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<b>APPLICATION NO.</b>	18/01837/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	16.07.2018
<b>APPLICANT</b>	Nursling Power Limited
<b>SITE</b>	Land adjoining Crescent Industrial Estate, Station Road, Nursling, SO16 0YD, <b>NURSLING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Erection of a 20MW embedded short term plant building, auxiliary equipment, substation, landscaping, hard standing, access, and associated works
<b>AMENDMENTS</b>	Amended plans received 31/08/18 & 30/10/18
<b>CASE OFFICER</b>	Mr Paul Goodman

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 because it is contrary to the provisions of an approved or draft - Development Plan or other statement of approved planning policy, adverse third party representations have been received- and the recommendation is for permission.

## 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site forms 0.4Ha area in the corner of the paddock adjoining and accessed through the established Crescent Estate. It does not comprise the whole of the paddock. The industrial estate to the east predominantly comprises of storage and distribution type uses, and is served by an established vehicular access from Station Road. The land comprises an area of pasture field with patches of scrubby vegetation. Shrubs and trees line the southern boundary of the Application Site with a post and wire fence lining the eastern boundary. The northern and western boundaries of the Application Site are currently undefined on the ground in the open field. To the north of the site lies the remainder of the paddock and then the M27 motorway on slighter higher ground. Between the M27 and the site is the footpath known in this location as the Test Way.

2.2 Beyond Station Road to the east is Nursling Estate. To the south east lies a very large electricity sub-station. The area is characterised by a mixture of agricultural pasture land interspersed with large infrastructure elements such as pylons, the motorway, and the industrial estate.

2.3 In terms of residential properties, to the north of the motorway, are a number of dwellings located along Church Lane, so called due to the Grade II Listed St Boniface church located at its western end. This small settlement contains a number of Listed dwellings. To the east, beyond the remainder of the Crescent Estate, located on the eastern side of Station Road, are a row of cottages.

### 3.0 **PROPOSAL**

3.1 The application proposes the erection of a 20MW embedded short term plant building, auxiliary equipment, substation, landscaping, hard standing, access, and associated works.

### 4.0 **HISTORY**

4.1 16/00815/FULLS - Development of a gas fired energy reserve facility and associated ancillary equipment and components. Permission 21.11.2016.

### 5.0 **CONSULTATIONS**

#### 5.1 **Planning & Building (Landscape) – Comment;**

- Amended landscape plan shows appropriate landscaping to provide a large screen and buffer between the site and views from the PROW.
- To manage some larger trees within the belt is considered appropriate and will help the planting fit in with the local context- There will be some amendments required through conditions however;
- Planting on a 1:2 slope on a bund is not recommended due to a likely high proportion of plant failures and where soil substrate can be drier.
- A section detail showing planting on top of or into the slope is required along with instruction for the creation of the bund, compaction of soils, grading and any technical notes.
- For screening and to suit local conditions an amendment to the mix should be considered – again this can be finalised through conditions.
- Lower proportion of oak or plant several small standards to be managed in an informal hedge/shrub mix area – perhaps consider acer campestre. Lower % birch please. Higher proportion of privet (min 10%) for screening.

#### 5.2 **Planning & Building (Conservation) – No objection;**

- In heritage terms, it is considered the proposed alternative location would have no significantly different impact on the settings, and through this the significances of the nearby heritage assets, and therefore Design and Conservation raise no objection to the currently proposed scheme.

5.3 **Housing & Environmental Health (Environmental Protection) – No objection, subject to conditions.**

5.4 **HCC Highways - No objection, subject to conditions.**

5.5 **HCC Rights of Way – No response received.**

5.6 **Ecology – No objection, subject to conditions.**

5.7 **HCC Lead Flood Authority – No comment.**

5.8 **Highways England – No objection, subject to conditions.**

5.9 **Cadent (National Grid)** – No objection, subject to informative.

5.10 **Ramblers Association** – No response received.

6.0 **REPRESENTATIONS** Expired 17.08.2018

6.1 **Nursling & Rowhams PC** – Objection;

- Extremely large development in open countryside, bounded on 2 sides by the Test Way and at an approximate level with, and adjacent to, the M27 Motorway.
- This will require extensive landscaping to cover the open views from the M27 when approaching Southampton from the west, past the River Test and the Broadland Lakes. The dimensions, particularly the height, of the gas-powered generators near Upton Lane (17/02611/FULLS) appear to be much smaller than this application.
- My council is also of the opinion that any development associated with electrical matters should be contained within the Main Distribution Centre at Station Road.
- It is considered that this application is in breach of Policies E1, E2, E6, E8, COM2 & SD1 of the Revised Local Plan.
- Crescent Estates is a trading name that in no way implies an “Industrial” Estate. It has an EUC (Established Use Certificate) for ground level storage, (i.e. not stacked) of a number of specified items. There have been many planning applications for this site, using addresses of Crescent Estates and of Station Road, Nursling. There have also been frequent Enforcement actions, as well as several appeals and Inspectors’ decisions relating to planning matters.
- There appears to be a lack of technical details of the exact equipment involved in the generation of electricity, the ancillary equipment requirements, and the emissions. The underground gas pipeline does not appear to be shown on any of the site plans or layouts. Similarly, there does not appear to be any indication of how the generated electricity is passed to the distribution centre.

6.2 **4 Representations of OBJECTION received;**

- Relocation of the plant further from the Crescent Estate into the countryside and closer to the Test Way.
- Height of the development and view from surrounding countryside.
- Lack of landscaping.
- Potential to provide standing water feature rather than drainage pond to improve biodiversity.
- Impact on trees to the south of the site and lack of tree survey information.
- Views of security fencing from the Test Way.
- Proposal should not be granted in green field sites and redirected to vacant sites on the adjacent Crescent Estate.
- Additional light pollution in conjunction with M27.

## 7.0 **POLICY**

### 7.1 **National Planning Policy Framework 2018**

### 7.2 **National Policy Statement for Energy**

7.3 **Test Valley Borough Local Plan 2016** - COM2 (Settlement Hierarchy), SD1 (Presumption in Favour of Sustainable Development), E1 (High Quality Development in the Borough), E2 (Protect, Conserve and Enhance the Landscape Character of the Borough), E5 (Biodiversity), E8 (Pollution), LHW4 (Amenity), T1 (Managing Movement), T2 (Parking Standard).

## 8.0 **PLANNING CONSIDERATIONS**

The main planning considerations are the principle for development, character of the area, highways, protected species & ecology and amenity.

### 8.1 **Principle of Development**

The site lies outside the defined settlement boundary of Nursling and is therefore within the 'countryside'. For development outside settlement boundaries (unless covered by other Local Plan policies) (criterion a), it must be essential to be located in the countryside (criterion b), or there are material considerations to justify permission contrary to this Policy.

8.2 Previous applications have been dealt with on the basis that there are no specific local plan policies in relation to energy generation. As a result Policy SD1 (Presumption in Favour of Sustainable Development) is engaged. However the principle of development has been examined in two recent appeal decisions (17/00584/FULLS - Land North of SHB Hire, Mill Lane, Nursling and 17/02030/FULLS - Former Timsbury Manor Quarry, Stockbridge Road, Timsbury).

8.3 In determining the appeal at Mill Lane the Inspector considered that;

"The appellant contends that the local plan is silent and that the proposal should be considered against the presumption in favour of sustainable development set out within LP Policy SD1. This is broadly similar to Paragraph 11(d) of the Framework. Whilst I accept that there are no specific policies relating to power generation infrastructure, Policy COM2 is a strategic policy relating to all forms of development. In the absence of any information to persuade me that there is no alternative to locating the appeal scheme within the countryside, I find that there is conflict with LP Policy COM2."

8.4 In determining the appeal at Stockbridge Road the Inspector considered that;

"I conclude that the appellant has not demonstrated an essential need to be located in countryside and therefore the proposal conflicts with policy COM2 of the development plan. I am required to determine applications in accordance with the development plan unless material considerations indicate otherwise. In this case I have concluded that there would be no harm to the character and appearance of the area, no impact on accessibility to services and facilities or in terms of sustainable travel and therefore the proposal would not conflict with the aims of policy COM2 or result in any demonstrable harm."

- 8.5 As a result it is considered that the proposals are contrary to policy COM2 in that there is no overriding need for the development to be located in the countryside. However further consideration of the other relevant material considerations is required.
- 8.6 **National Policy Statement for Energy**  
The National Policy Statement (NPS) for Energy is a material consideration that must be taken into account in the determination of this planning application. Local Planning Authorities have rarely needed to consider National Policy Statements; however they are a material consideration to be considered under Paragraph 3 of the National Planning Policy Framework when assessing energy proposals.
- 8.7 Paragraph 2.2.20 states “It is critical that the UK continues to have secure and reliable supplies of electricity as we make the transition to a low carbon economy. To manage the risks to achieving security of supply we need sufficient electricity capacity (including a greater proportion of low carbon generation) to meet demand at all times. Electricity cannot be stored so demand for it must be simultaneously and continuously met by its supply. This requires a safety margin of spare capacity to accommodate unforeseen fluctuations in supply or demand.”
- 8.8 Paragraph 3.3.29 supports the development of decentralised electricity generation facilities: “The Government would like to see decentralised and community energy systems such as micro-generation make a much greater contribution to our targets on reducing carbon emissions and increasing energy security from current levels of these systems. These technologies could lead to some reduction in demand on the main generation and transmission system.”
- 8.9 Paragraph 3.3.11 states ‘...the more renewable generating capacity we have the more generation capacity we will require overall, to provide back-up at times when the availability of intermittent renewable sources is low. If fossil fuel plant remains the most cost-effective means of providing such back-up, particularly at short notice, it is possible that even when the UK’s electricity supply is almost entirely decarbonised we may still need fossil fuel power stations for short periods when renewable output is too low to meet demand, for example when there is little wind’.
- 8.10 Paragraph 3.6.1 continues to state that ‘Fossil fuel power stations play a vital role in providing reliable electricity supplies: they can be operated flexibly in response to changes in supply and demand, and provide diversity in our energy mix. They will continue to play an important role in our energy mix as the UK makes the transition to a low carbon economy, and Government policy is that they must be constructed, and operated, in line with increasingly demanding climate change goals.’

- 8.11 Paragraph 3.3.2 states that ‘we need more total electricity capacity than we have now, with a larger proportion being built only or mainly to perform back-up functions.’
- 8.12 The appeal scheme would contribute to national objectives by delivering electricity to the grid on a demand responsive basis. There is a demonstrable need for this type of development and the location of the site near to the Nursling Substation is convenient for providing connection to the grid. As is identified in the recent appeal decisions these factors carry significant weight in favour of the proposal.
- 8.13 **Ministerial Statements**  
Ministerial Statements must also be taken into account where they provide direction on policy.
- 8.14 On 18 November 2015 The Secretary of State for Energy and Climate set out a new direction for UK energy policy. Within this the need for energy security was emphasised and in particular relation to these proposals the Governments approach to innovation was set out “Government’s first job is to create the environment for new ideas to flourish by getting rid of the barriers that in the way. Some argue we should adapt our traditional model dominated by large power stations and go for a new, decentralised, flexible approach. Locally-generated energy supported by storage, interconnection and demand response, offers the possibility of a radically different model.”
- 8.15 On 1 March 2016 a further announcement was made by the Secretary of State for Energy and Climate, which set out a series of changes to the Capacity Market to improve energy security for families and businesses. This statement made clear that through “buying more capacity earlier we will protect consumers and businesses from avoidable spikes in energy costs.” Within the statement it was also made clear that “We’re also sending a clear signal to investors that will encourage the secure and clean energy sources we need to come forward – such as gas and interconnectors – as part of our long-term plan to build a system of energy infrastructure fit for the 21st century”.
- 8.16 **Need for flexible electricity generation**  
In order to meet the government’s targets under the Climate Change Act 2008 of reducing carbon emissions by 80% below 1990 levels by 2050 the energy balance is becoming increasingly reliant on renewable energy sources (such as wind and solar). With a heavy reliance on climatic conditions, these sources can be more unpredictable. Coupled with the phasing out of coal power stations, there is a growing need for new power plants that can respond quickly to local demands and provide a secure supply of energy. Gas engine technology is a clean-burning, efficient and responsive technology that is able to generate power at very short notice.
- 8.17 The proposed development is therefore required to complement the mix of electricity generation and to meet the Government’s objective of maintaining a reliable electricity supply. Once operational, the facility would have the ability to respond rapidly to the short term variations related to local demand and fluctuations in the output from renewable energy sources.

8.18 Similar to recent applications in the parish the site has been identified as one which is located within an area that imports large amounts of electricity during periods of peak demand. The applicants have discussed this with the local Distribution Network Operator (DNO) and it has also been identified that there is existing capacity within the local distribution network to receive the energy generated by this facility, when it is required.

8.19 **Planning History**

In addition to the above considerations the site benefits from an extant permission (16/00815/FULLS) for the development of a gas fired energy reserve facility and associated ancillary equipment and components. The extant permission was situated further east within the site closer to the Crescent Estate with the proposed development situated further west within the field. There is some overlap between the previous and proposed site which has been relocated to avoid conflict with the easement for existing underground services. The extant permission is also a material consideration in favour of the application.

8.20 In this case it is accepted that there is a need for the type of generation proposed and that the application site provides a suitable location in relation to the adjacent vehicle storage use and connection to gas and electricity services. As a result the proposed development is considered to represent and acceptable in principle departure from policy COM2 subject to other material considerations below.

8.21 **Landscape and Visual Impact**

The application site is set back approximately 315m west of the access onto the vehicular highway of Station Road and approximately 90m south of the M27. However the application site is bordered to the west by Nursling & Rownhams Footpath 24 (Test Way). The field can be seen from the PRow on the west boundary. The existing view is of paddocks with large pylons within the adjacent site and open storage uses to the east. The Landscape Officer has characterised the views as not necessarily of high quality, but the paddock retains open flat grassed space adjacent this section of the PRow and helps create some distance between the PRow and more industrial uses.

2.22 The extant permission was situated centrally in the existing paddock. The new scheme relocates the proposed facility to the western boundary with an access road across the eastern part of the site. As a result the development is situated closer to the Test Way PRow on its western boundary. The previous proposal included a band of native thicket planting to its north and western boundaries which would over time have screened the lower parts of development from the PRow. The proposed development, being closer to the PRow has required the mitigation to be reconsidered.

2.23 Following initial concerns raised by the Landscape Officer the application has been supported by a revised Landscape and Visual Appraisal (Anthony Jellard Associates, August 2018) and revised landscape plans which proposes an approximately 7m wide landscape strip on the western boundary and a 20m wide bund/landscape strip on the northern boundary. Additional landscaping is also proposed at the access from Crescent Estate to reduce views from the entrance to the site and public footpath. The Landscape Officer has advised that the proposed landscape plan shows appropriate landscaping to provide a large screen and buffer between the site and views from the PROW. However further details are to be secured by condition. Specifically planting on a 1:2 slope on a bund is not recommended due to a likely high proportion of plant failures and where soil substrate can be drier. A section detail showing planting on top of or into the slope is required.

8.24 The extant permission provides for an engine hall building of 35m x 22m and 8m high. The extant permission also provides for 5 no. 0.8m wide steel exhaust stacks of 25m in height. Various other plant and equipment was permitted within the compound all of which was at a lower height than the main building. The revised scheme proposes a modest increase in the overall size of the main building to 41.8m by 19.8m but a significant reduction in the height of the exhaust stacks to 14.5m. The original submission proposed stack heights of 13.0m but have been increased in the interests of reducing emissions which is discussed in more detail below. The exhaust stacks would remain the most visually prominent aspect of the development but are reduced by a substantial (10.5m) height compared to the extant permission.

8.25 Some glimpsed views of the compound may remain in the short term but would be limited to the access and adjacent footpath and seen in context of the existing development to the east. However the substantial reduction in the exhaust stacks represents a significant reduction in visual impact compared to the previous permission. As a result the proposed development is not considered to have a significant adverse impact on the character and appearance of the countryside area and complies with policy E2 of the TVBRLP.

8.26 **Heritage**

Policy E9 of the RLP sets out a general presumption against development that would result in substantial harm to or loss of the significance of a designated heritage asset except in exceptional circumstances. A Heritage Assessment was included as part of the submission which considers both direct impacts on buried archaeological remains on the site as well as the indirect impacts on the setting of designated heritage assets within 1.5 km of the site. The site was one that was historically used for gravel extraction, and therefore the potential for archaeological remains is negligible. In terms of the impact on heritage assets, the key consideration relates to potential impacts on several listed buildings within the historic hamlet of Nursling to the north west of the site, including the Grade II listed Church of St Boniface, the Grade II listed Nursling House, the Grade II Listed Thatched Cottage and Church Farmhouse and the Grade I listed Grove Place House.



8.27 The proposed scheme being relocated would result in little change to the previously considered relationships with historic buildings. Indeed the reduction in the exhaust stack height will significantly reduce inter-visibility in most cases. As a result the development is considered to have no adverse impact on heritage assets and accords with Policy E9 of the TVBRLP.

8.28 **Biodiversity & Protected Species**

8.29 Habitat and species impacts

In summary the site supports horse grazed species rich semi-improved grassland with some areas of scrub, partially bordered by hedgerow habitats. The grassland is considered to provide occasional opportunities for amphibians and reptiles, though great crested newt are unlikely to be present. The boundary vegetation is likely to support nesting birds and dormice, known to be present in the area. The ecological report concludes the site is of site level value and sets out various measures to avoid and mitigate impacts. Following initial concerns from the Ecology Officer additional Ecology Information has been provided. More than half of the site's existing species-rich semi-improved grassland will be lost to development and the habitat within the developed site will consist of both retained original habitat and reinstated habitat. The proposals include establishment maintenance and long term management of the retained and reinstated areas of grassland, in order to maintain biodiversity value. All ecological mitigation measures are secured by condition.

8.30 Lighting

The Ecology Officer required clarification of the location of the lighting and intensity of site use i.e. the likely levels and timings of site lighting, and the resulting ecological impacts. The addendum states that no construction lighting is proposed during the active bat season and that the scheme will incorporate sensitive lighting to ensure that retained habitats and features remain suitable for bats. A detailed scheme of lighting during both construction and operation is secured by condition with reference to the measures set out in section 6 of the Preliminary Ecological Appraisal (Seasons Ecology, June 2018) and the Preliminary Ecological Appraisal addendum (Seasons Ecology, August 2018).

8.31 Air quality

The revised assessment now fully considers the ecological impacts of the proposals. No significant effects to ecological receptors including statutory designated sites are anticipated. Dust control measures along with spill and run-off controls are proposed, particularly with regards to the adjacent SINC habitat. The proposal now includes more scrub and tree planting between the works and the adjacent designated site. Protective measures during construction for the adjacent SINC, and measures relating to the protection of retained grassland areas and boundary habitats, are to be secured through a Construction Environment Management Plan.

8.32 Following the submission of the additional information, and subject to the required conditions, the proposed development is considered to have no adverse impact on protected species of biodiversity and complies with policy E5 of the TVBRLP.

### 8.33 **Highways**

Access to the site will be via an extension of the existing industrial estate road and would be gated for security. The access proposals are considered acceptable and sufficient parking and manoeuvring space is provided within the site. The proposed development is considered to be an extremely low traffic generator once in operation with only sporadic traffic visiting the site in terms of maintenance. The bulk of any traffic associated with the site will be during the construction phase. 8 staff are proposed during this phase and the site will experience a number of trips from HGVs.

8.34 As a result HCC Highways and Highways England have raised no objection to the proposals subject to a condition to secure a Construction Method Statement including the parking of site operatives and visitors vehicles, loading and unloading of plant and materials, management of construction traffic and access routes and storage of plant and materials used in constructing the development. Subject to the required condition the proposed development would have no significant adverse impact on highways safety and complies with policy T1 of the TVBRLP.

### 8.35 **Amenity of neighbouring properties**

The application site is situated approximately 320m from the neighbouring properties to the east on Station Road and 215m from properties on Church Lane to the north. The site is further separated from the properties to the north by the M27. As a result the development would not result in any overlooking, overbearing or overshadowing impact.

### 8.36 Noise

The revised location proposed has moved the equipment approximately 20m west and further from the neighbouring properties to the east. The application is supported by an Acoustic Technical Report (MLM, July 2018) which predicts the expected noise levels that would arise from the proposed installation and compares these to existing measured noise levels in the vicinity where residential receptors are located. The report concludes that the noise emission is likely to have a low impact without detriment to neighbouring amenity. The Environmental Protection Officer has concurred with this conclusion but has advised the imposition of a condition requiring that the detailed acoustic design demonstrates that the noise emission from the site shall not exceed base levels at the closest residential premises.

### 8.37 Air Quality

The application is supported by an Air Quality Assessment which has been subsequently amended following comments from the Environmental Protection Officer.

8.38 As described above the original submission proposed exhaust stacks to a height of 13m. However the predicted levels of NO<sub>2</sub> would have exceeded the 1 hour mean, when the units are in operation over an approximately 15m stretch of the public footpath to the west of the site. Whilst this impact would have been limited to periods of operation and the public would not routinely be expected to spend significant time on that stretch of path the affected area is

outside of the applicants control and publicly accessible. As a result the proposed arrangement was not considered acceptable in the public interest. A revised proposal has been submitted increasing the exhaust stack height to 14.5m which is understood to result in NO2 levels below the recommended level in all public areas. There would remain a small area in exceedance outside of the application site but limited to the area occupied by the electronic pylons to the south. It is anticipated that the revised proposals will have addressed the concern but the technical data is being reviewed by the Environmental Protection Officer and members will be updated at committee.

### 8.39 **Flood Risk and Drainage**

Policy E7 of the RLP requires development proposals to avoid the deterioration of water quality and to protect the quality of groundwater aquifers and public water supplies. The application is supported by a Flood Risk Assessment and Drainage Strategy (MLM, July 2018). This report confirms that the site lies in an area designated by the Environment Agency as Flood Zone 1, and is outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year. In accordance with Table 3 from the technical guidance of the NPPF, the development would be appropriate in this location with regards to flood risk compatibility. As an unmanned facility there are no welfare facilities proposed. During construction or non-routine maintenance, portable welfare facilities would be brought to the site. There is therefore no requirement for potable water. As such the proposed development would be designed to meet the requirements of Policy E7.

### 9.0 **CONCLUSION**

9.1 The proposed development is in conflict with policy COM2 of the adopted plan. However there would be no significant visual harm and the overall height of the chimneys has been significantly reduced in conjunction with improved landscape mitigation. The proposals would bring forward benefits in terms of providing additional electricity generation capacity to support renewable energy production and on balance a departure from local plan policy is justified.

### 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. 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. 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.**

- 4. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.**

**Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**

- 5. No development shall take place including any works of demolition until a Construction Environmental Management Plan been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period.**

**The statement shall provide for:**

- Parking of vehicle of site operatives and visitors**
- Routes for construction traffic**
- Hours of operation**

- Construction and permanent lighting
- Method of prevention of mud being carried onto highway
- Pedestrian and cyclist protection
- Proposed temporary traffic restrictions
- Arrangements for turning vehicles
- Arrangements to receive abnormal loads or unusually large vehicles
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses
- Measure for the protection and mitigation of ecological interests including trees.
- Measures to protect water quality in runoff from the site

**Reason:** In the interests of safe operation of the highway and residential amenity both during the demolition and construction phase of the development in accordance with Test Valley Borough Revised Local Plan policies T1, E8 and LHW4.

6. Works shall be carried out in full accordance with all measures set out within section 6 of the Preliminary Ecological Appraisal (Seasons Ecology, June 2018) and the Preliminary Ecological Appraisal addendum (Seasons Ecology, August 2018).

**Reason:** In order to secure sufficient ecological mitigation and enhancement in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.

7. Details of any external lighting, including any temporary lighting during construction work, shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. Any lighting scheme shall be in line with the measures set out in section 6 of the Preliminary Ecological Appraisal (Seasons Ecology, June 2018) and the Preliminary Ecological Appraisal addendum (Seasons Ecology, August 2018). Development shall be carried out in accordance with the approved details.

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

8. No development shall commence until a scheme for the import of gas to the site and the export of electricity from the site, including routes of pipes and cables along Mill Lane has been submitted to and approved in writing by the local planning authority. The connection infrastructure shall be constructed in accordance with the approved details prior to the development being first brought into use.

**Reason:** To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

9. The combined BS4142: 2014 'rating level' of noise associated with generators and ancillary plant and equipment on site shall not exceed 50 dB(A) between 0700 - 2300hrs and 47 dB(A) between 2300 - 0700 hrs, as determined at the nearest existing residential property and/or any existing residential properties that may be more greatly affected. The measurements and assessment shall be made according to BS4142: 2014. The electricity generation unit shall not be brought into use until a scheme for controlling noise and verifying compliance with the above limit has been submitted to, and approved in writing by, the local planning authority. All noise control measures that form part of the approved scheme shall be implemented and thereafter retained for the lifetime of the development.

Reason: In order to avoid unacceptable levels of noise from the proposed development in accordance with Test Valley Borough Local Plan policy E8.

10. The development hereby permitted shall not be brought into use until a scheme to ensure that emissions to air associated with the electricity generation unit are efficiently abated throughout the life of the plant. The approved scheme shall include details of the arrangements for maintenance, testing and/or performance monitoring of the air quality abatement system to ensure continued efficient operation, and indicate how the operator of the facility will monitor and record air quality information. Any records kept in accordance with the approved scheme shall be kept for at least 24 months and shall, upon request, be made available to the local planning authority as soon as reasonably practicable. Development shall be carried out in accordance with the approved scheme.

Reason: To ensure residential amenity is not detrimentally affected in accordance with Policy E8 of the Test Valley Borough Revised Local Plan.

**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 paragraphs 186 and 187 of 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 applicant's attention is drawn to the letter from Cadent of 16 August 2018 regarding working near Cadent and/or National Grid's apparatus.
-