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<b>APPLICATION NO.</b>	19/01485/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	13.06.2019
<b>APPLICANT</b>	Wates Developments and David Wilson Homes Southern
<b>SITE</b>	Land at Picket Piece, Ox Drove, Picket Piece, <b>ANDOVER TOWN (DOWNLANDS)</b>
<b>PROPOSAL</b>	Erection of 16 residential dwellings with associated access, parking, open space and landscaping
<b>AMENDMENTS</b>	Amended/additional plans and information received: <ul style="list-style-type: none"><li>• 03.04.2020</li><li>• 14.07.2020</li><li>• 09.09.2020</li><li>• 05.02.2021</li><li>• 17.02.2021</li><li>• 03.03.2021</li><li>• 04.03.2021</li><li>• 20.09.2021</li><li>• 09.11.2021</li></ul>
<b>CASE OFFICER</b>	Miss Emma Jones

Background paper (Local Government Act 1972 Section 100D)

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## 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 lies within the Locksbridge Park residential development at Picket Piece, to the eastern side of Andover. The site has been grassed and levelled as a result of a requirement to reserve the land for the purposes of a junior sports pitch (discussed in more detail later in this report). The site sits within a complex of public open space provision, including a youth sports pitch, a tennis court, a pavilion, and a children's play area, all of which are situated to the north and north east and are also served by a car park. To the north west and south west of the application site are residential properties. To the south east of the site is the Ox Drove highway.

## 3.0 PROPOSAL

- 3.1 Erection of 16 residential dwellings with associated access, parking, open space and landscaping
- 3.2 Additional/amended plans and information have been submitted during the consideration of the application in respect of the following matters;

- Ecology;
- Drainage;
- Highways;
- Landscaping/levels;
- Nutrient neutrality;
- Parking;
- Window and dwelling positions;
- Garages

#### 4.0 HISTORY

- 4.1 18/01864/FULLN; Erection of 16 residential dwellings, with associated access, parking, open space and landscaping – Withdrawn - 20.09.2018
- 4.2 18/01891/OBLN; Discharge of Planning Obligations on 10/00242/OUTN in relation to Schedule 1, Clauses 48-50 (to reserve the site for the purpose of a junior sports pitch) – Refused - 12.09.2018, for the reason;

*01. REFUSE the proposed Discharge of Planning Obligation as the relevant Planning Obligation continues to serve a useful purpose in that it reserves the site for the purposes of a junior sports pitch which is needed to meet the full range of leisure and recreational needs of the community, and efforts have been made by the Council to bring the junior sports pitch forward for community use. Furthermore it is not clear what alternative open space, sport or recreation facility could be provided at land to the rear of Lan Clipper, and whether there is such a need for this alternative provision as to outweigh the loss of the junior sports pitch. In addition, it has not been demonstrated that the junior sports pitch could be replaced by an equivalent or better provision in terms of quantity and quality and in a suitable location, with land to the rear of Lan Clipper being considered an unsuitable location by the Council for the provision of a junior sports pitch. The proposal is contrary to policy LHW1 of the Test Valley Borough Revised Local Plan 2016 and paragraph 97 of the National Planning Policy Framework. The planning obligation shall continue to have effect without modification.*

Appeal Allowed - 18.10.2019. The Planning Inspector concluded, in summary;

*I conclude the planning obligation does not comply with the tests in the Regulations as the disputed paragraphs were not necessary to make the development acceptable. Putting that aside, of itself, the obligation does not and cannot actually secure the appeal site as a Junior Sports Pitch for the use of the residents of either 'Phase 1' or 'Phase 2' of Picket Piece. I consequently find it does not 'continue to serve a useful purpose' in this regard.*

- 4.3 15/01377/RESN; Development of 129 dwellings, local centre, football pitch, pavilion, children's' play area and tennis court with associated access streets, car parking and landscaping - Phase 3 East Area (pursuant to outline Planning Permission 10/00242/OUTN) – Approved - 17.12.2015

4.4 10/00242/OUTN; Outline - Mixed use development comprising up to 530 dwellings, local centre offering community facilities and retail units, public open space, vehicular, pedestrian and cycle access and landscaping – Refused - 30.09.2010 – Appeal Allowed - 30.06.2011

5.0 **CONSULTATIONS**

5.1 **Landscape**; Comments made regarding amendments needed to the proposed planting scheme.

5.2 **Trees**; No objection, subject to condition

5.3 **Ecology**; Requested condition

5.4 **Environmental Protection**; Recommended conditions.

5.5 **Community and Leisure**; Comments, summarised as follows;

- The houses are fronting on the open space and football pitch and the integrity of the hedge along Ox Drove is maintained;
- I would like to draw your attention to the potential conflict between the now isolated football pitch and proposed housing. It is likely balls will travel over the boundary into the housing or on to the road. For this reason we need to consider the inclusion of ball-stop fencing along the boundary which is consistent with the approach along the boundary of Escort. Given the change to the site adjacent I would expect that this would be at the applicant's expense;
- It would be helpful to understand whether the applicant intends to transfer the open space to the Local Authority? I would also like to see the landscape plans including level drawings once available;
- Shame that this development will lead to the loss of a valuable sporting and recreational space on an already overdeveloped area;
- Concerns regarding the entrance and exit roads adding to an already congested area;
- S106 contribution required towards provision of community facilities.

5.6 **Refuse/Recycling**; No comment

5.7 **Planning Policy**; No objection, subject to obligations in respect of Public Open Space

5.8 **Housing**; No objection

5.9 **Archaeology (HCC)**; Would not raise any archaeological issues in this case.

5.10 **Highways (HCC)**; No objection

5.11 **Lead Local Flood Authority (HCC)**; Recommended condition

5.12 **Southern Water**; No objection subject to conditions

5.13 **Sport England**; Objection;

- Sport England considers that the application conflicts with Objective 3 in that it does not meet our objective of providing new facilities to meet demand. The proposed loss of land allocated for playing field/pitch is not underpinned by a robust and updated assessment of need which demonstrates that the pitch is no longer required to meet community needs for sport.

5.14 **Natural England**; Consulted on LPA's Appropriate Assessment in respect of Nutrient Neutrality – Additional information required as follows;

- An updated nutrients budget calculation to account for the existing land use of the proposed mitigation land

6.0 **REPRESENTATIONS** Expired 19.10.2021

6.1 **Andover Town Council**; Objection, with comments as follows;

- This land has been set aside as a junior football pitch. It would be detrimental to lose this site as there are too few of these facilities in Andover;
- The loss of the hedgerow would have an adverse effect on the dormice population in the area;
- Retention of the hedgerows is important for the species of bats as they use them as food corridors;
- How many local residents would be affected by this application;
- Concerned about shadowing of existing properties;
- Overlooking existing properties;
- The junior pitches are required for Andover.

6.2 **78 x letters**; Objections and comments from;

- Drummond Road – numbers 2, 14 (x2), 15
- Galbraith Road – numbers 1 (x2), 5 (x2), 6 (x2), 7, 10, 12 (x2), 16, 20 (x5), 22 (x2), 30
- Tolme Way – numbers 1, 5 (x2), 23 (x2), 27, 29
- Picket Road – numbers 37 (x2)
- Bailey Close – numbers 24
- Chaplin Way – numbers 22 (x2)
- Locksbridge Road – numbers 10, 256 (and an unknown number)
- Errington Road – number 73
- Dexter Court – number 2
- Marchmont Close – number 38
- Ox Drove – numbers 10, Longacre, Richmond (8c)
- Walworth Road – Moonstone, The Firs (14)
- Heathcote Road – number 10
- Ox Drove Rise (unknown number)
- Adams Road (unknown number)
- Mortimer Close (unknown number)
- 27 x unknown addresses
- Quarry House

Summarised as follows;

- Locksbridge Park is overdeveloped and busy enough, and is lacking infrastructure and green space;
- 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;
- Developments of this size have shops, surgeries & schools. All promised when we moved here. One shop will finally be opening next month. No school, nursery and only pub is along unlit, unpaved country lane putting burden on surrounding road network;
- Would be irresponsible to allow further building without first improving infrastructure and facilities;
- Development is pure greed with no afterthought for existing residents & the environment;
- Same proposal previously rejected on the basis that there was a need for green space and additional pitches for increasing Picket Piece population. Increasing number of houses will be in need of green areas;
- Area used by residents and families for leisure, exercise, dog walking and relaxation;
- Pandemic has shown how essential outside space like this is for physical and mental health;
- Losing this space would benefit the developers but would have a huge detrimental impact on the residents;
- Important to have access to this area due to garden sizes being too small for children to get adequate exercise to stop child obesity;
- Taking away space gives message that houses are more important than children's health, development and well-being;
- Green spaces needed for play and exercise without needing to travel along busy roads;
- Nearest large recreational area is Picket Twenty which is an unacceptable walk due to lack of footpaths and speed of traffic on Ox Drove and B3400;
- Are there any plans to improve the pedestrian connection from Ox Drove to the Urban Park in Picket Twenty? If this land is to also be used in calculations of green space for Picket Piece then there must be a safe way for residents to access it;
- No need for more homes, plenty being built locally and more planned for the future;
- Green spaces should be cherished and protected;
- Area is full of beautiful wildlife that have moved back since the builders moved out;
- Area will be building site again, affecting quality of life by increased traffic, noise, smells, dust;
- Increased traffic and pollution will impact on children's safety and well-being;

- Less parking and more parked cars, with contractors parking outside our homes. Problems with access and safety;
- Emergency services and the bin men may struggle to access;
- Galbraith Road is narrow and barely allows for two cars to pass each other. Only possible if no cars parking in the road which, due to the lack of parking spaces/layby's, is almost a certainty;
- Can the roads cope with the additional traffic?
- Ox Drove and Walworth Road were not designed for this level of traffic, no footpaths on Ox Drove and very disjointed footpaths on Walworth Road making it dangerous for families with young children, more houses will create even more traffic;
- Inadequate parking for 16 homes;
- Already been accidents in road due to lack of parking, narrow streets and blind corner;
- All new trees would be uprooted and a long strip of original hedging. Were told that hedges cannot be disturbed and had to stay to protect wildlife/natural habitat;
- Picket Piece has a population of Dormice. The hedgerow alongside Galbraith Road would be severely compromised during the building process and this is one of the habitat locations to a number of Dormice;
- The internal width of our garage is 2.7 m, which is below the mandated width to be considered as a parking space according to the Local Plan. Hence, according to the same document, on-road parking is required to fulfil the requirement of two parking spaces for a three-bed property, which would not be possible with the additional houses planned;
- Understand the calculations of local green space include the land to the south of Ox Drove. This land is not suitable or safe for recreational use with the exception of the gravel footpath;
- Loss of trees and green space will be detrimental to the area and wildlife that live here, and will also affect oxygen levels in the direct areas;
- Loss of light for homes that live nearby and overshadowing. Overbearing to existing development in the vicinity;
- Temporary loss of facilities including the children's play park and the main football pitch will be inevitable to allow the construction team access. Noise and dust created by building work will make them unusable. Play park is the only one on the estate with facilities for younger children. Would need to use another suitable site further away, reducing access to outside play;
- Recent developments elsewhere have put pressure on the roads and highlighted lack of facilities and infrastructure;
- Told by developers that they were committed to develop a youth sports pitch/recreation area. This is an opportunistic application reneging on the "sales pitch" commitments;
- Site is small and will result in the houses being densely packed onto one area. Small plot sizes will mean less parking spaces and more vehicles parked on the main road;
- The residents want to use this land but due to incompetence from both the developer and the council this is being denied;

- Aware that DWH do not want to remain on site and so would have to subcontract the work to yet another builder;
- The green space/sports area within close proximity of our property was one which helped us decide to purchase;
- Disappointing that David Wilson Homes have been misleading their purchasers for their own financial gain and giving false promises;
- This planning application provides no positive benefit to the community, apart from offering 6 affordable homes;
- Due to the pandemic, more open spaces are vital to ensure that people can exercise, something that cannot always be done in the home with gardens being too small for adequate exercise;
- 'Infilling' of green space sets a dangerous precedent and undermines the environment the residents experienced when they originally bought houses;
- Has been lovely to see families using this little green haven especially during "lockdown";
- Have had building in the village for 8 years and its time for it to stop. Picket Piece must have given more than its quota of new builds to meet Government needs;
- Layout and density of building;
- Not enough green space on the estate where you can actually exercise your dogs for children to play and exert some energy. Will push the children as they grow older to hang around on street corners thus become nuisances;
- Could you explain why you should be given the opportunity to renege on your responsibilities of the upkeep of green areas. Feel that you are not now maintaining this so that it is making it difficult for people to use this green space easily whilst walking;
- Inadequate pathways in to town to support a further increase in housing. Andover as a town is not thriving enough and anyone moving in to the area would leave the area for shops and entertainment;
- Site has been built up with soil left from previous phases of construction, hundreds of lorries will be required to remove this soil as part of the early works of the site;
- Government and Test Valley seek to promote health and wellbeing in families, allowing this development would be a betrayal of those promotions and a total u-turn on the strategies undertaken;
- Site would be a social space for the community and families, used not only as a sporting area, utilised by the Picket Piece Sports and Social Club, but also the Picket Piece Residents Association in holding public events and social gatherings;
- Site is important for people with disabilities to access, there are ramps that lead from the lower part past the play park and a nice flat area in which they are able to access to sit in the sun or move around;
- Development clearly contradicts national framework for planning;
- Best alternative to site access would be from Ox Drove;
- Whole area should be enclosed with solid panels to reduce noise, dust and debris, protect the surroundings and provide safety for residents;

- Perhaps they would consider placing the new homes further away from the residents and slide the development towards Ox Drove in order to provide a grass barrier between us and the build;
- This is ethically wrong, DWH are misleading the community for their own financial gain;
- Development already failing to meet the sustainability criteria of national planning due to lack of school;
- Development may encourage antisocial behaviour;
- No provisions made for street lights;
- Construction would go against existing character of development, out of character with the village as a whole;
- 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
- Proposals in the Development Plan
- The perceived loss of property value
- Private disputes between neighbours
- The loss of a view
- The impact of construction work or competition between firms
- Restrictive covenants
- Ownerships disputes over rights of way
- Fence lines etc
- Personal morals or views about the applicant.



- 6.3 **1 x letter**; Comments from Hampshire Swifts, summarised as follows;
- Request that planning consent includes a requirement for multiple internal nest sites for Swifts;
  - Integration of Swifts bricks is very easy to include into routine building practices and results in a permanent, discreet, low cost, maintenance-free biodiversity enhancer which will provide much needed breeding spaces for declining species of birds.

## 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)

COM1 - Housing Provision 2011 – 2029

COM2 - Settlement Hierarchy

COM6 – New Neighbourhood at Picket Piece, Andover

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

E8 - Pollution

E9 - Heritage

LHW1 – Public Open Space

LHW4 - Amenity

T1 – Managing Movement

T2 – Parking Standards

### 7.3 Supplementary Planning Documents (SPD)

Affordable Housing

Infrastructure and Developer Contributions

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- The principle of development
- Character and appearance
- Highway network
- Water management
- Biodiversity
- Archaeology
- Amenity and pollution
- Obligations

## 8.2 **The principle of development**

The site lies within the settlement boundary for Andover, as defined by the RLP inset maps. Policy COM2 of the RLP allows in principle for development and redevelopment within settlement boundaries, provided that it is appropriate to other policies of the RLP.

## 8.3 Policy COM6 of the RLP permits a new neighbourhood at Picket Piece, comprising approximately 400 dwellings and a range of associated facilities, subject to the provision of:

- a) Affordable housing provision in accordance with policy COM7;
- b) Improvements to community and education facilities;
- c) Public open space provision in accordance with policy LHW1;
- d) Landscaping to be provided including
  - i) A landscape belt of approximately 5 metres width south of the railway line
  - ii) A landscape belt to complement that already permitted north of Ox Drove
- e) Access to the development via;
  - i) Vehicular access to Walworth Rd
  - ii) Pedestrian/ cycle links to Walworth Rd
- f) Off-site improvements to the transport network to manage the impact of additional movements including:
  - i) Junctions of the A3093/A3057/A303(T)
  - ii) Pedestrian/ cycle links along Ox Drove.

## 8.4 The proposal would provide the requirements set out by RLP policy COM6. The principle of the proposed development would therefore be acceptable, subject to meeting the requirements of the other relevant policies of the RLP, as discussed in more detail below.

## 8.5 *Loss of public open space*

Outline planning permission was granted at Appeal on 30 June 2011 for a mixed use development comprising up to 530 dwellings, local centre offering community facilities and retail units, public open space, vehicular, pedestrian and cycle access and landscaping (application reference 10/00242/OUTN). This development is now known as Locksbridge Park, and is nearing completion. A section 106 legal agreement was completed on 3 May 2011 in respect of that application, which bound the developer to certain obligations in relation to the proposals.

## 8.6 Clauses 48-50 of the section 106 legal agreement associated with the outline planning permission (10/00242/OUTN), required the developer:

48. Not to implement the Permission within Phase 1b until a plan showing the precise location of the Junior Sports Pitch Land has been submitted to and approved in writing by the Borough Council.
49. To reserve the Junior Sports Pitch Land for the purpose of a junior sports pitch and not to carry out any development thereon save
  - 49.1 for the purposes of a junior sports pitch
  - 49.2 for the provision and installation of Services
  - 49.3 as otherwise agreed in writing by the Borough Council

50. To secure the Junior Sports Pitch Land and to keep it in a clean and tidy condition to the satisfaction of the Borough Council.

- 8.7 The precise location of the junior sports pitch was shown on plans submitted as part of reserved matters application 15/01377/RESN (see paragraph 4.3 of this report), which included the parcel of land labelled as “Phase 1b” on the phasing plan within the section 106 legal agreement associated with application 10/00242/OUTN. This land is now the subject of this application for the provision of 16 dwellings and associated works.
- 8.8 The application site has been levelled and laid to grass, and third party representations indicate that the land is being used by local residents as informal public open space.
- 8.9 In accordance with Section 106A of the Town and Country Planning Act 1990 (TCPA), a person against whom a planning obligation is enforceable may, at any time after the expiry of the relevant period, apply to the appropriate authority for the obligation to have effect subject to such modifications as may be specified in the application, or to be discharged. An application was submitted by the landowner of the site to discharge the obligations in relation to the provision of a junior sports pitch on the current application site (see paragraph 4.2 of this report). The LPA refused the application, citing that the obligation continued to serve a useful purpose. However, the landowner appealed against that decision, and the Planning Inspectorate allowed the appeal, and discharged the obligation. A copy of the Appeal Decision is appended to this report. As a result of this, it is no longer possible for the application site to be secured as public open space. Whilst it may be used as such, the land cannot be classed as public open space for the purposes of RLP policy LHW1. It is therefore also considered that the Sport England objection to the proposals cannot be upheld.
- 8.10 **Character and appearance**  
Policies E1 and E2 of the RLP seek to protect the landscape of the Borough through the provision of high quality development that integrates with and respects/complements the character of the area, and that does not have a detrimental impact on the appearance of the immediate area or landscape character.
- 8.11 The site currently has a spacious and open character, by virtue of it having been originally reserved for the purposes of a junior sports pitch, and the vegetation on its boundaries contribute to and reflect the verdant character found in the areas of Locksbridge Park that sit adjacent to Ox Drove. This vegetation would largely be removed under this proposal, particularly along the north and west boundaries.
- 8.12 The site has been levelled as a result of having been reserved for the purposes of a junior sports pitch, and in places it is elevated from the adjacent roads that would serve the proposed development. The submitted plans indicate that the site would be re-levelled so as to reflect the existing sloping nature of Tolme Way, to the south west of the site.

- 8.13 A requirement of RLP policy COM6 is that a landscape belt to complement that already permitted north of Ox Drove should be included with any development within the allocated new neighbourhood at Picket Piece. This is proposed to be provided, with the retention of a substantial green buffer between the proposed dwellings and Ox Drove.
- 8.14 The proposals would include soft frontages to Tolme Way and Galbraith Road, as well as the provision of additional tree planting along the boundaries with Ox Drove and the adjacent existing retained sports pitch. Existing trees and vegetation along these latter two boundaries would also be retained. A condition is recommended to require the submission of a detailed landscaping scheme, as well as details of the proposed method of protecting the existing trees and vegetation during construction.
- 8.15 The proposed development, in terms of the scale, form, layout, density and appearance of the dwellings, and the associated parking arrangements and landscaping, would be in keeping with the existing surrounding development within Locksbridge Park, and it would be seen in conjunction with this existing residential development. Whilst the NPPF and the National Design Guide/National Model Design Code encourage a better quality of development, it is difficult to ignore the strong context in which the proposed development would sit. Therefore whilst in a different context, the proposed development might be considered inappropriate, it is not considered reasonable to refuse the development as proposed, given the particular visual context of this site.
- 8.16 It is considered that the proposed development would comply with RLP policies E1 and E2.
- 8.17 **Highway network**  
Policy T1 of the RLP seeks to ensure that proposed developments are connected with existing and proposed pedestrian, cycle and public transport links to key destinations and networks, and that its impact on users of the networks is minimised. The development, in terms of layout and access, should also be safe, attractive, functional and accessible to all, and should not impact adversely on the function, safety or character of and accessibility to the highway network. Provision should also be made to support and promote the use of sustainable transport.
- 8.18 The submitted trip rate data and resultant trip rates utilised to determine traffic generation is considered acceptable and fully representative. The level of additional traffic generated from the proposed development is not considered to be material. The proposed development would also be accessed via the existing road network within Locksbridge Park, which is accessed from Walworth Road, and this is considered to be capable of supporting the proposed development. As a result of this, there is considered to be no requirement for additional highway improvement works to mitigate this proposal. It is noted that contributions have been secured through other planning permissions within Picket Piece to fund highway improvement works on Walworth Road, Ox Drove and the B3400, to improve pedestrian access to the town centre and facilities at Picket Twenty.

- 8.19 Vehicle tracking for an 11.2m refuse vehicle has been provided, which demonstrates that a refuse vehicle can make the necessary manoeuvres in a safe and efficient manner in order to make refuse collections from the existing and proposed dwellings.
- 8.20 Each of the proposed dwellings would be provided with an on-site car parking provision that accords with the Council's adopted standards as set out in Annex G of the RLP. This includes the provision of visitor car parking spaces. The proposed car parking layout is considered to be acceptable and falls in line with the wider development at Locksbridge Park. Each dwelling would also be provided with cycle storage provision.
- 8.21 Overall the proposed development is considered to comply with RLP policies T1 and T2.
- 8.22 **Water management**  
Policy E7 of the RLP seeks to ensure that development is acceptable in respect of flood risk (including from surface water), and water consumption.
- 8.23 *Surface water drainage*  
The application is supported by a drainage statement, which sets out details of the proposed surface water drainage strategy, which includes infiltration features within the on-site public open space. The site is not defined as an area at risk of flooding (flood zone 1), and it is considered that subject to further specific details being submitted (as requested by the Lead Local Flood Authority), such means of surface water disposal would be acceptable, and would not give rise to additional flood risk elsewhere, or leave the development itself at risk of flooding. Subject to a condition requiring further information, the proposal is considered to comply with RLP policy E7 in this respect.
- 8.24 *Foul drainage and water supply/consumption*  
Southern Water has confirmed that they are able to provide a water supply to the site, as well as foul sewage disposal. Conditions and informative notes are recommended in respect of these matters, as requested by Southern Water. Policy E7 of the RLP also requires new homes to achieve a water consumption standard of no more than 110 litres per person per day in order to secure increased water efficiency. A condition to this effect is therefore also recommended.
- 8.25 **Biodiversity**  
Policy E5 (Biodiversity) of the RLP requires development to conserve, and where possible restore and/or enhance biodiversity.
- 8.26 The application is supported by a Preliminary Ecological Appraisal report, which identifies varying levels of suitability of the site for foraging and commuting bats, badger, hazel dormouse and birds. The application is also supported by an Ecological Compensation and Enhancement Strategy report. This document sets out clear details of all ecological compensation and enhancement measures proposed, in order to result in habitat creation and a net gain in biodiversity at the site, which are considered to be acceptable.

A condition is recommended to secure this strategy. An additional technical note has also been submitted, which provides sufficient justification as to why bat surveys were not undertaken at the site. The Ecologist has raised no objections to the proposals, and they are considered to comply with RLP policy E5. It is noted that a third party representation has been received requesting the provision of swift nesting opportunities, and discussions are taking place with the applicant regarding this. The outcome of this will be reported in an update paper.

8.27 *Nitrate neutrality*

The water environment within the Solent region is one of the most important for wildlife in the United Kingdom. The Solent water environment is internationally important for its wildlife and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations, as well as national protection for many parts of the coastline and the sea.

8.28 In an Advice Note received by the Local Planning Authority in June 2020 from Natural England it was advised there are high levels of nitrogen and phosphorus input into this water environment with sound evidence that these nutrients are causing eutrophication at these designated sites. These nutrient inputs are currently caused mostly by wastewater from existing housing and agricultural sources. The resulting dense mats of green algae are impacting on the Solent's protected habitats and bird species.

8.29 There is uncertainty as to whether new growth will further deteriorate designated sites. This issue has been subject to detailed work commissioned by local planning authorities in conjunction with Natural England, Environment Agency and water companies. Until this work is complete, the uncertainty remains and the potential for future housing development across the Solent region to exacerbate these impacts create a risk to their potential future conservation status.

8.30 As such, it is Natural England's view that there is a likely significant effect on the internationally designated sites in the Solent due to the increase in waste water from new development providing overnight accommodation. Natural England has advised that one way to address this issue is for new developments to achieve nutrient neutrality to ensure that new development does not add to existing nutrient burdens and that the scheme can be delivered in line with the Conservation of Habitats and Species Regulations 2017 (as amended).

8.31 The application is supported by a proposed nitrate mitigation strategy, which comprises the removal of agricultural land (arable) off site, on land measuring 2.02ha at Tidgrove Estate, near Overton, from future agricultural production and the planting of a new woodland on this land. Evidence has been submitted by the applicant that appears to confirm that the land has been in arable production for the preceding 10 years. It is therefore accepted on a precautionary basis that cereal production represents an accurate classification of the mitigation land. This mitigation land is located outside Test Valley borough, within Basingstoke and Deane borough. Discussions have taken place with Officers at Basingstoke and Deane Borough Council (BDBC),

and their Development Control Committee has given approval to allow TVBC and BDBC to enter into a legal agreement in respect of this matter, and to delegate enforcement functions for the nitrate mitigation land to TVBC. To secure the future use of the land in perpetuity a legal agreement would be implemented preventing the use of the land for agricultural production. Through securing the implementation of this mitigation, the proposed development would not result in adverse effects on the Solent designated site through water quality impacts arising from nitrate generation. Details have been submitted of the proposed planting and maintenance of the mitigation land, which the Tree and Landscape Officers at Basingstoke and Deane Borough Council have reviewed and raised no objections to. The details of the proposed planting and maintenance of the mitigation land would be secured in the legal agreement accompanying the recommended grant of planning permission.

8.32 The LPA carried out an Appropriate Assessment based on the information submitted by the applicant, and consulted Natural England on this. Natural England has requested additional information, to include an updated nutrient budget calculation to account for the existing land use of the proposed mitigation land. The applicant is aware of this, and is preparing the information requested. Therefore, subject to the submission of additional information, the completion of an Appropriate Assessment and further consultation with Natural England, and the completion of a legal agreement, it is considered that the proposal would not result in a likely significant effect on the internationally designated nature conservation sites in the Solent, in accordance with the requirements of the Conservation of Habitats and Species Regulations, and Policy E5 of the RLP.

8.33 **Archaeology**

Policy E9 (Heritage) of the RLP sets out that the merits of a development affecting an undesignated heritage asset (such as non-scheduled archaeological remains) will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset. The site has been subject to archaeological evaluations in 2015 which did not find any substantive archaeological evidence. The proposals would therefore comply with RLP policy E9.

8.34 Third parties have referred to impacts on listed buildings and conservation areas. There are no such designated heritage assets within the vicinity of the site, and therefore it is not considered that any such impacts would arise.

8.35 **Amenity and pollution**

Policy LHW4 of the RLP sets out that development will be permitted provided that; it provides for the privacy and amenity of its occupants and those of neighbouring properties; in the case of residential developments it provides for private open space in the form of gardens or communal open space which are appropriate for the needs of residents; and it does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels. Policy E8 of the RLP sets out that development will be permitted provided that it does not result in pollution which

would cause unacceptable risks to human health, the natural environment or general amenity, and that development that would or could potentially generate pollution will only be permitted if it can be demonstrated that there would not be any adverse impact on human health, the natural environment or general amenity. For the purposes of this policy, pollution includes noise and vibration, light and air.

#### 8.36 *Amenity*

Within the application site itself, it is considered that the proposed dwellings would be sufficiently separated from/related to each other and their associated private outdoor amenity areas, so as to afford each dwelling with an acceptable level of amenity in terms of privacy, daylight and sunlight. It is also considered that the proposed private outdoor amenity areas would be appropriate for the needs of the residents. The relationships and separation distances between the proposed dwellings and the existing surrounding dwellings would be in keeping with those found throughout the Locksbridge Park development, and would be such that the proposed development would not impact adversely on their residential amenity in terms of a loss of privacy, daylight or sunlight. It is considered that the proposed development would comply with RLP policy LHW4.

#### 8.37 *Pollution*

The proposed dwellings would be located within close proximity of the existing sports pitch to the north east. Such uses can create some impacts from noise, but the relationship does not appear substantially different from that envisaged in the original scheme, i.e. the relationship between existing dwellings and the formerly required junior sports pitch. A condition of the original planning permission for the Locksbridge Park development (see paragraph 4.4 of this report) restricts the use of floodlighting on the existing retained pitch. Any future proposals for floodlighting would need to consider any impacts on amenity. Conditions are recommended to address the potential risks posed by historical contamination (if any) at the site, and to mitigate the impacts from the development/construction phase, including from traffic, noise and dust. Subject to conditions, the proposal is considered to comply with RLP policy E8.

#### 8.38 **Obligations**

Policy COM6 of the RLP requires development within the allocated new neighbourhood at Picket Piece to provide; affordable housing; improvements to community and education facilities; public open space; and off-site improvements to the transport network. RLP policy COM15 also sets out that development will be permitted provided that the appropriate investment has been secured either in the form of works and/or financial contributions to mitigate the impact on existing infrastructure (including schools). RLP policy LHW1 sets out that new housing development where there is a net increase in population will be permitted subject to either suitable on-site public open space being provided or off-site provision in the form of an alternative site or financial contribution. RLP policy T1 requires development to minimise its impact on the highway network (refer to paragraph 8.18 of this report). Policy COM7 of the RLP sets out that on proposed housing sites consisting of a net gain of 15 or more dwellings, the Council will negotiate for up to 40% of dwellings to be affordable.



- 8.39 As of the 1<sup>st</sup> August 2016, the Council implemented the Community Infrastructure Levy, which raises funds for providing new infrastructure by levying a charge on new development. Development within the allocated new neighbourhood at Picket Piece (as defined by policy COM6 and map E of the RLP) is nil rated for CIL, on the basis that more site specific infrastructure is likely to be necessary to make the development acceptable, and that this would not represent general infrastructure, as identified on the CIL Regulation 123 List, that would otherwise be provided by other CIL liable development within the Borough. Any obligations sought should accord with the CIL Regulations 2019 in being; necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.
- 8.40 *Affordable housing*  
In accordance with RLP policy COM7, the proposal includes 6 affordable dwellings, and a financial contribution would be required equivalent to 0.4 of a unit. The proposed affordable housing mix and types of dwellings would meet the needs of the borough, and the Council's Housing Officer has raised no objections to the proposals in this respect.
- 8.41 *Public open space*  
In accordance with the requirements of policies COM6 and LHW1 of the RLP, the proposed development is required to provide the following types of public open space; Outdoor Sports Facilities; Parks and Public Gardens; Informal Recreation Areas; Provision for Children and Teenagers; and Allotments.
- 8.42 The supporting text to RLP policy LHW1 indicates that the Council will seek open space provision, or contributions towards open space provision, from new housing developments. It is set out that if open space is not being provided on site, it should be provided off site, either by the supply of an alternative site or a financial contribution, in order to mitigate the impact of the proposed development.
- 8.43 An area for Informal Recreation would be provided on the site, which is considered to be acceptable. With regards to Provision for Children and Teenagers, Outdoor Sports Facilities and Allotments, mitigation can be provided through a financial contribution towards the enhancement/improvement/extension of existing facilities within Picket Piece, and the existing outdoors sports provision at Picket Twenty. These site specific mitigation projects would not be funded through CIL. With regards to Parks and Public Gardens, there is currently a surplus of this type of public open space in Picket Piece, and therefore no mitigation is required from this proposed development in respect of this.
- 8.44 There would also be a potential conflict between the existing retained sports pitch to the north east of the site and the proposed dwellings, in that it is likely balls would travel over the boundary into the housing or on to the road. For this reason, it is considered that ball-stop fencing should be provided along the

south-west boundary of the sports pitch, which is consistent with the approach along its north east boundary. A financial contribution should therefore be secured to provide this, in order to ensure that the proposed development does not hinder the long term use of the sports pitch.

8.45 Third parties have raised concerns about the temporary loss of the existing children's play park and pitch during the construction works, with the noise and dust created by building work making them unusable. There is no indication within the application that these facilities would be inaccessible during the construction of the proposed development. A condition is recommended to require a construction management plan to be submitted for approval, which would include measures to prevent issues arising from noise and dust.

8.46 *Community provision*

The proposed development would increase the demand on the existing Picket Piece Village Hall, and a financial contribution should therefore be secured to fund improvements to this community facility as mitigation for this. Improvements are currently being planned by the Sports and Social Club/Village Hall Management Committee.

8.47 *Conclusion on obligations*

The obligations required in respect of mitigating the impacts of this proposed development, as discussed above, are considered to accord with the CIL Regulations 2019. It is proposed that a legal agreement would be completed to secure either on site provision or financial contributions towards off site provision of affordable housing, public open space and community facilities, and their retention in perpetuity and long term maintenance, where relevant. The proposed development would therefore mitigate against the increase in demand on existing affordable housing provision, infrastructure and community facilities within and serving Picket Piece, and subject to the completion of a legal agreement, would be in accordance with RLP policies COM6, COM7, COM15 and LHW1 of the RLP.

8.48 **Other matters**

The following matters raised by third parties are not material planning considerations;

- The perceived loss of property value;
- Private disputes between neighbours;
- The loss of a view;
- The impact of construction work or competition between firms;
- Restrictive covenants;
- Ownerships disputes over rights of way;
- Fence lines etc;
- Personal morals or views about the applicant.

8.49 All applications are considered on their own merits, and it is not considered that granting planning permission in this instance would set any precedents elsewhere.

8.50 Third party comments have queried why the Council is no longer maintaining the application site. As the application site is within private ownership, and does not form part of the formal public open space provision at Locksbridge Park, it is not the Council's responsibility to maintain it.

## 9.0 **CONCLUSION**

9.1 Subject to conditions, the submission of additional information in respect of demonstrating nutrient neutrality, and the completion of a S106 legal agreement, the proposed development is considered to comply with the relevant policies of the RLP.

9.2 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, notice will be given to the applicant of the Local Planning Authority's intention to impose pre-commencement conditions in the form of conditions 3 - 8 below in advance of the Committee meeting, and any amendments to these conditions will be reported in an update paper.

## 10.0 **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;**

**and 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;**
  - **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 until full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period have been 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: 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. 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.**
- 13. 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.**
- 14. 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.**
- 15. 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.**
- 16. 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.**

- 17. 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.**

- 18. 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.**

- 19. 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.**

- 20. 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.**

- 21. 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.**



**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](http://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>.**
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