
APPLICATION NO.	18/01904/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.07.2018
APPLICANT	English Developments Ltd
SITE	Crofton, Kents Oak, Awbridge, SO51 0HH, AWBRIDGE
PROPOSAL	Erection of six detached dwellings, and two detached garages
AMENDMENTS	
CASE OFFICER	Mrs Sarah Appleton

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

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

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is the current garden area, situated to the south east of Crofton, a single storey detached dwelling accessed off a public footpath (Footpath 745). The site is laid to lawn with areas of shrub and trees. The boundaries of the site are mainly vegetative consisting of hedging and trees. There are several outbuildings within the site that have been used in conjunction with the existing dwelling.
- 2.2 The access to the site is from an existing, unmade (gravel) Public Right of Way (PROW). The PROW provides access from Romsey Road for a number of dwellings in the immediate vicinity of the site in addition to a farm complex. The PROW then narrows into a footpath which exits onto Newtown Road to the south west.
- 2.3 Existing dwellings in the immediate vicinity of the site are detached, are a mixture of designs and are single and two storey in their scale. Kents Oak Care Home is located adjacent to the Junction with the PROW and Romsey Road.

3.0 PROPOSAL

- 3.1 The proposals involve the erection of 6 detached dwellings on the site. 5 of the dwellings would be located to the rear (south of the site) with the other dwelling being sited to the east of the driveway. The dwellings would be one and a half or two storeys in height and would have their own driveway accessed off a central spine road. Each dwelling would be provided with either an attached garage, or double detached car barn.

3.2 The proposed dwellings would have either 4 or 5 bedrooms. The materials used in the construction of the dwellings would include the following:

- Plain clay tiles
- Red brickwork
- Timber double glazed windows (off white)
- Black upvc gutters

The proposed dwellings would be traditional in their overall design and would include gabled front projections, hipped roofs, pitched roof dormer windows and chimneys. The dwellings would have a maximum ridge height of approximately 8.3 metres for Plot 1 and up to 9.6 metres for plots 2-6.

3.3 Proposed boundary treatments would be vegetative, with hedges being proposed between the plots. Existing vegetation on the boundary is proposed to be retained.

4.0 **HISTORY**

4.1 The planning history relates to the dwelling itself at Crofton. There is no relevant planning history that relates to the site itself.

5.0 **CONSULTATIONS**

5.1 **Landscape** – No objection subject to conditions.

5.2 **Trees** – No objection subject to conditions.

5.3 **Highways** – No objection subject to conditions.

5.4 **Housing** – No objection subject to financial contribution in line with policy COM7.

5.5 **Ecology** – No objection subject to conditions and subject to a financial contribution towards the New Forest SPA.

5.6 **Rights of Way** – Comment:

“if no other option is available and Awbridge Footpath 745 is to be used as a vehicular access to the development, we raise no objection to the application subject to securing the following conditions:

- 1. No development shall take place on site until full details of the method of construction of the means of access to the premises, including materials and finishes from the public vehicular highway to the development site have been submitted and approved by the Local Planning Authority. The approved access details, shall be constructed and fully implemented prior to occupation.*
- 2. Financial contribution for enhancement of the local rights of way network.*

We also request the following advisory note:

3. *The applicant will be required to enter into a highway agreement with Hampshire County Council or agree the provision of a contribution to the Countryside Service towards any necessary improvement of the existing highway to provide access to the development and any increase in the cost of maintaining the highway related to the development.*

6.0 **REPRESENTATIONS** Expired 24.08.2018

6.1 **Awbridge Parish Council** – Object:

“The Council is of the view that this site is not suitable for the proposed development due to the lack of safe access/exit from the site for both vehicular traffic and pedestrians.

- *Public Right of access along the track needs to be confirmed.*
- *Who will subsequently take responsibility for maintenance of the track?*
- *The traffic survey has been undertaken ‘off-peak’ this Parish Council suggests that Hampshire County Council carry out an independent traffic survey.*
- *The Council has serious misgivings regarding the veracity of the ecology report, carried out after the site was cleared. It suggests that this be redone as it is known locally that there are bats and birdlife in this vicinity.”*

6.2 **13 x letters** of objection raising the following issues (summarised):

Character and appearance

- Concern over the size of the proposed dwellings and them not being sympathetic in design and height of the existing homes in Kent’s Oak.
- Proposals represent overdevelopment of the site and would be incongruous.
- Proposed dwellings would dominate the rural setting.
- Proposed density is out of keeping.
- Character of the area will be totally changed.
- Mature trees have been removed from the site which the tree report makes no mention of.
- Trees shown on the plans are off-site trees.
- Proposal would increase the number of dwellings in the hamlet by circa 100%.
- Light and noise pollution are major concerns.
- The hamlet will change beyond recognition.
- Plot sizes are not in keeping with the surrounding area.
- Two dwellings would be more acceptable here.
- Landscape would be changed to an urban one.
- No information submitted to demonstrate that there would be no impact on adjacent important trees. Potential improvements to the lane will negatively impact the root system of historic trees and their wildlife residents.

6.3 Impact on neighbour amenities

- The Old Diary would be overlooked. Occupiers would no longer enjoy privacy of their property. The rural aspect would be removed.
- Proposals would result in overlooking.
- Plot 2 would be only approx 20m from Forest View, privacy of bedroom at would be compromised.
- Proposals would compromise amenity of dwellings on Danes Road.
- Proposals would have a long term devastating impact on the lives of those living within close proximity to the site.
- Plot 6 would overlook both the property and garden of Danesfield and would result in overshadowing and loss of light.
- Proposals would overlook the school playing field.
- Plot 2 would take the sunlight and daylight from the neighbouring dwelling at Oaklands.

6.4 Highways/Access

- Access would be via a single track/footpath which has no passing places. Proposal would double the amount of traffic on that route and as there are no passing places, vehicles, including farm vehicles would be forced to reverse back onto the main highway. The track would become untenable and dangerous.
- Proposals would make the junction highly dangerous.
- Increase in traffic would endanger users of the footpath.
- Access is already quite dangerous as it is within a short distance with another dangerous access at Saunders Lane.
- Service vehicle traffic will also increase.
- Information submitted was limited and does not show the true picture of the busy roads around the school at certain times when parking is at a premium.
- Proposals would have a major impact on the visible outlook from the footpath.
- Do not believe refuse vehicles will be able to safely access the site.
- Concerns about impact construction traffic would have on highway safety.
- Proposed access would be totally inadequate and would not be accessible for emergency vehicles.
- Where will visitors to the dwellings park?
- Proposals would impact on the use of the right of way.
- Visibility will not meet the required standards.
- Access is required for the local farm – the proposed development would impair farm business and agricultural movements.

6.5 Ecology

- Development will greatly impact surrounding habitat and species.
- Do not recall seeing a bat survey within the application.

6.6 Drainage

- Potential for proposed drainage to ‘run-off’ causing problems to lower lying properties.
- Where will the drainage go?

6.7 Affordable housing

- No affordable housing is proposed.

6.8 General comments

- Previous planning conditions for the development of the care home were declined.

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)

COM2 – Settlement hierarchy

COM15 – Infrastructure

E1 – High quality development in the Borough

E2 – Protect, conserve and enhance the landscape character of the Borough

E5 – Biodiversity

E7 – Water management

LHW4 – Amenity

T1 – Managing movement

T2 – Parking standard

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- Affordable housing
- Impact on the character and appearance of the surrounding area
- Impact on residential amenities
- Highways and Rights of Way
- Trees
- Ecology
- Drainage

8.2 **The principle of development**

The site is situated within the Awbridge settlement boundary as defined in the Test Valley Borough Revised Local Plan 2016 (RLP). As a result, provided the proposed development complies with the other relevant policies of the RLP, it would be acceptable in principle.

8.3 **Affordable housing**

Policy COM7 of the TLP requires a financial contribution towards affordable housing where a development would include a net gain of 6-9 dwellings. In this case, such a contribution would be equivalent to up to 20% of dwellings to be affordable. Such a contribution is secured by the completion of an appropriate legal agreement. The applicant has confirmed that they are willing to enter into an agreement, which, at the time of writing this report, is being progressed. Subject to such a contribution being secured, the proposal would comply with policy COM7 of the RLP.

8.4 **Impact on the character and appearance of the surrounding area**

The site is situated in Kent's Oak, a small group of houses on the south western edge of Awbridge. The site is currently used as a garden for the single storey dwelling at Crofton. The site is located in an area where buildings are clustered around the Public Right of Way (PROW) and consist of both single and two storey dwellings of differing designs, set in varying plot sizes. The area has a verdant character, boundary treatments are mainly vegetative and there are a number of mature trees in the vicinity of the site.

8.5 The proposed dwellings would be of a traditional design and scale and would utilise traditional, vernacular materials. Whilst plots 1 and 6 would be individual in their design, there is some consistency in the design of plots 2-5.

Considering the mix of dwelling types and sizes in the immediate vicinity and in Awbridge as a whole, it is considered that the design of the dwellings would be appropriate. With regards to plot sizes, the proposed plot sizes in this instance are considered to be comparable in size to those in the immediate vicinity of the site. As a result, it is considered that the layout, scale and design of the proposed dwellings would integrate, respect and complement the character of the surrounding area in accordance with policy E1 of the RLP.

8.6 The development would sit to the rear of the existing dwelling at Crofton. From the PROW, the site is well screened by boundary hedges which run along the northern boundary of Crofton and from trees and hedges that run along the southern edge of the PROW (adjacent to the primary school). Where glimpsed views of the site and the proposed dwellings would be available, they would be filtered by intervening vegetation and seen in context with surrounding built form.

8.7 Views of the proposed development would be seen from the entrance to Crofton, with plot 1 being the most visible from this point. Plot 1 is proposed to be 1.5 stories in height, be of a traditional design using vernacular materials. The dwelling would set back from the entrance and the submitted plans show new planting within the site to define its plot. It is considered that this plot, being the closest to the entrance, would be of a character and design that would be in keeping with the character of the surrounding area. Other plots within the proposed development would be visible from the entrance, however, these would be seen at a longer distance and views would be filtered by proposed planting.

- 8.8 From Romsey Road, glimpse views of the site are available through gaps in surrounding vegetation. Views of the dwellings from this viewpoint would be at a longer distance and would be filtered by intervening vegetation. Where glimpse views of the development are available, the dwellings would be seen in context with the surrounding built form.
- 8.9 The adjacent PROW runs between Romsey Road and Newtown to the south west. Due to the undulations in the surrounding landscape, views of the site are only apparent when one gets closer to Awbridge when walking in a north easterly direction. Where the proposed dwellings would be seen from the PROW (in an adjacent field), they would be seen in context with surrounding built form.
- 8.10 In addition to the above, the applicant has submitted a detailed landscaping strategy in support of the application. This shows existing landscaping features to be retained and strengthened with additional planting where necessary. New planting within the site would also be provided. Boundary treatments between the plots would be vegetative which would be wholly in keeping with the verdant character of the surrounding area. The existing vegetative boundaries of the site would be retained.
- 8.11 As a result of the above, it is considered that the proposals would integrate, respect and complement the character of the area in terms of its layout, appearance, scale, materials and building styles and would not have a detrimental impact on the appearance of the immediate area and landscape character of the area within which the development would be located. As a result, subject to conditions in relation to landscaping and the protection of surrounding trees, it is considered that the proposals would comply with policies E1 and E2 of the RLP.

8.12 **Impact on residential amenities**

Impact on Crofton

The existing dwelling at Crofton would be located directly to the north and west of the proposed dwellings. Proposed plots 1, 2 and 3 would be directly adjacent to the existing dwelling and the impact these proposed dwellings would have on the amenities of the occupiers of Crofton is discussed below.

8.13 Plot 1

Plot 1 would be sited directly opposite the vehicular access into Crofton and would include windows at first floor level that would look directly into this access point. However, due to the separation between the properties (minimum of 22 metres), it is not considered that plot 1 would result in any adverse impacts on the amenities of the occupiers of Crofton.

8.14 Plot 2

Plot 2 is located to the south east of the site and would be directly adjacent to the proposed new garden boundary at Crofton. Plot 1 is proposed to have a 1.5 storey projection with a sloped roof pitching away from the boundary on its north east elevation. This will be separated from the dwelling at Crofton by approximately 10 metres. A hedge is proposed on the boundary between the two dwellings. As a result of this separation and as the nearest part of Plot 2 would be 1.5 storeys in height with a roof pitching away from the boundary, it is not considered that plot 2 would result in any adverse overbearing or overshadowing into the existing dwelling at Crofton.

8.15 With regards to overlooking, plot 2 would include a bedroom window at first floor level on its front elevation which would look out onto a small part of the proposed garden for Crofton. The south east elevation of Crofton includes windows at ground floor level which are positioned within part of the dwelling that is closer to the road (along the north west part of the building). As a result of the oblique relationship between the first floor window on plot 2 and existing windows at Crofton and the distance between them (approximately 16 metres), it is not considered that plot 2 would result in any adverse overlooking into the existing dwelling at Crofton.

8.16 Plot 3

Plot 3 would be positioned opposite the rear elevation and resultant rear garden area of Crofton. As a result of the angled relationship between plot 3 and the rear elevation of Crofton coupled with the separation distance (at its closet, approximately 19 metres from the north west corner of plot 3 and the closet part of Crofton) and as submitted plans show that the finished floor level of plot 3 would be lower than Crofton, and as an existing Walnut tree, which would screen views, would be retained, it is not considered that Plot 3 would result in any adverse impacts on the amenities of the occupiers of Crofton.

8.17 Impact on dwellings along Danes Road

Plot 6 would be the closet of the proposed dwellings to the rear of the existing properties along Danes Road. It is considered that the back to back separation between plot 6 and the existing dwellings at Blaenwern and Danesfield (approximately 62 metres back to back between plot 6 and Blaenwern) is such that the proposals would not result in any adverse impacts on the amenities of the occupiers of these existing dwellings.

8.18 Impact on adjacent barn conversion to the south west

The site is adjacent to 'The Old Dairy', a barn conversion to the south west. This property will be directly opposite the rear elevation of plot 2. The north east elevation of The Old Dairy includes 3 windows which serve two bedrooms and a bathroom. The separation between the rear elevation of plot 2 and would be approximately 21 metres. As a result of this separation it is not considered that plot 2 would result in any adverse impacts in terms of overlooking, overbearing, overshadowing or loss of light.

8.19 The Old Dairy includes a small area of garden to the south east. Windows at the rear elevation of plot 3 would have some oblique views towards this garden area. Due to the oblique nature of these views and the separation distance between plot 3 and The Old Dairy (the rear elevation of plot 3 would be located approximately 12 metres from the southern boundary of the site) it is not considered that plot 3 would result in any adverse impacts in terms of overlooking, overbearing, overshadowing or loss of light.

8.20 Impact on Forest View

Forest View is located to the north west of the site and would be positioned immediately adjacent to proposed plot 2. The separation between plot 2 and Forest View would be a minimum of 22 metres. As a result of this separation distance, it is not considered that the proposals would result in any adverse impacts on the amenities of the occupiers of this property.

8.21 Impact on Oaklands

Oaklands is located on the opposite side of the PROW to the site. The separation distance between Oaklands and Plot 2 would be approximately 34 metres (from the north west edge of the garage of plot 2 and the closet front wall of Oaklands). As a result of this distance, it is not considered that the proposals would result in any adverse impacts on the amenities of the occupiers of this property.

8.22 Impact on the proposed dwellings on each other

The submitted layout shows that the relationships between the proposed properties including proposed separation distances would be adequate such that the dwellings would not have any adverse impacts on terms of overlooking, overbearing, overshadowing or loss of light.

8.23 Residential amenity summary

As a result of the above, it is not considered that the proposed development would result in any adverse impacts on neighbour amenity in terms of overlooking, overbearing, overshadowing or loss of light. The proposals are therefore considered to comply with policy LHW4 of the RLP.

8.24 **Highways and Rights of Way**

Parking and manoeuvrability

Parking for each dwelling would be provided in accordance with the parking standards set out at Annex G to the RLP. In accordance with the parking standards, visitor parking also needs to be provided. This is not shown on the current plans however, the applicant has confirmed that they will submit amended plans showing the provision of 1 visitor parking space in accordance with the parking standards. This is reflected in the officer recommendation.

8.25 With regards to manoeuvrability, within the site, there is adequate space for both cars and refuse vehicles to enter and leave the site in a forward gear.

8.26 As a result of the above, it is considered that subject to an amended plan being submitted showing the provision of a visitor parking space, the proposals would accord with policies T1 and T2 in relation to parking and manoeuvrability.

8.27 Access

The Council's highway officer is satisfied that visibility provided from the site access and from the access off Romsey Road are adequate and would accommodate the proposed development without there being any adverse impacts on highway safety. The visibility splay requirements onto Romsey Road have been determined as a result of the speed surveys that have been undertaken by the applicant and are on land in control of the highway authority to maintain. As a result, in relation to the access, it is considered that the proposals would comply with policy T1 of the RLP.

8.28 Impact on the surrounding highway network

There is much local concern about the increased use of the access track resulting from this development and the impact this would have on highway safety, particularly the safety of pedestrians. The existing PROW is currently used as the main vehicular access for 4 residential dwellings within the vicinity of the site, along with access being provided for the adjacent care home and farm at the bottom of the PROW. Using TRICs data, the applicant has calculated likely traffic generation resulting from the proposed development. The transport statement submitted with the application details that the proposed development would generate 3-4 additional movements in the morning and evening peak period. It is not considered that such additional movements would result in material impact on the highway network that would result in an adverse impact on highway safety and as such, in relation to the impact of the proposed development on the surrounding highway network, it is considered that the proposals would comply with policy T1 of the RLP.

8.29 Impact on Rights of Way

The Rights of Way officer at Hampshire County Council has raised some concerns in relation to the proposed development. There is a query relating to whether the applicant has authority to drive over the public footpath to gain access to Romsey Road and concern that any increased use of the PROW would be likely to have a significant adverse impact on the amenity value of the route.

8.30 In relation to whether the applicant has a right to cross the PROW to gain access to the site, the application is supported by a copy of the title deeds and plan for Crofton. This shows that whilst not included within the red edge of the application the 'purchasers and their successors in title and the occupiers of the property' have the right to pass and repass over the PROW to gain access from Romsey Road to the site.

8.31 With regards to the impact the proposals would have on the amenity value of the route, as this part of the PROW is currently used to access a number of properties within Kents Oak, it is not considered that the use of the PROW for access to the proposed residential dwellings would result in a material change to the character of this part of the PROW. It is therefore not considered that the proposals would have any adverse impacts on the character of the PROW. The proposals are considered to comply with policy T1 in this regard.

8.32 The Rights of Way officer, in further correspondence has confirmed that they are seeking a financial contribution towards the improvement and future maintenance of the local rights of way network, in particular, footpath 745 which runs from Romsey Road, past the site and the neighbouring dwelling at Forest Edge. Footpath 745 joins footpath 'Lockerley 1b' at a field entrance which is located to the western edge of Forest View. The contribution requested by the Rights of Way officer has been split into the following 4 elements:

- a) Contribution towards the future maintenance of Awbridge Footpath 745
- b) Provision of a kissing gate
- c) Provision of signage (no vehicles except for access)
- d) Project management element

8.33 A financial contribution towards the above improvements requested by the Rights of Way officer would be secured through the completion of an appropriate Section 106 legal agreement. In accordance with the Community Infrastructure Levy (CIL Regulations) and the NPPF, legal agreements to secure contributions should only be sought where they can meet the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonable related in scale and kind to the development.

In this instance, it is not considered that the contribution requested by the Rights of Way Officer meets these tests. The highways officer has confirmed no objection to the proposal on highway safety grounds on the basis of the surface of the PROW as it currently exists without requiring any improvements. As such, the improvement/maintenance of the PROW is not necessary to make the development acceptable in planning terms. The same is true to the provision of a kissing gate (the location of which has not been specified) or signage. The elements put forward by the Rights of Way officer seem to be a general need for the footpath and not a need arising specifically from the proposed development and as such are also not considered to be directly related to the proposed development. Also, as a result of the above, a contribution cannot meet the third (c) test.

8.34 As the requested contribution from the Rights of Way Officer cannot be justified in line with the CIL Regulations or the NPPF, it cannot be required as part of this development.

8.35 **Trees**

The application is supported by a 'Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan' document (MJC Tree Services, July 2018). Trees to be retained are mainly located within the boundary vegetation of the site with a single Walnut tree being located adjacent to the existing paved area to the rear of Crofton itself. The proposed development avoids the canopies and root protection areas of the existing trees on site. Subject to conditions requiring the development to be undertaken in accordance with the provisions set out in the arboricultural report, requiring tree protection measures to be retained for the full duration of the development and a condition requiring all service routes, drain runs etc. be located outside of the tree protection barrier, it is considered that the proposals would not result in any adverse impacts on existing trees. The proposals are considered to comply with policy E2 of the RLP in this regard.

8.36 **Ecology**

On-site ecology

The application is supported by an Ecological Assessment (Peach Ecology, June 2018). The Council's ecologist has confirmed that this report provides a sufficient survey and assessment of the site and proposals. Overall the site consists of well managed gardens and is of low ecological value. The existing buildings on the site are not suitable for bat roosting or bird nesting. The report does not identify any particular ecological issues with exception of the potential for nesting birds in vegetation to be removed.

8.37 The ecology report sets out various mitigation and enhancement measures, including specifications relating to the landscaping proposals and features to be incorporated into the developed site. The Council's ecologist has no particular concerns in relation to the development but has recommended that a condition be added to any permission requiring the development to be undertaken in full accordance with the measures set out in the submitted ecology report. A condition is also recommended to secure the submission and approval of a lighting plan which has been designed to avoid lighting of existing and proposed habitats and proposed bat and bird roosting and nesting features. Subject to these conditions being imposed, it is considered that the proposals would not result in any adverse impacts on ecology. The proposals are therefore considered to comply with policy E5 of the RLP.

8.38 Third party comments in relation to the application question the veracity of the submitted ecology report as it was undertaken after the site was cleared. Any clearance of the site undertaken without regard to ecology may have been in contravention with the relevant habitat law, however, for the purposes of determining this application, the Local Planning Authority can only consider the impacts the proposals development would have on the site as it exists. The ecology report submitted by the applicant has been undertaken by a professional ecological consultancy. There is no reason to question the findings and conclusions of the report that has been submitted by them.

8.39 *International sites*

The proposed development would result in a net increase in residential dwellings within 13.06km of the New Forest SPA. This distance defines the zone identified by recent research where new residents would be considered likely to visit these sites. This SPA supports a range of bird species that are vulnerable to impacts arising from increases in recreational use of the sites that result from new housing development. It has been demonstrated through research, and agreed by Natural England that any net increase would have a likely significant effect on the SPA when considered in combination with other plans and projects.

8.40 To address the above issue, the Local Planning Authority has adopted a strategy whereby a scale of developer contributions has been agreed that would fund the delivery of measures to address these issues. With respect to the New Forest, a new strategic area of alternative recreational open space is being delivered that would offer the same sort of recreational opportunities as those offered by the New Forest.

8.41 The proposed development would have a likely significant impact on the New Forest SPA. A legal agreement to provide mitigation for this impact to secure a financial contribution towards and alternative recreational open space is being progressed. An update with regards to this will be provided in the update paper.

8.42 **Drainage**

Concern has been raised with regards to the adequacy of the proposed drainage of the site (each dwelling would have its own sewage treatment plant). It is noted that the site is in flood zone 1 and as such is in an area where development is considered appropriate in flooding terms. With regards to drainage, the village does not have mains foul drainage and as such, non mains drainage has to be used. Package sewage treatment plants are generally an appropriate system to be used in residential developments and their installation will be overseen by Building Control Regulations.

9.0 **CONCLUSION**

9.1 The proposals are considered acceptable in principle and are not considered to have any adverse impact on the character and appearance of the surrounding area, residential amenities, highways/rights of way, trees or ecology. The proposals are therefore considered to comply with the relevant policies contained within the Test Valley Borough Revised Local Plan 2016.

10.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building subject to:

- **Completion of a legal agreement to secure financial contributions towards:**
 - **Affordable Housing provision**
 - **New Forest SPA**
- **Submission of amended plan showing provision of visitor parking in accordance with Annex G to the Test Valley Borough Revised Local Plan 2016.**

Then 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. The development hereby permitted shall be undertaken in full accordance with the landscaping shown on the Landscape Strategy Plan (drawing number: 1618-0101 June 2018) and Landscape Maintenance Plan (TGD Landscape Ltd 1618-401 June 2018). No development shall take place above DPC level of the development hereby permitted until a planting plan detailing species, plant numbers, sizes and percentage mix has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall also include an implementation strategy. The landscape works shall be carried out in accordance with the implementation strategy.**
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 full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports). Implementation and maintenance details shall also be included. The landscape works shall be carried out in accordance with the approved details.**
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.
- 5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the MJC Tree Services Ltd Arboricultural Impact Appraisal and Method Statement reference MJC-18-0134 dated 2 July 2018.**

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

- 6. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

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.

- 7. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**

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.

- 8. The development shall be undertaken in full accordance with the measures set out in section 5 and the plan at Appendix E of the Ecological Assessment (Peach Ecology, June 2018), including those relating to landscaping.**

Reason: In order to avoid impacts to protected species and to provide ecological enhancements in accordance with the Test Valley Borough Revised Local Plan 2016 policy E5.

- 9. Prior to the commencement of development full details of the layout for the parking and manoeuvring on site of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.**

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

- 10. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**

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

- 11. Details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of such lighting. The lighting shall be installed in accordance with the approved details.**

Reason: To avoid impacts to bat commuting and foraging activity and 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) policies E1, E2 and E5.

- 12. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

TBC upon submission of amended plan

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

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. No vehicle shall leave the site unless its wheels have been sufficiently cleaned as to minimise mud and other material being deposited on the highway. Appropriate measures, including drainage disposal, should be taken and shall be retained for the construction period. (Non-compliance may breach the Highway Act 1980.)**
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