
APPLICATION NO.	23/01161/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.05.2023
APPLICANT	Forth Engineering Ltd
SITE	3 - 4 Sleepy Hollow Business Park, Ampfield Hill, Ampfield, SO51 9AW, AMPFIELD
PROPOSAL	Construction of car parking area, EV charging points, and erection of two outbuildings
AMENDMENTS	Clarification on site ownership and following plans: Location / Block Plan – 9940.100 P2 Existing Site Plan – 9940.101 P2 Proposed Site Plan – 9940.102 P3 Site sections – 9940.104 P1
CASE OFFICER	Mr Nathan Glasgow

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

2.1 Sleepy Hollow is a modern development consisting of a U-shaped office block with associated parking to the front. It is accessed directly from Ampfield Hill on its northern side. The site is within the countryside.

3.0 PROPOSAL

3.1 Construction of car parking area, EV charging points, and erection of two outbuildings.

3.2 The car parking area would be located to the eastern side of the existing Sleepy Hollow 'C' shaped unit, providing an area of approximately 260m² for an additional 11 parking spaces, including dedicated electric vehicle charging points.

3.3 The container type building that will provide an informal space for meetings, break-out for purposes incidental to the existing office accommodation, measuring 14m x 5, and with a flat roof at 2.9m. The container would be located towards the northern boundary, adjacent the existing building, and would not be dedicated office space resulting in additional staff members, but solely an extra area for meetings held by the occupants of unit 3 – 4 of the business park.

3.4 The second outbuilding is a small compound building, measuring 5m x 7m with a pitched roof. This building is solely for storage of additional bins, in addition to the existing bin store which is shared by the other tenants of Sleepy Hollow.

4.0 **HISTORY**

4.1 **20/01631/FULLS** – Erection of office building – Refused, appeal dismissed

4.2 **20/00310/FULLS** – Erection of office building – Refused, appeal dismissed

4.3 **19/01708/FULLS** – Demolition of two light industrial units and provision of 5 B1(a) office units, with associated parking, landscaping and sewage treatment plant – Permission subject to conditions

4.4 **17/02370/FULLS** – Demolition and replacement of 2 light industrial units to provide B1(a) offices (Amended scheme) – Permission subject to conditions

4.5 **16/03209/FULLS** – Demolition of 2 light industrial units and erection of 3 business units (Class B1(a) office other than a use within Class A2 (financial and professional services)) and installation of package treatment plant – Permission subject to conditions

5.0 **CONSULTATIONS**

5.1 **Landscaping** – Comment (summary):

- Application not supported by any visual assessment
- View from PROW not included
- Site levels should be considered, site is flat but sits with raised levels to rear (north), and lower level to offices
- Site visit carried out appeared to show an area of vegetation screening the site from the PROW. This is bramble and may increase views through winter
- Is vegetation in applicant's control?
- Not desirable to place domestic items within countryside where possible; please consider planning history
- This is smaller than previous schemes but adds hardstanding and formal elements in the countryside
- Condition recommended for further landscaping details.

5.2 **Policy** – Comment (summary):

- Site is outside settlement boundary
- Scheme is essential as it is ancillary to permitted use
- Satisfies criterion b) of Policy COM2
- Satisfies criterion a) of Policy LE17
- Consider weight of size / scale of current proposal against maintenance of the appearance and character of countryside location

5.3 **HCC Highways** – No objection (summary):

- Application does not propose any new access onto public highway

- Photographic evidence provided illustrating need for additional on-site parking, which is considered inefficient
- Proposal would not lead to any material increase in traffic generation and additional parking area would alleviate existing parking difficulties currently experienced.

5.4 Following amended plans, a second round of consultations took place. Additional comments as follows.

5.5 **Landscape** – Comment
“Levels information required for site and in relation to adjacent site”.

5.6 **Policy** – No further comment made

5.7 **Highways** – No further comment received

6.0 **REPRESENTATIONS** Expired 23.06.2023

6.1 **Ampfield Parish Council** – Objection

1. The site is outside the settlement boundary, in countryside, and development should not be permitted unless there are special reasons (with evidence) for it to take place in the countryside (such as being necessary for the business) – such reasons have not been given.
2. The site is not an “existing lawful employment site”, therefore the case remains to be made for development being essential in this location:
 - a. No planning consent or certificate of lawful development has been granted
 - b. The site is also outside the boundary of the site of Sleepy Hollow Business Park, which was the subject of application 19/01708/FULLS
 - c. No prior activity took place on the site that would have established a “lawful employment site”, for reasons given in detail by Mr Hutchinson.
3. The proposed office building is a flat-roofed modular (portable) building constructed with steel cladding. It is not in-keeping with the proposed location in countryside, and shares no features with the nearby buildings, in particular with the Grade II listed “The Old Farmhouse”. This is compounded by the elevated height of the site.
4. Taken together with the existing adjoining development at Sleepy Hollow Business Park, the scale of the development as a whole is too large in relation to any other building or collection of buildings in the village of Ampfield.
5. The proposed development will close the current gap between the village of Ampfield and “The Old Farmhouse”, impacting the rural setting of the farmhouse.
6. The proposed waste storage compound will be attended by skip lorries, which will create noise and vibration nuisance for the nearby residents.
7. External lighting of the site will affect the amenity value of the nearby dwellings. In the existing business park, the lighting is lit throughout the night.
8. The site will be visible from, and therefore adversely affect the amenity value of, Wingham Lane bridleway.

9. The parking provision is excessive, well beyond the requirement in the local plan, and the total across the business park is approximately four times the amount provided for in the permission for the original application (16/03209/FULLS). This is counter to the policy of encouraging the use of other forms of transport, which was taken into account when the original permission was granted for the business park, and forms part of the local plan.
10. Information supplied by the applicant and on which the Planning Officer be making his decision, the applicant has completed Ownership Certificate A indicating that they own the proposed development site outlined in red on the location and block plan. There are no areas outlined in blue on the location and block plan meaning that the applicant says that they do not own further land within the area of the block plan. Although the planning statement at 3.04 says that the development is needed because parking at Sleepy Hollow Business Park is inadequate, this application is for a separate development of a meeting space, storage compound and car parking spaces. There is nothing in the application that says that the car parking spaces will be used to provide further car parking spaces for the Business Park, rather than stand-alone car parking spaces for the meeting space and associated storage compound.
11. The design of the meeting space is wholly inappropriate for the location and is contrary to Design Principle 7 on page 27 of the Ampfield Village Design Statement
12. The planning statement says at 3.05 that the property is not near to a listed building. The immediately adjoining property, The Old Farmhouse, is a Grade 2 listed building. It has Historic England reference 1093688 and is listed under the title "Sleepy Hollow".
13. The views from the bridleway at Wingham Lane looking west is identified as V10 of the important views from footpaths in Ampfield, on page 17 of the VDS.

6.2 A further 18 letters of objections have been received, and these are summarised below:

- Contrary to policies LE17, E1 and E2
- Contrary to Ampfield Village Design Statement
- Contrary to 'Building Better Building Beautiful Commission'
- Site is in the countryside
- Site is outside an existing lawful employment site
- No planning permission nor certificate granted in respect of the site
- No relevance / weight to historic planning permissions
- No evidence produced showing that any business use or occupation has occurred on the site
- Poor design
- Proposed building is out of place in its wider countryside setting
- Existing site comprises large, overbearing and intrusive development in the countryside; proposed development will exacerbate this
- Development will erode gap between application site and The Old Farmhouse and further "ribbonise" development
- What is the compound actually for?

- Not possible for the development to “nestle” in the landscape
- Development site visible from access road and Wingham Lane
- Harm to The Old Farmhouse
- Light pollution
- Frequent “false” activation of burglar alarms
- If permission is granted, what’s to stop a replacement building that is larger taking its place?
- Incorrect Certificate being signed
- Urbanisation of greenbelt between Ampfield and Romsey
- Additional traffic concerns
- More sustainable solutions should be found rather than providing more parking spaces
- Should be viewed in a similar manner to recent planning refusals

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)

COM2: Settlement Hierarchy

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

E9: Heritage

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

Ampfield Village Design Statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on character and appearance of the area
- Impact on biodiversity
- Impact on heritage assets
- Impact on residential amenity
- Impact on highway safety
- Ampfield Village Design Statement

8.2 **Principle of development**

The application site is located outside of the defined settlement, and for planning policy purposes, is sited within the countryside. Policy COM2 seeks to restrict development to areas of settlement, unless it is either a) appropriate to be located in the countryside as set out in policies COM8-COM14, LE10 or LE16-LE18, or is b) otherwise essential to be located within the countryside.

8.3 **Policy LE17: Employment Sites in the Countryside**

This policy concerns the redevelopment, extension of building or erection of new buildings on existing employment sites for employment use will be permitted 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 supporting text to Policy LE17 will allow for development “which involve the extension of the site boundary into the countryside would be considered on their individual merits”.

8.5 The application site would be located adjacent to the existing Sleepy Hollow Business Park, on its eastern boundary. The site has previously been considered as outside of the existing employment site (a point set out within the majority of the public comments), and this was the basis for the most recent refusals for additional office buildings in this location.

8.6 However, in determining the most recent appeal (20/01631/FULLS / APP/C1760/W/21/3276939), the Planning Inspector did not concur with the Council’s view that the site was not part of the existing employment site. Here, the Inspector assessed that the *“eastern boundary hedgerow would appear to be a more natural site boundary by which to define the logical extent of the employment site. Therefore, even if an employment proposal were to sit adjacent to the defined red line area from the more recent redevelopment application, provided its eastern extent did not encroach into or beyond the eastern hedgerow, it would not alter the physical location of an existing site boundary into undeveloped countryside”*.

8.7 The Inspector then concludes *“that the principle of the proposal accords with Local Plan Policy LE17”*. This recent decision carries significant weight in the consideration of this current planning application. The application can therefore be assessed against Policy LE17.

8.8 *a) Is the site contained within the lawful employment site?*

As concluded within the most recent appeal decision, the Planning Inspector considered the application site as being within an existing employment site. This assessment was based on the site surroundings and natural features of the site. The application has provided an amended location plan to confirm the ownership of this plot of land; the red and blue defined edges of the site plan and the application form both state that ownership falls solely with the owners of units 3 – 4 of the business park, the applicant, Forth Engineering. These factors confirm that the site is contained within the lawful employment site.

8.9 *b) Is the proposal well-related to any retained buildings?*

The two buildings that are proposed are of different styles, each with an individual purpose. The compound building will mimic the design of the existing bin store and therefore is of a similar appearance to buildings on-site.

The container building is not proposed to be left as a standard metallic container; the applicant has confirmed the container would be clad in sympathetic and environmentally friendly cladding, to provide a similar visual appearance to the host building. A condition is recommended requiring further material details to be provided prior to construction / siting of the container. It is considered that subject to the condition, the proposal would be well-related to retained buildings and the wider, rural site.

8.10 c) Will there be outside storage?

The proposal seeks a new car park, a compound building and a container for additional workspace. It is acknowledged that the submitted block plan refers to “skip vehicles” gaining access to the site, but this is just a normal but additional access provision for refuse vehicles that currently serve the existing bin store of Sleepy Hollow. Skips will not be located on-site, while the compound building contains a fixed roof and brick built walls, meaning that skips could not be physically lifted out of the compound building. No outside storage is proposed and a condition is included to reflect this. Any external storage would require planning permission. It is therefore considered that the scheme accords with criterion c) and, subject to further assessment in relation to Policy E2 (landscape setting – assessed below) the proposal accords with Policy LE17 of the Revised Local Plan.

8.11 **Impact on character and appearance of the area**

The site is located within the countryside, and as such, its impact upon the character and appearance of the area is paramount to the consideration of the scheme. Part of this consideration must include the planning history, in a similar vein to how Policy LE17 was re-assessed.

8.12 Recent refused applications sought to construct a new, additional office building of a much greater scale and size, with a much greater impact upon the character of the area when considered against the current proposal. It wasn't subservient to the existing office, with a ridge line that was higher than the existing building on-site; furthermore, there was no defined direct link between the existing building and those that were proposed in the previous appeals, they were just providing additional office space (and therefore additional staff, parking, traffic movements etc.). The building proposed in the previous application / appeal schemes was much more visually intrusive within the street scene, with dominant views from both Ampfield Hill to the south, and the public right of way (Winghams Lane) to the north.

8.13 To the contrary, the scheme that is now submitted seeks permission for a single storey container-type structure with a small compound building. The compound building is of a similar scale to the existing bin store. Neither of these structures are large enough to be dominant within the street scene / character of the area, whether viewed from Ampfield Hill or Winghams Lane. The Landscape Officer has noted that upon visiting Winghams Lane (the public right of way) the siting of the container is likely to be screened by existing landscaping. Although this cannot be confirmed until anything is actually placed / built on-site, a condition has been recommended to provide site levels and sections so as to ensure that the two outbuildings are not

located on raised ground levels and thereby do not sit at a height in which they are dominant within these public vantage points.

- 8.14 Policy E1 requires development to integrate, respect and complement the character of the area in which the development is located, in terms of layout, appearance, scale, materials and building styles.
- 8.15 The development is not considered to be of a size and scale where it is not seen as an ancillary building to the host commercial building, and subject to conditioned details (for materials and site levels), is considered to respect the character of the area. It utilises land that is currently within ownership of the applicant and is considered to be sited within the employment site of Sleepy Hollow Business Park. The Council's Policy Officer has concurred with this assessment. The applicant has provided site sections of the proposal, which indicate that the container building would sit below the ridge line of the host building at Sleepy Hollow, and that opportunities are in place for additional boundary planting to screen views from the right of way to the north-east. A condition is recommended to ensure landscaping details are satisfactory.
- 8.16 The Landscape Officer has considered the proposals and traversed the footpath to the north of the site and does not object to the proposals. It is considered that the impact upon the character of the area is not dominant, and that existing features and proposed landscaping will minimise any potential harm. A thorough landscaping plan, as conditioned, will also assist in ensuring that harm to the landscape is minimised.
- 8.17 The scheme is not considered to result in a development that does not integrate, respect or complement the character of the area, while not having a detrimental impact upon the appearance of the wider area. The scheme is therefore considered to accord with policies E1 and E2 of the Revised Local Plan.
- 8.18 **Impact on ecology**
The application site is currently unused and has been cleared from historic paddock / lawn; it is not considered to provide suitable habitat for biodiversity. No works are proposed to the existing building either, minimising potential impact upon bats. Notwithstanding this, the application is supported by an ecological survey.
- 8.19 The survey considers that the existing bramble to the rear, which is to be retained and is not affected by the proposals, will provide bat foraging and bird nesting opportunities. It was also assessed that badgers, otter, vole, dormouse, great crested newts and protected invertebrates were not likely to be affected, due to the conditions of the existing site and the scale of works proposed. A condition is recommended that development commences in accordance with proposed enhancements, and subject to this, the scheme would accord with policy E5 of the Revised Local Plan.

8.20 Impact on heritage assets

To the south-east of the application site is the Old Farmhouse, a Grade II listed building, which is accessed from Ampfield Hill through the same access that serves Sleepy Hollow. This heritage asset is located 60m from the application site, and this distance when combined with the differing site levels and intervening boundary treatments suggests that there would be no harm upon the setting of the Old Farmhouse. The previous planning history, which sought the construction of larger units, saw no material harm upon the setting of the listed building, and this smaller development also results in no harm, and is therefore in accordance with Policy E9 of the Revised Local Plan.

8.21 Impact on residential amenity

Due to the location of the application site, there is limited impact upon neighbouring properties. To the south-west of the site are The Chase and The Moorings, which are accessed directly from Ampfield Hill. These properties are 89m away from the application site and therefore, are not likely to be impacted by the proposal.

8.22 As noted above, the Old Farmhouse is 60m to the south-east of the application site; at this distance and considering the land levels and intervening boundary treatments, there is not considered to be any loss of amenity or privacy to the occupants of the Old Farmhouse. The proposal is considered to accord with Policy LHW4 of the Revised Local Plan.

8.23 Impact on highway safety

The application does not propose any new access onto the public highway while providing additional parking spaces which have been safely laid out. The Highways Officer has no objection to the scheme, citing that the proposal would not lead to any material increase in traffic generation while alleviating existing parking difficulties. The scheme is considered to accord with policies T1 and T2 of the Revised Local Plan.

8.24 Ampfield Village Design Statement (VDS)

The Ampfield VDS was revised in October 2019 and sets out various guidelines for development within the parish of Ampfield. The VDS highlights the importance of the countryside setting of the area and how this could / should be protected. Among the VDS's 'important views' is the "*bridleway Wingham Lane looking west*", which is the adjacent public right of way to the east of the site. It should be highlighted that at the point of views to the application site from the right of way, views are taken in a south and south-west direction, while the views protected in the VDS are those taken westerly towards Hursley Forest (as shown on the indicative map, viewpoint V10).

8.25 As assessed within paragraphs 8.11 – 8.17, it was considered that the proposed development is not likely to have a detrimental impact upon this public setting. The Council's Landscape Officer traversed the footpath and considered that views of the proposed outbuilding would not be entirely visible, with, in summer months, only the ridge line of the extant unit at the site being visible. Conditions are recommended to ensure details of site levels and landscaping are provided to ensure that the proposed outbuilding does not

encroach upon these open views, and not becoming a dominant feature. The westerly view from Wingham Lane is considered to be protected.

- 8.26 Guideline 1) – development outside the boundaries of settlements should not be permitted unless there is clear evidence that it is appropriate or essential.
The planning history, in particular the most recent appeal decision, holds great weight in the consideration of this scheme. The planning inspector assessed that the siting of the building subject to the appeal was within the existing employment site; this is the same siting that is proposed within this current application. It can only be considered that the proposal is appropriately located in the countryside.
- 8.27 Guideline 6) – where new development occurs, spaces between buildings should be in keeping with key characteristics of neighbourhood
The site plan indicates a good separation between the buildings, existing and proposed, and the size and scale of the proposed buildings are not considered to be dominant either on their own or in combination with the existing building at Sleepy Hollow.
- 8.28 The Ampfield VDS acknowledges that the village is an attractive geographic location and that business start-ups should be encouraged. The proposal submitted would seek to ensure that a local business can continue their growth, while limiting any impact upon the character and appearance of the area. It is considered that the submitted scheme is not contrary to the Ampfield Village Design Statement.
- 8.29 **Other matters**
A number of objections have been received, which have been summarised above in Section 6. Some of those comments are relevant to and have been considered in parts of the report above; those which have not been considered are assessed below.
- 8.30 In-combination scale of development at Sleepy Hollow is too large in relation to Ampfield
The in-combination effect has been considered, by both the Landscape and Planning Officers. The proposed outbuildings are small in scale and size, are afforded separation from the main Sleepy Hollow building and are seen as ancillary structures. There is not considered to be an in-combination harm to the character of the area.
- 8.31 Development will close the gap between the village of Ampfield and The Old Farmhouse
This gap is not a formal gap that is protected in either the local plan or the VDS. The gap has however been considered in relation to landscape and heritage setting, and no harm has been identified.
- 8.32 External lighting will affect amenity value of nearby dwellings
Due to the separation distance between the site and nearby dwellings, and considering the site levels, boundary treatments and additional landscaping proposed, it is not considered that external lighting will harm residents.

Furthermore, a condition is recommended to provide any external lighting details prior to their installation. This condition will provide the Council with control over the lighting and any submitted details will be carefully considered to ensure that they do not result in harm to the character and appearance of the area.

8.33 *The site will be visible from, and therefore adversely affect the amenity value of Wingham Lane*

It is likely that the proposed outbuildings would not be visible from Wingham Lane; if it is visible then this would be a very minimal feature in the views from Wingham Lane. Furthermore, there is no requirement for development of any kind to be hidden, and so being visible from a right of way does not automatically render the development unacceptable. The impact from the right of way would be minimal at most.

8.34 *Parking provision is excessive and contrary to provisions of 16/03209/FULLS.*

16/03209/FULLS was not implemented. The implemented scheme is 19/01708/FULLS. Furthermore, the parking provision as required in the local plan is a *minimum* requirement, to ensure that there is never an under provision which could result in harm to the highway network. There are instances where additional parking is provided, and this would appear to be one of those instances. The Highway Officer has no objection to the scheme and there is no conflict with the Council's adopted parking standards.

8.35 *Ownership Certificate*

Additional information has been provided in relation to the ownership of the application site, and its direct links to the existing employment site. The application form has confirmed that the applicant is the owner of the application site (land edged red) and the site location plan has been amended with the blue edge now located around the business park. A condition has been recommended requiring the meeting space and associated works to be at all times used solely incidental to units 3 – 4 of the existing business park, to restrict the ability to separate the two areas of land, for more intensive purposes that may result in harm to other material considerations.

8.36 *The design of the meeting space is wholly inappropriate for the location and contrary to Design Principle 7 of the VDS*

The proposal seeks a small, external meeting space. There is no set design for this but what has been put forward for consideration is a small outbuilding that would not be dominant within the wider area. The scheme is not considered to be inappropriate for its siting, within an existing employment site and which is not entirely visible in the public realm.

8.37 Design Principle 7 states "new development should respect, preserve or enhance the character and appearance of the conservation area by reflecting traditional building forms in terms of density, height, mass and scale". The application site is not located within the conservation area, and this design principle is not engaged, or indeed relevant.

- 8.38 *Contrary to “Building Better, Building Beautiful Commission”*
The Building Better, Building Beautiful Commission is guidance not an adopted document. It had 3 primary aims; to provide better design and style of homes, villages towns to reflect what communities want, to explore how new settlements can be developed and to make the planning system work in support of better design and style. Government supports the proposals, and claim that the recommendations have informed proposals in the Planning for the Future White Paper. However, it is noted that it is “critical that local authorities continue to advance local plans, taking into account any changes to planning policy and guidance”.
- 8.39 However, the size and scale of the development is small in nature and have very limited impact upon the public realm. The development will be located on an existing employment site, and including the countryside nature of the site, design parameters are limited. The scheme is considered to accord to the local plan and the NPPF, which is a material consideration.
- 8.40 *Development fails to support and promote the use of sustainable transport*
The site is in the countryside but can be accessed by car, public transport, cycles or by foot. It is also considered that providing electric vehicle parking and charging is promoting sustainable transport.
- 8.41 *What’s to stop a larger replacement building following permission?*
Any replacement building would require planning permission and would be considered on the individual merits any submission.
- 8.42 *Urbanisation of greenbelt between Ampfield and Romsey*
There is no green belt land in Test Valley. However, the site is located in the countryside. Notwithstanding this, the development is located within an employment site and is of a scale and in a location where it is not likely that public views would be entirely visible and therefore is not considered to result in harm to the countryside and landscape setting of the area.
- 8.43 *More sustainable solutions should be found rather than providing more parking spaces*
There is no provision for the Council to request the applicant to source a new provision for their business. The application has been considered on its individual merits.
- 8.44 *The application should be viewed in a similar manner to recent planning refusals*
The planning history is a material consideration. However, there are clear differences in how this application should be assessed in relation to the planning history. Firstly, the recent planning applications sought additional office space resulting in additional staff and visitations / vehicle movement, with buildings that were much larger and had a clear harmful impact upon the character of the area. This current application would not result in additional office space, new staff or additional visitation. The design is minor in scale and would not have any impact upon the character of the area.

8.45 Those recent refusals were also determined upon the siting of the building being outside of the existing employment site. This view was not shared by the Planning Inspector at appeal, who concluded that the site in question was, due to the lack of historical permissions / certificate, determined by the natural boundary features. This current application has placed a great weight in its consideration when taking into account the conclusion made by the Planning Inspector.

9.0 **CONCLUSION**

9.1 The proposal would provide an additional meeting / break-out space for existing occupants at Sleepy Hollow Business Park, while providing separate bin storage facilities, additional parking and electric vehicle charging points. The above assessment considers that the scheme, being much smaller in scale and of a different form of development to the planning history, accords with the relevant planning policy. The site is considered to be an existing employment site, while there would be minimal impact upon the character and appearance of the area, and wider countryside setting.

9.2 Therefore, the application is not considered to be contrary to the provisions of the Test Valley Borough Revised Local Plan (2016), the Ampfield Village Design Statement or the National Planning Policy Framework. The scheme therefore is considered to be acceptable.

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:**
Location Plan - 9940.100 P1
Proposed Site Plan - 9940.102 P2
Proposed Plans / Elevations - 9940.103 P1
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The container building hereby approved shall not be constructed / placed on-site until a materials schedule has 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. **Prior to the commencement of the development hereby permitted full details of hard and soft landscape works have been submitted and approved. Details shall include:**
 - i) any means of enclosure;

- ii) hard surfacing materials;
- iii) planting plans;
- iv) written specifications (including cultivation and other operations associated with plant and grass establishment);
- v) schedules of plants, noting species, plant sizes and proposed numbers/densities;
- vi) programme of implementation, management and maintenance for a minimum period of 5 years;
- vii) details of the boundary treatment to be planted along the northern boundary.

The landscape works shall be carried out in accordance with the approved details and the implementation programme. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

5. Development shall proceed in accordance with the measures set out in Section 9 and 10 of the Ecological Impact Assessment Report for Sleepy Holly, Ampfield (Abbas Ecology, April 2023). Thereafter, mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

6. Prior to the installation of any external lighting, a detailed lighting strategy for the construction and operation phase of the works shall be submitted to and approved in writing by the Local Planning Authority. Works shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.

External lighting shall follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK).

Reason: To protect the local amenities of nearby residents and to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Test Valley Borough Revised Local Plan (2016).

7. The development hereby permitted shall not be occupied until provision for 3 cycle parking/storage has been made, in accordance with details to be submitted and approved in writing with the Local Planning Authority. The approved scheme shall be maintained for this purpose at all times.

Reason: In the interest of providing sufficient safe parking for cyclists in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2.

- 8. The buildings and parking area that are subject to this planning permission shall be used solely for the incidental purposes of Unit 3 - 4 Sleepy Hollow Business Park, and for no other purposes whatsoever.**

Reason: The proposed use is considered to be acceptable, but any intensification of the use would result in harm to the amenities of the area, in accordance with policies COM2, E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

- 9. No part of the site shall be used for outside storage purposes at any time.**

Reason: In the interest of the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) policies E1, E2 and E9.

- 10 Notwithstanding the details provided within the drawing "existing and proposed site sections - 9940.104 P1", prior to the commencement of development existing and proposed levels must be submitted to and approved in writing by the Local Planning Authority. Development shall then proceed in accordance with the approved plan(s).**

Reason: Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

Note 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.**
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