

---

<b>APPLICATION NO.</b>	22/03346/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	03.01.2023
<b>APPLICANT</b>	Boom Developments Limited
<b>SITE</b>	Land South West of Misslebrook Copse, Misslebrook Lane, <b>CHILWORTH /VALLEY PARK</b>
<b>PROPOSAL</b>	Battery electrical storage system (BESS), with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements
<b>AMENDMENTS</b>	Amended/Additional Plans received 05.07.23, 30.06.23, 02.05.23, 13.04.23,
<b>CASE OFFICER</b>	Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)  
[Click here to view application](#)

---

## 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 statements 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 to the north/eastern side of the A27. The application is located to the south of North Baddesley but within the Chilworth, Nursling and Rownhams Ward.
- 2.2 Wrens Copse to the north is subject to a woodland TPO and included areas of SINC. In addition Misslebrook Copse, which is not subject to a preservation order, is situated to the north east.

## 3.0 PROPOSAL

- 3.1 The application proposes the installation of a battery electrical storage system (BESS), with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.
- 3.2 The proposal is for a backup facility (in the form of a Battery Electrical Storage System (BESS) to store 114KWh of renewable electricity, which would be discharged over a maximum 2-3 hour period. This would be used to balance the 'peaks and troughs' in renewable energy production and is intended to be installed for a 40 year, after which the site would be restored to its current condition.

#### **4.0 HISTORY**

- 4.1 22/02954/SCRS - Screening opinion under the Environment Impact Assessment Regulations 2017: for development of a Battery Energy Storage System (BESS). EIA Not Required 08.12.2022.
- 4.2 TVS.07134/4 - Use of land for one day only to set up and operate a park and ride facility from the site to the Highfield Campus between 0800 and 1700 hours on 21 September 2005. Permission 15.08.2005.
- 4.3 TVS.07134/3 - Formation of hard standing areas at the access gates onto Botley Road (A27) and Misselbrook Lane. Permission 15.12.2000.
- 4.4 TVS.07134/2 - Retrospective application for the construction of access track. Permission 28.04.2000.
- 4.5 TVS.07134/1 - Temporary use of land for a mediaeval pageant on 3 consecutive days in August or September 1994. 01.06.1994. Permission 01.06.1994.
- 4.6 TVS.07134 - Use of land for grass track racing. Refused 18.05.1993.

#### **5.0 CONSULTATIONS**

##### **5.1 Planning Policy & Transport (Policy) – Comment;**

- No planning objection in principle, subject to it being considered that the need for the development (for energy balancing and supply security) and its locational requirements (site selection criteria) justify a departure from Policy COM2 (unless falls within criterion a) and Policy E3 (if also relevant) being sufficiently demonstrated for the proposed development use on this site.

##### **5.2 Planning & Building (Landscape) – Comment;**

- The new proposals have substantially increased the buffer around the proposed facility to provide a robust buffer both in terms of depth of planting as well as increasing the size/height of the species proposed.
- Whilst this increased mitigation does not overcome a development within the Gap, should the Case Officer deem the application necessary, the proposed buffer would in time successfully mitigate the proposals and integrate within the wider landscape.

##### **5.3 Planning & Building (Trees) – Comment;**

- The landscape plan, planting specification and maintenance schedule prepared by Crestwood Environmental limited if implemented should ensure the successful establishment of woodland to screen the proposed development.

##### **5.4 Housing & Environmental Health (Environmental Protection) – No objection, subject to conditions.**

##### **5.5 HCC Lead Local Flood Authority – No objection**

5.6 **HCC Ecology** – No objection, subject to conditions

5.7 **HCC Highways** – No objection, subject to conditions

5.8 **Environment Agency** – No objection

5.9 **Hampshire & IOW Fire and Rescue Service (HIWFRS)** – Comment;

- Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage).
- The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.
- The advice should be given due consideration by both the applicant and planning authority in order to ensure a fire involving BESS can be safely contained.
- Water provisions should be discussed in detail with HIWFRS to ensure suitable water is available for firefighting purposes.
- In order to restrict fire spread and limit the potential environmental damage, it is essential that suitable space be maintained around each container forming part of the BESS.
- HIWFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS).
- Given the remote location of the site it is strongly recommended that remote detection and monitoring arrangements be put in place.

6.0 **REPRESENTATIONS** Expired 26.07.2023

6.1 **Eastleigh Borough Council** – No objection

6.2 **Chilworth PC** – Objection;

- Inadequate consideration of alternative sites.
- No justification for development in the Local Gap.
- Flood risk
- Pollution risk from hazardous storage
- Adverse impact on heritage of Chilworth Old Village
- Impact on highways safety
- Excessive site construction hours proposed
- Inadequate ecological information and biodiversity information.
- Public safety risk as a result of fire.
- Impact on landscape character of development and access track.
- Proximity to gas pipes on Castle Lane
- Development is not justified by national policy
- National security risks.

6.3 **North Baddesley PC** – Objection;

- Fire risk, lack of information on monitoring and mitigation procedures.
- Disruption to Castle Lane and Templars Way by installation of Cable.

6.4 **Valley Park PC**- No comment

6.5 **22 representations of Objection received**

6.6 Principle of Development

- Not necessary
- Contrary to NPPF and TVBRLP
- Inadequate consideration of alternative locations
- Development will not serve the local area.
- Should be located closer to Chandlers Ford.
- Should be located on a brownfield industrial site. There are disused sites on the Chandlers Ford Industrial Estate.

6.7 Neighbouring Amenity

- Noise impacts
- Light pollution

6.8 Highways

- Highways safety
- Traffic disruption from construction and cable works
- Safety impact on public footpaths and bridleways.

6.9 Public Safety

- Fire risk from lithium batteries
- Air pollution resulting from fire
- No information on monitoring and mitigation measures.
- Electromagnetic Fields health impact
- Safety impact on nearby schools and residences.
- Applicants should engage with local schools on safety procedures.

6.10 Other Matters

- Reinstatement of land following end of life.
- No clarity on long term ownership
- Impact on local economy
- Adequate funding in place to complete construction.
- A public consultation meeting should have been held with local stakeholders.
- Impact on property values.

6.11 Landscape, Arboriculture & Ecology

- Impact on woodlands
- Loss of habitat and biodiversity
- Impact on landscape character
- Impact on the Local Gap

6.12 **1 representation of Support received**

- Battery storage systems are a core element of sustainable national energy generation and distribution.
- Education opportunities associated with development.

## 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)

SD1 – Presumption in Favour of Sustainable Development

COM2 – Settlement hierarchy

E1 – High quality development in the Borough

E2 – Protect, conserve and enhance the landscape character of the Borough

E3 – Local Gaps

E5 – Biodiversity

E7 – Water management

E8 – Pollution

E9 – Heritage

LHW4 – Amenity

T1 – Managing movement

T2 – Parking standards

## 8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle of development, impact on the character of the area, highways, trees, protected species, ecology and amenity.

### 8.1 **Principle of Development**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. In consequence, the starting point is the development plan. The development plan comprises the TVLP

8.2 The site lies outside the defined settlement boundary of Nursling and is therefore within the 'countryside'. For development outside settlement boundaries (unless covered by other Local Plan policies) (criterion a), it must be essential to be located in the countryside (criterion b), or there are material considerations to justify permission contrary to this Policy.

8.3 In determining an appeal for a similar application (Mill Lane, Nursling) previous application the Inspector confirmed that whilst there is no specific policy relating to power generation infrastructure, Policy COM2 is a strategic policy relating to all forms of development.

8.4 There are no specific policies relating to the proposed development. As a result in order to comply with Policy COM2 it would need to be essential for the proposed development to be located in the countryside.

8.5 National Policy

The need for energy storage facilities is set out in publications by central Government including the *'Transitioning to a Net Zero Energy System, Smart Systems and Flexibility Plan 2021 (July 2021)* and Energy white paper: *Powering our net zero future* (2020).

- 8.6 It is considered that there is a need, at least Nationally for such facilities in order to support the provision of renewable energy and to assist in balancing supply/demand issues related to centralised energy generation. The proposals would also assist in providing energy security.

8.7 National Planning Policy Framework (NPPF)

Paragraph 158 of the NPPF states that when determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

- 8.8 The proposed battery storage site is considered to meet the NPPF's definition of low carbon technology as it would help reduce emissions compared to conventional use of fossil fuels. The development would therefore help to meet the objective of identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure.

8.9 Flexible Electricity Generation

In order to meet the government's targets under the Climate Change Act 2008 of reducing carbon emissions by 80% below 1990 levels by 2050 the energy balance is becoming increasingly reliant on renewable energy sources (such as wind and solar). With a heavy reliance on climatic conditions, these sources can be more unpredictable. Coupled with the phasing out of coal power stations, there is a growing need for new power plants that can respond quickly to local demands and provide a secure supply of energy. Battery storage facilities are an efficient and responsive technology that is able to store energy oversupply that can be delivered to the network at times of peak demand and at very short notice.

- 8.10 The proposed development is therefore required to complement the mix of electricity generation and to meet the Government's objective of maintaining a reliable electricity supply. Once operational, the facility would have the ability to respond rapidly to the short term variations related to local demand and fluctuations in the output from renewable energy sources.

8.11 Site Selection

The applicants have identified that a suitable site must be located in an area where there is adequate capacity on the local electricity network to accommodate the scheme and be within viable proximity to a substation with available demand capacity.

8.12 Beyond the technical considerations of the electricity network and the other materials considerations below there is the issue of what sites are available in the locality. Many of the representations received have expressed that development should be located on a brownfield site closer to the distribution site.

8.13 The applicants have included a review of prospective brownfield sites utilising the Brownfield Land register (A register of sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.). The site search area was 5km from the distribution site. The supporting information states that, due to the cost associated with the cable connection, sites further than 5km would be unviable. The resultant search has not revealed any suitable sites on the Brownfield Registers.

8.14 One site was identified in the Southampton Authority, and it appears a further site is located to the north within Eastleigh's boundary. However both benefit from detailed planning permission for residential development making them likely financially unviable as well as being located in close proximity to residential properties.

8.15 Conclusion on the Principle Of Development

The use of the site is considered to be contrary to criterion b) of Policy COM2 in that it is not considered inherently essential that a battery storage site be located in the countryside. However there is a clear national need for low carbon energy supply development and the locational requirements associated with the use preclude utilization of a brownfield site. In this instance the proposed development is considered to justify a departure from Policy COM2.

8.16 **Character and Appearance**

The site is located within the Chilworth/North Baddesley Local Gap. The land immediately to the north (Wrens Copse) is designated as an Ancient Woodland, Site of Importance for Nature Conservation (SINC) and has a blanket Tree Preservation Order (TPO).

8.17 There are no public rights of way in close proximity to the site, the closest footpath is North Baddesley (9) which is over 450m to the northwest of the site. Due to the distance and mature vegetation of Misslebrook Copse there are no views from the right of way. The main public views of the site are when travelling along the A27 (Botley Road) from Chilworth to North Baddesley, whilst there is mainly bramble vegetation with some trees, there are a number of open views into the site.

8.18 Landscape Character

The Landscape Officer has commented that the submitted Landscape and Visual Impact Appraisal is comprehensive and accurate. The LVIA acknowledges that there would be a Moderate/Major level of adverse effect on the landscape character at a site level that is borderline Significant, however on the wider landscape character of the area, the Proposed Development is assessed as having a Negligible-Minor level of adverse effect.

- 8.19 The Landscape Officer raised concern with regard to the original submission considering that the initially proposed landscape planting did little to mitigate the proposals or integrate the site within the wider landscape. Following on from the initial comments the proposed landscape scheme has been extensively revised and expanded in accordance with the Landscape Officers advice. The revised proposals have substantially increased the planting buffers around the site and now provide a robust buffer both in terms of depth of planting as well as increasing the size/height of the species proposed. Whilst the Landscape Officer retains an in principle concern regarding development in the Gap they have confirmed that the proposed buffer would in time successfully mitigate the proposals and integrate within the wider landscape.

8.20 Arboriculture

As is described above the application site is situated adjacent protected woodland. However there are no protected trees proposed to be felled as part of the development and the scheme now proposes extensive areas of new tree planting. The Arboricultural Officer raised some initial concern that the submitted information did not include surveys of the cable route to the distribution site. It has since been clarified that the cable would be laid in the highway and not therefore impact trees adjacent the carriageway. Following the submission of the additional planting details the Arboricultural Officer has also confirmed that proposed new planting is suitable. As a result the application is considered to have no detrimental impact on tree and complies with Policy E2.

8.21 Local Gap

The site is located within the Chilworth/North Baddesley Local Gap. Policy E3 states that development within Local Gaps will be permitted provided that:

- a) it would not diminish the physical separation and/or visual separation; and
- b) it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

- 8.22 The supporting text to Policy E3 clarifies that “The purpose of the policy is not to prevent all development within a local gap. In some circumstances where the proposal is of a rural character, such as agricultural buildings, and has a minimal impact on the purpose of the gap, these may be permitted.”



8.23 The proposed use is clearly not agricultural in appearance but it does not require the erection of any tall structures or buildings. The extent of the proposed planting scheme will significantly reduce its prominence and, once mature, will effectively visually integrate the site into the adjacent woodland. The end result is not considered to diminish the physical separation and/or visual separation of the settlements and complies with Policy E3.

8.24 **Ecology & Protected Species**

This application is supported by an Ecological Impact Assessment (Western Ecology, January 2023) and a Biodiversity Net Gain Plan (Western Ecology, December 2022). Following initial comments from the Ecology Officer and updated Ecological Impact Assessment (Western Ecology Ltd, March 2023) and the Biodiversity Net Gain (BNG) metric spreadsheet provided.

8.25 Representations have raised concern that the development would result in a loss of biodiversity. However the sites historic use for agricultural production limits its ecological interest with the most significant habitats contained within the boundary planting and adjacent woodland which are retained and enhanced by the proposals. The BNG metric submitted in support of the application demonstrates a 42.93% increase in Habitat Units and a 100% increase in Hedgerow Units. In addition those figures were calculated prior to the latest landscaping proposals which have further increased the new planting on site.

8.26 The Ecology Officer has raised no objection subject to the imposition of conditions to require compliance with the protections and enhancements in the submitted documents. In addition further conditions are proposed to restrict the use of external lighting to emergencies and to require the submission of a Construction Environmental Management Plan (CEMP) to ensure no impact on the adjacent Sites of Importance for Nature Conservation (SINCs)/Ancient Woodlands.

8.27 Policy E5 states that "Development in the Borough that will conserve, and where possible restore and/or enhance, biodiversity will be permitted." The amended scheme and enhancements would result in a clear net gain in biodiversity at the site. The proposals would result in an enhancement of habitats and biodiversity from the current condition of the site and therefore comply with Policy E5.

8.28 **Highways**

In summary HCC have confirmed no objection to the application subject to conditions requiring the submission of a final Travel Plan and requiring the provision and retention of suitable visibility splays. Representations have raised concern regarding the traffic impacts of laying the new cable connecting in the highway. Whilst this would result in delays they would be temporary and subject to further consents from HCC as the Highways Authority.

8.29 Once running the facility will generate minimal traffic movements and utilises an existing access to the site. As a result the development is considered to have no significant adverse impact on highways or pedestrian safety and complies with the relevant policies of the TVBLP.

8.30 **Residential Amenity**

The application site benefits from a relatively isolated location in relation to neighbouring residential properties which are situated to the northwest (approximately 320m) and North (approximately 280m) on the other side of the highway and woodland respectively. Given the scale of the equipment it is not apparent that the layout of the proposed development would result in any adverse impact on the amenities of neighbouring properties by virtue of overlooking, overshadowing or overbearing.

8.31 Light

The risk of significant impacts on amenity from a new lighting scheme are limited by the areas of woodland that border the site to the east separating it from the nearest residential properties. But in any event following concerns regarding light pollution on the character of the area and protected species control over the external lighting is proposed.

8.32 Fire Risk

Many of the representations have referenced fire safety and the resultant air quality impacts of a fire at the site. The Hampshire & IOW Fire and Rescue Service (HIWFRS) have been consulted regarding the proposals and provided some detailed guidance on suitable layout and operation of the site. Following the receipt of the advice the applicants have submitted a Fire Safety Note that confirms that the site has been set out, and will be monitored in accordance with the advice. It is noted that issues relating to fire safety are controlled by Building Regulations, the Fire and Rescue Services Act 2004 and the Hampshire Act 1983 Section 12 (Access for Fire Service). However, in this case, it is considered necessary to secure the provisions of the fire safety note by condition.

8.33 Noise

Following on from some initial concerns raised by the Environmental Protection Officer the application has been supported by additional technical information. The Environmental Protection Officer was mainly concerned about the potential for some noise impact at the closest residential property, Charlotte Court. As a result, in order to protect against noise creep over time, they have recommended a condition limiting the noise output from the site as measured at the nearest property and requiring further mitigation if this is exceeded. Whilst it is expected that the site will operate below maximum operation time for much of the year, prolonged periods of warmer weather in future may see this maximum operation reached more frequently. The limit included within the proposed condition is primarily aimed at protecting amenity at night for the closest residents.

8.34 **Electromagnetic Fields**

Representations have raised concern with regard to the impact of Electromagnetic Fields (EMF) on public health. The Environmental Protection Officer has advised that The site operator will be obliged to comply with the Control of Electromagnetic Fields at Work Regulations 2016 to protect those who will be working on the site. No off site impacts would be anticipated and any further restrictions of EMF would be a matter for Public Health England.

8.35 **Surface Water and Drainage**

The Environment Agency designates the site as falling within Flood Zone 1 which has the lowest probability of fluvial flooding (i.e. 0.1% - a 1:1000 chance). There is therefore no objection to the development on fluvial flood risk grounds. Any further/improved connection to water services is a matter to be addressed through the relevant legislation. The Lead Local Flood Authority and Environment Agency have raised no objection to the proposals. A condition is applied to require development to be undertaken in accordance with the submitted drainage details. Subject to the required condition it is considered that surface water can be appropriately managed in accordance with policy E7 of the TVBRLP.

8.36 **Planning Balance**

It is not essential for the proposal to be located within the Countryside which results in conflict with COM 2 of the TVBRLP. Notwithstanding this point there is a clear national need for this type of development and clear support from the NPPF para 158. The contribution to additional capacity to the existing electricity network and meeting national and local climate change aims is a significant benefit of the scheme.

8.37 The application is situated within the local gap but visual impact has been reduced as far as possible by the extensive additional planting and as a result there would be a substantial increase in habitat and resultant biodiversity on site.

8.38 In this case the benefits of delivering the low carbon infrastructure, and associated biodiversity improvements, are considered to outweigh the conflict with Policy COM2 regarding development in a countryside location.

9.0 **CONCLUSION**

9.1 The proposals are considered to be a justified departure from Policy COM2. Subject to the required conditions, the development would not result in any adverse impacts on the character and appearance of the surrounding area, trees and landscape character, residential amenity, highways, ecology or flood risk. The proposals are therefore considered to comply with the relevant policies contained within the Test Valley Borough Revised Local Plan 2016.

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

**A001.1 - V3.0**

**A001.2 - V3.0**

**A001.3 - V3.0**

**B005**

**B112**

**B114**

**B140**

**B201.1 REV 2.4**

**B201 REV 2.4**

**B202**

**B203**

**B204**

**B205**

**B207**

**B208**

**B209**

**B210**

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

- 3. Landscape works, implementation and management shall be carried out in accordance with the approved landscape plan MH2164-ADW02b - Final Rev B.**

**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) Policies LE6(a), E1 and E2.**

- 4. Development shall be carried out in accordance with the approved Arboricultural Method Statement (Arbtech, 28 April 2023) and Tree Protection Plan Ref Arbtech TPP 01.**

**Reason: To ensure the protection of trees during development 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) Policies E1 and E2.**

- 5. Development shall be carried out in accordance with the measures detailed in Section 7. 'Mitigation' of the submitted Ecological Impact Assessment by Western Ecology Ltd. (March 2023).**

**Reason: to conserve and enhance biodiversity, including with respect to legally protected species and Home Covert SINC, in accordance with Policies ENV01, ENV04 and ENV05 of the Test Valley local plan.**

6. No development shall take place until a Construction Environment Management Plan (CEMP) to ensure no impact on the two adjacent SINC's/Ancient Woodlands has been submitted to and approved in writing by the Local Planning Authority. Development shall be in accordance with the approved details.  
Reason: to avoid impacts to the nearby SINC's and Ancient Woodland, in accordance with Policy E5 of the Test Valley local plan.
7. Development shall be undertaken in accordance with the measures set out in the Flood Risk Assessment and Drainage Strategy Iss. No. 4 (Delta-Simons, 6/2/23).  
Reason: To ensure sure proper management of surface water in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
8. No development shall take place, (including any works of demolition), until a final Construction Traffic Management Plan has been submitted to, and approved in writing by, the LPA. The approved plan shall include scaled drawings illustrating the provision for -
- 1) The parking of site operatives and visitors' vehicles.
  - 2) Loading and unloading of plant and materials.
  - 3) Management of construction traffic and access routes.
  - 4) Storage of plant and materials used in constructing the development.
  - 5) Vehicle Tracking demonstrating that the largest vehicles associated with the construction process can access, egress and turn within the confines of the site.
- Development shall be in accordance with the approved details  
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.
9. 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, preparation 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. Development shall be in accordance with the approved details.  
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.

- 10. The development shall not be brought into use until vehicular visibility splays as detailed on the approved plan(s) have been provided. There shall be no obstruction to visibility exceeding 0.6m in height above the adjacent carriageway within the highway visibility splays. The vehicular visibility splays shall thereafter be retained for the lifetime of the development.**

**Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local plan.**
- 11. No development shall commence until a scheme for the import and export of electricity to and from the site, including routes of pipes and cables has been submitted to and approved in writing by the Local Planning Authority. The connection infrastructure shall be constructed in accordance with the approved details prior to the development being first brought into use.**

**Reason: To ensure the protection of trees during development to improve in the interest of visual amenity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.**
- 12. Development shall be undertaken in accordance with the Battery Energy Storage System (BESS) - Fire Safety Note (April 2023).**

**Reason: In the interests of local amenities and of neighbouring properties in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.**
- 13. Notwithstanding the information submitted, 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. The submitted details shall include a detailed management plan of when external lighting will be used on site. A suitable scheme shall strictly limit the use of external lighting to when needed to facilitate on-site emergency works. The development shall be carried out, and external lighting operated, in accordance with the approved details.**

**Reason: In the interests of protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.**
- 14. The combined BS4142: 2014 'rating level' of noise from inverters and ancillary noise-producing plant associated with the permitted battery energy storage site development shall not, at any time of operation, exceed 30 dB(A) as determined at the nearest existing residential property [Charlotte Court, Castle Lane]. The measurements and assessment shall be made according to BS4142: 2014. If requested by the Local Planning Authority (following receipt of a noise complaint) within 24 months of commencement of use, the operator shall (at the operator's own expense) appoint a competent acoustician to undertake a noise verification exercise under typically worst case conditions to monitor site noise and determine whether the above limit is being complied with. A written report of the acoustician's findings, together with noise mitigation proposals if required, shall be provided to the Local Planning Authority within three months of any such request.**

**Reason: In the interest of amenities in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan 2016.**

**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. The applicant's attention is drawn to the advice contained in the Hampshire & Isle of Wight Fire & Rescue letter of 15th February 2023 and the Environment Agency letter of 21 April 2023. Specifically to the requirements under the Hampshire Act 1983 Section 12 - Access for Fire Service and Fire and Rescue Services Act 2004. Water provisions should be discussed in detail with HIWFRS to ensure suitable water is available for firefighting purposes. Please contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ ([hydrants@hantsfire.gov.uk](mailto:hydrants@hantsfire.gov.uk)) to discuss the proposals.**
-