents would be considered likely to visit the New Forest. The New Forest SPA supports a range of bird species that are vulnerable to impacts arising from increases in recreational use of the Forest that result from new housing development. While clearly one new house on its own would not result in any significant effects, it has been demonstrated through research, and agreed by Natural England that any net increase (even single or small numbers of dwellings) would have a likely significant effect on the SPA when considered in combination with other plans and projects.

- 8.34 To address this issue, Test Valley Borough Council has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues. With respect to the New Forest, a new strategic area of alternative recreational open space is being delivered that would offer the same sort of recreational opportunities as those offered by the New Forest.
- 8.35 **Water management**
The 2016 Local Plan includes a requirement in policy E7 to achieve a water consumption standard of no more than 100 litres per person today. This reflects the requirements of part G2 of the 2015 Building Regulations. In the event that planning permission was to be recommended a condition would be applied in order to address this. Subject to such a condition the proposal would comply with policy E7.
- 8.36 **Drainage and Flood Risk**
The application has been supported by a Detailed Surface Water Drainage Arrangement. Following review of the additional information the LLFA have raised no objection subject to condition that development be constructed in accordance with the approved plans. Subject to the required condition the proposed development is not considered to result in adverse flood risk and complies with TVBRLP Policy E7.
- 8.37 **Amenities of neighbouring properties**
Policy LHW4 of the RLP sets a number of criteria against which development proposals will be assessed in order to safeguard the amenity of existing and future residents, particularly in terms of overlooking, loss of privacy and any adverse impact in terms of loss of daylight/sunlight.
- 8.38 Given the separation to the nearest residential properties, the location of new fenestration, combined with the commercial uses of some of the adjacent properties, the proposed development is considered to have no adverse impact on neighbouring residential amenity as a result of overlooking, overbearing or overshadowing impact.
- 8.39 Impact during construction works
Representations have raised concern with regard to the impact of noise, mud and dust during construction works. Whilst some degree of disturbance is inevitable during construction work conditions can be applied to limit the hours of construction and to require an environmental management plan to limit amenity impacts. Subject to the required conditions the proposed development is considered to have no significant adverse impact on amenity and complies with TVBRLP Policies LHW4 and E8.
- 8.40 **Economic Benefits**
Whilst the proposals would result in the site not being developed for its originally intended commercial use as a public house the site has been unoccupied for some time and as assessed above there has been no interest in the occupation of the permitted public house or another alternative use.

Whilst the residential proposals are not a commercial enterprise there are economic benefits associated with the development works and the future occupiers of the dwellings. These are matters that should be afforded weight in the planning balance.

8.41 **Social Benefits**

Whilst the loss of a planned community facility is regrettable it is considered that investment in the site, which is situated in a prominent location, and the last area of the Abbotswood scheme to be developed represents a public benefit.

8.42 **Planning Balance**

A number of public benefits have been advanced by the appellant to support the proposals. Overall, the proposal would provide homes within a settlement for older people and add to the diversity of housing stock in Abbotswood. The housing would therefore be a public benefit. In addition the proposals result in a substantial financial contribution to affordable housing.

8.43 In economic terms the proposal would provide construction jobs during its build out. These jobs would be transitory and only moderate weight can be afforded to this point. Furthermore, the new properties would result in people living in the town and the associated spending by these people in the local economy is also a benefit of the scheme. The site is also vacant following a lengthy and unsuccessful marketing campaign to secure a public house use. The proposal provides a real prospect of completing the development works on the wider Abbotswood site and this matter should be afforded weight in the balance.

8.44 As identified earlier, majority of the works are considered to have an acceptable relationship with the character of the surrounding site and any increased prominence over the previously approved public house development is considered to be outweighed by the benefits of the proposals. The proposal would, therefore, accord with both Local and national planning policies.

9.0 **CONCLUSION**

9.1 The location of the site in a sustainable location and acceptable in principle. Potential concerns with regard to the impact protected species and biodiversity have been resolved. Subject to securing the required conditions and s106 obligations the proposed development is considered acceptable.

10.0 **RECOMMENDATION**

Delegate to Head of Planning & Building for completion of satisfactory consultation with Natural England and s106 legal agreement to secure;

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land, and**
- **New Forest SPA contribution.**
- **Affordable housing contribution.**

Then PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. 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.
- 3. 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-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant.**
Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.
- 4. 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 5 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.

- 5. 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 plan and this space shall thereafter be reserved for such purposes at all times. Notwithstanding the annotation on Plan Ref SO-2631-03-AC-101 Rev F, spaces 1 & 2 shall be retained for the purposes of parking and no substation of other obstruction shall be erected without the prior written approval of the Local Planning Authority.**

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

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

- 7. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.**

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

- 8. 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 Local Plan policies E8 and LWH4.

9. 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.
10. The drainage system shall be constructed in accordance with the Calcinotto Drainage Strategy Statement for Land at Abbotswood, Romsey Version 1.0 Ref 113556 (October 2019) and Plan Ref SO-2631-03-DE-001 P1. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.
Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
- a) Maintenance schedules for each drainage feature type and ownership.
 - b) Details of protection measures.
- Maintenance and protection measures shall be carried out in accordance with the approved details.
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.
11. No development shall take place unless or until an Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Environmental Management Plan shall cover the control of noise, dust and spoil during the demolition, site preparation and construction phases of development. The Environmental Management Plan shall include the provision of wheel washing, and any other suitable facility, to avoid the deposit of spoil onto the highway network. Work shall be undertaken in accordance with the approved Environmental Management Plan.
Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.
12. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
034.0125.005 A
SO-2631-03-AC-101 F
SO-2631-03-AC-200 D
SO-2631-03-AC-201 D
SO-2631-03-AC-202 D
SO-2631-03-AC-203 E
SO-2631-03-AC-402D

**SO-2631-03-AC-405A
SO-2631-03-AC-406A
SO-2631-03-AC-407A
SO-2631-03-AC-408A
SO-2631-03-AC-409A
SO-2631-03-LA-MCS643 02E**

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

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. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.**