
APPLICATION NO.	24/00194/OUTN
APPLICATION TYPE	OUTLINE APPLICATION - NORTH
REGISTERED	29.01.2024
APPLICANT	Mr Matthew Allsopp
SITE	Valley View Business Park, Walworth Road, Picket Piece, SP11 6LU ANDOVER TOWN (DOWNLANDS)
PROPOSAL	Outline application for demolition of existing structures, site preparation and erect up to 32 dwellings; with all matters reserved except site access
AMENDMENTS	Additional information received: <ul style="list-style-type: none">• 20.02.2024• 27.02.2024
CASE OFFICER	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 because it is contrary to the provisions of an approved Development Plan, adverse third party representations have been received, and the recommendation is for approval.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site is located to the east of Picket Piece. Walworth Road runs along the southern boundary of the site, and the Andover to London railway line runs along the northern boundary. The site currently contains a number of dilapidated agricultural buildings, as well as areas laid to grass and hardstanding.

3.0 PROPOSAL

3.1 The application seeks Outline planning permission for the demolition of the existing structures at the site (comprising of agricultural buildings), and the erection of up to 32 dwellings.

3.2 The proposal is in Outline form with matters relating to Layout, Appearance, Landscaping and Scale reserved for later approval. Access, however, is being considered at this stage, and it is proposed that this would be obtained from Walworth Road.

3.3 The application is accompanied by the following;

- Planning Statement;
- Design and Access Statement;
- Land Use/Site Assessment Plans;
- Illustrative Masterplan;
- Transport, Noise, Ecology, Landscape, Trees, Drainage Assessments.

- 3.4 During the consideration of the application, further ecology (in respect of nutrient neutrality) and drainage information has been submitted.
- 3.5 The proposals under consideration are similar to those that were previously refused (see paragraph 4.2 below), and an Appeal is currently in progress with a Hearing date set for 4th April 2024. As set out at paragraph 8.3 of this report, the Council's planning policy position has changed somewhat since the determination of the previous application, and further information has also been submitted with this current application to address the previous reasons for refusal.

4.0 HISTORY

4.1 23/02870/PDQN; Application to determine if prior approval is required for proposed change of use of agricultural buildings to 5 dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion – PENDING CONSIDERATION

4.2 22/03349/OUTN; Outline application for demolition of existing structures, site preparation and erect up to 32 dwellings; with all matters reserved except site access – REFUSED - 26.05.2023, for the following reasons:

- 1. The site is located within the countryside, outside the boundaries of any defined settlements and the allocated new neighbourhood at Picket Piece. There are no policies within the Test Valley Borough Revised Local Plan 2016 that set out that the proposed development would be appropriate in the countryside, and it is not considered that it is essential for the development as proposed to be located in the countryside. The proposed development is contrary to policy COM2 of the Test Valley Borough Revised Local Plan 2016;*
- 2. It has not been demonstrated that a development of up to 32 dwellings at this site would integrate, respect or complement the character of the area in terms of the expected layout, scale and appearance, and that it would act as a transition between the more built up part of Picket Piece and the countryside. Furthermore, it has not been sufficiently demonstrated that a proposed development of up to 32 dwellings at the site, together with a footway along the northern side of Walworth Road, could be designed or located to ensure that the health and future retention of important landscape features would not be prejudiced, or that existing and proposed landscaping and landscape features could be accommodated within the site that would enable the proposed development to positively integrate into the landscape character of the area. The proposed development is contrary to policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016;*
- 3. It has not been demonstrated that a well designed and appropriately located (so as to be convenient to users) car parking provision could be accommodated at the site with the amount of development being proposed, including taking into account the requirement for visitor car parking. The proposal is contrary to policy T2 of the Test Valley Borough Revised Local Plan 2016;*

4. *It has not been demonstrated that the proposed footway along the northern side of Walworth Road could be implemented without detriment to the character and appearance of the street scene, taking into account any required loss of or harm to existing trees and vegetation. Furthermore, it has not been demonstrated that a proposed internal road layout, in respect of the availability of pedestrian routes and the provision of appropriate links to potential future developments to the south west that would enable access to Walworth Road in lieu of a footway running up to the application site along the existing highway, could be provided that would be safe, functional or accessible for all users. The proposed development would therefore not be well connected with existing and proposed pedestrian, cycle and public transport links. The proposal is contrary to policy T1 of the Test Valley Borough Revised Local Plan 2016;*
5. *It has not been demonstrated that the amount of development proposed would provide for the privacy and amenity of its occupants. The proposed development would fail to comply with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016);*
6. *The proposed development would impact on protected species and habitats, in particular in relation to dormice, with no satisfactory justification being provided. It has also not been sufficiently demonstrated that that the proposed development would not impact adversely on foraging and commuting bats, due to the lack of bat activity surveys. In addition, no consideration has been given to any impacts on biodiversity through the provision of the proposed footway along the northern side of Walworth Road. The proposed development would not conserve, restore, or enhance biodiversity, and would not satisfy the three tests required to be considered in respect of protected species and the requirements of the Conservation of Habitats and Species Regulations (as amended). The proposed development would fail to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016);*
7. *No information has been provided with the application to demonstrate that the proposal can achieve nutrient neutrality. As such, it cannot be concluded that the proposal would not result in a likely harmful 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 as advised within guidance from Natural England. As such, the proposal fails to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016);*
8. *In the absence of a legal agreement to secure the provision of, or a financial contribution towards, off site pedestrian improvements along Walworth Road, the proposal would result in an additional burden on the local highway and transport infrastructure serving the area. The proposal is contrary to policies COM15 and T1 of the Test Valley Borough Revised Local Plan 2016;*

9. *In the absence of a legal agreement to secure the provision of a financial contribution towards off-site public open space provision, specifically the enhancement/improvement/extension of existing Parks and Public Gardens, and Allotments at Picket Piece and the vicinity, the proposed development fails to provide sufficient public open space required to serve the needs of the future population. The proposal would therefore result in unnecessary additional burden being placed on existing public open space provision adversely affecting the function and quality of these facilities, to the overall detriment of the area and users of the open space. The proposal is contrary to policy LHW1 of the Test Valley Borough Revised Local Plan (2016);*
10. *In the absence of a legal agreement to secure the provision of a financial contribution towards improvements to the Picket Piece Village Hall, the proposed development fails to provide sufficient community facilities required to serve the needs of the future population. The proposal will therefore result in unnecessary additional burden being placed on existing community facilities. The proposal is contrary to policy COM15 of the Test Valley Borough Revised Local Plan (2016);*
11. *In the absence of a legal agreement to secure the provision of a financial contribution towards the expansion of secondary school provision in the locality, including at Winton Community Academy, the proposed development fails to provide sufficient educational provision required to serve the needs of the future population. The proposal will therefore result in unnecessary additional burden being placed on existing educational provision. The proposal is contrary to policy COM15 of the Test Valley Borough Revised Local Plan (2016);*
12. *In the absence of a legal agreement to secure the provision of on site affordable housing, including its subsequent retention in perpetuity to occupation by households in housing need, and ensuring that the units are dispersed throughout the development and meet local need in terms of the size, type and tenure of the units, the proposal is contrary to policy COM7 of the Test Valley Borough Revised Local Plan (2016).*

APPEAL IN PROGRESS

- 4.3 16/01312/CLEN; Certificate of lawful existing use for the Business use of premises as offices, light industrial use and storage – NOT ISSUE CERTIFICATE - 02.08.2016, for the reason;

Having regard to the information submitted in this and previous applications, visits to the application site and records held by the Council, on the balance of probability the most recent use of the site was for a mix of agriculture, non-agricultural storage and offices. That use constituted a material change of use from the previous agricultural use which did not benefit from planning permission through any development Order and did not result from the lawful implementation of any express planning permission. It has not been demonstrated that the use has subsisted for sufficient time to be immune from enforcement action having regard to s171B of the Town and Country Planning Act 1990 (as amended). Therefore on the balance of probability it has not been demonstrated that the existing use of the site was lawful at the time the application was submitted.

- 4.4 15/01475/CLEN - Certificate of lawful existing use - Various sheds used as poultry farm, agricultural storage and ancillary outbuildings – WITHDRAWN - 14.10.2015
- 4.5 15/00256/PDMBN - Notification for Prior Approval under Class MB - Change of use and alter poultry farm/agricultural machinery storage building to 3 dwellinghouses – REFUSED - 11.03.2015
- 4.6 05/00723/VARN - Relief of condition 9 of TVN.00039/6 (relating to the gradient of the drive shall not exceed 5% within 17 metres of the edge of the carriageway of the adjoining highway) - Change of use and conversion from poultry farm to offices, workshops, storage and warehouse, alterations to access, installation of security fencing and gate, fuel storage and wash down, covered cycle stand and associated works – PERMISSION in 2006
- 4.7 TVN.00039/6 - Change of use and conversion from poultry farm to offices, workshops, storage and warehouse, alterations to access, installation of security fencing and gate, fuel storage and wash down, covered cycle stand and associated works – PERMISSION in 2005
- 5.0 **CONSULTATIONS**
- 5.1 **Policy**; Comments
- 5.2 **Landscape**; No objection subject to conditions
- 5.3 **Trees**; Comments (summarised);
- Trees would be retained and suitably protected or replacement planting to mitigate for their loss;
 - Trees identified for removal are of modest size, provide limited amenity and are not considered suitable for protection by TPO;
 - Arboriculturally sensitive method of construction is proposed for footpath. Site specific construction drawings are required.
- 5.4 **Ecology**; Comments (summarised);
- The loss/changes to the habitats on site resulting from the proposed development have been addressed through habitat retention and enhancement, and creation, and the requirement for a suitable lighting strategy to ensure that there is no detrimental effect on the favourable conservation status of the species recorded on site.
- 5.5 **Environmental Protection**; No objection subject to conditions and notes
- 5.6 **Housing**; Comments in respect of agreeing a suitable and acceptable mix for the affordable dwellings.
- 5.7 **Community and Leisure**; No objection subject to contribution towards the provision of community facilities
- 5.8 **Highways**; No objection

- 5.9 **Flood Water Management**; No objection, subject to conditions
- 5.10 **Children's Services**; Due to the size of this development there is no comment from Hampshire County Council Children's Services.
- 5.11 **Archaeology**; No objection
- 5.12 **Network Rail**; Recommendations made in order to maintain the safe operation of the railway and protect Network Rail's infrastructure.
- 5.13 **Southern Water**; Requested condition
- 6.0 **REPRESENTATIONS** Expired 12.03.2024
- 6.1 **Andover Town Council**; objection, with comments;
- Officers recommend the site access be reviewed due to concerns relating to an increase in traffic numbers and safety of road users;
 - The traffic assessment does not appear to include two accidents on Walworth Road since Locksbridge Park was occupied;
 - Has the Town Council's published Speed Indicator Device data been taken into consideration?
- 6.2 **1 x letter**; Comments from Hampshire Swifts, summarised as follows;
- Request that, if permission is granted for this development, at least one swift brick per home on average is installed, located in accordance with best-practice guidance such as BS 42021:2022 or CIEEM.
- 6.3 **3 x letters**; Objections from Fairfields (4 Ox Drove Rise), Willows (5 Ox Drove Rise) and Tinkers Mount (3 Ox Drove Rise), with comments summarised as follows;
- Site located outside settlement boundary and new neighbourhood at Picket Piece as identified by Local Plan – this is still the case. Previous applications refused for this reason;
 - Loss of grassland habitat for wildlife and disturbance;
 - Wouldn't compliment the look of surrounding countryside;
 - Walworth Road struggles to cope with current levels of traffic and parking. Development will cause further issues for traffic flow and road safety. Access located at top of the rise as vehicles exit village and close to lay by and junction with Ox Drove. No footpath that runs straight through village, have to cross road more than once;
 - Have been subjected to traffic lights, filthy and damaged roads and pathways, and increased use of Ox Drove;
 - Transport Statement identifies Ox Drove as wide enough and more efficient route to A303 and B3400, but this is narrow poorly maintained lane with no passing places;
 - Not safe to walk/cycle along Ox Drove due to speed and volume of traffic;
 - Accept the need for more housing, and have accepted dust, noise and inconvenience caused by previous development but new building in the village must stop;

- Light and noise pollution from building and additional traffic (noise and air pollution) will have negative impact on natural and human environment;
- Negative impact on school places. No primary school in Picket Piece, and no spaces in catchment;
- Noise implications from railway line having negative impact on potential occupants.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)
 National Planning Practice Guidance (NPPG)
 National Design Guide

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM1 – Housing provision
 COM2 – Settlement hierarchy
 COM6 – New neighbourhood at Picket Piece
 COM7 – Affordable housing
 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
 Cycle Strategy and Network
 Andover Town Access Plan

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

8.2 **Principle of development**

The site lies within the countryside, outside of any settlement boundaries as defined by the RLP inset maps, and outside but adjacent to the RLP policy COM6 allocation of a new neighbourhood at Picket Piece. RLP policy COM2 sets out that development outside the boundaries of settlements will only be permitted if:

- a) it is appropriate in the countryside as set out in particular RLP policies;

- or
- b) it is essential for the proposal to be located in the countryside.

There are no policies in the RLP that allow for the provision of housing schemes such as this within the countryside, and no information has been submitted with the application to demonstrate that it is essential for the proposed development to be located in the countryside. Therefore criterion a) and b) of RLP policy COM2 are not met. The Council is able to demonstrate a 4 year housing land supply as required by the NPPF, however this does not in itself cap development, and any application must be assessed on its merits. In this instance, there are other material considerations that need to be taken into account, as below.

8.3 *Local Plan 2040 Regulation 18, Stage 2*

The application site sits wholly within the draft revised settlement boundary for Andover, as set out in the draft Regulation 18 Local Plan 2040, and this would also encompass the current allocated new neighbourhood at Picket Piece. As such, the principle of residential development at the application site would be supported by the emerging draft local plan policies, were they to be adopted. The Draft Local Plan 2040 Regulation 18 Stage 2 was published for public consultation between 6 February and 2 April 2024. As it is at an early stage in its preparation, relatively limited weight can currently be accorded to its content for decision-making. Nevertheless, the revised settlement boundary in the Draft Plan is a material planning consideration. It is considered that this significant direction of travel, together with the other benefits arising from the proposals (as discussed in more detail throughout this report), would be sufficient to determine that residential development in this location can be considered favourably, albeit as a departure to current RLP policy COM2.

8.4 **Character and appearance**

The application is an Outline Application only, and whilst the means of access is for consideration with this current application, the layout, appearance, landscaping and scale are not for consideration at this stage and should outline planning permission be granted, these would be reserved matters. The proposed layout is provided for illustrative purposes only at this outline stage.

8.5 The site is located on the edge of Picket Piece, to the south/ south west of the North Wessex Downs Area of Outstanding Natural Beauty. Immediately to the south west of the application site is a run of three detached dwellings fronting Walworth Road, with open agricultural land/paddocks to the rear. The adjacent land (but not the existing dwellings) is located within the RLP COM6 allocation for a new neighbourhood at Picket Piece, but currently remains undeveloped, with no planning permissions having been granted here. To the north east of the application site is land occupied by travelling showpeople, and comprises a number of individual plots.

8.6 The application site contains a number of buildings/structures/hardstanding, however these features are set back from the frontage of the site, and the buildings are long and low level, thereby sitting relatively low within the site.

The frontage of the site is open and verdant in character, being laid to grass and with mature trees and hedgerows, including bounding the highway. The character of the site is in keeping with this north eastern part of Walworth Road, which has a spacious and verdant rural character, acting as a transition between the more built up part of Picket Piece and the countryside. It is therefore considered that any proposal on this site should be of a low density and heavily landscaped in order to integrate with its surrounding character.

- 8.7 A comprehensive landscape assessment has been carried out and submitted with the application, which has assessed the landscape character of the site and its surroundings, as well as the key viewpoints to the site. The site is accessed off Walworth Road, and along the site frontage there is a mature native hedgerow which runs along the perimeter of the site. This frontage is shown to be retained and enhanced, with the proposed development set back within the site where the land drops away. This would help to retain the semi-rural quality of this part of Picket Piece. It should be ensured that, through detailed design, the entrance to the site retains this quality, as excessive bell mouths, signage and lighting etc would be likely to detract significantly from the character of the area. Within the site the most notable existing landscape feature is the belt of conifer trees which runs along the south western boundary of the site. Whilst these are large mature trees, they are not considered to be characteristic of the wider landscape and they are not considered (from a landscape perspective) to be worthy of retention, subject to their replacement with more appropriate planting. The submitted illustrative masterplan shows the provision of new planting along this boundary, and it is considered that deciduous legacy trees would be a significant improvement here and should be considered when a landscaping scheme is drawn up at reserved matters stage of the development. It is considered that the proposed development of this site can be achieved without the loss of the good quality trees, and the submitted illustrative master plan shows a layout that could be compatible with existing trees. This also includes the provision of the footway along Walworth Road, which would run adjacent to existing trees, but which is proposed to be constructed using methods that would not impact on root protection areas. A full arboricultural assessment and method statement would be required at the reserved matters stage of the development. Whilst landscaping would be dealt with as part of any future reserved matters application, it needs to be demonstrated that there would be sufficient space available to provide an appropriate landscaping scheme at the Outline stage, taking into account the maximum number of dwellings proposed.
- 8.8 The submitted illustrative masterplan indicates that the proposal would provide for a well landscaped site with only limited built form proposed - however this is only depicted on the plan by blocks, rather than individual buildings together with their associated parking areas, and private outdoor amenity areas/outbuildings. It is considered that the submitted illustrative layout could certainly be improved upon to represent a high quality development as defined by the National Design Guide, and this would be dealt with in more detail at the reserved matters stage of the development. The density of the proposal for up to 32 dwellings would be approximately 27 dwellings per hectare, which is a relatively low density development. It is noted that the recently constructed development of 82 dwellings to the south west of the application site has a

density of approximately 32 dwellings per hectare, and the typical densities within the nearby Locksbridge Park development are between 35-40 dwellings per hectare. In considering the relatively low density of the proposals, and the proposed designation of the application site as settlement, thus accepting the principle of development in this location including on surrounding sites, it is considered that there would be scope to provide all of the associated residential elements (as set out above), whilst still retaining the verdant character of the site, and ensuring that built form/hardstanding would not dominate the site.

- 8.9 The scale of the proposed dwellings across the site has not been detailed within the submission, in terms of storey heights – other than to specify that there would potentially be a 2.5 storey high apartment building to the northern part of the site. It is considered likely that two storey development could be accommodated across the site, however given the topography of the site, its proximity to the nearby AONB, and in being surrounded by low level existing built form, it is considered that anything above 2 storey in height has the potential to have adverse impacts on the landscape character. It is however noted that there are 3 storey high buildings located to the northern part of the recently constructed development to the south west. The scale of the proposed development is a matter to be considered at reserved matters stage, and it is considered that further assessments would be required with any future application to demonstrate that there would be no adverse impacts in this respect.
- 8.10 Overall, it is considered that a development of up to 32 dwellings at this site, which would integrate, respect and complement the character of the area in terms of the expected layout and appearance whilst still acting as a transition between the more built up part of Picket Piece and the countryside, could be achieved. This includes ensuring that the proposed development could be designed and located to ensure that the health and future retention of important landscape features would not be prejudiced, and that existing and proposed landscaping and landscape features could be accommodated within the site that would enable the proposed development to positively integrate into the landscape character of the area. It is considered that the proposed development would comply with policies E1 and E2 of the RLP.
- 8.11 **Heritage**
The site is located within a landscape which has several substantive monuments recorded within it, although archaeological surveys within the vicinity have not revealed extensive related settlement. The development is close to, but does not impact, a burial mound and a prehistoric land boundary. The site is currently extensively occupied by existing buildings which, whilst apparently not of substantial foundations, do appear to be associated with terracing of the landscape to create level areas. The existing development on site would have compromised the archaeological potential, and that archaeological potential is therefore uncertain. In view of this, it is considered that the archaeological potential of the site, and the impact of the existing development, are such that they would not reasonably justify the burden of any archaeological works of investigation at the site. The proposal would comply with RLP policy E9.

8.12 Highways

The application is for outline planning permission with all matters reserved, apart from access. Therefore specific consideration needs to be given to the proposed access arrangements to the site.

8.13 A new vehicular access onto Walworth Road is proposed, approximately 20m to the west of the existing access to the site. The proposed new access has been informed by an assessment of the existing road speeds, and submitted drawings demonstrate that appropriate vehicular visibility splays can be achieved. A separate application/agreement (S278) would be required with the Highway Authority in respect of assessing and approving the details of this proposed access. In traffic impact terms, the site has been considered as vacant for trip generation assessment, which is an approach supported by the Highway Authority. An interrogation of TRICS data has been carried out in order to calculate likely trip rates and resultant traffic generation. The proposal would result in circa 16-17 two-way movements during the traditional network peak hours. The proposed access junction geometry is considered to be acceptable and swept path analysis vehicle tracking has been provided to support this assessment, and demonstrates access and egress for a refuse vehicle of 11.2m in length and two-way passing for private vehicles. It is considered that the proposed development would not lead to any material detrimental impact upon the safety and efficiency of the public highway network. The Highway Authority has requested up to date accident statistics, and this has been sought by the applicant, and will be reported in an update paper.

8.14 The submitted illustrative masterplan does not show individual car parking spaces to demonstrate a well designed and appropriately located (so as to be convenient to users) car parking provision. That being said, in considering the relatively low density of the proposals, and the proposed designation of the application site as settlement, thus accepting the principle of development in this location, it is considered that there would be scope to address this issue, and this could be dealt with at the reserved matters stage of the development.

8.15 There is currently no direct pedestrian access to the application site, with there being no footway along this part of Walworth Road (this currently ceases at the point at which the RLP policy COM6 allocation last provides access onto Walworth Road, which is to the south west of 11 Walworth Road). The absence of any development (or planning permissions for development) to the south west of the application site, within the RLP policy COM6 allocated new neighbourhood at Picket Piece, means that indirect pedestrian access to Walworth Road would also not be possible. The applicant is proposing to provide a footway along Walworth Road, from the application site access running west to join up with the existing footway adjacent to Woodpecker Way. A S278 agreement would be required in respect of this, in order to obtain separate approval from the Highway Authority, but in principle, this infrastructure has been confirmed by them to be acceptable (subject to construction methods etc). Alternatively, the Highway Authority has confirmed that a financial contribution could be sought to fund pedestrian and cycle improvements along Walworth Road to provide a comprehensive link to

Walworth Business Park, which would enable better connectivity between the site, the allocated new neighbourhood at Picket Piece in general, Walworth Business Park, and the wider area including Andover Town Centre. The mechanisms for securing this are discussed later in this report, but it is considered that either mitigation option would provide appropriate pedestrian access to the application site.

8.16 Overall, it is considered that the proposals would not impact adversely on the highway network, and would comply with RLP policies T1 and T2.

8.17 *Railway*

In respect of the adjacent railway line, to the north, Network Rail has confirmed that there would be a requirement for the developer to enter into discussions with them prior to the commencement of the development, to ensure that the works can be completed without any risk to the operational railway. An informative note is recommended to this effect.

8.18 **Amenity and pollution**

Amenity

An illustrative layout plan has been provided as part of this application, showing siting and juxtaposition with neighbouring properties, including those existing dwellings along Walworth Road to the south. It is considered that any proposed buildings on this site could be sited and designed so as to not impact adversely on existing neighbouring sites in terms of a loss of daylight, sunlight or privacy. Within the site, whilst some of the proposed blocks of development shown on the submitted illustrative layout plan would be relatively close together, in considering the relatively low density of the proposals, and the proposed designation of the application site as settlement, thus accepting the principle of development in this location, it is considered that there is likely to be scope to increase the separation distances between dwellings/outdoor amenity areas, whilst still retaining the verdant character of the site. This could be dealt with at the reserved matters stage of the development. It is therefore considered that the amount of development proposed would provide for the privacy and amenity of its occupants, in accordance with policy LHW4 of the RLP.

8.19 *Pollution*

The provided noise impact assessment has demonstrated that mitigation would be feasible to address the noise impacts from both road (from Walworth Road to the south) and rail noise (from the railway line to the north). Full details of this, in terms of the mitigation measures required for each specific plot, would be assessed further once the site and room layouts are known at the reserved matters stage of the development. The Council would expect to see the use of layout, both in terms of buildings and rooms, to achieve good amenity standards, including for outdoor living areas, and fixed windows should be avoided, so as not to prevent natural ventilation. The information submitted at any future reserved matters stage should allow assessment against British/WHO standards on a property by property basis in respect of noise. In respect of freight train movements at night-time, it is considered that the proposal would remain within the guidance on night-time impacts from transport noise.

- 8.20 The site is also adjacent to an existing and established travelling showpeople site (to the east), the planning permission for which includes provision for the maintenance, repair and testing of fairground machinery. This has been referred to in the submitted noise impact assessment, and as such it should be recognised in any future detailed layout for the application site that although predominantly residential, there may also be industrial type noise from the adjacent site within the permitted working hours for that site.
- 8.21 Conditions are recommended in respect of lighting, proposed plant/machinery, construction hours, demolition/construction method statement, and contamination, in the interests of protecting the amenity of neighbouring properties.
- 8.22 Overall, subject to conditions and details of specific noise mitigation measures being submitted at reserved matters stage, it is not considered that the proposals would impact adversely on residential amenity in terms of pollution, and would comply with RLP policy E8.

8.23 **Biodiversity**

The application is supported by an ecological appraisal (which has been updated since the previous application refusal at the site), as well as bat and reptile survey reports. A biodiversity net gain (BNG) report has also been submitted. The majority of the site comprises modified grassland and as such has limited ecological interest. Some other habitats are present around the boundaries, notably some mature and more ecologically-rich hedgerows which include some mature trees along the western side of the site, and some mixed scrub. There are also elements of tall ruderal habitats associated with the unmanaged site. Aside from the hedgerows and scrub, these habitats are not particularly notable in terms of their intrinsic biodiversity interest. However, such habitats can support other protected species, such as reptiles, dormice and bats. In terms of the more ecologically valuable hedgerows and trees, these are being retained in the development, and there is scope for further hedgerow creation within the scheme. The updated ecological appraisal notes that the structural condition of the existing buildings at the site has deteriorated, resulting in the roosting potential for bats decreasing. No evidence of bats was recorded, and bats are considered to be currently absent. Previous evidence of Barn Owl and likely Tawny Owl had also deteriorated with no evidence of recent presence noted. No significant changes in regard to potential for other protected species was recorded. The submitted bat surveys recorded foraging activity on site, although there were no unexpected findings, and no important commuting routes or foraging areas were identified. It is considered that the loss of, or changes to, the habitats on site resulting from the proposed development would be addressed through habitat retention, enhancement and creation, and the requirement for a suitable lighting strategy to ensure that there is no detrimental effect on the favourable conservation status of the species recorded on site. In addition to the above, the submitted updated ecological appraisal notes that the cutting back and removal of a small number of shrubs, as well as the loss of grass, bare ground and hard standing along the existing verges to facilitate the new footpath link (along Walworth Road) would have a negligible impact.

8.24 *Dormice*

Given the proximity of confirmed dormice populations, suitable connective habitat to known populations, and the presence of suitable habitat on site, it is considered that there is a strong likelihood of dormice being present on site and therefore affected by the proposed development works. The submission confirms that the proposed development would result in the loss of 0.130 hectares of potential dormouse habitat (in addition to 30m of hedgerow) and the retention (and enhancement) of 0.136 hectares of habitat and 15m of hedgerow. The development would result in the loss of resting places used by dormice. If avoidance measures are not taken then the work has the potential to kill/injure individual dormice. The development would therefore result in a breach of the EU Directive. The proposals include enhancement of retained habitat and the creation of 289m of species rich hedgerow along the northern, southern and eastern boundaries of the site, together with methods to be followed during the development to ensure dormice are not disturbed, killed or injured. It is considered that whilst the proposed mitigation in respect of dormice is acceptable, the removal of 1300m² of suitable dormouse habitat would need to be carried out under licence and not an unlicensed method statement as recommended by the applicant's ecologist.

8.25 *Biodiversity enhancements*

The proposed development provides opportunities to enhance biodiversity. The application is supported by a biodiversity net gain report which demonstrates that net gain can be achieved for the current illustrative masterplan. Future reserved matters applications would need to demonstrate that the proposal delivers a net gain in biodiversity.

8.26 *Habitat Regulations*

As the proposed development would impact on protected species and habitats, and in particular dormice, the proposals must be considered against the three derogation tests in the Habitats Regulations. Policy E5 of the RLP also requires compliance with criteria which are consistent with these Regulations. A Natural England licence will only be issued for the development where it is considered to meet the requirements of the Regulations, which consist of the following three tests;

1. It preserves public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; and
2. There is no satisfactory alternative; and
3. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

8.27 Whilst the proposals currently represent unjustified development in the countryside, in taking into consideration the Council's direction of travel, in which the site is proposed to be located wholly within the settlement boundary for Andover (see paragraph 8.3 of this report), and would make a contribution to the Council's Housing Land Supply, it is considered that the proposals would meet the first test of the Regulations, and the first criteria of policy E5 of the RLP.

- 8.28 The second test of the Regulations, and the second criteria of policy E5 of the RLP, relates to there being no satisfactory alternative to that being proposed. Whilst it has not been demonstrated within the application submission that there are no suitable alternative internal layouts for the site that would have a lesser impact on protected species and habitats, or indeed that the site could not just be left as it is without being re-developed, the policy position set out above is of note. In addition, as this is an application for Outline planning permission, the layout of the proposals is subject to change. It is therefore considered that the proposals would meet the second test of the Regulations, and the second criteria of policy E5 of the RLP.
- 8.29 The third test of the Regulations, and the third criteria of policy E5 of the RLP, requires consideration to be given to mitigation measures to be implemented to avoid the injury/killing of protected species, and to address the impacts on their habitats. The submission has demonstrated that adequate mitigation is proposed in respect of the species and habitats that would be affected by the proposed development, and therefore the proposals would meet the third test of the Regulations, and the third criteria of policy E5 of the RLP.
- 8.30 Overall, it is considered that subject to conditions, the proposed development would not impact adversely on protected species or habitats, and would comply with RLP policy E5.
- 8.31 *Nutrient 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. In an Advice Note received by the Local Planning Authority from Natural England (updated March 2022) 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.
- 8.32 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.
- 8.33 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).

8.34 The proposed development would result in an increase of nitrates at the site. In order to mitigate the proposals, the applicant has confirmed that there are credits available with the Roke Manor Farm Nitrate Mitigation scheme to offset the increase in nitrate load from the development. On this basis, the LPA has completed an Appropriate Assessment, and Natural England has been consulted on this. In addition, a S106 legal agreement would be required to secure the proposed mitigation, and this is being progressed. As such, it can be concluded that subject to no objections being raised by Natural England, and subject to the completion of a S106 legal agreement, the proposal will 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. As such, the proposals comply with Policies E5 and E8 of the RLP.

8.35 **Water Management**

The site is within Flood Zone 1 and is at a low risk of flooding from surface water. In respect of surface water drainage, infiltration is proposed as a drainage strategy due to the chalk geology. Infiltration testing has been undertaken and the confirmation of low groundwater levels would mean that the proposed infiltration drainage strategy would be acceptable. However, an alternative drainage strategy has been proposed in case groundwater levels were found to be higher than anticipated. More detailed drainage plans could be secured by condition, once the proposed layout etc of the site is known. Subject to conditions, it is not considered that the proposed development would result in an increased risk of flooding at the site or elsewhere, in accordance with RLP policy E7.

8.36 Policy E7 of the RLP 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 recommended.

8.37 **Infrastructure**

RLP policy COM15 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. 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.

8.38 As of the 1st August 2016, the Council implemented the Community Infrastructure Levy, which raises funds for providing new infrastructure by levying a charge on new development. CIL receipts fund general infrastructure identified by the Council. The proposed development would be liable for CIL, however there are other site specific infrastructure requirements in respect of this proposed development that would not be funded by CIL receipts, as discussed in more detail below. 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.

8.39 *Affordable housing*

It is confirmed within the application submission that affordable housing would be provided. For the proposed scheme of up to 32 dwellings, the affordable housing requirement would equate to 13 dwellings, in accordance with RLP policy COM7. The application submission does not provide a proposed mix of affordable housing, however it does anticipate that there would be a mix of homes including a range of flats and houses, with a focus on smaller 1, 2 and 3 bedroom dwellings. The submission also makes no reference to the inclusion of First Homes, however these would not be sought as a mandatory affordable housing tenure until the RLP has been updated to reflect that requirement. The Council would require the proposed affordable units to be delivered as 70% affordable/social rent (9 dwellings) and 30% shared ownership housing (4 dwellings) on a nil subsidy basis. Subject to securing the provision of the on site affordable housing provision and its retention in perpetuity, the proposals would contribute towards meeting the affordable housing needs of the borough in accordance with RLP policy COM7.

8.40 *Public open space*

In accordance with the requirements of RLP policy LHW1, 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. There is currently a deficit in provision of Parks and Public Gardens, Provision for Children and Teenagers, and Allotments within the ward. It is considered reasonable to expect that Provision for Children and Teenagers would be provided on the site.

8.41 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, and a S106 Legal agreement can be used to secure this provision, which will involve a financial contribution in order to mitigate the impact of the proposed development. Policy LHW1 of the RLP requires the laying out and equipping of open space to a high standard.

8.42 The submitted illustrative masterplan makes provision for two areas of public open space (albeit the location of these within the site could change at reserved matters stage), which could meet the needs of Provision for Children and Teenagers, as well as providing an element of Informal Recreation Provision. With regards to Parks and Public Gardens, and Allotments, it is considered that mitigation for any additional demand on existing provision as a result of the proposals would be covered by CIL payments from the proposed development.

8.43 *Highways*

The proposed development is a travel generating development which would result in an additional demand on the existing transport network. Mitigation for the additional burden that the proposed development would place on the transport network could be provided through the provision of pedestrian and cycle improvements along Walworth Road to provide a comprehensive link to Walworth Business Park, which would enable better connectivity between the site, the allocated new neighbourhood at Picket Piece in general, Walworth Business Park, and the wider area including Andover Town Centre. These site specific improvements would not be funded through CIL. Alternatively, as already discussed within this report, the applicant is proposing to provide a footway along Walworth Road, from the application site access running west to join up with the existing footway adjacent to Woodpecker Way. A S278 agreement would be required in respect of this, in order to obtain separate approval from the Highway Authority, but in principle, this infrastructure has been confirmed by them to be acceptable (subject to construction methods etc). Either a financial contribution towards off site infrastructure improvement works, or the provision of the proposed footway would be secured in order to mitigate the proposals.

8.44 *Health provision*

The proposed development would increase the demand on existing primary care provision (GP surgeries), and a financial contribution is therefore required to be secured to fund improvements to this as mitigation for the proposals. The NHS would utilise the contribution in the best interests of the population to ensure optimum primary care services can be delivered, however this is likely to be used towards improvements to the existing GP surgeries within the catchment in which the proposed development would be located, which consist of Charlton Hill Surgery, Shepherds Spring Medical Centre, St. Mary's Surgery, and Adelaide Medical Centre.

8.45 *Community and educational provision*

It is considered that mitigation for any increased demand on existing community facilities as a result of the proposals would be covered by CIL payments from the proposed development. Hampshire County Council as Local Education Authority has confirmed that due to the size of the proposed development, they would have no comments to make. Therefore it is considered that no mitigation is required in respect of improvements to existing educational provision.

8.46 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. A legal agreement is progressing in order to secure (either in the form of on site provision or a financial contribution towards off site provision) affordable housing, public open space, highway improvements, and health facilities, and their retention in perpetuity and long term maintenance, where relevant. The proposed development would therefore mitigate for the increase in demand on existing affordable housing provision, infrastructure and community facilities within and serving Picket Piece, and would comply with policies COM7, COM15, LHW1 and T1 of the RLP.

9.0 **CONCLUSION**

9.1 The site is located within the countryside as designated by the Test Valley Borough Revised Local Plan 2016 (RLP). There are no policies in the RLP that allow for the provision of housing schemes such as this within the countryside, and no information has been submitted with the application to demonstrate that it is essential for the proposed development to be located in the countryside. The proposal therefore fails to comply with RLP policy COM2. However, there are other material considerations that indicate that the proposal can be considered acceptable in this instance. The application site sits wholly within the draft revised settlement boundary for Andover, as set out in the draft Regulation 18 Local Plan 2040. As such, the principle of residential development at the application site would be supported by the emerging draft local plan policies, were they to be adopted. The revised settlement boundary in the Draft Plan is a material planning consideration, and it is considered that this significant direction of travel, together with the other benefits arising from the proposals, would be sufficient to determine that residential development in this location can be considered favourably, albeit as a departure to current RLP policy COM2. In addition, subject to conditions, the completion of a legal agreement, and the submission of reserved matters applications (in respect of the layout, scale and appearance of the building(s), and the landscaping of the site), it is considered that the proposals would be acceptable in respect of character and appearance, biodiversity, the highway network, amenity and pollution, water management, and infrastructure (including affordable housing/highway/health/public open space provision and improvements), and would comply with the relevant policies of the RLP in these respects.

10.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building to grant OUTLINE PLANNING PERMISSION subject to the prior completion of a legal agreement to secure obligations in respect of the following:

- **Nitrate mitigation;**
- **Affordable housing provision;**
- **On site public open space provision;**
- **Highway infrastructure improvements;**
- **Health facility improvements;**

Then subject to:

- 1. Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site (herein after called "the reserved matters") shall be obtained from the local planning authority in writing before the development is commenced.**
Reason: To comply with Article 4 of the Town and Country Planning (General Management Procedure) (England) Development Procedure) Order 1995 2015 (or any order revoking and re-enacting that Order).
- 2. Applications for the approval of all the reserved matters referred to herein shall be made within a period of three years from the date of this permission. The development to which the permission relates shall be begun not later than which ever is the later of the following dates:**

 - i) five years from the date of this permission: or**
 - ii) two years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.**

Reason: To comply with the provision of S.92 of the Town & Country Planning Act 1990.
- 3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers;**

 - P22-1713_DE_004_A_01**
 - 195.0005.004**

Reason: For the avoidance of doubt and in the interests of proper planning.
- 4. Notwithstanding the information submitted, no development shall take place until a detailed surface water drainage scheme for the site, based on the principles within the submitted Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted details should 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;**
 - Winter groundwater monitoring results;**
 - Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;**
 - 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;**
 - Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753;**

- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria;
- Details for the long term maintenance arrangements for the surface water drainage system including maintenance schedules for each drainage feature type and ownership, and details of protection measures.

Development shall be carried out and maintained in perpetuity 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.

5. No development shall take place 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. No development shall take place 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 the development in the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

7. Notwithstanding the details submitted, no development shall take place 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. In the event that contamination is found, or is considered likely, a scheme containing remediation proposals designed to bring the site to a condition suitable for the intended use shall be submitted to and approved in writing by the Local Planning Authority. 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 the development to ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

8. 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 shall be 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.

9. 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 the development to ensure that adequate provision for sewage infrastructure has been made having regard to policy E7 of the Test Valley Borough Revised Local Plan 2016.

10. Notwithstanding the information submitted, no development shall take place until a scheme for the protection of the dwellings hereby permitted from noise has been submitted to and approved in writing by the Local Planning Authority. Any noise mitigation measures shall be installed in accordance with the approved details prior to the first occupation of any dwelling hereby permitted, and shall be permanently retained and maintained.

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

- 11. Notwithstanding the information submitted, no development shall take place (including site clearance) until a full arboricultural assessment and method statement has been submitted to and approved in writing by the Local Planning Authority. Details shall also include the construction methods for the proposed footway along Walworth Road, which should comprise of site specific construction drawings that include sections showing existing and proposed ground levels and a means of retention. Any tree protective measures installed shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier without the prior written agreement of the Local Planning Authority. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective barrier without the prior written agreement of the Local Planning Authority.**

Reason: Details are required prior to the commencement of the 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 policy E2.
- 12. 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.
- 13. The development hereby permitted shall be carried out in accordance with the mitigation recommendations contained within the submitted Ecological Appraisal report (prepared by All Ecology, dated January 2024). Notwithstanding the information submitted, no development shall take place above DPC level of any dwelling hereby permitted until a scheme of biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. Any enhancement measures shall be installed in accordance with the approved details prior to the first occupation of any dwelling hereby permitted, and shall be permanently retained and maintained.**

Reason: To ensure the conservation and enhancement of biodiversity in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.
- 14. 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.

- 15. Notwithstanding the details submitted, no development shall take place above DPC level of any dwelling 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, including to prevent conflicts with existing adjoining land uses to the north; 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.

- 16. No development shall take place above DPC level of any dwelling hereby permitted until full details of how the areas of on site public open space are to be laid out and/or equipped. Development shall be carried out in accordance with the approved details and the delivery of this public open space shall be in accordance with the requirements of any associated S106 legal agreement.**

Reason: In the interests of providing open space of a high standard in accordance with Test Valley Borough Revised Local Plan 2016 policy LHW1.

- 17. No development shall take place above DPC level of any dwelling hereby permitted until details of how the bin stores would be accessed and secured, together with details of any lighting have been submitted to and approved in writing by the Local Planning Authority.**

Note: The bins need to be freely moved from the bin store to the waste vehicle and back. There should be no kerbs or obstructions over which the bins have to be moved, and there should be a flat and level access pathway to move the bins.

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.

- 18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. In the event that contamination 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.

26. No external plant, machinery or equipment shall be installed in association with the use of the development hereby permitted until details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, appearance, design, specification and noise performance of the plant or equipment, and all measures required to mitigate any noise emissions to ensure that they will not cause detriment to the amenity of nearby residential occupiers. Development shall be carried out in accordance with the approved details, and any mitigation measures required to reduce noise from the plant or equipment shall be completed prior to the same being brought into use and permanently retained thereafter.

Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

27. No external lighting shall be installed at the site until full details have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved details.

Note: All lighting should follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK).

Reason: To protect existing bat populations within the area and in the interests of amenity in accordance with Policies E5 and E8 of the Test Valley Borough Revised Local Plan 2016.

Notes to applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
 2. Attention is drawn to the requirements of the Agreement dated XXXXXX under Section 106 of the Town and Country Planning Act 1990 which affects this development.
 3. The applicant is advised to contact Network Rail Asset Protection team to discuss their requirements in respect of maintaining the safe operation of the railway and protecting Network Rail's infrastructure.
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