
APPLICATION NO.	18/01615/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	22.06.2018
APPLICANT	Mr Arthur Tizard
SITE	Plot 35, South Way, Walworth Business Park, SP10 5LH, ANDOVER TOWN (ST MARYS)
PROPOSAL	Demolition of existing industrial building and erection of two industrial buildings, for B2 or B8 use, access from Walworth Road, and landscaping works.
AMENDMENTS	Amended/additional plans and information received: <ul style="list-style-type: none">• 01.08.2018• 05.09.2018• 19.09.2018• 03.10.2018
CASE OFFICER	Miss Emma Jones

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee because it is submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own development which is not minor.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is located within the established Walworth Business Park, within the settlement of Andover. The proposal relates to the replacement of the existing commercial building and associated parking areas at the site with two industrial/warehouse buildings, together with the provision of a new vehicular access onto Walworth Road. The site and the existing building are currently unoccupied, and access is restricted by the presence of hoardings on the site boundaries. The site is relatively flat, and has been cleared of trees.

3.0 PROPOSAL

3.1 Demolition of existing industrial building and erection of two industrial buildings, for B2 or B8 use, access from Walworth Road, and landscaping works.

3.2 The proposed development consists of the provision of two commercial units (referred to as 35A and 35B on the submitted plans) to replace the one existing building at the site, which would be demolished. The occupiers of the proposed units are unknown at this time, and the new buildings would have the flexibility of having either a class B2 use (general industrial) or a class B8 use (storage or distribution), both with ancillary office space at the fronts of the buildings over two floors. The proposed site layout plans reflect the different use class scenarios for the buildings in respect of car/HGV parking and manoeuvring provision.

- 3.3 Proposed unit 35A would have an overall floor space (inclusive of the ancillary office space) of approximately 2562 square metres, with the building having a width of approx. 42m, a length of approx. 53m, an eaves height of approx. 11.5m, and a ridge height of approx. 14m. Proposed unit 35B would have a floor space of approx. 3155 square metres (inclusive of the ancillary office space), with the building having a width of approximately 45m, a length of approx. 61m, an eaves height of approx. 11.5m, and a ridge height of approx. 14m. The materials to be used in the construction of the proposed buildings would be silver, grey and blue coloured metal cladding.
- 3.4 The application is accompanied by plans of the proposals, together with the following technical reports;
- Transport Assessment
 - Travel Plan
 - Preliminary Environmental Risk Assessment
 - Flood Risk Assessment
 - Soft landscape works maintenance and management proposals
- 3.5 Amended/additional plans and information have been submitted during the course of the application, consisting of the following;
- Revised transport assessment/travel plan;
 - Revised landscaping proposals;
 - Amendments to accesses, including additional footway/pedestrian crossing provision;
 - Clarification in respect of surface water drainage.

4.0 **HISTORY**

- 4.1 15/00616/ADV N; Advertising hoardings on 3 elevations – Consent – 22.05.2015.
- 4.2 13/00220/FULL N; Erection of painted timber hoardings – Temporary permission – 20.03.2013.
- 4.3 13/00112/DEMN; Demolition of warehouse with office accommodation, small garage and removal of car park – Prior approval not required.
- 4.4 11/02822/ADV N; Display of site marketing board – Consent - 13.02.2012.
- 4.5 08/01956/FULL N; External alterations which include remodelling and demolition of ancillary office space to provide 9 separate warehouse units with ancillary trade counters – Permission - 12.12.2008.
- 4.6 07/01094/OUTN; Outline - Erection of two buildings for the sale and display of motor vehicles, together with two buildings for the provision of a trade counter for the storage and sales of goods primarily to the trade and/or B8 uses with ancillary showrooms and office space with associated access and parking – Outline planning permission - 10.07.2007.

5.0 **CONSULTATIONS**

- 5.1 **Landscape**; No objection subject to conditions.

5.2 **Trees**; Comments as follows;

- Existing tree cover has been removed from site – this added to and formed integral component of overall estate structural landscaping;
- Proposed development, both options, include provision for new tree planting. This must be secured. To that end it would be appropriate to ensure service, drainage, exterior lighting and CCTV(if to be used) details are obtained as overlays with the proposed landscape plans to ensure all potential conflicts have been considered and designed out of the scheme;
- Proposed tree in greenspace to west of central northern access, specified as a Bird Cherry. Appears to be space here to plant a potentially larger and longer lived species (Beech / Plane / Walnut / Tulip Tree) which would be worthy of consideration in preference to a smaller potentially shorter lived tree.

(Case Officer note: Amended plans have been submitted showing the Bird Cherry to be replaced by a Beech. The Tree Officer has confirmed that this has adequately addressed their comments.)

5.3 **Highways (TVBC)**; Objection raising;

- The applicant has not provided the appropriate number of parking spaces required in terms of Policy T2 of the BLP. The proposal is for Unit 35A comprising of 350 sqm of B1 office space and 2212 sqm of mixed B2/B8 industrial and storage space. Unit 35B would comprise of 380 sqm of B1 office space and 2775 sqm of mixed B2/B8 industrial and storage space. We need to know the exact size of the B2 industrial area and B8 storage area in each unit in order to determine the appropriate number of parking spaces for each unit if it is going to be mixed use;
- Access, visibility and internal manoeuvring spaces would be adequate with conditions;
- There is a requirement in Policy T2 of the BLP that 5% of the total number of parking spaces would be reserved for blue badge holders only;
- Cycle parking must be secure, enclosed and with adequate shelter.

(Case officer note: HCC as Highway Authority has confirmed that as the office elements are proposed to be ancillary to the B2/B8 uses, as opposed to being in a separate B1 office use, then the proposed parking provision is acceptable).

5.4 **Estates**; Skills and training plan required.

5.5 **Environmental Protection**; No objection subject to conditions/notes in respect of external plant, contaminated land, and hours of construction.

5.6 **Refuse/Recycling**; No response.

5.7 **HCC Highways**; No objection subject to conditions and mitigation to be secured through a S106 legal agreement.

5.8 **HCC Lead Local Flood Authority**; The general principles for the surface water drainage proposals are acceptable; we would recommend that further information on the proposals be submitted as part of a more detailed design phase – condition recommended.

5.9 **HCC Ecology**; No objection subject to informative note in relation to bats.

6.0 **REPRESENTATIONS** Expired 30.07.2018

6.1 **Andover Town Council**; No objection.

7.0 **POLICY**

7.1 Government Policy/Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

SD1 – Presumption in favour of sustainable development

COM2 – Settlement hierarchy

COM15 – Infrastructure

LE10 – Retention of employment land and strategic employment sites

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

LHW4 – Amenity

T1 – Managing movement

T2 – Parking standard

ST1 – Skills and training

7.3 Supplementary Planning Documents (SPD)

Infrastructure and Developer Contributions

Andover Town Access Plan

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- Character and appearance
- Highway network
- Biodiversity
- Archaeology
- Water management
- Pollution and amenity
- Skills and training

8.2 **The principle of development**

The application site lies within the established Walworth Business Park within the settlement of Andover. Policy COM2 of the RLP allows in principle for development and redevelopment within settlement boundaries, subject to being appropriate to other policies of the RLP (discussed further below).

- 8.3 Policy LE10 of the RLP specifically seeks to retain existing employment land within the Borough, including within identified strategic employment sites such as Walworth Business Park. The proposal would comply with this in providing two industrial/warehouse buildings for employment purposes (B2/B8 use classes with associated office space) as replacements for the existing building at the site, which also has an employment use.
- 8.4 **Character and appearance**
Policies E1 and E2 of the RLP seek to protect the landscape of the Borough through the provision of high quality development that integrates with and respects/complements the character of the area, and through the retention/provision of appropriate landscaping and landscape features.
- 8.5 The site lies within the established Walworth Business Park, which contains a variety of industrial/commercial buildings of varying scales and designs. The application site is surrounded on all sides by built form with a commercial/industrial character and appearance. The site is situated on the lower part of the Walworth Business Park, with the land to the south, and the buildings upon it, rising away. Walworth Business Park has a somewhat leafy nature given its context, with the Walworth Road frontage in particular being relatively verdant with deep grass verges and trees either side of the highway.
- 8.6 The scale, design and appearance (including external materials) of the proposed buildings would be appropriate in the context of the site and its surroundings, particularly taking into consideration more recently constructed existing buildings in the vicinity. Internally, there would be office spaces located to the front parts of the buildings, including at first floor level, which would result in the requirement for a substantial number of windows/glazing within the north west elevations of the buildings, fronting Walworth Road. The resultant appearance of these elevations would be functional and uniform, but this would be in keeping with the setting and surroundings, in that other commercial/industrial buildings in the vicinity have office spaces fronting Walworth Road which are served by varying amounts of glazing/windows. The proposals show the provision of a number of new trees along the northern and western boundaries of the site, which would maintain the existing landscape character that runs through the Business Park. Grass verges and shrub planting around the perimeter of the site, as a continuation of those on the adjacent sites, would also be provided.
- 8.7 Overall it is considered that the proposed development would integrate, respect and complement the character of the area, and would provide sufficient opportunities for new landscaping and landscape features to enable the proposed development to integrate into the landscape character of the area. The proposed development would comply with policies E1 and E2 of the RLP.
- 8.8 **Highway network**
Policy T1 of the RLP seeks to ensure that proposed developments are connected with existing and proposed pedestrian, cycle and public transport links to key destinations and networks, and that its impact on users of the

networks is minimised. The development, in terms of layout and access, should also be safe, attractive, functional and accessible to all, and should not impact adversely on the function, safety or character of and accessibility to the highway network. Provision should also be made to support and promote the use of sustainable transport. Policy T2 sets out that development will be required to provide parking in accordance with the plan standards. Annex G sets out the minimum residential car and cycle parking standards.

8.9 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. The Community Infrastructure Levy (CIL) regulations require any financial contributions and obligations to be; 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.

8.10 *Access*

The proposed buildings would be accessed from Walworth Road (new access) and South Way (improved former access). The proposed accesses are considered to be acceptable, providing safe and functional access to the wider highway network.

8.11 *Parking*

Two layout plans have been submitted as part of the application to show the two proposed parking provision scenarios to serve the buildings in the event that they are used for either class B2 or class B8 purposes (both with ancillary office space). In accordance with the parking standards set out in Annex G of the RLP, a class B2 use would require the provision of 57 car parking spaces for unit 35A, and 70 spaces for unit 35B. A class B8 use would require the provision of 28 car parking spaces for unit 35A, and 35 spaces for unit 35B. The submitted parking layouts comply with these standards, including with the provision of 5% being disabled spaces, and the resultant plots would be laid out to ensure that they would be safe and functional for all users, including with adequate manoeuvring space. Cycle parking/storage is also shown to be provided.

8.12 *Highway safety and traffic generation*

Personal Injury Accident data for the study area has been provided within the submitted Transport Assessment for the most recent 5 year period. There is no identifiable pattern of accidents that would suggest a deficiency in the safety of the highway network in the vicinity of the proposed development. The submitted Transport Assessment also sets out the predicted trip generation from the proposed development, which is considered acceptable and the highway network, including surrounding junctions, is capable of supporting this.

8.13 *Sustainable transport/infrastructure improvements*

The submitted Transport Assessment sets out that it is anticipated that a significant proportion of the workforce would be recruited locally, and would be dependent on travelling shorter distances by foot and cycle. The footways in the vicinity of the site are considered to be acceptable to provide pedestrian

access to the site. The new vehicular access onto South Way has also been amended to cater for pedestrians accessing the site from this highway, including an extended footway and the provision of crossing points. There are bus stops within a reasonable walking distance of the site which have shelters, and the level of bus service is considered acceptable to serve the proposed development. While there is some cycle provision in the vicinity, there is no cycle provision from the west. The provision of cycle infrastructure between the existing cycle facilities in Phoenix Park (with onward links to residential areas, the town centre and Tesco superstore) and the site would encourage the use of sustainable modes of transport, and a financial contribution is being sought from the applicant towards this infrastructure improvement, which complies with the CIL Regulations (set out above) and would be secured through a S106 legal agreement.

- 8.14 A Framework Travel Plan has been submitted with the planning application which considers strategies for encouraging the use of sustainable modes of transport by those accessing the proposed development. The content of the submitted Framework Travel Plan is acceptable in respect of this. A Full Travel Plan (together with the payment of monitoring fees and surety mechanisms for its implementation to be secured by a S106 legal agreement and in compliance with the CIL Regulations) is required to be submitted when details of all occupiers of the site are known.
- 8.15 Subject to the completion of a S106 legal agreement to secure financial contributions towards highway infrastructure improvements and the monitoring/implementation of a travel plan, and subject to conditions, the proposed development would comply with policies T1, T2 and COM15 of the RLP.
- 8.16 **Biodiversity**
Policy E5 of the RLP requires development to conserve, and where possible restore and/or enhance biodiversity.
- 8.17 The existing building at the site is considered to have limited potential to support protected species, and any existing vegetation at the site is unlinked to surrounding vegetation, and is therefore unlikely to provide habitat to support dormice. The proposal would comply with policy E5 of the RLP.
- 8.18 **Water management**
RLP policy E7 sets out that development will be permitted provided that supporting criteria relating to the water environment are satisfied where relevant, including in respect of flood risk and water consumption.
- 8.19 *Surface water drainage*
The site is located within flood zone 1, which is the flood zone with the lowest probability of flooding. The application is supported by a Flood Risk Assessment which also includes proposals in respect of surface water drainage. It is proposed that a sustainable drainage system would serve the site, to reduce the overall level of risk of flooding at the site and in the local area, and this would include the provision of soakaways. The Lead Local

Flood Authority (HCC) has confirmed that the submitted surface water drainage proposals are acceptable in principle, subject to further information being submitted as part of a more detailed design stage, as secured by a recommended condition.

8.20 *Water consumption*

Policy E7 requires all new non-residential development of 500sqm or more to achieve the BREEAM 'excellent' credit required for water consumption. A condition is recommended in respect of this.

8.21 *Foul sewage*

The proposed development would be connected to mains drainage, which is in accordance with national planning guidance.

8.22 Subject to conditions, the proposed development would comply with policy E7 of the RLP.

8.23 **Amenity and pollution**

Policy LHW4 of the RLP sets out that development will be permitted provided that; it provides for the privacy and amenity of its occupants and those of neighbouring properties; and it does not reduce the levels of daylight and sunlight reaching existing properties or private open space to below acceptable levels.

8.24 Policy E8 of the RLP sets out that development will be permitted provided that it does not result in pollution which would cause unacceptable risks to human health, the natural environment or general amenity, and that development that would or could potentially generate pollution will only be permitted if it can be demonstrated that there would not be any adverse impact on human health, the natural environment or general amenity. For the purposes of this policy, pollution includes noise and vibration, light and air.

8.25 The proposed development would be sufficiently separated from surrounding neighbouring sites, including residential properties, so as to have no adverse amenity impacts in respect of a loss of privacy, daylight or sunlight, and would comply with policy LHW4 of the RLP.

8.26 In taking into account the context of the site, situated within an established business park and surrounded by a variety of noise generating uses, it is not considered that the proposals would result in any adverse impacts in this respect. A condition is recommended to require details of any external plant that might be installed on the buildings, including noise data. Subject to this, the proposed development would comply with policy E7 of the RLP.

8.27 **Skills and training**

Skills and training

Policy ST1 (Skills and Training) of the RLP sets out that where a development has a significant impact on the labour market, contributions towards the enhancement of skills training and the provision of apprenticeships within the local community will be required. Supporting paragraph 11.4 of the RLP recognises that in Andover, where the local labour market is relatively self-contained, the obligation will be focused on improving the local labour market in terms of size and skill level.

8.28 A condition is recommended to require the submission of an employment and skills plan, which should reflect the Construction Industry Training Board (CITB) Client Based Approach to developing and implementing an Employment Skills Strategy on construction projects. This would comply with policy ST1 of the RLP.

9.0 **CONCLUSION**

9.1 The proposed development would be acceptable in terms of its principle, and subject to conditions and financial contributions/obligations would be acceptable in respect of character and appearance, the highway network, biodiversity, archaeology, water management, pollution and amenity, and skills and training, and would comply with the relevant policies of the Test Valley Borough Revised Local Plan 2016.

10.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building that subject to the completion of a S106 legal agreement to secure mitigation in respect of highway infrastructure/delivery of travel plan 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: 2369 PL100 A; 2369 PL102 E; 2369 PL103 E; 2369 PL121; 2369 PL110; 2369 PL120; 2369 PL112 A; 2369 PL122 A; 2369 PL111; 2369 PL 113; 2369 PL123; 18025/002 B; 18025/TK03 B; 18025/001.
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. **Notwithstanding the details submitted no development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include, where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; 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.); retained historic landscape features and proposals for restoration, where relevant.

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, proposed numbers/densities and tree pit details. 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.

5. Notwithstanding the details submitted no development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme. The landscape implementation, management and maintenance shall be carried out in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to 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.

6. No development shall take place (other than any approved demolition and site clearance works) until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority, containing the following elements:

- Where infiltration is used for drainage, evidence that a suitable number of infiltration tests have been completed. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015.

Reason: Details are required prior to commencement to ensure the prevention of an increased risk of flooding and to ensure the improvement and protection of water quality, habitat and amenity in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

7. The units hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site, in accordance with the current BS 4142 assessment. The scheme shall include:-

a) the background level(s) (LA90) for the period the development is in operation; and ensure that b) the rating level of the noise emitted from the development shall be at least consistent background level at the boundary of the nearest noise sensitive property at the times of the operation of the unit. The development shall be operated in accordance with the approved scheme.

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

8. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.

Reason: Details are required prior to commencement to ensure a safe working environment in accordance with Test Valley Borough Revised Local Plan (2016) policy E8.

9. In the event that contamination is found at any time during demolition and/or 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 working environment in accordance with Test Valley Borough Revised Local Plan (2016) policy E8.

10. No development shall take place until an Employment and Skills Plan to encourage and promote skills and training in the construction industry in accordance with the Construction Industry Training Board (CITB) Client Based Approach to developing and implementing an Employment Skills Strategy on Construction

projects, Local Client Guidance - England, v2, CITB and the National Skills Academy 2016 has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Details are required prior to commencement in order to identify and provide skills needs and training delivery in accordance with Test Valley Borough Revised Local Plan 2016 policy ST1.

11. The development shall be designed and built so that it achieves a standard equivalent to Building Research Establishment's Environmental Assessment Method (BREEAM) 'excellent' credit required for water consumption (reference Wat 1). The development shall not be occupied until written evidence demonstrating that this level of water consumption is achieved for the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

Note: Evidence of a suitable BREEAM certificate or written evidence by a BREEAM accredited professional would both be potentially appropriate forms of submission.

12. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no access, other than those shown on the approved plan(s), shall be formed to the site.

Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

13. Each unit hereby permitted shall not be occupied for either of the approved uses until the corresponding space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plans and this space shall thereafter be reserved for such purposes at all times.

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

14. Each unit hereby permitted shall not be occupied until provision for cycle parking/storage has been made to serve the same unit for its proposed use, in accordance with details to be submitted and approved in writing with the Local Planning Authority has been made. The approved scheme shall be maintained for this purpose at all times.

Reason: In the interest of providing sufficient safe parking for cyclists and in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T1.

15. No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. This should include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.

Reason: Details are required prior to commencement in the interests of highway safety in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T1.

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. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). Developments that affect legally protected species are also likely to be contrary to policy E5 of the Test Valley Revised Local Plan DPD. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
 - 3. Separate permission is required under Section 278 of the Highways Act 1980 to construct/amend/close an access and/or footway. Please contact the Head of Highways, Hampshire County Council, Jacobs Gutter Lane, Hounslow, Totton SOUTHAMPTON, SO40 9TQ, Tel. No. 03005551388 or at roads@hants.gov.uk at least 12 weeks prior to the access works commencing.**
 - 4. If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. This consent is required as a separate permission to planning.**
 - 5. The Environmental Health Officer has advised that no work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, should take place before the hours of 0730 nor after 1800 on Mondays to Fridays; before the hours of 0800 nor after 1300 on Saturdays; and at all on Sundays and public holidays. Best practicable means should also be used to prevent dust emissions from all demolition and construction activities (e.g. the use of water to suppress dust) to prevent causing a nuisance to people living and working in the vicinity of the site.**
 - 6. 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.**
-