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<b>APPLICATION NO.</b>	18/03223/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	10.12.2018
<b>APPLICANT</b>	Mr Wright
<b>SITE</b>	Granton, Cupernham Lane, Romsey, SO51 7LE, <b>ROMSEY EXTRA</b>
<b>PROPOSAL</b>	Erection of 8 dwellings, partial demolition of existing dwelling and outbuildings, and creation of new access
<b>AMENDMENTS</b>	Amended plans received 11/01/2019
<b>CASE OFFICER</b>	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

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## 1.0 INTRODUCTION

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

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is situated at the corner of Cupernham Lane and Fishlake Meadows and is comprised of the existing dwelling known as Granton and associated outbuildings. The existing access to the site, shared with neighbouring properties, is from Cupernham Lane. The proposed development would be accessed from the spine road leading into the Oxlease development from Fishlake Meadows.

## 3.0 PROPOSAL

- 3.1 The application proposes the erection of 8 dwellings, partial demolition of existing dwelling and outbuildings, and creation of new access.
- 3.2 The site benefits from an extant permission under application 17/00082/FULLS for a development of the same description. The revised scheme proposes the alteration of the layout of Plots 6 & 7 and the erection of a detached garage to serve those properties. In addition further land is contained within application site to the south for the provision of additional planting secured under licence with HCC.

## 4.0 HISTORY

- 4.1 17/00082/FULLS - Erection of 8 new dwellings and partial demolition and reconfiguration of existing dwelling. Permission 22.05.2017.
- 4.2 13/01818/VARS - Relaxation of agricultural occupancy condition (non-compliance of condition 3 of TVS.1934/2 - erection of dwelling and conversion of existing to garages). Permission 29.04.2016.

- 4.3 12/02561/CLES - Certificate of Lawful Existing Use for non-compliance with agricultural occupancy condition on planning permission TVS.01934/2. Not Issued 30.05.2013.
- 4.4 11/02829/VARS - Removal of condition no.3 from planning permission TVS.01934/2 restricting occupancy to persons employed or last employed in agriculture or forestry. Withdrawn 15.02.2012.
- 4.5 11/01046/FULLS - Proposed conversion of existing farm building to create a single unit of tourist accommodation. Permission 24.08.2011.
- 4.6 TVS.1934/2 Erection of one dwelling and conversion of existing dwelling to garages - Oxlease Farm, Cupernham Lane, Romsey. Permission subject to conditions - 27/03/81.

## 5.0 **CONSULTATIONS**

- 5.1 **Planning & Building (Landscape) – Comment.**
- 5.2 **Planning & Building (Trees) – Comment.**
- 5.3 **Housing And Environmental Health – No objection.**
- 5.4 **Highways – Comments awaited on submission of revised tracking information.**
- 5.5 **Lead Flood Authority – No comment;**
- As this application relates to a site which is less than 0.5 hectare in size (residential) and under 1000 Sqm floor space, (fewer than 10 dwellings) or under 1 hectare in size (commercial) there is no need for us to comment on it at this time.

## 6.0 **REPRESENTATIONS** Expired 09.01.2019

- 6.1 **Romsey Extra Parish Council – Objection;**
- Outside the settlement boundary.
  - Insufficient parking.
  - Overdevelopment of the site.
- 6.2 **2 representations of Objection received from No's 59 & 61 Cupernham Lane;**
- Overlooking from Plots 1, 3, 4, 5, 6 & 7.
  - Overdevelopment in conjunction with neighbouring permissions.
  - Scale and bulk of Plots 6 & 7 resulting in loss of light
  - Noise and smell pollution from car movement.
  - Adverse impact on Fishlake Meadows Nature Reserve from additional population.
  - Plans continue to show landscaping obstruction to the access track and parking adjacent Plot 5.
  - Further clarification as to the parking and turning associated with Plot 5 is required.

6.3 **1 representation raising neither objection or support received from No.33 Oxlease Meadows;**

- No objection in general but plans could be improved by;
- The addition of more visitor parking spaces.
- The addition of double yellow lines to the main Oxlease Meadows Road.
- Signage directing visitors to the nearby nature reserve car park.

7.0 **POLICY**

7.1 **National Planning Policy Framework 2018**

7.2 **Test Valley Borough Local Plan 2016 - COM2 (Settlement Hierarchy), 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).**

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle for development, housing land supply, affordable housing requirements, character of the area, highways, trees, protected species & ecology, amenity, archaeology and financial contributions.

8.1 **Principle of development**

The application site is, for the purposes of planning policy, within the countryside. The application site is not allocated for development in the currently saved policies of the Local Plan. The principle planning policy of the TVBLP therefore is policy COM2. Planning policy COM2 seeks to restrict development outside of settlement boundaries unless identified within the specified policies as being appropriate or where a countryside location is required.

8.2 It is not considered that the proposal is of a type appropriate in the countryside (criterion a) or that there is an essential need for the proposal to be located in the countryside (criterion b). A number of representations have drawn upon the fact that the site is in the countryside and therefore in accordance with policy COM2, there is a presumption against the grant of planning permission. However, planning law requires other material considerations to be taken into account and weighed against the departure from the policy of the Development Plan.

8.3 **Planning History**

The site benefits from an extant planning permission for the same number of dwellings and in predominantly the same layout. Given the similarities of the schemes the extant permission is considered to be a strong material consideration in favour of the principle of granting permission.

- 8.4 The National Planning Policy Framework and Sustainable Development**  
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 and states that 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 contrary to Policy COM2. The site was not allocated for development within the Revised Local Plan as an allocation site.
- 8.5 Housing Land Supply**  
Paragraph 47 of the NPPF requires the Council to demonstrate a minimum of 5 years housing land supply (HLS) with a 5% buffer. 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. It has also reviewed data sources on housing completions and planning permissions since the last update.
- 8.6** The HLS position for Southern Test Valley, as at 1 April 2018 is 7.97 years of supply. The figure 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 the NPPF) which is considered to be up-to-date. However, the demonstration of a five year HLS does not in itself cap development and any application must be assessed on its merits.
- 8.7 Relationship with the settlement boundary and adjacent planning permissions**  
The settlement boundary for Romsey is drawn adjacent the site to the south and west. Whilst the settlement boundary includes the neighbouring properties to the east fronting Cupernham Lane it does not include the application site.
- 8.8** Planning permission for residential development at Oxlease Farm (14/00204/OUTS) is currently being implemented, with construction having commenced and those properties at the southern end of the site adjacent the proposals now complete. Additional residential development has been permitted in this vicinity, including sites along Cupernham Lane (e.g. 15/01832/OUTS, Land west of Baroona, 15/00679/OUTS, South of Wren's Corner, 16/01857/FULLS and 17/02183/OUTS land west of Cupernham Lane). The Oxlease development now borders the application site to the north and west.
- 8.9** These permissions, and the position that work on the Oxlease site in particular is substantially complete, are considered to represent a material consideration to which significant weight in the determination of this application can be given and should be taken into account. The planning permissions in the vicinity along with the existing residential development adjacent to the site form the context for the site and the proposal. As a result of the adjacent development the application site is now enclosed on all sides by the settlement boundary and residential development.

- 8.10 Whilst technically within the countryside the existing relationships are considered to be a strong material consideration in favour of the development. Combined with the extant permission for development of the site it is considered that the grant of planning permission in this case as a departure from the Local Plan is justified.
- 8.11 **Affordable Housing**  
Policy COM7 states that the Council will negotiate on housing sites of 11 - 14 dwellings (or sites of 0.34 – 0.49ha) for up to 30% of dwellings to be affordable. The application proposes only 8 dwellings and so does not meet the trigger by virtue of dwelling numbers. However the result of including the area within HCC's ownership and subject to the planting licence is that the application site, as measured by the red edge, is 0.35 hectares, and therefore in excess of the above requirement.
- 8.12 However the area within the applicants ownership is slightly reduced from the previous permission under application 17/00082/FULLS for the same number of dwellings which confirmed the site to be 0.30 hectares, and therefore the provision for Affordable Housing was not triggered and no Affordable Housing was required. The additional area within HCC's ownership is not available for building works and as a result the Housing Officer has advised that the assessment has been undertaken on the basis of the site area within the applicants ownership and that no affordable housing provision is required.
- 8.13 **Character and Appearance**  
As is described in paragraph 3.2 alterations to the previously permitted scheme are limited to the layout of Plots 6 & 7 and the erection of a detached garage to serve those properties. In addition further land is contained within application site to the south for the provision of additional planting secured under licence with HCC. No change to the remaining plots and layout is proposed.
- 8.14 Currently the site has a treed boundary but with views through the access of the dwelling known as Granton and towards Fishlake Meadows SINC and SSSI waterways. On the opposite side of the road lies another SINC at Minchin Hill (ref SU36502310). Cupernham Lane has several parcels of mixed open/treed land retaining a rural edge to Romsey North.
- 8.15 There are however, existing permitted developments at several areas close to Cupernham lane, and as such the cumulative impact of all these developments on the Landscape Character and visual amenity effects also needs to be taken into account within any subsequent planning statement and Landscape Visual Impact Appraisal (LVA). The existing development at Oxlease Meadows, and the more recently permitted developments, would therefore form part of the view from Cupernham lane in time.

- 8.16 The application site continues to propose a more rural design character than the adjacent Oxlease development with the dwellings forming a loose courtyard around the access road and the existing dwelling. Whilst of a varying character the proposed development is of a similar density to the development underway at Oxlease. Furthermore it is considered that the character of the immediate area is that of a mixed character of residential development including those properties fronting Cupernham Lane and the existing dwelling.
- 8.17 The development is intended to complement the farmyard concept with traditional forms reflective of barns and stable/cart sheds with lofts together with farm workers cottages with the existing farmhouse located at the centre of the group. In addition those properties fronting the access are orientated to create a frontage to the new road and enclose the open space to the west of the proposal.
- 8.18 The revised proposals would locate Plots 6 & 7 further from public views to the south but will introduce the new single storey detached garage to the south of the Cupernham Lane access to the neighbouring properties. The provision of additional planting to the south of the site was a particular area of concern for SAPC in considering the previous application. The revised scheme now provides for planting of the land within HCC's ownership to the south of the site in order to better screen the development and associated boundary fences. As a result of the revised layout and the additional planting space to the south the revised scheme is considered to represent an improvement over the extant permission in terms of its character when viewed from public vantage points.
- 8.19 The proposed development of 8 properties is considered to be appropriately laid out and designed as to have no significant detrimental impact on public views. As a result the proposals are considered to comply with policies E1 and E2 of the local plan.
- 8.20 **Trees**  
The site is subject to a group Tree Preservation Order on the western and northern boundaries, in addition off-site trees to the south are within the control of the Highways Authority. The application is supported by an Arboricultural Assessment & Method Statement (Barrell, Jan 2017) which is considered to be a fair representation of the existing trees.
- 8.21 In considering the previous application the Arboricultural Officer raised no objection to the development, subject to conditions, but advised that there seems to be inappropriate tree retention on the site and a missed opportunity for good quality tree replacement. Those trees within the site are categorised as Class C and subject to a number of defects. The Arboricultural Officer has advised that none of the onsite trees are worthy of protection.
- 8.22 The extant permission was revised to propose the removal of the 4 trees and the provision of 2 replacement specimens which was permitted. However the current application proposes the use of this area for the detached garage and revised parking area for Plots 6 & 7. One additional replacement tree is proposed within the site. Whilst the revised scheme will result in the loss of

some trees they are in poor condition and not worthy of protection. In addition the substantial area of planting to be secured to the south of the site is considered to represent a significant improvement over the extant permission. The Arboricultural Officer has requested the submission of further details of the proposed planting in order to finalise species and avoid conflict with drains and services.

8.23 It is accepted that the site can be developed without detrimental impact on protected trees subject to suitable details being secured by condition, including the details of replacement planting. As such the proposed development is considered to comply with policy E2 of the TVBLP.

8.24 **Highways**

Increased use of the access on to Cupernham Lane was previously considered undesirable from a highway safety point of view. As was previously permitted it is proposed that the development be serviced from the Oxlease Meadows spine road. However the Cupernham Lane access cannot be closed as it provides a legal right of access for two existing properties fronting Cupernham Lane and for a field further to the north in separate ownership, and it is therefore necessary that it is not closed off.

8.25 The applicant has further confirmed that the existing remotely controlled gate to the access from Cupernham Lane will be retained and the controllers will only be available to the occupiers with legal rights to use it, which will exclude the occupiers of the proposed new properties. It is unfortunate that the legal position makes it difficult to close the existing access to Cupernham Lane but there is a legal need for the scheme to continue to provide the access for the neighbouring properties. Subject to the restrictions proposed by the applicant to control access to the gate outside of the influence of the LPA the existing traffic using the Cupernham Lane access will decrease as a result of the development. As a result it is considered that the retention of the access cannot be argued to have a severe impact on highway safety and a reason for refusal on that basis could not be substantiated.

8.26 Both the previously approved and originally submitted plans contained an error in that landscaping was shown to the west of Plot 5 that would have blocked access to the track which runs to the east of the Oxlease development. This has now been removed restoring the legal right of access to the track and fields beyond.

8.27 Representations have raised concern in relation to the amount of visitor spaces provided and in regard to on-street parking pressure in conjunction with residents accessing the nature reserve. Although it is not certain that on-street parking would result frequently as a result of people accessing the Nature Reserve because there is off road parking closer to the Nature Reserve than the application site. A Traffic Regulation order introducing parking restrictions could be imposed but should be considered a last resort. However as the road is a cul de sac and it remains uncertain if it could be adopted public highway it cannot be argued that limited on street parking is likely to have a severe impact and a reason for refusal on such a basis could not be substantiated.

8.28 The Highways Officer has raised no objection to the parking provision, including the number of visitor spaces, which is in accordance with the required standard. However the tracking details for the refuse vehicle submitted with the application utilised a refuse vehicle measuring 10.195m in length and 2.230m in width. However Hampshire Highways requires a refuse vehicle of 11.2m in length and 2.53m in width to be tracked. The revised tracking information has been submitted and referred to the Highways Officers. Members will be updated at SAPC. Whilst no highways objection was raised, in response to a representation regarding the parking for Plot 5 additional tracking details have been submitted and referred to the Highways Officer for comment.

8.29 **Protected Species & Ecology**

The application is supported by a suite of ecological survey reports (ECOSA, January 2017). The Ecology Officer is satisfied that that these represent the current conditions at the application site.

8.30 **Internationally designated sites**

8.31 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.

8.32 To address this issue, Test Valley Borough Council has adopted an interim mitigation strategy has been agreed that would fund the delivery of a new strategic area of alternative recreational open space that would offer the same sort of recreational opportunities as those offered by the New Forest. Therefore it is considered necessary and reasonable to secure the appropriate contributions, and the recommendation reflects this requirement.

8.33 **Protected species**

8.34 Bats

The site was largely of limited ecological interest, although the existing buildings were concluded to present some suitability to support roosting bats. Therefore, a suite of bat survey visits were carried out. No bats were seen to emerge from or return to the house during these surveys. In view of the survey findings the Ecology Officer has advised that the development is unlikely to result in a breach of the law protecting bats and has raised no concerns but has advised the additional of informative notes to advise the applicants of their responsibilities if bats or nesting birds are encountered during development.



Representations have raised concerns with regard to ducks and pheasants seen in the gardens of neighbouring properties, however those species are not legally protected and there is no evidence that their habitat would be adversely impacted by the development. As a result the application is considered to have no adverse impact on protected species and complies with policy E5 of the TVBLP.

**8.35 Residential Amenities**

There are two elements to the consideration of amenity. Firstly is the amenity of the future residents of the development site and secondly the impact of the proposal upon the amenity of existing neighbouring properties.

**8.36 Impact on existing dwellings**

Representations have raised concern regarding the impact of the proposed development on the amenities of neighbouring properties, specifically those of 59 and 61 Cupernham Lane. As is described above the alterations to the layout are limited to Plots 6 & 7, and the proposed garage. Whilst representations have raised concern in relation to the other plots they remain unchanged from the extant permission and a reason for refusal on their impact could not be substantiated.

8.37 No.59 and No.61 Cupernham Lane form a pair of semi-detached properties orientated facing Cupernham Lane. However vehicular access is to the rear of the properties and shared with the existing dwelling of Granton. The existing access from Cupernham Lane is preserved to provide continued access to these properties and sits between the development and the rear gardens of No.59/61.

8.38 The revised proposals have moved Plots 6 & 7 further north within the site reducing the distances to the nearest neighbouring property of No.59. At the closest point the extant permission resulted in a separation of 25m between Plot 6 and the dwelling of No.59 and 16m to the garden area. The revised scheme results in a separation of 23m to the dwelling and 13m to the garden at the closest point. No.61 is situated to the north of No.59 and some 30m from Plots 6 & 7 at the closest point. The proposed single storey garage is situated adjacent to Plot 6 and to the south of the access from Cupernham Lane.

8.39 The revised plans have retained separation distances of at least 20m from the new development to adjacent dwellings. Views of the rear gardens of neighbouring properties from first floor windows are generally at oblique angles and further restricted by boundary walls and planting. It is also proposed to improve the boundary planting between the proposed dwellings and the neighbouring properties. As a result it is not considered that a reason for refusal on the basis of overlooking, overshadowing or overbearing impact could be substantiated.

8.40 As a result of the orientation of the properties and juxtaposition with residential neighbours is considered to result in an acceptable relationship with neighbouring properties in accordance with policy LHW4.

8.41 Impact on proposed dwellings

The revised layout for the provision of 8 dwellings continues to provide for adequate private amenity space and that suitable relationships between the properties are achieved to avoid significant impacts on amenity by virtue of overlooking, overshadowing and overbearing.

8.42 Contamination

The adjacent site was subject to concern that there was potential contamination at the site as a result of historic post war storage, landfill and fly-tipping activities. The presence of land contamination has been identified in neighbouring sites and in the submitted Phase 1 Geo-Environmental Survey as a likelihood and so further investigations and remediation as necessary would be appropriate. The Environmental Protection Officer has advised that further investigation and mitigation works are secured by condition.

8.43 Noise

Representations have raised objection in relation to the increased noise levels from traffic movements and parking from the additional dwellings. However the proposed development of eight dwellings will not result in a level of additional traffic that would have a significant adverse impact on neighbouring amenity that could be substantiated. Whilst the development would result in some new parking areas adjacent the western boundary with neighbouring properties most are off set from the boundary. In addition the neighbouring properties benefit from rear access along this boundary from Cupernham Lane and some traffic movement already occurs. However the Environmental Protection Officer has advised that a condition be applied to restrict the working hours during the construction phase in the interest of neighbouring amenity.

8.44 **Flood Risk and Drainage**

The application is supported by a Flood Risk Assessment, Foul Sewage Assessment and Utilities Assessment.

8.45 Surface Water Drainage

The Lead Flood Authority would not comment on proposals for less than 10 dwellings. However the submitted Flood Risk Assessment and associated plans and proposals for the surface water drainage do show that a system can be constructed that will not increase flood risk. It is considered appropriate to secure further details by condition.

8.46 Foul Sewage

It is proposed to connect to the local mains drainage network to provide foul sewage disposal to service the proposed development.

8.47 **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.

## 9.0 CONCLUSION

- 9.1 Whilst the application site is situated outside of the settlement boundary identified in policy COM2 the extant permission, location of the site in a sustainable location and the nearby extant planning permissions are a strong material consideration in favour of the principle of development is considered to justify a departure from the local plan policy COM2.
- 9.2 The proposed development would have no adverse impact, and complies with the relevant policies, in relation to character and appearance, landscape, arboriculture, protected species, highways and neighbouring amenity and is therefore acceptable overall.

## 10.0 RECOMMENDATION

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

- **Financial contribution of £1,300 per dwelling towards mitigation measures in accordance with the 'New Forest SPA Mitigation – Interim Framework'**

**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. **Notwithstanding the provisions set out within the Barrell Tree Consultancy Arboricultural Assessment and Method Statement reference 16202-AA3-CA dated 30th November 2018 no development shall take place until an updated arboricultural method statement reflecting the removal and replacement of the identified trees, including the additional planting under licence from Hampshire County Council has been submitted to and approved in writing by the Local Planning Authority.  
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.**
4. **Tree protective measures installed (in accordance with the tree protection condition) 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.**

- 5. 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.**

- 6. No development shall take place 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 soft landscape proposals shall include details of soft boundary treatments to the outside edges of the site.**

**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.**

- 7. 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.**

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

- 8. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway.**

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

- 9. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.**

**Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**

- 10. 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.**

- 11. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.**

**Reason: To prevent adverse impacts resulting from contamination 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 Local Plan policies E8 and LWH4.**

- 13. No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Planning Authority in order to recognise, characterise and record any archaeological features**

and deposits that may exist here. The assessment should take the form of trial trenching, with trenches targeted upon the footprints of the proposed houses, garages and access road. If the results of the evaluation are deemed significant enough by Test Valley Borough Council, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Following the completion of all archaeological fieldwork, a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment consisting of specialist analysis and reports together with a programme of publication and public engagement.

Reason: In the interest of the heritage of the site in accordance with Test Valley Borough Local Plan policy E9.

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. 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.

**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. 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.**
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