
APPLICATION NO.	21/00678/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	08.03.2021
APPLICANT	Mr Gregg Allison, Persimmon Homes
SITE	Land at Local Centre, Picket Twenty, Andover, SP11 6LF ANDOVER TOWN (DOWNLANDS)
PROPOSAL	Erection of a block of 18 flats
AMENDMENTS	Additional Plans received 7 th April 2021; 4 th May 2021; 18 th June 2021 and 15 th July 2021. Additional Nitrate Information received 18 th June 2021 and 15 th July 2021. Marketing Report received 4 th October 2021 Levels Plans received 02.12.2021
CASE OFFICER	Mrs Samantha Owen

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee at the request of a member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located within what is the Local Centre of the wider P20 development. At present the site is vacant and has until recently been used as a material and works compound for construction of the surrounding development. The site is slightly elevated from Bridle Way, to the rear is a mature hedge.

3.0 PROPOSAL

- 3.1 Erection of block of 18 flats, 15 two bed flats and 3 one bed flats. A car park for 36 cars is proposed.

4.0 HISTORY

- 4.1 **19/02091/FULLN** - Erection of 18 flats – Withdrawn
- 4.2 **19/01375/OBLN** - Modification of obligations related to application TVN.09275 - amendment to definition of "marketing period" within paragraph 5.3.1 of Part 1 to change the "marketing period" to expire upon the construction of the last residential unit. Amendment to the definition of the "A3093 roundabout" to refer to revised drawing P366/21 Rev L – Pending
- 4.3 **TVN.09275** - Outline - Erection of 1200 residential units, community facilities, education, retail, offices, recreational areas and associated highway works. Permit 31.01.2008

5.0 **CONSULTATIONS**

5.1 **HCC Education:** No objection

5.2 **Archaeology:** Unlikely that the development would impact any previously unknown archaeological assets.

5.3 **Housing:** No objection, affordable housing requirement is 7.2 dwellings, 7 to be provided on site and 0.2 to be a financial contribution. Mix should be 70% affordable/social rent and 30% shared ownership. Delivery of the units should be through an Affordable Housing Provider.

5.4 **Children's Services – Early Years:** The proposed 18 flats poses a limited increase/impact on childcare places.

5.5 **Policy:** Comment, no objection to Marketing Report.

5.6 **Environmental Protection:** No objection subject to condition re contamination and external lighting

5.7 **Landscape:** No landscape plan has been submitted with this application. The south western block is immediately adjacent to the road with the community building/nursery opposite. There is insufficient space to provide any significant landscape treatment in this space. This may make the street feels over enclosed and lacking a pedestrian scale. If permission is granted conditions requiring the full submission of landscape details should be provided.

5.8 **Ecology:** No objection subject to conditions re CEMP, lighting and biodiversity enhancements

5.9 **Highways:** No objection satisfied that vehicle tracking has been resolved.

5.10 **Waste and Recycling:** No objection.

5.11 **Natural England:** No response.

6.0 **REPRESENTATIONS** Expired 13.07.2021

6.1 **Andover Town Council: Objection**

- High level of nitrates
- 4 visitor spaces are required, only three shown
- Overlooking of Nursery and other residential flats
- Insufficient bins
- Reliance on community car park
- No mention of CIL contributions
- This development if permitted will prevent any future retail scheme, should be retail outlets at ground floor.

6.2 **10 x letter of objection** 116 Halter Way, 20 Foal Close, 6 Settler Close; 138 Picket Twenty Way; 9 Saddle Way; unknown address; 2 Hill View, Upper Clatford; 15, 20, 28 Bridle Close, Picket Twenty;

- Proposed as a community use, if cannot be public house then it should NOT be flats already enough houses in Picket Twenty.
- Can the area be used as car parking with some additional grass?
- Flats will make the area very dark
- Can the area be given to a community use
- If flats have to be built can they not have retail units at ground floor?
- New flats will add to existing traffic issues in the area
- Building will overlook a Nursery, safeguarding issue.
- Persimmon changing what was agreed to be built on this Estate
- Why are other community uses not being delivered like Drs Surgery
- Provide what was agreed when Planning Permission was granted
- Concern that the development will block light to my flat and impact privacy
- Insufficient parking in area this development will make it worse.
- Already traffic issues at entrance to Bridle Close due to Nursery drop off.
- Bridle Close has become busier since the opening of the shop and I have experienced a couple of near misses due to inconsiderate parking.

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

COM 7 – Affordable Housing

E1 – High Quality Development in the Borough

E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

E5 – Biodiversity

E8 – Pollution

LHW1 – Public Open Space

LHW4 – Amenity

T1 – Managing Movement

T2 – Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development
- Affordable Housing
- Impact on the character of the area
- Amenity
- Highway Matters
- Ecology
- Other Matters

8.2 Principle of Development

The site is located within the settlement boundary for Andover and as such the principle of development and redevelopment is acceptable provided it accords with other policies in the RLP.

8.3 Under the original Outline application for P20 (TVN.09275) there was also a requirement to provide community sports facilities and a local centre to meet the needs of future occupiers of the development. To this end the S106 related to the outline planning permission required the provision of serviced land prior to the occupation of 250 units for the following uses:

- Health Centre
- Day Nursery
- Retail Stores
- Public House

The above uses had to be marketed until expiry of one year after the construction of last residential unit. Marketing commenced on this site in 2015. To date the day nursery and retail store (a Coop) have been delivered.

8.4 The S106 also requires the submission of 6 monthly marketing reports. The Marketing Report should cover whether there is any commercial demand for each of the uses unless either:

- Terms for the sale of any of the uses have been agreed between developer and purchaser;
- The Council has confirmed in writing to the developer that it is satisfied that the Marketing Reports show that there is no commercial demand for one or more of the uses in which case the Planning Obligations referring to the local centre shall terminate.

8.5 Marketing Reports were received in May 2017, September 2018, October 2018 (supplementary report), June 2019 and October 2021, the latter in response to this current application. A Deed of Variation (19/01375/OBLN) was received in May of 2019 requesting that the Marketing period for the public house be altered so that it expired on construction of the final dwelling (November 2018) and not a year later. (November 2019). This Deed of Variation has not been determined. The Deed of Variation covers more than one change to the original S106 and as such discussions on all issues has slowed progress of the application. This Deed of Variation is being progressed.

8.6 Marketing of the site ended in late 2018 but no final marketing report had been submitted. A final Marketing Report was requested by officers and one has been submitted as part of this application. The additional marketing information summarises the marketing undertaken, who marketing was targeted to, responses to marketing, including direct marketing and site visits by potentially interested brewery companies, and an analysis of the pub and alcohol industry throughout the marketing period and up to as recently as May 2021.

Further context around business models, trends in the consumption of alcohol, running costs such as staff wages, cheaper supermarket alcohol, taxation and employment legislation set the scene for a decline in the pub market since 2009, despite an uptick in sales performance figures in the 12 months before the beginning of the Covid-19 pandemic.

- 8.7 The pub operators that did view the site did not progress the site as they felt it was too 'buried within the residential dwellings' and 'not the correct demographic'. Whilst the site is capable of hosting a 'managed pub' this business model relies on passing trade as well as regulars and the location within the housing estate means that it is not a prominent location which will ultimately affect target profits and viability. The marketing analysis provides a viability scenario which shows ongoing operating costs as being higher than the combined purchase, build and fit-out costs of a pub, with the freehold interest likely to come out at a lower value than the build cost.
- 8.8 It is acknowledged that the Marketing Period on the Public House ceased earlier than the S106 required and that this has not been formally agreed with the Council. Notwithstanding this the Marketing Report accompanying this application has provided evidence that the site is neither desirable from an operator's viewpoint nor viable as a public house. It has also confirmed that if the public house site was marketed for a further year to November 2019 as required by the S106 this would not have brought forward an operator willing to develop the site as a public house. It is concluded that whilst not all of the requirements of the S106 have been met the aim and objective of seeking a public house on this site has been met and the principle of this land being used for alternative uses is acceptable.
- 8.9 **Affordable Housing**
Policy COM 7 requires developments of 15 or more to provide 40% of the dwellings as affordable. The application is for 18 flats which requires the provision of 7.2 dwellings to be affordable. 7 units are proposed to be provided on site and the remainder 0.2 would be taken as a financial contribution. The proposed mix would be 70% affordable/social rent and 30% shared ownership. This would be secured through a S106 and this accords with Policy COM7 and the Affordable Housing SPD.
- 8.10 **Impact on the character of the area**
Both the NPPF and the National Design Guide support and promote good design. Good design should function well and add to the overall character of the area and should be visually attractive. The National Design Guide has broken design down into 10 key characteristics including context, identity and built form. P20 has been built out over a number of years and as a new community has created its own identity and context. Policy E1 of the RLP requires development to be of high quality in terms of design and local distinctiveness. The development is located within the P20 local centre and at present as well as residential the surrounding development includes a nursery, a school and a community centre. The site is located within the local centre of P20 and would be surrounded by existing development. Existing flats in the area are distinctive in terms of their 3-4 storey height and mono pitch roof. The proposed flats utilise similar design elements and whilst they propose different material finishes they do reflect the local distinctiveness of this part of P20. The development would be seen in context with the surrounding development and would reflect existing patterns of development. It is considered that the proposed development would meet the aims and objectives of the National Design Guild as well as relevant policies of the RLP.

8.11 Landscaping

Policy E2 of the RLP requires existing and proposed landscaping to positively integrate into the area. A generic landscaping plan has been submitted with the application and this shows the areas that are to be landscaped. Concern has been expressed by the Landscape Officer that the south western block adjacent to Bridle Close has little space for the planting of any landscaping which they suggest may make the site feel over enclosed. This is noted, at this point of the development the proposed flats are at a slightly higher level than Bridle Close with a level change occurring between the pavement of Bridle Close and the site. This leaves minimal space for planting, however this would only be for a short stretch of Bridle Close before the site would open up a little more and wider areas of landscaping would be established. It is not considered that a lack of landscaping as described would have a detrimental impact on the appearance of the wider area. The areas of landscaping surrounding the proposed flats is of a size that is similar to the existing flats and it is considered that the proposed landscaping areas would positively integrate the development in to the area. The development accords with policy E2 of the RLP.

8.12 Amenity

Policy LHW4 requires development to provide for the privacy and amenity of its occupants and neighbouring occupants and provide private open space.

Overlooking

The closest residential properties to the proposed new flats are those flats to the north-east, these flats are 4 storey with habitable windows facing towards the development. Concern has been raised by a resident of these flats and the Town Council that the proposed flats will block light and result in a loss of privacy. The separation gap between the existing flats and the proposed flats is between 14 metres and 10 metres. Amended plans submitted reduce the number of windows on the elevation facing the existing flats. Four of the proposed flats across the four floors would have a window within 12 metres of the existing flats. These windows would be secondary windows that would serve the main living space. At this distance there is the possibility of unacceptable overlooking and as such these windows would be obscure glazed to protect the neighbouring residents a condition attached to the permission would ensure that the window remain obscured in perpetuity. To the western elevation the four flats closest to the existing flats would all have Juliet Balcony, from within the dwelling this window would not afford any views across to the existing flats. When the balcony doors are open the main view would be across towards the road and school, oblique views of the existing flats would be possible but they would not be considered unacceptable due to the angle and the distance of over 12 metres.

- 8.13 The proposed north eastern flat elevation facing the existing flats do have other windows and balconies along it, however due to the juxtaposition of the two buildings these other windows and balconies look directly over car parking and with increased distances to the existing flats there is no unacceptable overlooking.

- 8.14 To the west on the opposite side of Bridle Close is the Day Nursery and representations have been made regarding views into this facility from the proposed new flats. There is no guidance on this issue and as such each application can only be considered on its own merits. The proposed flats would at their closest be 14 metres from the Day Nursery, the elevation closest to the Day Nursery would be three storeys high and would have 6 windows within it. These 6 windows would serve an ensuite and be a secondary window for a bedroom in each flat across the three floors. The Nursery would be at a lower level and only has one high level window on the side facing the new flats. The Day Nursery's outside area is surrounded by a 2 metre brick wall. To the west of the Day Nursery are existing flats and dwellings that have a similar and closer relationship to the Day Nursery than the proposed flats. Due to the layout of the proposed flats the other windows within the flat block that face directly towards the Day Nursery are over 40 metres away. The concerns are noted but it is not considered that they can be supported.
- 8.15 To the rear of the proposed flats is the car park and beyond that more residential dwellings but these dwellings are over 40 metres away and as such this would not result in an unacceptable level of overlooking. To the front of the proposed flats views are across the public domain and any residential dwellings that are visible are some distance away and do not result in unacceptable overlooking.
- 8.16 Overshadowing
The layout of the proposed flats are such that they are staggered back from the neighbouring flat block to the north, Plans show that the wester elevation of the existing flat block facing the new development would not be impacted by the new development in terms of overshadowing due to the layout of the two flat blocks. It is not considered that the proposed development would give rise to unacceptable loss of light and as such the development would accord with Policy LHW4 of the RLP.
- 8.17 Private Open Space
Policy LHW4 requires development to provide both private and public open space. The majority of the proposed flats are provided with a balcony allowing for some private outdoor amenity space. Three flats however do not have balcony provision. Residents of these flats do not have direct contact to private amenity space. There is landscaped space around the flats which could be used but this space is not specifically created for this purpose. It is accepted that three of the flats do not have dedicated amenity space, however there is some ability to sit outside within the landscaped area that surrounds the flats that would be sufficiently away from other flats patio areas and as such the development does accord with Policy LHW4 of the RLP.
- 8.18 Public Open Space
The wider development of P20 has large areas of both informal and formal open space and this was of a size to support the original development of 1200 houses and additional POS was secured for the P20 extension development.

These 18 flats are additional and as such there is a requirement for them to provide their own POS. Due to the size of the site there is no opportunity to provide onsite POS. There is a deficit of the following POS within the Downlands Ward, Outdoor Sports Facilities, Parks and Gardens, Provision for Children and Teenagers and Allotments. Planning Policy have advised that these deficits would be picked up through CIL payments and that there would be no requirement to seek contributions through a S106.

8.19 Lighting

Environmental Protection have raised the issue of artificial lighting and that if too bright or shining towards a window it can cause amenity issues for occupiers. They suggest a lighting condition to overcome this.

8.20 It is considered that the application does accord with Policy LHW4 of the RLP.

8.21 **Highway Matters**

Policy T1 of the RLP development to not have an adverse impact on the function, safety and character of and accessibility to the local or strategic highway network. The proposed car park is to the rear of the building and would be accessed from Bridle Close. The access and internal site layout is considered acceptable and tracking has been provided for refuse vehicles. The Highways Officer has raised no objection.

8.22 Policy T2 requires development to provide parking in accordance with Annexe G of the RLP. The development is for 18 flats, 15 two bed and 3 one bed, this amounts to 33 spaces. Annexe G also requires a further 3 spaces for visitors for every 5 dwellings, this amounts to a further 3 spaces making a total of 36. 36 spaces are proposed on site and there is sufficient manoeuvring room to allow cars to exit the site in a forward gear.

8.23 Concern has been expressed by third parties that the area is already very busy and this development would make things worse with regard to traffic and parking. The site was always proposed to be developed resulting in traffic being generated. Whilst this concern is acknowledged this application is required to provide sufficient parking for the proposed use and this has been provided.

8.24 Amended plans have been received which show that two bin stores are to be provided and that there is sufficient space to manoeuvre the refuse lorry within the site. Waste and Recycling are raising no objection to the bin stores or the manoeuvring area.

8.25 It is considered that the application does accord with policies T1 and T2 of the RLP.

8.26 **Ecology**

The site is located within the centre of the P20 development and has been used over the last few years as a materials and construction compound for the surrounding development. Policy E5 of the RLP requires development in the Borough to conserve and where possible restore and or enhance biodiversity.

Dormice

P20 does have a population of dormice that utilise some of the hedgerows in the area. To the rear of the site is a mature hedgerow that has the potential to support dormice and this feature needs to be protected through the construction. The Council's Ecologist is suggesting a condition to secure a Construction Environmental Management Plan (CEMP).

Bats

The hedge also provides Bat foraging habitat. Lighting can impact upon Bats and as such the Council's Ecologist has requested a Condition for a Lighting Strategy that conforms to the Bat Conservation Trusts best practice on lighting. Whilst this is noted it is not in this instance considered a reasonable condition. The hedge is surrounded by other residential development that has been built in the last 10 years. The dwellings surrounding the site have not been subject of the same lighting condition, meaning that if this development were to be conditioned it is unlikely due to the uncontrolled lighting around it achieve best practice guidelines as set out by the Bat Conservation Trust.

8.27 Nitrate Neutrality

There is existing evidence of high levels of nitrogen and phosphorous in the water environment across the Solent, with evidence of eutrophication at some designated sites. An integrated Water Management Study for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty regarding whether any new housing development would require measures to address this issue to ensure that overall new development does not contribute to net increases in nutrients entering these designated sites.

8.28 As such, the advice from Natural England (June 2020 version 5) is that applications for development proposals resulting in a net increase in dwellings are required to submit the nitrogen budget for the development to demonstrate no likely significant effect on the European designated sites due to the increase in waste water from the new housing.

8.29 Natural England advises that one way to address the uncertainty is to achieve nutrient neutrality whereby an individual scheme would not add to nutrient burdens. In this instance, a nutrient budget calculation was undertaken identifying that the proposed scheme, in the absence of any mitigation generated, will generate a total additional nitrate output of 52kg/N/yr.

8.30 To mitigate this additional nitrogen load the Applicant has sought credits from the Roke Scheme at Awbridge. This scheme comprises the offsetting of agricultural land previously utilised for the purposes of pig farming, located at Roke, Awbridge. Persimmon have provided a letter of June 2021 that advises that they have an agreement with the operators of the Roke scheme to secure sufficient credits to mitigate the scheme. A Grampian condition will also be necessary to ensure that the development is not occupied until the land at Roke ceases to be under agricultural use allowing the management plan to be implemented.

8.31 An appropriate assessment has been carried out and it is concluded that the development can achieve nutrient neutrality by offsetting the increase in the nitrogen load and would therefore not result in an adverse effect on the integrity of the Solent designated sites through water quality from nitrate impacts. The development would therefore satisfy Policies E5 and E8 of the RLP in this regard.

8.32 **Other matters**

Due to the application seeking to provide an additional 18 flats Early years Education and Education at HCC were consulted. Due to the size of the flats and the number it was considered that this development would not have an adverse impact on education places and no contributions would be sought.

8.33 The Town Council has raised that the permitting of this scheme would prevent any future retail on this site and therefore the ground floor of this development should be retail units. Consideration needs to be given to the development as submitted. The application site was set aside for the public house and as discussed in paragraphs 8.2-8.8 above the Marketing of the site was considered acceptable and the requirements of the S106 have now fallen away. There is no policy requirement for retail to be provided at ground floor.

9.0 **CONCLUSION**

9.1 The proposed development is acceptable in principle and accords with the relevant policies of the RLP with regards to Amenity, Landscape, Highways, Ecology and Affordable Housing.

10.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building that subject to the completion of a satisfactory legal agreement to secure land to offset the nitrogen load of the flats and secure 7 affordable housing units and 0.2 of a housing unit as a financial contribution 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 A-02 11- FE-D; A-02 12 – FP – D; A-02 10-SP-G; Block 01-18-BIN- 100-01 B; SPA 01B; E01 REVB - Levels; Site Location Plan; Distance to POS; E01 Rev B**

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

3. **The development hereby permitted shall not be permitted to be occupied until agricultural activity on that part of the land at Roke Manor Farm to which the legal agreement that accompanies this planning permission, has ceased. This being no earlier than 31st October 2021, in accordance with the Holbury Consultancy Roke Manor Farm Nitrate Mitigation scheme report (dated May 2021).**

Reason: To ensure the mitigation required to prevent the adverse effect that arises from premature occupation (relative to when the mitigation will be in place) does 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.

- 4. Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) and method statement, incorporating measures to avoid impacts on the designated sites, habitats and species during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. This should include, although not exclusively:**
- a) Biosecurity measures**
 - b) Routing of machinery on site**
 - c) Pollution prevention measures, including dust pollution.**
 - d) Mitigation for protected species, such as avoidance and protection of suitable habitat, protective buffers etc...**
 - e) Storage of materials**
 - f) Contractors parking and welfare buildings**
 - g) Minimising noise and vibration**
 - h) Lighting**

Development shall subsequently proceed in accordance with any such approved details.

Reason: To protect designated sites, habitats and species in accordance with Policy E5 of the Revised Test Valley Local Plan DPD.

- 5. 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.

- 6. 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; 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.

- 7. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule.**

Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain 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 E1 and E2.

- 8. 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: To ensure that the development does not have an adverse impact on the quality of the local environment in accordance with Test Valley Borough Revised Local Plan policy E8.

- 9. No development shall take place above DPC level until a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently process in accordance with such approved details, with photographic evidence provided to the Local Planning Authority within 6 months of first occupation.**

Reason: To enhance the biodiversity in accordance with the NPPF and the Natural Environment and Rural Communities Act 2006 and with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

- 10. No artificial light shall be brought into use or illuminated unless back plates or other mitigation measures have first been installed where necessary to ensure that light at any residential property does not exceed 2 lux after 2300 hours when the light is illuminated. All such mitigation measures shall thereafter be permanently retained.**

Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 11. The development shall not be occupied until space has been laid out for the parking of vehicles in accordance with the approved plan and this space shall thereafter be reserved for such purpose at all times.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 T2.

- 12. The windows that serve the living area of flats 7, 12 and 17 as detailed on plan number A-02-12-FP REV D in the north east elevation of the development hereby permitted shall be fitted with obscured glazing and shall be non-opening, and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.

- 13. 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.

Note 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.**
-