

TEST VALLEY BOROUGH COUNCIL
PLANNING AND BUILDING SERVICE
BEECHHURST
WEYHILL ROAD
ANDOVER
SP10 3AJ

Application	CS/25/99710
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Monday 18 August 2025

Dear Sir/Madam

Application No:	CS/25/99710
Description:	Test Valley consultation request. Change of use of site from agricultural to dog day care and erection of associated buildings, fences and gates and installation of hardstanding and septic tank
Site:	LAND AT HAWSTEAD FARM, HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO21 2LE

Thank you for consulting Eastleigh Borough Council on the above application. The site lies close to the boundary with Eastleigh Borough, and internal consultation has been carried out with relevant specialist officers. The following comments are provided for your consideration:

Tree Consultant

Our Tree Consultant has advised that no response is required in this instance. No objection is raised on arboricultural grounds.

Ecology

Our Ecologist has reviewed the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment prepared by Ark Ecology (June 2025). It is noted that the grid reference provided in the report is incorrect. However, the correct

location has been verified. The assessment of habitat suitability for protected species, including great crested newts, is considered appropriate.

The proposed reasonable avoidance measures are supported, and the reported biodiversity net gain of +106.61% is welcomed. Accordingly, no objection is raised on ecological grounds.

Environmental Health (Pollution Team)

The Council's Pollution team has reviewed the following documents:

- Noise Management Plan (April 2025)
- Waste Management Strategy (April 2025)
- Operational Management Report (April 2025)
- Planning, Design & Access Statement
- Proposed Site Layout and Location Plan

It is understood that the facility will operate between 08:00 and 17:30 on weekdays only, with no dogs remaining on-site overnight and no weekend or bank holiday use. These operational hours are considered appropriate to limit noise impact.

Given the location of the site and its distance from residential properties, and subject to the proposed mitigation measures, the site is considered to present a low risk in relation to noise, dependent on the number of dogs present on-site.

To ensure full assessment of potential impacts, we recommend that clarification is provided on the maximum number of dogs proposed on-site at any one time as well as the typical daily capacity. We would also highlight that the "Noise Management Plan" document has been mislabelled online as a "Noise Assessment", which may lead to misinterpretation and should be corrected.

Local Councillor

Concerns have been raised by a local councillor in relation to the proposed use of a septic tank, noting that the site falls within the Monks Brook catchment area. It is suggested that consideration be given to the use of a sewage treatment plant as a

more appropriate waste water solution, and that further technical detail be provided to confirm compliance with environmental protection standards.

Planning Officer Summary

The proposed development is unlikely to give rise to any significant adverse impacts on Eastleigh Borough, given the rural nature of the site and the business model which limits traffic and activity to weekday operations. Nonetheless, clarification on waste water treatment methods and dog capacity is encouraged to avoid any indirect or adverse effects, particularly in relation to water quality and local amenity.

Eastleigh Borough Council therefore raises no objection to the proposal, subject to the above matters being addressed.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager