

APPENDIX B

Officer Update Report to Planning Committee on 12 June 2018

APPLICATION NO.	16/02432/OUTS
SITE	Hoe Farm, Hoe Lane, North Baddesley, SO52 9NH, NORTH BADDESLEY / NURSLING AND ROWNHAMS
COMMITTEE DATE	12 June 2018
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1.0 VIEWING PANEL

- 1.1 A Viewing Panel has been arranged for the afternoon of 12 June prior to PCC. Apologies have been received in advance from Cllrs Lovell, Finlay, Preston, Cooper, Neal, Boulton and Borg-Neal.

2.0 CONSULTATIONS

- 2.1 **HCC Highways** – No objection to additional highways improvements. (Copy attached).

- 2.2 **Planning Policy & Transport (Highways)** – No objection.

3.0 REPRESENTATIONS

- 3.1 **14 representations of Objection received in response to the revised highways proposals;**

- Previous objections to the scheme remain valid.
- Revised application does not comply with Policy COM4.
- Improvements to Hoe Lane remain inadequate.
- Hoe Lane should be made into a two lane highway.
- A new highway and link to the Ashfield roundabout should be provided.
- Traffic will use the existing routes through the village rather than Hoe Lane leading to increased congestion.
- Conflict with on street parking in surrounding residential roads.
- Hoe Lane is in a poor state of repair and has not been maintained.
- Conflict of large vehicles and existing trees leading to highways safety issues.
- Works to the Hoe Lane/A3057 junction are inadequate to improve safety.
- Increased pressure on village junctions which are at capacity and cannot be further improved.
- Passing places inadequate to accommodate passing lorries.
- Lack of public transport provision in the village.
- Insufficient provision for healthcare.
- Insufficient provision for schools.
- Adverse impact on wildlife from increased use of Hoe Lane.
- Additional traffic from employment uses.
- Speed date is out of date and does not correlate with the increases stated.

- Proposed circular route within the SANG inadequate without extension from Whitenap development.
- Measures to protect protected species are unclear.
- Unnecessary removal of trees.
- No decision should be made until the Whitenap development is finalised.

4.0 **PLANNING CONSIDERATIONS**

4.1 **Highways**

As indicated in the Officers PCC report the consultation from HCC Highways on the amended enhancements to Hoe Lane were awaited at the time of reporting. The response has now been received and no objection raised. In summary, having reviewed the additional information, the highway authority maintains its previous recommendation that it raises no objection to this application subject to securing the obligations and condition as outlined in the recommendation of the Head of Planning & Building. A full copy of the HCC Highways advice as been appended to the Update Paper for member's information. A draft copy of the legal agreement has also been provided by the applicant.

4.2 In addition to the plans contained in the PCC agenda revised plans have been received to illustrate the position of the significant trees in the context of the proposed passing places and widening works. Copies of the plans are attached to the Update Paper. These plans demonstrate that the proposed improvement works can be achieved within the constraints of the significant trees which form an integral part of the rural character of Hoe Lane.

4.3 **Recommendation of Southern Area Planning Committee**

The wording of reason No.5 of the recommendation of SAPC has been corrected to make reference to the Conservation of Habitats and Species Regulations 2017 rather than the 2010 regulations which have been superseded.

5.0 **AMENDED RECOMMENDATION OF SOUTHERN AREA PLANNING COMMITTEE**

REFUSE for the reasons:

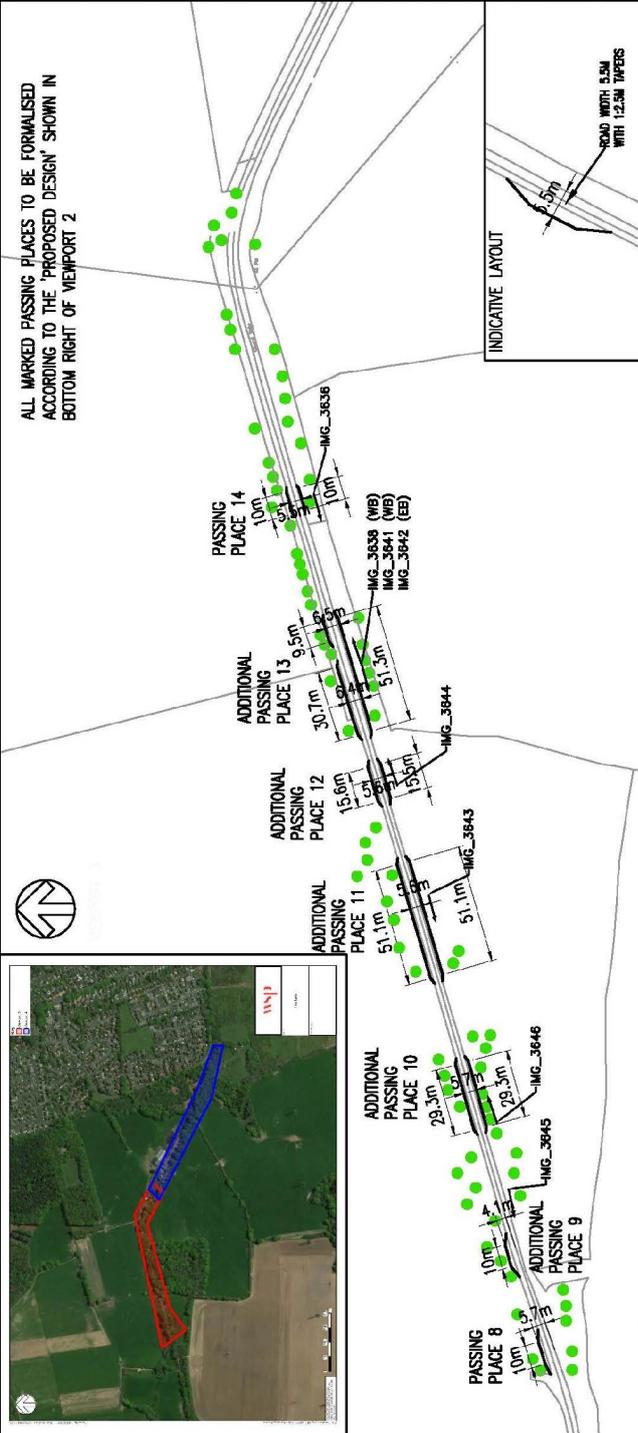
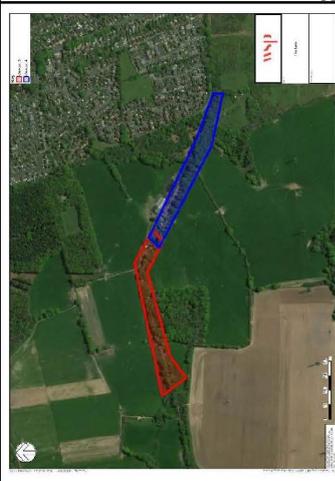
1. **The proposed highways improvement works to Hoe Lane, its junction with the A3057 and associated off-site highways improvements are inadequate to safely manage the impact of additional traffic movements resulting from the development. As a result the development would have an adverse impact on the function, safety and character of Hoe Lane and the off-site roads to the north including Botley Road, Rownhams Lane, Rownhams Road and Sylvan Drive the junctions of which are currently at or over capacity. The development is therefore contrary to Policy COM4(g) and T1(d) of the Test Valley Borough Revised Local Plan 2016.**
2. **In the absence of a legal agreement to secure the delivery of affordable housing, including the subsequent retention in perpetuity to occupation by households in housing need and ensuring the units are dispersed through the development, the proposed development would exacerbate an existing need for affordable housing in the locality, and is therefore contrary to the aims of the National Planning Policy Framework, Policy COM07 of the Test**

Valley Borough Revised Local Plan 2016, and the Council's 'Infrastructure and Developer Contributions' (2009) and 'Affordable Housing' (2008) Supplementary Planning Documents.

- 3. In the absence of a legal agreement, the application has failed to make provision for the delivery of the required level of useable public recreational open space on site or financial contributions in lieu of on-site provision to mitigate against the additional pressure that would be placed on existing recreational facilities where there is a deficit in such provision, and where open space is to be provided on site, no provision has been secured for its long term management and maintenance. As such, the proposals are considered to be contrary to Policy LHW1 of the Test Valley Borough Revised Local Plan and the Council's 'Infrastructure and Developer Contributions' Supplementary Planning Document (2009).**
- 4. In the absence of a legal agreement, the application has failed to secure the provision of sustainable transport infrastructure projects which would be made necessary by the proposed development. Such projects are required to mitigate against the impact of the additional vehicle movements that would be generated on the existing highway network, and to assist deliver green infrastructure to the benefit of pedestrians and cyclists. The proposals are therefore considered contrary to the aims of the National Planning Policy Framework, and policy T1 of the Test Valley Borough Revised Local Plan 2016, and the Council's 'Infrastructure and Developer Contributions' SPD (2009).**
- 5. The site lies within close proximity to the New Forest SPA and Solent and Southampton Water SPA which are designated for their conservation importance. In the absence of a legal agreement, the application has failed to secure the required mitigation measures in the form of the SANG, in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework' and Solent Recreation Mitigation Strategy (2017). As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of this designated site, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Solent Recreation Mitigation Strategy (2017), Policy E5 of the adopted Test Valley Borough Revised Local Plan 2016, and the Conservation of Habitats and Species Regulations 2017 (as amended).**
- 6. In the absence of a legal agreement, the application has failed to secure the provision of a financial contribution towards off-site primary school education facilities, which has been made necessary by the proposed development. Such a contribution would be required to mitigate against the impact of the additional demand placed on primary school education facilities nearby by the increase in population. The proposal is therefore considered contrary to the aims of the National Planning Policy Framework, and the Council's 'Infrastructure and Developer Contributions' SPD (2009).**

- 7. In the absence of a legal agreement, the application has failed to secure the provision of a financial contribution towards off-site community healthcare facilities, which has been made necessary by the proposed development. Such a contribution would be required to mitigate against the impact of the additional demand placed on community healthcare facilities nearby by the increase in population. The proposal is therefore considered contrary to Policy COM4 (b) of the Test Valley Borough Revised Local Plan 2016, the aims of the National Planning Policy Framework and the Council's 'Infrastructure and Developer Contributions' SPD (2009).**
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ALL MARKED PASSING PLACES TO BE FORMALISED ACCORDING TO THE 'PROPOSED DESIGN' SHOWN IN BOTTOM RIGHT OF MEMPORT 2



DO NOT SCALE

NOTE: THIS CONCEPT DESIGN IS PRODUCED WITHIN THE SCOPE OF OUR CLIENT BRIEF AND IS INDICATIVE ONLY. UNDER THE CDM REGULATIONS, PASSED ON THE INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME, NO RESIDUAL RISKS HAVE BEEN IDENTIFIED. SHOULD THIS DRAWING ADVANCE TO THE PRELIMINARY DESIGN STAGE, THE DESIGNER WILL BE RESPONSIBLE FOR ENSURING THAT ADEQUATE INFORMATION IS ACQUIRED TO UNDERTAKE A MORE THOROUGH ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS.

THIS PLAN SHOULD BE CONSIDERED IN CONJUNCTION WITH THE SUPPLEMENTARY DOCUMENT CONTAINING PHOTO REFERENCE TO LOCATIONS SHOWN.

KEY:

EXISTING TREES GREATER THAN APPROXIMATELY 0.3M TRUNK DIAMETER HAVE BEEN PLACED IN ESTIMATED LOCATIONS BASED ON SITE OBSERVATIONS AND SHOULD BE CONFIRMED BY A TOPOGRAPHICAL SURVEY

REV	DATE	BY	DESCRIPTION	CHK	APP
H	05/09/2018	SM	REVISED TREE LOCATIONS	SM	SM
G	14/08/2018	AM	APPROXIMATE TREE LOCATIONS ADDED	SM	SM
F	16/07/2018	SM	ANNULATIONS AMENDED	SM	SM
E	09/05/2018	PM	PPH ISSUE	SM	SM
D	03/04/2018	PM	FOURTH ISSUE	SM	SM
C	14/03/2018	PM	THIRD ISSUE	SM	SM
B	13/02/2017	PM	SECOND ISSUE	SM	SM
A	16/12/2015	PM	FIRST ISSUE	SM	SM

DRAWING STATUS: S2 - FOR INFORMATION



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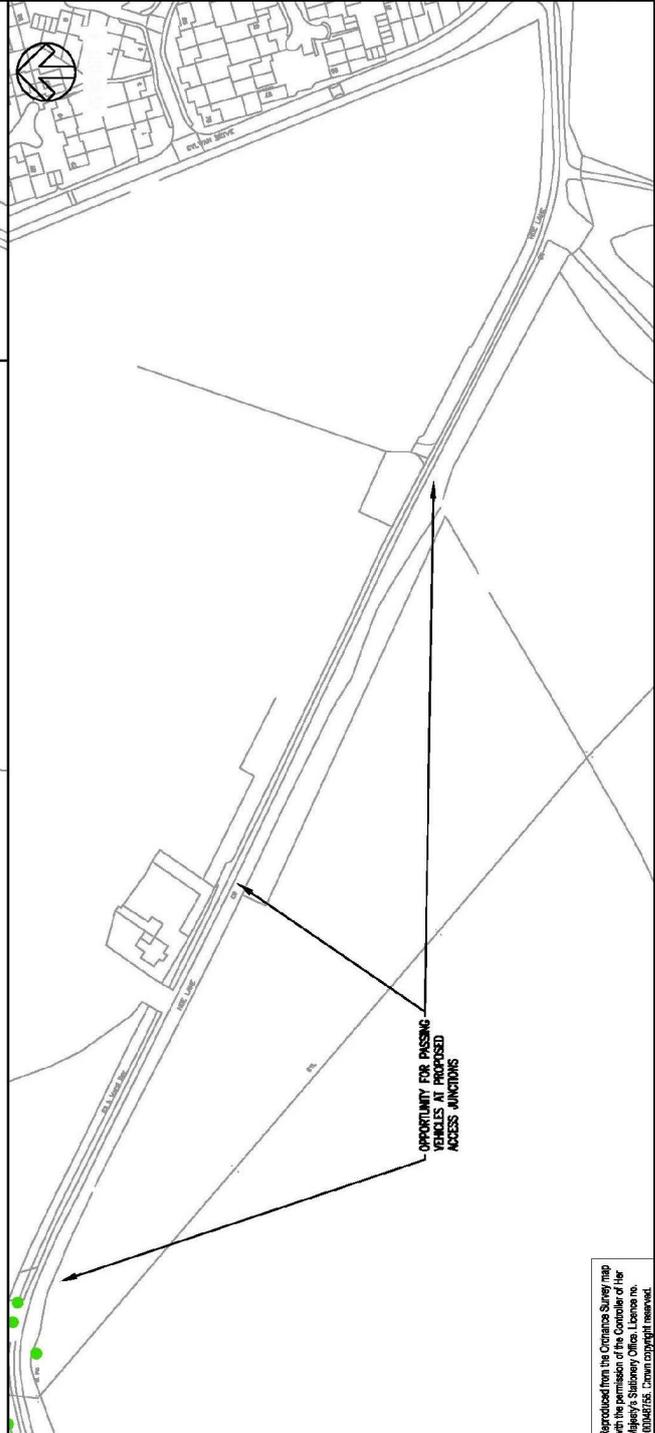
ARCHITECT: N/A

PROJECT: HOE LANE, ROMSEY

TITLE: HOE LANE PROPOSALS FOR IMPROVED PASSING PLACES, EASTERN SECTION

SCALE @ A2: 1:2000	CHECKED: GB	APPROVED: AST
PROJECT NO: 70003243	DESIGNED: PM	DRAWN: PM
DRAWING NO:	3243-SK-004 B	
	REV: H	

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Enquiries to	David Earl	My reference	6/3/4/274 (APP1686)
Direct Line	01962 847386	Your reference	16/02432/OUTS
Date	4 th June 2018	Email	David.earl@hants.gov.uk

Dear Sir/Madam,

For the Attention of Mr Paul Goodman

16/02432/OUTS - Outline application for up to 300 dwellings with associated open space, roads, parking, service infrastructure, allotments and landscaping and potential for ancillary uses including employment, retail and health provision; along with the creation of new vehicular access points to Hoe Lane and Sylvan Drive at Hoe Farm, Hoe Lane, North Baddesley, Hampshire, SO52 9NH.

Thank you for the opportunity to comment on the above application. The highway authority has previously provided comments on the application following submission of the original Transport Assessment (TA) and further transport information. The highway authority has now received details of a revised passing place/widening scheme from the Applicant and comments on this revised scheme are provided below.

The applicant is now proposing to create a total of 16 passing places together with 3 area of local widening on Hoe Lane as shown on drawings 3243-SK-004 A Rev. F & 3243-SK-004 B Rev. F. The highway authority are satisfied that the arrangement as shown in principle on the above drawings represents a suitable improvement scheme capable of accommodating the additional traffic movements forecast on this link as generated by the proposed development.

At the detailed design stage, it will be necessary for the Applicant to submit an Arboriculture Assessment Report for the length of Hoe Lane subject to widening/access works as part of the Section 278 Design Check Submission. Opportunities should also be explored at the detailed design stage to combine passing places 2 and 3 in order to provide a longer length of widening. The Applicant will need to apply for Ordinary Watercourse Land Drainage Consent

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

should any of the proposed works impact on the existing ditch adjacent to Hoe Lane.

The widening works will be delivered by the applicant via a Section 278 legal agreement together with the grubbing out of vegetation at the A3057/Hoe Lane junction and site accesses. A Vehicle Activated Signage (VAS) safety scheme would be delivered by the highway authority at the A3057/Hoe Lane junction through the provision of a financial contribution by the Applicant.

Recommendation

Having reviewed the additional information, the highway authority maintains its previous recommendation that it raises no objection to this application subject to securing the following obligations through a Section 106 Legal Agreement and conditions:

Obligations

- A financial contribution of £50,000 towards safety improvements at A3057/Hoe Lane junction;
- A financial contribution of £100,000 towards delivery of a cycle connection between Firgrove Road and Castle Lane to the north which will enhance local cycle links between the site and North Baddesley and local employment opportunities;
- A financial contribution towards traffic management improvements between the site and Botley Road including Hoe Lane;
- To implement and fully fund a Traffic Regulation Order (TRO) to reduce the speed limit to 30mph on Hoe Lane (including costs of any highway features required such as a gateway);
- To implement tactile paving at crossing points between the site and North Baddesley via the Section 278 Process in order to enhance local pedestrian infrastructure and encourage sustainable modes trips;
- Vehicular access points onto Hoe Lane and Sylvan Drive;
- The footway connection between Sylvan Drive vehicular access and existing footway at Sylvan Drive/Tornay Grove junction; and,
- Vehicular passing places on Hoe Lane as shown in principle on Drawings 3243-SK-004 A Rev. F & 3243-SK-004 B Rev. F together with the implementation of the Hoe Lane TRO to introduce a 30 mph speed limit.

Conditions

- No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles within the confines of the site, lorry routeing and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby

permitted is commenced and retained throughout the duration of construction

Reason: In the interests of highway safety.

- Full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted in writing to the Local Planning Authority for written approval prior to the commencement of the development. The approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety.

I trust that the above is clear but I would ask you not to hesitate to contact David Earl should you wish to discuss anything further.

Yours faithfully,

Ben Clifton
Team Leader – Highway Development Planning

Cc- Mayur Patel & Ejikeme Ibe, Test Valley Borough Council