
APPLICATION NO.	22/01992/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	04.08.2022
APPLICANT	Taylor Wimpey West London
SITE	Land West of Finkley Farm Road, Andover, ANDOVER TOWN (ROMANS)
PROPOSAL	Erection of 102 dwellings and 350 sqm Class E retail convenience store and sub-station, including access, parking, public open space, landscaping, drainage and associated earthworks
AMENDMENTS	Additional Plan showing the proposed cycling improvements received 25 May 2023 Amended plans to reflect the changes to accommodate the concerns of the Designing out Crime Officer received 31 May 2023.
CASE OFFICER	Mrs Samantha Owen

Background paper (Local Government Act 1972 Section 100D)

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1.0 INTRODUCTION

- 1.1 This application was previously considered at the Northern Area Planning Committee (NAPC) on 30 March 2023 with a recommendation for Permission. Members deferred the application for the reasons set out below in paragraph 1.2. Members must now consider the application again in light of the contents of the original report together with this subsequent report dealing with the matters the subject of the deferment.
- 1.2 The Committee deferred the application to enable Officers to provide further information to Members with regard to:
- i. Education provision and why no contributions have been sought by the Education Authority;
 - ii. The requirement for additional surgery and dentist facilities;
 - iii. Sustainable Transport improvements particularly in relation to cycling that could be justifiably be provided in relation to the scheme;
 - iv. The effective management of the non-adopted roads within the proposed scheme;
 - v. The supply of water to the proposed development;
 - vi. The comments of the Designing out Crime Officer in relation to the current scheme.
- 1.3 Since the application was previously heard at NAPC on 30 March, there has also been a change to the wording of Condition 12 to bring the deliveries to the commercial premises into line with the Northern Local Centre, this has been agreed by Environmental Protection.

1.4 The Council's updated Infrastructure SPD was adopted in June 2023 and is a material planning consideration for this application. The SPD sets out what infrastructure is required for development. This application has been reviewed alongside the requirements of the new SPD and is considered to be in accordance with this SPD.

2.0 **CONSULTATIONS**

2.1 **Hampshire County Council (HCC) – Education Authority**

The Education Authority previously did not request a contribution towards education provision and the current post holder is unable to provide an explanation of why this decision was made. The Education Authority responded to the further consultation as follows;

The development will generate a total of 23 additional primary age children and 16 secondary age children. The development is served by Endeavour Primary School which has capacity and would be able to accommodate the additional children yielded from this development therefore no contribution is requested. The development site is served by Winton Academy which is currently full and an expansion of the school is being undertaken to mitigate for new development in the area and increase the secondary age population. A contribution is required to mitigate the impact of the additional 16 secondary school age children coming from this development. The requested contribution is **£523,072**. This contribution will go towards the planned expansion of Winton Academy to be completed by September 2024, this will include a new assembly hall space, two new science labs, two new general teaching spaces and additional facilities and storage.

2.2 **HCC - Early Years Education (EYE)**

Existing provision is mostly full to capacity, therefore parents with younger children from this development may need to travel to access childcare in the Andover area or more widely if commuting elsewhere to work. The LPA have queried directly with the HCC EYE Team whether they require any mitigation from the development and they have not requested any mitigation in the form of contributions or otherwise.

2.3 **Integrated Care Board (ICB) – GP provision**

The proposed development is for 102 dwellings and this will create an estimated population of 245 new residents based on an average household size of 2.4 persons. The two GP surgeries that serve this development are Charlton Hill Surgery and Shepherds Spring Medical Centre. These practices are supportive of the ICB's response in respect of this application. It is envisaged that the vast majority of the residents of the proposed development will register as patients with these practices, though occasionally GP surgeries will allow registrations from outside of catchment if the population from one development is too significant for one practice to manage.

The two catchment surgeries are oversubscribed by some 7,808 patients as of April 2023, they are undersized for increased population and will not be able to absorb the patients from the new development. Having no or limited access to the primary care will have a knock on effect on secondary healthcare in particular A and E services as those people who cannot access primary care will present themselves at A and E. The only way to mitigate the impact is to increase the physical capacity of the existing surgeries. The ICB has carefully calculated the space needed to mitigate the development utilising the document "Health Contributions Approach: GP Provision document" which was agreed by NHS England. This generated a contribution of **£62,720**. The contribution is not large enough on its own to undertake an expansion project so the ICB requests the contribution is ring-fenced for a future expansion project relating to Andover Primary Care Network's (PCN) practices which can be drawn down on once a project is viable.

2.4 NHS England – Dentistry

NHS Dentistry has been hugely impacted by Covid and is still facing shortages in the workforce to deliver NHS Dental Services. Unlike GP surgeries people can access NHS dentistry elsewhere for example in a neighbouring town. There are 4 general NHS dentists within Andover and one surgery that provides surgery and Orthodontics. If Dentistry services are required in an area the NHS undertakes a procurement process to deliver additional services. Future procurements would take account of the demand generated from this development. No financial contribution towards the provision of new dental services has been requested.

2.5 Designing out Crime Officer (DoC)

- The movement of the meeting space does address my concern about passing through the meeting place. However, the East West route, must be: wide, lit to BS 5489-1:2020, planting about the footpath must not obscure natural surveillance nor create a place in which a person might lie-in-wait unseen.
- The changes to the position of the rear garden gate reduces the vulnerability of those using the gate and the dwelling to crime. However, the connectivity between the two blocks of dwellings is still present. It is unfortunate that this cannot be removed.
- The fencing around the apartment blocks and the segregation of the gardens will provide private space about the ground floor apartments, which will reduce the opportunities for crime and disorder.

3.0 PLANNING CONSIDERATIONS

3.1 (i) Education provision

The Education Authority previously provided advice on the 14th December 2022 advising that there was no requirement for a contribution towards Education. At the NAPC meeting on 30 March 2023 Councillors raised concern with regard to this response as they were aware other housing schemes within Andover during the same period had been asked for a

contribution. The Education Authority were asked to confirm why a contribution was not required. They responded and advised that a contribution should have been requested and they were unclear as to why the previous advice had been given. The site is served by Endeavour Primary School which has capacity sufficient to absorb the projected primary school age children that would be generated by this development. Secondary school aged children would be served by Winton Community Academy, this school is currently full. HCC is undertaking a £5.6 million planned expansion to be completed by September 2024 and this development would require a contribution of £523,072 to be paid towards this expansion. The applicant has agreed to pay this contribution and this will be secured through a section 106 legal agreement.

3.2 HCC Early Years Education (EYE)

The development would have a high number of 3, 4 and 5 bedroom homes which is most likely to indicate families with children. Within the Andover Romans Ward there is currently 4 x Full Day Care settings, 5 Childminders plus 1 x Full Day Care and 4 EYE settings in the neighbouring Andover Downlands Ward. All settings currently have high demand and nationally there is a shortage in qualified early years staff taking up positions within the early years sector which adds to the pressure. The local planning authority (LPA) has queried directly with the HCC EYE team whether they require any mitigation from the development and they have not requested any mitigation in the form of contributions or otherwise.

3.3 **(ii) The requirement for additional Surgery and Dentist facilities.**

GP Surgeries

The provision of GP surgeries and dentist facilities is overseen by the Integrated Care Board (ICB). The ICB plans and commissions health care services from providers and has delegated responsibility for commissioning primary health care services. Delivering GP services in a new location represents a challenge for the ICB as no new General Medical Services (GMS) contracts are now available. Therefore, for the new location to operate, either:

- The existing GMS service providers will have to relocate/expand; or
- A new Alternative Provider of Medical Services (APMS) or Personal Medical Services (PMS) contract will need to be created and procured for the new premises' location

3.4 At the moment the ICB does not hold capital and does not own buildings, the procurement of new premises is either by:

- Third-Party development (where a third-party developer funds the capital to build a new building, owns it and charges a commercial rent via a normally 25 year lease that represents the developer's return on capital, with the ICB reimbursing that rent); or
- GP owner-occupied scheme (where the GPs own and develop but receive a notional rent, as described above), to fund the cost of the build.

Either way, such developments are most likely to occur for occupiers who hold an existing GMS or PMS contract, as APMS contract holders will not have a sufficient contract term to either enter a 25-year lease or invest in a new GP premises development.

3.5 The proposed development is for 102 dwellings and this will create an estimated population of 245 new residents within the development based on an average household size of 2.4. The GP surgeries with catchment boundaries including the proposed development are:

- Charlton Hill Surgery
- Shepherds Spring Medical Centre

It is envisaged that the vast majority of the residents of the proposed development will register as patients with these practices, though occasionally GP surgeries will allow registrations from outside of their catchment if the registration of the new population from a development is too significant for one practice to manage. In relation to the above GP surgeries, it is important to note that they are currently oversubscribed by 7,808 patients as of April 2023. The practices are significantly undersized for the existing population and will not be able to absorb the increased patient numbers arising from the proposed development.

3.6 The only way to mitigate the impact is to increase the physical capacity of the existing surgeries. The ICB has calculated the space needed to mitigate the impact, drawing upon the document "Health Contributions Approach: GP Provision document" which was agreed by NHS England. The calculation for the proposed contribution is as follows

1. Residential development of 102 dwellings.
2. The current patient list is already over capacity
3. The increased population from this development = 245
 - No of dwellings x Average occupancy rate = population increase
 - $102 \times 2.4 = 245$
4. Additional GP space required to support this development = 19.6 m²
 - The expected m² per patient, for this size practice = 0.08m²
 - Population increase x space requirement per patient = total space (m²) required
 - $245 \times 0.08 = 19.6\text{m}^2$

Total contribution required = **£62,720**

- Total space (m²) required x premises cost = final contribution calculation
- $19.6 \text{ m}^2 \times \text{£}3,200 = \text{£}62,720$ (£615 per dwelling)

3.7 The contribution of £62,720 is directly linked to the proposed development and is fairly and reasonably related in scale and kind to the development. This funding on its own will not be enough to undertake an expansion project, so the ICB requests that the contribution is ring-fenced for a future expansion project relating to Andover Primary Care Network which can be drawn down

once a project is viable, deliverable and affordable to the practices. It cannot be guaranteed that this money will go to expanding the two surgeries noted above, the ICB will determine how best to deliver services within Andover and will spend the money on a viable project that will increase patient access to health services across the town. TW have agreed to pay the contribution and this will be secured through a S106.

3.8 Dental Services

NHS Improvement and the Integrated Care Board (ICB) have been responsible for the provision of dental services since July 2022. NHS Dentistry has been hugely impacted by Covid and is still facing challenges relating to shortages in the workforce. NHS Dentists are secured through a procurement process. The procurement process identifies needs, evaluates existing contracts and procurement options and then seeks to secure a formal agreement of a services contract. In Hampshire procurement has recently been carried out in Southampton, Havant, Portsmouth and Gosport. At present Andover has the following dental surgeries;

General Dental	Weyhill Road Dental Practice	8 Weyhill Road	Andover	SP10 3AA
General Dental	Blue Hayes Dental Surgery	Western Road	Andover	SP10 2JQ
General Dental	Wellum House Dental Practice	2 Winchester Road	Andover	SP10 2EG
General Dental	Andover Dental Practice	45 Charlton Road	Andover	SP10 3YJ
Orthodontic	Dental Concepts	Unit 1B, 132 Weyhill Road	Andover	SP10 3BE
Oral Surgery	Dental Concepts Andover	Unit 1B, 132 Weyhill Road	Andover	SP10 3BE

3.9 NHS England have also advised that unlike doctor's surgeries which rely on specific locations to draw their patients from you are able to secure an NHS dentist effectively anywhere, this may be in the town you work or a neighbouring town to where you live. Andover will be reviewed among the other local areas and procured accordingly, the additional population from this development would be taken into account in future procurements to ascertain if further NHS dentists are required. No financial contribution towards the provision of new dental services has been requested.

3.10 **(iii) Sustainable Transport improvements particularly in relation to cycling that could be justifiably be provided in relation to the scheme.**

In the previous Committee report the LPA raised concern and did not support the Highway Authority in the request for a contribution of £187,000 towards sustainable transport improvements as it was considered that the request contribution had not been justified in accordance with the relevant CIL tests. Members requested further work was carried out into this issue and the LPA and the Highway Authority have had further discussions. In discussions with the Highway Authority it was clear that they were able to show that without

providing some mitigation to the cycle network in the area the proposed development would result in a highway safety issue. The applicant's Walking, Cycling and Horse Riding Assessment and Review (WCHAR) confirmed that there were deficiencies in infrastructure along Smannell Road, which is supported by accident data involving cyclists and cars, at the Roman Way/Cricketers Way roundabout. The increased traffic from this development would further exacerbate the highway safety issue that has been identified and therefore mitigation is required.

- 3.11 Following further discussions with the Highway Authority and the applicant a solution was discussed that would improve the cycling infrastructure at these roundabouts. The proposal includes the following improvements;
- 3-4m footway/cycleway provision on the southern aspect of Roman Way in the vicinity of the junction;
 - Parallel crossing on Roman Way;
 - Cycle crossing on Smannell Road;
 - 3m cycleway on southern aspect of Smannell Road in the vicinity of the junction;
 - 3m cycleway provision on Cricketers Way in the vicinity of the junction.

This arrangement has been designed to enable cyclists to better navigate the roundabouts in a safer way when travelling from Roman Way onto Smannell Road and Cricketers Way.

- 3.12 The Highway Authority is satisfied the scheme demonstrates a proportionate improvement for cyclists manoeuvring the junction. The works would be carried out by the Highways Authority in accordance with the scheme put forward by the applicant which has been costed and the contribution of £187,000 is considered reasonable and fairly related in scale and kind to the development proposal which will be secured through a section 106 legal agreement. The works will be part of a comprehensive strategy that will be developed further via the emerging TVBC Local Cycling Walking Infrastructure Plan which will look to improve walking and cycling provision on this route.
- 3.13 **(iv) The effective management of the non-adopted roads within the proposed scheme**

At the previous NACP meeting there was debate that the internal roads will not be offered for adoption and instead will be managed by a Management Company. The developer is proposing to use a crated drainage soakaway system that is located under the roads. The Highways Authority advised that they would not adopt roads with this proposed drainage system as this drainage system can lead to depressions within the road requiring repair. Since the previous NACP meeting further discussions with the Highways Authority have been held to discuss what the issue is with the drainage system. The Highways Authority has advised that the failure of the road and the creation of depressions would only occur if the proposed crated drainage system was not adequately maintained. The system is seen as a long term maintenance liability by the Highways Authority and this is why they do not adopt this drainage system.

- 3.14 The crated drainage system must be kept clear of silt and debris to perform at its optimum level. There are a number of features within the crated drainage system that seek to keep debris and silt out of the system and these include catch pits and silt traps. These will be installed to prevent silt and debris entering the crated drainage system. Before entering the crated drainage system water will pass through the granular surrounds of the tank and a geotextile wrapping both of which will help stop silt and debris entering the crated drainage system. The manufacturer's guidelines for the crated drainage system states that the frequency of inspection will depend on each site and would need to be ascertained by regular inspections initially to determine silt and debris build up. This would be the responsibility of the Management Company. Once this is ascertained this will inform a maintenance regime to clear silt and debris which will then be the responsibility of the Management Company to follow.
- 3.15 If debris has entered the crated drainage system it would be sucked out of the soakaway using a Jet Vac system. The manufacturer's guidelines for maintenance require the catch pits, control manholes, interceptors and inspection chambers to be inspected regularly. The soakaways will need to be inspected after every major storm event. A plan showing the maintenance points for the crated drainage system under the roads has been provided by the applicant. A condition requiring details of the maintenance regime of the crated drainage system to be submitted to and approved by the local planning authority has been recommended. The maintenance regime will be the responsibility of the Management Company.
- 3.16 Further information has been supplied by the applicant regarding the ground structure and in combination with the Flood Risk and Drainage Strategy Report the ground conditions are considered suitable for a crated drainage system and this has been reviewed and agreed by an engineer of the Council. A letter from the applicant's engineer was received on the 30th June 2023 detailing installation of the crated drainage system and why they will be appropriate to use under a road. This additional information has been reviewed by the Interim Head of Building Control who is satisfied that the crated drainage system would satisfy the requirements of Part H of the Building Regulations.
- 3.17 Concern was also expressed by Members at the previous NAPC meeting that the roads were to be managed by a Management Company and how this would impact on future residents. The use of Management Companies to maintain roads is not unusual within developments of this size and any future residents would know that they would need to pay into the Management Company at the time of purchasing their property. Further discussions with the applicant have occurred since the previous NAPC meeting and they have provided further details on how the Management Company would be set up and operated. The main points are as follows;
- Taylor Wimpey (TW) would set up Resident Management Company Structure (RMC) prior to first occupation.
 - 2 Directors from Taylor Wimpey will stay on the Management Company until after the last unit is sold.

- 1 Director from the Registered Housing Provider (RHP) will also become a Director of the Management Company.
- The Management Company will appoint a Managing Agent who will deal with the day to day running of the Management Company following a tender process carried out by the RMC
- An annual budget will be set by the Managing Agent including paying into a reserve fund which will increase over time and will fund longer term maintenance/replacement costs.
- Any new owner will be made aware of the Management Company and the costs they will be liable for.
- The applicant has committed to rectify any defects with the road/drainage within the first five years of completion.

3.18 The Council's Solicitor has looked across the details submitted by the developer and is satisfied with the proposed set up of the Management Company in principle. Further information will need to be agreed regarding the Management Company including the regularity of meetings and financial details and this will be secured through the section 106 legal agreement.

3.19 It is considered that the road will be located within structurally stable chalk and utilising a crated drainage system would be acceptable in this geology. The reason why the Highways Authority will not adopt roads with crated drainage underneath them is due to the maintenance liability and whilst this is noted this does not mean that when appropriately managed crated drainage will not be a successful drainage system. The level of maintenance is understood and conditioned so that once agreed the Management Company would take responsibility for the maintenance of the drainage system and ensure that they operate effectively. Following further information from the applicant's engineer, the Interim Head of Building Control has advised that he is satisfied that the crated drainage system as proposed would meet Building Regulations.

3.20 **(v) The supply of water to the proposed development**

Southern Water were consulted following the deferment of the application at NAPC and they confirmed that they can supply water to the development and they can also facilitate foul water disposal for the development. In their response they raised an initial objection to the proposed drainage strategy. The site is located above a Groundwater Protection Zone (SPZ1) and it was considered that the drainage strategy does not include sufficient consideration of the principal chalk Aquifer or the associated public water supply and as such Southern Water requested enhanced treatment mitigations for the site. A meeting was held between the applicant, the local planning authority and Southern Water on the 29th June 2023 and the outstanding issues were resolved. Additional plans were submitted on the 29th June 2023 to reflect the discussion. Southern Water are now satisfied with the drainage strategy being proposed and have raised no objection subject to a condition. Condition 7 has been updated and the wording agreed with Southern Water.

3.21 (vi) The comments of the Designing out Crime Officer in relation to the current scheme

The Designing out Crime Officer (DoC) previously provided advice on the 20th September 2022. The DoC Officer made a number of recommendations that they suggested would help prevent crime and disorder on the development. These suggestions have to be balanced out against the quality of the environment being created. At the NAPC meeting of the 30th March 2023 it was asked whether the DoC Officer had seen the final Committee Report and how the Officer had balanced out their comments. Committee Reports are not routinely sent to be considered by consultees who have commented on the scheme and the Committee Report had not been seen by the DoC Officer. It was requested that the DoC Officer had sight of the Committee Report and whether they agreed with the conclusions reached.

3.22 Following NAPC and prior to contacting the DoC Officer their original comments were reviewed and further changes to the proposed scheme were put forward by the Case Officer and agreed with the applicant. These included reviewing the proposed landscaping to ascertain how this would impact on surveillance across the site and relocating rear access gates that open onto alleyways. The DoC Officer welcomed these changes but on reviewing the Committee Report also raised concern about the proposed meeting space location in the central landscape strip and the private amenity spaces of the ground floor flats not being segregated from each other.

3.23 Further changes to the layout were made to address these concerns and they are detailed below:

Movement of Meeting Place in central landscape strip

The DoC Officer raised concern that the main pedestrian route that crossed the central landscape strip passed through a meeting area with seats and that this could attract groups of people that could be intimidating to other users. The DoC Officer advised that this could be improved if the main pedestrian route through this meeting space was a straight line path where users could see the exit as they entered. This was acknowledged and the plans now show that the central meeting place has been moved to the south so that it is still part of the site layout but the main route across the landscape area is now a more direct route. Lighting for the development has been conditioned. The Landscape Officer has also advised that the landscaping will still allow for surveillance due to the trees being planted as quite mature specimen's meaning the crown of the trees will be higher and keeping hedges lower will allow views across the site. The landscaping will be maintained by the Council as all public open space is to be adopted. In an email of the 1st June 2023 the DoC Officer advised that the movement of the meeting place did address his concerns.

3.24 Private amenity space for ground floor flats.

Flat blocks A, B and C show that the ground floor flats have an area of patio space to the rear, this is located within a larger space that is bounded on all sides by hedging and a lockable gate to restrict access. The DoC Officer raised concerns that the occupiers of these ground floor flats at present could wander across the whole area and right up to their neighbours' windows and patio areas. To help provide the ground floor flats with an area of private space segregated from their neighbour, railings are proposed that effectively separate the garden into two halves, meaning that access between neighbouring plots is no longer possible. The DoC Officer has acknowledged this and advises that the segregation of the gardens will reduce the opportunities for crime and disorder.

3.25 Relocation of rear garden gates

Plots 1, 2 and 3 and 90, 91 and 92 were originally designed so that their rear garden gates opened out onto an alleyway between the rear boundary and the neighbouring house. The DoC Officer raised concerns about this and the existence of the alleyway. The alleyways cannot be removed from the scheme as this would increase bin dragging distances to an unacceptable level. Notwithstanding this, rear garden access to these plots have been altered so that residents would enter and exit their rear garden gate into an area with greater surveillance. Plots 1 and 2 now have access gates on the northern boundary facing the open space whilst Plot 3 has an access gate to the south which would face onto the car parking area. Plots 90 and 91 exit from their gardens onto the landscaped path that runs along the southern boundary of the site whilst Plot 92 has access on the northern boundary that leads to and from the car parking area. The DoC Officer acknowledges that these changes reduce the vulnerability of those using the gate and the dwelling to crime.

3.26 Since the previously deferred report more work has been done with the DoC Officer to further prevent crime and disorder on the development. Whilst most of the changes proposed by the DoC Officer have been accommodated the DoC Officer still has an outstanding objection as there is still a high level of permeability through the site. This is noted but the overall layout of the development would be impacted negatively if all permeability was removed. As such, whilst the concerns of the DoC Officer are noted permeability plays an important role in allowing residents to navigate through the development to areas of public open space and other facilities. It also plays a role in creating spacious developments with areas of attractive green space that are easily accessible. This permeability is also necessary for the developer to meet the requirements for bin dragging distances. It is considered that the changes that have been made to the layout do reduce the risk of crime and disorder to an acceptable level and whilst the permeability of the development remains this is necessary to ensure the development allows future occupiers access to facilities and to facilitate effective waste collection. It is considered that the development does accord with Policy CS1 of the RLP.

4.0 **CONCLUSION**

4.1 It is considered that the reasons for deferral as set out in para 1.2 of this report have now been addressed and provide conclusions on the points raised by Members at the NAPC meeting of the 30th March 2023.

5.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building that, subject to the completion of a satisfactory legal agreement to secure; mitigation land to offset the nitrogen load from the development, affordable housing provision and associated financial contribution, two adaptable dwellings built in accordance with Building Regulations standard M4(2) Category 2, the Framework Travel Plan and associated approval and monitoring fees, a Travel Plan Bond, transfer of onsite public open space to Test Valley Borough Council and associated commuted sum for its long term management and maintenance, details of the Management Company for the management and maintenance of internal roads and financial contributions towards: a). off-site public open space provision, b). off-site highway works c). doctor's surgeries and d). education provision; 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 occupation of the development authorised by this permission shall not begin until the following highways works are complete and operational;**
 - **Highway improvement works shown on Drawing Number 18087/100 REVD or 06-034/1261B and 06-034/1262B hereby approved have been implemented in accordance with either of these drawings and;**
 - **the North Way/Finkley Arch "L" Improvements as set out in Schedule 12, Part 1 of the S106 Agreement that accompanies the Outline permission TVN.09258 as permitted on 13th August 2008 and shown on Drawing Number 06-034-02-135 REV B****Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
3. **The development hereby permitted shall not be carried out except In complete accordance with the details shown on the submitted plans, numbers;**

Proposed Floor Plans - Plan Ref no. 22016 P152 - Version Building D - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P151 - Version Blocks B _ C - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P150 - Version Building A - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P161 - Version A bin/cycle _ substation - 04/08/22

**Composite Plan - Proposed - Plan Ref no. 22016 P160 - Version
Garages - 04/08/22**

**Proposed Elevations - Plan Ref no. 22016 P153 - Version Building D
- 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P137 - Version Plot
72 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P136 - Version Plot
63-64 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P135 - Version Plot
60-61 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P134 - Version Plot
59 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P143 - Version Plot
22 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P142 - Version Plot
84 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P141 - Version Plot
93-95 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P140 - Version Plot
87-89 - 04/08/22**

Site Location Plan - Plan Ref no. 22016 S101 - 04/08/22

**Composite Plan - Proposed - Plan Ref no. 22016 P110 - Version
Plots 1-3 and 90-92 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P111 - Version
Plots
4-5 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P112 - Version
Plots 10, 27, 28, 58, 81 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P113 - Version
Plots 11-12,65-66, 74-75 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P117 - Version Plot
17 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P118 - Version
Plots 18-20 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P119 - Version Plot
35 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P120 - Version
Plots 24 and 62 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P121 - Version
Plots 25-26,82-83, 85-86 - 04/08/22**

**Composite Plan - Existing - Plan Ref no. 22016 P122 - Version Plot
29 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P123 - Version Plot
30 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P114 - Version Plot
13 and 102 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P115 - Version Plot
14-15 and 97-98 - 04/08/22**

**Composite Plan - Proposed - Plan Ref no. 22016 P116 - Version
Plots 16, 21 and 23 - 04/08/22**

Composite Plan - Proposed - Plan Ref no. 22016 P128 - Version Plots 36-37 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P129 - Version Plots 38-39 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P130 - Version Plots 40-41 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P131 - Version Plots 50-51 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P132 - Version Plots 52-53 and 54-55 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P133 - Version Plots 56-57 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P124 - Version Plots 31-32 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P125 - Version Plots 33, 71 and 96 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P126 - Version Plots 73 and 99 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P127 - Version Plot 34 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P138 - Version Plots 76-77 - 04/08/22

Composite Plan - Proposed - Plan Ref no. 22016 P139 - Version Plots 78-80 - 04/08/22

Site Layout - Plan Ref no. 22016 P103B - Version Affordable housing layout – 31/05/23

Details - Plan Ref no. WWL/E5020/001 D - Version Levels strategy layout – 31/05/23

Details - Plan Ref no. WWL/E5020/002 D - Version Drainage strategy layout – 31/05/23

Details - Plan Ref no. 22016 P104B - Version Boundary materials layout – 31/05/23

Details - Plan Ref no. 22016 P105B - Version Building material layout - 31/05/23

Site Layout - Plan Ref no. 22016 P101F - 31/05/2023

Details - Plan Ref no. D3181-FAB-00-XX-DR-L-1001 PL05 - Version (1 of 5) – 31/05/23

Details - Plan Ref no. D3181-FAB-00-XX-DR-L-1002 PL05 - Version (2 of 5) – 31/05/2023

Details - Plan Ref no. D3181-FAB-00-XX-DR-L-1003 PL05 - Version (3 of 5) – 31/05/23

Details - Plan Ref no. D3181-FAB-00-XX-DR-L-1004 PL05 - Version (4 of 5) – 31/05/23

Details - Plan Ref no. D3181-FAB-00-XX-DR-L-1005 PL05 - Version (5 of 5) – 31/05/23

Details - Plan Ref no. 06-034/1262 B - Version Sheet 2 - 30/10/22

Details - Plan Ref no. 06-034/1261 B - Version Sheet 1 - 30/10/22

Landscaping - Plan Ref no. TWWL23988 11 DR-Sheet 1 - Version Sheet 1 – 31/05/23

Landscaping - Plan Ref no. TWWL23988 11 DR-Sheet 2 - Version Sheet 2 – 31/05/23

Landscaping - Plan Ref no. TWWL23988 11 DR-Sheet 3 - Version Sheet 3 – 31/05/23

Landscaping - Plan Ref no. TWWL23988 20 DR-Sheet 1 - Version Sheet 1 – 31/05/23

Landscaping - Plan Ref no. TWWL23988 20 DR-Sheet 2 - Version Sheet 2 – 31/05/23

Landscaping - Plan Ref no. TWWL23988 20 DR-Sheet 3 - Version Sheet 3 – 31/05/23

Landscaping - Plan Ref no. TWWL23988 11 DR-Sheet 4 - Version Sheet 4 – 31/05/23

Landscaping - Plan Ref no. TWWL23988 11 DR-Sheet 5 - Version Sheet 5 – 31/05/23

Landscaping - Plan Ref no. TWWL23988 11 DR-Sheet 6 - Version Sheet 6 – 31/05/23

**Details - Plan Ref no. D3181-FAB-00-XX-DR-L-1100 PL06 -
Landscape Legend – 31.05.23**

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

- 4. No development shall commence on site until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority, which shall include:**

- (a) A programme of and phasing of demolition (if any) and construction work;**
- (b) The provision of long term facilities for contractor parking;**
- (c) The arrangements for deliveries associated with all construction works;**
- (d) Methods and phasing of construction works;**
- (e) Access and egress for plant and machinery;**
- (f) Protection of pedestrian routes during construction;**
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;**
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.**

Demolition and construction work shall only take place in accordance with the approved management plan.

Reason: In the interest of the amenities of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8 and T1.

- 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: To ensure a safe living/working environment in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

6. Prior to the commencement of construction activity including site clearance or groundworks, a Construction Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval. The CEMP shall detail the significant risks posed to amenity from the emission of noise, vibration, light and dust and set out the mitigation measures to be employed to control such emissions and mitigate the effects of such emissions on sensitive land uses. The CEMP shall include details of the site compound location(s). The construction activity shall only take place in accordance with the approved CEMP.

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

7. No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy, has been submitted and approved in writing by the Local Planning Authority. The submitted details shall be implemented as approved and must include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment and Drainage Strategy.
- b. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- c. Further information on turbidity generation and pollution prevention controls

Reason: To ensure satisfactory surface water drainage on site in accordance with Policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 8. No development shall commence until the tree protection as shown on Drawing Number 1826-KC-XX-YTREE-TPP01REVA has been installed and at least 2 working days' notice of development commencing given to the local planning authority. The Tree Protection shall be retained and maintained for the full duration of the construction phases of the development. No activities shall take place within the protected areas.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.**
- 9. No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:**
- a) No dwelling shall be occupied until a connection between it and the adopted highway has been constructed to at least binder course level for use by pedestrians, cycles and vehicles.
The development shall be carried out in accordance with the approved details.
Reason: To ensure that the roads, footway, footpath and cycleways are constructed to an appropriate standard to serve the development in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 10. No construction activity shall be carried out and no deliveries taken at or despatched from the site except between the hours of 07:30 hours and 18:00 hours Monday to Friday and 08:00 hours and 13:00 hours on Saturday and not at any time on Sundays, Bank or Public Holidays.
Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**
- 11. No percussive or vibratory piling work shall be conducted on site until a noise and vibration assessment has been conducted and a scheme of mitigation measures has been submitted to and agreed in writing by the local planning authority. The agreed mitigation measures shall be carried out in accordance with the approved details.
Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8**
- 12. All deliveries and waste collections to the retail unit shall be restricted to between 08.00 - 20.00 hours Mondays to Saturdays and at no time on Sundays or Bank Holidays, with the following exception:**
- i) One delivery of newspapers between 06.00 to 08.00 hours daily by means of a light goods vehicle (i.e. not exceeding 3.5 tonnes maximum gross vehicle weight) is permitted.**
 - ii) Deliveries (in addition to the newspaper delivery) between 09.00 to 16.00 hours on Sundays and Bank Holidays is permitted.**

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

- 13. The commercial premises within 'Block D' as shown on the Amended Site Layout drawing no. 22016 C101B shall only be open between the hours of 0700 and 2300 hours on any day.**

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

- 14. Prior to the installation of any fixed external plant, or externally venting plant in connection with the commercial use hereby permitted within 'Block D' as shown on the Amended Site Layout drawing no. 22016 C101B, a specification of the proposed plant to be installed, including details of noise emissions, shall be submitted to and approved in writing by the local planning authority. The specification and accompanying details shall be implemented as approved.**

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

- 15. No artificial lighting 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 existing and future residents from artificial light pollution having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 16. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall be implemented as approved and must include;**

- a. Maintenance schedules for each drainage feature type and ownership**
- b. Details of protection measures**

Reason: To ensure satisfactory surface water drainage on site in accordance with Policy E7 of the Test Valley Borough Revised local Plan 2016.

- 17. No development shall take place above DPC level of the development hereby permitted until a scheme showing EV Charging Points and Solar PV Panels has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

18. Prior to the occupation of the first dwelling an implementation plan for the delivery of the landscaping as shown on the submitted plan, Drawing Numbers dated 31 May 2023:
TWWL 23988 11 DR-SHEET 1
TWWL 23988 11 DR-SHEET 2
TWWL 23988 11 DR-SHEET 3
TWWL 23988 11 DR-SHEET 4
TWWL 23988 11 DR-SHEET 5
TWWL 23988 11 DR-SHEET 6
shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
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.
19. The apartment blocks hereby permitted, referred to as Blocks A, B, C and D on Drawing No. 22016/C101B shall not be occupied until the residential bin store associated with that apartment block has been fitted with internal lighting to allow for the safe use of the residential bin stores by future occupiers. The bin stores hereby permitted will be secured by a digi lock which shall be retained and maintained in good working condition thereafter.
Reason: To protect the amenity of future occupiers in accordance with Policy E8 of the Test Valley Revised Local Plan 2016.
20. No development shall take place above DPC level of the development hereby permitted until an Employment and Skills Plan to encourage and promote skills and training in the construction industry in accordance with the Construction Industry Training Board (CITB) Client Based Approach to developing and implementing an Employment Skills Strategy on Construction projects, Local Client Guidance – England, v2, CITB and the National Skills Academy 2016 has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: Details are required prior to commencement in order to identify and provide skills needs and training delivery in accordance with Test Valley Borough Revised Local Plan 2016 policy ST1.
21. Prior to the occupation of the dwellings hereby permitted a lighting strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The Lighting Strategy shall comply with BS 5489-1:2020. The development shall be carried out in accordance with the approved details.
Reason: To protect the amenity of future occupiers in accordance with Policy E8 of the Test Valley Revised Local Plan 2016.

- 22. No dwelling hereby permitted shall be occupied until the parking and manoeuvring space associated with that dwelling has been provided in accordance with Drawing Number 22016/C101B and this space shall thereafter be reserved for such purposes at all times.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 23. Prior to occupation a maintenance plan for the surface water drainage shall be 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 satisfactory surface water drainage on site in accordance with Policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 24. The commercial premises hereby permitted shall not be brought into use until the bin store associated with that commercial use has been fitted with internal lighting to allow for the safe use of the commercial bin stores. The bin store will be secured by a digi lock that has a different code to the adjacent residential bin store and the digi lock shall be retained and maintained in good working condition thereafter.
Reason: To protect the amenity of future occupiers in accordance with Policy E8 of the Test Valley Revised Local Plan 2016.**
- 25. Development shall proceed in accordance with the measures set out in Section 5 'Mitigation' and Section 6 'Enhancement Opportunities' of the Land West of Finkley Farm Road, East Anton, Andover, Preliminary Ecological Appraisal (RPS, July 2022). Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details, with a report from a qualified Ecologist providing confirmation and evidence to the Local Planning Authority within 6 months of final occupation.
Reason: To ensure the favourable conservation status of protected species and enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006, the NPPF and Policy E5 of the Test Valley Revised Local Plan DPD.**
- 26. The communal parking areas as shown on Drawing No. 22016/C101B will be marked by the painting of numbers on the ground to each residential unit to which they are allocated. The car parking spaces shall be marked prior to the occupation of the dwelling they are allocated to.
Reason: To ensure satisfactory parking levels are retained on site in accordance with Policy T2 of the Test Valley Borough Revised Local Plan 2016.**
- 27. Rear access gates to all residential properties shall be fitted with a key operated lock that operates from both sides and shall be suitable for exterior use.
Reason: To ensure safe and secure development and contribute to reducing crime and disorder, in accordance with the adopted Local Plan, Policy CS1.**

28. The retail convenience store hereby permitted shall be restricted to Use Class E (a) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and for no other purposes within Class E of that Order.

Reason: To protect amenities of neighbouring uses and ensure adequate parking in accordance with policies T2 and E8 of the Test Valley Borough Revised Local Plan 2016.

29. 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.
