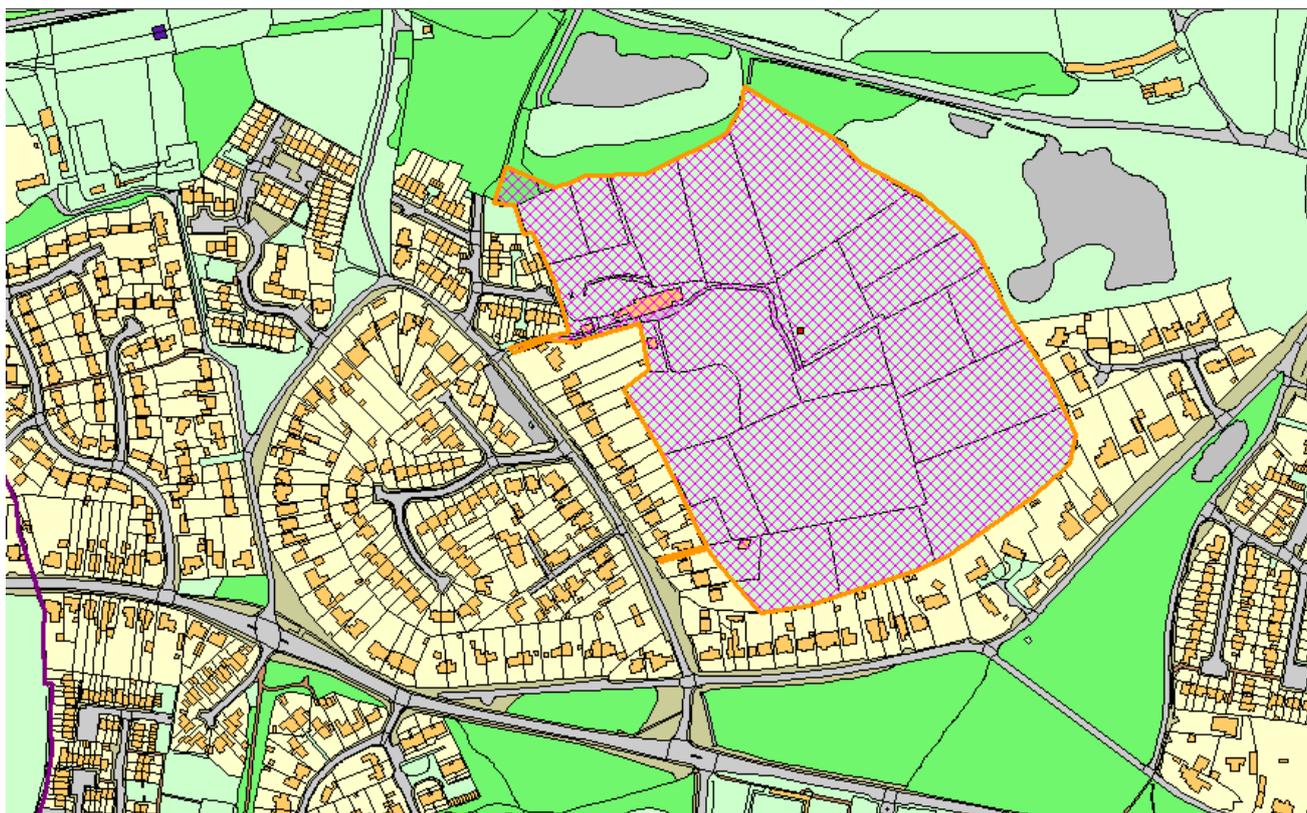


COMMITTEE REPORT
ITEM NUMBER: 102

APPLICATION NO. 20/02368/AMCON
LOCATION **Land Between Moulsham Lane And Broome Close
Yateley Hampshire**
PROPOSAL Variation of Condition 2 attached to Planning Permission
17/02793/REM dated 05/04/2018 to allow the relocation of
the proposed SANG car park (Revised landscaping details
received)
APPLICANT Mr Rob O'Carroll
CONSULTATIONS EXPIRY 1 July 2021
APPLICATION EXPIRY 2 March 2021
WARD Yateley West
RECOMMENDATION **Grant, subject to planning conditions.**



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BACKGROUND

This application has been referred to the Planning Committee for determination at the discretion of the Head of Place due to the location of the proposed SANG car park development being in close proximity to a dwelling occupied by a Ward Councillor.

SITE

This application relates to the Forest Chase residential development currently being constructed by the applicant, Bewley Homes, on land to the east of Moulsham Lane in Yateley.

The site has an area of just over 11 hectares and is located on the north-western side of Yateley between established residential areas along Reading Road to the south and east and Moulsham Lane to the west. To the north of the site lies the 9-hole course of the Blackwater Valley Golf Centre.

The site lies within a designated Riverine Environment.

The site is located within the 5 kilometre catchment area of the Thames Basin Heaths Special Protection Area and is within the Blackwater Valley Landscape Character Area.

Yateley Common Conservation Area abuts the southern boundary of the site and Goose Green Cottage is a Grade II statutory listed building located to the south of the site. A further two Grade II listed buildings are located within approximately 350 metres of the southern boundary.

PLANNING HISTORY

14/02281/MAJOR - Outline permission for the development of the site for residential use together with associated landscaping, open space and details of access - Refused 24.02.2015; Allowed on Appeal 24.08.2016

14/02281/CON - Discharge of conditions 25- archaeological WSI- and 26- archaeology report- pursuant to 14/02281/MAJOR Outline permission for the development of the site for residential use together with associated landscaping, open space and details of access - Approved 02.01.2018

14/02281/NMMA - Amendment to change approved roof tile to an alternative pursuant to 14/02281/MAJOR Outline permission for the development of the site for residential use together with associated landscaping, open space and details of access - Approved 21.08.2019

17/02460/CON - Discharge of condition 25 - Written Scheme of Investigation pursuant to 14/02281/MAJOR Outline permission for the development of the site for residential use together with associated landscaping, open space and details of access - Approved 24.10.2017

17/02793/REM - Reserved Matters application following outline permission 14/02281/MAJOR for the appearance, landscaping, layout and scale (Outline planning permission for a residential development of 150 dwellings together with associated landscaping, open space and details of access) and discharge of conditions 5, 6, 9, 14, 17, 20, 21, 22 and 24 of permission 14/02281/MAJOR - Approved 05.04.2018

17/02987/CON - Discharge of conditions 13- flood risk assessment- 15- proposed crossing or amendments- and 16- new channel and pond- pursuant to 14/02281/MAJOR Outline permission for the development of the site for residential use together with associated landscaping, open space and details of access - Approved 27.07.2018

18/00960/CON - Discharge of condition 5- highway, road and lighting design- 8- CMTP- 9- parking drives turning- 11- external road materials- 18- contaminated land- and 19- remediation (if required)- pursuant to 14/02281/MAJOR and Condition 4- external facing material- 5- boundary treatment- and 6- broadband provision- pursuant to 17/02793/REM - Approved 27.07.2018

18/01397/NMMA - Non Material Minor Amendment (S96A application) to vary condition 2 (approved plans) of planning permission (ref: 17/02793/REM) granted on 05.04.2018 for the appearance, landscaping, layout and scale (Reserved Matters) of outline permission 14/02281/MAJOR for a residential development of 150 dwellings together with associated landscaping, open space and details of access. The non-material minor amendments comprise: Plots 15-17 moved west 1m; Garage for plots 14 & 15 to become detached; Plots 67, 68 & 69 Re-arranged (including garage plots 68 & 69); Plots 89 & 136 Dwellings handed - Approved 19.07.2018

18/01489/CON - Discharge of conditions 12- spoil and waste management- pursuant to 14/02281/MAJOR Outline permission for the development of the site for residential use together with associated landscaping, open space and details of access - Approved 07.09.2018

18/01500/CON - LEAP proposals pursuant to clause 15.2 of the section 106 pursuant to 14/02281/MAJOR Outline permission for the development of the site for residential use together with associated landscaping, open space and details of access - Approved 22.08.2019

18/01606/AMCON - Application to vary condition 12 of planning permission 14/02281/MAJOR to require submission of details prior to first occupation of any dwelling rather than prior to commencement of development - Approved 17.10.2018

19/00273/CON - Revised details pursuant to condition 8 - construction traffic management plan - pursuant to 14/02281/MAJOR: Outline permission for the development of the site for residential use together with associated landscaping, open space and details of access - Approved 04.04.2019

19/00433/FUL - Proposed landscaping works and ground profiling associated with the delivery of an approved area of Suitable Alternative Natural Green Space (SANG) (HDC Ref: 14/02281/MAJOR and 17/02793/REM) - Approved 07.08.2019

19/00433/CON - Approval of conditions 3- drainage infiltration- 4- surface water drainage- and 5- archaeological report- pursuant to 19/00433/FUL Proposed landscaping works and ground profiling associated with the delivery of an approved area of Suitable Alternative Natural Green Space (SANG) (HDC Ref: 14/02281/MAJOR and 17/02793/REM) - Approved 29.10.2019

19/01808/AMCON - Variation of Condition 13 attached to 14/02281/MAJOR dated 24/08/2016 to vary the timeframe for completion of the mitigation work - Approved 02.10.2019

PROPOSAL

This application has been submitted under the terms of section 73 of the Act and seeks to amend condition 2 (approved plans) of planning permission 17/02793/REM to allow for the permanent relocation of the approved SANG car parking area to the position where it has been temporarily located to the south of Gale Close and to the east of the residential dwellings at 30, 32 and 34 Moulsham Lane.

In support of the application the applicant has stated the following:

"As you may recall the SANG car park was intended to be located off the main spine road, to the east of the pond...

Unfortunately, following further discussions with Steve Lyons and Adam Green of the Council's Countryside and Landscape Team, it has been advised that the car park as approved would be too close to the existing trees and in order to prevent potential damage its location should be revisited.

In light of this, so as to be able fulfil the obligations in respect of the SANG delivery Bellway have reassessed the location of the car park and a new proposed location has been identified to the north of the SANG, which in hindsight appears to be a preferable position being closer to the main SANG walking route and also the main entrance to the site."

The SANG car park would comprise of 6 car parking spaces within a post and rail fenced compound accessed from Gale Close.

CONSULTEES RESPONSES

Yateley Town Council

Objection:

The present ground levels will create unacceptable overlooking, which would intrude on the privacy of residents in the established properties. This can only satisfactorily go ahead if the ground levels can be reverted to their original levels.

Environment Agency

No comments received.

Hampshire County Council - Archaeology

No objection.

Hampshire County Council - Highways

No comments received.

Hampshire County Council - Lead Local Flood Authority

No objection.

Natural England

No comment to make on the application.

Drainage Officer (Internal)

No comments received.

Environmental Health Officer (Internal)

No comments to make on the proposal.

Landscape Architect (Internal)

No objections to the proposed amended landscape details.

Tree Officer (Internal)

No objections to the proposed amended landscape details.

NEIGHBOUR COMMENTS

Two letters of representation have been received from occupiers of 30 and 34 Moulsham Lane raising the following concerns:

- site is too close to existing residential properties;
- would conflict with approved landscaping details;
- car park doesn't appear to be the correct distance from dwellings agreed by the applicant previously;
- ground levels shown on the submitted plans are incorrect as ground level has been raised to form the 'temporary' car park;
- loss of privacy and security risks;
- plans also show a relocation of the SANG pathway which results in overlooking;
- noise nuisance;
- anti-social behaviour.

CONSIDERATIONS

BACKGROUND:

This application comprises a Section 73 application.

Section 73A of the Town and Country Planning Act provides for the determination of applications to develop land without compliance with conditions previously attached. On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted and can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original condition should continue. Any permission granted under section 73A takes effect as a new, independent permission to carry out the same development as previously approved subject to new or amended conditions. Any new permission sits alongside the original permission.

Government guidance also indicates that such an application should be considered against the development plan and material considerations, under section 38(6) of the 2004 Act, and

conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.

PLANNING POLICY:

The relevant plan for Hart District is the Hart Local Plan: Strategy and Sites 2016-2032 (HLP32) and Saved Policies of the Hart District Council Local Plan (Replacement) 1996 - 2006 (HLP06). Adopted and saved policies are up-to-date and consistent with the NPPF (2019).

Hart Local Plan: Strategy and Sites 2016-2032 (HLP32)

SD1 - Sustainable Development
SS1 - Spatial Strategy and Distribution of Growth
NBE2 - Landscape
NBE3 - Thames Basin Heaths Special Protection Area
NBE4 - Biodiversity
NBE5 - Managing Flood Risk
NBE9 - Design
NBE11 - Pollution
INF1 - Infrastructure
INF2 - Green Infrastructure
INF3 - Transport
INF4 - Open Space, Sport and Recreation

Saved Policies of the Hart District Council Local Plan (Replacement) 1996 - 2006 (HLP06)

GEN1 - General Policy for Development
GEN6 - Policy for Noisy/Un-neighbourly Developments
CON7 - Riverine Environments
CON8 - Trees, Woodland & Hedgerows: Amenity Value

Saved South East Plan 2006-2026 (SSEP)

NRM6 - Thames Basin Heaths Special Protection Area

In addition, Yateley Town Council has recently published its draft Yateley, Darby Green and Frogmore Neighbourhood Plan for consultation. The consultation period ran from 10 May 2021 to Friday 2 July 2021. The following policies therefore carry some, although very little weight, at this stage.

Draft Yateley, Darby Green & Frogmore Neighbourhood Plan

YDFNP1 - Sustainable Development
YDFNP2 - Climate Change
YDFNP3 - Promoting Biodiversity
YDFNP4 - Design Principles
YDFNP8 - Green Infrastructure
YDFNP9 - Flood Risk

Other relevant material considerations

National Planning Policy Framework 2019 (NPPF)

Planning Practice Guidance (PPG)

Conservation of Habitats and Species Regulations 2017

Thames Basin Heaths Special Protection Area Delivery Framework 2009

Parking Provision Interim Guidance (2008)

PRINCIPLE OF DEVELOPMENT:

The principle of the residential development of the site, along with the associated SANG land to provide appropriate avoidance measures to address the potential adverse impact of residential development on the nature conservation value of the Thames Basin Heaths Special Protection Area, has been established through the original appeal decision and the subsequent Reserved Matters application.

This application seeks approval for a minor amendment to the originally approved details to allow for the relocation of the approved SANG car park, to provide public car parking for users of the SANG area who are not resident on the site.

The SANG car park was shown to be located around 100 metres further to the east than where it is now proposed to be located, but this site was located adjacent to a number of significant trees of public amenity value and it has subsequently been determined, in consultation with officers from the Council's Parks and Countryside team, that locating the car park where originally proposed would be harmful to the retention of those trees as the construction of the car park would impact on their root protection areas.

The applicants have confirmed that:

- The western edge of the car park will be 12 metres from boundary fence with the Number 34 Moulsham Lane, which would be in excess of 80 metres from the rear façade of the dwelling house.
- The current temporary car park is proposed to be removed and the area around the new car park (if approved) will be lowered to accord with levels set out within the proposed engineering drawings.
- It is noted that the ground levels are currently higher in this area of the site, which is in part due to the previous landowner spreading top soil in this area and also as a consequence of construction works, however this has always been considered to be temporary in nature.
- It is Bellway's intention to revert the levels back to those shown on the submitted plans in the area behind number 34 as part of the works relating to the completion of the Car Park works. As the car park and main access road would be marginally higher, the levels will be suitably graded.

The car park would have an area of around 190 square metres and would provide six car parking spaces in an area contained within 1.2 metre high black estate railings with pockets of landscaping to the front and rear. The landscaping around the site of the car park and along the rear boundaries of the nearest residential dwellings along Moulsham Lane is shown to be enhanced as part of the submitted details.

The principle of providing a SANG car park within the development is acceptable and necessary to accord with the requirements of the SANG Management Plan and to comply with Natural England's design advice on such facilities which require the provision of one car parking space for each hectare of SANG provided (the SANG has an area of 5.16 hectares).

DESIGN/LAYOUT:

The design and layout of the proposed SANG car park are considered to be appropriate and would provide a readily useable facility and would incorporate a suitable means of enclosure and landscaping to integrate the facility into the surrounding landscape.

Details of the surfacing material(s) to be used for the car park have not been provided but could be reasonably conditioned if the development is approved.

The design of the car park accords with the requirements of policy NBE9 of the HLP32 and policy GEN1 of the HLP06.

IMPACT ON NEIGHBOURING AMENITY:

The location of the proposed SANG car park would be closest to the residential dwellings at 30, 32 and 34 Moulsham Lane and to 1 Gale Close within the new development.

The car park would be located 12 metres from the rear boundary of 34 Moulsham Lane and around 80 metres from the rear elevation of the dwelling. The rear elevation of the dwelling at 32 Moulsham Lane would be around 78 metres from the car park and the rear elevation of 30 Moulsham Lane would be about 81 metres distant. The dwelling at 1 Gale Close would be around 20 metres from the car park.

The main issues raised in the representations received relate to overlooking and loss of privacy as a result of the location of the car park in close proximity to the rear gardens of the dwellings in Moulsham Lane and issues of noise and disturbance and anti-social behaviour by users of the car park.

Some of these issues relate to the use of the temporary car park and the fact that site levels have been raised by up to 1 metre.

As noted above, the applicants have indicated that ground level around the car park will be lowered to accord with the levels shown on the approved plans for the site as part of the car park works. In addition, landscape planting will be carried out within and around the car park and along the rear boundaries of the dwellings in Moulsham Lane to reduce the opportunity for overlooking and to discourage people from approaching the boundary fencing to those dwellings.

The development approved on appeal indicated that the area to the rear of 30, 32 and 34 Moulsham Lane would be part of the public open space associated with the development and the route of the circular SANG footpath was shown to run through this area. As a result, it is not considered that the location of the SANG car park in the location now proposed would lead to such an increase in loss of privacy, overlooking, noise and disturbance that refusal on these grounds could be justified, subject to the imposition of appropriate conditions to require the ground level of the car park being lowered to the level previously approved and to ensure appropriate landscape screening is provided and maintained.

As such, it is considered that the development would accord with the requirements of policy NBE9 of the HLP32 and policy GEN1 of the HLP06 in respect of residential amenity.

DRAINAGE/FLOODING:

The site of the car park lies in a Flood Zone 1 location with a low risk of river flooding, but access to the site along Coombe Road and Moulsham Lane requires crossing through Flood

Zone 3.

The site does however lie within a Causal Area - Flooding and the front of the site adjacent to Gale Close lies within a Surface Water Indicative Flood Problem Area (IFPA).

The application has been reviewed by the Lead Local Flood Authority - Hampshire County Council who have raised no objections to the development. However, they do note that the proposed layout conflicts with the location of a dry ditch that was part of the original drainage scheme for the site. If the car park is to be located where proposed they confirm that ordinary watercourse consent would be required to relocate the ditch, but this is subject to a different formal process outside of any planning permission.

However, the overall development has been designed to incorporate appropriate drainage facilities and the car park could be conditioned to be completed with permeable or porous materials or to drain to such an area.

As such, the proposal would comply with the requirements of policy NBE5 of the HLP32.

NOISE ISSUES:

Policy NBE11 of the HLP32 states, amongst other things, that:

Development will be supported provided: a) it does not give rise to, ..., unacceptable levels of pollution (including cumulative effects)..

and the reasoned justification for the policy indicates that:

Development proposals will need to consider the noise environment where developments are to be located, or any locations beyond the boundary of the site that they may affect. New development which will give rise to, or would be subject to, significant adverse effects of noise will not be supported.

The SANG car park would be located adjacent to the main access road serving the residential development and would be in close proximity to other on-street car parking spaces. Whilst it is possible that people could choose to park in the SANG car park and behave in a noisy manner or listen to music etc at high volumes, this could also take place on-street in the immediate vicinity of the car park in any event.

As such, it is not considered that it could be justified that the application should be refused on the basis of potential noise nuisance to adjacent residential dwellings in this particular case and it is not considered that the proposal is in conflict with the requirements of policy NBE11 of the HLP32.

ACCESS/PARKING LAYOUT:

The proposed location and layout of the SANG car parking area is acceptable and would provide the six on-site car parking spaces required to meet the needs of the SANG area in an appropriate manner in highway safety and accessibility terms.

The local highway authority, Hampshire County Council, were consulted but no response was received.

The development is considered to accord with the requirements of policy INF3 of the HLP32.

CLIMATE CHANGE:

On 29th April 2021 Hart District Council agreed a motion which declared a Climate Emergency in the Hart District.

The motion agreed by the Council is:

i "Following the successful adoption of Hart's Climate Change Action Plan, this Council now wishes to declare a climate emergency, which commits us to putting the reduction of CO2 in the atmosphere at the front and centre of all policies and formal decision making, particularly Planning, and will:

1. Pledge to make Hart District carbon neutral by 2040 whilst bringing forward the current 2040 target to 2035 for areas under direct control of Hart District Council.
2. Report to full Council every six months setting out the current actions the Council is taking to address this emergency and the plan to measure annual District wide progress towards meeting the 2040 target.
3. Meaningfully engage with the local community and to work with partners across the District and County to deliver these new goals through all relevant strategies and plans drawing on local, national, and global best practice.
4. Actively work with Hampshire County Council and the Government to provide the additional powers and resources needed to meet the 2040 target.
5. Actively encourage and push for Hampshire County Council to reduce its target for net zero Carbon to 2040, acknowledging that 2050 is too far away for such an emergency."

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 development will facilitate access to the site by private car, but it is envisaged that journeys to the site would be relatively short distance trips and the provision would meet an identified requirement to encourage the use of SANG facilities to avoid potential harm to a protected site in ecological terms, and the proposal is not considered to raise any significant climate change issues.

EQUALITY:

The Equality Act 2010 legally protects people from discrimination in society. It replaced previous anti-discrimination laws (Sex Discrimination Act 1975; Race Relations Act 1976 and Disability Discrimination Act 1995) with one single Act.

The public sector Equality Duty came into force on 5 April 2011 In Section 149 of the Equality Act. It means that public bodies have to consider all individuals when carrying out their day-to-day work in shaping policy and delivering services.

The public sector Equality Duty requires that public bodies have due regard to the need to:

eliminate discrimination; advance equality of opportunity; and, foster good relations between different people when carrying out their activities.

The relevant protected characteristics as set out in the public sector Equality Duty are - age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

Due regard is given to the aims of the general Equality Duty when considering applications and reaching planning decisions in particular the aims of eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations between those who share a protected characteristic and those who do not share it.

The development the subject of this application is not considered to raise any significant equality issues.

EXISTING LEGAL AGREEMENT:

The original planning permission for this development was the subject of a Section 106 legal agreement relating to a number of issues, including the provision of the SANG area, a contribution toward off-site highways works, education and SAMM, the provision on-site open space and play areas and to secure the delivery of affordable housing. As the s73 process would result in the issuing of a new decision that would stand alongside the original approval, allowed on Appeal, it is necessary to secure a Deed of Variation to the original legal agreement to tie this amended development into the requirements of the original agreement (and previous Deed of Variation signed in August 2019).

This process is underway and should be completed prior to the Planning Committee. An update will be provided at the Committee.

PLANNING BALANCE:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In terms of the benefits of this proposal, the development would provide the required car parking facility to provide appropriate access for members of the public not living in the adjacent development or within walking distance of the SANG to facilitate their use of the area in accordance with the adopted avoidance strategy in respect of the Thames Basin Heaths Special Protection Area.

In terms of the disbenefits potentially arising from the development of the site, these relate to potential impacts on neighbouring residential amenity through overlooking/loss of privacy and noise nuisance. However, given the distances involved to the adjacent dwellings, the proposed landscaping and tree planting works and the commitment from the developer to lower site levels around the car parking area to those previously proposed, it is not considered that the potential impact from usage of the car park would have any significant detrimental impact. It should also be noted that the area to the rear of the adjacent dwellings in Moulsham Lane is a designated public open space.

The proposal is considered to accord with relevant development plan policies and it is not considered that there are any material considerations in this case of sufficient weight or importance to determine that the decision should not be taken otherwise than in accordance with the development plan.

CONCLUSION

The proposed development would provide a 6-space car park to serve the SANG development provided at the Forest Chase development. The car park would be accessed from Gale Close and would replace the facility originally shown to be provided around 100 metres further to the east. The original location is considered to be inappropriate because of its proximity to trees of public amenity value.

The location now proposed is considered to be acceptable and is in the general location of an existing temporary facility providing for SANG parking.

Two representations have been received from local residents raising concerns relating to loss of privacy, overlooking and noise disturbance.

However, it is not considered that the proposal would give rise to any significant adverse impact on neighbouring residential amenity because of the distance the car park would be away from neighbouring dwellings and because of the provision of additional soft landscaping and tree planting around the facility and to the rear boundaries of the nearest dwellings in Moulsham Lane.

Approval is, therefore, recommended.

RECOMMENDATION – Grant, subject to planning conditions.

CONDITIONS

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

Drawing Numbers:

021708-BEL-TV-01 Rev E (Presentation Planning Layout); 021708-BEL-TV-02 Rev E (Supporting Planning Layout); 021708-BEL-TV-03 Rev D (Storey Height Layout); 021708-BEL-TV-04 Rev D (Tenure Layout); 021708-BEL-TV-05 Rev D (Unit Type Layout); 021708-BEL-TV-06 (Location Plan); 021708-BEL-TV-07 Rev D (Character Area Layout); 021708-BEL-TV-08 Rev D (Materials Layout); 021708-SS01 (Street Scene 01); 021708-SS02 (Street Scene 02); 021708-SS03 Rev A (Street Scene 03); 021708-SS04 (Street Scene 04); 021708-H323-B-E1 (Housetype H323 - Elevations); 021708-H323-B-E2 (Housetype H323 - Elevations); 021708-H323-B-P1 (Housetype H323 - Floor Plans); 021708-H323-B-E3 (Housetype H323 - Elevations); 021708-H323-B-P2 (Housetype H323 - Floor Plans); 021708-H324-B-E1 (Housetype H324 - Elevations); 021708-H324-B-E2 (Housetype H324 - Elevations); 021708-H324-B-E3 (Housetype H324 - Elevations); 021708-H324-B-P1 (Housetype H324 - Floor Plans); 021708-H423-B-E1 (Housetype H423 - Elevations); 021708-H423-B-P1 (Housetype H423 - Floor Plans); 021708-H431-B-E1 (Housetype H431 - Elevations); 021708-H431-B-P1 (Housetype H431 - Floor Plans); 021708-H432-B-E1 (Housetype H432 - Elevations); 021708-H432-B-P1 (Housetype H432 - Floor Plans); 021708-H30-B-E1 (Housetype H30 - Elevations); 021708-H30-B-E2 (Housetype H30 - Elevations); 021708-H30-B-P1 (Housetype H30 - Floor Plans); 021708-H30-B-E3 (Housetype H30 - Elevations); 021708-H30-B-P2 (Housetype H30 - Floor Plans); 021708-H323-V-E1 (Housetype H323 - Elevations); 021708-H323-V-P1 (Housetype H323 - Floor Plans); 021708-H324-V-E1 (Housetype H324 - Elevations); 021708-H324-V-E2 (Housetype H324 - Elevations); 021708-H324-V-P1 (Housetype H324 - Floor Plans); 021708-H324-V-E3 (Housetype H324 - Elevations); 021708-H324-V-P2 (Housetype

H324 - Floor Plans); 021708-H424-V-E1 (Housetype H424 - Elevations); 021708-H424-V-P1 (Housetype H424 - Floor Plans); 021708-H431-V-E1 (Housetype H431 - Elevations); 021708-H431-V-E2 (Housetype H431 - Elevations); 021708-H431-V-P1 (Housetype H431 - Floor Plans); 021708-H20-V-E1 (Housetype H20 - Elevations); 021708-H20-V-P1 (Housetype H20 - Floor Plans); 021708-H30-V-E1 (Housetype H30 - Elevations); 021708-H30-V-P1 (Housetype H30 - Floor Plans); 021708-H30-VE2 (Housetype H30 - Elevations); 021708-H30-V-P2 (Housetype H30 - Floor Plans); 021708-3BH-V-E1 (Housetype 3BH - Elevations); 021708-3BH-V-P1 (Housetype 3BH - Floor Plans); 021708-B1-V-E1 (Apartment Block 1 - Elevations); 021708-B1-VE2 (Apartment Block 1 - Elevations); 021708-B1-V-P1 (Apartment Block 1 - Ground Floor Plan); 021708-B1-V-P2 (Apartment Block 1 - First Floor Plan); 021708-B1-V-P3 (Apartment Block 1 - Second Floor Plan); 021708-B2-V-E1 (Apartment Block 2 - Elevations); 021708-B2-V-E2 (Apartment Block 2 - Elevations); 021708-B2-V-P1 (Apartment Block 2 - Ground Floor Plan); 021708-B2-V-P2 (Apartment Block 2 - First Floor Plan); 021708-B2-V-P3 (Apartment Block 2 - Second Floor Plan); 021708-H222-W-E1 (Housetype H222 - Elevations); 021708-H222-W-P1 (Housetype H222 - Floor Plans); 021708-H322-W-E1 (Housetype H322 - Elevations); 021708-H322-W-P1 (Housetype H322 - Floor Plans); 021708-H323-W-E1 (Housetype H323 - Elevations); 021708-H323-W-P1 (Housetype H323 - Floor Plans); 021708-H324-WE1 (Housetype H324 - Elevations); 021708-H324-W-P1 (Housetype H324 - Floor Plans); 021708-H421-W-E1 (Housetype H421 - Elevations); 021708-H421-W-P1 (Housetype H421 - Floor Plans); 021708-H423-W-E1 (Housetype H423 - Elevations); 021708-H423-W-P1 (Housetype H423 - Floor Plans); 021708-H423-W-E2 (Housetype H423 - Elevations); 021708-H423-W-P2 (Housetype H423 - Floor Plans); 021708-H424-W-E1 (Housetype H424 - Elevations); 021708-H424-W-P1 (Housetype H424 - Floor Plans); 021708-H424-W-E2 (Housetype H424 - Elevations); 021708-H424-W-P2 (Housetype H424 - Floor Plans); 021708-H431-W-E1 (Housetype H431 - Elevations); 021708-H431-W-E2 (Housetype H431 - Elevations); 021708-H431-W-P1 (Housetype H431 - Floor Plans); 021708-H432-W-E1 (Housetype H432 - Elevations); 021708-H432-W-P1 (Housetype H432 - Floor Plans); 021708-H531-W-E1 (Housetype H531 - Elevations); 021708-H531-W-P1 (Housetype H531 - Floor Plans); 021708-H533-W-E1 (Housetype H533 - Elevations); 021708-H533-W-P1 (Housetype H533 - Floor Plans); 021708-H20-W-E1 (Housetype H20 - Elevations); 021708-H20-W-E2 (Housetype H20 - Elevations); 021708-H20-W-P1 (Housetype H20 - Floor Plans); 021708-H20-W-E3 (Housetype H20 - Elevations); 021708-H20-W-P2 (Housetype H20 - Floor Plans); 021708-3BH-W-E1 (Housetype 3BH - Elevations); 021708-3BH-W-E2 (Housetype 3BH - Elevations); 021708-3BH-W-P1 (Housetype 3BH - Floor Plans); 021708-H222-L-E1 Rev A (Housetype H222 - Elevations); 021708-H222-L-E2 Rev A (Housetype H222 - Elevations); 021708-H222-L-P1 Rev A (Housetype H222 - Floor Plans); 021708-H322-L-E1 (Housetype H322 - Elevations); 021708-H322-L-P1 (Housetype H322 - Floor Plans); 021708-H323-L-E1 (Housetype H323 - Elevations); 021708-H323-L-P1 (Housetype H323 - Floor Plans); 021708-H324-L-E1 (Housetype H324 - Elevations); 021708-H324-L-P1 (Housetype H324 - Floor Plans); 021708-H326-L-E1 (Housetype H326 - Elevations); 021708-H326-L-E2 (Housetype H326 - Elevations); 021708-H326-L-P1 (Housetype H326 - Floor Plans); 021708-H421-L-E1 (Housetype H421 - Elevations); 021708-H421-L-E2 (Housetype H421 - Elevations); 021708-H421-L-P1 (Housetype H421 - Floor Plans); 021708-H423-L-E1 (Housetype H423 - Elevations); 021708-H423-L-P1 (Housetype H423 - Floor Plans); 021708-H431-L-E1 (Housetype H431 - Elevations); 021708-H431-L-P1 (Housetype H431 - Floor Plans); 021708-H432-L-E1 (Housetype H432 - Elevations); 021708-H432-L-P1 (Housetype H432 - Floor Plans); 021708-H20-L-E1 Rev A (Housetype H20 - Elevations); 021708-H20-L-E2 Rev A (Housetype H20 - Elevations); 021708-H20-L-E3 Rev A (Housetype H20 - Elevations); 021708-H20-LP1 Rev A (Housetype H20 - Floor Plans); 021708-H20-L-

E4 (Housetype H20 - Elevations); 021708-H20-L-P2 Rev A (Housetype H20 - Floor Plans); 021708-GAR01 (Garage Type 01 - Elevations & Plan); 021708-GAR02 (Garage Type 02 - Elevations & Plan); 021708-GAR03 (Garage Type 03 - Elevations & Plan); 021708-GAR04 (Garage Type 04 - Elevations & Plan); 021708-GAR05 (Garage Type 05 - Elevations & Plan); 021708-GAR06 (Garage Type 06 - Elevations & Plan); 021708-GAR07 (Garage Type 07 - Elevations & Plan); 021708-SUB01 (Sub Station - Elevations & Plan); 021708-SH01 (Cycle Shed - Elevations & Plan); 021708-BC01 (Bin & Cycle Store - Elevations & Plan); 021708-BS01 (Bin Store - Elevations & Plan); 021708-CS01 (Cycle Store - Elevations & Plan); 021708-CP01 (Carport Type 01 - Elevations & Plan); 021708-CP02 (Carport Type 02 - Elevations & Plan); 021708-CP03 (Carport Type 03 - Elevations & Plan); 5726:01 Rev Z (Engineering Layout Sheet 1); 6383.PP.3.0 Rev F (Landscape Masterplan); 6383.PP.4.0 Rev P (Planting Plan Overview); 6383.PP.4.1 Rev P (Planting Plan 1 of 9); 6383.PP.4.2 Rev P (Planting Plan 2 of 9); 6383.PP.4.3 Rev P (Planting Plan 3 of 9); 6383.PP.4.4 Rev P (Planting Plan 4 of 9); 6383.PP.4.5 Rev P (Planting Plan 5 of 9); 6383.PP.4.6 Rev P (Planting Plan 6 of 9); 6383.PP.4.7 Rev P (Planting Plan 7 of 9); 6383.PP.4.8 Rev P (Planting Plan 8 of 9); 6383.PP.4.9 Rev P (Planting Plan 9 of 9); 6383.PDP.6.0 Rev D (Pond Detail Plan); 171701-001 Rev F (Internal Site Layout Arrangement); 171701-002 Rev H (Swept Path Analysis); 171701-005 Rev E (Internal Pumping Station Arrangement); 171701-007 Rev A (Internal Site Layout - Fire Tender Path Analysis); 171701-008 Rev C (Highway Layout); 171701-800 Rev B (Bypass Channel Works); and 171701-801 Rev B (Bypass Channel and Offline Pond Earthworks)

Documents:

Arboricultural Method Statement (Aspect, November 2017, ref: 9714_AMS.001 Rev E); Construction Traffic Management Plan (Ardent, November 2017, ref: 171701-02); Design and Access Statement (DHA, November 2017); Ecological Update Note (Ecology Solutions, November 2017, ref: 5627.EcoUpdate.dv2); Flood Risk Assessment Addendum (Ardent, November 2017, ref: 171700-03); Highway Technical Note (Ardent, November 2017, ref: 171701-05); Landscape Management Plan (Aspect, November 2017, ref: 6383.Land.Man.002.VF); Landscape and Visual Impact Assessment (Aspect, November 2017, ref: 6383.LVIA.003); Planning Statement (Savills, November 2017); and Transport Statement (Ardent, November 2017, ref: 171701-01)

REASON: To ensure that the development is carried out in accordance with the approved plans and particulars.

- 2 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure the development is appropriately landscaped in the interests of residential and visual amenity and to accord with the requirements of policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032 and saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 3 The external materials used in the approved shall be as detailed in planning application reference number 18/00960/CON, approved on 25.07.2018

REASON: To ensure satisfactory development in keeping with the character of the local area in accordance with the requirements of policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032.

- 4 The means of enclosure utilised for the development shall be in accordance with the details approved under planning application reference number 18/00960/CON, dated 27.06.2018.

REASON: To ensure satisfactory development in the interests of residential and visual amenity in accordance with policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032.

- 5 The development shall be provided with superfast broadband connectivity in accordance with the details approved under planning application reference number 18/00960/CON.

REASON: To comply with current Government guidance and the advice contained within the Hampshire County Council document 'Planning for Broadband: A Guide for Developers' and to accord with the requirements of policy INF6 of the Hart Local Plan (Strategy and Sites) 2032.

- 6 Notwithstanding the information shown on the approved Landscape Masterplan (drawing number 6383.PP.3.0 Rev F), the internal highway layout shall be provided fully in accordance with the details shown on the approved drawing number 171701-008 Rev C (Internal Highway Layout Review).

REASON: For the avoidance of doubt and to ensure a satisfactory internal layout for pedestrians and vehicle users in accordance with policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2032 and saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 7 The site levels around the relocated SANG car park hereby approved shall be reduced to those shown on approved plan number 5726:01 Rev Z (Engineering Layout Sheet 1) before the facility is first brought into use.

REASON: To accord with the terms of the application and in the interests of neighbouring amenity in accordance with policies NBE9 of the Hart Local Plan (Strategy and Sites) 2032 and saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

- 8 Notwithstanding the details submitted, full details of the surfacing material to be used in the construction of the car park hereby approved, confirming that these will be porous or permeable or will drain to a permeable area, shall be submitted to and approved, in writing, by the Local Planning Authority, prior to the provision of the surfacing. Once approved the development shall be submitted in accordance with the submitted details.

Reason: To prevent off-site flooding and to accord with the requirements of policy NBE5 of the Hart Local Plan 2032.

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 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.
- 3 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.
- 4 Ordinary watercourse would be required to relocate the dry ditch which is proposed to be filled in as part of this development. This is required as a separate permission to planning and further information can be found at:

<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.hants.gov.uk%2Flandplanningandenvironment%2Fenvironment%2Fflooding%2Fchangewatercourse&data=04%7C01%7Cplanningadmin%40hart.gov.uk%7C89bb8928b2da4434400608d93ad41b12%7C437487d01c5f47b6bd4ea482ae3b011e%7C0%7C0%7C637605504925489582%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ij1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=7nwMFRC1tETK9itqPAJZupcVaGoovjMI0uSSjy09Cqs%3D&reserved=0>