
APPLICATION NO.	23/01336/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	24.05.2023
APPLICANT	Mr and Mrs Nelson
SITE	The River Test Distillery Ltd, River Barn Cottage, Southside Road, LONGPARISH
PROPOSAL	Erection of a new distillery, visitor centre to include a masterclass experience room, shop and associated parking
AMENDMENTS	
CASE OFFICER	Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee because it is contrary to the provisions of the Development Plan, adverse third party representations have been received and the recommendation is for approval.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site forms a corner of a field to the south of River Barn Cottage. It forms agricultural land that is currently used for grazing and is classified as poor according to the Agricultural Land Classification. The application site measures 0.3 hectares. The site would be accessed from an existing field access off The Avenue to the south west of the site. To the eastern boundary with Southside Road are mature hedgerows and along the sites boundary with The Avenue are mature trees. The site is situated at a higher level than River Barn Cottage and its associated outbuildings with the land sloping across the site with it falling from north east to south west.

3.0 PROPOSAL

- 3.1 The application seeks full planning permission for a new distillery with associated visitor centre including a masterclass experience room and shop with associated car parking. The building would be sited in the south east corner of the field adjacent to River Barn Cottage. It would be single storey with a green sedum roof and would be "L" shaped and would measure 20 metres along its length, with a height of approximately 5 metres and a total floor area of 304 square metres. The access off The Avenue would lead to an area of hardstanding for 9 car parking spaces and turning.
- 3.2 The existing distillery and established business is currently operated from the garage associated with River Barn Cottage and this use has been confirmed through the granting of a lawful development certificate in 2018 (17/03117/CLPN) for the installation of a craft distillery. The business has

outgrown the existing premises and therefore this proposal has been put forward to provide a purpose built building for the distillery and ancillary shop and masterclass with visitor centre.

- 3.3 The application has been advertised as a potential departure from the Local Development Plan, as it represents a new employment use within the countryside contrary to policy LE17.

4.0 **HISTORY**

- 4.1 17/03117/CLPN Certificate of proposed lawful development/use - Installation of a craft distillery in the garage. Certificate Issued 31.01.2018

5.0 **CONSULTATIONS**

- 5.1 **Environmental Protection** – No objections

Two comments received from Environmental Protection with no objection raised in terms of impact on residential amenity from noise and impact on the water supply.

- 5.2 **Trees** – No objection subject to conditions

- 5.3 **Landscape** – Comment

As previously requested, a Landscape and Visual Appraisal have been submitted within the application. This is considered a robust and accurate assessment of the immediate site and wider landscape. The planning statement, along with the LVA refers to the proposed landscaping along with the existing vegetation which will help integrate the site within its setting, however, there only appears to be very vague indicative hatching for where landscaping is proposed. Further information is required to gain a better understanding on what is proposed and how this would integrate the development into the sites setting. This will need to be submitted as part of the application.

N.B. Officer note – since receiving these comments, the applicant has submitted an indicative landscape plan which the Landscape Officer has reviewed and advised they are happy with, subject to details being secured via condition.

- 5.4 **Conservation** – No objection subject to condition

- 5.5 **Ecology** – No objection subject to conditions

- 5.6 **Highways** – No objection subject to conditions

- 5.7 **Environment Agency** – No objection subject to condition relating to foul water drainage details required to protect the underlying aquifer.

- 6.0 **REPRESENTATIONS** Expired 02.08.2023

- 6.1 10 letters of objection from the occupiers of Orchard Cottage Longparish, Church Farm House Longparish, Southside Farm Longparish, Longarish House Longparish, Creel House Longparish, Upper Mill Longparish,

Greenholme Longparish, Middleton Estate Office Longparish and Converted Stables Southside Farm Longparish:

- Concern about impact on wildlife and biodiversity
- Adverse impact on the landscape character of the area and visual impact
- Increase in traffic in an area with poorly maintained roads with few passing places, and concerns about the impact of additional traffic on the surrounding roads
- Countryside location is not appropriate for a distillery, the proposal would be better off on a commercial/industrial site
- Scale of building is substantial and unnecessary

6.2 10 letters of support from the occupiers of Yew Tree Cottage Abbotts Ann, 3 Norton Cottages Winchester, Burlea Little Ann, Honey Cottages Longparish, 132 Longacre Longparish, West Brook Cottage Longparish, Church Farm Longparish, Orchards Longparish and Post Office Stores Barton Stacey:

- Positive contribution to local economy and tourism
- Impact on traffic would be minimal
- A well thought out proposal
- Impacts would be minimal
- Design is sympathetic to the local environment

6.3 **Longparish Parish Council – Objection**

Proposal is contrary to local plan and would lead to industrialisation of the area. Concerns about increase in water extraction. No information on the justification for the shop. Landscaping is lacking in detail. Parking and access concerns.

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

LE11: Main Town Centre Uses

LE17: Employment Sites 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

E9: Heritage

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development

- Impact on the Character and Appearance of the Area and Heritage Assets
- Biodiversity
- Water Management
- Residential Amenity
- Access and Parking

8.2 Principle of Development

The application site is located outside of any defined settlement boundary and development within the countryside is only permitted if:

- a) It is appropriate in the countryside as set out in Revised Local plan policy COM8 – COM14, LE10, LE16 – LE18; or
- b) It is essential for the proposal to be located in the countryside

8.3 Policy LE17 allows for the redevelopment, extension of buildings or erection of new buildings on existing employment sites for employment use provided that:

- a) It is contained within the lawful employment site; and
- b) The proposal is well related to any retained buildings; and
- c) It does not include outside storage where this could be visually intrusive

8.4 The proposal is for a new employment site and therefore policy LE17 is not relevant as this policy seeks to encourage the redevelopment, extension or new buildings on existing employment sites. It is therefore important to consider the proposal against policy COM2. There are no other relevant policies listed within part a) of COM2, so the consideration is whether it is essential for the proposal to be located in the countryside.

8.5 Part b) of policy COM2 allows for development in the countryside where it is considered essential. The application has been supported by justification as to why it is essential for the proposal to be located in the countryside. The gin distilling process makes use of the water borehole on the site, as well as the botanicals that are harvested from the site. The name of the gin is based on the fact that the water is sourced from the River Test and so it is important to have direct access to the water source in this location. There are two key botanical ingredients used in the production of the gin that are grown within and adjacent to the site. One is the meadowsweet flower which is a key ingredient to the classic London Dry Gin, and is grown on the site. The applicant explains that this has a short picking window meaning that it is essential that the picking takes places as soon as possible to retain the quality of the ingredient in the process of distilling the gin. The applicant states that the flower has to be picked in a four week window in July/August time and needs to be picked when it is dry as if there is any moisture in it the flower rots. There should be three consecutive days of dry sunny weather before the flower is picked. The other key botanical is the Maris Otter Barley which is grown and harvested in the fields north of the site. It is important to the distilling process to have these three key ingredients located within close proximity to the site.

8.6 It is considered that relocating the business to an existing industrial or commercial site would lose the unique selling point of the business and the visitor experience of a gin being distilled using locally sourced natural ingredients which gives credence to the name, River Test Gin. The proposal

would support the rural economy and would attract people to the rural area who are likely to spend money in the local pubs and other facilities which would support village services and facilities.

- 8.7 In terms of sustainability, the nearest available commercial/industrial units are in Andover and Romsey which are located at some distance from the site. This would require transportation of the required raw material, the water and botanicals, to an off-site industrial unit which would be unsustainable and would result in a significant increase in HGV movements daily to and from the site and through the village of Longparish. It has been suggested that this would require in excess of 100 HGV movements a year based on the bottling of 168 bottles a day (16,800 bottles a year). This would have a significant adverse impact on the local highway network.
- 8.8 It has also been cited that from a business perspective, taking the water off site and producing gin away from the water source would have a significant impact on the cash flow of the business. This is because duty is paid as soon as the gin is bottled. The duty that is paid is a tax that is charged at the point of production which works out at around £9.52 per bottle which is a significant cost. At present, the business keeps stock levels at a manageable level but if the business were to be located away from the water source, the applicants would need to try to solve water movement in a more efficient way which would have a knock on effect on the business needing to hold a greater amount of bottled stock than they do at present, which in turn would require a greater level of storage space.
- 8.9 The applicant has also provided reasoning for why the business cannot be located on an existing industrial or commercial estate. They have stated that units on the market are within existing industrial estates some of which would not have sufficient car parking. Further to this existing commercial or industrial buildings on the market are not of a suitable design, with buildings tending to be large empty shells which would require significant works to make them fit for purpose. They consider that these buildings are not the right design or layout that would suit the applicant's needs nor do they have the right level of storage that is required. In contrast, the proposed building would be purpose built and designed to meet the specific needs of the business and the proposed use. The applicant considers that the option of locating the business on an existing commercial or industrial estate would have add prohibitive costs that would be avoided by the proposal as submitted.
- 8.10 Policy LE11 of the RLP seeks to ensure that main town centre uses such as retail are concentrated within the town centres of Andover and Romsey. The proposal includes a small ancillary shop within the visitor centre. The policy states that development of main town centre uses that exceed 280 square metres outside of the defined town centres are not permitted if following a sequential assessment they could be accommodated firstly within a town centre, or secondly on the edge of the town centre. The proposed shop would measure 45 square metres and therefore is under the threshold for requiring a sequential assessment. It is clear that the retail element of the proposal is

ancillary to the main use and a condition has been recommended to limit the floor space given to the retail element. It would be unreasonable to not allow any retail space, as this would help to support the business and the wider rural tourist economy.

8.11 It is therefore considered that there is sufficient justification has been provided to demonstrate that it is essential for the proposal to be located in a countryside location due to the proximity to the raw ingredients and the sustainability of the location, in accordance with part b) of policy COM2 of the RLP.

8.12 **Impact on the Character and Appearance of the Area**

Policy E1 and E2 seek to ensure that development is of high quality design, respects and complements the character and appearance of the area and does not have a detrimental impact on the wider landscape.

8.13 *Landscape Impact*

The application site is located within the south east corner of the field adjacent to River Barn Cottage and is well screened from the road by existing mature hedgerow and tree planting. From Southside Road there would be limited views of the proposal with the road being at a lower level than the site and the presence of a mature hedgerow to the roadside boundary which would be retained. There would be more views afforded from The Avenue, however the existing mature trees along the boundary would provide some screening to the site, particularly during the summer months when the trees are in full leaf.

8.14 Further to this the proposed building would be single storey in scale with a green roof and natural materials (timber cladding and stone) and would be partially set into the ground to limit its visual impact on the wider landscape. The application has been supported by a Landscape and Visual Appraisal which has been assessed by the Landscape Officer and has confirmed that this is a robust and accurate assessment of the immediate site and wider landscape. An illustrative landscape plan has been provided which shows that additional planting would be incorporated to bolster the existing planting on site. Native shrub planting is proposed along the north east and south east boundaries, with woodland tree planting to the south west and north west boundaries of the site to help the proposed building assimilate into its surroundings.

8.15 In terms of design, the building would be of a contemporary design utilising horizontal timber cladding, stone and a green roof. It is considered that the building is of an interesting and innovative design which would integrate into the context of the site. Added to this, it would be partially set into the slope of the site to minimise its visual impact of the site. The design and materials of the building would help the building to assimilate with its natural and open surroundings and its impact would be lessened by the existing planting to the boundaries as well as the levels of the site being utilised. Due to its sensitive design and use of natural materials it is considered that the proposed building would have a limited adverse impact on the landscape character.

8.16 *Impact on Listed Buildings*

River Barn Cottage, River Barn and Southside Farm are all Grade II listed buildings and therefore it is important to consider the proposal in accordance with policy E9. This policy seeks to ensure that development affecting a heritage asset makes a positive contribution to sustaining or enhancing the significance of the heritage asset, taking account of its character, appearance and setting.

8.17 It is considered that the proposal would have a neutral impact on the setting of the listed buildings at River Barn Cottage. The application site rises away from the farm complex, and is visually separate from the listed buildings. The proposal would be seen from the listed buildings but it is not considered that it would harm their setting. A heritage statement has been submitted to support the application which provides commentary on the significance of the listed buildings and the contribution to their setting. It is considered that the proposed building would not detract from the setting of the listed buildings, due to the siting, scale and design of the building which would ensure that it would sit quietly within its context and would not be visually dominant.

8.18 The proposal is therefore considered to accord with policies E1, E2 and E9 of the RLP. It is concluded that the proposal would have a neutral impact on the setting of the listed buildings and the wider landscape due to its design, scale and materials.

8.19 **Biodiversity**

Policy E5 of the RLP seeks to ensure that development conserves and where possible restores and enhances biodiversity. The application has been supported by an Ecological Impact Assessment. The application site is part of a field that is used for grazing cattle and the proposal would result in a loss of grassland. The assessment has been reviewed by the Ecology Officer who has advised that whilst the site has the limited potential for reptiles, great crested newts and dormice, the measures included in the report are considered to be appropriate. The mitigation measures include the avoidance of vegetation clearance during hibernation season (November to March), the removal of scrub to be carried out in a two stage process, any excavations to be covered overnight, and the proposed green roof to include native plant species.

8.20 The River Test SSSI is located approximately 170 metres north-west of the site and is therefore considered to be at a sufficient distance away to not be adversely impacted by the proposal. Conditions have been recommended to ensure that a Construction Environment Management Plan, a scheme of biodiversity enhancements, and a sensitive lighting strategy are submitted prior to commencement of the development. The Ecological Impact Assessment has recommended enhancement measures which are considered to be appropriate and would be secured by condition. It is therefore considered that the proposal would conserve and enhance biodiversity, in accordance with policy E5 of the RLP.

8.21 **Water Management**

Policy E7 of the RLP seeks to ensure that it complies with national policy and guidance in relation to flood risk. The application site is entirely within Flood Zone 1 which presents the lowest risk to flooding and therefore it is considered that the proposal would accord with policy E7.

8.22 It is noted that third party correspondence have raised concerns about the extraction of water from the borehole in the production process. The applicant has confirmed that the water required to make their yearly current volume of gin is 40,000 litres a year and included in this is the water required to make the gin, cut the gin (the process of bringing the gin down to the correct Alcohol by Volume percentage – ABV) and for the distillation process. The guidance from the Environment Agency states that if one extracts more than 20,000 litres of water a day then an abstraction licence is required. Therefore the required amount of water (approximately 109 litres per day) for this operation is significantly less than that and is considered an insubstantial amount. The business would therefore not place any unnecessary pressure on the aquifer. The Environment Agency have been consulted and have raised no objection to the proposal.

8.23 The proposal would therefore not result in an increase risk to flooding or the safe management of ground water and would accord with policy E7 of the RLP.

8.24 **Residential Amenity**

Policy LHW4 of the RLP seeks to ensure that development provides for the privacy and amenity of residential neighbours. The proposal would be sited approximately 106 metres away from River Barn Cottage and approximately 123 metres from Southside Farm. It is considered that the proposal would be well set away from residential properties and would be well screened to ensure that it would not result in any significant adverse impact on residential amenity.

8.25 The Environmental Protection Officer have reviewed the application and have raised no concerns on the proposal in respect of its potential impact on residential amenity in terms of noise disturbance. It is therefore considered that the proposal would not harm residential amenity and would accord with policy LWH4 of the RLP.

8.26 **Access and Parking**

Policy T1 of the RLP seek to ensure that development can be accessed safely and efficiently. The site would be accessed from an existing access off The Avenue to the south west of the site. This would be served by appropriate visibility splays that would ensure that the site can be accessed safely and efficiently.

8.27 The application has been supported by a Traffic Impact Assessment which has been reviewed by the Highways Officer who has confirmed that the proposal would not result in a detrimental impact on highway safety in regard to traffic generation. This is based on the site being operated by pre-booked tours only,

and a condition has been recommended to ensure that visitors would only come to the site through a pre-booked arrangement to control the amount of traffic generation to and from the site. The pre-booked tours would be limited to 20 guests at a time and 2 to 3 tours over the weekend period. This would mean that traffic to and from the site would be evenly distributed throughout the day and would restrict the number of movements to and from the site.

8.28 Policy T2 of the RLP seeks to ensure that sufficient parking is provided in association with development. Annex G sets the minimum parking standards according to the proposed use of the development. For the distillery part of the building a total of 6 spaces would be required, and for the shop/tasting room this would require a total of 3 spaces. The proposed site plan shows that there would be a total of 9 car parking spaces and therefore sufficient parking would be provided in accordance with policy T2.

8.29 It is therefore considered that the proposal would accord with the requirements of policy T1 and T2 in terms of highway safety and parking.

9.0 CONCLUSION AND CONDITIONS

9.1 In conclusion it is considered that sufficient evidence has been provided to justify the building being located in a countryside location in accordance with policy COM2. The proposal would accord with policies E1, E2, E5, E9, LHW4, T1 and T2 in terms of impact on the character and appearance, biodiversity, amenity, highways and parking and is therefore recommended for permission subject to conditions and notes.

9.2 It is considered appropriate to condition the use of the building so that it is retained for the use as described in the application, as a gin distillery with ancillary visitor space and shop. A further condition is recommended to restrict the amount of floor space used for retail, as any greater retail space would require additional assessments in terms of a sequential assessment. To ensure that the amount of traffic coming and going from the site is kept to a minimum, a condition is included to restrict the tours to being pre-booked only and for a maximum number of people per tour and a maximum number of tours per week.

10.0 RECOMMENDATION

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**

(473)2122-GWP-01-XX-DR-A-(PA)-0001 P01,

(473)2122-GWP-01-XX-DR-A-(PA)-0002 P02,

(473)2122-GWP-01-XX-DR-A-(PA)-0003 P02,

(473)2122-GWP-01-GF-DR-A-(PA)-0004 P02,
(473)2122-GWP-01-RF-DR-A-(PA)-0005 P02,
(473)2122-GWP-01-ZZ-DR-A-(PA)-0006 P02,
(473)2122-GWP-01-ZZ-DR-A-(PA)-0007 P03,
(473)2122-GWP-01-ZZ-DR-A-(PA)-0008 P02,
(473)2122-GWP-01-ZZ-DR-A-(PA)-0009 P03,
(473)2122-GWP-01-GF-DR-A-(PA)-0010 P01,
(473)2122-GWP-01-XX-DR-A-(PA)-0011
(473)2122-GWP-01-XX-DR-A-(PA)-0012,
JSL4894_700,
JSL4894_100A

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

3. 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.

4. 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:

- proposed finished levels or contours;
- means of enclosure;
- car parking layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- refuse or other storage units, signs, lighting, etc.);

Soft landscape works shall include:

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities.

The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

5. 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.

- 6. Prior to commencement of work tree protective fencing will be installed in the positions shown and as specified in the RPS tree protection plan job ref JSL 4984 drawing 700 dated June 2023.**

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.

- 7. 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.

- 8. Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the local planning authority. This CEMP shall include measures to ensure the protection of the River Test SSSI and any retained boundary habitats on site.**

Reason: To protect biodiversity in accordance with Local Plan policy.

- 9. Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated in the development shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.**

Reason: To enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.

- 10. Prior to commencement of the development, a Sensitive Lighting Strategy for the operational phase of the development, designed to minimise impacts on bats, shall be submitted to and approved in writing by the local planning authority.**

Reason: In order to minimise impacts of lighting on the ecological interests of the site.

- 11. Development shall proceed in accordance with the measures detailed in Section 6 'IMPACT ASSESSMENT' of the Ecological Impact Assessment by Darwin Ecology Ltd (November 2022).
Reason: To ensure designated sites, notable habitats and protected species are adequately safeguarded.**
- 12. The distillery shall only be open to members of the public through pre-booked tours as detailed within the submitted Transport Assessment by Nick Culhane received 24th May 2023 and as per the details in paragraph 6, page 5 of the report, no more than 20 people shall be booked per tour, and no more than 3 tours shall occur on Saturdays and Sundays.
Reason: To restrict vehicle movements to and from the site in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 13. No development shall commence until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the design and timetable agreed as part of the approved scheme.
Reason: The site is partially located in a Source protection zone 2 for a public water supply abstraction and the entire site is above the chalk principal aquifer, and to ensure the development does not harm groundwater resources in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 14. No development shall commence until details, including plans and cross sections, have been 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) Policies E1 and E2.**
- 15. 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) the building and land hereby approved shall only be used as a gin distillery as described within the application and the total floor area used for retail sales within the site shall not exceed 45 square metres as shown in the approved plans.
Reason: To protect the amenity of neighbouring residential properties in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.**

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. The applicant is advised that they will need to apply to the Highways Authority to create the proposed access and this would require the application for both a Section 184 and Section 171 Licence. The final decision rests with the Highways Operation Centre and the granting of the licence is not guaranteed.**
 - 3. The applicant is advised that if you intend to abstract more than 20 cubic metres of water per day from a surface water source, e.g. a stream or from underground strata (via borehole or well) for any particular purpose then you will need an abstraction licence from the Environment Agency. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. If you abstract water for potable purposes, then this should be registered as a private water supply abstraction with the Local Authority. This will help ensure that the abstraction is appropriately monitored and help ensure that it is granted appropriate protection status.**
-