
APPLICATION NO.	21/02095/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	13.07.2021
APPLICANT	Mr and Mrs D Ridge
SITE	Awbridge Danes, Danes Road, Awbridge, SO51 0GF, AWBRIDGE
PROPOSAL	The erection of a pair of ancillary estate cottages, the improvement of an existing estate access, the closure of the existing vehicular access to the Listed House from Danes Road and the improvement of a length of existing estate drive.
AMENDMENTS	Amended Plans received 07.07.22, 12.08.22 & 20.09.22
CASE OFFICER	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 at the request of the local ward member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is situated to the eastern side of Danes Road and within the countryside area of Awbridge Parish.

3.0 PROPOSAL

3.1 The application proposes the erection of a pair of ancillary estate cottages, the improvement of an existing estate access, the closure of the existing vehicular access to the Listed House from Danes Road and the improvement of a length of existing estate drive.

3.2 The proposed ancillary cottages are proposed to be occupied by an estate manager and a security manager employed at the Awbridge Danes Estate. In addition to general duties associated with the operation of the estate the supporting documentation makes specific reference to duties of control over visitors from the new access and the work required by the Reservoirs Act 1975. It is understood that the plan for the protection of the Reservoir must now be submitted annually. The lake on site constitutes a Reservoir under the Act and has an area of 3.5 hectares. Details of the requirement maintenance have been supplied with the application.

4.0 HISTORY

4.1 19/00984/FULLS - Erection of a detached pair of gatehouses, one three-bed and one two bed, for staff accommodation. Refused 25.06.2019.

- 01. The proposed dwellings are not considered to be ancillary to the dwelling known as Awbridge Danes and represents unjustified development in the countryside for which there is no overriding need. The proposal is therefore contrary to policies COM11 and COM2 of the Test Valley Borough Local Plan (2016) and guidance in the National Planning Policy Framework (2019).**
- 02. The proposed residential development would adversely impact on the woodland nature of this site which would be detrimental to the distinctive landscape qualities of the area. In addition the proposed development would have a detrimental impact on the is considered to result in less than substantial harm to the historic park and in turn the wider significance of heritage assets. The application is therefore contrary to policy E2 and E9 of the Test Valley Borough Local Plan 2016 and the National Planning Policy Framework.**
- 03. The proposed development is contrary to policy E2 of the Test Valley Borough Local Plan 2016 in that inadequate information is submitted to demonstrate that the development can be undertaken without detriment to protected trees. In addition the proposed development would result in the loss of protected trees, further pressure to fell trees and restrict natural regeneration which would have a detrimental impact on the landscape character of the surrounding area. The application is therefore contrary to policy E2 of the Test Valley Borough Local Plan 2016.**
- 04. Inadequate information is submitted in order to assess the impact of the development on biodiversity and protected species contrary to policy E2 of the Test Valley Borough Local Plan 2016, The National Planning Policy Framework 2019, Circular 06/2005 and Natural England Standing Advice on Protected Species.**
- 05. The site lies within close proximity to the New Forest SPA which is designated for its conservation importance. In the absence of a legal agreement, the application has failed to secure the required mitigation measures in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of the designated site, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Policy E5 of the adopted Test Valley Borough Revised Local Plan 2016, and the Conservation of Habitats and Species Regulations 2010 (as amended).**

4.2 TVS.07619/3 - Alterations to garage and stable building. Permission 21.05.2002.

- 4.3 TVS.07619/8 - Erection of a four bay stable with attached tack room/feed store. Permission 22.04.2002.
- 4.4 TVS.07619/6 - Erection of timber entrance gates to Danes Road and erection of forged iron gates to Church Lane. 29.05.2001.
- 4.5 TVS.07619/7 - Raised solid bridge over part of lake with culvert passing through centre. Permission 24.04.2001.
- 4.6 TVS.07619/2 - Construction of swimming pool and erection of detached poolside building. Permission 23.02.2001.
- 4.7 TVS.07619/5 - Erection of 1.2m high hurdle fence with supporting frame and fixing boards. Permission 23.02.2001.
- 4.8 TVS.07619/4 - Erection of new entrance gates to accesses on Danes Road and Church Lane. Withdrawn 22.02.2001.
- 4.9 TVS.07619/1 - Erection of green noise barrier along boundary with Danes Road. Withdrawn 01.02.2001.
- 4.10 TVS.07619 - Refurbishment and alterations to garage and stable block. Permission 27.07.1995.

5.0 **CONSULTATIONS**

Planning Policy & Transport (Policy) – Objection

- The proposal does not appear to accord with the adopted Development Plan and insufficient evidence is provided to justify the proposed development of two staff dwellings, at this location, against the criteria associated with policies COM2, COM10 and COM11. However consideration may be given to other material factors or considerations, when assessing whether the proposals could be acceptable as a departure from local plan policy.

5.1 **Planning & Building (Landscape) – No objection, subject to condition.**

5.2 **Planning & Building (Trees) – No objection, subject to condition.**

5.3 **Ecology – No objection, subject to conditions**

5.4 **HCC Highways – No objection**

5.5 **HCC Local Lead Flood Authority – No comment**

5.6 **Natural England – No objection**

6.0 **REPRESENTATIONS** Expired 11.10.2022

6.1 **Awbridge Parish Council – Objection;**

- The applicant has failed to establish that there is an essential functional need for the gatehouses. There is suitable alternative accommodation within Awbridge.

- The Parish Council believes that the erection of the gatehouse on an undeveloped area of the estate would have a detrimental impact on the immediate area. It also has concerns that the mitigation of re-siting of the gatehouses further back from the road is likely to result in future pressure to thin existing trees through removal.
- It is the view of the Council that no coherent case has been made for the proposal for an improvement of an existing estate access, the closure of the existing vehicular access to the Listed House from Danes Road and the improvement of a length of existing estate drive. There is already an entrance to the house off Church Lane.

6.2 **Romsey & District Society (Planning Committee):** Objection

- The proposed lodges fail to comply with the relevant planning policies of the Revised Local Plan. There appears to be insufficient justification for the new dwellings in the countryside. The submitted details for the proposed dwellings are not considered relevant to outweigh those policies to warrant any permission.

6.3 **8 representations of Support**

- Changes to the access would improve highways safety.
- Estates of this size need resident staff, both for security and maintenance.
- The owner has a long history of investing in the estate and maintaining the listed building and its environment.
- Supplying accommodation on site means that valuable property at affordable rents are maintained elsewhere in the area.
- The proposal is in keeping with the historic character of the existing house and gardens and demonstrates investment in their upkeep.
- Well designed development
- No privacy issues
- Awbridge Danes originally comprised 52 properties, the last of which was sold off approximately 25 years ago.

6.4 **4 representations of Objection**

- The gate lodges are in fact typical suburban dwellings on what is currently a site of mature woodland.
- The estate as a whole has functioned perfectly well without these additional dwellings for many years.
- Impact on the character of the area.
- Loss of ancient woodland
- Impact on ecology
- Impact on highways safety. No previous access in this location.
- No benefit to the community, either socially or economically.
- Just because other estates have entrance lodges does not mean every estate is entitled to have them.

7.0 **POLICY**

7.1 **National Planning Policy Framework 2021**

7.2 **Test Valley Borough Local Plan 2016** COM2 (Settlement Hierarchy), COM10 (Occupational Accommodation for Rural Workers in the Countryside), COM11 (Existing Dwellings and Ancillary Domestic Buildings in the Countryside), 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), LHW4 (Amenity), T1 (Managing Movement), T2 (Parking Standard).

8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle of development, impact on the appearance of the site and the setting of the heritage asset, landscape, trees, highways safety, ecology and the amenities of neighbouring properties.

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 The proposal has been put forward on the basis that it complies with elements of Policies COM10 and COM11, both of which are policies listed under criterion a) to COM2. The policy requirements of COM10 and COM11 are described in more detail below. However, it should be noted that development in the countryside will only be permitted where it meets the provisions of COM2. As such, it should be assessed against all the criteria set out either in policy COM10, or in policy COM11 unless it can be otherwise demonstrated that it is essential for the development to be located in the countryside.

8.3 Policy COM10

Policy COM10 sets out criteria for assessing proposals for essential occupational accommodation for rural workers in the countryside, predominantly agricultural or forestry workers. The submitted Planning Statement with the application sets out that the occupants of the proposed dwellings, in this instance, would be the Estate Manager and a Security Manager, together with their dependant families. The Planning Statement also suggests that a business case is set out for an Estate Manager to reside on site, with regard to the requirements of COM10. The submitted evidence indicates that in the case of both dwellings, there could be benefits for the Estate, and clear cost savings, in having employee's resident on site, to monitor and maintain the security of the Estate, its occupants, reservoir and buildings, and also to engage in ongoing maintenance works to the reservoir, streams and dams. The Estate Manager is engaged in caring for the land and buildings. The document explains that the security and other Estate staff currently commute to the Estate daily, from elsewhere. There are stated to be 5 staff employed on the Estate at the present time.

- 8.4 Criteria (a) specifically refers to temporary accommodation for rural workers employed by a new business, and would not therefore be applicable in the case of a proposal for two new permanent dwellings.
- 8.5 There is a requirement for evidence of an essential functional need, under criteria (b)(i), for the provision of two dwellings for rural workers, to enable them to reside on site. This functional need also must be linked to an established business requirement, with that business having been in operation for at least 3 years.
- 8.6 In this case it is not considered that the proposals amounted to rural workers as provided for by Policy COM10. The occupants of the proposed accommodation are employed by the estate but the estate itself is not considered to be a rural business as is provided for by the policy. Whilst there may be some commercial aspects to the forestry and reservoir operations on site they are ancillary to the wider residential estate. As a result there is no functional requirement linked to a business use and application of Policy COM10 would be flawed. In the context of the estate use the proposed accommodation would be functionally ancillary to the main use of the site and better assessed against the criteria of Policy COM11.
- 8.7 Policy COM11
Policy COM11 states that proposals for the creation of an ancillary domestic building in the countryside will be permitted provided that: a) it is not used for any other purpose other than the incidental enjoyment of the existing dwelling or as a residential annexe to the dwelling; b) the size and design of the proposal would not be more visually intrusive in the landscape; and c) the design of the proposal is in keeping with the existing dwelling.
- 8.8 Paragraph 5.125 of the supporting text states that domestic buildings can be used as a residential annexe for dependent relatives or domestic staff. The application has identified that the proposed dwellings are intended to be occupied by a House Manager and Security Manager. Whilst such uses could be considered appropriate as domestic staff accommodation the previous application was refused in part due to the site being located 300m from the main dwelling and further separated by mature woodland. The degree of separation it is considered that the proposed dwellings would be functionally separated from the main dwelling (alongside conflicts relating to design and landscape character) was considered to conflict with Policy COM11.
- 8.9 Paragraph 5.127 of the supporting text states that any domestic buildings should not be located or designed where they would be capable of severance from the original dwelling. The application site for these two dwellings would be approximately 318 meters to the north of the main house around a secondary access. However the revised application proposes to relocate the principal access to the property from its current location further south to the application site with the existing access being closed off. Whilst the change would not move the accommodation any closer to the main dwelling with the new access being that serving the main dwelling the site will have a stronger functional link to the main dwelling than previously proposed and reducing the prospect of the sites being severed from the main dwelling.

- 8.10 Notwithstanding the above considerations the location represents a significant separation distance and this factor has been the subject of extensive discussions between Officers and the applicants' agents. The location has been born out of further discussions with the Conservation, Landscape and Tree Officers and considered the most appropriate in terms of the setting of the historic building and gardens. These issues are discussed in more detail below but given the resulting separation, in these specific circumstances, it is considered appropriate to secure the ancillary use of the accommodation by legal agreement. In addition the agreement restricts occupation of the accommodation to persons employed in the management of the Awbridge Danes Estate, a widow or widower of such person and their resident dependants. The required agreement has now been completed.
- 8.11 Given the terms of the legal agreement and a condition requiring the closure of the existing access, the proposed ancillary accommodation is considered to be ancillary to the use of the main dwelling and therefore comply with Policy COM11.
- 8.12 **Character and Appearance**
- 8.13 Impact on the Setting of Heritage Assets
Awbridge Danes House is listed at Grade II*. The house (and the proposed development site) lies within its parkland setting, the park being included on the Register of Parks and Gardens (RPG) at Grade II. There are also various other listed buildings clustered around Awbridge Danes house, which are listed in their own right at Grade II. These comprise the coach house, dovecote and linking wall and a shrine.
- 8.14 The house is a medium-sized country house built 1822-5 and designed by W Garbett in the gothic revival style. It was enlarged in the mid-C19 in a similar style with later parts in the neo-Tudor style. It is stuccoed brick with stone dressings under a slate roof.
- 8.15 The park was historically associated with nearby Embley Park and was set out 1822-1825 by Tilbrook and Greenwood. Garbett (who designed the house) may also have advised, as he produced designs for the boathouse and temple – both of which are in the Greek revival style. Originally it was known as Awbridge Mount, but this was changed to Awbridge Danes referencing an historic camp.
- 8.16 In terms of the existing access a short drive leads from Danes Road up to the principal entrance front of the house with a short length of drive leading off to the walled service court, offices, and stables to the north-west of the house. There is also a lower drive leading in from Coombe Lane (east), going past Lower Ratley and Awbridge Danes Lake, and then coming across the park to Dunwood Hill Bottom.
- 8.17 Originally the entrance drive came from a point on Danes Road c.50m to the north of the entrance to Danes Farm, leading to a carriage circle to the south-west of the house with a spur to the north to the aforementioned walled courtyard. This was, however, altered by 1859.

- 8.18 The proposed driveway follows an existing informal track. The Registered Parks and Gardens (RPG) entry does reference rides leading through the woodland to and around the lake, and it may be the current track is one of these. The historic access has been severed from the estate and cannot therefore be reinstated. However that is not to say that it is appropriate to seek to recreate the formality of the original access in an alternative location. Both the previously refused application, and the original submission of the current application, sought to formalise the existing secondary access by the introduction of formal gatehouses adjacent the highway and either side of the more formalised access. The Conservation Officers advice was that the appearance of the gatehouses in the incorrect historical location is likely to harm the understanding of the historic route ways through the park, and challenge their dominance. This would harm the appreciation of the historic park, and, through this, its significance.
- 8.19 As a result of further discussions with the applicant, and in conjunction with the Landscape and Tree Officers, the proposals have been significantly altered to move away from the formal gatehouse designs to the revised scheme of a pair estate cottages which are far more appropriate in the setting of the less formal access. The design of the proposed estate cottages is far simpler than the initial submission with traditional proportions and details.
- 8.20 Following the previous concerns regarding the distance of the proposed site to the main dwelling a review of the whole grounds was undertaken with the Conservation and Landscape Officers with a view to establishing the most appropriate location for staff accommodation. In summary it was not possible to identify a preferable location closer to the main dwelling that would not detract from the building itself or the formal gardens which are designed to address views over the lake to the east. Alternative locations outside of the more formal garden areas would necessitate removal of more woodland. Location of the ancillary accommodation adjacent the secondary access to Coomb Lane would in addition be situated further (approximately 600m) from the main dwelling than the proposed site.
- 8.21 The Conservation Officer has raised no objection to the revised scheme. The location and design have been amended in accordance with the Officers advice and the style, size, design, and the layout of the proposed development better reflect the status of the entrance and are more historically appropriate. As a result the proposals are not considered to result in any substantial harm to the historic park and in turn the wider significance of the heritage assets and comply with Policy E9 of the TVBRLP.
- 8.22 Landscape Character.
In addition to the historic park designation there is a 20m wide Tree Preservation Order belt along the edge of Danes Road adjacent the application site. The previously refused scheme, and the initial submission of the current application, proposed dwellings to the rear of the TPO which contradicts the function of a gatehouse which traditionally should be seen on the side of the road. In addition the Landscape Officer has raised concern that locating the properties behind the trees will put future pressure on the trees to be felled opening up the site creating a more formal entrance.

8.23 The revised approach to form a pair of semi-detached estate cottages has enable the development to be restricted to one side of the access and set back further form the public highway and protected trees. The Landscape Officer has raised no further objection and has commented that the new submission has taken on board all of the previous landscape issues raised and it is considered that the new dwellings are far more sympathetic and would sit much better in the landscape. The protected tree belt along the front of the site would be retained and will be further enhanced as part of the proposals.

8.24 An indicative landscape scheme has been shown within the proposals, however through condition a detailed hard and soft landscape plan is required, for soft landscaping this should show species, sizes, number and locations, and for hedgerows density and percentage mix is also required. Subject to the required condition the revised proposals are considered to have no adverse landscape impact and comply with Policy E2.

8.25 Arboriculture

TPO.24.TVS.2 protects a strip of woodland from the site to 22m into the site. This is a woodland designation. Arboricultural information has been submitted, which includes a tree survey, arboricultural impact assessment and tree method statement. Addition information on the proposed additional tree planting has been submitted in response to the comments raised by the Arboricultural Officer.

8.26 The revised proposals have reduced any pressure on the protected trees and facilitated additional tree planting at the site. As a result the proposals are considered to have no significant adverse impact on the character of the area and comply with Policy E2.

8.27 **Highways**

The Highways Officer raised no objection to the application and has commented that vehicular access to the site is to be taken from an existing access point and upgraded. The proposed access design is considered appropriate and acceptable in terms of design. Appropriate vehicular visibility splays can be achieved at the site access and swept path analysis vehicle tracking has been provided that demonstrates sufficient access for a Fire Appliance. The internal parking and manoeuvring layout are also considered acceptable. Whilst the proposed use would increase traffic movements from this secondary access the proposals also include the closure of the existing access with worse visibility and it is not considered to be at a level that would have any adverse impact on highways or pedestrian safety and the proposals comply with policies T1 and T2 of the TVBRLP.

8.28 **Amenities of Neighbouring Properties**

The application site is situated in a relatively isolated location with the nearest residential properties situated approximately 100m north/west of the proposed dwellings. The provision of the residential accommodation is not considered to result in the generation of any significant noise or unpleasant emissions and complies with policy E8. In addition the application site is separated from the nearest neighbouring properties by a substantial distance and the significant

protected woodland planting. The proposals are considered to have no significant detrimental impact on residential amenity by virtue of overlooking, overshadowing or overbearing and accord with policy LHW4.

8.29 **Biodiversity & Protected Species**

The previous application was in part refused due to the lack of supporting ecological information. The revised scheme is however supported by an ecological report and bat survey (Ecosupport, July 2021). These details have been updated to reflect the revised proposals. The Ecology Officer has raised no objection.

8.30 Protected Species

Policy E5 of the RLP relates to biodiversity and states that development that will conserve and, where possible restore and/or enhance biodiversity, will be permitted and sets a number of criteria against which development proposals will be assessed.

8.31 Bats

A single dead tree within the application site was considered to support suitability for roosting bats. No evidence of bats was found during the visual inspection. The tree was assessed as presenting low (not negligible) roost potential and therefore a single evening visit was carried out to give confidence in the negative visual finding. This is appropriate and in line with the Bat Conservation Trust's good practice survey guidelines. No bats were seen to emerge from or return to the tree 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 subject to the mitigation measures in the report being secured by condition.

8.32 Reptiles and amphibians

The application site comprises bare ground (overstood woodland understorey and existing access) and ruderal vegetation. It was concluded that these areas have low suitability to support reptiles and amphibians, however, careful vegetation removal is proposed as a precautionary approach. Following this, reptile/amphibian fencing will be installed around the perimeter of the construction footprints to ensure that reptiles and amphibians do not access the construction. Given the distance of the site from waterbodies and the low suitability of the on-site habitat for these species, this is considered to be an acceptable approach.

8.33 Dormice

The absence of a dense understorey is considered to limit the adjacent woodlands suitability for this species. No suitable dormouse habitat will be affected by the proposal.

8.34 Badgers

Impacts to setts are not anticipated however measures are proposed for the construction phase of the development to ensure that badgers are not entrapped if they enter the construction footprint.

8.35 Woodland

The woodland within the application site is identified as UK Biodiversity Action Plan (BAP) woodland however the footprints of the lodges do not support any trees. The report concludes that the areas affected by the proposal do not meet the BAP criteria however compensation is proposed. A woodland management plan has been proposed within the report to compensate for the proposals and deliver ecological enhancements. This is outlined within the report with further details to be provided. Given the existing habitat within the footprint of the proposal, and the potential to improve the adjacent woodland, the Ecology Officer is satisfied that the detailed habitat management plan for the wider woodland is secured by condition.

8.36 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.

8.37 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. The required agreement has been completed.

8.38 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.

8.39 As such, the 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.

8.40 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.

8.41 Following the implementation of this strategic offsetting scheme at Roke, a substantial net reduction in nitrate loading within the Solent catchment area has been achieved. This overall net reduction is utilised as nitrate 'credits', whereby a tariff of financial contributions is calculated based on the cost of implementing and maintaining the strategic offsetting scheme per kg/TN/yr saved.

8.42 The required financial contribution has been secured by a completed s106 agreement prior to permission being granted and the development will therefore not result in adverse effects on the Solent designated sites through water quality impacts arising from nitrate generation.

8.43 **Water management**

The 2016 Local Plan includes a requirement in policy E7 to achieve a water consumption standard of no more than 110 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.

8.44 **Planning Balance**

8.45 Economic Benefits

Residential development of this scale would result in some small scale economic benefits from the proposed development through employment and additional spending power resulting from the construction phase and from future occupiers of the proposed development. These benefits would be proportional to the number of units proposed.

8.46 Social Benefits

The closure of the modern access adjacent the main dwelling will result in a modest improvement to its setting. Whilst limited in relation to the current application continued investment in the historic site represents a public benefit.

9.0 **CONCLUSION**

9.1 The revised proposals have addressed the previous Conservation, Landscape, Arboricultural and Ecological concerns. The location is considered the most suitable available for ancillary accommodation.

9.2 Whilst situated at a distance from the main dwelling the location of the ancillary accommodation is preferable from the historic and landscape perspective. The proposed accommodation is considered to be ancillary to the dwelling known as Awbridge Danes and subject to control by legal agreement. Subject to the required control the proposal is considered to comply with policies COM11 and COM2.

10.0 RECOMMENDATION

10.1 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. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 'Awbridge Danes' on the approved plans and shall be limited to a person solely or mainly working, or last working in the management of the Awbridge Danes Estate, or a widow or widower of such a person, and to any resident dependants.
Reason: To avoid the establishment of a separate unit of accommodation in accordance with Test Valley Borough Revised Local Plan 2016 policies COM2 and COM11.
4. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Arboricultural Assessment and Method Statement Ref 19316-AA4-CA (barrell, 11th August 2022), Tree Protection Plan ref 19316-6 and Tree management and planting plan ref acta AD/03.
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.
5. 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.
6. 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.

- 7. No development shall take place above DPC level 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. 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 details shall also include the provision of a legacy tree to the south of Block B of a species to be agreed with the LPA and suitable tree pits for new tree planting. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.

- 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. 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, structure, walls or fences of any kind 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 setting of heritage assets and local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E9.
- 14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows in the [other than those expressly authorised by this permission] shall be constructed.**

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) Policies E1 & E9.
- 15. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

LW/HA02/01A
LW/HA02/02A
LW/HA02/03A

Reason: For the avoidance of doubt and in the interests of proper planning.
- 16. Development shall proceed in accordance with the measures set out in Section 6 of the PEA and Bat Survey (Ecosupport, July 2021). Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.**

Reason: to conserve and enhance biodiversity in accordance with policy E5 of the Test Valley Borough Revised Local Plan (2016).
- 17. Prior to the commencement of development a habitat management plan shall be submitted to and approved by the local planning authority. The plan shall include:**

 - i. Description and evaluation of the features to be managed;**
 - ii. Ecological trends and constraints on site that may influence management;**
 - iii. Aims and objectives of management;**
 - iv. Appropriate management options for achieving aims and objectives;**

- v. Prescriptions for management actions;
- vi. Preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);
- vii. Personnel responsible for implementation of the plan;
- viii. Monitoring and remedial / contingencies measures triggered by monitoring.

The plan shall be carried out as approved, unless otherwise approved in writing by the local planning authority.

Reason: to conserve and enhance biodiversity in accordance with policy E5 of the Test Valley Borough Revised Local Plan (2016).

18. No development above DPC level of the proposal hereby permitted shall take place until, details of the measures to be taken to physically and permanently close the existing access to Danes Road have been submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be implemented on first occupation of the ancillary accommodation hereby permitted and, notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no access other than that shown on the approved plan shall be formed.

Reason: In the interest of highway safety in accordance with Test Valley Borough Revised 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. Attention is drawn to the requirements of the Agreement dated 28th September under Section 106 of the Town and Country Planning Act 1990 which affects this development.
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