

UPDATE PAPER

Northern Area Planning Committee

Date: Thursday 27th January 2022

Time: 5.30 p.m.

Venue: Conference Room 1, Beech Hurst, Weyhill Road,
Andover, Hampshire, SP10 3AJ

**Northern Area Planning Committee – 27th January 2022
Update Paper**

The purpose of the report is to provide information on planning applications which has been received since the agenda was printed.

Report of Head of Planning and Building

1. Background

- 1.1 Reports on planning applications are prepared for printing on the agenda some 10 days before the date of the Committee meeting but information and representations received after that time are relevant to the decision. This paper contains such information which was received before 10.00am on the date of the meeting. Any information received after that time is reported verbally.

2. Issues

- 2.1 Information and representations are summarized but the full text is available on the relevant file should Members require more details. The paper may contain an officer comment on the additional information, amended recommendations and amended and/or additional conditions.

7. **19/01485/FULLN (PERMISSION) 13.06.2019** **10 - 60**
SITE: Land at Picket Piece, Ox Drove, Picket Piece
ANDOVER TOWN (DOWNLANDS)

CASE OFFICER: Miss Emma Jones

8. **19/02639/FULLN (PERMISSION) 04.11.2019** **61 - 78**
SITE: 18 Nestor Close, Andover, Hampshire, SP10 3JX
ANDOVER TOWN (HARROWAY)

CASE OFFICER: Miss Emma Jones

APPLICATION NO.	19/01485/FULLN
SITE	Land At Picket Piece, Ox Drove, Picket Piece, ANDOVER TOWN (DOWNLANDS)
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1.0 CONSULTATIONS

1.1 HCC Children's Services; Response awaited

1.2 HCC Early Education Childcare Unit; Comments;

- This planning application for 16 dwellings poses a potential increased demand for childcare places as the majority of homes proposed are 3 or 4 bedroom, which is most likely to indicate families with children that would need access to local schools and early years provision from the Picket Piece development;
- There is currently 1 x Full Day Care in the Andover Downlands ward and 4 EYE Childminders plus 4 x Full Day care and 8 EYE childminders in the neighbouring ward of Andover Romans. All settings already have high demand from the locality and all currently offer the extended entitlement (30 hours) to support childcare for working parents and there is limited capacity available for new children looking forwards;
- The early years providers in the ward (Andover Downlands) state they are currently full and all early years providers in neighbouring wards are in a similar position which highlights the pressure for early yeas and childcare should these proposed new dwellings be developed. It would therefore mean that parents and carers would have to source/travel beyond the housing development and ward area to secure childcare, which many do already due to the demand from the new homes already built;
- In conclusion, for this development and recent others that have been proposed in the adjacent areas of Picket Piece and Picket 20 developments any new homes where there would be young children must consider how additional childcare provision beyond that already provided for from the main developments can be established.

2.0 REPRESENTATIONS

2.1 10 x letter; Objection and comments from 1 and 14 Galbraith Road (x2), 17 and 29 Tolme Way, 73 Errington Road, and 4 x unknown address, summarised as follows;

- It seems that whatever is said or done the development of the land will be approved, so all we can do as residents is try and minimise the horrendous disruption this will cause us all;
- Request a condition is made that no Site traffic will access the build area through the Locksbridge Park estate, (Locksbridge Road and Galbraith Road). The roads are already breaking up under normal traffic conditions,

and will not withstand heavy duty trucks and lorries. In addition, the danger to residents in such tight surroundings (two cars cannot pass each other easily along the side roads), is a real and justified concern. The site is right next door to the recreation area that residents / children use, and therefore they are walking through the estate constantly. HGV traffic would pose a massive health and safety risk in this densely populated residential area;

- Hampshire County Council have agreed that Site traffic for the proposed development will be travelling through Locksbridge Park to the building site. Have any of them actually visited the roads in question to see that they are totally unsuitable for this use; and will cause untold noise, damage, danger and major disruption and misery for residents;
- These vehicles will be feet away from our front doors and pose a real risk to people, property and pets. Steps need to be put in place for roads, verges, property, vehicles and residents to be protected in every way. The specific concerns are for Drummond Road, Tolme Way and Galbraith Road, all of which already struggle on a daily basis with vehicles like delivery transit vans let alone anything larger;
- Please understand that these are real concerns for health, safety and mental health wellbeing - people need to be listened to, understood and considered, especially at this depressing time;
- Building here would make life unbearable the road size is just about big enough for the traffic it has, it barely copes and has had to be re-laid twice in the less than 5 years we have lived here;
- The regularly used bit of green space has become a central part of our community hosting many a bbq for the street in the summer before covid as well as a much needed green space for children and animals alike;
- There is no need for 16 more houses the developer should be held accountable for the lack of attention they have already put into the estate, the play parks are shocking, roads are a constant nightmare and drainage is a constant issue as the builders regularly dump rubbish down drains causing a blockage;
- We have no school and as yet no shop I beg please reconsider this it would be a disaster;
- The covenant that Wates are basing this application on, states that if the land wasn't used within a 5 year period, they could apply to build on the land. The covenant expired before anyone had moved in, so no one had access to use the land;
- The block paved roads have been a problem and been re-laid multiple times already, construction traffic will make this worse and lead to further road closures to make good;
- Loss of light or overshadowing;
- Overlooking/loss of privacy;
- Adequacy of parking/loading/turning (kerb on corner of Galbraith Road was been damaged by the Refuse Collection vehicle);
- Traffic generation;
- Layout and density of building;
- Loss of trees;
- Road access, the bin men struggle and have to reverse backwards down

Galbraith Road;

- Previous planning decisions (including appeal decisions);
- Nature conservation;
- Noise and disturbance resulting from use;
- Hazardous materials;
- Smells;
- Highway safety;
- Visual amenity (but not loss of private view);
- Effect on listed building and conservation area;
- Design, appearance and materials;
- Landscaping;
- Local, strategic, regional and national planning policies;
- Government circulars, orders and statutory instruments;
- Disabled persons' access;
- Compensation and awards of costs against the Council at public enquiries;
- Previous planning decisions;
- The perceived loss of property value;
- The loss of a view;
- The impact of construction work;
- This development is already overdeveloped and lacking precious green space;
- The brick roads along Galbraith Road & Tolme Way are very narrow and are physically not built for two way traffic, parking/loading or turning if you meet another vehicle, you have to reverse back down the road;
- Is impractical and a health and safety risk for large scale building equipment to access or any additional traffic to this area. The access plans for these homes are simply impractical;
- This development is lacking in green space, agreeing alternative green space in Overton will not help this area. This is such a small slice of land and what you are proposing is simply greedy and impractical;
- Extremely disappointed, frustrated and exacerbated with this planning application proposal, which has now been backed by the Planning Inspector after residents made their opposition known and made extremely clear;
- Moved here to get away from built up areas and large housing developments, and now the developer proposes to make residents lives absolutely unbearable by digging up our already small area of Green space to squeeze yet more tightly compacted houses on a very small area of land which I use to exercise, walk the dog and enjoy the surrounding wildlife and peace and quiet;
- Bought a four bedroomed house and are looking to have children. We have worked extremely long hours and sacrificed a lot, holding off having a family to be able to afford a beautiful house we are fortunate to now own. We wanted a quiet and green area which we have found and now live and love the large green areas available which pretty much sold this development to us. The whole reason for our move to Andover was because it is relatively small, quiet, friendly and with unspoilt green areas,

and I am aware in the short time I have been here just how much land has been developed into housing;

- David Wilson Homes sold this house to us, with sales staff stating that this was staying a village, once complete would not be getting bigger and the green spaces allocated were not going to be built on. I clarified this and was assured the Green space was allocated Green space for residents and was to be handed over to the Council;
- Now feel totally mis-sold the property under false pretences. Angered me that now the developing has ceased, DWH and Wates are now both intending to build on green land allocated to the public which is what I was led to believe, purely for profit and do not care at all what the residents have to say. I feel that even the council don't want to listen to their own residents who elected them in the first place as to why this should not go ahead;
- Andover has now built more than its fair share of new builds and is at a great risk of becoming over developed for the amenities and public services available;
- We have a dog and it's ideal for walks and in general I feel much better in myself seeing the lush green areas, the hedgerows for wildlife which brings relaxation, peace of mind and positive well being. Having the green areas will in the future be essential for our little ones growing up, for walks and playing sport;
- Enjoy seeing the wildlife and have often on walks really enjoyed watching the sun sets and the surrounding beauty enhanced by these green spaces. Having these areas have also improved my mental well being, coming from an urban area I have relaxed so much more now I have moved to this Village. Just walking to these green areas with open areas brings me peace of mind and relaxation. Simple things like this have a powerful and positive affect for health benefits. These grassed areas are crucial for residents because garden space is a lot smaller these days, so having additional green space allows families to play football, ball games, play fetch with the dog, picnics, and most importantly running. My husband and I love the fact we have these spaces to run, exercise, do Pilates and play with the dog, which as I have stated, sold the house we bought, to us;
- A positive in order to combat the current obesity issue in this country and having these green spaces encourages not only couples but families to exercise, play together and gives quality time together as well as brings together an entire community;
- Taking these green spaces away for yet more housing is ludicrous and detrimental to the aesthetic look to this area;
- Having just come from a majorly overdeveloped site on Reading I saw a relatively small development have more and more houses added, less green spaces and watched a lovely site deteriorate over a 5 year period to a point where I would walk the dog and be scared I was going to be mugged. We had a huge issue on our old development with drug dealers, drunk students and criminal damage to the development, which happens when you overpopulate a small site, cramming more and more housing, with more and more people just for profit;

- It will destroy the community and family feel;
- The developer is getting greedy and profit should not come before people's well being and the environment;
- Having these extra houses is going to have an even bigger impact on parking. I already have a massive issue getting in and out of my private drive because residents park directly opposite making it almost impossible to get on or off my property. No double lines, there are no parking restrictions and our Road has not been adopted by the Council nor are there any plans to adopt it. Increasing housing is going to make it worse;
- Refuse trucks cannot safely manoeuvre around the small narrowing roads. I am forever watching them reverse as they cannot safely turn in or around the extremely narrow and winding roads;
- There are so many cars parking on the smaller roads due to no restrictions, should there ever be a huge fire, fire engines would not have sufficient access in order to protect properties. We have already had a fire on this estate a few years ago and I watched the fire engine unable to get through the road. It's the same with ambulances;
- To re-start development in a section where the community believed was complete and not going to be touched is very upsetting and unthinkable. We already have major issues with water pressure on this site and adding yet more and more housing is going to put a huge strain on the system already in place and may become unfit for purpose, increasing issues with leaks and possibly encouraging bans on water usages/hosepipe bans to allow water conservation;
- The uprooting of hedgerows, disruption and destruction of wildlife's homes, is unthinkable. Having this nature right on the doorstep is lovely and most of them live in the hedges still in place;
- Trees recently planted would be uprooted, which is just not right. If anything you should be planting more trees and encouraging more green spaces for residents;
- This council is placing profit above the needs of both current residents and amenities already at breaking point in the area. There are not enough buses, trains or public facilities to cater for the sheer amount of houses that you appear to want to cram in small developments and again we go for profit over peoples overall well being. The original planning consent for this development was granted with the proviso of safeguarding this land. It really is a central aspect to this site, our homes, our community, our life, our village;
- May sell up because of the stress this is causing;
- HCC has not adopted the roads on Locksbridge Park and cannot therefore authorise this hazardous building site traffic. Believe HCC/TVBC are acting unlawfully;
- Residents pay a fee to a management company for road maintenance. Not prepared to authorise or pay further amounts or to allow building traffic onto roads I maintain. Still damage to the road relating to the original build yet to be repaired;
- Street parking and need to swerve in an out would increase;
- Question how 16 houses can fit on site and give adequate garden space.

- Will be vital as there will be no more green space;
- More vehicles and higher risk to children playing outside, forced in the road rather than on the field. High risk and unsafe to expect them to play in the streets;
 - The proposal is contrary to the National Planning Policy Framework's principles on open space, sports and recreational facilities. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions;
 - The removal of trees and their replacement with brick walls and wooden fencing and more traffic and parked cars will reduce my enjoyment of my house and home fundamentally. The outlook from the front of my house will be completely changed and ruined;
 - Character of the area will be changed completely from an open green communal space to a dense cramped cluttered mess.

(Case Officer note: It is considered that the matters raised within the additional third party representations have been predominately addressed within the main agenda report. Further consideration is given to other matters raised in section 3.0 below).

3.0 PLANNING CONSIDERATIONS

3.1 Highway Network

No objections have been raised by the Highways Authority in respect of the use of the existing road network within Locksbridge Park for construction traffic. In addition, it is considered that there would be no other suitable alternative routes which could be used for access to the site, including Ox Drove. For this reason, an additional condition (number 23) is recommended to prevent any accesses to the site being provided, other than those shown on the submitted plans. This is consistent with a condition on the outline planning permission for the overall Locksbridge Park development (application reference 10/00242/OUTN). Recommended condition 7 in the main agenda report has also been amended to require the submission of a comprehensive construction management plan, to include such details as construction traffic routing, parking and manoeuvring of construction vehicles, and storage of materials etc. Any damage to unadopted roads or private property would be civil matter. The proposals are considered to comply with RLP policy T1.

3.2 Biodiversity

Further to paragraph 8.26 of the main agenda report, the applicant has confirmed that swift bricks can be incorporated into the proposed development, which would provide swift nesting opportunities. An additional condition regarding this is set out in the recommendation below (now condition 12). In accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016, this would contribute towards enhancing biodiversity at the site, along with the other measures proposed.

3.3 Obligations

Further to paragraph 8.38 of the main agenda report, a consultation is currently

being carried out with Hampshire County Council as Education Authority to ascertain whether the proposed development would generate increased demand for school places at primary and/or secondary levels, such that mitigation for the additional burden that the proposed development would place on the existing educational provision would be required in the form of a financial contribution towards additional educational provision. The recommendation has been amended to reflect this outstanding consultation.

- 3.4 With regards to provision for Early Years places for children, the comments from Hampshire County Council are noted (paragraph 1.2 of this update paper). However as these services are generally provided by private operators, it is difficult to secure a financial contribution towards this provision, and given the size of the site and scale of the proposed development, it is considered that it would be unreasonable to require the applicant to set aside an area of land on which a third party provider could build an early years setting in this instance.

4.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building to grant PERMISSION subject to; the submission of (i) An acceptable nitrate mitigation scheme; (ii) The undertaking of an Appropriate Assessment; (iii) The satisfactory conclusion of consultation with Natural England; (iv) The completion of a legal agreement to secure the nitrate mitigation measures; and subject to the completion of a legal agreement to secure obligations in respect of the following:

- **Affordable housing;**
- **Public open space (on site and off site);**
- **Ball stop fencing;**
- **Community facility improvements;**
- **Education improvements, if considered necessary and reasonable following consultation with Hampshire County Council;**

and subject to conditions and notes:

1. **The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers;**
 - **P10-010 REV C**
 - **A-P13-010**
 - **H433---7 13 Rev B**
 - **H433---7 14 Rev B**
 - **A-P11-131**
 - **A-P11-130**
 - **H406---7 15**
 - **H469--X7 16**
 - **H497---7 13**

- P341--D7 13
- T310-D-7 15 Rev 01
- T310-E-7 15 Rev 01
- SH55---7 11 Rev A
- H406---7 16
- H469--X7 17 Rev A
- H497---7 14
- P341--D7 14
- T310-D-7 16 Rev 01
- T310-E-7 16 Rev 01
- HPPJP/LP/01 A

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

3. **No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees and vegetation to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective barriers. Such barriers shall be erected prior to any other site operations and at least three working days notice shall be given to the Local Planning Authority that it has been erected. Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.**

Reason: Details are required prior to the commencement of development 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 2016 policy E2.

4. **No development shall take place (including site clearance and any other preparatory works) until a method of demolition and construction has been submitted to and approved in writing by the Local Planning Authority. The scheme should include suitable dust control measures and details of how noise impacts from any temporary plant, such as generators, will be minimised so as to protect residential amenity. Development shall be carried out in accordance with the approved details.**

Reason: Details are required prior to the commencement of development in the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

5. **No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where**

appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.

Reason: Details are required prior to the commencement of development To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

- 6. Notwithstanding the information submitted, no development shall take place until details of the proposed surface water drainage and means of disposal, based on the principles contained within the submitted Drainage Statement, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following:**

- A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;**
- Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed;**
- Updated detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;**
- Updated detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change;**
- Evidence that urban creep has been included within the calculations.**

The drainage details shall also specify the responsibilities of each party for the implementation of the SUDS scheme, and a timetable for implementation. A management and maintenance plan for the lifetime of the development shall also be provided, which should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Development shall be carried out in accordance with the approved details, and no dwelling shall be occupied until all drainage works have been carried out in accordance with such details.

Reason: Details are required prior to the commencement of development to ensure the prevention of an increased risk of flooding and to ensure the improvement and protection of water

quality, habitat and amenity in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 7. No development shall take place (including site clearance and any other preparatory works) until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Traffic Management Plan shall include scaled drawings illustrating the provision for the following;
 - 1) The parking of site operative's and visitor's vehicles;**
 - 2) Loading and unloading of plant and materials;**
 - 3) Proposal for, and management of, construction traffic and access routes for all vehicles associated with the construction phase;**
 - 4) Storage of plant and materials used in constructing the development;**
 - 5) Vehicle tracking plans demonstrating how the largest vehicles associated with the construction phase will access, egress and manoeuvre within the confines of the site in a safe and efficient manner;**
 - 6) Details for the method of cleaning wheels and chassis of all HGV's, plant, delivery and contractor's vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction.**The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway.
Reason: Details are required prior to the commencement of the development to ensure that construction of the proposed development will be in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.**
- 8. No development shall take place until details of the proposed means of foul sewerage disposal have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, and none of the dwellings shall be occupied until the works for the disposal of sewage have been provided to serve each dwelling.**
Reason: Details are required prior to the commencement of development to make adequate provision for sewage infrastructure having regard to policy E7 of the Test Valley Borough Revised Local Plan 2016.
- 9. The development hereby permitted shall be carried out in accordance with the submitted Ecological Compensation and Enhancement Strategy report (prepared by ECOSA, dated February 2020). Photographic evidence of the implemented measures shall be submitted for approval to the Local Planning Authority prior to occupation.**

- Reason: To enhance biodiversity in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.**
10. **No piling or any other foundation designs using penetrative methods shall be carried out until full details, including method statements, 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: In the interests of amenity in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.**
11. **Notwithstanding the information submitted, no development shall take place above DPC level of any dwelling hereby permitted until samples and details of the materials to be used in the construction of all external surfaces of that dwelling 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.**
12. **No development shall take place above DPC level of the development hereby permitted until full details of the proposed swift bricks to be incorporated into the dwellings, including their locations, 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 enhance biodiversity in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.**
13. **Notwithstanding the details submitted 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 to and approved in writing by the Local Planning Authority. Details shall include: proposed finished levels or contours; means of enclosure; 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.). 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 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.**
14. **A landscape management plan, including long-term design objectives and arrangements for its implementation, including management responsibilities and maintenance schedules (for a**

- minimum ten year period), for all landscape areas other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The landscape management plan shall be carried out as approved.
Reason: To ensure appropriate maintenance of all non-domestic landscaped areas in the development having regard to policy E2 of the Test Valley Borough Revised Local Plan 2016.
15. No dwellings hereby permitted shall be occupied until vehicular access to the public highway to serve each dwelling has been provided in accordance with the approved plans.
Reason: To ensure a satisfactory and safe means of access to the highway in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
16. No dwelling hereby permitted shall be occupied until its associated provision for car parking, including garages where relevant, and manoeuvring has been made in accordance with the approved plans. The car parking and manoeuvring provision shall thereafter be maintained for such purposes at all times.
Reason: In the interest of highway safety in accordance with the Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.
17. No dwelling hereby permitted shall be occupied until its associated provision for cycle parking/storage has been made in accordance with the approved plans. The cycle parking/storage shall be maintained for this purpose at all times.
Reason: In the interest of providing sufficient safe parking for cyclists in accordance with the Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.
18. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
19. No work relating to the construction of the development hereby approved, including deliveries, collections or works of demolition or preparation prior to operations, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and at all on Sundays and Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.
20. No deliveries of materials or removal of spoil during the construction of the development shall take place before 0730 or after 1800 hours on Mondays to Fridays, or before 0800 or after 1300 hours on Saturdays. There shall be no deliveries of materials or removal of spoil during the construction of the development on Sundays and public holidays.
Reason: In the interests of amenity in accordance with Test Valley

- Borough Revised Local Plan 2016 policy E8.**
21. **There shall be no burning on site during site clearance and construction.**
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.
22. **In the event that contamination (that was not previously identified) is found at any time during construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.**
Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.
23. **Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular or pedestrian accesses, other than those shown on the approved plan(s), shall be formed to the site, including during the construction of the development hereby permitted and any associated site clearance or preparation.**
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

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. **Attention is drawn to the requirements of the two Agreements dated XXXXXX under Section 106 of the Town and Country Planning Act 1990 which affects this development.**
3. **A formal application for connection to the public sewerage system and the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119 or www.southernwater.co.uk). Please read the New Connections Services Charging Arrangements documents which has now been published and is available to read via the following link <https://beta.southernwater.co.uk/infrastructure-charges>**

APPLICATION NO.	19/02639/FULLN
SITE	18 Nestor Close, Andover, Hampshire, SP10 3JX, ANDOVER TOWN (HARROWAY)
COMMITTEE DATE	27 January 2022
ITEM NO.	8.
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1.0 AMENDMENTS

- 1.1 It is considered that recommended condition 7 as set out in the main agenda report is dated, and is no longer necessary. It is considered that a S106 legal agreement would be sufficient in respect of securing mitigation to ensure that the proposals do not adversely affect the special interest of the Solent and Southampton Water Special Protection Area, in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016, and the Habitats Regulations. The recommendation has been amended accordingly below.

2.0 RECOMMENDATION

Delegate to the Head of Planning and Building that subject to the completion of a legal agreement to secure a financial contribution towards the strategic nitrate offsetting scheme at Roke Manor Farm, to ensure the development achieves nutrient neutrality, 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. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers;
15112.01 D
15112.02 C
15112.03 B
15112.04 B
15112.05 B
15122.20 A
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. Notwithstanding the details submitted, no development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: Details are required prior to the commencement of development in the interests of highway safety during the construction of the development in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

- 4. 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.
- 5. The development hereby permitted shall not be occupied until space, to serve both the existing and proposed dwellings, 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. This space shall also be surfaced in a non-migratory material and retained as such at all times.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
- 6. The hard and soft landscaping of the site shall be implemented and maintained in accordance with the details contained within the submitted "Hard and Soft Landscaping Proposals" document (reference MWA 15112 Supplementary Information September 2016 Issue 1). The soft landscaping shall be planted in the first available planting season following the commencement of the development hereby permitted.**

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan 2016 policy E2.
- 7. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**

Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
- 8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification no extensions, garages, outbuildings shall be erected within the curtilage of the new dwelling hereby permitted other than those expressly authorised by this permission.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Policy E2 of the Revised Local Plan 2016.
- 9. In the event that contamination is found at any time during demolition and/or construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing**

with that contamination has been approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.

Reason: To ensure that contamination can be dealt with appropriately and to ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from contamination sources at the development site in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

Notes to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. Attention is drawn to the requirements of the Agreement dated XXXXXX under Section 106 of the Town and Country Planning Act 1990 which affects this development.**
- 3. In respect of the Public Right of Way (Footpath 47) the applicant is advised of the following;**
 - Nothing connected with the development or its future use should have an adverse effect on the Public Right of Way, which must remain available for public use at all times;**
 - There must be no surface alterations to a public Right of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980;**
 - No builders or contractor's vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the Public Right of Way so as to obstruct, hinder or provide a hazard to users.**
- 4. This decision does not relate to the proposed extension to the rear of 18 Nestor Close, which is shown on the submitted plans and which may require planning permission. Please ensure that the necessary permission has been granted prior to the commencement of any such development.**