

**Monxton Parish Council  
Presentation  
to  
TVBC Planning  
Meeting  
30th May 2013**

**Goodmans Unit 5 Megashed  
Planning ref. 13/00034/FULLN**

**Mike Cleugh, Monxton Parish Council**

# Issues for Monxton/Andover

- n Noise
- n Traffic
- n Light Pollution
- n Building Size and Impact
- n Jobs

# Noise

- n Most affected - Red Post Lane and houses at the northern end of Monxton Road
  - World Health Org (WHO) new recommended limits will be breached
  - Refer to Dr John Moon's letter of the 21st May
  - Goodmans submission on noise is out of date and should be reviewed in the light of new WHO limits
  - May be the potential for legal cases against TVBC and Goodmans
  - Legal ban on refrigerated vehicles
  - **Solution - Legal enforcement of noise limits essential with significant penalties for any breaches – suggest £1000/day per breach above current WHO limits and monitoring equipment, paid for by the developer, at the most appropriate positions**

# Traffic

- n Monxton still has ongoing issues two years after 1st Megashed was built with Lorries coming down to the village, thanks to SATnav and foreign drivers/new drivers/suppliers: 33 violations in Q4/2012 despite £500 fine/violation, still too many and fine too low for large companies.
  - **Solution - Damage caused to properties and the village green should be compensated by Goodmans (on a without prejudice basis) using the S106 fund**
  - **Solution - Goodmans should pay SATnav suppliers to change address/post code to avoid mis-directed lorries**
  - **Solution - Better signage at the A303 off-ramps and down Monxton Road**
  - **Solution - Increase fines for Monxton Road violations to £1000/violation**

# Light Pollution

## n Light pollution

- Most affected - Red Post Lane and houses at the top of Monxton Road
- **Solution – Move building back by 75m minimum**
- **Solution – only allow operations between 7am and 11pm as per previous plan**



# Size of the Building

## **Issue**

New design is 4m higher than the original plan  
Now visible from Red Post Lane despite increase of 2m  
in the bunding

**Solution – Reduce by 4m to original size**  
**Plant conifers + larger mixed trees**  
**Move Unit 5 back 75m or more**

# Employment Opportunities

- Another Megashed - another low-wage employer for Andover
- Where is the mixed use business park promised by Goodmans in their promotional video at the previous application approx 3 years ago?
- How many jobs were created and how much revenue accrued to TVBC vs. forecast?
- The reduction in the B1A office space by 89% ( 17,200m<sup>2</sup> to 1,800m<sup>2</sup>) means the site will become a logistics park, not a business park
- **Solution – less Megashed more Business Park – Hold Goodmans to their own marketing promises**
- **Solution – TVBC should decline this application and insist Goodmans provide the balanced business park required as this may be the last area of Industrial land in Andover**

# Summary

- n Insist on Goodmans making these changes in a separate, binding, legal document in addition to enforcing the same conditions as the current Co-op Megashed