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<b>APPLICATION NO.</b>	24/01136/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	15.05.2024
<b>APPLICANT</b>	Mr Dagan James
<b>SITE</b>	Land At Manor Farm, North End, Broughton, SO20 8AN, <b>BROUGHTON</b>
<b>PROPOSAL</b>	Change of use of land for a seasonal off-grid campsite comprising 4 tents, toilet/shower, covered dining area, formation of car park and siting of boat permanently
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

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## 1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee as it represents a departure from the Local Plan and Objections have been received within the specified time.

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located approximately 843 metres to the southeast of the road where the access would be sited. There is an existing farm access at this point which provides access to the wider agricultural holding including some low-key equestrian plots. The access to the site is located opposite to Manor Farm and its associated dwelling. To the west of the access is the Log Cabin, a timber clad barn and walled garden which is in tourist use with associated tent etc.

- 2.2 The site itself forms part of agricultural land under the ownership of Manor Farm which is largely a livestock farm consisting of arable, woodland and pastureland. It is screened to the southwest by existing mature trees and hedging that runs along the existing farm track. There are also mature trees and hedging to the southeast boundary. To the northeast and northwest boundaries is post and wire fencing.

## 3.0 PROPOSAL

- 3.1 The application seeks permission to change the use of the land from agriculture to tourist use and the provision of four tents, toilet/shower facilities, covered dining area and associated parking. It is also proposed to retain an old boat on the site and convert this to tourist use for up to four persons.

- 3.2 A total of four tents would be located centrally on the site adjacent to the proposed covered dining area which would be a covered trailer. To the northwest side of the site would be the toilet/shower facilities which would be an enclosed trailer. To the southwest of the site would be the converted boat sited adjacent the existing southwest mature planted boundary.
- 3.3 Access to the site would be via the existing farm access opposite Manor Farm and would utilise an existing farm track with a total of four car parking spaces located to the northeast boundary of the site.

#### 4.0 **HISTORY**

- 4.1 21/01402/FULLS Retention of building for use as kitchen/seating area ancillary to the tourist accommodation use of the site. Permission subject to conditions and notes 04.10.2021
- 4.2 17/03003/AGNS Agricultural shed for bio-security/isolation of bought in livestock. Prior Approval Not Required 20.12.2017
- 4.3 09/01768/FULLS Change of use of agricultural building currently used for storage for use as cutting plant for processing of meat produced on the farm. Permission subject to conditions and notes 20.11.2009
- 4.4 08/02541/AGNS Agricultural notification for erection of livestock building. Prior Approval Not Required 27.11.2008
- 4.5 06/03316/FULLS Erection of buffalo shed. Permission subject to conditions and notes 31.01.2007
- 4.6 06/01748/RNEWS Renewal of temporary planning permission TVS.00789/4 for stationing of temporary mobile home for agricultural worker to incorporate renewal of temporary planning permission TVS.00789/5 for extension to temporary mobile home. Temporary permission subject to conditions and notes 11.08.2006
- 4.7 TVS.00789/5 Erection of extension to temporary mobile home. Temporary permission subject to conditions and notes 15.03.2004

#### 5.0 **CONSULTATIONS**

- 5.1 **Ecology** - No objection subject to conditions

- 5.2 **Rights of Way (HCC)** – No objection

The site access proposes to cross two public footpaths, Broughton footpaths 15 and 16, and the service is not, in principle, supportive of applications that shall likely result in an intensification of vehicle use on the PROW (public right of way) network. However, given that the site access appears to already be used by vehicles and that the increase in vehicle use associated with this proposal is unlikely to be significantly detrimental to the PROW's users or its surface.

5.3 **Highways** – No objection

No amendments to the existing vehicular access serving the site are proposed and the existing access benefits from sufficient vehicular visibility. Following review, the Highway Authority would be satisfied that the volume of traffic associated with the small-scale campsite would not result in any material detrimental impact to highway safety or efficiency in this location.

The layout of the proposed parking spaces would not seem particularly efficient in the proposed echelon format; however, it is considered that due to the location of the campsite being a significant distance from the highway, the level of parking provision and parking layout can be adequately managed by the applicant.

5.4 **Landscape** – No objection subject to conditions

The landscape assessment seems reasonable the scale of development. No objection subject to successful establishment of the proposed native hedgerows to north and western field boundaries. Conditions required to secure planting through a detailed landscaping plan, a 5-year management and maintenance plan, and a detailed layout plan showing details of location and number of bins, location of water tap and details of wastewater tanks.

5.5 **Environmental Protection** – No objection subject to conditions

Conditions to restrict external lighting and amplified music. Condition for the submission of a management plan for the site, including details of the site terms for campers.

5.6 **Environment Agency** – No response received

5.7 **Ramblers Association** – No response received

5.8 **Conservation** – No objection

As proposed the camping site would not significantly affect the settings of the conservation area, nearby listed buildings and non-designated heritage assets. Were the site to grow this would need to be reassessed. The proposed boat would likely look incongruous given the location. No reference to signage/advertising – this could have an impact on the setting of listed buildings. The relatively low predicated traffic movements should not significantly affect the appreciation of the listed buildings.

5.9 **Natural England** – No response received

6.0 **REPRESENTATIONS** Expired 14.06.2024

6.1 **Broughton Parish Council** – No objection

Broughton Parish Council can see no material planning considerations to object to this application however they are aware that several residents have submitted objections on the ground of excessive noise and threats to security. Given residents' concerns, should TVBC be minded to allow this application, then the Parish Council would ask that conditions limiting numbers of users to 20 at any one time are set and that there is a condition that there should be no amplified music.

6.2 14 letters of objection from the occupiers of the following addresses:

- Broughton Grange, Broughton Road
- The Vine House, Rookery Lane
- Copper Leaves, Rookery Lane
- Field House, Rookery Lane
- Yew Tree House, High Street
- The Old Bakehouse, High Street
- Rookery House, Rookery Lane x 2
- Rookery Farmhouse, Rookery Lane x 2
- Rookery Cottage, Rookery Lane
- Ashfield, Rookery Lane
- The Pightle, Rookery Lane
- Butlers Cottage, Rookery Lane

For the following reasons:

- Ridge height of boat higher than 4.5 metres as it would be on supports and would be visible from properties in Rookery Lane and Broughton Road
- The proposal would restrict access to agricultural building to north of the site
- Proposal would not enhance the landscape of the area
- Use of access track by pedestrians and vehicles would detract from rural character of the area
- Concern that if permission is given for this then the applicant will seek further permissions to extend the campsite
- There are existing and permitted camping sites within the wider holding so there is no need for an additional one
- Concern about the safety and management of the site given the distance from Manor Farm
- No need for another campsite as there is another one elsewhere on the farm
- Rubbish and sewage from the proposal, if not properly disposed of, would have an adverse impact on the Wallop Brook
- Potential noise disturbance from users of the campsite and the use of loud music outside
- A campsite in this location would be out of character with the existing rural character
- The proposal would be visually intrusive
- Potential for light pollution from the proposed campsite
- Inadequate access for vehicles and emergency vehicles
- Overbooking for 2024 season by applicants is not sufficient justification for the proposal
- Concern about safety of properties on Rookery Lane from access to the site
- Site is at a higher ground than the village, could result in flooding
- Loss of high quality and versatile agricultural land – lack of agricultural land classification assessment
- Proposal would not be sensitive to the landscape and heritage of the area

- Insufficient information on how foul drainage would be dealt with
- Insufficient information on the impact that the proposal would have on vehicular traffic and the impact on the road network
- As site is in a valley, any noise would be funnelled
- The Economic Report submitted indicates a much larger development
- Proposed access needs upgrading in case of emergencies
- The village has seen extensive new housing development and a solar farm, this proposal would exacerbate this
- Concern about anti-social behaviour from people using the proposed campsite
- Not possible to enforce no music at the site
- Applicant has a history of creating loud amplified music – noise disturbance

6.3 1 letter of support from the occupiers of 10 Dixons Lane, Broughton for the following reasons:

- The proposed site would not have any impact on the village, unlike the glamping site in Dixons Lane, and will be at some distance from the village
- The site would not be highly visible in views from the village
- The proposal would have a positive impact on local employment opportunities both directly and indirectly
- Any impact on biodiversity has been adequately offset
- Unlikely to generate a noise nuisance to neighbours due to the distance between the site and residential properties
- Farmer uses biodiverse farming approaches that support environmental sustainability

## 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: Sustainable Development

COM2: Settlement Hierarchy

LE18: Tourism

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E7: Water Management

E8: Pollution

E9: Heritage

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

### 7.3 Neighbourhood Plan

Broughton Neighbourhood Plan – designation approved 14<sup>th</sup> March 2024

7.4 Supplementary Planning Documents (SPD)  
Broughton Village Design Statement 21<sup>st</sup> July 2004  
Broughton Conservation Area Character Appraisal 2008

## 8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development
- Impact on the Character and Appearance of the Area
- Impact on Residential Amenity
- Biodiversity
- Nitrate Neutrality
- Access and Parking
- Other Issues
- Planning Balance

### 8.2 **Principle of Development**

The application site is situated in a countryside location as defined by the Test Valley Borough Revised Local Plan 2016 (RLP). Policy COM2 of the RLP states that proposed development in a countryside location will only be permitted if it is essential for it to be located in the countryside or if it is a type of development considered appropriate in the countryside as defined by the other policies contained within the RLP. The planning statement submitted with the application states that it is considered that the proposal is appropriate in the countryside as the ethos behind the proposal is off grid camping and creating a rural retreat, however this is not considered sufficient to demonstrate that it is *essential* for the proposal to be located in the countryside.

8.3 Policy LE18 of the RLP allows for tourism use in the countryside provided that:

- b) i) it utilises an existing building meets the requirements of policy LE16;  
and
- ii) any extension or new buildings form part of an existing tourist facility;  
and
- iii) in the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape; and
- iv) in the case of touring caravans and camping sites these are not prominent in the landscape

8.4 The proposal would not comply with paragraph i) as it would not utilise an existing building. The proposal would also not accord with criterion ii) as it would not form part of an existing tourist facility. Whilst it is acknowledged that the applicant has an existing tourist facility in the wider agricultural holding, this is within a separate red edge, and therefore the proposal is considered as a new planning unit.

8.5 It is acknowledged that the proposed campsite would be seasonal and temporary with the tents and trailers being moved from the site, and this is clarified in the submitted planning statement that confirms that the site would only be open between April and October, with the facilities being portable and packed away at the end of each season. The campsite would be located in an

open field and at a distance from any public views, being 839 metres to the southeast of the road and 274 metres to the northeast of Broughton 15, and 555 metres to the southeast of Broughton 16. Added to this, to the southern boundary of the site is a mature belt of trees and hedgerow that screen the site from views from Broughton 15. Taking the distance, topography of the site and the intervening vegetation it is considered that the site would not result in harm to the landscape character or be prominent in the landscape.

8.6 Whilst the proposals would comply with criterion iii) and iv), the policy wording does not allow such a proposal to be considered acceptable in principle in isolation without also complying with criterion i) and ii). As such the proposal does not comply with all four criterion of policy LE18 and therefore is not considered to be acceptable in principle and the proposals are a departure from the RLP.

8.7 Notwithstanding the above, paragraph 2 of the NPPF states that;

*‘Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise’.*

It is therefore necessary to determine whether there are any material considerations that would weigh significantly in favour of the proposals to justify a departure from policy COM2 and LE18.

#### 8.8 **Impact on the local economy**

The application has been supported by an Economic Benefit Report which highlights the economic benefits of tourism in rural areas and how it supports local businesses and facilities.

8.9 Manor Farm operates as a livestock enterprise rearing buffalo for meat production, and the information in support of the application states that the farm, along with many farms nationwide, has suffered economic difficulties due to the end of the subsidy system. The proposed campsite would provide a secondary income for the applicant with food production remaining the main source of income.

8.10 The village of Broughton has a range of facilities that would benefit from the proposed tourist use including two pubs and a village store, all of which are within walking distance from the site.

8.11 From the information submitted in support of the application, the proposal would result in an economic benefit both to the existing farm business and the local businesses in the village, and this weighs in favour of the proposed development.

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

The application site is located on the edge of the village and within a field that lies north of Rookery Lane. The site forms part of Manor Farm and is rural in character.

- 8.13 The site is located approximately 840 metres from the road and due to the undulating landform and existing mature field boundaries, views of the site are not possible from the public road. From the public right of way (Broughton 15) to the southwest of the site, it is not considered that views would be possible of the proposed campsite due to the distance, landform, and mature boundary vegetation. This PROW is approximately 283 metres from the proposed site, at its nearest point. From Broughton 16, which is approximately 552 metres to northwest of the site, views would not be possible again due to the undulating landform and mature boundary vegetation.
- 8.14 It is proposed to plant a native hedgerow to the southeast and northwest boundaries which are currently open, and this would provide additional screening to the proposed development.
- 8.15 **Heritage Impact**  
Local Authorities are required to have special regard to the desirability of preserving listed buildings or its setting or any features of special architectural or historic interest which it possesses as set out in Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.16 The application site is located outside of the Broughton Conservation area and is approximately 277 metres to the north of this designation. There are several listed buildings along Rookery Lane (approximately 420 metres to the south of the site) and Manor Farm and its associated buildings (approximately 855 metres to the west of the site). Due to the distance from these heritage assets, it is considered that the proposal would not adversely impact the setting of these heritage assets.
- 8.17 The access to the site is an existing one and as this would serve a seasonal campsite there would be low traffic movements and therefore there would be no adverse impact on the setting of Manor Farm and its associated barns that are opposite and adjacent the access to the site.
- 8.18 The proposal would therefore not result in any harm to the special interest of the designated heritage assets, preserving those assets, and would therefore accord with policy E9 of the RLP.
- 8.19 **Impact on Residential Amenity**  
The nearest residential dwellings are situated on Rookery Lane with their gardens backing on to the fields south of the proposed campsite. There is an approximate 280 metres distance between the proposed site and these nearest neighbours, and the land, rises from Rookery Lane towards the site. In addition, there is a mature planted boundary to the south of the site, and this forms a screen between the site and the neighbouring properties.



- 8.20 It is noted that several third-party representations have been received objecting to the proposal in respect of noise disturbance and light pollution. The siting of the campsite would be positioned on land at a higher level than the dwellings along Rookery Lane, however it would be at a considerable distance (approximately 296 metres to the north of these dwellings at its nearest), and this coupled with the existing mature landscaped boundary, it is considered that any noise from those using the campsite would be reduced through the mature planting and would be dissipated across the distance. The campsite would be located approximately 635 metres to the south of Broughton Grange and is on land lower than this neighbouring property. It is considered that due to the distance from this neighbour, any noise from the campsite would not be perceptible from this property.
- 8.21 Conditions have been recommended to restrict amplified music from the site and external lighting to ensure that no noise or light pollution would impact on the amenity of the neighbouring properties. A condition has also been recommended to ensure that a management plan for the campsite is agreed to secure the long-term management of the site.
- 8.22 Subject to the recommended conditions, it is considered that the proposal would not result in any harm to residential amenity as a result of noise or light pollution. The development would therefore accord with policies LHW4 and E8 of the RLP.
- 8.23 **Biodiversity**  
The application has been supported by a Preliminary Ecological Appraisal (reference 5002.4 by Daniel Ahern Ecology Ltd dated 2<sup>nd</sup> May 2024). The report provides conclusions on the ecological survey that was carried out on the site in March 2024. It states that there is no suitable habitat recorded on site that would support amphibians and that there is a negligible to low potential for the site to support such species. With respect to reptiles, the report concludes that there is a negligible to low potential to support such species and a low potential to support terrestrial mammals. The report concludes that site has low foraging and commuting potential for bats and a low to moderate bird breeding potential in the boundary trees and hedgerows. It was concluded that no further survey work was required.
- 8.24 The existing trees and hedgerows to the southeastern and southwestern boundary would be retained and therefore there would be no loss of habitat that would support breeding birds. In addition to this, new hedgerow planting is proposed to the northeastern and northwestern boundaries of the site. This would be a native mix hedgerow.
- 8.25 *Biodiversity Net Gain*  
The application has been supported by a biodiversity net gain assessment (reference 5002.4 by Daniel Ahern Ecology Ltd dated 7<sup>th</sup> May 2024). This concludes that there would be a 24.73% increase in habitat units and a 64.37% increase in hedgerow units. Therefore, the proposal is capable of achieving a BNG uplift on site of greater than the mandatory 10% increase. An informative has been recommended to ensure the biodiversity net gain plan objectives are secured by the LPA after the grant of planning permission.

8.26 In conclusion, the proposal would accord with policy E5 of the RLP and would ensure the LPA's duty under the Environment Act with respect to BNG has been met.

8.27 **Nitrate Neutrality**

There is existing evidence of high levels of nitrogen and phosphorous in the water environment across the Solent, with evidence of eutrophication at some designated sites. An integrated Water Management Study for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty regarding whether any new housing development would require measures to address this issue to ensure that overall new development does not contribute to net increases in nutrients entering these designated sites.

8.28 As such, the advice from Natural England (April 2022, updated January 2024) is that applications for development proposals resulting in a net increase in dwellings are required to submit the nitrogen budget for the development to demonstrate no likely significant effect on the European designated sites due to the increase in wastewater from the new housing. The designated affected by increases in nitrogen load in the Borough of Test Valley are as follows:

- Chichester and Langstone Harbours SPA/RAMSAR - which is internationally important for wintering wildfowl
- Solent and Southampton Water SPA/RAMSAR – important for breeding gulls and terns and wintering waterfowl
- Solent Maritime SAC – Unique estuarine habitat supporting a wide range of flora and 16 fauna
- Portsmouth Harbour SPA/RAMSAR – supports nationally and internationally important wintering populations of migratory wildfowl

8.29 Natural England advises that one way to address the uncertainty is to achieve nutrient neutrality whereby an individual scheme would not add to nutrient burdens. In this instance, a nutrient budget calculation was undertaken by the applicant identifying that the proposed scheme would not generate any additional nitrate output and would result in a total annual nitrogen load of 0.00 kg TN/yr. This is due to fact that the site, which is currently used for mixed farming (arable/sheep grazing and herding), would be taken out of agricultural production and therefore there would be a reduction in the total nitrogen on site. As such, no nitrate mitigation is required in this instance.

8.30 **Access and Parking**

There is an existing field access to the northwest of the application site that would be utilised to provide access to the proposed campsite. No changes to this existing access are proposed or required and the Highways Officer has confirmed that there is sufficient vehicular visibility from this access.

- 8.31 This access would be used by pedestrians and vehicles to the proposed camp site and would lead to the provision of 5 car parking spaces to the northeast part of the site. These spaces would be in an echelon format, and whilst this is not the most efficient layout, given the distance from the public highway this parking can be adequately managed by the applicant.
- 8.32 The minimum parking standards as set out in Annex G of policy T2 states that for camp sites 1 space per pitch should be provided. Given that in total there would be 5 pitches (4 tents and one converted boat) there would be sufficient parking.
- 8.33 It is therefore considered that the proposal would accord with policy T1 and T2 of the RLP in respect of access and provision of parking.
- 8.34 **Other Issues**  
It is noted that third party correspondence has been received concerning safety and crime. Residents on Rookery Lane have raised objections based on the location of the campsite and the access to the rear of these properties being made more accessible as a result if the proposal. There is an existing public right of way, Broughton 15, that runs along the back of the dwellings along Rookery Lane and the proposal would not interfere or change this so it is not considered that the proposal would result in there being greater access to the rear of these properties.
- 8.35 Third party correspondence has been received with regards to concerns about the application leading to a larger campsite facility. The proposal seeks permission for the use of land for four tents and one converted boat and is restricted by the red line boundary as shown on the submitted plans. Any further expansion would require the submission of an application which would be considered on its own merits.
- 8.36 It is noted that third party correspondence has been received concerning the loss of agricultural land. According to Natural England's Agricultural Land Classification (ALC), the site is classed as good to moderate. The site area is 1.6 acres which is a very small part of the wider agricultural holding (500 acres) so it is considered that the loss of this land to tourist use would not result in any significant reduction of the best and most versatile land.
- 8.37 Concern has also been raised with regards to the implementation of an agricultural building adjacent to the proposed site which was given permission via an agricultural notification (reference 17/03003/AGNN). It is noted that there is concern about the building having not been constructed in accordance with the submitted plans and not being used for its original purpose (to house stock). This is not relevant to the proposal as it is outside of the red line boundary and therefore is not a matter that is under consideration as part of this application.

8.38 It is acknowledged that third party correspondence has been received concerned about the management of the site and the distance of the campsite from Manor Farm. A condition has been recommended to secure the submission of a management plan to ensure the effective management of the site.

8.39 **Planning Balance**

The proposed development is a departure from the Test Valley Borough Revised Local Plan 2016 (RLP) in that it is contrary to policy COM2. The proposal would be contrary to Policy LE18 when taken as a whole. As a result, it is necessary to determine whether there are any material considerations that would weigh in favour of the proposal to justify an exemption being made to policy COM2 in this instance.

8.40 It is not considered that the proposals would result in any adverse impacts on the character and appearance of the surrounding area, heritage assets, residential amenities, ecology. This weighs in favour of the proposal although only moderate weight is afforded to these matters in the planning balance. In addition, the applicant has demonstrated that the proposals would result in economic benefits including helping to sustain the existing farm business and existing facilities in the village. This weighs significantly in favour of the proposed development.

8.41 As a result of the above, in accordance with the NPPF, it is considered that there are other material planning considerations in this instance that weigh in favour of permitting the proposals despite the proposal representing a departure from the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposed development is a departure from the Test Valley Borough Revised Local Plan 2016 (RLP). Notwithstanding this, it is considered that the proposal would not result in any adverse impacts on the character and appearance of the surrounding area, heritage assets, residential amenities, or ecology. The proposal would also result in economic benefits and would help sustain the local community and economy. As a result, it is considered that, in this instance, there are other material considerations that weigh significantly in favour of the proposals and that this outweighs the in principle conflict with the development plan.

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 04300-00-A 02, 04300-00-A 03, 04300-02-A 01, 04300-02-A 02, 04300-02-A 03, 04300-02-A 04**

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

- 3. No external lighting shall be provided whatsoever within area of the site shown on the submitted site location plan.**

**Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2 and E9 Test Valley Borough Revised Local Plan 2016.**

- 4. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 2 months in any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period.**

**Reason: This site is in a position where the Local Planning Authority would not permit residential dwellings having regard to Test Valley Borough Revised Local Plan (2016) policy COM2.**

- 5. The owners/ operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual units of accommodation on the site, and of their main home addresses, and shall make such information available at all reasonable times to the Local Planning Authority.**

**Reason: This site is in a position where the Local Planning Authority would not permit residential dwellings having regard to Test Valley Borough Revised Local Plan (2016) policy COM2.**

- 6. The campsite and it's use for tourist accommodation hereby permitted shall only take place on the site between 1 April and 31 October (per calendar year) inclusive.**

**Reason: In order that the Local Planning Authority can exercise control in the locality as this site is in a position where the Local Planning Authority would not permit residential dwellings having regard to Test Valley Borough Revised Local Plan (2016) policy COM2.**

- 7. Notwithstanding the information provided for the northeastern and northwestern boundary, the campsite shall not be brought into use, until full details of the hard and soft landscape works have been submitted and approved. Details shall include:**

- (i) planting plans;**
- (ii) written specifications (including cultivation and other operations associated with plant and grass establishment);**
- (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities;**
- (iv) hard surfacing materials;**
- (v) layout plan showing the location of wastewater tanks, refuse bins and water tap.**

**The landscape works shall be carried out in accordance with the approved details.**

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

8. Prior to the campsite hereby approved being brought into use, a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule. 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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).
9. The development hereby approved shall not be brought into use until the car parking spaces shown on the approved block plan have been provided. The areas of land so provided shall be retained at all times during the period of occupation for tourist use for this purpose.  
Reason: To ensure sufficient parking has been provided in accordance with Policy T2 of the Test Valley Borough Revised Local Plan (2016) and in the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).
10. Prior to the campsite being brought into use a management plan detailing how the site would be managed and operated, including details of the site terms for campers, shall be submitted to and approved in writing by the Local Planning Authority. The occupancy of the tourism use shall be undertaken strictly in accordance with the approved management plan.  
Reason: In the interest of protecting residential amenity in accordance with policy E8 of the Test Valley Borough Revised Local Plan (2016).
11. No amplified music shall be permitted at the campsite.  
Reason: In the interests of protecting residential amenity in accordance with policy E8 and LHW4 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. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
  - 3. Birds' nests, when occupied or being built, and the widespread species of reptile receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord. Reptile habitat such as compost heaps should be carefully cleared by hand during warmer months as if hibernating reptiles are disturbed, they will die. Any reptiles revealed should be moved to adjacent retained rougher/boundary habitat or allowed to move off of their own accord.**
-