Minutes of the Development Control Committee meeting held on Wednesday, 13
June 2018 in Committee Rooms 1 & 2 - Deanes, Basingstoke and Deane Borough
Council at 6.30 pm

Members of the Development Control Committee in attendance: Councillor P Miller
(Chair), Councillor N Robinson (Vice-Chair), Councillor M Bound, Councillor R Cooper,
Councillor D George, Councillor P Harvey, Councillor D Leeks, Councillor D Potter,
Councillor D Sherlock and Councillor M Westbrook

7/18 Apologies for absence and substitutions

Councillor Godesen was replaced by Councillor Cubitt

8/18 Declarations of interest

There were no declarations of interest.

9/18 Urgent matters

Councillor N Robinson was appointed as Vice-Chair for the municipal year 2018/19.

10/18 Minutes of the meeting held on the 9th May 2018

Clarification was sought on the status of the legal agreement on application number
17/04186/FUL. The Planning and Development Manager confirmed that the Section
106 agreement had currently not been signed but once it had been completed
planning permission would be issued.

The Minutes of the meeting held on 9th May 2018 were confirmed by the Committee
as a correct record and signed by the Chair.

11/18 Applications for planning permission and public participation thereon

The following Public Participation took place:

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1. Application – 17/01722/FUL: Erection of 70 no. bed care home, 28 no. bed specialist care facility, 40 no. retirement living apartments, a public house and a dental surgery including associated infrastructure, access, car parking and landscaping Site: The Island Site Beggarwood Lane Basingstoke Hampshire

The Committee considered the report set out on pages 65 to 115 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application at length.

A discussion took place with regards to the foundations of the proposed care home and the level of the ridge heights in comparison to the existing buildings to the southern site. The Committee agreed to an additional condition on the levels, so the land was not artificially built up and that any existing spoil be removed.

Concern was raised over parking availability. The Committee requested that an informative be included for the parking and service management plans to undertake mutual co-operation with regards to shared parking. In addition an informative to encourage the management of the construction parking on site.

Members were apprehensive that the proposed development would hinder the provision for any future cycle way on the A30. The Chair agreed to speak to the Chair of Economic, Planning and Housing Committee on the cycling strategy.
Some members felt that it was important to keep a green corridor especially to lessen the impact on wildlife.

The Committee were not satisfied with the lack of provision of affordable housing but acknowledged and agreed with the further clause within the Section 106 agreement as stated below:

“Affordable Housing - to secure a review of the economic viability of the development and the opportunity to secure a financial contribution towards offsite affordable housing should any phase of the development not commence within 24 months from the date of the decision”.

The Committee stipulated that they wanted it recorded that the above condition was for economic viability only and not the applicant’s reason for no on site affordable housing ‘due to market and practical considerations’. Furthermore, the Chair agreed to take the point forward to the Chair of Economic, Planning and Housing in terms of the local plan policy.

The Committee stated that as a Council they supported the local plan’s affordable housing approach to contribute towards creating mixed and balanced communities and any other approach from developers would not be acceptable.

The Committee asked for an enhancement on the condition for screening and landscaping.

On balance the majority of the Committee supported the application, in particular the delivery of a range of community facilities.

**RESOLVED** that: The applicant be invited to enter into a legal agreement (in accordance with the Community Infrastructure Levy Regulations 2010 and Policies CN6, CN8 and CN9 of the Basingstoke and Deane Local Plan 2011-2029) between the applicant and the Borough and County Councils to secure:

- Full Travel Plan with associated set-up and monitoring fees and bond
- Financial contribution towards the delivery of sustainable modes of infrastructure along the A30 Winchester Road corridor
- Financial contribution towards traffic calming and Traffic Regulation Order on the local highway network
- Completion of S278 Agreement to secure provision of a shared use signalised crossing on Beggarwood Lane and provision of footway works and a vehicular junction to link the site to Beggarwood Lane
- Financial contribution towards off-site public open space to be put towards infrastructure projects within the 10 year Management Plan for Beggarwood Park.
- Affordable Housing - to secure a review of the economic viability of the development and the opportunity to secure a financial contribution towards offsite affordable housing should any phase of the development not commence within 24 months from the date of the decision.

In the event that the legal agreement is completed prior to 25 June 2018 (the implementation date of the Community Infrastructure Levy) the Planning and
Development Manager be delegated to grant planning permission subject to the following conditions listed below.

In the event that the applicant fails to provide an executed legal agreement on terms set out above prior to the 25 June 2018 the Planning and Development Manager be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 Planning Obligation and the Council’s CIL charging schedule where relevant to the development and subject to the conditions listed at the end of the report. To prevent duplication of developer contributions this is achieved by having regard to those matters which would have been Planning Obligations under Section 106 and which are detailed in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106.

Should the requirements set out above not be satisfactorily secured, then the Planning and Development Manager be delegated to REFUSE permission for appropriate reasons.

Reasons for Approval

1. The proposed development would deliver community facilities, specialist accommodation and housing development, making efficient use of land within a sustainable location sitting contiguous with the Settlement Policy Boundary of Basingstoke in accordance with the Policies SD1, CN4, CN7 and EP3 of the Basingstoke and Deane Local Plan 2011-2029 and the provisions of the National Planning Policy Framework (March 2012).

2. The proposed development would result in loss of Structural Open Space and have an impact on the local landscape character but would mitigate that impact through provision of new landscaping and biodiversity enhancements, whilst delivering wider benefits to the community in a sustainable location. The proposal therefore complies with the National Planning Policy Framework (March 2012) and Policies EM1, EM4 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

3. The development would provide safe and suitable access to the local highway network and would not cause an adverse impact on highway safety. Adequate parking to serve the various land uses would be secured together with appropriate servicing and as such the proposal would comply with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

4. The proposal would conserve and enhance the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (March 2012) and Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

5. The proposed development would provide on-site amenity space and an acceptable living environment, and would not cause any loss of privacy, overshadowing or overbearing impacts to existing properties within the vicinity of the site, and as such would comply with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
6 The proposed development is development that is sensitive to pollution including noise and odour. There would be no significant detrimental impact to future residents beyond that which may be reasonably expected, as a result of nearby land uses and activity; and as such the proposal accords with Policy EM12 of the Basingstoke and Deane Local Plan 2011 - 2029.

7 Adequate drainage (foul and surface water) can be provided for the development and can be adequately controlled through planning conditions and other legislation to ensure that there would be no risk to property or the environment. The proposal accords with Policies CN6 and EM7 of the Basingstoke and Deane Local Plan 2011-2029 in this respect.

8 The provision of a Section 106 agreement would ensure that the development provides adequate infrastructure to mitigate the impact of the development in relation to open space and transport. The development therefore complies with the National Planning Policy Framework (March 2012); Policies CN6 and CN9 of the Basingstoke and Deane Local Plan 2011-2029; the Community Infrastructure Levy Regulations 2015, the Council's Interim Planning Guidance on S106 Planning Obligations and Community Infrastructure (July 2005, updated April 2015), and the Council's Adopted Green Space Standards (adopted July 2013).

subject to the following conditions and informatives:-

Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan - drawing no LP.04 Rev A
- Site Layout - drawing SL.01 Rev L
- Phasing Plan - drawing no PP.01 Rev E
- Public House - Proposed Site Plan - drawing no 1278/101 Rev O
- Public House - Proposed Elevations - drawing no 1278-110 Rev D
- Public House - Proposed Plans - Ground Floor - drawing no 1278-102 Rev A
- Public House - Proposed Plans - First Floor - drawing no 1278-103 Rev A
- Dental Surgery - Floor Plans and Elevations - drawing no CDS_01 Rev C
- Specialist Care Home - Proposed elevations - drawing no 1118-PL-B-600 Rev PL3
- Specialist Care Home - Proposed Ground Floor Plan - drawing no 1118-PL-B-200 Rev PL2
- Specialist Care Home - Proposed First Floor Plan - drawing no 1118-PL-B-300 Rev PL2
- Specialist Care Home - Proposed Second Floor Plan - drawing no 1118-PL-B-400 Rev PL3
- Specialist Care Home - Proposed Roof Plan - drawing no 1118-PL-B-500 Rev PL3
- Retirement Apartments - Proposed Elevations - drawing no 1118-PL-C-600
2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3 No development, including any soil moving, vegetation clearance, temporary access construction/ widening, or storage of materials, shall commence on site until a site wide Wildlife Protection and Mitigation Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following:
   a) details of how mature trees adjacent to the area of the proposed development will be protected during the construction works.
   b) details of mitigation proposals for mitigating any potential adverse effects on bats, reptiles or birds and any features that they are dependent on. This is to include details of measures that will be taken to avoid light spillage along the known bat commuter and foraging routes (as described in Lindsay Carrington Ecological Services letter dated 21/02/2018);
   c) a framework construction method statement (CMS) setting out the contractors obligations as described in the Addendum to Ecological Appraisal dated Dec 2017;
   d) provisions for the supervision and monitoring of the plan, including briefing construction personnel, and the name and contact details of the person responsible for this.

No development or other operations shall take place in relation to any of the individual phases of the development as detailed within the Phasing Plan (drawing no PP.01 Rev E) other than in complete accordance with the approved Wildlife Protection and Mitigation Plan. No habitat or other
landscape features that are to be retained as part of the approved Wildlife Protection and Mitigation Plan shall be damaged or destroyed, or removed without the prior written approval of the Local Planning Authority, for the duration of activities permitted by this planning consent.

If a habitat or other landscape feature is removed or damaged in contravention of this condition, a scheme of remedial action, with a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority within 28 days of the incident. The scheme of remedial action must be approved by the Local Planning Authority before practical completion of the development and implemented in accordance with the approved timetable.

**REASON:** In the absence of satisfactory details being submitted to accompany the application, details are required to minimise the impact on the existing biodiversity of the site and its surroundings, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

No development shall commence on site including ground works and vegetation clearance until a Biodiversity Monitoring Strategy has been submitted to and approved in writing by the Local Planning Authority. The purpose of the strategy shall be to establish the effectiveness of measures implemented on site to provide suitable conditions to retain the population of Noctule bats using the site post-development and measures to create new areas of suitable habitat conditions for the species by recording their continued presence and abundance. The content of the Strategy shall include the following:

- Aims and objectives of monitoring to match the stated purpose.
- Identification of adequate baseline conditions prior to the start of development.
- Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.
- Methods for data gathering and analysis.
- Location of monitoring.
- Timing and duration of monitoring.
- Responsible persons and lines of communication.
- Review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the Local Planning Authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The monitoring strategy will be implemented in accordance with the approved details.

**REASON:** In the absence of satisfactory details being submitted to accompany the application, details are required because the site has been
assessed as being of county importance for Noctule bats which are a material planning consideration. Measures are required to minimise indirect impacts on the existing population of this species and help to promote its continued use of the site within the areas to be retained in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

5 No development of individual phases as detailed in the phasing plan (drawing no PP.01 Rev E) shall commence until phase specific Habitat Enhancement and Management Schemes have been submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to:

- Purpose, aims and objectives for the scheme, taking into account the site’s existing biodiversity, results of species surveys and loss of habitats resulting from the development (in particular the plan should focus on enhancements for Noctule bats, invertebrates and chalk grassland habitats);
- A full specification and method statement for implementation of the enhancement / habitat creation proposals
- Sources of habitat materials (e.g. planting stock and its origin);
- Aftercare and long term management;
- Timing of the works and timetable for implementation.

The development shall be carried out in accordance with the approved details prior to the specific buildings hereby permitted being first brought into use and shall thereafter maintained in accordance with the details as approved. REASON: In the absence of satisfactory details being submitted to accompany the application, details are required to secure the protection of species protected under The Wildlife and Countryside Act 1981 across the site as a whole in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

6 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730; nor after 1800; Monday to Friday, before the hours of 08:00; nor after 1300; Saturdays nor on Sundays or recognised bank or public holidays.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

7 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
Notwithstanding the details submitted, no development shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011;

and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice;

and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 and if necessary proposals for future maintenance and monitoring.

If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR11’.

REASON: In the absence of satisfactory details accompanying the application, details are required to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

None of the individual phases as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 8(c) that any remediation scheme required and approved under the provisions of condition 8(c) has
been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Such verification shall comprise;

- as built drawings of the implemented scheme;
- photographs of the remediation works in progress.

Certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 8(c), unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

10 No development above slab level pursuant to any of the individual phases as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site until phase specific Construction Statements detailing how the new buildings shall meet a water efficiency standard of 110 litres or less per person per day has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority through a demonstration that this requirement for sustainable water use cannot be achieved on technical or viability grounds. The development shall be carried out in accordance with the approved details and maintained thereafter.

REASON: In the absence of details being submitted to accompany the planning application, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

11 No development pursuant to any of the individual phases as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site until phase specific Construction Environmental Management Plans have been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
- Details of compliance with the Wildlife Protection and Mitigation Plan as approved by condition 3;
- Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- Arrangements for liaison with the Council's Environmental Protection
Team;

- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 07:30 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and; at no time on Sundays, Public and Bank Holidays;
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours;
- Control measures for dust and other air-borne pollutants;
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The development shall be carried out in accordance with the phase specific Construction Environmental Management Plans.

REASON: Details are required in the absence of satisfactory information accompanying the application. The Council encourages all contractors to be 'Considerate Contractors' when working in the Borough by being aware of the needs of neighbours and the environment and to protect the amenities of the occupiers of nearby properties during the construction period in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

No development pursuant to any of the individual phases as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site until phase specific Construction Method Statements, including all relevant drawings, that demonstrates safe and coordinated systems of work affecting or likely to affect the surrounding movement network and or all motorised and or non-motorised highway users, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include:

i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken ‘in a manner that secures the health and safety of any person affected by the project;’

ii. a detailed pre-commencement condition survey, including a location plan with indexed coloured photographs, of the adjacent sections of the surrounding movement network extending 25m either side of the site frontage, together with reassurance that any damage caused to the surrounding movement network during the undertaking of the construction activities will be rectified prior to the occupation of the buildings;

iii. full details of means of access (temporary or permanent) to the site from the adjoining maintainable public highway and the associated traffic
management arrangements;
iv. robust measures to prevent vehicles from waiting, standing, queuing upon and loading/unloading from the surrounding movement network;

v. robust measures to ensure that all vehicles enter and exit the site in a forward gear only, including the provision and use of suitable onsite turning facilities;

vi. on-site parking and turning facilities shall be provided for all phases of the development which shall have sufficient capacity to accommodate the vehicles of all site operatives and visitors clear of the surrounding movement network (all to be established within one week of the commencement of development) to ensure that no site operative vehicles are parked within the area immediate to the site;

vii. the routes to be used by the construction traffic when accessing and leaving the site so as to avoid undue interference with the safety and operation of the surrounding movement network, including construction traffic holding areas both on and off the site as necessary;

viii. the loading and unloading of plant and materials away from the surrounding movement network;

ix. the storage of plant and materials used in constructing the development away from the surrounding movement network;

x. the vehicle and wheel washing facilities, including the associated drainage measures and inspection arrangements to ensure that all vehicles leave the site in a clean condition;

xi. measures to prevent surface water from being discharged into the surrounding movement network;

xii. the erection and maintenance of security hoarding clear of the surrounding movement network, including decorative displays and facilities for public viewing, where appropriate;

xiii. measures to control the emission of dust and dirt during the undertaking of the construction activities;

xiv. a scheme for recycling and disposing of waste resulting from construction work located clear of the surrounding movement network;

xv. the management and coordination of all deliveries and collections, including plant, materials, the disposing of waste, resulting from construction activities so as to avoid undue interference with the operation of the surrounding movement network (including Basing View), particularly during the Monday to Friday AM peak (06:30-09:30) and PM peak (16:00-18:30) periods.
REASON: Details are required in the absence of satisfactory information accompanying the application in order to ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

13 No development above slab level for any of the individual phases as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site until phase specific details of the types and colours of external materials to be used, including colour of mortar and timber staining (where applicable), together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: In the absence of satisfactory details being submitted to accompany the application, details are required in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

14 No occupation of phases Ph.B (Public House), Ph.D (Care Home) and Ph.F (Specialist Care Home) as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site until phase specific schemes containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer’s instructions and operated at all times when cooking is being carried out.

REASON: In the absence of satisfactory details being submitted to accompany the application, details are required to protect the residential amenity of nearby receptors and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

15 The residential accommodation provided at the first floor of the public house hereby permitted shall only be occupied by person(s) mainly or solely employed at the public house and their spouses/dependents. The accommodation shall not be let, sold off or occupied independently from the public house.

REASON: The site is in an area where new dwellings are not normally permitted in accordance with the advice contained within the National Planning Policy Framework (March 2012) and Policy SS6 of the Basingstoke and Deane Local Plan 2011-2029.

16 The public house hereby approved shall not be open to the public for business outside the hours of 07:00 - 00:30 hrs daily with the exception of
New Year's Eve whereby the premises shall not be open to the public for business outside of the hours of 07:00 - 01:00hrs.

REASON: In the interests of the amenity of neighbouring properties in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

17 No development above slab level pursuant to phase Ph.B (Public House) as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site 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 amplified music noise emanating from the public house. The scheme shall include details of the sound insulation measures required to mitigate noise break-out and a Noise Management Plan to address the management of noise where amplified music is a dominant source of noise. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: In the absence of details being submitted to accompany the application, details are required to ensure that acceptable noise levels within the dwellings and amenity areas are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Borough Local Plan 2011-2029.

18 The retirement apartments hereby approved shall be occupied by persons over 55 years of age and their dependents only.

REASON: To ensure that the residential accommodation meets a specific need as residential accommodation for older people in perpetuity in accordance with Policy CN4 of the Basingstoke and Deane Local Plan 2011-2029.

19 No development above slab level pursuant to phases Ph.D (Care Home), Ph.E (Retirement Apartments) and PH.F (Specialist Care Facility) as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site until phase specific schemes for protecting the Specialist Care Facility and the Retirement Apartments from road traffic noise in accordance with the recommendations identified in WSP Parsons Brinckerhoff Environmental Noise Impact Assessment (Ref: 70017864-002) has been submitted to, and approved in writing by the Local Planning Authority. The noise mitigation scheme shall achieve the noise levels identified in Table 3-2 and Table 3-3 for the Specialist Care Facility, Retirement Apartments and the Care Home respectively. The development shall be carried out in accordance with the approved details.

*Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation must be specified to supply air to habitable rooms with windows closed, and relieve the need to open windows for thermal comfort and overheating. Background and passive ventilators are not considered
adequate for this purpose. Methods may include a system 4 MVHR with cool
air by-pass, or standalone mechanical units supplying each affected habitable
room.

REASON: Details are required in the absence of accompanying the planning
application to ensure that acceptable noise levels within the dwellings and the
curtailages of the dwellings are not exceeded in the interests of residential
amenity and in accordance with Policies EM10 and EM12 of the Basingstoke
and Deane Local Plan 2011-2029.

20 Phases Ph.D (Care Home), Ph.E (Retirement Apartments) and PH.F
(Specialist Care Facility) as detailed within the Phasing Plan (drawing no
PP.01 Rev E) of the development hereby approved shall not be occupied until
all works which form the schemes for protecting the proposed units from road
traffic noise as approved by the Local Planning Authority under condition 19
above have been completed. All works which form part of the approved
scheme shall be completed prior to first occupation. The approved scheme
shall be thereafter maintained in accordance with the approved details.

REASON: To ensure that acceptable noise levels within the dwellings and
the curtailages of the dwellings are not exceeded in the interests of residential
amenity and in accordance with Policies EM10 and EM12 of the Basingstoke
and Deane Local Plan 2011-2029.

21 Phases Ph.D (Care Home), Ph.E (Retirement Apartments) and PH.F
(Specialist Care Facility) as detailed within the Phasing Plan (drawing no
PP.01 Rev E) of the development hereby approved shall not be occupied until
phase specific post completion noise surveys have been undertaken by a
suitably qualified acoustic consultant, and reports submitted to and approved
in writing by the Local Planning Authority. The post completion testing shall
assess performance of the noise mitigation measures against the noise levels
as set in condition 18. A phase specific method statement should be
submitted to and approved by the Local Planning Authority prior to the sur
vey being undertaken for each of the cited phases.

REASON: In the interests of residential amenity, and to ensure that
acceptable noise levels are not exceeded within the dwellings and in
accordance with Policies EM10 and EM12 of the Basingstoke and Deane
Local Plan 2011-2029.

22 Notwithstanding the details submitted, within 6 months of commencement of
the individual phases as detailed within the Phasing Plan (drawing no PP.01
Rev E) details of the phase specific hard and soft landscaping plans shall be
submitted to and approved in writing by the Local Planning Authority. The
details shall comprise (but not be limited to):
- Soft landscape details shall include planting plans, specification (including
cultivation and other operations associated with plant and grass
establishment), schedules of plants, noting species, planting sizes and
proposed numbers/ densities where appropriate.
- A schedule of tree planting to include the specification of tree planting pits
where appropriate with details of any irrigation or drainage infrastructure, tree root barriers (if necessary) to prevent damage or disruption to any proposed hard surfacing or underground services, drains or other infrastructure (including details of the location of external lighting) sufficient to demonstrate how the development is to be serviced without conflict to proposed tree planting, with allowance for reasonable growth.

- Hard landscape details shall include the design, type, position and scale of boundary treatments, boundary treatment materials (including finishes/stain) and hardsurfacing materials. Where boundaries cross through differing phases, a consistent approach shall be applied to the design, siting and finishes of boundary treatments.

- A programme of landscape implementation.
  The approved hard and soft landscaping shall be carried out in accordance with the approved details and implementation programme with the soft landscaping scheme to be carried out in the first planting and seeding seasons following the first occupation of the development unless otherwise agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority.

Reason: In the absence of satisfactory details being submitted to accompany the application, details are required to ensure the provision, establishment and maintenance of a high standard of landscape in accordance with the approved designs and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

23 No development of the individual phases as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall be occupied or brought into use until phase specific schemes for Landscape Management have been submitted to and approved in writing by the Local Planning Authority detailing, as a minimum, an implementation timetable for all landscaping works and a landscape management programme, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The development shall be carried out in accordance with the approved details.

Reason: In the absence of being submitted to accompany the application, details are required to ensure that the landscaping is appropriately implemented and maintained in perpetuity in the interests of the character and appearance of the area and to maintain an enhanced level of biodiversity in accordance with Policies EM1 and EM4 of the Basingstoke and Deane Local Plan 2011-2029.

24 No development above slab level pursuant to phases Ph.E (Retirement Apartments) and PH.F (Specialist Care Facility) as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site until there has been submitted to and approved in writing full details of the position, design and specification of the proposed acoustic barrier designed to protect
the facilities from road traffic noise from the adjacent A30. The approved acoustic barrier shall be erected before the phases hereby approved are first occupied and shall be retained thereafter in accordance with the approved details.

REASON: In the absence of details accompanying the application, details are required to ensure that acceptable noise levels within the dwellings and where practical in some amenity areas are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

25 No external lighting of the individual phases as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall be installed on the site until full details of any proposed lighting have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Bats are considered highly likely to be using the site for commuting and foraging grounds. These species are protected under the Wildlife and Countryside Act 1981 and are a material consideration under Policy EM4 of the Basingstoke and Deane Local Plan 2011 - 2029. Any heavy light spillage could have the potential to disturb commuting bats.

26 No development shall take place within phase Ph.A (Access Road) as detailed within the Phasing Plan (drawing no PP.01 Rev E) until full details of the sub-station have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the absence of full details being provided within the application submission, details are required to ensure a satisfactory external appearance in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

27 The rating level of sound emitted from any fixed plant, machinery or deliveries associated with the development shall not exceed background sound levels between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall be no greater than 5dB below the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest noise sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2014 Methods for rating and assessing industrial and commercial sound and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

REASON: To ensure that acceptable noise levels within the dwellings and amenity areas are not exceeded in the interests of residential amenity and in
accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

28 The development shall be carried out in accordance with surface water drainage strategy contained within the 'Flood Risk Assessment Incorporating Surface Water Drainage Strategy' prepared by Odyssey, referenced FRA 15-341 Rev E and dated January 2018.

REASON: To ensure that the site does not generate adverse levels of surface water run-off within an area recognised to be at risk from associated flooding in accordance with Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

29 No development shall commence on site until full details of the means of access from Beggarwood Lane, including the layout, construction and sight lines shall be submitted to and approved by the Local Planning Authority in writing in consultation with the Local Highway Authority. The development shall be carried out in accordance with the approved plans.

REASON: In the absence of satisfactory details being submitted to accompany the application, details are required in the interests of highway safety in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

30 No development pursuant to any of the individual phases as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall commence on site until phase specific details of the internal movement network, including width, alignment, gradients, all relevant horizontal and longitudinal cross sections showing existing and proposed levels, type of construction, pedestrian crossings including dropped kerbs and method of disposing surface water drainage from the development so it does not discharge onto the public highway have been submitted to and approved in writing by the Local Planning Authority. The phase specific submissions shall detail how the works to the specific phase shall achieve a cohesive connection to adjoining phases where necessary.

REASON: In the absence of satisfactory details being submitted to accompany the application, details are required Details are required in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

31 No individual phase of the development as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall be occupied or brought into use until phase specific Parking and Servicing Management Plans for the internal plots have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the occupation of the buildings hereby approved and shall thereafter be retained for that specific purpose. The Parking and Servicing Management Plan should include (but not be limited to):

i. Details of the supervision and management of parking/servicing within the
site (i.e. supervision of reverse manoeuvring, management of cordonned off parking bays, management of tandem parking bays, etc.)

ii. Details of the co-ordination of deliveries/servicing within the development (i.e. use shared providers for the separate plots to minimise the number of servicing trips)

iii. Times and frequencies of deliveries/servicing within the development (i.e. highlight peak times within the development by parking accumulation exercise, etc. and demonstrate how servicing trips avoid peak times, such as staff changeover times, visitor hours, peak eating times within the pub, etc.).

iv. Details of how servicing and deliveries will be coordinated and managed whereby access across differing phases is required (i.e. Phase Ph.A, Ph.C, Ph.D and Ph.F). Access at all times to phase Ph.F (Specialist Care Home) by all types of vehicles shall not be impeded by the servicing and delivery arrangements for Phase Ph.C (Dental Surgery).

REASON: In the absence of satisfactory details being submitted to accompany the application, details are required in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

32 The hours of loading and unloading goods vehicles shall be restricted to between the hours of 0700hrs - 2100hrs on Monday - Saturday and 0900hrs - 1600hrs on Sundays, Bank and Public Holidays only. All vehicle engines (and any refrigeration units) shall be switched off when parked or at an unloading bay and remain off until ready to leave the site. There shall be no movement of trolleys/cages in the delivery area except in the between the hours stipulated above.

REASON: To ensure that acceptable noise levels within the dwellings and amenity areas are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Borough Local Plan 2011-2029.

33 No individual phase of the development as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall be occupied or brought into use until the proposed parking facilities for that specific phase have been laid out in accordance with the approved site layout plan (Dwg. No. GRAI151217_SL.01 Rev. L), including signage and demarcation of disabled bays, with sufficient turning areas provided so that vehicles may enter and leave the site in forward gear and that space shall thereafter be kept available at all times for the intended use.

REASON: To ensure the permanent availability of sufficient parking and manoeuvring area within the development in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.
34 Within 6 months from the commencement of the individual phases of the development as detailed within the Phasing Plan (drawing no PP.01 Rev E) full details of the secure cycle parking facilities and the associated means of access suitable for cyclists, including appropriate signage, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the phase specific approved details and thereafter retained for their intended purpose.

REASON: In the absence of satisfactory details being submitted to accompany the planning application, details are required in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

35 No individual phase of the development as detailed within the Phasing Plan (drawing no PP.01 Rev E) shall be occupied or brought into use until the proposed turning facilities have been laid out in accordance with the approved plans ensuring the carriageway construction is capable of withstanding regular access by the Council's RCV (gross vehicle weight of 26 tonnes) and retained thereafter free of obstructions and available for its intended use for the life of the development.

REASON: To ensure the permanent availability of the manoeuvring area in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

36 Within 6 months of commencement of the individual phases of the development as detailed within the Phasing Plan (drawing no PP.01 Rev E) full details (including levels) of the refuse and recycling storage and collection facilities and the associated access routes thereto shall be submitted to and approved in writing by the Local Planning Authority. The phase specific approved details shall be constructed and fully implemented prior to the first use/occupation of the buildings hereby approved and shall thereafter be retained for that specific purpose.

REASON: In the absence of details being submitted to accompany the planning application, details are required in accordance with Appendix 6 - Storage and Collection of Waste and Recycling of the Basingstoke and Deane Design and Sustainability Supplementary Planning Document (2008) and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan.

37 No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing (following the removal of all deposited spoil pursuant to planning permission granted 17/01945/FUL) and intended final ground levels and finished floor levels of all phases of the development in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details.

REASON: To protect the privacy of the occupiers of adjacent properties in
accordance Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

Informative(s):-

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

- offering a pre-application advice;
- seeking further information following receipt of the application;
- considering the imposition of conditions and or the completion of a s.106 legal agreement.

In this instance:

- the applicant was updated of any issues after the initial site visit,
- was provided with pre-application advice.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or over any footway, including a
Public Right of Way, carriageway, verge or other land forming part of the publicly maintained highway. The development will involve works within the public highway. It is an offence to commence those works without the permission of the Local Highway Authority. In the interests of highway safety the development must not commence on-site until permission has been obtained from the Local Highway Authority authorising any necessary works, including street lighting and surface water drainage, within the publicly maintained highway. Public Utility apparatus may also be affected by the development. Contact the appropriate public utility service to ensure agreement on any necessary alterations.

Advice about works within the public highway can be obtained from Hampshire County Council's Area Office, telephone 0845 603 5633.

4. The Wildlife Protection and Mitigation Plan and the Habitat Enhancement/Management Plan should include all the wildlife protection, mitigation and enhancement measures given in Sections 5.2, 5.3 and 5.4 of the submitted ecological appraisal report dated 23rd March 2017 and Section 4 of the Addendum to the Ecological Appraisal dated Dec 2017 (including the production of a Construction Method Statement).

5. The Habitat Enhancement Scheme should use species of local provenance given the site's close proximity to other areas designated for their chalk grassland interest. In addition it is acknowledged that the amount of chalk grassland habitat to be created is less than the amount of semi-improved grassland habitat to be lost. Therefore the creation of a species rich grassland and ongoing management will be required to compensate the loss in terms of area.

6. The Habitat Enhancement/Management Plan should include details of the management required for a time period of at least ten years and look to maintain ecological connectivity across the site from the golf course to south of site to nearby SINCs to north and east of site.

7. The applicant is advised that it is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems are agreed which should involve discussions with those adopting and/or maintaining the proposed systems. For SuDS systems to be adopted by Hampshire Highways, further guidance on which drainage features would be suitable for adoption is available at www.hants.gov.uk/transport/developers/constructionstandards. Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

8. The applicant/developer should enter into a formal agreement with Thames Water to provide the necessary sewerage infrastructure required to service this development. Please contact Thames Water on Tel 0203 577 9998; at devcon.team@thameswater.co.uk or at Development Planning, Thames Water, Maple Lodge STW, Denham Way, Rickmansworth, WD3 93Q.
9. If this development will result in new postal addresses or changes in addresses, please contact the council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can be found on the council's website.

10. The applicant is advised that any external lighting scheme shall be designed in accordance with lighting guidelines produced by the Bat Conservation Trust and shall not include any bare bulb lights, lights pointing in an upward direction.

11. The applicant is reminded that this approval does not give any indication of any consent necessary under the Town and Country Planning (Control of Advertisements) Regulations 1992 which may or may not be required nor any indication that such consent will be forthcoming. The applicant is advised to contact the Planning and Development Manager in this regard.

12. This Decision Notice must be read in conjunction with a Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.

13. Please note that any information in relation to the discharge of planning obligations contained within the completed Section 106 Agreement in relation to this planning permission should be submitted to the Proactive Compliance Technical Officer, Planning Development Team, in accordance with, or ahead of, the timeframes contained therein.

14. The applicant is encouraged to ensure that appropriate internal signage is provided to direct users when accessing the site. Should express consent be required for any directional signage, then this will need to be subject to an application made under the Town and Country Planning (Control of Advertisement) Regulations 1992 which may or may not be forthcoming. The applicant is advised to contact the Planning and Development Manager in this regard.

15. The applicant is encouraged to developing opportunities for securing shared parking arrangements between the respective users of the site when preparing the Parking and Servicing Management Plans as secured within Condition 31 for the individual phases of the development hereby approved.

16. The applicant is advised that full opportunity should be taken to maximise the extent of landscaping for all phases in order to visually enhance the development having regard to the character and appearance of the area, with the landscaping to be robustly managed and controlled to ensure its maturity and create an attractive environment in perpetuity.

17. The applicant is advised to be aware of the amount of development having taken place in the locality in recently and the impact of construction work on the locality and community. Accordingly all opportunities should be taken in
planning the Construction Method Statement to minimise disturbance during the construction period.

2. Application – 17/02846/OUT: Outline application including means of access for residential development of up to 100 dwellings Site: Land At Swing Swang Lane Basingstoke Hampshire

The Committee considered the report set out on pages 116 to 163 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application.

Concern was raised over flooding in that location through a combination of high ground water levels and surface water run-off. They noted that a surface water strategy could be secured by a condition but were apprehensive as to how effective it would be.

RESOLVED that:

The applicant be invited to enter into a legal agreement (in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Policies CN1 (Affordable Housing), CN6 (Infrastructure), CN7 (Essential Facilities and Services), CN8 (Community, Leisure and Cultural Services) and CN9 (Transport) of the Basingstoke and Deane Local Plan 2011-2029 between the applicant and the Borough and County Councils to secure:

- Affordable Housing
- Contributions towards off site education
- Contributions towards off site playing fields
- Delivery of on-site open space
- Contributions towards on site play areas/recreation
- Provision of a ‘Secured Sum’ to cover the possible future provision of any on-street parking controls
- Provision of offsite footway Improvements (Dwg. No. EC-P09627-701 Rev. P)
- Landscape Management Plan
- Broadband

In the event that the legal agreement is completed prior to 25 June 2018 (the implementation date of the Community Infrastructure Levy) the Planning and Development Manager be delegated to grant planning permission subject to the following conditions listed below.

In the event that the applicant fails to provide an executed legal agreement on terms set out above prior to the 25 June 2018 the Planning and Development Manager be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 Planning Obligation and the Council’s CIL charging schedule where relevant to the development and subject to the conditions listed at the end of the report. To prevent duplication of developer contributions this is achieved by having regard to those matters which would have been Planning Obligations under Section 106 and which are detailed in the Council’s CIL charging regulation 123 infrastructure list, to omit those from the requisite
Section 106.

Should the requirements set out above not be satisfactorily secured, then the Planning and Development Manager be delegated to REFUSE permission for appropriate reasons.

**Reasons for Approval**

1. The application site is within a settlement policy boundary as defined within the Basingstoke and Deane Local Plan 2011-2029 and is allocated for housing development (policy SS3.1 applies). The proposal would represent a sustainable form of development that would deliver part of the Local Planning Authority's planned contribution towards the supply of housing in the short term, in accordance with the requirement to maintain a five year supply of deliverable housing sites, without prejudice to the wider development of the Borough. The proposal would therefore accord with the provisions of the National Planning Policy Framework and Policies SS1, SS3.1, and SD1 of the Basingstoke and Deane Local Plan 2011-2029.

2. The proposed development would provide affordable housing to meet an identified need. As such the proposal would comply with the National Planning Policy Framework, Policy CN1 of the Basingstoke and Deane Local Plan 2011-2029 and the Council's Affordable Housing Supplementary Planning Document.

3. The proposal would not have a significant impact on the landscape character and scenic quality of the area and the proposal would provide an acceptable degree of mitigation whilst delivering housing development. The proposal therefore complies with the National Planning Policy Framework and Policies SS3.7, EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4. The development would provide a safe and suitable access and would not cause an adverse impact on highway safety and adequate parking would be secured to serve the proposed development and as such the proposal would comply with Policies SS3.7 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

5. The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, or overbearing impacts to existing neighbouring properties, and as such would comply with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

6. The proposed housing development is development that is sensitive to pollution including noise and odour. There would be no significant detrimental impact to future residents beyond that which may be reasonably expected, as a result of existing, historic, or nearby land uses and activity; and as such the proposal accords with policy EM12 of the Basingstoke and Deane Local Plan 2011 - 2029.

7. The proposal would conserve and provide a framework for the enhancement of the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework and Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

8. The development would not result in an adverse increase risk of flooding and
as such the proposal would comply with National Planning Policy Framework and Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

9 Adequate drainage (foul and surface water) can be provided for the development and can be adequately controlled through other legislation, and through planning conditions, so as to ensure that there would be no risk to property or the environment. The proposal accords with Policies SS3.7 and CN6 of the Basingstoke and Deane Local Plan 2011-2029 in this respect.

10 Through the provision of a Section 106 legal agreement, the development would provide adequate infrastructure to mitigate the impact of the development in relation to affordable housing, highways/travel, landscape management, community facilities, education, on-site open space, playing fields, play areas/recreation and infrastructure. The development would therefore comply with the National Planning Policy Framework; the Community Infrastructure Levy Regulations 2010; CN1 (Affordable Housing), CN6 (Infrastructure), CN7 (Essential Facilities and Services), CN8 (Community, Leisure and Cultural Services) and CN9 (Transport) of the Basingstoke and Deane Local Plan 2011-2029; the Council’s adopted Supplementary Planning Document on Affordable Housing; Hampshire County Council’s Developers’ Contribution towards Children’s Services Facilities and the Council’s Interim Planning Guidance on S106 Planning Obligations and Community Infrastructure, and the Council’s Adopted Green Space Standards.

subject to the following conditions and informatives:-

Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Location Plan (Scale 1:1250)
Access Arrangements Plan (Drawing EC-P09627-004 Rev P)
Offsite footway improvement works (Drawing EC-P09627-701 Rev P)

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

2 The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

4 Approval of the details of the layout, scale, appearance of the proposed building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In order to secure a satisfactory development and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

5 Prior to development commencing a Biodiversity Management Plan as referenced within Section 8 of the Ecological Appraisal by Hampshire County Council dated 10th August 2017 shall be submitted to and approved in writing by the Local Planning Authority. This should include elements such as:

- Submission of the ecology survey for Cowdrey Down
- Enhancement of all retained habitats
- Creation of new ecologically viable habitats
- Specific measures relating to enhancement of the retained calcareous grassland and present wall bedstraw population following guidelines set out within section 8.2.13 of the Ecological Appraisal

REASON: The Biodiversity Management Plan is required in order to mitigate adverse impacts on the onsite SINC and other habitats present and key species found on site. It should also describe how the key habitats and species are to be managed and retained going forward and any ecological enhancements that will enable a net gain in biodiversity in line with Policies SS3.1 and EM4 of the Basingstoke and Deane Local Plan 2011-2029

6 Prior to development commencing, a Construction and Environmental Management Plan as mentioned within Section 8 of The Ecological Appraisal by Hampshire County Council dated 10th August 2017 shall be submitted to and approved in writing by the Local Planning Authority.

This should include elements such as:

- Containment of run off and dust specifically with relation to the onsite SINC and Basing Fen and Wood SINC to the south of the site
- Description of construction lighting details
- Protection of wall bedstraw priority area
- Protection of boundary features and habitats
- A reptile mitigation strategy to avoid killing or injuring reptiles during the construction phase
- Other relevant mitigation measures relating to other protected species such as birds and hedgehogs

REASON: In order to mitigate for damage and harm to protected and key

7 Prior to development commencing a bat sensitive external lighting plan as mentioned within section 8.4.3 of the Ecological Appraisal shall be submitted to and approved in writing by the Local Planning Authority.

**REASON:** In order to avoid major impacts on the bat populations presently utilising the site and the adjacent Basing Fen and Wood SINC in order to meet with derogation test 3 of the Conservation of Habitats and Species Regulations 2010 which states that actions "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range". The mitigation is also required to meet with Policies SS3.1 and EM4 of the Basingstoke and Deane Local Plan 2011/2029 to prevent harm to key species.

8 Prior to development commencing a Rights of Way Improvement Plan (Old Basing and Lychpit Footpath 21) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the dwellings hereby approved and shall be thereafter maintained.

**REASON:** Details are required as none have been submitted with the application, in the interests of the ecology of the area and amenity of the rights of way in accordance with Policies CN9, EM1, EM4 and EM5 of the Basingstoke and Deane Local Plan (2011 to 2029).

9 No development shall take place on site until a scheme for protecting the proposed dwellings from rail traffic noise and industrial noise sources has been submitted to, and approved in writing by the Local Planning Authority. Any proposed mitigation scheme shall have regard to the Basingstoke and Deane 'Noise assessments and reports for planning applications - Guidance note for developers and consultants'.

The following noise levels shall be achieved with mitigation in place.

a) Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open*)

b) Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAfMax (windows open*).

c) Garden areas shall not exceed 55 dB LAeq, 16hr,

*Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation must be specified to supply air to habitable rooms with
windows closed, and relieve the need to open windows.

**REASON:** To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

10. No dwelling shall be occupied until all the works which form part of the scheme for protecting the proposed dwellings from rail traffic noise and industrial noise sources as approved by the Local Planning Authority under condition 7 above have been completed. All works which form part of the approved scheme shall be completed prior to first occupation. The approved scheme shall be thereafter maintained.

**REASON:** To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

11. No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in condition 7. A method statement should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken.

**REASON:** In the interests of residential amenity, and to ensure acceptable noise levels are not exceeded within the dwellings and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

12. Prior to commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the buildings are designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s1.75 between 07.00 and 23.00 hours, and 0.26m/s1.75 between 23.00 and 07.00 hours, as calculated in accordance with BS 6472:1992, entitled 'Guide to Evaluation of Human Exposure to Vibration in Buildings', [1Hz to 80Hz]. The dwellings shall be constructed in accordance with the approved scheme and maintained for the life of the approved development.

**REASON:** In the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

13. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public
holidays.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

14 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

15 No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday - 9.00 a.m. to 5.00 p.m. unless in association with an emergency or with the prior written approval of the Local Planning Authority.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

16 No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- Arrangements for liaison with the Council's Environmental Protection Team;
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0730 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours;
- BDBC encourages all contractors to be 'Considerate Contractors' when working in the Borough by being aware of the needs of neighbours and the
environment;
- Control measures for dust and other air-borne pollutants;
- Measures for controlling the use of site lighting whether required for safe working or for security purposes;

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

17 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011;

and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice;

and,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 and if necessary proposals for future maintenance and monitoring.

If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.
18 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 17(c) that any remediation scheme required and approved under the provisions of condition 17(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise;

as built drawings of the implemented scheme;

photographs of the remediation works in progress;

Certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 17(c), unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

19 No development shall take place until a detailed surface water drainage strategy has been submitted to and approved by the Local Planning Authority (in conjunction with the Lead Local Flood Authority) containing the following elements:

- Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, evidence of measures taken to protect and ensure continued operation of drainage features during construction must be provided.
- Evidence that enough storage/attenuation has been provided. This must be shown for a 1 in 100 year plus climate change event.
- Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this.

REASON: Details are required in the absence of being provided within the application submission and to ensure a satisfactory means of surface water drainage is provided in accordance with Policy EM7 of the Basingstoke and
No development shall commence on site until an archaeological investigation of the site has been carried out in accordance with a written scheme of investigation which has first been submitted to and approved by in writing the Local Planning Authority. The results of the investigation shall inform mitigation required in connection with condition 21.

**REASON:** To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets in accordance with Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029. Details are required prior to the commencement of works in the absence of being provided to accompany the planning submission and given the early stage at which archaeological mitigation will be required.

No development shall commence on site until a programme of archaeological mitigation (if required) has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological mitigation shall be carried out in accordance with the approved details.

**REASON:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029. Details are required prior to the commencement of works in the absence of being provided to accompany the planning submission and given the early stage at which archaeological mitigation will be required.

No development above ground floor slab level of any part of the development hereby permitted shall take place until full details of the types, textures and colours of all external materials to be used together with samples have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

**REASON:** Details are required in the absence of being provided to accompany the planning submission and in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

Notwithstanding the details submitted, no development shall take place above ground floor slab level for any building until full details of both hard and soft landscape works including ground levels or contours; planting plans with specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities have been submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of tree planting to include the specification of tree planting pits where appropriate with details of any irrigation or drainage infrastructure, tree root barriers (if necessary) to
prevent damage or disruption to any proposed hard surfacing or underground services, drains or other infrastructure and details of the location of external lighting sufficient to demonstrate how lighting is to be achieved without conflict to proposed tree planting, with allowance for reasonable growth. The hard and soft landscaping details shall be accompanied by an implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority which shall include appropriate planting to be undertaken at the earliest opportunity. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

24 No development above ground floor slab level of any building shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority plans indicating the positions, design, materials/species and types of boundary treatment to be erected/planted, including any details of the boundary treatment to be provided within or around public open space areas. The development shall be carried out in accordance with the approved details and completed before any dwellings is occupied.

REASON: In the interests of the visual amenities of the area and in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

25 No development shall commence until a measured survey has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029. Details are required prior to the commencement of development as ground levels will need to be known to inform initial works.

26 Applications for the approval of reserved matters shall be in accordance with Policy CN3 with particular regard to the provision of an appropriate housing mix and implementation of 15% accessible and adaptable homes. The development shall be carried out in accordance with the approved details.
REASON: To ensure an appropriate co-ordinated high quality form of development and to accord with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029. Details are required prior to the commencement of development (at the reserved matters stage) to ensure that an appropriate proportion of homes is designed into the scheme and that the requirements for adaptable and accessible homes are identified.

27 The development hereby permitted shall not be occupied/brought into use until a technical report and a certification of compliance demonstrating that the development has achieved the water efficiency standard of 110 litres of water per person per day (or less) or confirmation that this standard cannot be met on technical or viability grounds has been submitted (by an independent and suitably accredited body) to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: Details are required prior to occupation because insufficient information was provided within the application and to improve the overall sustainability of the development, in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

28 No development shall commence until full details of the all-purpose Principle Accesses as indicated in principle by Dwg. No. EC-P09627-004 Rev. P have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The submitted details shall include:

a) the width, alignment, gradients and longitudinal sections showing the existing and proposed levels;
b) the method and type of construction including details of the uncontrolled pedestrian crossing facilities (with dropped kerbs and tactile paving); and

c) the method of disposing of surface water to prevent surface water from the site from discharging into the publicly maintained highway.

The approved details shall be constructed and fully implemented prior to the commencement of the use or occupation of the buildings whichever is the sooner, and thereafter retained and used in accordance with the approved details for the life of the development.

REASON: In the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

29 No development shall commence until the 2.4m by 59m access visibility splays for both all-purpose Principle Accesses as indicated by Dwg. No. EC-P09627-004 Rev. P by HCC Engineering Consultancy dated 17 January 2017 have been provided. Thereafter these access visibility splays shall be permanently kept free of obstructions between 0.6m and 2.0m above the level of the adjacent carriageway for the life of the development.
REASON: In the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

No development shall commence until full details of the western non-vehicular access as indicated in principle by Dwg. No. EC-P09627-004 Rev. P have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the:

a) width, alignment and gradient showing the existing and proposed levels;
b) method and type of construction including any access control measures to prevent abuse by motor vehicles (including mopeds, etc.) and users from inadvertently passing into the adjacent carriageway; and
c) the method of disposing of surface water to prevent surface water from the site from discharging into the publicly maintained highway.

The approved details shall be constructed and fully implemented prior to the commencement of the use or occupation of the buildings whichever is the sooner, and thereafter retained and used in accordance with the approved details for the life of the development.

REASON: In the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029

No development shall commence until full details of the eastern non-vehicular access as indicated in principle by Dwg. No. EC-P09627-004 Rev. P have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the:

a) width, alignment and gradients showing the existing and proposed levels;
b) method and type of construction including any access control measures to prevent abuse by motor vehicles (including mopeds, etc.) and users from inadvertently passing into the adjacent carriageway

c) tactile paving, signage and visibility splays (as appropriate) to highlight the presence of the adjacent shared cycleway (National Cycle Network Route 23); and

d) method of disposing of surface water to prevent surface water from the site from discharging into the publicly maintained highway.

The approved details shall be constructed and fully implemented prior to the commencement of the use or occupation of the buildings whichever is the sooner, and thereafter retained and used in accordance with the approved details for the life of the development.

REASON: In the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

Informative(s):-
1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

- offering a pre-application advice;
- seeking further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions and or the completion of a s.106 legal agreement.

In this instance:

the applicant was updated of any issues after the initial site visit, was provided with pre-application advice

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. This Decision Notice must be read in conjunction with a Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.
4. The applicants attention is drawn to the attached letter from Local Lead Flood Authority dated 18 September 2017.

5. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

6. The proposed development lies within the mineral and waste consultation area (MWCA). The site lies adjacent to the safeguarded site Armstrong Road operated by Basingstoke Skip Hire and Southern Waste Management. As such, the detailed design/layout of the proposed housing scheme (as part of the Reserved Matters) would have to take into account the adjacent safeguarded site.

7. Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out on any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publicly maintained highway. The development involves works within the publicly maintained highway. It is an offence to commence those works without the permission of the Local Highway Authority, Hampshire County Council. In the interests of highway safety, the development must not commence on-site until permission (e.g. Highway Licence/Agreement) has been obtained from the Local Highway Authority authorising the undertaking of the works within the publicly maintained highway.

8. With regard to Condition 9 the applicant's attention is drawn to the following advice from the Environmental Health Team: Mitigation proposals will consider and utilise where possible, reduction in noise exposure achieved by effective site layout, building orientation, the use of physical barriers, utilising open space as a buffer, internal room configurations and any other available mitigation strategies.

Background and passive ventilators, and system 3 extraction systems are not considered adequate for this purpose. Methods may include a system 4 MVHR with cool air by-pass, or standalone mechanical units supplying outside air to each affected habitable room.

9. If this development will result in new postal addresses or changes in addresses, please contact the council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can be found on the council's website.

10. Please note that any information in relation to the discharge of planning obligations contained within the completed Section 106 Agreement in relation
to this planning permission should be submitted to the Proactive Compliance Technical Officer, Planning Development Team, in accordance with, or ahead of, the timeframes contained therein.

3. Application – 17/02984/FUL: Erection of 33 dwellings comprising 21 houses and 12 flats, including associated roads, parking courts, hard and soft landscaping and refuse and cycle store facilities. Site: Land Off Wiltshire Crescent Basingstoke Hampshire

The Committee considered the report set out on pages 164 to 205 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and requested that the landscape management of the open site is secured through the Section 106 agreement.

**RESOLVED** that: Subject to no adverse comments being received from Hampshire County Council Lead Local Flood Authority the applicant be invited to enter into a legal agreement (in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Policies CN1, CN6 and CN8 of the Basingstoke and Deane Local Plan 2011-2029 between the applicant and the Borough and County Councils to secure:

- Contribution towards community facilities
- On site affordable housing
- Contribution towards play areas / recreation
- Landscape Management Plan.

In the event that the legal agreement is completed prior to 25 June 2018 (the implementation date of the Community Infrastructure Levy) the Planning and Development Manager be delegated to grant planning permission subject to the following conditions listed below.

In the event that the applicant fails to provide an executed legal agreement on terms set out above prior to the 25 June 2018 the Planning and Development Manager be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 Planning Obligation and the Council’s CIL charging schedule where relevant to the development and subject to the conditions listed at the end of the report. To prevent duplication of developer contributions this is achieved by having regard to those matters which would have been Planning Obligations under Section 106 and which are detailed in the Council’s CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106.

Should the requirements set out above not be satisfactorily secured, then the Planning and Development Manager be delegated to REFUSE permission for appropriate reasons.
Reasons for Approval

1 The proposed development would deliver housing within the Settlement Policy Boundary of Basingstoke in accordance with the National Planning Policy Framework (March 2012); and Policies SD1 and SS1 of the Basingstoke and Deane Local Plan 2011-2029.

2 The proposed development would provide safe access and adequate parking provision in accordance with highway requirements and as such would accord with the National Planning Policy Framework (March 2012), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Residential Parking Standards Supplementary Planning Document 2012.

3 The proposed development would have an impact on the local landscape character but would successfully mitigate that impact whilst delivering housing which is a social benefit of the scheme. The proposal therefore complies with the National Planning Policy Framework (March 2012); and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

4 The proposed development would have no adverse harm on the setting of the Worting Conservation Area. The proposal would therefore comply with the National Planning Policy Framework (March 2012) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

5 The proposal would have some harm to the residential amenity of existing residents in terms of overlooking, but not overshadowing, or overbearing impacts. When this harm is balanced against guidance, the character of the area and the delivery of housing the application is considered to accord with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

6 Subject to the outstanding comments awaited from the HCC Lead Local Flood Authority adequate drainage (foul and surface water) would be provided for the development and can be adequately controlled through other legislation and planning conditions to ensure that there would be no risk to property or the environment. The proposal would therefore accord with Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

7 The proposed development would provide an appropriate mix of housing and as such the proposal would comply with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029.

8 The proposed housing development is development that is sensitive to pollution including noise and odour. There would be no significant detrimental impact to future residents beyond that which may be reasonably expected, as a result of existing, historic, or nearby land uses and activity; and as such the proposal accords with Policy EM12 of the Basingstoke and Deane Local Plan 2011 - 2029.

9 Through the provision of a Section 106 agreement the development will
provide adequate infrastructure to mitigate the impact of the development in relation to community provision, affordable housing and play/recreation. The development therefore complies with the National Planning Policy Framework (March 2012); Policies CN1, CN6 and CN8 of the Basingstoke and Deane Local Plan 2011-2029; the Community Infrastructure Levy Regulations (amended 2015); the Council’s Interim Planning Guidance on S106 Planning Obligations and Community Infrastructure (July 2005, updated 2015); and the Council’s Adopted Green Space Standards (April 2013).

subject to the following conditions and informatives:-

**Conditions**

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:
   - Site Location Plan
   - Proposed Site Plan - 15055 - P.04.03P3 Rev A
   - House Type A - 2B P5 - Floor Plans 15055 P.02.01 - P5
   - House Type A - 2B P5 - Elevations 15055 P.02.02 - P5
   - House Type B - 2B P5 - Floor Plans 15055 P.02.03 - P5
   - House Type B - 2B P5 - Elevations 15055 P.02.04 - P5
   - House Type C - 3B P5 - Floor Plans 15055 P.02.05 - P5
   - House Type C - 3B P5 - Elevations 15055 P.02.06 - P5
   - House Type E - 3B P5 - Floor Plans 15055 P.02.09 - P5
   - House Type E - 3B P5 - Elevations 15055 P.02.10 - P5
   - Proposed ground floor plan plots 12-17 and 21-26 P2 15055 P.05.11 P2
   - Proposed first floor plan plots 12-17 and 21-26 P1 15055 P.05.12 P1
   - Maisonettes Elevations Plots 12-17 & 21-26 15055P.05.13
   - Proposed Garden / Cycle Store 15055 - P.01.14

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

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

   **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3. Notwithstanding the detail shown on the submitted cross sections no works shall take place until a measured survey has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The detail shall not exceed any of the levels shown in the submitted cross sections. The development shall be completed and thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. The submission in relation to this condition shall demonstrate compliance with condition 4.
REASON: Detail is required prior to commencement as insufficient information was provided with the application and to protect the landscape character and visual amenity of the area and residential amenity in accordance Policies EM1, EM7 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4 The intended ground levels required in condition 3 shall demonstrate compliance with the following:

The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority a report proving that a minimum cover system of 400mm subsoil/topsoil has been installed in garden areas and a cover system of 300mm minimum has been installed in communal or landscaped areas. Certificates and photos demonstrating that a) sufficient sampling of imported material has taken place and b) the imported material is free from unacceptable levels of contamination. Sampling should take place in situ at a frequency of 1 per 100m3.

If any existing material on site is to be reused on the site then the report shall include a Remediation Method Statement (RMS) BEFORE any landscaping or work to change the levels on site is commenced. The document should detail all the material removal and re-use works to ensure that contaminated soil is not re-used in garden areas and adequate depth is allowed for the 400mm topsoil due to be imported. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029 and under Part IIA of the Environmental Protection Act 1990.

5 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted in writing a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt. Once approved in writing by the Local Planning Authority then the remediation strategy shall be implemented in full as approved.

REASON: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework and Policy
EM12 of the Basingstoke and Deane Local Plan 2011-2029.

6 Notwithstanding the detail shown on the approved plans no development above damp proof course shall commence on-site until details of the materials to be used in the construction of the hereby permitted new dwellings have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including on-site sample panels as applicable, along with details of brick bonding and mortar / render colour and texture and confirmation which materials are being used on which plot. The development shall then proceed in strict accordance with the approved schedule.

REASON: To preserve or enhance the visual amenity and landscape quality of the area and in accordance with Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

7 Notwithstanding the detail shown on the approved plans no development above damp proof course shall take place until full details of both hard and soft landscape proposals and boundary treatments (including front garden enclosures) have been submitted to and approved in writing by the Local Planning Authority.

These details shall include, as appropriate, appropriate buffer zones between the proposed development and any existing areas of woodland or linear landscape features finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, front garden enclosures and minor artefacts and structure (eg furniture, refuse or other storage units, signs, lighting, external services, etc) associated with the hereby approved new dwellings. This detail shall include samples and 1:50 site plans to demonstrate surfacing, and 1:50 elevations of new boundary treatments.

Soft landscape details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, (including replacement trees where appropriate), noting species, planting sizes and proposed numbers/densities where appropriate, as well as any works to enhance wildlife habitats where appropriate. The plans shall demonstrate;

- Method to prevent parking on landscaped areas in front of the proposed flats (plots 12-17 and 21-26)
- A new boundary with the rear of properties 58 - 74 Wiltshire Crescent shall provided.
- The boundary fences between the proposed plots shall be a minimum of 1.8m
- Enhancement Planting is carried out in adherence with the Planting Plan 15055-P.04.10 by Boyle & Summers which shows the introduction of heavy standard native trees and native hedgerow to supplement the present scrub and tree band which runs along the railway line which abuts the northwest boundary of the site.
- Any proposed street lighting and drainage layouts should be shown in
relation to tree planting to ensure adequate clearance margins.

- Full details of the boundary adjacent to 88 and 89 Dorset Crescent. The existing fence should be retained; however further reinforcement, such as railings should also be included to protect the planting along this boundary during establishment.

In addition, an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority before development commences within that Phase. If applicable, these details will also extend to cover areas of open space to be adopted by the Council, such areas shall be agreed in writing prior to development commencing. All hard and soft landscape works shall be carried out in accordance with the approved details in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority.

**REASON:** To preserve or enhance the visual amenity and landscape quality of the area; and to enhance habitats for possible populations of dormice and for foraging bats utilising the rail corridor and protected under The Conservation of Habitats and Species Regulations 2010; residential amenity and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with Policies EM1, EM4, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

8 Notwithstanding the detail on the approved plans no development above damp proof course shall take place on site until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately-owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out and thereafter maintained in accordance with the details so approved.

**REASON:** To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance the area in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

9 A tree pit specification including a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. Where applicable, the specification shall utilise shared trenches and soil cells to allow adequate rooting area to extend underneath proposed hard surfacing. A schedule of all trees showing genus, species and their associated tree pit rooting volumes shall be provided. The development shall be carried out in accordance with the approved specification.

**REASON:** To ensure that tree planting is given full consideration for the
benefit of the local amenities and the enhancement of the development itself, in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029. Information is required prior to commencement as insufficient information was provided with the application.

10 No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a plan showing the location of all existing and proposed utility services has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, water and drainage. No development or other operations shall take place other than in complete accordance with the Utility Plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029. Information is required prior to commencement as insufficient information was provided with the application.

11 Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Broad Oak Tree Consultants Ltd arboricultural implications assessment and tree protection measures, ref: J52.69. 29th June 2017.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

12 Prior to the commencement of development A Wildlife Enhancement and Mitigation Plan (WEMP) shall be and submitted and approved in writing by the Local Planning Authority. The WEMP shall contain:

- Management of the habitat buffer adjacent the railway line.
- A construction method statement alighting to how wildlife impacts will be avoided during this phase of development.

REASON: The Preliminary Ecological Appraisal by ECOSA dated June 2017 has indicated the need for protective measures relating to the north western boundary of the site which may house populations of dormice and foraging bats protected under The Conservation of Species and Habitats Regulations 2010 and listed as key species under Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029. There is a need to identify what protective mitigation measures and procedures are being put into place during the construction phase of the development in order to protect any populations. There is also a need to identify locations of bat and bird boxes to be erected. Information is required prior to commencement as insufficient information was
No development shall take place on site until a scheme for protecting the proposed dwellings from rail traffic noise has been submitted to, and approved in writing by the Local Planning Authority. The proposed scheme shall achieve the following noise levels with windows open:

- Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms)
- Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAmx;
- Garden areas shall not exceed 55 dB LAeq, 16hr.

*Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation must be specified to supply air to habitable rooms with windows closed, and relieve the need to open windows for thermal comfort and overheating.

**REASON:** To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029. Information is required prior to commencement as insufficient information was provided with the application.

No dwelling shall be occupied until all the works which form part of the scheme for protecting the proposed dwellings from rail traffic noise as approved by the Local Planning Authority under condition 13 above have been completed. All works which form part of the approved scheme shall be completed prior to first occupation. The approved scheme shall be thereafter maintained.

**REASON:** To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design and specification of the proposed acoustic barriers designed to protect the dwellings from rail traffic noise from the adjacent mainline railway. The approved acoustic barriers shall be erected before the dwellings hereby approved are first occupied and shall be retained thereafter.

**REASON:** To ensure that acceptable noise levels within the dwellings and amenity areas are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029. Information is required prior to commencement as insufficient information was provided with the application.
16 No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in condition 13. A method statement should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of residential amenity, and to ensure acceptable noise levels are not exceeded within the dwellings and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

17 The design and construction of Plots 4-18 and Plots 22-31 shall be carried out in accordance with the recommendations made in Paragraph 7.11 of the Ian Sharland Limited Assessment of Environmental Noise & Vibration v.4 Ref: M3519 Dated 27 June 2017 report to limit the ingress of residual structural vibration.

REASON: In the interests of residential amenity, and to ensure acceptable vibration levels are not exceeded within the dwellings and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

18 No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- Arrangements for liaison with the Council's Environmental Protection Team;
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0730 Hours and 1800 Hours on Mondays to Fridays and 0800 and 1300 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5528: Parts 1 and 2:2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours;
- BDBC encourages all contractors to be 'Considerate Contractors' when working in the Borough by being aware of the needs of neighbours and the environment;
• Control measures for dust and other air-borne pollutants;
• Measures for controlling the use of site lighting whether required for safe working or for security purposes;

REASON: In the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029. Information is required prior to commencement as insufficient information was provided with the application.

No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and or all motorised and or non-motorised highway users, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include for:

i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken 'in a manner that secures the health and safety of any person affected by the project.'

ii. means of access (temporary or permanent) to the site from the adjoining maintainable public highway;

iii. the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of development);

iv. loading and unloading of plant and materials away from the maintainable public highway;

v. storage of plant and materials used in constructing the development away from the maintainable public highway;

vi. wheel washing facilities or an explanation why they are not necessary;

vii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, and ensuring provision of visibility splays, where appropriate;

viii. measures to control the emission of dust and dirt during construction; and

ix. the management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday peak periods.

REASON: To ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of
nearby occupiers, the area generally and in the interests of highway safety and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029. Information is required prior to commencement as insufficient information was provided with the application.

20 Notwithstanding the submitted drawings, no development shall take place until full details of the movement network (including estate roads and associated pedestrian and cycle connections) as indicated in principle by the Proposed Site Plan (Dwg. No. 15055-P.04.03 P3 Rev. A) have been submitted to and approved in writing by the Local Planning Authority. Full details shall include:

i. Materials, finishes and gradients of the internal estate roads and pedestrian connections, ensuring the estate road carriageway construction is capable of withstanding regular access by the Council's RCV (gross vehicle weight of 26 tonnes) for the life of the development.

ii. Visibility splays to be permanently maintained clear of all obstructions between 0.6m and 2.0m above the height of the adjacent carriageway;

iii. Pedestrian facilities including dropped kerbs, tactile paving, etc;

iv. Vehicle parking facilities, including details of signage, demarcation and future management of parking bays;

v. Measures to prevent indiscriminate on-street parking;

vi. Traffic calming features;

vii. Street lighting, in particular along pedestrian routes; and

viii. A copy of the independent Stage 2 (Detailed Design) Road Safety Audit covering the full extents of the estate roads and associated pedestrian/cycle connections, including the responses of the Design Organisation. The approved estate road details shall be constructed fully and implemented before the development hereby approved is occupied or the use commence, whichever is sooner and shall be thereafter maintained in accordance with the approved details.

REASON: Details are required prior to the development because insufficient detail was submitted with the application and in the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

21 Notwithstanding the submitted drawings, within three months of the commencement of development, full details (including any enclosures) of refuse and recycling storage and collection facilities and the associated access routes, for the amended layout shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed and fully implemented prior to the occupation of the buildings
hereby approved and shall thereafter be retained for that specific purpose.

REASON: In the absence of details being submitted to accompany the planning application, details are required in accordance with Appendix 6 - Storage and Collection of Waste and Recycling of the Basingstoke and Deane Design and Sustainability Supplementary Planning Document (2008) and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

22 Within three months of the date of commencement a Construction Statement detailing how the new homes shall meet a water efficiency standard of 110 litres or less per person per day has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority through a demonstration that this requirement for sustainable water use cannot be achieved on technical or viability grounds. The development shall be carried out in accordance with the approved details prior to occupation of the new dwellings and retained in perpetuity.

REASON: In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development allowed by Schedule 2, Part 1, Class A, B, C, E, F and Part 2 Class B shall be erected without the prior written permission of the Local Planning Authority on an application made for that purpose.

REASON: To prevent the overdevelopment of the site and in the interests of the visual and amenity and highway safety of the development on this uneven site and to safeguard the amenities of the existing and future residents, in accordance with Policies EM10, EM7 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

24 Notwithstanding the approved plans and the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) all bathroom / WC windows shall be installed as top hung and obscure glazed and shall be retained as such in perpetuity.

REASON: To secure the amenity of future / existing occupiers of adjacent plots and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

25 Notwithstanding the detail shown on plan Maisonettes Elevations Plots 12-17 & 21-26 15055P.05.13 the first floor kitchen window in the south elevation of each of the maisonette blocks hereby approved shall have a high level top
hung opening (opening no lower 1.7m) and shall be installed with obscure glass. The window shall be maintained with in this condition.

REASON: To secure the amenity of future occupiers of adjacent plots and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

26 Prior to the commencement of development details demonstrating how and where petrol and oil interceptors are to be installed in all car parking areas. Once installed the interceptors shall be retained and maintained in perpetuity.

REASON: To prevent water pollution from the development in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029. Information is required prior to commencement as insufficient information was provided with the application.

27 Notwithstanding the information shown on the approved plans no development past damp proof course shall take place until a scheme detailing the detailed design and materials to be used for the privacy screens of the balconies hereby approved has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed in full prior to the first occupation of any of the units hereby approved and shall be retained in perpetuity.

REASON: To secure the amenity of future / existing occupiers of the flats and adjacent plots and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029

Informative(s):-

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

   1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

   1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the
curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:

- seeking further information following receipt of the application;
- considering the imposition of conditions and or the completion of a s.106 legal agreement.

In this instance:

- the applicant was updated of any issues after the initial site visit,

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or over any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publicly maintained highway. The development will involve works within the public highway. It is an offence to commence those works without the permission of the Local Highway Authority. In the interests of highway safety the development must not commence on-site until permission has been obtained from the Local Highway Authority authorising any necessary works, including street lighting and surface water drainage, within the publicly maintained highway. Public Utility apparatus may also be affected by the development. Contact the appropriate public utility service to ensure agreement on any necessary alterations. Advice about works within the public highway can be obtained from Hampshire County Council’s Area Office, telephone 0845 603 5633.

4. With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.'
Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

5. If this development will result in new postal addresses or changes in addresses, please contact the council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can be found on the council's website.

6. The applicant is advised to review the advice given by Network Rail in response to this application.

7. The applicant is advised that any external lighting scheme shall be designed in accordance with lighting guidelines produced by the Bat Conservation Trust and shall not include any bare bulb lights, lights pointing in an upward direction.

8. This Decision Notice must be read in conjunction with a Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.

9. Please note that any information in relation to the discharge of planning obligations contained within the completed Section 106 Agreement in relation to this planning permission should be submitted to the Proactive Compliance Technical Officer, Planning Development Team, in accordance with, or ahead of, the timeframes contained therein.

10. With regard to condition 13, the applicant is advised that background and passive ventilators are not considered adequate for this purpose. Methods may include a system 4 MVHR with cool air by-pass, or standalone mechanical units supplying each affected habitable room.

4. Application – 17/03849/FUL: Erection of 15 no. dwellings (2 x 2-bed, 11 x 3-bed, 1x4-bed and 1x5-bed) with car parking, amenity space, public open space, a new service road and access onto Reading Road at Land at Reading Road, Sherfield-on-Loddon, RG27. Site: Field Adjoining The White Hart Reading Road Sherfield-on-Loddon Hampshire

The Committee considered the report set out on pages 206 to 230 of the agenda together with the further material set out on the addendum sheet and other matters
discussed at the meeting.

The Committee discussed the proposed application.

On the whole Members supported the proposed application as it met with policy SS5, in terms of meeting the housing supply which had been identified in the neighbourhood plan together with the provision of affordable housing.

It was suggested that the acoustic fence height be expanded to 12 feet to assist in the reduction of the noise level.

A discussion took place on the availability of the on-site parking and vehicle manoeuvring which resulted in mixed views.

Councillor Leeks left the meeting during this item.

**RESOLVED** that: the application be invited to enter into a legal agreement (in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Policies CN1, CN6 and CN8 of the Basingstoke and Deane Local Plan 2011-2029 between the applicant and the Borough and County Councils to secure:

- On site affordable housing
- Contribution towards play areas / recreation
- Contribution towards public open space
- Landscape Management Plan

In the event that the legal agreement is completed prior to 25 June 2018 (the implementation date of the Community Infrastructure Levy) the Planning and Development Manager be delegated to grant planning permission subject to the following conditions listed below.

In the event that the applicant fails to provide an executed legal agreement on terms set out above prior to the 25 June 2018 the Planning and Development Manager be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 Planning Obligation and the Council's CIL charging schedule where relevant to the development and subject to the conditions listed at the end of the report. To prevent duplication of developer contributions this is achieved by having regard to those matters which would have been Planning Obligations under Section 106 and which are detailed in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106.

Should the requirements set out above not be satisfactorily secured, then the Planning and Development Manager be delegated to REFUSE permission for appropriate reasons.

**Reasons for Approval**

1. The proposal would deliver a supply of housing in accordance with the National Planning Policy Framework; Policy SS5 of the Basingstoke and Deane
Local Plan 2011-2029; and Policies H1 and H2 of the Sherfield on Loddon Neighbourhood Plan (March 2018).

2 The proposal would respect the local environment and neighbouring amenity and would preserve the character and appearance and setting of the Sherfield on Loddon Conservation Area, in accordance with the National Planning Policy Framework; Policies EM10 and EM11 of the Basingstoke and Deane Local Plan; and Policies D1 and D2 of the Sherfield on Loddon Neighbourhood Plan (March 2018).

3 The impacts of the proposed development with regard to parking/highway safety and noise levels are recognised, but when balanced against the benefits of housing supply, including affordable housing provision, the proposal is considered acceptable, in accordance with the National Planning Policy Framework; Policies EM10, EM12, CN9 of the Basingstoke and Deane Local Plan 2011-2029; and Policy D2 of the Sherfield on Loddon Neighbourhood Plan (March 2018).

subject to the following conditions and informatives:

**Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- P003, Site Plan.
- P004 Rev B, House Type Plan.
- P005 Rev B, Plot Layout.
- P007 Rev B, Proposed Masterplan.
- P008, House Type A.
- P009, House Type B.
- P010, House Type C.
- P011 Rev A, House Type D.
- P012 Rev B, House Type E
- P014, House Type F
- P015Rev A, Refuse and recycling.
- P016 Rev A, Car Parking.
- 43782/5501/001 Rev A, Swept path Analysis.
- 43782/5501/002 Rev A, Swept path Analysis.
- 43782/5501/003 Rev A, Swept path Analysis.
- 43782/5501/005 Rev A, Swept path Analysis.

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

2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3 No development shall commence on site until details of the types and colours of external materials to be used, including colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4 No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details.

REASON: To protect the privacy of the occupiers of adjacent properties in accordance Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

5 No development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate, proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, location and design of play areas, hard surfacing materials and minor artefacts and structure (e.g., furniture, refuse or other storage units, signs, lighting, external services, etc). Soft landscape details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, (including replacement trees where appropriate), noting species, planting sizes and proposed numbers/densities where appropriate, as well as any works to enhance wildlife habitats where appropriate. In addition, implementation timetables and maintenance programmes detailing all operations to be carried out to allow successful establishment of soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority before development commences. If applicable, these details will also extend to cover areas of open space to be adopted by the Council, such areas shall be agreed in writing prior to development commencing. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and
number as originally approved, to be agreed in writing by the Local Planning Authority.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

6 No development or other operations shall commence on site until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The approved tree protection shall be erected prior to any site activity commencing and maintained until completion of the development. No development or other operations shall take place other than in complete accordance with the Tree Protection Plan.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure that reasonable measures are taken to safeguard protected/important landscape trees in the interests of local amenity and the enhancement of the development itself, in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

7 No development shall take place until details of a habitat enhancement scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved details.

The details shall include:
- Purpose, aims and objectives for the scheme taking into account the site's existing biodiversity;
- A method statement for implementation of the enhancement proposals;
- Sources of habitat materials (e.g. planting stock and its origin) if applicable;
- Aftercare and long term management;

**REASON:** To help maintain the biodiversity of the area in the long-term, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029. Details are required prior to the commencement of the development so as to ensure that adequate measures can be built into the development.

8 A bat sensitive external lighting plan in line with those produced by The Institute of Lighting Engineers and Bat Conservation Trust should be submitted to and approved in writing by the Local Planning Authority prior to development taking place.

**REASON:** In order to meet with derogation test 3 of the Conservation of
Habitats and Species Regulations 2017, with regard to foraging bat populations, which states that actions "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range" and in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

9 No development shall take place until a wildlife enhancement and mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The plan should contain and expand upon mitigation recommendations within the site surveys for great crested newt, bats, reptiles, dormice and birds.

**REASON:** In order to avoid adverse impacts on key/protected species protected under the Conservation of Habitats and Species regulations 2017 and The Wildlife and Countryside Act 1981. The mitigation is also required in order to meet with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

10 No development shall take place on site until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to, and approved in writing by the Local Planning Authority. Any proposed mitigation scheme shall have regard to the Basingstoke and Deane 'Noise assessments and reports for planning applications - Guidance note for developers and consultants'.

The following noise levels shall be achieved with mitigation in place:

a) Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open*)

b) Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAfMax (windows open*).

c) Garden areas shall not exceed 55 dB LAeq, 16hr,

*Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation shall be specified to supply outside air to habitable rooms with windows closed, and relieve the need to open windows.

**REASON:** To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

11 No dwelling shall be occupied until all the works which form part of the scheme for protecting the proposed dwellings from road traffic noise as approved by the Local Planning Authority under condition 10 above have
been completed. All works which form part of the approved scheme shall be completed prior to first occupation. The approved scheme shall be thereafter maintained.

**REASON:** To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

12 No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in condition 10. A method statement should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken. If the noise levels set out in Condition 10 are exceeded, additional noise mitigation measures, (where necessary to ensure the appropriate noise levels can be met), shall be submitted to an approved in writing by the Local Authority and implemented in full prior to the first occupation of the relevant phase.

**REASON:** In the interests of residential amenity, and to ensure acceptable noise levels are not exceeded within the dwellings and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

13 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

14 No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor on any other day except between the following times: Monday to Friday - 9.00 a.m. to 5.00 p.m. unless in association with an emergency or with the prior written approval of the Local Planning Authority.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

15 No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the LPA. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
Procedures for maintaining good public relations including complaint management, public consultation and liaison;
Arrangements for liaison with the Council's Environmental Protection Team;

All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0730 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
Procedures for emergency deviation of the agreed working hours;
BDBC encourages all contractors to be 'Considerate Contractors' when working in the Borough by being aware of the needs of neighbours and the environment;
Control measures for dust and other air-borne pollutants;
Measures for controlling the use of site lighting whether required for safe working or for security purposes;

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:-
(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011;
and, unless otherwise agreed in writing by the Local Planning Authority,
(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice;
and, unless otherwise agreed in writing by the Local Planning Authority,
(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 and if necessary proposals for future maintenance and monitoring.

If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an
appropriate remediation scheme, agreed in writing with the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR11’.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

17 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 16(c) that any remediation scheme required and approved under the provisions of condition 16(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Such verification shall comprise;

- as built drawings of the implemented scheme;
- photographs of the remediation works in progress;
- Certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 16(c).

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029

18 The development hereby permitted shall not be occupied/brought into use until a technical report and a certification of compliance demonstrating that the development has achieved the water efficiency standard of 110 litres of water per person per day (or less) or confirmation that this standard cannot be met on technical or viability grounds has been submitted (by an independent and suitably accredited body) to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: Details are required prior to occupation because insufficient information was provided within the application and to improve the overall sustainability of the development, in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

19 No commencement of development shall take place upon the site unless and
until a Hedgerow Management Plan for both the existing and proposed new hedges surrounding the site has been submitted to and approved in writing by Local Planning Authority. The Hedgerow Management Plan shall cover a minimum period of 20 years and shall:

a) Set out the short term management aims to be completed prior to occupation of the development.
b) Set out the long term management aims with a view to maximising the recreational, ecological and landscape value of the hedgerows and trees contained therein; and increase the interconnectivity of the existing hedgerows and trees with the surrounding network of hedgerows and trees.
c) Set out the management operations to be carried out, including details of how those operations are to be carried out and their frequency.
d) Set out details of a scheme of review to ensure that the management will always be appropriate to secure the continual existence and management of the hedgerows and trees.

The Hedgerow Management Plan shall be implemented in full to the satisfaction of the council from commencement of development and thereafter maintained in strict accordance with the management provisions and scheme of review set out in the said Hedgerow Management Plan.

**REASON:** To ensure that reasonable measures are taken to safeguard the existing hedgerows in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

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20 No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. The approved access details shall be constructed and fully implemented before the commencement of building and other operations on the site or the use hereby approved is commenced and shall be thereafter maintained in accordance with the approved details.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure that a satisfactory means of access to the highway is constructed before the approved buildings in the interest of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

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21 The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until vehicle parking space has been constructed, surfaced and marked out in accordance with the approved details and that area shall not thereafter be used for any purpose other than parking, loading and unloading of vehicles.

**REASON:** In the interests of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.
Within three months of the commencement of development, full details (including any enclosures) of refuse and recycling storage and collection facilities and the associated access routes, for the amended layout shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed and fully implemented prior to the occupation of the buildings hereby approved and shall thereafter be retained for that specific purpose.

REASON: In the absence of details being submitted to accompany the planning application, details are required in accordance with Appendix 6 - Storage and Collection of Waste and Recycling of the Basingstoke and Deane Design and Sustainability Supplementary Planning Document (2008) and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and or all motorised and or non-motorised highway users, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include for:

i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken ‘in a manner that secures the health and safety of any person affected by the project.’

ii. means of access (temporary or permanent) to the site from the adjoining maintainable public highway;

iii. the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of development);

iv. loading and unloading of plant and materials away from the maintainable public highway;

v. storage of plant and materials used in constructing the development away from the maintainable public highway;

vi. wheel washing facilities or an explanation why they are not necessary;

vii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, and ensuring provision of visibility splays, where appropriate;

viii. measures to control the emission of dust and dirt during construction; and

ix. the management and coordination of deliveries of plant and materials and
the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday peak period.

REASON: To ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029. Information is required prior to commencement as insufficient information was provided with the application.

24 No development shall commence until full details of the proposed visibility splays, supported by traffic surveys to justify the dimensions proposed, are submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and thereafter maintained prior to occupation of the development.

REASON: In the interests of highway safety in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

25 Within three months of the date of this permission, full details of the proposed acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include a plan indicating the position, design, materials and type of acoustic fence to be erected. The approved acoustic fence shall be erected prior to occupation of any of the dwellings hereby approved.

REASON: Details are required because insufficient information has been submitted with the application in this regard, in the interests of the amenities of future occupiers of the dwellings, having regard to potential noise levels arising, in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

Informative(s):-

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than
eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:

- offering a pre-application advice;
- seeking further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions and or the completion of a s.106 legal agreement.

In this instance:

the applicant was updated of any issues after the initial site visit,*
was provided with pre-application advice,*

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. INFORMATIVE: With regard to the Tree Protection Plan specified within Condition 6, this should be drawn up to reflect the current British Standard BS 5837 2012 'Trees in Relation to Design, Demolition and Construction'. Further helpful advice is contained in the council's adopted Landscape and Biodiversity Supplementary Planning Document (2008).

4. With regard to condition 10 the applicant is advised background and passive ventilators, and system 3 extraction systems are not considered adequate for this purpose. The mechanical ventilation shall be a supply system such as a whole dwelling system 4 MVHR with cool air by-pass, or standalone mechanical units supplying outside air to each affected habitable room.

5. The applicant is advised that any external lighting scheme shall be designed in accordance with lighting guidelines produced by the Bat Conservation Trust and shall not include any bare bulb lights, lights pointing in an upward direction.

6. Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or over any footway, including a Public Right of Way, carriageway, verge or other land forming part of the
publicly maintained highway. The development will involve works within the public highway. It is an offence to commence those works without the permission of the Local Highway Authority. In the interests of highway safety the development must not commence on-site until permission has been obtained from the Local Highway Authority authorising any necessary works, including street lighting and surface water drainage, within the publicly maintained highway. Public Utility apparatus may also be affected by the development. Contact the appropriate public utility service to ensure agreement on any necessary alterations.

Advice about works within the public highway can be obtained from Hampshire County Council's Area Office, telephone 0845 603 5633.

7. If this development will result in new postal addresses or changes in addresses, please contact the council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can be found on the council's website.

8. This Decision Notice must be read in conjunction with a Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended). You are advised to satisfy yourself that you have all the relevant documentation. Please note that any information in relation to the discharge of planning obligations contained within the completed Section 106 Agreement in relation to this planning permission should be submitted to the Proactive Compliance Technical Officer, Planning Development Team, in accordance with, or ahead of, the timeframes contained therein.

5. Application – 18/00412/FUL: Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works and Outline application for the erection of 6 no. self build detached houses. Site: Land at Court Drove, Court Drove Overton Hampshire

The Committee considered the report set out on pages 231 to 266 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed planning application and the main concern raised was highway safety, in particular the impact on the neighbouring school.

The Committee agreed to defer the application to establish whether the transport assessment and road safety audit had taken into account the expansion of the school and further clarification on the construction method statement was also sought.

RESOLVED that: the application be DEFERRED to seek further information in relation to transport and traffic impact in light of potential planned extension to Overton Primary School and to consider and provide construction method details including how the development and in particular self build element might be constructed.
6. Application – 17/041821/FUL: Demolition of 2 no. semi-detached cottages and erection of 1 no. detached and 2 no. semi-detached 3 bed dwellings with associated parking. Site: Concrete Cottages Sydmonton Road Old Burghclere RG20 9LN

The Committee considered the report set out on pages 267 to 292 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application.

Members preferred and were satisfied with the revised layout of the garages to the proposed development.

RESOLVED that: the application be APPROVED subject to the conditions listed below and for the following reasons.

Reasons for Approval

1. The proposal would result in the provision of new housing on previously developed land in accordance with the National Planning Policy Framework and Policy SS6(a) of the Basingstoke and Deane Local Plan 2011-2029.

2. The proposed development would be of an appropriate design, scale and layout having regard to the character of the site's location and as such would be in accordance with the National Planning Policy Framework and Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

   - 3136-01 Rev B - Location Plan
   - 3136-13 Proposed Site Plan - Option C
   - 3136-03 - Proposed Housetype 1 (floorplans and elevations)
   - 3136-04 Rev A - Proposed Housetype 2 (floorplans and elevations)
   - 3136-05 Rev A Plot 1 Floor Plans
   - 3136-07 Rev A Plots 2 & 3 Floor Plans
   - 3136-09 Plot 1 Garage
   - 3136-14 Plot 2 & 3 Single Garages
   - T17175 SK01 Rev B Proposed Site Access

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

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3 No development shall commence on site until details of the types and colours of external materials to be used, including colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4 No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the dwellings are occupied and thereafter maintained.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of screen walls/fences/hedges to be erected. The approved screen walls/fences shall be erected before the dwellings hereby approved are first occupied and shall subsequently be maintained. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, details of which shall be agreed in writing by the Local Planning Authority before replacement occurs.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the amenities of the area and in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s). In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development
commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to improve the appearance of the site in the interests of visual amenity in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no works shall take place on-site until details of the means of closure (stopping up) of the existing vehicular access at Concrete Cottages have been submitted to and approved in writing by the Local Planning Authority. The approved closure (stopping up) of the existing access shall be fully implemented prior to occupation of the dwellings hereby approved, and shall be thereafter retained in accordance with the approved details.

**REASON:** These details are required prior to commencement of development because of insufficient information contained within this submission and in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

8 No development shall take place on site until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to, and approved in writing by the Local Planning Authority.

The following noise levels shall be achieved with mitigation in place.

a) Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open*)

b) Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAfMax (windows open*).

c) Garden areas shall not exceed 60 dB LAeq, 16hr,

*Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation must be specified to supply outside air to habitable rooms with windows closed, and relieve the need to open windows.

**REASON:** To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

9 No dwelling shall be occupied until all of the works which form part of the scheme for protecting the proposed dwellings from noise as approved by the Local Planning Authority under condition 8 above have been implemented and acoustic testing carried out by a suitably qualified and competent acoustic consultant to verify that the internal noise levels agreed in conditions
8 above have been achieved. The testing shall be carried out in accordance with a written protocol, details of which shall be submitted to and approved in writing by the Local Planning Authority before test is carried out. If the internal noise criteria are not met further advice on the additional noise mitigation measures required to ensure compliance shall be provided, along with a timescale for implementation.

**REASON:** To ensure that acceptable noise levels within the dwellings and amenity areas are not exceeded in the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

10 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

11 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

12 With the exception of the demolition of existing buildings and removal of existing hardstanding and underground infrastructure no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001;

and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;

and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to
avoid risk from contaminants/or gases when the site is developed. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 and if necessary proposals for future maintenance and monitoring.

If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR11’.

**REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 12(c) that any remediation scheme required and approved under the provisions of condition 12(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise;

- as built drawings of the implemented scheme;
- photographs of the remediation works in progress;
- Certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 12(c).

**REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.
Development works shall be undertaken in accordance with the recommendations and procedures contained within Section 4 Predicted Impacts and Mitigation and Section 5 Summary and Conclusions of the Ecological Appraisal by The Environmental Dimension Partnership Ltd dated November 2017.

**REASON:** In order to avoid adverse impacts on roosting bat populations in line with derogation test 3 of The conservation of Habitats and Species Regulations 2017 which states that actions “will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”. The proposals for site clearance procedures for birds and reptiles are also required as a precautionary approach in order to avoid harm to species protected under The Wildlife and Countryside Act 1981. In addition the recommendations are needed to retain and enhance habitats within the site in line with creating a net gain for biodiversity in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no other works shall take place on site until the level of the land within the highway embankment (Verge) and as shown on T17175 SK01 Rev B has been lowered so that the land and anything on it shall not be more than 0.6 metres above the level of the carriageway and the resultant visibility splays shall thereafter be kept free of obstacles.

**REASON:** In the interests of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until provision for turning (enter, turn and leave in a forward gear), manoeuvring, loading/unloading of vehicles and the parking of 3 vehicles and secure bicycle parking for 2 long and 1 short stay places have been made within the curtilage for each of the dwellings in accordance with the approved plans and the areas of land (including garages) so provided shall be thereafter retained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and bicycles.

**REASON:** In the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details.
REASON: To protect the privacy of the occupiers of adjacent properties in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

18 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings shall be inserted in the western elevation of the detached dwelling hereby approved without the prior permission of the Local Planning Authority on an application made for the purpose.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

19 No development shall commence on site until details of a scheme for the storage (prior to disposal) of refuse has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the approved refuse storage scheme has been fully implemented and the development shall thereafter be maintained in accordance with the approved details.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to improve the appearance of the site in the interests of visual amenity in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

20 No development above ground level shall commence on site until a Construction Statement detailing how the new dwellings shall meet a water efficiency standard of 110 litres or less per person per day has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority through a demonstration that this requirement for sustainable water use cannot be achieved on technical or viability grounds. The development shall be carried out in accordance with the approved details.

REASON: In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

21 No demolition shall commence on site until a scheme for the recording of the buildings hereby approved for demolition has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme must be in accordance with the guidance given by ‘Understanding Historic Buildings: a guide to good recording practice (English Heritage, 2006) and should specify when the works are to be carried out in relation to the commencement and progress of the hereby approved development, including a date or point during the works at which the record shall be submitted to and
approved in writing by the Local Planning Authority. The works shall then proceed in strict accordance with the approved recording scheme. A full copy of the subsequently approved record shall then be lodged with the Hampshire Records Office. The level of the record should be proportionate to the level of significance of the building and its constituent parts.

**REASON:** To allow for the recording of the building, in accordance with Section 12 of the National Planning Policy Framework and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

22 A minimum of 15% of the dwellings hereby approved shall be built to accessible and adaptable standards to enable people to stay in their homes as their needs change. No development above ground level (excluding demolition) shall commence on site until details of which properties are to be built to such standards are 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 in the absence of accompanying the planning submission and to ensure an appropriate co-ordinated high quality form of development and to accord with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029 and Housing Mix and Lifetime Mobility Standards Supplementary Planning Document.

**Informative(s):**

1. **1.1** The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

   1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

   1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning
application and condition(s) which they are seeking approval for.

2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:

- seeking further information following receipt of the application
- considering the imposition of conditions

In this instance:

- the applicant was updated of any issues after the initial site visit
- amended plans were received

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. The applicant should note that the red line shown on the approved drawings is not accepted by the Local Planning Authority as the domestic curtilage associated with this property.

4. Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation must be specified to supply outside air to habitable rooms with windows closed, and relieve the need to open windows. Background and passive ventilators, and system 3 extraction systems are not considered adequate for this purpose. Methods may include a system 4 MVHR with cool air by-pass, or standalone mechanical units supplying outside air to each affected habitable room.

5. The applicant’s attention is drawn to the fact that in order to prevent impacts on nesting birds site clearance should be undertaken outside of bird nesting season (March to August inclusive). Should this not be possible the site should first be checked for nesting birds by a suitably qualified ecologist. Should nesting birds be located then works should ease within 5m of the nest site until nesting has finished and fledglings have left the nest.

6. If this development will result in new postal addresses or changes in addresses, please contact the council’s Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can be found on the council’s website.

7. Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out on any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publicly maintained highway. The development involves works within the publicly maintained highway. It is an offence to commence those works without the permission of the Local Highway Authority, Hampshire County Council. In the interests of highway safety, the development must not commence on-site until permission (e.g. Highway Licence/Agreement) has been obtained from the Local Authority.
Highway Authority authorising the undertaking of the works within the publicly maintained highway. Website: https://www.hants.gov.uk/transport.

7. Application – 18/00475/FUL: Erection of 7no. dwellings (1 x 4-bed, 4x3-bed + 2x2-bed), detached Garage and Carport, and associated site works including forming two new vehicle accesses. Site: Land At Dark Lane Allotments Dark Lane Sherborne St John Hampshire

The Committee considered the report set out on pages 293 to 319 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and thought that it was a high quality small development that was not unduly prominent or harmful to the character of the area and complied with Policy EM10.

RESOLVED that: the application be APPROVED subject to the conditions listed below and for the following reasons.

Reasons for Approval

1. The proposed development by virtue of its scale, bulk, design and layout would represent an appropriate form of development that would integrate with its surroundings, which would not dominate or harm the verdant character and visual amenity of the area. The proposed development would therefore be in accordance with the National Planning Policy Framework 2012, Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, Policy 2 of the Sherborne St John Neighbourhood Plan 2011-2029 and the Sherborne St John Village Design Statement 2004.

2. The proposed development would not be harmful to the character and appearance of the Sherborne St John Conservation Area and would preserve its setting. As such, the proposed development would be in accordance with Section 77 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (Sections 7 and 12), Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029, Policy 2 of the Sherborne St John Neighbourhood Plan, the guidance contained within Sherborne St John Conservation Area Appraisal, the Sherborne St John Village Design Statement and Appendix 4 of the Design and Sustainability Supplementary Planning Document (Conservation Areas).

3. The proposed development would not be harmful to the existing trees and hedgerows which make a positive contribution towards the character and appearance of the Sherborne St John Conservation Area. As such, the proposal would be in accordance with the National Planning Policy Framework which seeks to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings; and Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.
subject to the following conditions and informatives:-

**Conditions**

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
   
   298 P01 Rev C Location and Block Plan  
   298 P03 Rev C Proposed Site - roof  
   298 P02 Rev C Proposed Site Plan  
   298 10 Rev C Plot 1 - Plans  
   298 11 Rev C Plot 1 - Elevations  
   298 20 Rev C Plot 2-5 - Plans  
   298 21 Rev C Plot 2-5 - Elevations  
   298 30 Rev A Plot 6+7 - Plans  
   298 31 Rev A Plot 6+7 Elevations  
   298 40 Rev A Detached Garage plans + elevations  
   298 41 Rev A Carport plans + elevations  

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

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

   **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3. No development shall commence on site until details of the types and colours of external materials to be used, including colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

   **REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

4. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the dwellings are occupied and thereafter maintained.

   **REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of visual amenity and in accordance with Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

5. No development shall take place until there has been submitted to and
approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of screen walls/fences/hedges to be erected. The approved screen walls/fences shall be erected before the dwellings hereby approved are first occupied and shall subsequently be maintained. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, details of which shall be agreed in writing by the Local Planning Authority before replacement occurs.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the amenities of the area and in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s). In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to improve the appearance of the site in the interests of visual amenity in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no works shall take place on-site until details of the means of closure (stopping up) of the existing vehicular access at the junction of Dark Lane and Kiln Road have been submitted to and approved in writing by the Local Planning Authority. The approved closure (stopping up) of the existing access shall be fully implemented prior to occupation of the dwellings hereby approved, and shall be thereafter retained in accordance with the approved details.

**REASON:** These details are required prior to commencement of development because of insufficient information contained within this submission and in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.
No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and or all motorised and or non-motorised highway users, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall include for:

i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken 'in a manner that secures the health and safety of any person affected by the project.'

ii. means of access (temporary or permanent) to the site from the adjoining maintainable public highway;

iii. the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of development);

iv. loading and unloading of plant and materials away from the maintainable public highway;

v. storage of plant and materials used in constructing the development away from the maintainable public highway;

vi. wheel washing facilities or an explanation why they are not necessary;

vii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, and ensuring provision of visibility splays, where appropriate;

viii. measures to control the emission of dust and dirt during construction; and

ix. the management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday peak periods.

REASON: To ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Policy EM10 of the Basingstoke and Deane Borough Local Plan 2011-2029.

Prior to the first occupation of the development hereby permitted the vehicular accesses shall be constructed in accordance with Hampshire County Council
access construction specification, and additionally accord with details to be approved in writing by the Local Planning Authority. The vehicular accesses shall be thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** Details are required in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

10 Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan (Dwg. No. 298_P02 Rev. C). The splays shall hereafter be maintained free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

**REASON:** Details are required in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

11 No dwelling shall be occupied until the parking facilities have been laid out in accordance with the approved plan (Dwg. No. 298_P02 Rev. C), including signage and demarcation of the visitor bays, and sufficient turning areas provided so that vehicles may enter and leave the site in forward gear and these spaces shall be thereafter retained and shall not be used for any purposes other than the turning, manoeuvring, loading, unloading and parking of vehicles and bicycles.

**REASON:** To ensure the permanent availability of sufficient parking and manoeuvring area within the development in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

12 Notwithstanding the submitted drawings, within three months of the commencement of development, full details (including levels) of the refuse and recycling storage and collection facilities and the associated access routes shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed and fully implemented prior to the occupation of the buildings hereby approved and shall thereafter be retained for that specific purpose.

**REASON:** In the absence of details being submitted to accompany the planning application, details are required in accordance with Appendix 6 - Storage and Collection of Waste and Recycling of the Basingstoke and Deane Design and Sustainability Supplementary Planning Document (2008) and to improve the appearance of the site in the interests of visual amenity in accordance with Policies EM1, EM10, EM11 and CN9 of the Basingstoke and Deane Local Plan.

13 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal
painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

14 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

15 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the council’s Environmental Health team, in accordance with BS10175:2011- Investigation of Potentially Contaminated Sites - Code of Practice;

and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 and if necessary proposals for future maintenance and monitoring.

If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR11’.

**REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers,
neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

16 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 15(b) that any remediation scheme required and approved under the provisions of condition 15(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Such verification shall comprise:

- as built drawings of the implemented scheme;
- photographs of the remediation works in progress;
- certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 15(b).

**REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

17 Development works are to be undertaken in accordance with the recommendations set out in Chapter 5 Recommendations and Precautionary Mitigation Measures of the Biodiversity Survey Assessment Report by Lowans Ecology and Associates dated 10/2/2018.

**REASON:** In order to avoid impacts on key species as described under Chapter 5 of the Biodiversity Survey Assessment Report and to provide for ecological enhancements as described within this chapter and laid out under the plans in Appendix A of that Report. This mitigation and these enhancements are required in order to meet with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

18 A plan of the bunding to be installed to prevent pollution leaks into the adjacent watercress beds as described within Chapter 5 of the Biodiversity Survey Assessment Report shall be submitted to and approved in writing by the Local Planning Authority prior to development works taking place.

**REASON:** In order to ensure that there is adequate protection from on site pollutants of the local aquatic system of watercress beds that run to the north of Sherborne St John and provide flow into Bow Brook a tributary of the River Loddon, to which the on site watercress beds are linked in accordance with Policies EM4 and EM6 of the Basingstoke and Deane Local Plan 2011-2029.
No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details.

REASON: To protect the privacy of the occupiers of adjacent properties in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority. The assessment should take the form of trial trenches located within the footprints of the proposed seven new dwellings along with any accompanying garage plots, accesses and service trenches, in order to recognise, characterise and record any archaeological features and deposits that may exist here.

REASON: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets in accordance with Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority.

REASON: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in accordance with Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

REASON: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available in accordance with Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

No development above ground level shall commence on site until a Construction Statement detailing how the new dwellings shall meet a water
efficiency standard of 110 litres or less per person per day has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority through a demonstration that this requirement for sustainable water use cannot be achieved on technical or viability grounds. The development shall be carried out in accordance with the approved details.

**REASON:** In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

24 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A, B, D, E and F of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

**REASON:** To ensure that development implications upon the sites drainage situation site can be appropriately assessed, to prevent the overdevelopment of the site in the interests of the amenity of the area and to safeguard the amenities of the adjoining properties, in accordance with Policies EM7, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

25 No development or other operations shall commence on site, until a Tree Protection Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Method Statement shall detail the location and specification for the protective fencing of all retained trees and boundary hedges; identify areas for the storage and handling of building materials, a detailed specification for the utility and service installation and access driveway construction where this is adjacent to retained trees. The approved tree protection shall be erected prior to any site activity commencing and shall be maintained until the area is to be landscaped. The development shall be carried out in complete accordance with the approved Tree Protection Method Statement.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure that reasonable measures are taken to safeguard protected/important landscape trees in the interests of the local amenities and the enhancement of the development itself, in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

26 Prior to commencement of the development hereby approved, a Construction & Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- detailed plans at a scale no greater than 1:50 of the piled foundations which
are suitable to accommodate horizontal groundwater flows;
- details of measures to be taken to prevent excess runoff and suspended sediments from entering the Watercress Beds or perimeter drain both during construction and post completion of the development;
- details of material storage during construction, these should be in accordance with Environment Agency guidance;
- measures to be taken to protect against flooding during extreme events, including non-return valves on drains and sewer outlets, secure manhole covers, anti-syphon fitted to toilets;
- details of flood plan which is in accordance with the guidance set out within 87451-Sears-DarkLn Flood Risk Assessment;
- a full surface water drainage plan, including sections, layout and technical details of the proposed tanked permeable paving Sustainable Urban Drainage System (SUDS) as drafted on plan 6002/501 [Surface Water Drainage Strategy] in Appendix C-5 of the submitted Flood Risk Assessment ref: 87451-Sears-DarkLn;
- a drainage management plan, including details of the maintenance of the SUDS in accordance with CIRIA SUDS MANUAL guidance;
- details of measures to be taken to ensure that runoff is appropriately treated prior to it entering the perimeter ditch;
- details of any alterations to springs, culverts on site, including measures to be taken to ensure that these are retained, protected and maintained both during construction and post completion of development;
- details of how groundwater flooding will be mitigated/managed.

The development shall be carried out and maintained in accordance with the approved details.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure that measures are taken to prevent harmful impact upon the watercress beds and local watercourse and appropriate flood mitigation measures are provided to minimise flood risk both within the site and surrounding area in accordance with Policies EM4 and EM7 of the Basingstoke and Deane Local Plan 2011-2029.

A minimum of 15% of the dwellings hereby approved shall be built to accessible and adaptable standards to enable people to stay in their homes as their needs change. No development above ground level (excluding demolition) shall commence on site until details of which properties are to be built to such standards are 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 in the absence of accompanying the planning submission and to ensure an appropriate co-ordinated high quality form of development and to accord with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029 and Housing Mix and Lifetime Mobility Standards Supplementary Planning Document.
Informative(s):-

1. The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

   1.1 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

   1.2 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 per request or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

   - offering a pre-application advice
   - seeking further information following receipt of the application
   - considering the imposition of conditions

In this instance:

   - the applicant was updated of any issues after the initial site visit
   - arranging meetings with the applicant to discuss concerns
   - amended plans and information were received throughout the application process

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. The applicant's attention is drawn to the fact that in order to prevent impacts on nesting birds site clearance should be undertaken outside of bird nesting season (March to August inclusive). Should this not be possible the site should first be checked for nesting birds by a suitably qualified ecologist.
Should nesting birds be located then works should cease within 5m of the nest site until nesting has finished and fledglings have left the nest.

4. Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out on any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publically maintained highway. The development will involve works within the public highway. It is an offence to commence those works without the permission of the Highway Authority, Hampshire County Council. In the interests of highway safety the development must not commence on-site until permission has been obtained from the Highway Authority authorising any necessary works within the publically maintained highway. Public Utility apparatus may also be affected by the development. Contact the appropriate public utility service to ensure agreement on any necessary alterations. Advice on this matter can be obtained from Hampshire County Council's Area Office, telephone 0845 8504422.

5. If this development will result in new postal addresses or changes in addresses, please contact the council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can be found on the council's website.

Meeting ended: 00:25

Chairman