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<b>APPLICATION NO.</b>	23/03214/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	19.12.2023
<b>APPLICANT</b>	Mr Sebastian Clarke
<b>SITE</b>	Land East of Premier Way and South of Botley Road, North Baddesley, Southampton, SO52 9DP, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Erection of 16 light industrial units (E(g)(iii) use), and an office (E(g)(i) use), including access, parking, landscaping and drainage
<b>AMENDMENTS</b>	Amended plans received 20.02.24, 05.04.24 & 24.04.24.
<b>CASE OFFICER</b>	Paul Goodman

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

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## 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 southern side of the Botley Road. The application is located to the east of the existing industrial estate and within the countryside area of Romsey. The application site is situated within the Local Gap between Romsey and North Baddesley to the west.

## 3.0 PROPOSAL

3.1 The application proposes the erection of 16 light industrial units (E(g)(iii) use), and an office (E(g)(i) use), including access, parking, landscaping and drainage.

## 4.0 HISTORY

4.1 18/02309/FULLS - Land Adjacent Brynfyrd Botley Road North Baddesley Southampton Hampshire SO52 9DP. Permission 11.01.2019.

4.2 18/01848/SCRS - Screening opinion under the Environment Impact Assessment Regulations 2017 - Gas fuelled embedded generation plant. EIA Not Required 03.08.2018.

4.3 15/02040/FULLS - Erection of agricultural building for storage of farming equipment and livestock. Permission 30.10.2015.

- 4.4 13/02445/FULLS - Erection of Hay Barn. Permission 07.01.2014.
- 4.5 13/01653/FULLS - Retain security gate for field access. Permission 18.10.2013.
- 4.5 13/00941/FULLS - Agricultural access track across field and replacement 5 bar agricultural gate. Permission 26.06.2013.
- 4.6 13/00141/FULLS - Retain shipping container and erect screening. Permission 20.03.2013.
- 4.7 13/00133/FULLS - Agricultural access track across field and replacement gate (retrospective). Refused 21.03.2013.

## 5.0 **CONSULTATIONS**

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

- The proposal is contrary to the adopted local plan. However, material considerations need to be taken into account. This includes the economic and employment benefits of the proposal. National Planning Policy Framework (NPPF) Para.85 states that 'significant weight should be placed on the need to support economic growth, taking account both of local business needs and wider opportunities for development. The economic and employment benefits of the proposal are also a material consideration. Justification for the proposal coming forward prior to the draft local plan being finalised should be provided.
- There is dense tree cover within the site and a tree survey will be required to determine the developable area of the site and valuable trees that will be retained. The tree lined northern boundary of the site should be retained.
- The site lies within the Romsey – North Baddesley local gap. The draft local plan proposes to amend the gap boundary to reflect the proposed allocations. The amended local gap boundary is located adjoining the eastern boundary of the of the site.

5.2 **Planning & Building (Landscape) – Comments awaited on revised landscaping proposals.**

5.3 **Planning & Building (Trees) – No objection, subject to conditions.**

5.4 **Planning & Building (Ecology) – No objection, subject to condition.**

5.5 **Housing & Environmental Health (Environmental Protection) – No objection, subject to condition.**

5.6 **HCC Highways - No objection**

5.7 **HCC LLFA – No objection, subject to condition**

5.8 **HCC Archaeology – No objection, subject to condition**

5.9 **Environment Agency** – No objection

6.0 **REPRESENTATIONS** Expired 26.04.2024

6.1 **Romsey Town and Romsey Extra Parish** – Objection;

- RTC would like to see clear separation retained between Romsey and North Baddesley.
- Development in the local gap is outside Local Plan Policy. RTC would like to see this gap protected.
- RTC would like clarification on the intended use of the units.
- Access from A27 is unsuitable.
- Noise impact on residential area.
- Development too close to main road.
- Proposal for sewerage is inadequate.
- Destruction of local wildlife habitat.
- Biodiversity mitigation measures would result in zero change. Noted that application has been put forward ahead of government deadline for biodiversity net gain.

6.2 **10 representations of Objection received;**

- Overdevelopment of the area
- Development of greenfield land
- Lack of local want/need
- Loss of local gap
- Impact on rural character
- Loss of wildlife habitat
- Increased traffic from construction and completed use.
- Cumulative impact with Hoe Lane and Whitenap developments.
- Increased pollution
- Noise impact
- General industrial (B2) would not be appropriate
- Use of non-mains foul drainage.

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, the impact on the character and appearance of the site, landscape, arboriculture, highways safety, ecology, the amenities of neighbouring properties, flood risk and archaeology.

### 8.1 **Principle of development**

#### 8.2 Test Valley Borough Revised Local Plan (2016) (RLP)

The application site is located within the designated countryside as outlined in the local plan. The proposal is therefore considered in relation to the countryside policy COM2. This policy sets out that development will only be permitted where there is an overriding need for a countryside location, or it is a type appropriate within the countryside as identified in the relevant policies.

8.3 The existing Abbey Park Industrial Estate is designated as a 'strategic employment site'. However, the proposed site is outside of that designation and therefore Policy LE10 does not apply.

8.4 Similarly, as the site is beyond the lawful extent of the existing employment site, it does not therefore fall within the scope of Policy LE17 which applies to existing employment sites in the countryside.

8.5 As a result, the application must be considered against Policy COM2 criterion b) i.e. is there an overriding need for the development in the countryside. It is also noted in the submission that Para.6.47 of the adopted local plan makes contingency for an identified lack of employment sites being delivered such the current requirement cannot be met or future evidence shows an increased demand for sites.

#### 8.6 Local Plan 2040 Regulation 18, Stage 2

The site is proposed as an allocation for employment land under Draft Southern Area Policy 10 (SA10 Land South of Botley Road), as set out in the draft Regulation 18 Local Plan 2040. This would be a strategic employment allocation of 1.2ha (3,200sqm). The site is allocated for employment uses including offices, research and development, industrial processes, general industrial, and storage and distribution. Criteria include that ancillary non-employment uses will primarily support onsite businesses and their employees, access from Premier Way, and the retention of the tree lined northern boundary. The site also adjoins the proposed allocation Southern Area Policy 9 (SA9 Land Adjacent to Abbey Park Industrial Estate), of 5.86ha (19,600sqm) which of allocated for employment uses.

8.7 The Draft Local Plan 2040 Regulation 18 Stage 2 was published for public consultation between 6 February and 2 April 2024. The emerging plan is a material consideration but as it is at a relatively early stage in its preparation, limited weight can currently be accorded to its content.

## 8.8 National Planning Policy Framework (NPPF)

Paragraph 85 of the NPPF states that

*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*

8.9 The NPPF is also clear that policies and decisions should positively and proactively encourage sustainable economic growth, including rural areas (Paras 86, 87, 88 & 89).

## 8.10 Need for Employment Sites

The assessment work undertaken for the Draft Local Plan 2040 included the Employment, Economic and Commercial Needs Study (Stantec) 2021 which was prepared jointly through the Partnership for South Hampshire (PfSH), and The Test Valley Employment Needs Further Analysis Study (DLP) 2022. In summary it is concluded that there is a need in Southern Test Valley: 40.4 hectares of employment land.

8.11 At Para 3.120 the emerging plan concludes that for Southern Test Valley, taking account of recent completions and existing supply, there remains a shortfall in meeting the need. Specifically, there is shortfall for Class B8 land (warehousing). In this cases there is a clear long term need for employment in Southern Test Valley as demonstrated by the Councils own evidence. However, the application has been made prior to any adoption of the emerging plan and consideration must be undertaken as to the current need for employment sites, and any need specific to the local area.

8.13 As is identified in the emerging plan evidence progress and uptake on the allocated sites at Adanac has been strong. Nearly all of the allocated areas benefit from recent permissions with large areas now occupied and under construction. As a result, there is very limited capacity remaining in those allocations to meet employment needs.

8.14 In relation to the Romsey area the 2016 local plan allocated approximately 6ha of employment land within the proposed new neighbourhood at Whitenap. No planning permission has been issued for the allocated site. In addition, the application (22/01213/OUTS) under consideration shows a far smaller area for employment uses (approximately 0.9ha) than the employment space required in the allocation Policy LE3. Any consideration of departing from the employment allocation on the Whitenap site is to be considered under that application but in the context of these proposals it is evident that the employment allocation in Romsey from the current local plan has not been delivered to date and is unlikely to be delivered in the near future. As a result, the local employment land need identified in the current plan has not been met.

- 8.15 The application is supported by a Needs Assessment Report (Hellier Langston, November 2023) which assesses the market for industrial property in the Romsey area. The report identifies the same factors around the emerging plan and delivery of the allocated sites but also provides some specific commentary on the availability of, and demand for, units in the Romsey area.
- 8.16 In summary the report states that supply in Romsey has been extremely limited and there is scarce availability of land around Romsey for employment development. The review of existing stock showed some availability but all premises, bar one, were currently under offer. The report concludes that there is a significant undersupply of suitable industrial space within Southern Test Valley.
- 8.17 Conclusion on the Principle of Development  
The proposals are contrary to Policy COM2 of the adopted plan as the site is located within the countryside area. However, material considerations need to be considered in assessing the principle of development. This includes the economic and employment benefits of the proposal. There is a clear long term need for additional employment land in the borough as identified in the emerging local plan evidence base. Allocated employment sites from the current plan in Nursling have been delivered but the employment allocation in Romsey has not. The success of the Nursling allocated sites and the evidence provided in the submitted needs assessment report indicate a strong need for employment space in the Romsey area. In addition, the NPPF is clear that significant weight should be placed on the need to support economic growth. In this instance the proposed development is considered to represent and acceptable, and justifiable departure from Policy COM2 of the TVBRLP.
- 8.18 Period for Commencement  
Given that the principle of development is, in part, reliant on an existing need for employment land in the Romsey area it is considered reasonable to reduce the standard period for commencement from 3 to 2 years. This would require delivery of the employment site sooner to address the existing need and is reflected in Condition 1.
- 8.19 **Character and Appearance**  
The site is located within the Romsey/North Baddesley Local Gap. The application site is bordered to the northwest and east by existing blocks of woodland, and to the west by a narrower section of trees adjacent the existing industrial estate. The woodland is not subject to any Tree Preservation Orders but forms part of the verdant character of the area.
- 8.20 Landscape Character  
The Landscape Officer raised concern with regard to the original submission. Generally, the redevelopment of the currently open site to a commercial light industrial site comprised of relatively large buildings will change the character of the site. However, the Landscape Officer was concerned that measures to mitigate the impact of the development had not been provided. Whilst the retained woodland would screen views from the east the Landscape Officer raised concerns with views from the new access of new urban features including the buildings, external lighting, and glazing.

- 8.21 Following further discussions with the Landscape Officer amended plans were submitted. These have included further landscape planting to the north/east of the site and the removal of glazing from the north/east corner of Building C, which is closest to the highway.
- 8.22 Whilst there remains a change in the character of the site the retention of the woodland planting and significant additional landscape planting will mitigate the impact and successfully integrate within the wider landscape.
- 8.23 Arboriculture  
As is described above the application site is situated adjacent protected woodland. However, there are no trees proposed to be felled as part of the development and the scheme proposes areas of new tree planting. The Arboricultural Officer has raised no objection to the proposals. It is noted that the emerging policy calls for the retention of the woodland areas which is provided for by the current proposals. As a result, the application is considered to have no detrimental impact on tree and complies with Policy E2.
- 8.24 Design  
The proposed buildings, whilst substantial in size, are of a high quality for this type of development with a variety of materials breaking up the massing and adding interest to the buildings as a whole. The design of the buildings, in combination with the proposed landscape works are considered to comply with Policies E1 and E2.
- 8.25 Local Gap  
The site is located within the Romsey/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.
- 8.26 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.”
- 8.27 The proposed use is clearly not agricultural in appearance. Whilst the existing and proposed planting will significantly reduce the prominence of the buildings and minimise impact on the visual separation of the settlements, the development would reduce the physical separation of the settlements contrary to the requirements of Policy E3. This impact will need to be balanced against the benefits of the proposals.
- 8.28 Given the rural location of the site there is potential for light spillage around the buildings which could have a detrimental impact on the character of the site. In addition to the ecological and amenity reasons outlined below a condition is considered necessary to control the proposed lighting and requiring the submission of details in relation to any additional external lighting.

**8.29 Highways Safety**

Representations have raised concern regarding the impact of the proposed development on highways safety. Specifically in relation to the increased traffic movements on the existing access and its suitability to accommodate the traffic movements associated with the proposed use. The Highways Officer raised initial concern regarding pedestrian access but following the submission of additional details that objection has been withdrawn and the Highways Officer has raised no objection to the proposed access or traffic generation. New pedestrian crossing works have been agreed in principle with HCC and are required to be provided prior to occupation of the buildings.

8.30 The proposed development is not considered to result in any significant detrimental impact on highways or pedestrian safety and complies with policies T1 and T2.

**8.31 Ecology**

The application is supported by an Ecological Impact Assessment (ecosupport, 9th November 2023). The assessment concluded that the Site is used for commuting and foraging by 8 species of bat including Barbastelle recorded. The site has been classified as regional value for commuting and foraging bats. Woodland and scattered trees located on site all represent suitable habitats for breeding and nesting birds.

8.32 The Ecology Officer has raised no objection to the development, subject to a condition requiring the mitigation measures outlined in the report be undertaken. Whilst not a legal requirement at the time the application was submitted a Biodiversity Net Gain assessment has been undertaken. Implementation of the proposed planting and mitigation measures would result in a net gain of +26.69% in habitats.

8.33 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, despite not being required to provide mandatory BNG by virtue of the date the application was submitted relative to the implementation date, would nevertheless result in an enhancement of habitats and biodiversity from the current condition of the site, represents a benefit to the proposal that should carry some weight in the decision-making process, and complies with Policy E5 of the TVBRLP.

**8.34 Amenities of neighbouring properties**

The nearest neighbouring dwellings are situated approximately 160m east and 215m west of the application site. Given the surrounding woodland and the distances to neighbouring dwellings the proposal is considered to comply with policy LHW4 and is unlikely to have any significant detrimental impact on neighbouring amenity virtue of overlooking, overbearing or overshadowing impact.



8.35 Representations have raised concern regarding the impact of noise (both operation of the site and vehicle movements) and external lighting on the amenities of neighbouring properties. The Environmental Protection Officer has raised no objection but has suggested the imposition of several conditions to control noise from the site. Specifically controls on external storage, refrigerated storage, and external plant equipment. In addition, a condition is imposed to control the hours of construction at the site. Subject to the required conditions the proposed development is considered to have no significant noise impact and complies with policy E8.

8.36 **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. A condition is applied to require details of the surface water management in accordance with the approved drainage details and LLFA advice. Subject to the required condition it is considered that surface water can be appropriately managed in accordance with policy E7 of the TVBRLP.

8.37 The Environment Agency (EA) raised an initial concern that it was proposed to utilise non-mains drainage when mains drainage is available. Following those concerns the revised details no include mains drainage and the EA has no further objections.

8.38 **Water Efficiency**

In accordance with policy E7 a condition is applied to ensure that the development achieves a level of water consumption efficiency equivalent to the BREEAM 'excellent' credit.

8.39 **Archaeology**

The application is supported by an archaeological assessment (HCUK, August 2023). The assessment concludes that there is a high archaeological potential for prehistoric remains to be encountered during development and that the impact of the development can be addressed through archaeological mitigation. The Archaeology Officer has agreed with this assessment and recommended that an archaeological condition be imposed to secure a programme of archaeological mitigation. Subject to the required condition the proposed development is not considered to have any adverse impact on below ground heritage assets and complies with Policy E9.

8.40 **Economic Benefits**

The proposed development would deliver economic benefits from its construction and the provision of ongoing employment opportunities which is a material consideration in favour of granting planning permission. In addition, it is proposed to secure contributions to construction skills training. This is to be secured by condition to provide an Employment and Skills Plan.

#### 8.41 **Planning Balance**

The proposed development is not essential in the Countryside which results in conflict with COM 2 of the TVBRLP. In addition, the proposals would physically diminish the Romsey/North Baddesley local gap, albeit with visual diminishment minimised by the retained woodland the function of the Gap (in preventing coalescence between settlements) would nevertheless be maintained.

8.42 There are significant material considerations in favour of the grant of permission in this case. Principally these are the delivery of required employment land provision in the Romsey area for which there is an immediate and long-term requirement. Whilst limited weight can be applied to the emerging local plan the site is proposed to be allocated for employment use. As is plainly stated the NPPF significant weight should be placed on the need to support economic growth and the current shortfall in employment provision weighs in favour of the current scheme.

8.43 The proposed development would also achieve a net gain in biodiversity enhancements and although this achieved through non-mandatory BNG means this can represent a benefit in favour of the grant of permission. In addition, the proposed development will facilitate the delivery of significant economic/social benefits.

8.44 In this case the benefits of delivering the employment land, and associated biodiversity improvements, are considered to outweigh the conflict with Policy COM2 regarding development in a countryside location and the physical loss of the Local Gap.

#### 9.0 **CONCLUSION**

9.1 The proposals are considered to represent a justified departure from Policies COM2 and E3. 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, flood risk or archaeology.

#### 10.0 **RECOMMENDATION**

##### 10.1 **PERMISSION subject to:**

- 1. The development hereby permitted shall be begun within two years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**

- 3. The premises shall be used for light industry (E(g)(iii) and an office (E(g)(i) and for no other purpose, including any purpose in Class B2 of the Schedule of to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**

- 4. The area laid out and provided for the parking and manoeuvring of vehicles as shown on plan number 8847-A-100 P4 to enable them to enter and leave the site in a forward gear shall be retained in perpetuity and be reserved for such purposes at all times.**

**Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

- 5. External Lighting shall be installed in accordance with plans P01 (1 of 2) and P01 (2 of 2). Details of any further external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. Development shall be carried out in accordance with the approved details.**

**Reason: To safeguard the amenities of the area and in the interests of protected species in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 and E5.**

- 6. The external storage of goods and materials (excluding the storage within vehicles, the storage within closed storage containers and waste kept in suitable receptacles) shall not be permitted.**

**Reason: In the interest of the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2 and E8.**

**Reason: In the interest of the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2 and E8.**

- 7. The site shall not be used for refrigerated storage and refrigerated lorries shall not be permitted to park on site between 2300 - 0700 hrs.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**

- 8. Prior to the installation of any external fixed plant or mechanical equipment, an assessment of noise from the operation of the plant or equipment shall be undertaken using the procedures within British Standard BS4142:2014 and a report detailing the results,**

any noise attenuation measures to mitigate any identified observed adverse effect levels and a maintenance programme shall be submitted to and approved in writing by the Local Planning Authority. Any fixed plant, mechanical equipment or associated noise attenuation measures approved pursuant to this condition shall be installed and operated in accordance with the approved details and thereafter permanently retained in that condition unless replaced with equivalent plant, mechanical equipment or associated noise attenuation measures which do not exceed the approved noise levels.

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

9. The development shall be designed and built so that it achieves a standard of water efficiency equivalent to Building Research Establishment's Environmental Assessment Method (BREEAM) 'excellent' credit required for water consumption (reference Wat 1). The development shall not be occupied until written evidence demonstrating that this level of water consumption would be achieved for the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

Note: Evidence of a suitable BREEAM certificate or written evidence by a suitably qualified professional as to the level of water consumption would both be potentially appropriate forms of submission.

10. Development shall proceed in accordance with the measures set out in the Ecological Impact Assessment (ecosupport, 9th November 2023). Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details. The results of the proposed compliance checks, set out in Section 7.7 of the Ecological Impact Assessment shall be submitted to the Local Planning Authority prior to occupation.

Reason: to ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

11. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Wadey Trees Arboricultural Impact Appraisal and Method Statement reference WT 063-23 AIA dated 2 November 2023. The specification of the protective fencing, ground protection or other precautionary measures shall comply with British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days' notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the

**Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.**

**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.**

- 12. Prior to the commencement of development, a replacement tree planting plan and specification shall be submitted to and agreed by the Local Planning Authority. The new trees as detailed shall be planted in the approved positions no later than the first planting season following first occupation of the development. Tree planting shall take place in accordance with the recommendations in BS8545:2014 'Trees: from nursery to independence in the landscape -Recommendations'.**

**Reason: To ensure the continuation of canopy cover in the area and enhance the development.**

- 13. No development shall take place (other than any approved demolition and site clearance works) until an Employment and Skills Plan has first been submitted to and approved by the Local Planning Authority for that Parcel. Development shall be undertaken in accordance with the approved details.**

**Reason: To ensure that the development contributes to construction skills training having regard to policy ST1 of the Test Valley Borough Revised Local Plan 2016.**

- 14. No work relating to the construction of the development hereby approved, including deliveries, collections or works of demolition or preparation prior to construction operations, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and not at all on Sundays and Public Holidays, unless otherwise agreed with the Local Planning Authority.**

**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.**

- 15. The development is to be carried out in accordance with the approved plans as follows:**

**8847-A-100 P4**

**8847-A-150 P1**

**8847-A-200 P1**

**8847-A-201 P2**

**8847-A-202 P2**

**8847-A-203 P1**

**8847-A-204 P1**

**8847-A-205 P2**

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

- 16. No development shall take place (other than any approved demolition and site clearance works) unless or until a Construction Traffic & Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Traffic & Environmental Management Plan shall cover the control of noise, dust and details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site during the demolition, site preparation and construction phases of development. It shall also include full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period and the routing of construction traffic to and from the site. Work shall be undertaken in accordance with the approved Construction Environmental Management Plan for the relevant Development Parcel.**

**Reason: In the interests of local amenities and of neighbouring properties in accordance with Test Valley Borough Revised Local Plan 2016 policies E8 and LWH4, to avoid, mitigate and compensate for impacts to biodiversity, in accordance with Policy E5 and in the interest of highway safety in accordance with policy T1.**

- 17. In the event that contamination is found at any time during demolition and/or construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.**

**Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.**

- 18. 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-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant. 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.

19. Development shall be undertaken in accordance with the approved Flood Risk Assessment & Drainage Strategy Ref 115.5004/FRADS/1/D (Paul Basham Associates, 26.03.2024) and Foul Connection Plan Ref 115.5004 - SK.01 P02.

Reason: To ensure sure proper management of surface water in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

20. No development shall take place (including site clearance within the application site/area indicated red, until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written brief and specification for a scheme of investigation and mitigation, which has been submitted by the developer and approved in writing by the Local Planning Authority

Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9

21. No development authorised by this permission shall begin until the local planning authority has approved in writing a full scheme of works for the works to Botley Road to facilitate the crossing of pedestrians. The development shall not be occupied until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the highway authority.

Reason: To ensure that the highways works are provided to an appropriate standard to serve the development and its construction in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

Notes to applicant:

1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents

**in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

- 3. The application site is in close proximity to woodland habitat. The woodland may support species such as reptiles, badgers and other mammals which could cross the area of works during development. The applicant is therefore advised that trenches should be checked before works start each day for any wildlife that could be trapped. Any reptiles revealed should be moved to adjacent retained rougher / boundary habitat or allowed to move off on their own accord. Sloping boards or steps should be provided to allow animals such as badger and hedgehogs to escape.**
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