
APPLICATION NO.	24/00559/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	08.03.2024
APPLICANT	Mr Bob Shelley
SITE PROPOSAL	Land at Goch Way, Goch Way, Andover, CHARLTON Demolition of stables and erection of 9 no. dwellings with modification of access, parking and landscaping
AMENDMENTS	<ul style="list-style-type: none">• 10th April 2024 – tree protection plans received• 12th April 2024 – proposed site access and visibility splay diagrams received• 30th May 2024 – nitrate budget calculator and arboricultural method statement received
CASE OFFICER	Kate Levey

Background paper (Local Government Act 1972 Section 100D)
[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application has been called to Southern Area Planning Committee at the request of a member.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site consists of a parcel of land within the settlement boundary of Andover and located to the south of Goch Way. It is well screened by mature trees to the boundaries and is largely overgrown. Levels in the site fall in a north to south direction. To the south of the site is Charlie's lake, a commercial fishing lake and residential dwellings accessed off Charlton Road.

2.2 The site has been used in the past for light pasture/grazing and contains a dilapidated stable block. The land has not been used for equestrian purposes for some time and is currently overgrown and unkempt, particularly the south eastern part of the site.

3.0 PROPOSAL

3.1 It is proposed to construct 9 new dwellings, with a mixture of 3 and 4 bedrooms. The existing vehicular access off Goch Way would be utilised and would be widened and formalised as part of the proposal. Each dwelling would be served by parking to the frontages or sides of the property. New tree planting and landscaping is proposed. The dwellings would be constructed in brick with slate roofs.

4.0 HISTORY

4.1 23/02463/FULLN Demolition of stables and erection of 9 no. dwellings with modification of access, parking and landscaping. Withdrawn 24.11.23

5.0 **CONSULTATIONS**

5.1 **Ecology** – No objection subject to conditions

5.2 **Highways** – no objection

5.3 **Landscape** – No objection subject to conditions

5.4 **Trees** – Comment

Conditions

- Conditions should be added to any permission requiring details of the junction to be approved by the LPA. In addition, a condition should be added to ensure that the development is undertaken in accordance with the submitted arboricultural report.
- Further details also required by condition include details of replacement tree planting.

Other comments:

- Happy with content of the submitted arboricultural information.
- If arboricultural method statement and tree protection plan are implemented, the retained trees would be suitably protected during the construction phase of the development.

Site Entrance

- The avoidance of doubt statement, ref para 3.2 of AMS, is helpful in confirming that the back edge of the new entrance road has been moved slightly further east away from the beech covered by TPO such that the back edge is now 2.1m from this tree, still well within the RPA
- With careful use of 'Vac Ex' machine could be successfully retained.
- The oak not protected by TPO is now indicated to be retained, this is the best oak specimen within the group.
- The new junction has taken the entrance slightly further to the east, slightly easing the potential for root damage within the RPA's of retained trees.
- The precise specification of the new junction and the routing of services below that junction could be conditioned

5.5 **Housing** – Comment

- Should the site be capable of more dwellings then 30% of affordable housing would be required.

5.6 **Environment Agency** – The application falls outside of our checklist and therefore we would not make any comments.

6.0 **REPRESENTATIONS** Expired 24.04.2024

6.1 **Charlton Parish Council** – Objection summarised as follows:

- Adverse impact on Charlie's lake as a business – proposed tree removal and replacement would not provide enough screening
- Close proximity of houses to the lake and The Bungalow
- Potential for pollution to the lake

- Loss of seclusion for Charlie's Lake
- Light and noise pollution during construction
- How will sewage be dealt with?
- Impact on biodiversity – bats, hedgehogs and deer etc
- The lake feeds into River Anton and River Test – potential pollution
- Contrary to NP – site allocated for 50 homes so proposed 9 dwellings not required, no need for 4 bedroom dwellings in Charlton, CP13 – surface water drainage concern
- Loss of trees to southern boundary

6.2 **21 x Letters of objection** - summarised as follows:

Design and layout

- Proposed dwellings not in keeping with character of Charlton village
- Would result in overdevelopment of the area
- Development would have a detrimental impact on the village character of Charlton
- Overdevelopment of the site

Arboriculture

- Removal of trees would harm the environment and affect surface water drainage
- There isn't any detail about the proposed replacement tree planting (location, numbers of trees) and planting will take time to reach maturity
- Loss of trees and hedgerows
- What will happen regarding the tree preservation order

Ecology

- Potential adverse impact on the adjacent lake from pollution as a result of the proposed dwellings
- Loss of wildlife and impact on species such as bats, birds etc. The RSPB should be involved
- Light pollution, general habitation noise, music, and barbeques by the future occupants will have an effect on the wildlife that visits the lake
- Statements within the biodiversity checklist are incorrect - proximity to watercourse and trees
- The development doesn't demonstrate nitrate neutrality and should be subject to HRA process

Drainage and sewage

- Concern about surface water drainage impacting on the lake
- Concern about foul drainage due to the site levels and the need to pump uphill
- Affect on surface water runoff
- Charlton village has flooded, how will this be managed

Highways and parking

- Parking is not adequate and could impact on the safety of the road
- Proposed access opposite the bus stop could lead to traffic congestion

- The proposed garages are too small to accommodate the average family car therefore the allocated 21 spaces isn't enough. Residents may park on already busy nearby roads
- Concern about increased traffic and access to Goch Way from Wetherby Gardens
- The Wetherby Gardens bus stop is sometimes overlooked and omitted

Neighbourhood plan / need

- No need for proposed dwellings in the area
- The development is contrary to the Neighbourhood Plan for Charlton village

Amenity

- Loss of open views into the site
- Overlooking towards The Bungalow and Charlie's lake
- Concern about noise, pollution and smells from the development construction phase and the noise of additional traffic

Other matters

- This development will harm the Charlie's Lake business
- Charlie's Lake is a unique business and has mental health benefits
- Local infrastructure cannot support the proposed dwellings
- Will negatively affect value of properties in the area
- There is no provision for affordable housing

6.3 **7 x Letters in support** - summarised as follows:

- Proposed development would provide much needed medium sized houses
- Proposal would improve the visual appearance of the site
- Provides houses needed in Charlton
- Design of dwellings would be in keeping with the area
- Development would lead to local jobs and employment during construction
- The site is currently unsightly and overgrown, proposal would improve the appearance of the site
- The planning summary has explained all of the concerns
- The houses wouldn't affect anyone
- The demand for new build properties is huge and the supply isn't keeping pace

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

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

E5: Biodiversity
E8: Pollution
LHW4: Amenity
T1: Managing Movement
T2: Parking Standards

7.3 Neighbourhood Plan

Charlton Neighbourhood Plan

CNP1: Settlement Boundary

CNP3: Housing Mix

CNP5: Landscape Character

CNP8: Maintaining and Enhancing Green Spaces and Green Corridors

CNP10: Biodiversity and Enhancement of the Natural Environment

CNP14: Design

CNP19: Access and Road Safety

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Biodiversity
- Amenity
- Highways and parking
- Nitrate neutrality
- Other issues

8.2 **The Principle of Development**

The application site is within the settlement boundary of Andover and therefore having regard to policy COM2 development and redevelopment will be permitted provided that it is appropriate to the other policies of the Revised Local Plan.

8.3 **Impact on the Character and Appearance of the Area**

The application site sits within an established area of residential development with modern development to the north in Wetherby Gardens and beyond and more traditional housing to the south off Charlton Road. To the north, development is dense with dwellings being semi-detached or terraced, whilst development to the south is less dense and dwellings largely being detached. Due to the positioning of the site and screening from Goch Way, the site is self-contained and is not prominent from the street scene.

8.4 The proposed development would consist of nine new dwellings accessed from Goch Way and would be a combination of semi-detached, detached and terraced dwellings. The dwellings would be two-storey, but due to the change in levels across the site unit 3 would appear as a three storey dwelling to the rear. Levels drop from the north to the south of the site and continue to drop beyond the site to the south so that the existing dwellings to the south are at a lower level.

- 8.5 It is proposed to widen the access from Goch Way and this would require the removal of some of the existing trees that front onto the road. This would result in views being opened up into the site from Goch Way at the entrance point. All other trees and hedgerow along Goch Way are within the public verge, outside of the applicant's ownership, and are being retained. The existing category C spruce trees along the southern boundary of the site would be removed and replaced with native planting. It is acknowledged that the replacement planting would take time to mature and provide the same level of screening as the existing trees, however, views into the site from the south would predominantly be from Charlie's Lake. Charlie's Lake is privately owned and as such any views from here are private views and not public. The loss of private views is not a material planning consideration.
- 8.6 In terms of the design of the proposed dwellings, there is a mixture of styles and use of materials in the vicinity of the site, with modern red brick dwellings to the north and more traditional rendered dwellings to the south. As such, there is no prevailing character. As a result of this and as the site is visually well contained by surrounding, mature vegetation which is proposed to be retained, it is considered that the development would be appropriate in terms of its layout, appearance, scale, materials and building style such that it would integrate appropriately within the surrounding area. The site is considered to be able to accommodate the proposed number of dwellings along with adequate space for parking and amenity.
- 8.7 As a result of the above, it is considered that the proposed development would accord with policies E1 and E2 of the RLP and CNP5 of the Charlton Neighbourhood Plan.
- 8.8 **Arboriculture**
The site has not been managed for some time and the southern part is covered in scrub and young trees which are C category (low quality and value). Much of this would be cleared as part of the proposals. The most significant trees on the site are individual trees growing within the hedge verge on the northern boundary with Goch Way, and those growing along the southern boundary between the site and Charlie's Lake.
- 8.9 To facilitate the proposed two way access from Goch Way, the existing access is to be widened and this would see the removal of some existing trees. However, the back edge of the proposed new entrance road has been moved slightly further east away from a protected beech tree. The proposed access is still within the root protection area of this beech, however, with use of a 'Vac Ex' machine (a vehicle mounted industrial air spade and vacuum machine which generates suction which can dig out material) this tree can be successfully retained. The best oak specimen within the group can also now be retained. The Tree Officer has not objected to the proposals to remove the other trees needed to facilitate the widened site access.

8.10 The precise specification of the new junction and the routing of services below that junction such as drains and sewers is yet to be confirmed and the applicant is advised to get further assistance from their tree consultant who can liaise with the structural engineer. However, as mentioned above, the new junction has been moved slightly to the east which would reduce potential for root damage within the root protection areas of retained trees. It is considered appropriate to add a prior to commencement condition to this recommendation such that the precise specification of the new entrance junction and infrastructure supplies, sewers and drains and proposed site levels are submitted for approval by the LPA. Further conditions are recommended regarding adherence to the arboricultural method statement and regarding the installation of tree protective measures.

8.11 The western end of the southern boundary includes taller trees (marked as group 2 within the submitted arboricultural information). These are spruce trees of category C and are of low quality and value, with a life expectancy of 10 – 20 years. The submitted arboricultural report sets out that these trees appear to be located on the site side of the boundary fence and they are a forest species, not entirely suitable for retention within a residential development context. Whilst these trees do act as a screen and a feature in the local landscape, they are of low quality, aren't native and have a limited life expectancy. It is proposed to remove this group of spruce trees and replace with mixed native planting which is considered to be more appropriate in the context of the site. The submitted southern boundary tree planting plan shows that a mixed hedge of 102 metres in length comprising a total of 1,018 mixed hedge species is to be provided. In addition, a total of 28 new trees are to be provided along this boundary, comprising of hornbeam, yew, birch and field maple. These are native species, and the yew is evergreen. Details of the final specification and implementation programme are secured by condition. With these details secured, it is considered that the loss of the existing trees will be adequately mitigated, and the wider landscape character of the area will be preserved. As a result, the application is in accordance with Policy E2 of the RLP.

8.12 **Biodiversity**

The application has been supported by an Ecological Appraisal (Broadleaf Ecology, September 2023) which confirms that the site has low potential for supporting bats and no significant adverse impacts from the proposal on protected sites or species was identified. Mitigation measures have been recommended including the installation of bird and bat boxes. The Ecology Officer has reviewed the appraisal and confirmed that the conclusions of the report and mitigation measures are suitable. Conditions are recommended to secure the proposed mitigation measures and the proposal complies with policy E5 of the RLP.

8.13 **Amenity**

Policy LHW4 of the RLP sets a number of criteria against which development proposals will be assessed against in order to safeguard the amenity of existing and future residents, particularly in terms of overlooking, loss of privacy and any adverse impact in terms of loss of daylight/sunlight. There are two elements to

the consideration of amenity. Firstly is the amenity of the future residents of the development site and secondly the impact of the proposal upon the amenity of existing neighbouring properties.

8.14 *Impact on existing neighbouring dwellings*

The nearest residential dwellings to the proposed development are located to the south of the site with the nearest dwelling being The Bungalow, sited approximately 18 metres to the south. The nearest dwelling to this neighbour would be unit 7 which would be located approximately 24 metres from the back of The Bungalow. The only windows in the side elevation facing onto this neighbour would be a first floor window serving a landing and two ground floor windows serving the lounge and kitchen. Due to the separation distance between unit 7 and The Bungalow, and the limited windows proposed at first floor level of unit 7, it is not considered that there would be any overlooking towards this neighbouring dwelling.

- 8.15 The proposed dwellings, whilst sited on land higher than existing residential properties to the south, are significantly separated from neighbouring properties and their sensitive garden areas. The proposed dwelling closest to the southern boundary (unit 7) is sited 9 metres from the southern boundary of the site. Proposed unit 6 is sited 11 metres from the southern boundary of the site. It is noted that the existing evergreen spruce trees proposed for removal and replacement with native species would currently overshadow part of the rear gardens of the neighbouring properties to the south. Notwithstanding this, given its orientation, any additional shadow cast from the proposed dwellings would mostly be contained within the application site. As such the proposals are not considered to have any adverse impact by way of overshadowing.

8.16 Impact during construction works

Whilst some degree of disturbance is inevitable during construction work, conditions can be applied to limit the hours of construction and to require an environmental management plan to limit amenity impacts. Subject to these required conditions the proposed development is considered to have no significant adverse impact on amenity and complies with TVBRLP Policies LHW4 and E8.

8.17 Neighbour amenity summary

As a result of the above, it is considered that the proposals would not result in any adverse impacts on surrounding residential amenities. The proposals are therefore considered to comply with policy LHW4 in this regard.

8.18 *Impact on future occupiers*

It is considered that there would not be any mutual overlooking between the proposed dwellings due to the orientation, siting and position of windows. It is considered that the proposed dwellings are orientated so that overshadowing is limited, for example, the shadow cast by units 3 and 4 would fall to the north of the dwellings onto the parking areas, away from the private amenity areas to the south.

8.19 All of the properties are to be provided with private amenity space to the rear of the dwellings. The dwellings, particularly the larger units (plots 1, 3 and 6) are of sizes where they could be occupied by a family with or without children. The proposed garden areas for plots 3 and 6 are south facing and the proposed garden area for plot 1 has an area of garden which is east facing, receiving direct morning sunlight. The proposed rear gardens for all of the proposed dwellings would not be unduly overlooked by neighbouring dwellings and would be screened from view from the adjacent Goch Way by the existing vegetation. It is considered that the existing vegetation is far enough away from the proposed rear gardens so as not to unduly overshadow the gardens. Due to the changing site levels, there is potential for some overlooking to the decking areas immediately to the rear of the dwellings in some instances for example between units 8 and 9. The proposed site plan shows that there would be an approximate difference of 0.8 metres in height between the rear of units 9 and 8, and a difference of approximately 0.8 metres between the rear of unit 5 and unit 6. Whilst there may be potential for some overlooking to these outdoor amenity spaces, a degree of mutual overlooking is not uncommon in residential developments and the proposed arrangement is not considered to result in significant levels of overlooking that would warrant a recommendation for refusal. The private garden areas would still provide space to dry washing and to allow children to play. As a result, it is considered that it would be of a character and size that would be appropriate for the needs of the potential residents of the proposed dwellings. As such, it is considered that the proposals would comply with policy LHW4(b) of the RLP.

8.20 Removal of permitted development rights

Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

These are referred to in this guidance as the 6 tests, and each of them need to be satisfied for each condition which an authority intends to apply.

Notwithstanding the above, with regard to units 7 – 9, it is considered appropriate and reasonable to add a condition preventing the occupiers of the dwellings to erect extensions and other outbuildings/structures on the private amenity space under permitted development. It is considered necessary and reasonable to remove permitted development rights for schedule 2, Part 1, Classes A and AA and also class E of the GDPO which relate to enlargement of a dwellinghouse and outbuildings, walls, fences etc. This applies to units 7 – 9 only. These plots would have relatively small gardens. The removal of permitted development rights would allow the LPA to retain control over future development at these plots in the interests of retaining appropriate amenity

space for occupiers for these dwellings and to prevent adverse harm to the occupiers of the immediate adjoining neighbours in accordance with policy LHW4 in perpetuity.

The other plots within the site would have larger gardens or different orientation such that they would receive greater direct sunlight. As such it is not considered necessary or reasonable to impose permitted development restrictions for other plots within the development.

8.21 **Highways and Parking**

The existing access from Goch Way would be utilised to serve the proposed development and would be widened so that two way traffic is possible. This would result in the loss of some of the existing trees to the northern boundary facing Goch Way as discussed earlier in this report.

8.22 It is also proposed to provide an uncontrolled pedestrian crossing point to the west of the access to provide a crossing point on Goch Way. The Highways Officer has reviewed the proposals and has confirmed that the proposal would not lead to any material detrimental impacts on the safety and efficiency of the public highway network. The proposed access would provide safe and efficient access and egress to the site. The application accords with policy T1.

8.23 In terms of parking, units 1 and 3 would require a minimum of 3 car parking spaces with the remainder of the units requiring a minimum of 2 car parking spaces. The proposed site plan demonstrates that sufficient parking, in line with the minimum parking standards, would be provided. Further to this, 2 visitor parking spaces would be provided to serve the development. Third party comments received state that the garage size is too small to accommodate the average family car and therefore the allocated 21 spaces isn't enough. However, there are no garages proposed under this scheme, and the number of parking spaces to serve each of the dwellings is sufficient. The proposal accords with policy T2.

8.24 **Nitrate Neutrality**

In June 2019 Natural England published guidance which required all new developments providing overnight accommodation to demonstrate nutrient neutrality. This guidance was updated in March 2022. The guidance stated that there is evidence that high levels of nitrates from new housing development that results in waste water entering The Solent is contributing towards eutrophication of internationally legally protected sites in the Solent and resulting in a detrimental impact upon the conservation interest of these sites. These sites are;

- Solent Maritime SAC
- Solent and Southampton Water SPA & Ramsar site
- Portsmouth Harbour SPA & Ramsar site
- Solent and Dorset Coast SPA

- 8.25 Advice from Natural England is that the applicants for development proposals resulting in a net increase in dwellings are required to submit a nitrogen budget for the development to demonstrate that there will be no likely significant effect on these internationally designated sites. The requirement to demonstrate no likely significant effect is outlined within Regulation 63 of the Conservation of Habitats and Species Regulations (2017).
- 8.26 To identify the amount of nitrate loading generated by the proposed development, a nutrient budget calculation has been undertaken in accordance with Natural England's standard methodology and calculator spreadsheet. This calculation identifies that the proposed development will generate 29.44 kg/TN/yr. The disposal of the foul water generated by the proposed development would connect to mains sewerage and would drain to Fullerton Waste Water Treatment Works and the permit limit is 25 mg / TN / litre.
- 8.27 As such, in order to lawfully be permitted, the proposed development will need to include a package of avoidance and mitigation measures to offset the nitrogen load from the development. To address this issue, the applicant has agreed to purchase credits to offset agricultural land previously utilised for the purposes of agriculture, located at Roke Manor, Awbridge. The applicant has agreed to purchase these credits directly with Roke Manor. Evidence of this historic land use has been provided to Natural England and no objection has been raised to this classification. Following the completion of a legal agreement with the landowner, this land is now being removed from agricultural use. The land will be restored and maintained in accordance with an agreed set out in the site management plan, preventing any future agricultural use onsite. Following the implementation of this offsetting scheme at Roke Manor, a substantial net reduction in nitrate loading within the Solent catchment area will be achieved. Natural England will be consulted on this basis and the payment of credits direct with Roke Manor will be secured by a legal agreement. The Officer recommendation reflects these requirements.
- 8.28 **Water management**
The application site is not located within an area of flood risk from surface water, rivers or sea. The pedestrian paving to the front of the houses is to be permeable block paving and due to the retention of open grass areas within rear gardens of the plots, it is not considered that the proposal would give rise to an increased risk of flooding. The 2016 Local Plan includes a requirement in policy E7 to achieve a water consumption standard of no more than 100 litres per person today. This reflects the requirements of part G2 of the 2015 Building Regulations. A condition has been recommended in order to address this and the proposal is in accordance with policy E7.
- 8.29 **Other matters**
It is noted that third party correspondence has been received regarding the impact that the proposal would have on Charlie's Lake in terms of impact on its biodiversity and wildlife. The Ecology Officer has reviewed the proposal and has raised no concerns in this respect.

8.30 Third party representations

The majority of the representations received have been discussed in the paragraphs above. However, there are some outstanding matters not yet discussed as below.

Provision of foul sewer would mean sewage is pumped uphill

This is a matter for building control and the water company and is not a planning matter.

Need for the development

Policy CNP3 (housing mix) of the Charlton Neighbourhood Plan sets out that new housing development should provide a mix of dwellings predominantly of 2 and 3 bedrooms to meet the need for smaller properties and these should be considered first. This development would provide predominantly smaller dwellings of three bedrooms. It is acknowledged that the proposal doesn't include provision of 2 bedroom dwellings, however, 6 three bedroom dwellings would be provided as part of this scheme and as such the development is considered to accord with policy CNP3 in this regard.

Impact on local infrastructure

The site is located within the settlement boundary so the development is acceptable in principle, however, the development is not of a scale which would trigger financial contributions towards local services.

Affordable housing

Policy COM7 of the RLP refers to affordable housing. The development is not of a scale which requires an affordable housing contribution.

Loss of private views

This is not a material planning consideration and therefore can not be given any weight in the planning balance.

Loss of property value

This is not a material planning consideration and therefore can not be given any weight in the planning balance.

9.0 **CONCLUSION**

- 9.1 The proposal is considered to be of an appropriate design, providing adequate parking spaces for three and four bedroom dwellings in this location. Furthermore, there would be no harm to protected species, the highway network, or to the amenity of neighbouring properties. The proposal is therefore in accordance with the Test Valley Borough Revised Local Plan (2016), and the Charlton Neighbourhood Plan. The application is therefore considered acceptable and is recommended for permission.

10.0 **RECOMMENDATION**

Delegate to Head of Planning & Building for completion of satisfactory consultation with Natural England with respect to the impact of the development on European sites (together with any appropriate conditions as required), and the completion of a legal agreement to secure;

- Removal of nitrate mitigation land from agricultural production
- Future management of the nitrate mitigation land

Then PERMISSION subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
LA2250 001 E, LA2250 09 D, LA2250 010 J, LA2250 011 D, LA2250 012 B, LA2250 013 B, LA2250 020 C, LA2250 021 C, LA2250 022 A, LA2250 023 A, LA2250 024 A, LA2250 025, LA2250 055 A, LA2250 056 A, LA2250 057 B, LA2250 058 A, LA2250 059 A, LA2250 060 A, D14 467 P4 Rev A, D14 467 P5, D14 467 P6, 1771-001-RevG, D14 467 P6, D14 467 P4 REV A
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.
4. Development shall proceed in accordance with the measures set out in Section 5 'Evaluation, Impacts and Recommendations' of the Land at Goch Way, Andover - Ecological Appraisal (Broadleaf Ecology, September 2023). Thereafter, the installed mitigation features shall be permanently maintained and retained in accordance with the approved details.
Reason: To protect habitats and species in accordance with the Policy E5 of the Test Valley Revised Local Plan DPD and the NPPF.
5. Prior to the installation of any external lighting, a detailed plan of lighting for the access and all other areas of the scheme will be submitted for approval, including details and mapping of lux levels across the site and justification in accordance with relevant Bat Conservation Trust and Institution of Lighting Professionals good practice guidance. Development shall then proceed in accordance with any approved plan.
Reason: To prevent lighting impacts on biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan 2016 and the NPPF.
6. No development (including site clearance and any other preparatory works) shall take place until a detailed specification of the new entrance junction including all routing of infrastructure supplies,

drains and sewers details has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include specifications to highway standards, including levels and cross sectional engineering drawings of the new entrance. At least the first 5 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase and in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan policies E2 and T1.

7. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Arboricultural Method Statement, reference JP Associates (Consultants) Ltd, D14 467 07, dated 14th May 2024 and appended Tree Protection Plan, reference drawing D14 467 P4 Rev A, dated 4/23. Tree protective measures shall be installed prior to any site operations and shall be retained and maintained for the full duration of works or until such a time as agreed with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Reason: 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.

8. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include:

1. means of enclosure;
2. hard surfacing materials;
3. planting plans;
4. written specifications (including cultivation and other operations associated with plant and grass establishment);
5. schedules of plants, noting species, plant sizes and proposed numbers/densities;

The landscape works shall be carried out in accordance with the approved details and the implementation programme, which shall be undertaken no later than the first planting season following first use of either of the dwellings hereby permitted.

Notwithstanding details on the submitted planting plan reference D14 467 P5, a plan showing locations, sizes and species of hedge and tree planting shall be submitted and approved by the Local Planning Authority prior to DPC level of the development hereby permitted. All trees shall be planted as heavy / extra heavy standard. The new trees as detailed shall be planted in the approved positions in the first planting season following the completion of the development. This must be planted in accordance with the recommendations in BS8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'.

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

- 9. The development shall not be used or occupied until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The landscaping shall be maintained in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

- 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order) no development within part 1, classes A or AA shall take place within units 7 – 9 hereby permitted.**

Reason: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, LHW4 and T2.

- 11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no building, structure, walls or fences of any kind shall be erected within or along the boundaries of plots 7 – 9 without the prior written consent of the Local Planning Authority.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, LHW4 and T2.

- 12. Construction works shall be restricted to the hours of 07:30 and 18:00 Monday to Friday and 08:00 and 13:00 on Saturdays, with no work on Sundays or Public Holidays, unless otherwise agreed with the LPA.**

Reason: In the interest of residential amenity in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan 2016.

- 13. Each dwelling shall not be occupied until the associated parking spaces have been laid out and provided for the parking of vehicles in accordance with the approved plan (proposed site plan, LA2250 09 D) and these spaces 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.

14. **No development shall commence until details, including plans and cross sections, have been submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings and amenity areas in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

15. **No development shall take place unless or until an Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Environmental Management Plan shall cover the control of noise, dust and spoil during the demolition, site preparation and construction phases of development. The Environmental Management Plan shall include the provision of wheel washing, and any other suitable facility, to avoid the deposit of spoil onto the highway network. Work shall be undertaken in accordance with the approved Environmental Management Plan.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

Note to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
-