
APPLICATION NO.	22/00833/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	24.03.2022
APPLICANT	Imperial Homes Southern
SITE	Williams Garage, Salisbury Road, Andover, SP11 7NX, ABBOTTS ANN
PROPOSAL	Demolish existing buildings and erect 3 detached and 2 semi-detached bungalows with parking
AMENDMENTS	Amended Site/Block/Street Scene Plan received 29.04.2022 Amended Site/Block/Street Scene Plan received 25.05.2022
CASE OFFICER	Samantha Owen

Background paper (Local Government Act 1972 Section 100D)

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1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee at the request of a member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site is 0.22ha in size and is situated adjacent to Salisbury Road in Abbots Ann. The site is laid to hardstanding and has two buildings; one is used for second hand car sales and MOT testing and the other is used as an office. There are two metal canopies on site which are used on the car sales forecourt to provide shelter and advertise car sales. There are two access points off Salisbury Road into the site.

2.2 To the north-west of the site is Kindersley Park Home consisting of 17 mobile homes. To the south-west and north-east are detached two storey dwellings set within generous plots

2.3 Salisbury Road is defined in this location by linear residential development along the western side of the road. The majority of the houses are detached and two storey with some bungalows present further to the north-east of the site.

3.0 PROPOSAL

3.1 Full planning permission is sought to demolish the existing buildings and erect 3 detached and 2 semi-detached bungalows with parking in a linear arrangement along the site. A single access/egress point would be created to serve the proposed dwellings.

4.0 **HISTORY**

- 4.1 21/01570/FULLN - Demolition of existing buildings and erect 4 detached bungalows with parking – Withdrawn 19.07.2021
- 4.2 20/02655/FULLN - Demolish existing buildings and erect 5 four bedroom detached houses with parking and garages – Withdrawn 16.12.2020
- 4.3 TVN.08063/1 – Outline planning permission sought for the erection of four dwellings. **REFUSED**. 26.03.2001.
- 4.4 TVN.08063 – Outline planning permission sought for the erection of four dwellings. **REFUSED**. 23.11.2000.

5.0 **CONSULTATIONS**

5.1 **Planning Policy: No objection**

Within settlement boundary so principle of development is agreed. Policy LE10 seeks the Retention of Employment Land and a Marketing Report has been submitted that shows the extent of marketing did not result in any deliverable interest. Consideration of criterion (b) and (c) of LE10 also relevant. Development needs to accord with all relevant policies of the RLP.

5.2 **Landscape: Comment**

Sufficient space to the front of development to plant trees and a hedge with fence behind. Query the need for the fence as a hedge would create a softer frontage. (*Officer Note Amended plans received 25th May removing front boundary fence from scheme*). This frontage landscaping will compensate for lack of ability to provide hedge divisions to the rear gardens. Consideration needs to be given to how this frontage would be maintained i.e. by individual plot owners or management company. Consideration should be given to future lighting. Conditions covering landscape specification, maintenance and management and a detailed hard and soft planting plan required.

5.3 **Trees: No objection**

Submitted with an Arboricultural Impact Assessment. No on-site trees and satisfied that offsite trees can be protected through tree protection conditions. Plot 1 would be the closest to off-site trees but satisfied that the garden is of sufficient size that these off-site trees would not be under significant pressure from pruning or felling.

5.4 **Ecology: No objection**

Application submitted with an Ecology Appraisal and Phase 2 Bat Survey, satisfied that this represents the current condition of the site. No bats have been observed emerging or re-entering the building during surveys, roosting bats are therefore considered unlikely to be impacted by the proposals. Suggest an Informative.

The Ecological appraisal also provides biodiversity enhancements and this should be conditioned. Foraging and commuting bats were seen and as such any lighting should conform to best practice guidelines.

5.5 **Housing: No objection**

Under COM7, 5 houses would not normally trigger an affordable housing requirement but in this application the site area is 0.22ha which would generate a requirement. LPA have previously indicated that the site can take no more than 5 houses and as such this clarifies that it falls below the number of dwellings threshold set out in the Policy.

5.6 **Natural England – No objection**

Subject to securing the credits from Roke as set out in the LPA's Appropriate Assessment.

6.0 **REPRESENTATIONS** Expired 05.07.2022

6.1 **Abbots Ann Parish Council: No objection**

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

E1 – High quality design

E2 – Conserving, protecting and enhancing landscape character

E5 – Biodiversity

E7 – Water management

E8 – Pollution

LHW1 – Public Open Space

LHW4 – Amenity

T1 – Highways

T2 – Parking

7.3 Supplementary Planning Documents (SPD)

Abbots Ann Village Design Statement (2000)

TVBC Affordable Housing SPD (2020)

Infrastructure and Developer Contributions

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character and appearance
- Trees
- Amenity
- Highways and Parking
- Affordable Housing
- Water Management
- Pollution
- Biodiversity and Nutrient Neutrality

8.2 Principle of Development

The site is located within the Abbots Ann settlement boundary as defined by Policy COM2 of the TVBRLP. Within settlement boundaries the principle of development and redevelopment is acceptable provided it accords with other policies in the plan.

8.3 The site was occupied by two different companies a second hand car sales which no longer operates from the site and new car sales with an element of servicing and repairs. This latter business appears to still operate from the site but no longer sells new cars and instead does some vehicle repair work. Car sales are a *sui generis* use and it is considered that the site currently provides employment.

Policy LE10 states that on existing employment sites, development for an alternative use will be permitted provided that:

- a) the land is no longer required to meet the economic development needs of the area; or
- b) the current activity is causing, or could cause, significant harm to the character of the area or the amenities of residents; and
- c) it would not have a significant detrimental impact on the operation of the remaining occupiers of the site.

8.4 The supporting text to Policy LE10 states that the Council will permit other forms of development on these sites if it can be demonstrated that they are no longer required to meet the economic development needs of the area through, for example, market signals. The supporting text goes on to state that to justify this, evidence should be submitted to show that positive marketing of the site has been undertaken and proposals for the loss of these sites will need to demonstrate the benefits of the proposed use and that the local economy will not be harmed.

8.5 The application has been submitted with a Commercial Viability Report. This report details the current poor state of repair of the two buildings on site and in particular the building used by William Sawyer, this building has structural issues, leaks and has a large amount of asbestos in its construction. Due to its age and construction the building is becoming more difficult to remain and repair, the Report concludes that the building is at the end of its economic life and would not be an attractive prospect for other users. The report supports this conclusion with photographic evidence of the building failures.

8.6 The Commercial Viability Report also details the Marketing of the site which has occurred since late 2019. Goadsby have been marketing the site since September 2021 and have good local market coverage. The site was advertised on an 'All Enquiries' basis with 'price on application' which is a known strategy to encourage the maximum interest in a site. During the marketing period there was only one interest shown and this was tentative and did not progress beyond seeking marketing details.

8.7 The site is small and located within a residential setting, vehicle access is limited and no interest has been shown by any company in taking the site on. TVBC has an oversupply of employment land and that this site would no longer be required to meet economic needs of the area and as such complies with Policy LE10 and COM2.

8.8 **Character and Appearance of the Area**

Policy E1 requires development to integrate, respect and complement the character of the area whilst Policy E2 requires development to protect, conserve and enhance the landscape of the Borough. Salisbury Road is characterised by a mix of housing types, forms and layout. The majority of dwellings are detached within their own plots, but there are also examples of multiple dwellings accessed from one access point. The boundary treatments along the road are a mix of hedging, fencing or a combination of both. Many of the dwellings have mature planting within the front garden areas but again this is mixed with some dwellings having very little.

8.9 The site is at present devoid of any landscaping, to the rear the park home site has a backdrop of landscaping along its rear boundary and this is visible from the site, to the north and south are neighbouring residential dwellings and these have a mix of landscaping which provides good screening.

8.10 The proposed development of five bungalows would be located slightly further forward than other development in the area due to the restricted depth of the site. Amended plans received on the 25th May 2022 removed the proposed front boundary fence and this boundary is now a hedge with tree planting. The indicative landscape plan shows that there is space to create hedge and tree planting along the front boundary as well as maintain space for parking and manoeuvring. This proposed new landscaping would soften the site and would not be dissimilar to some of the other boundary treatments along this part of Salisbury Road. The single storey nature of the proposed built form would enable views of the verdant wooded backdrop beyond the site to be appreciated when the site is viewed from Salisbury Road.

8.11 It is considered that the redevelopment of the site for four bungalows would create a development where there is sufficient space for landscaping to be delivered on site to enable the proposal to integrate with the verdant landscape character of the area. Securing a scheme for the long term management and maintenance of any hard and soft landscaping in addition to a detailed landscaping and planting scheme could be secured via condition. The proposal would not result in a detrimental impact on the landscape character of the area and the proposed landscaping would enable the proposal to positively integrate into its surroundings. The proposal complies with Policy E2 a) and c) of the TVBRLP.

8.12 Whilst neighbouring development is two storey in nature there are examples along Salisbury Road of bungalows to the north of the application site. In addition, Kindersley Park is single storey in nature and consideration has been given during the design of the proposal to how built form would integrate within

this context. It is considered that a single storey approach to new residential development on this site is an acceptable form of development which would ensure that the dwellings, given their position forward of the building line, would not appear dominant in the street scene.

- 8.13 A mixture of red brick, clay tiles, slate roof tiles and hanging tiles are proposed to reflect the diversity of materials used in built form within the vicinity of the site. The dwellings proposed have a degree of uniformity but there are also subtle differences between designs to provide architectural interest to each property. The design and proposed materials are considered acceptable, subject to a condition in respect of samples and details of the materials to be used in the construction of all external surfaces.
- 8.14 The proposal is considered to integrate, respect and complement the character of the area in terms of its layout, appearance, scale, materials and buildings styles and makes efficient use of the land whilst respecting the character of surrounding and neighbouring uses. The redevelopment of the site as proposed would improve the character and quality of the area. The proposal thereby complies with Policy E1 of the TVBRLP.
- 8.15 **Trees**
Policy E2 requires development to ensure the health and retention of important landscape features. There are offsite trees adjacent to the northern and southern site boundaries which are mature and contribute to the landscape character of the area. An arboricultural impact assessment and method statement has been submitted with the application which demonstrates how these trees will be protected during the construction and occupation of the development. The Tree Officer is satisfied that, subject to the imposition conditions in respect of tree protection during construction, that the proposal would not result in a detrimental impact on off-site trees. The proposal therefore complies with Policy E2 of the TVBRLP.
- 8.16 **Amenity**
Policy LHW4 of the TVBRLP requires development to provide for the privacy and amenity of its occupants and those of neighbouring properties, provide private open space and not reduce levels of daylight and sunlight reaching new and existing properties to below acceptable levels. The nearest residential properties to consider are no's 15, 16, 17 and 18 at Kindersley Park, Robins to the south-west and Ferndale to the north-east.
- 8.17 Proposed properties 1 and 2 are located 11m from the rear of park homes 17 and 18. Properties 3, 4 and 5 are located 23m and 21m away from the rear of park homes 15 and 16 respectively. The back to back distances for properties 3 and 4 and park homes 15 and 16 is considered sufficient to ensure that the proposal is not overbearing to no's 15 and 16 or result in reduce levels of privacy for future occupiers or neighbours with regards to overlooking.

- 8.18 Whilst the back to back distances between properties 1 and 2 and park homes 17 and 18 is smaller, given the single storey nature of both dwellings it is considered that there will be no opportunities for overlooking. Further, the height of bungalows 1 and 2 is 5.3m and the distance of 11m is considered sufficient to not result in a feeling of overbearing within the internal and external living spaces of park homes 17 and 18.
- 8.19 The property known as Robins is set further back from Salisbury Road than proposed property 5. This property has one window at first floor which is set back from the boundary with the access road and is partially careened from number 5 by its own two storey gable which is immediately adjacent to the access road to Kindersley Park. The result of this is that the window only has a view across the western aspect of the proposed garden. The property had planning permission in 2014 and the floor plans show that this first floor window serves a bathroom. This is not considered a habitable room and would afford limited views across the site. Due to the location of the window and the use of the room it is considered that the limited view would not give rise to unacceptable overlooking of proposed dwelling number 5.
- 8.20 Proposed property 1 would be the nearest neighbour to the property known as Ferndale to the north-east of the site. The distance between the proposed property and Ferndale is approximately 12 metres. In addition, there is a mature hedgerow between these properties which has an element of evergreen species within it. The separation distance and mature hedgerow is considered sufficient to ensure that the amenity of both properties would be provided for in respect of privacy.
- 8.21 The garden sizes vary for proposed properties 1-5. Properties 1 and 2 have gardens which measure approximately 15/16m x 8m, property 3 has a garden measuring 8m x 14m, property 4 approximately 13m x 11m and property 5 a garden measuring 12m x 11m. It is considered that the garden space proposed for each of the properties is sufficient for the proposed properties and would provide for the amenity of future occupiers. Due to the layout of the Park Homes to the rear if future occupiers were to erect structures within their garden these would be in close proximity to these Park Homes, it is considered that removing Permitted Development Rights for Class E of the GPDO would allow the LPA to have some control over future additions.
- 8.22 The gardens are north westerly facing. This would mean that gardens and rooms to the rear of the properties would receive a degree of shading within the morning but receive sunshine in the afternoon. It is considered that this arrangement is acceptable and would allow for adequate amounts of daylight and sunlight to reach the garden and primary living spaces located towards the rear of the proposed properties.
- 8.23 Having regard to the height and location of the existing built form and structures on site relative to neighbouring properties and the single storey nature of the proposed dwellings it is not considered that there would be any detrimental impact on neighbouring properties in respect of loss of sunlight, daylight or shadowing from the proposal.

8.24 The proposal would provide for the privacy and amenity of its future occupants and those of neighbouring properties, would provide sufficient private outside amenity space and would not reduce levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels. The proposal is in accordance with Policy LHW4 of the TVBRLP.

8.25 **Highways and Parking**

The proposal involves reducing the number of access points into the site from two into a single centralised access. The Highways Officer is satisfied that the proposed use would represent a significant decrease in traffic generation to that of the current/ previous land use. The Highways Officer considers this to be acceptable and are satisfied with the visibility splays as shown. The internal layout of the site is considered to be acceptable in providing access for the parking, turning and manoeuvring of vehicles in a functional and safe way as required by Policy T1. The Highways Officer has requested a condition requiring all existing redundant accesses to be permanently closed and the footway reinstated. The layout of the development is such that this is not considered to be an issue as there would be one central access point and boundary treatment to all other parts of the boundary.

8.26 The development provides a bin day collection area and it is understood that like the other developments along the road, refuse would be collected from the road. The bin day collection area is the same as that shown on the previously withdrawn application 21/01570/FULLN which the Council's Refuse and Recycling Service raised no objection to. It is considered that the proposal will not result in a detrimental impact on the function, character and safety of the highway network and that the internal layout of the site is accessible for all users. Subject to conditions, the proposal complies with Policy T1 of the TVBRLP.

8.27 Annex G of the TVBRLP requires two and three bedroom properties to have 2 car parking spaces each. A development of five dwellings would also require 1 visitor space. 11 car parking spaces have been provided. All properties have provision for rear access which would allow bikes to be stored to the rear of the properties. The proposal is considered acceptable with regards to Policy T2 of the TVBRLP.

8.28 **Affordable Housing**

The site is within the Designated Rural Area as defined in Annex 2 of the TVBC Affordable Housing SPD (2020). Policy COM7 of the TVBRLP states:

In the designated Rural Area of a net gain of 6-9 dwellings (or sites 0.22-0.29ha) a financial contribution equivalent of up to 20% of dwellings to be affordable.

As the site is for 5 dwellings it would not trigger the requirement for affordable housing, but in this case it is within the site area equivalent threshold, with a

size of 0.22ha as stipulated in the Policy. These site thresholds are there to ensure that an applicant does not deliberately reduce the numbers of dwellings on site to avoid the need for affordable housing as the 0.22ha is of sufficient size to support 6 dwellings. The SPD however does acknowledge that these site thresholds are only relevant where the site could reasonably accommodate a higher number of dwellings than the number being proposed. This application has been through a number of iterations and what is clear that the site cannot support more than 5 dwellings without having an unacceptable effect on the character and appearance of the area as there is insufficient room to accommodate the necessary parking or provide adequate landscaping for a higher number of units than proposed.

8.29 In light of the limitations of the site and the form of the proposal the Housing Officer is satisfied that no affordable housing is required at this site and as such the application accords with Policy COM7 of the TVBRLP.

8.30 **Water Management**

The site is in Flood Zone 1 and as such a flood risk assessment is not required. The site is also not within a ground water protection zone. The redevelopment of the site will result in a significant reduction in hardstanding within the site and the creation of landscaped areas which will improve water management and drainage within the site. Policy E7 of the TVBRLP requires that all new homes achieve a water consumption standards of no more than 110 litres per person per day and this can be secured via condition. The proposal complies with Policy E7 of the TVBRLP.

8.31 **Pollution**

The new dwellings are proposed to be located adjacent to Salisbury Road and forward of the residential building line. On the previously Withdrawn application (21/01570/FULLN) the Environmental Protection Officer (EPO) raised that there is potential for significant traffic noise from this road on the internal living rooms on the principal facade without noise mitigation measures. The EPO advised that this will not be a constraint on the proposed development provided adequate sound insulation is incorporated into the design of the properties to protect the amenity of future occupants and that this can be secured via condition. Additional conditions in respect of construction hours and contamination have also been recommended. Subject to these conditions, the proposal would not result in pollution which would cause unacceptable risks to human health or general amenity as required by Policy E8 of the TVBRLP.

8.32 **Ecology**

Policy E5 of the TVBRLP seeks to ensure that development does not adversely affect biodiversity. Policy E5 also states that development that is likely to result in a significant effect, either alone or in combination, on an international or European nature conservation designation will need to satisfy the requirements of sections 61 and 62 of the Conservation of Habitats and Species Regulations 2010 (as amended).

- 8.33 The application was supported by a Preliminary Ecological Appraisal and a Phase 2 Bat Survey and the Ecologist is satisfied that the survey represents the current condition of the site. No bats were observed emerging or re-entering the building during these surveys and roosting bats were therefore considered unlikely to be impacted by the proposals. The Ecologist has suggested conditions to cover lighting and an informative on Bats.
- 8.34 The Ecological Appraisal suggests biodiversity enhancements across the site and the Ecologist has recommended that this is secured by condition.
- 8.35 In June 2019 Natural England published guidance which required all new developments providing overnight accommodation to demonstrate nutrient neutrality. This guidance was updated in March 2022. The guidance stated that there is evidence that high levels of nitrates from new housing development that results in waste water entering The Solent is contributing towards eutrophication of internationally legally protected sites in the Solent and resulting in a detrimental impact upon the conservation interest of these sites.
- 8.36 Advice from Natural England is that the applicants for development proposals resulting in a net increase in dwellings are required to submit a nitrogen budget for the development to demonstrate that there will be no likely significant effect on these internationally designated sites. The requirement to demonstrate no likely significant effect is outlined within Regulation 63 of the Conservation of Habitats and Species Regulations (2017).
- 8.37 To identify the amount of nitrate loading generated by the proposed development, a nutrient budget calculation has been undertaken in accordance with Natural England's standard methodology and calculator spreadsheet. The calculation identifies that the proposed development will generate 18.63kg/TN/yr.
- 8.38 To address this issue, Test Valley Borough Council has implemented a strategic nitrate offsetting mitigation scheme whereby a scale of developer contributions has been agreed that would fund its ongoing delivery of a nitrate offsetting scheme. This strategic scheme comprises the offsetting of agricultural land previously utilised for the purposes of pig farming, located at Roke, Awbridge.
- 8.39 An appropriate assessment has been carried out and this has been reviewed by Natural England. It is concluded that the development can achieve nutrient neutrality by offsetting the increase in the nitrogen load and this would need to be secured through a S106 which is currently in progress. The development would therefore not result in an adverse effect on the integrity of the Solent designated sites through water quality from nitrate impacts and would accord with Policy E5 of the TVBRLP.
- 9.0 **CONCLUSION**
- 9.1 The proposed development is considered acceptable in principle and is also acceptable in terms of character and appearance, trees, amenity, highways and parking, affordable housing, water management, pollution and biodiversity.

10.0 RECOMMENDATION

Delegate to the Head of Planning and Building that subject to the completion of a satisfactory legal agreement to secure mitigation land to offset the nitrogen load of the development, 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. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 9377/501; 9377/502; 9377/503; 9377/504; 9377/506; 9377/500A.
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Treecare Arboricultural Impact Appraisal and Method Statement reference 20239-AA2-DC dated 23rd March 2022 and its associated tree protection plan.
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. 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.**
- 5. 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.**
- 6. Prior to construction of the proposed residential development, a scheme for insulating the occupants against road traffic noise shall be submitted for approval by the Local Planning Authority. The scheme shall include an environmental noise survey and the necessary mitigation (including mechanical ventilation in**

circumstances where the following standards will not be met with windows open) to demonstrate that the following is achieved:

	07:00 to 23:00	23:00 to 07:00
Bedrooms	35 dB LAeq, 16 hour	30 dB LAeq, 8 hour
	45 dB LAmax,F exceeded not more than 10 times a night	
External amenity areas	50 dB LAeq, 16 hour	

The approved scheme shall be implemented prior to first occupation of the proposed development and shall thereafter be retained.

Reason: In the interest of the amenities of occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

7. 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 an 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. In accordance with the Ground and Water Ltd Phase 1 Desk Study report dated October 2020 which accompanied the planning application, the assessment shall comprise a site investigation in accordance with the recommendations of that report. In the event that contamination is found or is considered likely the scheme shall contain remediation proposal 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. Should additional (i.e. previously unidentified) contamination be found during development works after the remediation scheme has been agreed and which was no anticipated as part of the approved remediation scheme with suitable remediation arrangements in place, then additional remediation proposals shall be submitted to and approved in writing by the Local Planning Authority. The site shall not be brought into use until a verification report for the purpose of certifying adherence to the approved remediation scheme and documenting how any previously unidentified contamination has been dealt with has been submitted to an approved in writing by the Local Planning Authority.

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

8. 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.

- 9. Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. These measures should be in accordance with section 5.0 'Requirements and Recommendations' in the William Sawyers Subaru & Pinchbecks Garages, Old Salisbury Road, Little Ann, Preliminary Ecological Appraisal and Phase 2 Bat Survey (Peach Ecology, July 2021). Development shall subsequently proceed in accordance with any such approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.**

Reason: To enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006 and with Policy E5 of the Test Valley Revised Local Plan DPD 2011-2029.

- 10. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby, mud clay or other deleterious materials shall be deposited on the public highway.**

Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.

- 11. 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.

- 12. No development shall take place (including any works of demolition) until a Construction Method Statement has been submitted to and approved in writing by the LPA. The approved statement shall include scaled drawings illustrating the provision for:-**

- The parking of site operatives and visitor vehicles**
- Loading and unloading of plant and materials**
- Management of construction traffic and access routes**
- Storage of plant and materials used in constructing the development**
- Vehicle tracking in regard to points above.**

Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.

13. The development shall not be brought into use until vehicular visibility splays as indicated on drawing number 9377/500 Rev B in which there should be no obstruction to visibility exceeding 1 metre in height above the adjacent carriageway channel line have been completed. Such visibility splays shall thereafter be retained for the lifetime of the development.
Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.
14. 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
15. 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;
- means of enclosure
 - 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.
16. 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.

- 17. External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to commencement, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity. Reason: To prevent disturbance to protected species in accordance with the National Planning Policy Framework and Policy E5 of the Revised Test Valley Revised Local Plan.**
- 18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no building or structure, shall be erected without the prior written consent of the Local Planning Authority. Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy.**

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.**
 - 2. 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 2017. 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.**
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