



NOTICE OF MEETING

Meeting: Planning Major Sites Sub-Committee
Date and Time: Wednesday 22 September 2021 10.00 am
Place: Council Chamber
Telephone Enquiries to: Committee Services
Members: Ambler, Cockarill, Radley and Worlock

Joint Chief Executive

CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE

AGENDA

This Agenda and associated appendices are provided in electronic form only and are published on the Hart District Council website.

Please download all papers through the Modern.Gov app before the meeting. •

- **At the start of the meeting, the Lead Officer will confirm the Fire Evacuation Procedure.**
- **The Chairman will announce that this meeting will be recorded and that anyone remaining at the meeting had provided their consent to any such recording.**

1 ELECTION OF CHAIRMAN

To elect a Chairman from amongst the councillors.

2 ELECTION OF VICE CHAIRMAN

To elect a Vice Chairman from amongst the councillors.

3 MINUTES OF PREVIOUS MEETING (Pages 3 - 8)

The Minutes of the meeting held on 26 November 2020 are attached to be confirmed and signed as a correct record.

4 APOLOGIES FOR ABSENCE

To receive any apologies for absence from Members*.

***Note:** Members are asked to email Committee Services in advance of the meeting as soon as they become aware they will be absent.

5 DECLARATIONS OF INTEREST

To declare disclosable pecuniary, and any other, interests*.

***Note:** Members are asked to email Committee services in advance of the meeting as soon as they become aware they may have an interest to declare.

6 CHAIRMAN'S ANNOUNCEMENTS

7 DEVELOPMENT APPLICATIONS (Pages 9 - 14)

To accept updates via the Addendum and to consider the planning report/schedule from the Head of Place.

8 21/01254/REM - LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE, FLEET (Pages 15 - 34)

Date of Despatch: Tuesday, 14 September 2021

PLANNING MAJOR SITES SUB-COMMITTEE

Date and Time: Thursday 26 November 2020 at 10.00 am

Place: Council Chamber

Present:

Ambler, Cockarill and Quarterman (substitute)

In attendance:

Officers:

Mark Jaggard	Head of Place
Emma Whittaker	Planning Manager
Tom Pocock	Berkeley St Edwards
Tom Elliott	Berkeley St Edwards
James Harman	Barton Wilmore
Alastair Bird	Barton Wilmore
Gill Chapman	Committee Services
Celia Wood	Committee Services

1 ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Councillor Cockarill was elected as Chairman and Councillor Ambler was elected as Vice Chairman.

2 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 18 February 2019 were confirmed and signed as a correct record.

3 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Wheale and Worlock, substituted by Councillor Quarterman.

4 DECLARATIONS OF INTEREST

None

5 CHAIRMAN'S ANNOUNCEMENTS

None

6 DEVELOPMENT APPLICATIONS

Members accepted updates via the Addendum and considered the planning report from the Head of Place.

7 20/01885/REM - HARTLAND PARK BRAMSHOT LANE FLEET

Members considered the application for approval of reserved matters relating to 132 dwellings (Phase 2) with associated works pursuant to approval of outline permission via Hybrid Planning Application 17/00471/OUT.

The Planning Manager outlined the plans and clarified some points on the sustainable transport strategy, elevations and street scenes and cycle paths, especially to key destinations.

Members discussed:

- Parking provision
- Cycle routes
- Universal strategies to encourage the move away from car usage
- Incentivisation of other transport modes, eg cycling, walking, shuttle bus to station etc
- The offer from St Edwards to monitor parking in order to inform future discussions and phase applications
- Street scenes and elevations of apartment buildings
- That there would be opportunities for further discussions as future phases of the development came forward

DECISION

That the Head of Place be authorised to **GRANT** planning permission subject to the following conditions:

CONDITIONS

1 The development for phase 2 hereby approved shall be begun before the expiration of three years from the date of this planning permission

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

2 The development hereby permitted shall be fully implemented in accordance with the following plans/documents (including any mitigation/enhancement recommended therein):

Plans:

Site wide:

2820-A-1000 Rev. PL-B (Site Location Plan),
2820-A-1005 Rev. PL-E x 2 (B/W & Colour Site Layout)
2820-A-1700 Rev. PL-D (Refuse Strategy Plan)
2820-A-1701 Rev. PL-D (Parking Allocation Plan),

2820-A-1702 Rev. PL-D (Tenure Distribution Plan)
2820-A-1703 Rev. PL-D (Boundary Treatment Plan)
2820-A-1704 Rev. PL-D (Site Levels Plan)
2820-A-1705 Rev. PL-D (Materials Distribution Plan)

Houses:

2820-C-3011 Rev. PL-C (Plots 62-63 – Hazel Semi –
Floorplans/Elevations)
2820-C-3012 Rev. PL-C (Plots 61– Hazel Detached –
Floorplan/Elevations)

2820-C-3020 Rev. PL-D (Plots 15-16, 24-25, 48-49, 50-51, 99-100 –
Rockport Semi – Floorplans/Elevations)
2820-C-3021 Rev. PL-C (Plots 10-11, 28-29, 54-55, 77-78, 79-80 –
Rockport Semi – - 5 -

Floorplans/Elevations)
2820-C-3023 Rev. PL-C (Plots 39-40, 85-86 – Rockport Semi –
Floorplans/Elevations)
2820-C-3024 Rev. PL-C (Plots 3-5, 21-23, 66-68, 71-73, 82-84 – Rockport
x3 – Floorplans/Elevations)

2820-C-3031 Rev. PL-B (Plots 6-7, 8-9, 26-27 – Rowan Semi –
Floorplans/Elevations)

2820-C-3040 Rev. PL-C (Plots 13-14, 33-34, 58-59 – Lavender Semi –
Floorplans/Elevations)
2820-C-3041 Rev. PL-C (Plots 17-18, 74-75 – Lavender Semi –
Floorplans/Elevations)
2820-C-3042 Rev. PL-B (Plots 31-32, 56-57, 64-65 – Lavender Semi –
Floorplans/Elevations)
2820-C-3043 Rev. PL-D (Plots 41, 76 – Lavender Detached –
Floorplans/Elevations)
2820-C-3044 Rev. PL-C (Plot 30 – Lavender Detached –
Floorplans/Elevations)
2820-C-3045 Rev. PL-C (Plots 12, 60 – Lavender - SE Detached –
Floorplans/Elevations)

2820-C-3050 Rev. PL-C (Plots 45-47 – Goldfinch x3 –
Floorplans/Elevations)

2820-A-3062 Rev. PL-C (Plots 35-36, 37-38 – Denbigh Semi x2 –
Floorplans)
2820-C-3063 Rev. PL-D (Plots 35-36, 37-38 – Denbigh Semi x2 –
Elevations)

2820-C-3125 Rev. PL-C (Plots 42-44.-Herrington x3 –
Floorplans/Elevations)

2820-C-3126 Rev.PL-C (Plots 52-53, 69-70.-Herrington Semi –
Floorplans/Elevations)
2820-C-3127 Rev. PL-D (Plots 19-20, 97-98.-Herrington + Herrington -SE
– Floorplans/ Elevations)
2820-C-3128 Rev. PL-D (Plot 81.-Herrington Detached –
Floorplans/Elevations)
2820-C-3130 Rev. PL-A (Plots 1-2– Turret + Hazel –
Floorplans/Elevations)

2820-A-3200 Rev.PL-C (Plots 121-132 – Block A – Floorplans)
2820-C-3201 Rev.PL-C (Plots 121-132 – Block A – Elevations)
2820-A-3210 Rev.PL-C (Plots 101-114 – Block B – Floorplans)
2820-C-3211 Rev.PL-C (Plots 101-114 – Block B – Elevations)
2820-C-3220 Rev.PL-B (Plots 91-92 – 3B5P AFF SEMI –
Floorplans/Elevations)
2820-C-3221 Rev.PL-B (Plots 93-94, 95-96–3B5P-AFFSEMI –
Floorplans/Elevations)
2820-C-3230 Rev. PL-A (Plots 87-88, 88-89–3B6P-AFFSEMI-
Floorplans/Elevations)
2820-C-3250 Rev. PL-A (Plots 115-120 – 2B4P -AFF SEMI–
Floorplans/Elevations)

Streetscenes:

2820-C-1200 Rev. PL-C (Proposed Street Scenes A-A, B-B, & E-E),
2020-C-1201 Rev. PL-C (Proposed Street Scenes C-C, D-D, & F-F),

Soft landscape:

BTW-02-LA-ZZ-01-1030 Rev.P4 (Sheet 1 of 6)
BTW-02-LA-ZZ-01-1031 Rev.P4 (Sheet 2 of 6)
BTW-02-LA-ZZ-01-1032 Rev.P4 (Sheet 3 of 6)
BTW-02-LA-ZZ-01-1033 Rev.P4 (Sheet 4 of 6)
BTW-02-LA-ZZ-01-1034 Rev.P4 (Sheet 5 of 6)
BTW-02-LA-ZZ-01-1035 Rev.P4 (Sheet 6 of 6) - 6 -
BTW-02-LA-ZZ-01-1036 Rev.P2 (Planting Schedule)

Hard Landscape:

BTW-02-LA-ZZ-01-1000 Rev. P5 (Sheet 1 of 6)
BTW-02-LA-ZZ-01-1001 Rev. P5 (Sheet 2 of 6)
BTW-02-LA-ZZ-01-1002 Rev. P5 (Sheet 3 of 6)
BTW-02-LA-ZZ-01-1003 Rev. P5 (Sheet 4 of 6)
BTW-02-LA-ZZ-01-1004 Rev. P5 (Sheet 5 of 6)
BTW-02-LA-ZZ-01-1005 Rev. P5 (Sheet 6 of 6)

Site levels:

RSK-02-C-ZZ-STP-7001 Rev. P03 (Site Levels Sheet 1)
RSK-02-C-ZZ-STP-7002 Rev. P03 (Site Levels Sheet 2)
RSK-02-C-ZZ-STP-7022 Rev. P03 (Geometric Road Layout)
RSK-02-C-ZZ-STP-7080 Rev. P05(Highway Adoptable Areas)
RSK-02-C-ZZ-STP-7030 Rev. P03 (Kerb Plan)

RSK-02-C-ZZ-STP-7031 Rev. P03 (Site Wide Sections Sheet1)
RSK-02-C-ZZ-STP-7032 Rev. P03 (Site Wide Sections Sheet2)

Drainage:

RSK-02-C-ZZ-STP-7061 Rev. P05 (SUDS Strategy Plan)
RSK-02-C-ZZ-STP-7062 Rev. P04 (Site Drainage Sheet 1)
RSK-02-C-ZZ-STP-7063 Rev. P04 (Site Drainage Sheet 2)
RSK-02-C-ZZ-STP-7064 Rev. P02 (Catchment Plan)

Documents:

Design Code Compliance ref: 4000-PL (dated August 2020) prepared by Omega Architects
Planning Statement (dated August 2020) produced by Barton Willmore
Arboricultural Impact Assessment ref: TF/DR/1124 Rev. A (Dated August 2020) produced by tree: fabrik (with appendix 4 - TF1124.AIA/200 Rev. D)
Landscape Concept Design produced by St Edwards
Ecological Assessment (dated July 2020) produced by Aspect Ecology
Technical Briefing Note (dated July 2020) produced by Aspect Ecology
Transport Statement (dated August 2020) produced by Vectos
Sustainable Transport Note (Dated August 2020) produced by Vectos
SUDS Management Strategy (November 2020) produced by RSK
Technical Surface Water Drainage Note (dated November 2020) produced by RSK
Surface Water Drainage Calculations (dated November 2020)
Silva Homes Letter (dated November 2020)

REASON: To ensure that the development is carried out in accordance with the approved details and in the interest of proper planning.

3 Notwithstanding the information submitted with this application, the bathroom windows of each dwelling hereby approved shall only contain frosted glass (of Pilkington Glass Level 3 or above, or equivalent) and shall thereafter be retained as such.

REASON: To protect residential amenity of neighbouring occupiers and to satisfy policy NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and saved policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 – 2006.

4 No dwelling shall be occupied until the vehicular parking associated with that dwelling, including garage and on street parking, as appropriate, has been fully completed and provided in accordance with the approved plans. The car parking provision in the development hereby approved shall be retained solely for that purpose thereafter and not for any other use.

REASON: To ensure adequate on-site car parking provision for the approved development, in accordance with policy INF3 of the adopted Hart Local Plan -

Strategy and Sites 2016-2032 and saved policy GEN1 of the Hart District Local Plan 1996 – 2006.

5 Notwithstanding the provisions of Classes A, B, C, D E and F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent order revoking and re-enacting that Order with or without modifications), no enlargement, improvement or other alteration to the dwelling houses hereby approved under these classes shall be carried out without the prior permission of the Local Planning Authority, obtained through the submission of a planning application.

REASON: In order that the Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality and to satisfy policies SS2 and NBE9 of the adopted Hart Local Plan and Sites 2016-2032, policy 10 of the Fleet Neighbourhood Plan (2019), saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF.

INFORMATIVES

1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance, the applicant was advised of the necessary information needed to process the application and, once received, further engagement with the applicant was required and the application was subsequently acceptable.

2 The applicant is reminded that responsibilities to discharge conditions no. 12 and 14 of outline planning permission ref: 17/00471/OUT for this phase remain, regardless of plans/documents that are approved as part of this Reserved Matters approval. It will be particularly important to demonstrate that concerns raised by Landscape, Trees and Ecology as part of this application are fully addressed as part of the discharge of the above conditions.

3 The applicant is reminded that should highway adoptions are pursued with the Local Highway Authority, the Section 38 process will need to be undertaken in addition to any planning approval that may be granted by the Local Planning Authority, and the details of this process. It is recommended to engage with the Hampshire County Council S38 team at the earliest convenience.

Note: Tom Elliott, Berkeley St Edwards spoke for the application.

The meeting closed at 11.20am



HEAD OF PLACE
REPORT TO THE PLANNING COMMITTEE OF
2021

1. INTRODUCTION

This agenda considers planning applications submitted to the Council, as the Local Planning Authority, for determination

2. STATUS OF OFFICER'S RECOMMENDATIONS AND COMMITTEE'S DECISIONS

All information, advice, and recommendations contained in this agenda are understood to be correct at the time of preparation, which is approximately two weeks in advance of the Committee meeting. Because of the time constraints, some reports may have been prepared before the final date for consultee responses or neighbour comment. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting or where additional information has been received, a separate "Planning Addendum" paper will be circulated at the meeting to assist Councillors. This paper will be available to members of the public.

3. THE DEBATE AT THE MEETING

The Chairman of the Committee will introduce the item to be discussed. A Planning Officer will then give a short presentation and, if applicable, public speaking will take place (see below). The Committee will then debate the application with the starting point being the officer recommendation.

4. SITE VISITS

A Panel of Members visits some sites on the day before the Committee meeting. This can be useful to assess the effect of the proposal on matters that are not clear from the plans or from the report. The Panel does not discuss the application or receive representations although applicants and Town/Parish Councils are advised of the arrangements. These are not public meetings. A summary of what was viewed is given on the Planning Addendum.

5. THE COUNCIL'S APPROACH TO THE DETERMINATION OF PLANNING APPLICATIONS

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. This means that any discussions with applicants and developers at both pre-application and application stage will be positively framed as both parties work together to find solutions to problems. This does not necessarily mean that development that is unacceptable in principle or which causes harm to an interest of acknowledged importance, will be allowed.

The development plan is the starting point for decision making. Proposals that accord with the development plan will be approved without delay. Development that conflicts with the development plan will be refused unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date the Council will seek to grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Local Plan taken as a whole; or
- Specific policies in the development plan indicate that development should be restricted.

Unsatisfactory applications will however, be refused without discussion where:

- The proposal is unacceptable in principle and there are no clear material considerations that indicate otherwise; or
- A completely new design would be needed to overcome objections; or
- Clear pre-application advice has been given, but the applicant has not followed that advice; or
- No pre-application advice has been sought.

6. PLANNING POLICY

The relevant development plans are:

- Hart Local Plan (Strategy and Sites) 2032, adopted April 2020
- Saved Policies from the Hart Local Plan (Replacement) 1996-2006 (updated 1st May 2020)
- Policy NRM6 (Thames Basin Heaths Special Protection Area) of the South East Plan (adopted May 2009)
- Hampshire, Portsmouth, Southampton, New Forest National Park and South Downs National Park Minerals and Waste Local Plan 2013
- 'Made' Neighbourhood Plans for the following Parishes: Crondall; Crookham Village; Dogmersfield; Fleet; Hartley Wintney; Hook; Odiham and North Warnborough; Rotherwick; Winchfield.

Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item.

7. THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING PRACTICE GUIDANCE

Government statements of planning policy are material considerations that must be taken into account in deciding planning applications. Where such statements indicate the weight that should be given to relevant considerations, decision-makers must have proper regard to them.

The Government has also published the Planning Practice Guidance which provides information on a number of topic areas. Again, these comments, where applicable, are a material consideration which need to be given due weight.

8. OTHER MATERIAL CONSIDERATIONS

Material planning considerations must be genuine planning considerations, i.e. they must be related to the purpose of planning legislation, which is to regulate the development and use of land in the public interest. Relevant considerations will vary from circumstance to circumstance and from application to application.

Within or in the settings of Conservation Areas or where development affects a listed building or

its setting there are a number of statutory tests that must be given great weight in the decision making process. In no case does this prevent development rather than particular emphasis should be given to the significance of the heritage asset.

The Council will base its decisions on planning applications on planning grounds alone. It will not use its planning powers to secure objectives achievable under non-planning legislation, such as the Building Regulations or the Water Industries Act. The grant of planning permission does not remove the need for any other consents, nor does it imply that such consents will necessarily be forthcoming.

Matters that should not be taken into account are:

- loss of property value
- land and boundary disputes
- the impact of construction work
- need for development (save in certain defined circumstances)
- ownership of land or rights of way
- change to previous scheme
- or matters that are dealt with by other legislation, such as the Building Regulations (e.g. structural safety, fire risks, means of escape in the event of fire etc.). - The fact that a development may conflict with other legislation is not a reason to refuse planning permission or defer a decision. It is the applicant's responsibility to ensure compliance with all relevant legislation.
- loss of view
- matters covered by leases or covenants
- property maintenance issues
- the identity or personal characteristics of the applicant
- moral objections to development like public houses or betting shops
- competition between firms,

The Council will base its decisions on planning applications on planning grounds alone. It will not use its planning powers to secure objectives achievable under non-planning legislation, such as the Building Regulations or the Water Industries Act. The grant of planning permission does not remove the need for any other consents, nor does it imply that such consents will necessarily be forthcoming.

9. PLANNING CONDITIONS AND OBLIGATIONS

When used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. Planning conditions should only be imposed where they are:

- necessary;
- relevant to planning and;
- to the development to be permitted;
- enforceable;
- precise and;
- reasonable in all other respects.

It may be possible to overcome a planning objection to a development proposal equally well by imposing a condition on the planning permission or by entering into a planning obligation. In such cases the Council will use a condition rather than seeking to deal with the matter by means of a planning obligation.

Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms. Obligations should meet the tests that they are:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind.

These tests are set out as statutory tests in the Community Infrastructure Levy Regulations

2010. There are also legal restrictions as to the number of planning obligations that can provide funds towards a particular item of infrastructure.

10. PLANNING APPEALS

If an application for planning permission is refused by the Council, or if it is granted with conditions, an appeal can be made to the Secretary of State against the decision, or the conditions. Reasons for refusal must be:

- Complete,
- Precise,
- Specific
- Relevant to the application, and
- Supported by substantiated evidence.

The Council is at risk of an award of costs against it if it behaves “unreasonably” with respect to the substance of the matter under appeal, for example, by unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals. Examples of this include:

- Preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations.
- Failure to produce evidence to substantiate each reason for refusal on appeal.
- Vague, generalised or inaccurate assertions about a proposal’s impact, which are unsupported by any objective analysis.
- Refusing planning permission on a planning ground capable of being dealt with by conditions risks an award of costs, where it is concluded that suitable conditions would enable the proposed development to go ahead.
- Acting contrary to, or not following, well-established case law
- Persisting in objections to a scheme or elements of a scheme which the Secretary of State or an Inspector has previously indicated to be acceptable.
- Not determining similar cases in a consistent manner
- Failing to grant a further planning permission for a scheme that is the subject of an extant or recently expired permission where there has been no material change in circumstances.
- Refusing to approve reserved matters when the objections relate to issues that should already have been considered at the outline stage.
- Imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the NPPF on planning conditions and obligations.
- Requiring that the appellant enter into a planning obligation which does not accord with the law or relevant national policy in the NPPF, on planning conditions and obligations.
- Refusing to enter into pre-application discussions, or to provide reasonably requested information, when a more helpful approach would probably have resulted in either the appeal being avoided altogether, or the issues to be considered being narrowed, thus reducing the expense associated with the appeal.
- Not reviewing their case promptly following the lodging of an appeal against refusal of planning permission (or non-determination), or an application to remove or vary one or more conditions, as part of sensible on-going case management.
- If the local planning authority grants planning permission on an identical application where the evidence base is unchanged and the scheme has not been amended in any way, they run the risk of a full award of costs for an abortive appeal which is subsequently withdrawn.

Statutory consultees (and this includes Parish Council’s) play an important role in the planning system: local authorities often give significant weight to the technical advice of the key statutory

consultees. Where the Council has relied on the advice of the statutory consultee in refusing an application, there is a clear expectation that the consultee in question will substantiate its advice at any appeal. Where the statutory consultee is a party to the appeal, they may be liable to an award of costs to or against them.

11. PROPRIETY

Members of the Planning Committee are obliged to represent the interests of the **whole** community in planning matters and not simply their individual Wards. When determining planning applications, they must take into account planning considerations only. This can include views expressed on relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission unless it is founded upon valid planning reasons.

12. PRIVATE INTERESTS

The planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. It can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. Covenants or the maintenance/protection of private property are therefore not material planning consideration.

13. OTHER LEGISLATION

Non-planning legislation may place statutory requirements on planning authorities or may set out controls that need to be taken into account (for example, environmental legislation, or water resources legislation). The Council, in exercising its functions, also must have regard to the general requirements of other legislation, in particular:

- The Human Rights Act 1998,
- The Equality Act 2010.

14. PUBLIC SPEAKING

The Council has a public speaking scheme, which allows a representative of the relevant Parish Council, objectors and applicants to address the Planning Committee. Full details of the scheme are on the Council's website and are sent to all applicants and objectors where the scheme applies. Speaking is only available to those who have made representations within the relevant period or the applicant. It is not possible to arrange to speak to the Committee at the Committee meeting itself.

Speakers are limited to a total of three minutes each per item for the Parish Council, those speaking against the application and for the applicant/agent. Speakers are not permitted to ask questions of others or to join in the debate, although the Committee may ask questions of the speaker to clarify representations made or facts after they have spoken. For probity reasons associated with advance disclosure of information under the Access to Information Act, nobody will be allowed to circulate, show or display further material at, or just before, the Committee meeting.

15. LATE REPRESENTATIONS

To make sure that all documentation is placed in the public domain and to ensure that the Planning Committee, applicants, objectors, and any other party has had a proper opportunity to consider further, or new representations no new additional information will be allowed to be submitted less than 48 hours before the Committee meeting, except where to correct an error of fact in the report. Copies of individual representations will not be circulated to Members.

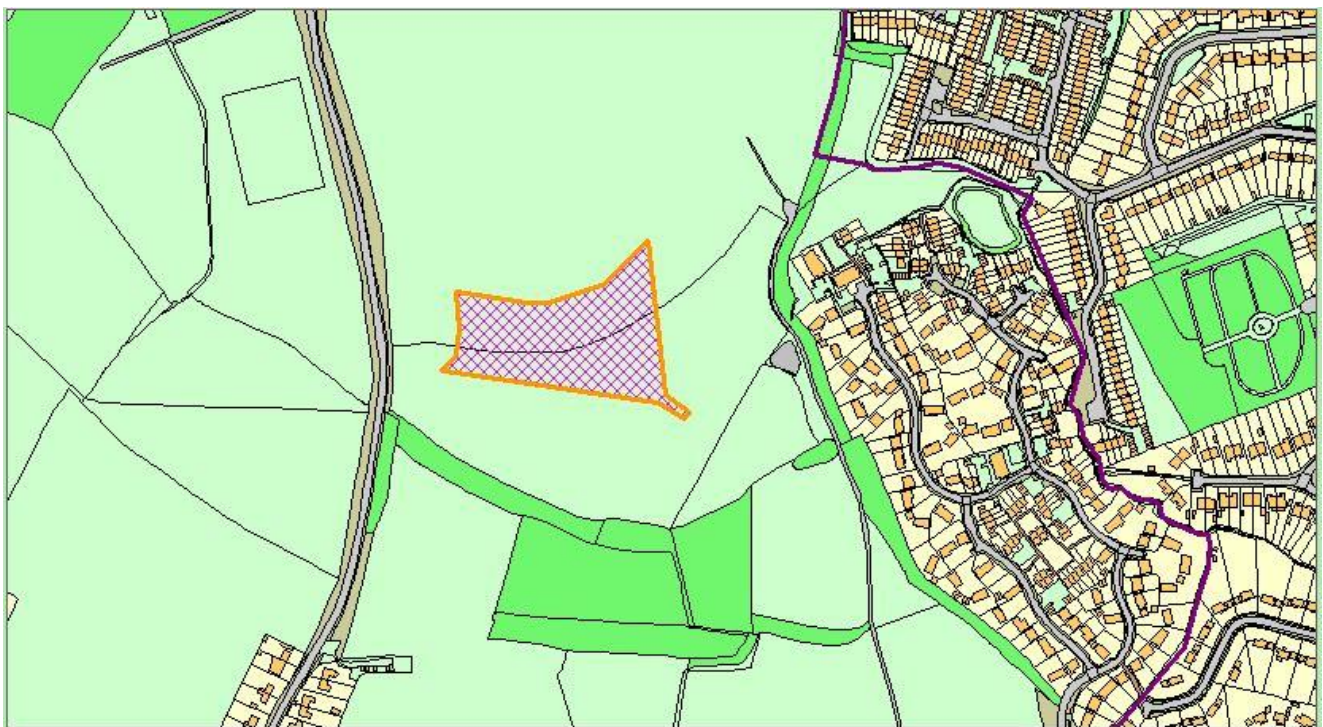
16. INSPECTION OF DRAWINGS

All drawings are available for inspection on the internet at www.hart.gov.uk

COMMITTEE REPORT

ITEM NUMBER:

APPLICATION NO.	21/01254/REM
LOCATION	Land North Of Netherhouse Copse Hitches Lane Fleet Hampshire
PROPOSAL	Reserved matters application seeking the approval of access, appearance, layout and scale of 39 residential dwellings pursuant to 16/01651/OUT
APPLICANT	Oliver Gardiner
CONSULTATIONS EXPIRY	26 August 2021
APPLICATION EXPIRY	16 August 2021
WARD	Church Crookham West and Ewshot
RECOMMENDATION	Grant



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. **Please Note: Map is not to scale**

CONSIDERATIONS

The application is brought to the Major Sites Sub-Committee in line with the Council's Constitution as it is an application for the approval of reserved matters on land forming part of a larger development for over 100 residential dwellings.

THE SITE

The site lies within the urban settlement policy boundary for Fleet. This parcel, stated as 'Phase 2A' also forms part of the wider Netherhouse Copse development, also known as 'Grove Farm'.

PROPOSAL

The proposed development seeks Reserved Matters permission for the access, appearance, layout and scale of 39 no. residential dwellings pursuant to the outline planning permission 16/01651/OUT. Access to this phase would be via a new 'spine road' to the north which would also connect to the wider site via a roundabout on Hitches Lane to the west.

RELEVANT PLANNING HISTORY

Planning permission has already been granted for the residential development of the site and the means of access to the development through the grant of the outline planning permission.

16/01651/OUT - Outline application for up to 423 residential dwellings and a community facility. Associated vehicular, pedestrian and cycle access, drainage and landscape works, including provision of public open space and sports pitches. Provision of country park/SANG as an extension to Edenbrook Country Park. Allowed at appeal on 6th October 2017.

PLANNING POLICY

Hart Local Plan (Strategy and Sites) 2016-2032

Policy H6 - Internal Space Standards for New Homes
Policy NBE2 - Landscape
Policy NBE4 - Biodiversity
Policy NBE5 - Managing Flood Risk
Policy NBE6 - Water Quality
Policy NBE7 - Sustainable Water Use
Policy NBE9 - Design
Policy NBE11 - Pollution
Policy INF3 - Transport

Hart Local Plan (Replacement) 1996-2006 Saved Policies

GEN 1 - General Policy for Development
CON 8 - Trees, Woodland & Hedgerows: Amenity Value

Crookham Village Parish Neighbourhood Development Plan 2016-2032

Policy BE02 - General Design Principles, Including New Developments
Policy BE05 - Design Principles for the Netherhouse Moor Ward Character Area

Policy BE06 - Prevention of Flooding
Policy NE05 - Protecting Biodiversity
Policy TM01 - Parking Standards

NPPF 2021

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

Other material considerations

National Planning Practice Guidance (PPG)
South East Plan 2006-2026 (Policy NRM6 - Thames Basin Heaths Special Protection Area)

CONSULTEE RESPONSES

Crookham Village Parish Council

Summary:

"OBJECTION in respect of parking provision, electric car charging point provision, unadopted roads and the parking enforcement, proximity to public transport and insufficient information relating to lighting."

Tree Officer (Internal)

There does not appear to be any direct arboricultural impacts in the proposal and in terms of the evidence presented this current phase 2A is also arboriculturally acceptable.

Hampshire County Council (Highways)

Holding Objection awaiting additional information regarding visibility splays, adoption of roads and vehicle tracking.

Dogmersfield Parish Council

Dogmersfield Parish Council does not wish to comment on this application.

Fleet Town Council

"OBJECTION

Fleet Town Council would support any concern about the under provision of parking as evidenced by recent developments such as Edenbrook's early phases and Ancells Farm where parking issues have manifested themselves in neighbour disputes, lack of access for emergency and service vehicles and general unsightliness of random parking in cul-de-sacs."

Environment Agency Thames Area

No objection. The proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

County Archaeologist

No objection. Archaeological matters were secured through archaeological conditions attached to the outline planning permission. The archaeological field work has been completed and a report and publication have been produced.

Ecology Consult (Internal)

No objection. Recommendations for standard best practice techniques set out in their ES should be followed in respect of badgers and the inclusion of swift bricks is encouraged.

Drainage (Internal)

No objection. HCC as the Lead Local Flood Authority are responsible for commenting on the proposed drainage strategy and flood risk.

Environmental Health (Internal)

No objection.

Housing (Internal)

No objection or comment as the agreed Affordable Housing Plan secured via s106 from 16/01651/OUT did not require any affordable units within this phase of development.

HCC Local Lead Flood Authority

Holding objection.

Natural England

No objection.

Streetcare Officer (Internal)

No objection. Additional information provided during the course of the application addresses previous concerns regarding swept paths, and adoptable standard of roads.

PUBLIC COMMENTS

No public representations have been received.

CONSIDERATIONSPrinciple

The site lies within the settlement policy boundary of Fleet and in addition, the principle of development and the access to the site were agreed through the outline planning permission (16/01651/OUT).

The planning considerations for this Reserved Matters Application are whether the proposed residential development in this phase gives rise to a form of development which is appropriate in respect of the reserved matters being sought and it must also be confirmed that the proposal is in conformity with the outline permission parameters.

The principle of residential development on this parcel is therefore acceptable, subject to detailed considerations as set out below.

Layout

The layout proposed for this development parcel, Phase 2A, reflects the intentions set at the outline permission stage through the design code, parameter plans and concept masterplan. The concept was to create a site which becomes more rural in feel towards the south, through a reduction in density. The physical layout in terms of spacing and siting within this phase, together with the elevational design and materials treatment, are appropriate for the context. The street pattern and orientation of buildings is acceptable in urban design terms.

The outline permission (parameter plan 3) indicated the expected densities at the outline stage were of 35-46dph for the north-eastern parcel of the Phase I site (medium density) and up to a maximum of 60dph for the southern and north-western parcels of the Phase 1 site. The current Phase 2A scheme as revised proposes accords with the parameters set by the outline permission in respect of density.

Amenity for proposed future occupiers

The proposed 32 no. houses all benefit from plot sizes which are sufficient to provide rear gardens measuring a minimum of 10m in depth. As a result of the layout of the site and the relationship between spaces and buildings, each dwelling would receive sufficient light and privacy within each private amenity space to allow reasonable enjoyment of the residential gardens.

There are 7 no. apartments proposed within a 3-storey building and all upper-floor apartments benefit from generous windows with Juliette balconies. The apartments are all located within easily accessible open space on the wider development to allow future occupiers to enjoy outdoor amenities.

The relationships between the proposed houses are satisfactory with adequate separation between them and suitable back-to-back distances to prevent direct overlooking or overbearing impacts. In terms of the internal layout of units, these are also acceptable in terms of access to daylight and outlook from each habitable room. All of the proposed residential units would exceed the Nationally Described Space Standards.

In order to prevent direct overlooking between windows in properties and neighbouring gardens, it is recommended that all windows serving first floor bathrooms and en-suites are glazed with obscure glass and are top-hung only (to allow ventilation). This has been recommended as a condition to prevent the glazing being changed. To maintain an acceptable relationship between properties, additional windows at roof level through the insertion of dormer windows or rooflights under permitted development rights have been restricted by the recommended condition.

Neighbouring amenity

There will be a change in the outlook for existing properties within the vicinity of the wider development however this phase is contained within the development site and does not border the wider site. It would not be the closest built form to existing neighbouring properties to the east. In any event, the principle of housing on the overall site was accepted by the Planning Inspector when he allowed the related appeal.

The proposed layout and separation distances between existing and proposed properties would ensure that no adverse impacts would result in terms of overlooking, overbearing or loss of light for existing residential occupiers in the immediate locality.

In terms of neighbouring amenity during construction works, this was a consideration at the outline stage and a Construction Method Statement was required by Condition 6 of 16/01651/OUT. The approved details therefore apply to this phase of the development.

Flood risk

Hampshire County Council as the Lead Local Flood Authority (LLFA) have requested additional information from the applicant in terms of a technical note to update the previous Flood Risk Assessment, updated plans and calculations for drainage within the proposed layout.

The applicant is currently in discussion with the LLFA to provide the outstanding information required. A condition has been recommended to address the submission of this additional information however if the information is provided and the LLFA are satisfied in advance of the Major Sites Sub-Committee date, then it will be the Officer’s recommendation via the addendum paper that the condition can be suitably amended or removed.

Highway safety and parking

The use of the overall site for up to 423 residential units was duly considered by the Planning Inspector when assessing the allowed appeal regarding the outline application (16/01651/OUT). In the Inspector's report he fully addressed highway safety matters including access arrangements (junction and roundabout), the speed limits and speed/traffic surveys of Hitches Lane, visibility sightlines and pedestrian movements.

In terms of the internal layout the Local Highway Authority (Hampshire County Council) have commented in respect of this scheme and have raised a holding objection seeking additional information for visibility splays on individual plots, queries on adoption of roads and footways and vehicle tracking. Discussions are continuing with the Local Highway Authority in these respects and a condition has been recommended to address the submission of this additional information. As above, if the additional information is provided and the Local Highway Authority are satisfied in advance of the Major Sites Sub-Committee date, then it will be the Officer’s recommendation via the addendum paper that the condition can be suitably amended or removed.

The Hart District Council Interim Parking Standards (2008) would require a development to provide the following parking provision:

Type of Development: General Residential	Zone 2 (settlements including Fleet)
1 bedroom units	1 allocated, 0.5 visitor spaces per unit
2 bedroom units	2 allocated, 0.5 spaces per unit
3 bedroom units	3 allocated, 0.25 spaces per unit
4 or more bedroom units	3 allocated, 0.5 spaces per unit

The sizes of the proposed units would generate the following parking demand as per the Interim Parking Standards:

- 4 x 1 bed apartments; 4 allocated, 2 visitor
- 3 x 2 bed apartments; 6 allocated, 1.5 visitor
- 5 x 2 bed houses; 10 allocated, 2.5 visitor
- 20 x 3 bed houses; 60 allocated, 5 visitor
- 7 x 4 bed houses; 21 allocated, 3.5 visitor

The total parking demand for 39 units with the bedroom sizes proposed would be 115.5 car parking spaces split between 101 allocated spaces and 14.5 visitor spaces. It is evident that a scheme compliant with the Interim Standards would be visually car-dominant and as such inappropriate in terms of urban design.

As noted within the objection from Crookham Village Parish Council, the development would have a shortfall of 29.5 parking spaces in total on this phase when assessed against the Council's Interim parking standards. The Parking Standards do however state that 'If a developer considers that this would give rise to an inappropriate level of parking provision then they should provide evidence with the application justifying their position.'

The applicant has submitted a parking report to justify the level of parking provision which sets out their breakdown of allocated parking by bedroom numbers:

Dwelling Type	No. Dwellings	No. Parking Spaces	Parking Per Dwelling
1 Bed Dwelling	4	4	1
2 Bed Dwelling	8	16	2
3 Bed Dwelling	20	45	2.25
4 Bed Dwelling	7	21	3
Total	39	86	2.21

The applicant has advised that Phase 2A is a smaller scheme than that approved at Phase 1, with a higher proportion of family-sized 3 and 4 bedroom houses. They have outlined that the provision of parking spaces for 3 bedroom houses within Phase 1 was also approved below the interim parking standards provision at 2.16 spaces per unit. Compared to the Phase 1, the applicant has highlighted that this phase in fact has higher levels of parking provision for 3 bed houses to provide 2.25 spaces per 3 bed house.

The developer has emphasised within their parking justification the sustainability aims of reducing car dependency, the amount of parking proposed for Phase 2A is acceptable and any shortfall can be accommodated via public transport via walking to bus stops, cycling into Fleet, or taking buses to railway stations. They have also noted that 3 visitor spaces would be included which would be equipped with Electric Vehicle (EV) charging capabilities, that cycle parking has been included for every new home and that the recent trends show a continuation of home working.

Whilst the development provides fewer parking spaces than set out in the Council's Interim Parking Standards, the level of parking has been demonstrated by the applicant as sufficient to serve the 39 no. proposed residential units through parking assessments and robust justification. It should also be noted that the Standards were developed based on the 2001 census data relating to car ownership within the District. On this basis, it is recommended that it would be appropriate to accept the level of car parking provision put forward by the applicant.

In addition, the s106 legal agreement from the outline permission included clauses (within Schedule 6) requiring the submission of a Travel Plan prior to the commencement of development in order to address the HCC Highways concerns at the appeal stage. The clauses are extensive and require not only the agreement of the Travel Plan but also monitoring, acquisition of a Travel Plan Coordinator, remedial measures to meet targets and measures in the Travel Plan and submission of Performance Reports to the County Council. As such, it is considered that genuine delivery and encouragement of sustainable transport methods (avoiding dependence on the private vehicle) has already been secured via the Travel Plan requirements of the s106 agreement.

Therefore the amount of car parking proposed for this phase, in combination with the travel plan provisions and infrastructure improvements already secured by the outline application is acceptable and would not result in displacement of parking outside of the site. In terms of possible displacement of cars onto the highway within the site and in particular the spine road, the applicant has suggested that a Management Company would be set up to manage this potential issue.

A similar Management Company was set up in relation to Phase 1 relating to the outline permission on this site and also in relation to the original 'Edenbrook' development. These parking management successfully used by the applicant elsewhere and a planning condition has been recommended on the application.

Housing mix

The residential units comprise a mixture of 15 no. detached houses, 14 no. semi-detached houses, 3 no. terraced houses and 7 no. apartments. In order to deliver balanced and sustainable communities, the Council seeks a range of dwelling types, sizes and tenures to meet local requirements as set out in the Local Plan and in line with the aims of the NPPF 2021. This proposal would meet these aims.

This phase of development is not required to provide any affordable housing in line with the requirements of the s106 agreement.

Appearance

The design and appearance of the proposed residential units will be a mixture of two and three storey buildings. A mixture of roof designs are proposed and a number of architectural details which add variety. The main features comprise pitched roof porches and canopies and gabled roofs. The drawings illustrate that the materials palette will comprise red brick, light red brick, black weather boarding and hanging tiles for the elevational treatments and plain tile and slate tile roofs.

These materials are acceptable and a condition has been suggested to seek the submission of physical samples as finishes can vary and to secure a high quality finish of the development. In general terms, the design of the houses are of a traditional vernacular reflecting the predominantly semi-rural nature of the wider locality. The detailed design and resultant appearance of the development represents good design and accords with the approved outline permission's parameters. The appearance of the proposed houses and apartments would respect and reflect the character of the local area and would be in keeping with nearby development.

Scale

The outline permission (parameter plan 4) indicates the heights of buildings at a maximum of 3 storeys for this parcel and the proposed houses in this phase are all 2 storeys in height with the single apartment block to the north-east of the site being 3 storeys. This Reserved Matters Application meets the requirements set by the parameter plan and would have lesser visual impact than previously envisaged as the extent of 3 storey development in this phase has been reduced from the outline concept.

The proposed scale of buildings is acceptable in line with the parameter plans from the outline permission, the HLP32 and the NPPF 2021.

Other matters

The Council's Ecologist has recommended that opportunities are taken to include swift bricks on the buildings. An informative has been included to bring this biodiversity gain opportunity to the applicant's attention.

Landscaping was dealt with during the outline permission and is not a reserved matter under consideration for this application. A landscaping condition was included on the wider outline permission (Condition 16) which requires hard and soft landscaping information to be provided prior to works commencing on the relevant phase. As such, detailed landscaping information or the imposition of a landscaping condition were not required on this reserved matters application.

In addition, Condition 7 of the outline permission required the submission of landscaping levels; proposed ground levels, finished floor levels and all external hard surfaced levels and height of retaining walls prior to the works commencing on any phase. As such a levels condition is also not required at this reserved matters stage.

The Tree Officer has confirmed that the arboricultural information previously submitted with the outline permission is sufficient and no further details are required at this stage. The Tree Officer has confirmed that they raise no objection. In addition, Condition 15 of the outline permission relates to tree protection - with details including method statements being required and replacement planting information also being required where necessary. As such, a duplicate condition is not required on this reserved matters application.

Policy NBE9 of the HLP32 requires developments to be resilient and aims to reduce energy requirements through carbon reduction and utilisation of energy generating technologies. The Design and Access Statement (page 7) notes that the developer builds energy efficient homes through a 'fabric-first' approach. The developer has a company vision to become net carbon by 2040.

The operational carbon emissions of homes built by the developer have are being reduced by 40% over the period of 2019-2030 through efficiencies of building fabric and incorporation of low-carbon technologies. In addition, the developer has carbon-neutral business operations such as using biodiesel rather than gas oil during construction and using electric and hybrid machinery where possible. These measures all contribute to meeting the aims of Policy NBE9 and the sustainability aims of the NPPF 2021.

As set out above, Policy NBE11 (Pollution) acknowledges that artificial lighting can waste energy. As the application is acceptable in other respects, the Case Officer has included a condition requiring the submission of any external lighting information prior to the installation.

In determining this application the Council, as required, had regard to its obligations under the Equality Act 2010. There has been no indication or evidence (including from consultation on the application) that the protected groups as identified in the Equality Act have, or will have, different needs, experiences, issues and priorities in relation to the particular planning application. Therefore there would be no significant adverse impacts as a result of the proposed development on protected groups.

CONCLUSION

This Reserved Matters submission is in accordance with the parameter plans accepted at the outline permission stage. The details of the appearance of the development, the proposed hard and soft landscaping, the layout of the development and the scale of the development

all accord with relevant development plan policy requirements and national policy. The reserved matters scheme will deliver a high-quality residential development that would assist in meeting the District's objectively assessed housing need.

Given the above, it is recommended that the reserved matters be approved subject to conditions.

RECOMMENDATION – Grant subject to conditions.

CONDITIONS

1 The development hereby permitted shall be begun within 2 years of the date of this permission.
REASON: To comply with the requirements of Condition 3 of 16/01651/OUT and Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2 The development hereby approved shall be carried out in accordance with the following plans and documents:

Site Location Plan – S858_Ph2a-Slp_01
Refuse Strategy Plan– S858_Ph2a-Rm-Rs_01
Design And Access Statement Dated July 2021
Site Layout Plan S858/P2a-1-010 Rev B
Garage Plan (Sheet 3) S858/P2a-Gar/03
Garage Plan (Sheet 4) S858/P2a-Gar&Ref/04 Rev A
Plot 179 Elevations S858/P2a-1-500 Rev B
Plot 179 Plans S858/P2a-1-100 Rev A
Plot 180 Elevation Plan S858/P2a-1-501 Rev B
Plot 180 Plans S858/P2a-1-101 Rev A
Plot 181 Elevations S858/P2a-1-502 Rev B
Plot 181 Plans S858/P2a-1-102 Rev A
Plot 182 Elevations S858/P2a-1-503 Rev A
Plot 182 Plans S858/P2a-1-103 Rev A
Plot 183 Elevations S858/P2a-1-504 Rev A
Plot 183 Plans S858/P2a-1-104 Rev A
Plot 184-185 Elevations S858/P2a-1-505 Rev A
Plots 184-185 Plans S858/P2a-1-105 Rev A
Plots 185 And 186 Garages S858/P2a-1-050 Rev A
Plots 186-190 Elevations S858/P2a-1-506 Rev A
Plots 186-190 Elevations S858/P2a-1-507 Rev A
Plots 186-190 First Floor Plans S858/P2a-1-107 Rev A
Plots 186-190 Ground Floor Plans S858/P2a-1-106 Rev A
Plots 191-192 Elevations S858/P2a-1-508 Rev A
Plots 191-192 Plans S858/P2a-1-108 Rev A
Plots 193 Elevations S858/P2a-1-509 Rev A
Plots 193 Plans S858/P2a-1-109 Rev A
Plots 194 Elevations S858/P2a-1-510 Rev A
Plots 194 Plans S858/P2a-1-110 Rev A
Plots 193-194 And 214-215 Garages- S858/P2a- 1-051 Rev A
Plots 195-196 Garages S858/P2a-1-052 Rev A
Plots 195 Elevations S858/P2a-1-511 Rev A

Plots 195 Plans S858/P2a-1-111 Rev A
Plots 196 Elevations S858/P2a-1-512 Rev A
Plots 196 Plans S858/P2a-1-112 Rev A
Plots 197 Elevations S858/P2a-1-513 Rev A
Plots 197 Plans S858/P2a-1-513 Rev A
Plots 198 Elevations S858/P2a-1-514 Rev A
Plot 198 Plans S858/P2a-1-114 Rev A
Plot 199-200 Elevations S858/P2a-1-515 Rev A
Plots 199-200 Plans S858/P2a-1-115 Rev A
Block F Plots 201-207 Elevations Sheet 1 S858/P2a-1-515 Rev A
Block F Plots 201-207 Elevations Sheet 2 S858/P2a-1-516 Rev A
Block F Plots 201-207 Elevations Sheet 3 S858/P2a-1-517 Rev A
Block F Plots 201-207 Elevations Sheet 4 S858/P2a-1-518 Rev A
Block F Plots 201-207 Ground Floor Plan S858/P2a-1-115 Rev B
Block F Plots 201-207 First Floor Plans S858/P2a-1-116 Rev A
Block F Plots 201-207 Second Floor Plans S858/P2a-1-117 Rev A
Plots 208 Elevations S858/P2a-1-519 Rev A
Plots 208 Plans S858/P2a-1-118 Rev A
Plots 209-210 Elevations S858/P2a-1-520 Rev A
Plots 209-210 Plans S858/P2a-1-119 Rev A
Plots 211 Elevations S858/P2a-1-521 Rev A
Plots 211 Plans S858/P2a-1-120 Rev A
Plots 212-213 Elevations S858/P2a-1-522 Rev A
Plots 212-213 Plans S858/P2a-1-121 Rev A
Plots 214 Elevations S858/P2a-1-523 Rev A
Plots 214 Plans S858/P2a-1-122 Rev A
Plots 215 Elevations S858/P2a-1-524 Rev A
Plots 215 Plans S858/P2a-1-123 Rev A
Plots 216-217 Elevations S858/P2a-1-525 Rev A
Plots 216-217 Plans S858/P2a-1-124 Rev B
Coloured Rear Elevation Street Scene
Refuse Vehicle Tracking 6437-050

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

- 3 No development above ground floor slab level shall commence until material samples of all external finishes to be used on the buildings, means of enclosure and hard surfacing have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to secure high quality finish of the development in the interests of visual amenity in accordance with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies), Policy BE02 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

- 4 No development shall commence until updated drainage information has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The details shall include but not be limited to an updated technical note to update the Flood Risk Assessment from 16/01651/OUT, updated plans and updated calculations to demonstrate the suitability of drainage within the proposed layout.

REASON: To ensure that flood risk is not increased on-site or off-site and in

accordance with Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy BE06 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

- 5 No development for the construction of the internal roads hereby approved shall commence until details of all visibility splays on individual plots, vehicle tracking information within the internal roads have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

REASON: In order to ensure highway safety within the development in the interests of safety and amenity in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

- 6 The residential properties hereby approved shall not be occupied until a Parking Management Plan for the internal highway roads (covering the proposed streets, shared parking and turning areas as applicable) has been submitted to the Local Planning Authority and approved in writing. The Management Plan shall identify the measures, restrictions and Management Company or person(s) responsible for monitoring and preventing indiscriminate parking on the roads and streets which would otherwise hinder the free access of refuse collection vehicles and emergency vehicles.

REASON: In order to ensure that the roads within the site are free of obstruction to allow safe and suitable access for refuse collection vehicles and emergency vehicles in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

- 7 The allocated and unallocated vehicular parking areas and private garages hereby approved shall be used solely for the purposes of parking vehicles and cycles and shall be retained for that purpose.

REASON: To retain sufficient parking provision for the lifetime of the development and to prevent displaced parking within the wider development and onto the adopted highway in order to maintain highway safety in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Classes A-C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order, no roof alterations, including windows, rooflights or dormer windows, shall be installed or undertaken on the site.

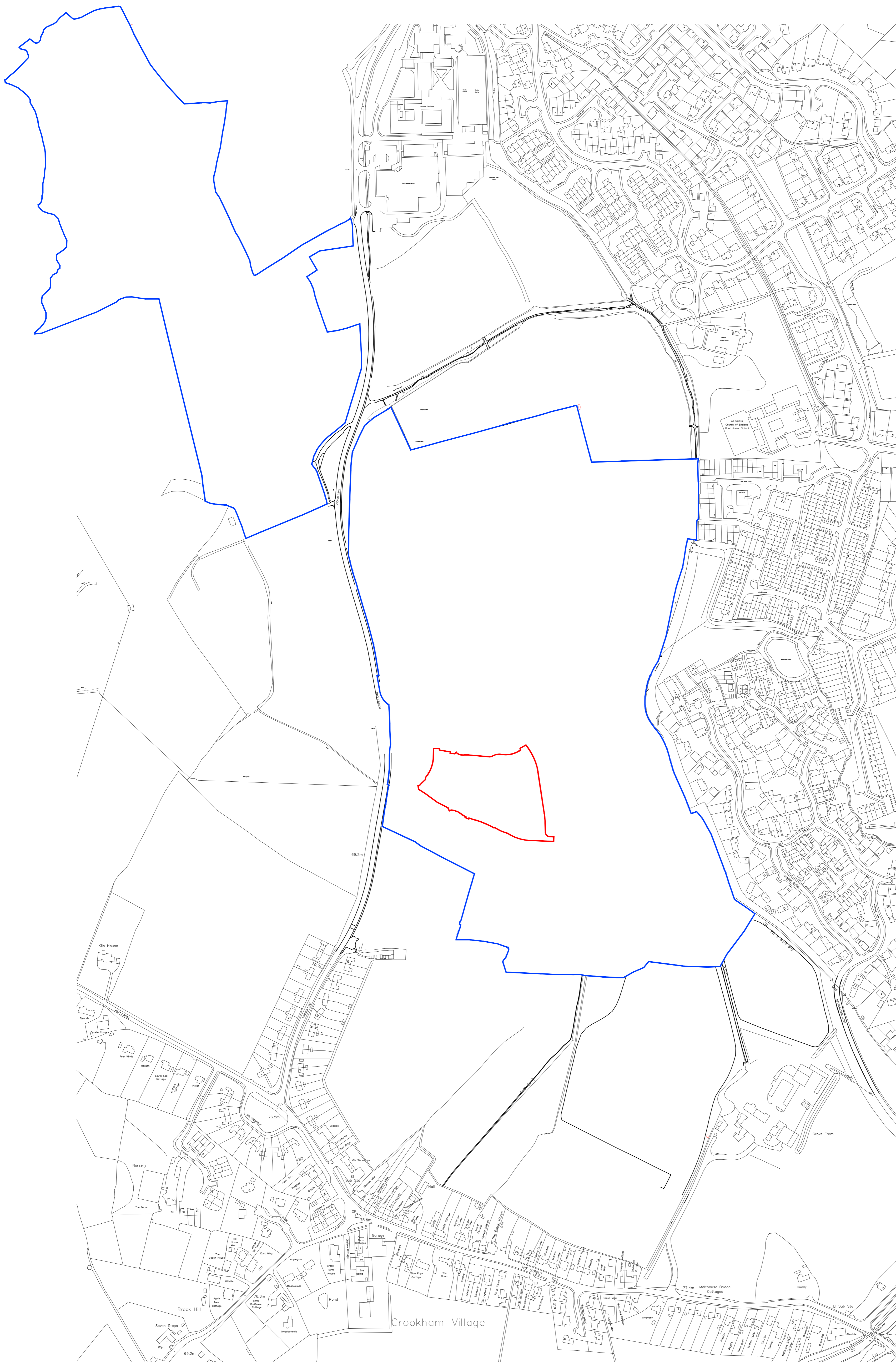
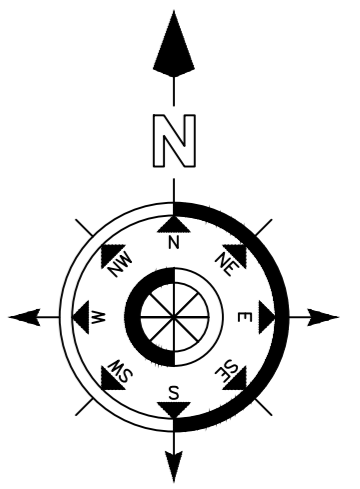
REASON: To ensure sufficient parking provision to serve the development for its lifetime, to protect the amenity and privacy of future occupiers of the development and in the interests of good design and visual amenity in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies) Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

- 9 All windows serving bathrooms and en-suites at first floor level and above shall be top-hung opening only and shall be glazed with obscured glass to a minimum obscurity level of Pilkington Level 3 prior to installation. Once installed the windows shall be permanently maintained with top-hung opening mechanisms only and shall be maintained with obscure glazing.

REASON: To protect the privacy of the adjoining property and to prevent overlooking, in accordance with Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies).

INFORMATIVES

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance, the applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.
- 2 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 3 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.
- 4 The applicant is reminded of the biodiversity enhancement opportunities on the site including through the provision of swift bricks on the buildings. The Hampshire Swift Group can be contacted in this respect on 01590 622835, by visiting their website www.hampshireswifts.co.uk or via post to Orchard House, Wilverley Road, Brockenhurst, Hampshire SO42 7SP.



— APPLICATION BOUNDARY
— LAND OWNED/ CONTROLLED BY APPLICANT



REF	DATE	REVISION
-----	------	----------

DEVELOPMENT
Grove Farm Fleet

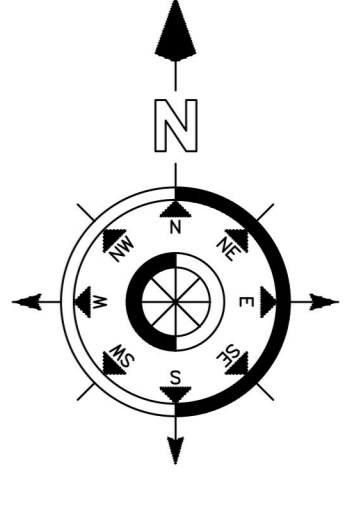
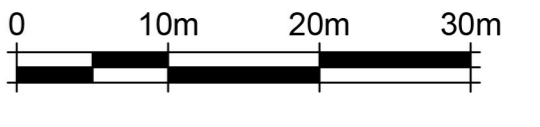
DRAWING TITLE
Site Location Plan

Berkeley
Designed for life

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue
Leatherhead
Surrey, KT22 7LH
Tel: (01372) 370400

DRAWN	CHECKED
RIW	
DATE	SCALE
May 2021	1:2500@A1

DRG No: S858-Ph2a-SLP_01	REV.
------------------------------------	------



B. 03.08.21 Plots 179-181 updated
 A. 16.07.21 Updated Site layout

REF	DATE	REVISION

DEVELOPMENT
 Grove Farm,
 Fleet

DRAWING TITLE
 Site Layout

Berkeley
 Designed for life

Berkeley Homes (Southern) Limited
 Berkeley House, Bay Tree Avenue
 Leatherhead
 Surrey, KT22 7LH
 Tel: (01372) 370400

DRAWN	CHECKED
TJR	RW
DATE	SCALE
May 2021	1:500@A1

DRG No.	REV.
S858-PH2a-1-010	B

Netherhouse Copse

THE GATEWAY

CHARACTER AREA

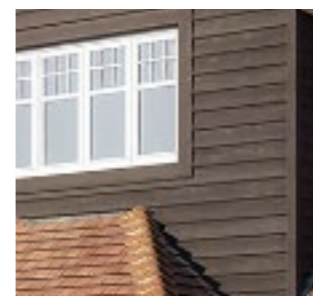
DETAIL DESIGN



PLOT 179

The Gateway provides residents and visitors with a sense of arrival into the site. Outlooks are maximised over the pond and landscaped areas with an attractive footpath forming an edge to the development. Terraces are provided to all front elevations, establishing a hierarchy to the development entrance

EXAMPLES OF SIMILAR PHASE 1 DETAILING



Black boarding



Chimney



Hipped porch roof

THE WOODLAND

CHARACTER AREA

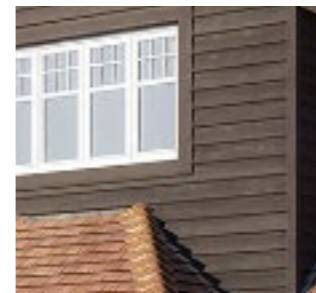
DETAIL DESIGN



PLOT 215

The Woodland typology aims to have a direct link with the landscape immediately to the south of the site. Wide fronted homes with dark timber panelling tie in with the rustic woodland approach. Balconies are dotted between plots to offer external outlook over the wooded landscape

EXAMPLES OF SIMILAR PHASE 1 DETAILING



Black boarding



Cottage style window



Front terrace

THE NEIGHBOURHOOD

CHARACTER AREA



The Neighbourhood area is located within the centre of the site, providing a more formal architectural vernacular with simple detailing. The style of these homes will be similar in appearance to those within the central locations throughout Phase 1, ensuring continuity of character areas are retained

DETAIL DESIGN

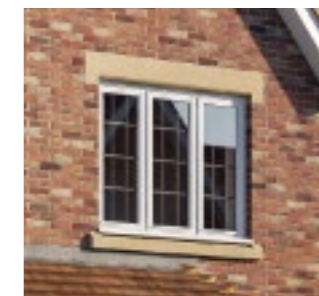


PLOT 197

EXAMPLES OF SIMILAR PHASE 1 DETAILING



Flat roof porch



Leaded light windows



Arched window heads

THE AVENUE

CHARACTER AREA



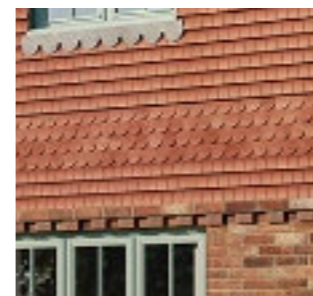
The Avenue forms part of the main vehicular spine of the site, running east to west it is the main road within the development. Homes fronting the avenue are typically deeper in plan, creating a continuous and pleasant street scene as you travel through the site. The homes are more traditional, in keeping with the wider vernacular with red brick and tile hanging

DETAIL DESIGN



PLOT 199-200

EXAMPLES OF SIMILAR PHASE 1 DETAILING



Tile hanging



Gable porch entrance



Victorian bar windows

