

COMMITTEE REPORT

ITEM NUMBER:

APPLICATION NO.	19/01288/FUL
LOCATION	Bramshill House Bramshill Park Bramshill Hook RG27 0JW
PROPOSAL	Change of use of land shown outlined in red on block plan MR100 01 dated 07.10.21 for film making to include the construction of temporary film sets and supporting activities including storage and parking (part retrospective)
APPLICANT	Mr James Crawley
CONSULTATIONS EXPIRY	9 February 2022
APPLICATION EXPIRY	21 February 2022
WARD	Hartley Wintney
RECOMMENDATION	Grant Temporary Consent



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BACKGROUND

This planning application is brought to Planning Committee due to the number of objections received.

THE SITE

The application site is located outside of any defined settlement policy boundary, it sits within the countryside to the north-east of Hartley Wintney, south-east of Bramshill and to the east of Hazeley. It comprises 12.6 hectares of the wider Bramshill Estate, which totals 106 hectares, which is a Grade I Registered Park and Garden (RPG). Included in the application site are the formal gardens around the house, part of an artificial lake and rides and walks including Reading Drive. Also included in the application site are the following Grade I Listed Buildings:

- Bramshill House
- Walls and turrets
- Gateway
- Garden walls

and the following Grade II Listed Buildings:

- The Stable block
- Walls and gate piers

In addition, there are a number of heritage assets outside of the application site but within the RPG including:

- The Grade I listed High Bridge
- The Grade II listed Hazeley Lodges

The following curtilage-listed assets are also outside of the application site but within the RPG:

- Gardeners Cottage
- Conduit House
- Icehouse

The following significant historic landscape features are assets outside of the application site but within the RPG including:

- Maze
- Green Ride and other rides and walks
- Artificial lake
- Fishponds
- 20th century bridge

There are two main points of access to the site. One is directly from the B3011 (Bracknell Lane) which was historically the main entrance with a long drive which passes between Hazeley Lodges, through imposing gates and running over a bridge in a vertical line to the principal elevation of the Mansion. The bridge across the Broadwater formed by the River Hart is Grade I listed and is both long and very narrow and has a weight restriction. As a result the bridge is unable to bear the weight of more than a single domestic vehicle at a time. Owing to the historic importance of the bridge it cannot be modified to carry larger vehicles or facilitate two-way traffic. Therefore, the main access for this proposal is via the entrance from Reading Drive South across Plough Lane through the Pine Woods to the artificial lake where Reading Drive turns on the approach to the Mansion. Plough Lane runs from Bracknell Lane to Bramshill Road passing the Reading Drive South site access.

The access itself is within the Bramshill Conservation Area. The site contains significant archaeological features and is within an archaeological buffer zone.

Bramshill House and the surrounding estate was used as a private residence until the mid-20th century. It was used as a maternity hospital during the Second World War, then used as a private residence again until 1952 when it became the National Police Training College. Over the next 40 years a number of new buildings were constructed to support that use. These included the following buildings within the application site:

- Teal-Wren and Raven-Swift - two pairs of two-storey L shaped buildings with 'gull wing' roofs in the north-western part of the site at the edge of the developed area facing onto, but some

distance from, 'Green Ride'

- Foxley Hall, a four-storey building which is approximately square in footprint with a pyramid roof on the east side of Reading Drive
- The Sports Hall, a large building with a small first floor balcony and weights room, and a basement area. The main part is rectangular in footprint, with a side wing. It is located to the south of Foxley next to a parking area
- Oak Hall, a two-storey L shaped building which links into the conference hall.
- The Conference Hall, an approximately rectangular building with a small first floor and basement area on the west side of Reading Drive opposite The Sports Hall.
- Shop, Cope Hall and lecture rooms on the west side of Reading Drive opposite Foxley hall.

There was also ancillary accommodation constructed for the police college including 20 houses which have since acquired a lawful C3 use and are now rented out as single dwellings but are outside the application site. The recreation ground and sports pavilion used by the former Police College is also outside of the application site.

When the Police College was in use there were 650 car parking spaces on the site. The majority of these are included within the application site for temporary filming. In 2015 the site was sold by the Home Office to the current owners, City and Country. The stables are used as offices by the current owners. There is a security office at the entrance and over the last four years the property has been used intermittently as a filming location.

The site lies adjacent to the Thames Basin Heaths Special Protection Area (TBHSPA), which is designated under the European Birds Directive 2009 (as amended) and the Habitats Directive 1992 (as amended) and protected under the Habitat Regulations 2017 (as amended). Whilst part of the wider Bramshill estate lies within the 'Inner Exclusion Zone' (within 400 metres of the SPA boundary), the majority of the application site lies within the SPA 'Zone of Influence' (between 400 metres - 5km from the SPA). Within the SPA is the Heathland and Bramshill Site of Special Scientific Interest (SSSI) and nearby are several Sites of Interest for Nature Conservation (SINCs).

A Tree Preservation Order (TPO, ref: ORD/16/00008) extends across the application site and there is also a public right of way, BR 7, within the site.

PROPOSAL

This application is part-retrospective and seeks temporary consent to use the part of the estate shown on submitted plan MR 100 01 dated 07.10.21 for a period of 5 years for filming purposes and for associated storage and facilities. The land and buildings proposed for this use represents less than 12% of the whole estate.

The Jacobean Mansion and associated walls and gates would be used only as locations. Foxley Hall, the Sports Hall, the Conference Centre, Nuffield and Newsam Hall and the adjacent offices would be used as locations and for temporary studios. The surrounding land included on the red line plan would also be used as locations and for the construction of temporary sets.

The areas of existing hardstanding close to the buildings would be used for parking, storage and other ancillary purposes. Typically, trailers are used for welfare, costumes, fittings,

dressings rooms and storage of equipment and sets/props etc. and parked on existing hardstanding. Some trailers would be moved onto and off the site on a daily basis when required and others would remain on site for the duration of the filming. Marquees would be used for similar ancillary activities and would be erected on mown grassed areas. Access would be from the Plough Lane entrance.

In support of the application the applicants have provided a comprehensive suite of plans and documents.

RELEVANT PLANNING HISTORY

The site has an extensive planning history dating back to 1956. The most relevant planning applications are:

13/00883/LDCEX Application for Certificate of Lawfulness confirming C2 use – Granted 25.06.2013.

16/00720/FUL and 16/00721/LBC - Conversion of Bramshill House, the Stable Block and the existing Nuffield Hall, to provide a total of 25 residential units and associated parking. Use of the principal rooms of Bramshill House as a publicly accessible museum space. Demolition of curtilage listed buildings and maintenance and restoration works to Bramshill House and Gardens. The provision of a new 14.4ha SANG - Refused 10.05.2017; Appeal Dismissed 31.01.2019 and decision upheld by the High Court on 9 March 2021.

16/00722/FUL and 16/00723/LBC - Conversion of Bramshill House, Stable Block and the existing Nuffield Hall for use as a single dwelling and associated parking. Demolition of curtilage listed buildings and maintenance and restoration works to Bramshill House and Gardens. Provision of new 14.4ha SANG - Refused 10.05.2017; Appeal Allowed 31.01.2019.

16/00724/FUL and 16/00725/LBC - Conversion of Bramshill House, the Stable Block and the existing Nuffield Hall for use as offices, providing 5,196m² of commercial (B1(a)) space and parking for 175 vehicles. Demolition of curtilage listed buildings and maintenance and restoration works to Bramshill House and Gardens - Refused 10.05.2017; Appeal Allowed 31.01.2019.

16/00726/FUL - Construction of 235 residential units and associated parking, access and landscaping in the area known as The Core which includes; the Quad, Lakeside, Central Area, Walnut Close, Maze Hill and Sandpit Close. Demolition of non-listed buildings. Construction of a replacement cricket pavilion. The provision of a new 14.4ha SANG - Refused 10.05.2017; Appeal Dismissed 31.01.2019 and decision upheld by the High Court on 9 March 2021.

16/00727/FUL Construction of 14 units with associated car parking. The provision of a new 14.4ha SANG - Refused 10.03.2017; Appeal dismissed 31.01.2019 and decision upheld by the High Court on 9 March 2021.

16/00728/FUL Construction of 9 units with associated car parking Refused 10.03.2017; Appeal dismissed 31.01.2019 and decision upheld by the High Court on 9 March 2021.

16/01290 – Change of use of land to provide a Suitable Alternative Green Space (SANG) area and associated works - Permitted 11.12.2017.

17/00846/FUL and 17/00847/LBC - Conversion of Bramshill House, the Stable Block and the existing Nuffield Hall for use as offices, providing 4,880 m² of commercial (B1(a)) space and parking for 175 vehicles. Demolition of curtilage listed buildings and maintenance and

restoration works to Bramshill House and Gardens - Refused 28.09.2017.

17/00848/FUL - Construction of 235 residential units and associated parking, access and landscaping in the area known as The Core which includes; the Quad, Lakeside, Central Area, Walnut Close, Maze Hill and Sandpit Close. Demolition of non-listed buildings. Construction of a replacement cricket pavilion. The provision of a new 14.4ha SANG - Refused 28.09.2017

17/00849/FUL Construction of 14 residential units – Refused 28.09.2017.

18/00689/TPO – Pollarding of G587 Lime Avenue – Permitted 20.04.2018.

18/01363/FUL – Demolition of modern rear extensions and structures, erection of single storey rear extensions, repairs to exterior of buildings and internal refurbishment of Hazeley Lodges – Refused 04.09.2018 and appeal dismissed 07.11.2019.

18/01364/LBC – Demolition of modern rear extensions and structures, erection of single storey rear extensions, repairs to exterior of buildings and internal refurbishment of Hazeley Lodges – Refused 04.09.2018 and appeal dismissed 07.11.2019.

18/01854/FUL - Development of 308 residential units (new build and conversion) and associated parking, access and landscaping at Bramshill House and Gardens. To include the demolition of non-listed buildings, the construction of a replacement cricket pavilion, the conversion of Bramshill House the Stable Block and Nuffield Hall for use as a single dwelling. Along with Demolition of curtilage listed buildings and maintenance and restoration works - Refused 15.03.2019.

20/00412 Is permission required to operate the site as a boarding school – PP not required 21.02.2020.

21/00431/TPO – Works as per SJ Stephens tree Hazard Assessment ref:700.1 dated 05.02.2021 to trees – Permitted 16.02.2021.

RELEVANT PLANNING POLICY

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

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving listed buildings and their settings or any features of special architectural or historic interest which they possess in relation to planning permission and listed building consent applications.

The relevant adopted Development Plan for the District comprises the Hart Local Plan (Strategy and Sites) 2016-2032 (HLP32), the saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HLP06) and saved policies of the South East Plan. Adopted and saved policies are up-to-date and consistent with the NPPF (2021). The site is outside the area covered by the Hartley Wintney Neighbourhood Plan 2017-2032.

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

Policy SD1 - Sustainable Development

Policy SS1 – Spatial Strategy and Distribution of Growth

Policy ED3 – The Rural Economy

Policy NBE1 - Development in the Countryside
Policy NBE2 - Landscape
Policy NBE3 – Thames Basin Heaths Special Protection Area
Policy NBE4 - Biodiversity
Policy NBE5 - Managing Flood Risk
Policy NBE8 - Historic Environment
Policy NBE9 - Design
Policy NBE11 - Pollution
Policy INF2 – Green Infrastructure
Policy INF3 - Transport

Hart District Local Plan (Replacement) 1996-2006 'saved' policies (HLP06):

Policy GEN1 - General Policy for Development
Policy GEN2 – Changes of Use
Policy GEN6 – Noisy unneighbourly developments
Policy CON7 - Riverine Environments
Policy CON8 - Trees, Woodland & Hedgerows: Amenity Value
Policy CON23 - Development Affecting Public Right of Ways

South East Plan 2009 Saved Policies

NRM6 – Thames Basin Heaths SPA

Other relevant planning policy documents

National Planning Policy Framework 2021 (NPPF)
National Planning Practice Guidance (PPG)
Hart Landscape Assessment (1997)
Hart Landscape Capacity Study (2016)
Hart Parking Provision Interim Guidance (2008)
Bramshill Conservation Area Character Appraisal and Management Proposals 2012

CONSULTEES RESPONSES (summarised)

Bramshill Parish Council

Response to amended plans: refer to previous comments highlighting the request that the application should be completed prior to any filming.

Previous comments:

4 November 2021

Object:

- Filming has commenced therefore object on timing - future filming should not commence until correct planning applications are completed;
- poor access for long wheelbase vehicles resulting in damage to verges
- movement of vehicles during unsociable hours causing disruption to resident adjacent and on the approach to the site

7 April 2021

Comments

- main concern is traffic movement; access via Plough Lane should be restricted for HGV's and not permitted after 10pm to avoid disturbance to nearby residents and on the approach road to the Police College. Access should be from the Bramshill Road only.
- Concerns that access via the house to the Pheasantry will be hindered.
- The usage of this Grade 1 listed building should be monitored by Historic England/ National Trust
- Is this prelude to a permanent application?

Mattingley Parish Council

Response to amended plans: support this use of Bramshill House for film making and appreciate consideration given to keeping traffic away from southern section of Plough Lane.

Previous comments: proposed use is likely to generate some heavy traffic - please avoid Plough Lane.

County Archaeologist

No further comments following amendments – previous comments apply

Previous comments

No objection: The site is within an area of high archaeological potential but proposal does not include fixtures to the fabric of any structure or underground excavations.

County Rights of Way group

No objection: PROW unaffected.

Environmental Health (Internal)

No objection following receipt of Noise and Nuisance Management Plan 18.01.2022

Response to amended details (15th December 2021)

No objection subject to condition as originally requested.

- query whether application is retrospective
- details of controls to minimise impact on residential amenity set out in sections 6.26 -6.30 of Supporting Statement by Planit Consulting do not include details requested previously

Suggested condition:

Prior to the commencement of use a Noise and Nuisance Management Plan shall be submitted to the local planning authority for approval. The submitted plan shall set out how the approved use shall be conducted so as to prevent significant adverse effects on residential amenity so

as to minimise such effects as far as possible. The Plan shall consider in particular, the impact of temporary lighting; noise from construction activity; noise from plant and machinery; noise from vehicular movements; noise from amplification and take particular accounts of any impacts that may arise outside the period of 07.00 hours to 19.00 hours or on Sundays. The plan shall also provide for complaint resolution process. The approved use shall only take place in accordance with the approved Plan.

These comments made in relation to paras 174 and 185 of the NPPF.

Original comments

- Plan required showing location of residential properties
- Condition requested to require Management Plan which identifies impact on residential amenity from glare arising from lighting, noise from machinery, plant and vehicular movements, construction work, amplification and sets out mitigation and management of community relations.

Conservation/Listed Buildings Officer (Internal)

No objection following submission of proposed management guidelines.

Original response: could be acceptable if measures put in place to ensure income generated is used to carry out repairs to the historic buildings and to ensure historic fabric is not affected by temperature fluctuations or fixtures and alterations. Request further information including:

- photographic record of the interior of the mansion building identifying each room and annotated with current finishes as a baseline against which to assess any impacts arising from filming;
- set of management guidelines to be provided by C&C to each company using the building clearly setting out the sensitivities of the building and preventing the potential for damage by temporary fixture of sets or painting of surfaces etc., protection of decorative elements, e/g fireplaces door frames etc. and management of ambient temperature and environment.

Hampshire County Council (Highways)

No objection following submission of additional information including Operational Management Plan, Swept path analysis, ATC and accident records.

Previous Response: Holding Objection

Further information required regarding visibility speeds as the Automatic Traffic Counts (ATC) Survey were undertaken for planning application 18/01584 due to the increase in volume associated with this proposed change of use. Visibility splay of 2.4 x 215m is

required or a new ATC undertaken; access at 4.1-4.4 does not meet required width of 4.5 m to allow cars to enter and egress the site at the same time; Plough Lane unsuitable for high levels of traffic; Personal Injury Accident record should be taken from Hampshire Constabulary not Crashmaps; assessment of expected vehicular movements not sufficiently robust - TRICS assessment required; conditions required restricting HGV movements between 23.00 to 06.00 and provision of wheel washing facilities

Historic England

- Support principal of filming which will attract income for the physical improvement of the estate.
- Robust guidance is required to prevent physical harm or accelerated wear and tear - the 'Guidance for Film Companies' (27th October 2021) and block plan (14th October 2021) go a long way to providing surety that an appropriate framework will be implemented should filming be undertaken
- request Filming Agent Site Co-ordinator be an appropriately qualified Filming Conservator Consultant with recruitment pre-commencement
- request higher resolution photos and more comprehensive maps showing designated heritage assets across the site either prior to determination of by condition.

Gardens Trust

No comment

HCC Lead Local Flood Authority

No comment

Natural England

No Objection following submission of revised site plan, shadow Appropriate Assessment and Ecological Guidelines for Film Companies

Previous comments

Likely significant effects on Thames Basin SPA and SSSI; further information required on filming activities close to/adjacent to SPA and proposed mitigation and how proposal interacts with permitted SANG and Nature Reserve.

Additional Advice:

There may be opportunities to protect/enhance locally valued landscape features and designations; where impacts on landscape are likely to be significant a Landscape and Visual Impact Assessment should be provided; if there are implications for loss of 'best and most versatile' agricultural land these need to be considered; Natural England has provided standing advice regarding impact on protected species; impact on any local wildlife and geodiversity sites, veteran trees and ancient woodland needs to be considered; conserving biodiversity through planning decisions is a duty placed on local planning authorities and opportunities to secure a net gain in biodiversity should be identified; impacts on rights of way and access need to be considered - Natural England encourages proposals to improve access to the natural environment;

Environment Agency Thames Area

No comment

Tree officer (Internal)

Due regard needed to impact on any nearby trees (Policies NBE2 and NBE9) as the site is

covered by Tree Preservation Order ORD/16/00008 and is a registered historic park and garden. Owing to the nature of the proposed works a heads-of-terms method statement that describes the standard types of arboricultural awareness and methods of protection is requested prior to determination and conditions imposed to secure compliance.

Ecology Consult (Internal)

No objection following submission of revised site plan and Ecological Guidelines for Film Companies:

Previous Comments:

The site supports 3 bat maternity roosts (with others in close proximity) reptile habitat and part of the site is within 250m of a pond where Great Crested Newts have been recorded. Most of the surrounding woodland is deciduous with some wood pasture and parkland which are also classified as a BAP priority habitat. The Bramshill SSSI which is part of the Thames Basin SPA is adjacent to the south east. The Playing Field Heath Track SINC is adjacent to the east. The species surveys are not up to date. The proposed mitigation including toolbox talks, ecological supervision, control of lighting and avoidance of buildings with bat roosts is supported and must be undertaken but the ecology report does not fully consider the BAP priority habitats or SINC or potential for impacts on the SPA and SSSI.

Joint Waste Client team

No comment as it is for commercial development.

National Trust

Revisions requested have been done.

RSPB

In response to amended plans and details

– welcome change to site boundary which moves operations further away from sensitive areas of SPA

– concerns that there may be a negative impact on SSI if filming takes place outside the boundary therefore advise presence of ecological consultant /advisor to be present during filming and when any temporary features are removed at the end of each filming period

Previous comments:

Likely Significant Effect on the integrity of the Thames Basin Heaths Special protection Area and Bramshill Site of Special Scientific Interest; only a single walkover took place in Nov 2020 which was insufficient to identify the distribution of bird species or activity of breeding birds and the three feature species of the designation – nightjar (which are crepuscular and nocturnal summer visitor), Woodlarks and Dartford Warblers. Night filming would disturb the Nightjars through light and sound and insufficient information has been submitted to assess the impact of daytime activity. Therefore an Appropriate assessment under the habitats Regulations cannot be undertaken by the local planning authority.

PUBLIC COMMENTS

The statutory requirements for publicity, are set out in the Development Management Procedure Order 2015 (as amended) and the Council's Statement of Community Involvement (SCI). To publicise this application, neighbour letters were posted to relevant addresses, a site notice displayed, and a local press notice was advertised in the local newspaper providing interested parties with a minimum of 21 days to comment. Further letters were sent out following receipt of amended details and further information.

There have been two public representations received summarised as follows:

- Only a minor impact on residents
- Residents provided with warning if nuisance anticipated
- Vehicles can pass one another with the exception of HGVs
- This proposal shares the heritage with the world
- It would bring business and economic benefits to the area
- It would put the building back into a good use

Six public representations objecting to the proposal have been received and are summarised as follows:

- traffic generation particularly from lorries larger than those associated with previous uses
- film unit vehicles too big for narrow roads
- highway safety
- noise nuisance and damage from reversing long vehicles trying to access the entrance from Plough Lane
- vehicle access should be limited to between 7am and 10pm
- damage to verges
- bridge should be reinforced to use as access
- unsuitable use for conservation areas and SSSI.

CONSIDERATIONS

1. Principle of Development
2. Landscape and Visual Impacts
3. Heritage Impacts
4. Impacts upon Amenity
5. Highway Safety, Access and Parking
6. Flood Risk and Drainage
7. Ecology, Trees and Landscaping
8. Climate Change and Equality

1. PRINCIPLE OF DEVELOPMENT

From a national perspective, the use of buildings or land for film-making purposes for 9 months within any 27-month period is generally considered acceptable in principle as it falls within Class E, Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) but this site does not meet the necessary criteria to benefit from permitted development rights for filming as it exceeds 1.5 ha in area and comprises Listed Buildings and their curtilages. Therefore planning permission is required for filming over any time period.

There are no works proposed to Listed Buildings therefore Listing Building Consent is not required in this instance. Policies ED3 and NBE1 of the HLP32 and Saved Policy GEN2 of the HLP06 support the conversion of previously used permanent buildings and development on suitable previously developed land within the countryside subject to the impacts on heritage the highway network, and residential amenity and the accessibility of the site. These issues

are considered below.

2. LANDSCAPE AND VISUAL IMPACT

Policy NBE2 of the HLP32 seeks to achieve development proposals that respect and wherever possible enhance the special characteristics, value, or visual amenity of the District's landscapes. This policy contains five criteria to assess development proposals in relation to landscape impacts. It also states that, where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.

The site lies within the Thames Basin Heath National Character Area which is subdivided by the Hampshire County Integrated Character Assessment into 3 – woodland and plantation on heath, lowland mosaic heath and river valley floor. The Hart Landscape Assessment (1997) defines the site as lying within the Bramshill Landscape Character Area. The main distinguishing features are dense woodland on former heathland with anthropogenic intervention in the form of formal rides, avenues and parkland. Within the site itself there are the formal gardens and drive associated with the Mansion and the other Listed Buildings and structures, the lake and surrounding heath and pine plantations with sports pitches, the deer park with managed grassland and woodlands and the college campus comprising modern buildings set within grassed areas interspersed with groups of mature trees.

The site is surrounded by dense areas of woodland therefore there are no views into the site from the surrounding area. As the proposal is for the use of land and buildings only, with no proposed alterations to the external appearance of any buildings or erection of anything but temporary structures during actual filming, there would not be any permanent impact on the landscape or general character and appearance of the area.

However, whilst it is not the intention of the applicant to erect any fences or means of enclosure there is provision under the GPDO to erect such structures up to 2 metres in height outside the curtilage of any Listed Building therefore a condition is proposed to remove such permitted development rights.

3. HERITAGE IMPACTS

Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 (The Act) requires Local Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which they possess when considering whether to grant Listed Building Consent. Section 66(1) of The Act requires special regard to be had to the desirability of preserving buildings or their settings or any features of special architectural or historic interest which they possess in considering whether to grant planning permission. Section 72 (1) of The Act requires Local Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas when exercising their planning functions.

Policies NBE8 and NBE9 of the HLP32 states that development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.

The NPPF 2021 paragraph 197 requires local authorities in determining applications to take account of the desirability of sustaining and enhancing heritage assets and putting them to viable uses consistent with their conservation. Paragraph 199 of the NPPF states that great weight should be given to the conservation of designated heritage assets and paragraph 200 states that any level of harm to, or loss of, significance requires clear and convincing justification. Paragraph 202 of the NPPF states that where a development proposal will lead

to less than substantial harm this must be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use.

Bramshill House is a Grade I Listed Jacobean Mansion built in the early 17th century by Edward la Zouche on the site of an earlier manor house and incorporating some of the elements from it including vaulted cellars. It had accommodation for the King on Royal progress and is only one of 3 Jacobean houses with state rooms for the King and Queen. It is three storeys high at the front and 2 storeys at the sides and rear, built of red brick in English bond dressed with stone with ashlar quoins and stone dressing on the mullion windows. It has a red tiled roof with an open carved stone parapet. In plan form it extends back at right angles from the southern facade with a wing either side, the south-western wings having been partially destroyed by fire in the reign of Charles I and when the damage was repaired in the early 18th century both wings were shortened. Apart from this alteration the form is substantially as originally built apart from Georgian inserts at the mezzanine level, Victorian insertions on the ground floor and an 18th century staircase and panelling.

The southern facade is notable for its decorative architecture which comprises a large oriel window above an ornate stone bay with double sets of pilasters on each floor. Inside the entrance is the great hall with a raised dais and a Jacobean screen decorated with coats of arms. The northern facade has 3 bays and has a central arched entrance wide enough to accommodate coaches which appears to have been built over the gatehouse of the earlier manor house. There is a terrace on the eastern side of the building with arcaded opening to the house either end which stand above a lawned area bordered to the north by a parterre. Many of the rooms have decorative wooden panelling on the walls including the second floor long gallery which extends the entire length (over 38 metres) of the west wing and the adjacent King and Queen apartments. Two rooms have large tapestries on the walls. Several rooms have ornate marble or wooden chimney pieces. The ceilings of several rooms are decorative plaster, the most elaborate being in the Drawing Room and Library.

The house is of national significance due to its exceptional architecture, its rarity in that it is one of only two surviving Jacobean Mansions and the only one with its designed landscape, historic association and evidential value.

There are no proposals to physically alter the house therefore the main consideration is the impact on filming activities on the historic fabric, fixtures and fittings. The ornate plasters ceilings, panelling and tapestries are particularly vulnerable to damage as a result of overloading of floors, changes in temperature or humidity. However, a document has been submitted with the application setting out guidance for film companies to prevent any damage due to these factors. The sensitivity of each room has been detailed in a series of floorplans and strict rules have been listed relating to those sensitivities. A Film Co-ordinator employed by the current owners would be present at all times during filming to ensure that the guidance was being adhered to. Subject to a condition requiring compliance with this guidance, there would be no harm to the significance of the Mansion as a result of its use for temporary filming.

The grounds of the Mansion have been designated a Grade I Registered Park and Garden. They were landscaped first under the ownership of Zouche from a medieval deer park. The RPG includes the main avenue, Mansion Drive, approaches from the south-west through an arched gateway linked to the two Grade II listed Hazeley Lodges over the Grade I listed High Bridge, past the grade I listed triple arched gate way and the Grade II listed walls and gate piers and stable block to Reading Drive on the north west side of the house. The RPG has high evidential value, exceptional historic value and outstanding aesthetic value. The Grade II listed stable block, built in the 18th century, and other Grade II buildings within and immediately outside of the application site form a cohesive group which are a significant feature in the landscape.

The guidance referred to above also relates to activities within the RPG and around the listed walls, turrets and gates to prohibit any excavation or alteration to the structures. Therefore, the condition proposed to ensure compliance with the guidance would also prevent any harm to the significance of these designated heritage assets. A condition to restrict permitted development rights to erect fences, walls or other means of enclosure would ensure there would be no harm to the setting of the Listed Buildings or the part of the RPG within the application site.

The application site does not include the Grade II Hazeley Lodges, or the curtilage-listed buildings on the wider site and the filming activities will not affect their significance. The junction of Reading Drive South and Plough Lane lies within the Bramshill Conservation Area. No works to the highway are proposed at this junction. As such the proposal would not impact on the character and appearance of the conservation area.

Whilst there are a large number of designated and non-designated assets outside of the Registered Park and Garden, due to the separation distances and intervening vegetation there would be no impact from the proposal on their significance from development with their setting.

The costs associated with ensuring that the heritage assets are properly managed are significant and whilst costs do vary from year to year, the applicant has provided the following information relating to the costs of maintaining the site:

- Providing security for the heritage assets i.e. site security presence, alarms and boundary security
- Maintenance/repair of the heritage assets and historic park including preventative measures/inspections to ensure that the deterioration of the assets is mitigated against.
- Maintenance of services that are required to secure and maintain the heritage assets i.e. electricity and other utilities.
- Buildings and contents insurance
- Management costs and professional fees.

The revenue that is secured through film and programme licences would assist in securing and maintaining the heritage assets and therefore the proposal would have a positive heritage impact.

As such the proposal would comply with sections 16 (2), 66 (1) and 72 (1) of the Act, paragraphs 197, 199, 200 and 202 of the NPPF and Policy NBE8 of the HLP32.

4. IMPACTS UPON AMENITY

Policy NBE11 of the HLP32 supports development which does not give rise to, or would not be subject to, unacceptable levels of pollution. Saved policy GEN1 of the HLP06 supports development that, amongst other requirements, causes no material loss of amenity to adjacent properties. Saved Policy GEN6 states that development which generate volumes of traffic unsuited to the local area will only be permitted where the proposal incorporates adequate noise abatement measures to alleviate any material loss in amenity.

The NPPF 2021 advises that planning decisions should ensure that developments achieve a high standard of amenity for existing and future users and also do not undermine quality of life for communities.

Whilst the area designated for filming does not include any dwellings, there are small number of houses to the north of the site, 20 standalone dwellings within the estate, and a small number accessed through it to the south of the site.

HGV routes to and from the site are clearly set out in the traffic Operation & Management Plan (Temporary Filming) to avoid disturbance to the neighbours, particularly those adjacent to the junction between Plough Lane and Reading Drive South. Following these routes would avoid the need for any reversing, which would be particularly disturbing for residents. HGVs would also only be permitted travel to and from the site between the hours of 6am and 7pm Monday to Saturday, and between 10am and 4pm on Sundays and Bank Holidays, with the exception of a maximum of 20 days a year when access would additionally be permitted between the hours of 6am and 11pm. Access outside the permitted hours when the 20-day exception period has expired would require prior notification to Hart District Council. No HGVs would be permitted to access the site before 6am or after 11pm. A condition is proposed to require compliance with the Operational Management Plan.

A Noise and Nuisance Guidance document has been submitted which includes the following restrictions:

1. No filming, set building, or preparation before 6am or after 11pm;
2. No night-time flood lighting within 100m of any occupied residential dwellings without the agreement of the relevant residents;
3. No pyrotechnics or heavily amplified music that would have the potential to consistently exceed 35db internally with windows closed;
4. The filming layouts and locations of plant and equipment to be set up to minimise a disturbance to residents as far as reasonably practical;
5. Plant and equipment should be properly maintained with all acoustic covers kept in place;
6. Equipment should be switched off when not in use;
7. Where reasonably practical electrical plant and equipment should be used rather than diesel or petrol;

and

8. Provision for a complaints resolution procedure.

Given the separation distance to the nearest residential properties and the temporary nature of the lighting, any loss of amenity by way of light pollution would be minimal.

Subject to compliance with these measures, which would be secured by condition, the Council's Environmental Health Team has no objection. The proposal would not have any significant detrimental impact on neighbouring amenity and complies with Policy NBE11 of the HLP32 and Saved Policies GEN1 and GEN 6 of the HLP06 in this respect.

5. HIGHWAY SAFETY, ACCESS AND PARKING

Policy INF3 of the HLP32 states that development should promote the use of sustainable transport modes prioritising walking and cycling, improve accessibility to services and support the transition to a low carbon future.

Saved policy GEN1 of the HLP06 supports developments that do not give rise to traffic flows on the surrounding road network which would cause material detriment to the amenities of nearby properties and settlements or to highway safety, do not create the need for highway improvements which would be detrimental to the character or setting of roads within conservation areas or rural lanes and do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads.

Paragraph 111 of the NPPF 2021 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The site is located in an isolated setting with limited access to public transport. The site however has good links to the road network, being located within 13 miles of the M3 (junction 4A) and close proximity to the A30 and M4 (junction 11). The existing vehicular access to the site is considered suitable and Hampshire County Council as the Local Highway Authority (LHA) have confirmed the proposed visibility spays are adequate for the temporary use.

The length of Plough Lane to the south west of the site entrance is single track with passing places therefore vehicles are currently routed by signage on the Plough Lane/ B3011 junction to approach this site entrance from the B3017 (Bramshill Road) either from Reading Drive South which is 4.2m wide and provides a link from Plough Lane to Bramshill Road, or along a short length of Plough Lane to the north-east of the site which is 4.7 m in width. The applicant's highway consultant maintains that large vehicles regularly used the north-eastern section of Plough lane and Reading Drive South when the Police College was operational. The traffic movements associated with the former Police College use were 359 in a 24-hour period, as confirmed by surveys at the Reading Drive South/Plough Lane access when the college activity was reduced towards the end of operational period.

Vehicle numbers and types are anticipated to fluctuate both during the phases of work and between productions. However, the highest level of trip generation will be close to and during the filming stages. Traffic generation was initially calculated by the applicant based on operator information and experience. This was estimated to be 140 two-way movements per day in the most intensive periods of filming which would primarily be outside of peak hours. The LHA requested that the applicant provide a more robust method of calculating traffic movement and the site was surveyed for a two-week period commencing 27 September 2021 whilst filming was taking place and a total of 38 two-way movements occurred during the morning peak hour (08.00 – 09.00) and 353 during a 24 hour period. A total of 16 HGVs arrived throughout the day (equating to one every 1.5 hours). The LHA has analysed the traffic generation of the proposal and current traffic conditions on local roads and have confirmed that it is unlikely that a severe impact would be caused to the local highway network.

The LHA consider most trips to the site would be via the M3 and M4 motorways utilising Bramshill Road and Plough Lane to access the site via Reading Drive South. The LHA have raised concerns over using the section of Plough Lane and Reading Drive South between the site access and junctions with Bramshill Road.

Swept path analysis indicate HGVs can safely enter and exit the site using Reading Drive

South for arrivals and the north-eastern section of Plough Lane for departures from Bramshill Road and the existing width of the access can accommodate these large vehicles. They also maintain that the access was used by delivery and refuse vehicles throughout the period the site was used as a police college. The LHA have accepted the submitted tracking diagrams as accurate.

Whilst local residents have expressed concerns regarding highway safety, accident records indicate that no recorded accidents have occurred at, or within the immediate vicinity of, the site access along Plough Lane or Reading Drive South within the five-year review period.

An Operational Management Plan has been submitted as part of this application. It sets out the management strategy and measures to influence delivery and service vehicle access the site to minimise any adverse impact on the highway network. It includes the following measures:

- a routing strategy for HGVs using Reading Drive South for arrivals and the north-eastern section of Plough Lane for departures from Bramshill Road
- setting up of a Filming Operations Management Team (FOMT) comprising members of the on-site City and Country management team and Ad-Locations as the operator.

Subject to the inclusion of a condition requiring compliance with this Operational Management Plan the proposal would comply with Policies NBE9 and INF3 of the HLP32 and Policy GEN 1 of the HLP06.

Concerns raised regarding damage to highway verges are proposed to be addressed by a commitment to carry out a road condition survey of Reading Drive South and Plough Lane before and after every filming episode.

6. FLOOD RISK AND DRAINAGE

Policy NBE5 (Managing Flood Risk) of the HLP32 sets out five criteria when development would be permitted, in this case the applicable criteria to this proposal are:

- Over its lifetime it would not increase the risk of flooding elsewhere and will be safe from flooding;
- If located within an area at risk from any source of flooding, now and in the future, it is supported by a site-specific flood risk assessment and complies fully with national policy including the sequential and exceptions tests where necessary;
- Within Causal Areas (as defined in the SFRA) all development takes opportunities to reduce the causes and impacts of flooding.

Flood mapping indicates that the application site falls within Flood Zone 1 which has the lowest risk of fluvial flooding. Government advice states that a Flood Risk Assessment may be required in Flood Zone 1 for sites in excess of 1 hectare such as this. A document setting out a brief consideration of the risk from flooding has been submitted which shows the only part of the site at risk from flooding is at the rear of Foxley hall but as there is safe egress from the building onto the adjacent land this is not considered to be an issue.

Given the intermittent nature of the proposed use and that no permanent form of construction is proposed, there would be no risk from flooding on the site or elsewhere in the vicinity as a result of the filming activity.

On this basis, the application is acceptable and in compliance with the objectives of Policy NBE5 of the HLP32 and the aims of the NPPF.

7. ECOLOGY, TREES AND LANDSCAPING

Policy NBE3 of HLP32 and Saved Policy NRM6 of the South-East Plan relate to the Thames Basin Heaths Special Protection Area and control impact on the ecological integrity of the designated area.

The red line of the application site has been amended during the course of the application so that no part of the site is adjacent to the Thames Basin Heaths SPA and only a very small part is within 400 metres of the SPA. The majority of the site is with the 5km zone of influence as defined in Policy NBE3 of the HLP32.

Where there is potential for a plan or project to have an adverse effect on an SPA the 'competent authority' (in this case the Council as Local Planning Authority) has a duty under Regulation 63 of Part 6 of the 2017 Habitat's Regulations to undertake an 'appropriate assessment' to determine whether that plan or project, either alone or in combination, is likely to have a significant effect.

An Appropriate Assessment has been undertaken and established that the application is not related to the management of the SPA, does not include residential development (so there is no possibility for the permanent introduction of domestic pets and the likelihood of any animals brought to the site for filming purposes escaping is negligible) and there is no access to the SPA from the land that is the subject of this application.

As such there is no likely impact from arson, predation, or disturbance from sound and light or the presence of people and structures. The use of fire or pyrotechnics during filming is strictly controlled through Health and Safety legislation therefore the risk of fire to the SPA as a result of the use is extremely low. Moreover, a Schedule of Restricted activities has been submitted with the application (LUC Guidance – Ecology Restrictions dated 11 November 2021) and these restrictions can be conditioned. In terms of nitrate deposition from HGVs the number of vehicle movement will be no greater than when the site was in use as a Police Training College.

The proposal will not give rise to likely significant effects either on its own or in combination with other plans and projects. The proposal would therefore meet the objectives of Policy NBE3 of the HLP32 and Saved Policy NRM6 of the South-East Plan.

Policy NBE4 of the HLP32 states that:

'In order to conserve and enhance biodiversity, new development will be permitted provided:

- a) It will not have an adverse effect on the integrity of an international, national or locally designated sites.
- b) It does not result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;
- c) opportunities to protect and enhance biodiversity and contribute to wildlife and habitat connectivity are taken where possible, including the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. All development proposals will be expected to avoid negative impacts on existing

biodiversity and provide a net gain where possible'.

Paragraph 174(d) of the NPPF states that planning decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity. Paragraph 180 (a) states that if significant harm to biodiversity resulting from development cannot be mitigated it should not be permitted.

LUC Guidance – Ecology Restrictions dated 11 November 2021 submitted with the application proposes to restrict the use as follows:

- No lighting of buildings or trees during night time hours within the bat breeding season (April to August inclusive) and any HGVs arriving after dark that require task lighting, during the bat breeding season and also parked close to buildings or trees, must use low level safety lights to avoid disturbance to the bats
- No night-time use of pyrotechnics
- No ground disturbance in areas of grass, woodlands and within root protection zones of trees
- No vehicular access or storage within tree root protection zones
- No activities within 30 metres of badger set in northern woodland
- No activities which would cause damage, disturbance or contamination of water bodies

Subject to the inclusion of a condition requiring compliance with this guidance, the proposal would comply with objectives of Policy NBE4 of the HLP32 and the NPPF.

Saved Policy CON8 of the HLP06 states that where development is proposed which would affect trees, woodlands or hedgerows of significant landscape or amenity value planning permission will only be granted if these features are shown to be capable of being retained in the longer term or if removal is necessary new planting is undertaken to maintain the value of these features and that planning conditions may be imposed to require the planting of new trees or hedgerows to replace those lost.

Some works to trees have been permitted on the estate but outside the application site to remove hazards from part of the site used for filming recently including the removal of suspended and broken branches from 8 mature trees and minor pruning of lateral branches over the access track to the sports field but it is not proposed to remove any trees as part of this proposal. A plan has been provided showing root protection areas and compliance with the submitted LUC Bramshill 2021 Ecology restrictions – Filming Activities Only which could be required by condition would prevent storage or parking of vehicles within the root protection zones of any trees.

The proposed works on site are limited to a temporary use and do not comprise physical site works that will impact on ecology of the site or the adjacent SPA. Natural England has been consulted and raised no objections to the proposal. The proposal would not have any detrimental impact on protected species or habitat and would comply with Policies NBE2, NBE3 and NBE4 of the HLP32 and Saved Policy CON8 of the HLP06 subject to a condition requiring the compliance with the Ecological guidance referred to above.

8. CLIMATE CHANGE AND EQUALITY

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

in Hart District. Policy NBE9 of the HLP32 requires proposals to demonstrate that they would:

i) reduce energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and

j) they incorporate renewable or low carbon energy technologies, where appropriate.

The submitted application does not include any permanent buildings and will use low carbon technologies as far as possible.

The proposal therefore meets the requirements of Policy NBE9 of the HLP32 and the NPPF in terms of sustainability/renewable or low-carbon energy technologies to address climate change.

With regard to equality, the Council has a duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics and those who do not under the Equalities Act. The application raises no concerns about equality matters.

CONCLUSION

The use of the application site for filming use for a temporary period would not permanently alter the character or appearance of the heritage assets and there would be no detrimental

effects on landscape or ecology features, serious harm to the character and amenities of the area or highway conditions in the locality. It is therefore considered that the proposal complies with the relevant policies of the Development Plan and the NPPF.

As such this application is recommended for approval subject to conditions.

RECOMMENDATION - Grant Temporary Consent

CONDITIONS

- 1 The use hereby permitted shall be discontinued and the site fully restored to its former condition on or before 1st March 2026.

REASON: In order that the use shall not become established on a permanent basis, to enable the Local Planning Authority to re-assess the impact of the use on the historic and natural environment and the amenity of residents in compliance with Policies NBE1, NBE2, NBE3, NBE4, and NBE8 of the Hart Local Plan (Strategy and Sites) 2016-2032, Saved Policies GEN1, GEN11 and CON8 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Saved Policy NRM6 of the South-East Plan 2009.

- 2 No filming shall take place other than in accordance with the GI Guidance for Film Companies Bramshill v7- 12022-01-24 and related floor plans received 14.12.2021 showing sensitivities of rooms within Bramshill House.

REASON: To protect the significance of the heritage assets in compliance with Policies NBE8 and NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032.

- 3 No filming shall take place other than in accordance with the document titled LUC Bramshill 2021 Temporary Application Version - Ecology restrictions - Filming Activities

Only dated 11 November 2021.

REASON: To protect the integrity of the Thames Basin Heaths Special Protection Area and the ecological interests of the site in accordance with Policies NBE3 and NBE4 of the Hart Local Plan (Strategy and Sites) 2016-2032 and Saved Policy NRM6 of the South-East Plan 2009.

- 4 No filming shall take place other in accordance with the Operational Management Plan ref 13344-HYD-XX-XX-RP-TP1007-PO3 19.01.2022.

REASON: In the interests of highway safety and to ensure the amenity of nearby residents is not adversely affected in compliance with Policies NBE11 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032 and Saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies.

- 5 No filming shall take place other than in compliance with N1v3 Noise and Nuisance Guidance.

REASON: To ensure the amenity of nearby residents is not adversely affected in compliance with Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2016-2032 and Saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies.

- 6 No ground disturbance shall take place anywhere on the site.

REASON: To protect the trees and the landscape, the ecological and archaeological interests and the historic integrity of the site in accordance with Policies NBE3 and NBE4 of the Hart Local Plan (Strategy and Sites) 2016-2032 and saved policies GEN1 and CON8 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies.

- 7 No vehicular movements, parking or storage shall take place within the root protection zones of any tree or within 15 metres of any veteran trees as shown on plan CC-S322-TF-P2-01.

REASON: To protect the trees on the site in accordance with Policies NBE3 and NBE4 of the Hart Local Plan (Strategy and Sites) 2016-2032 and saved policies GEN1 and Policy CON8 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies.

- 8 Any vegetation removed without the Local Planning Authority's consent, or which dies or become, in the Authority's opinion, seriously damaged or otherwise defective during a filming period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with planting of such size and species and in such number and positions as may be agreed with the Authority in writing.

REASON: To ensure the continuity of amenity afforded by existing vegetation and to satisfy saved policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies.

- 9 The development hereby approved shall be carried out in accordance with the following:

-Site location Plan
-Block plan MR 100 01 dated 07.10.21

- Mansion Basement M/BH
- Mansion Ground Floor BH/MH/G/1
- Mansion Mezzanine Floor BH/MH/M/1
- Mansion First Floor BH//MH/F/1
- Mansion Second and Third Floors BH/NH/S&T/1
- Stable Block BH/SN/26
- Foxley Lower Ground Floor BH/FHLG/18
- Foxley Upper Ground Floor BH/FHUG/18
- Foxley First Floor FHFF/BH/
- Foxley Second Floor BH/FHSF/18
- Reception and Lecture Theatres BH/R&L/17
- Oak Hall and Conference Centre Lower Ground (Proplan)
- Oak Hall and Conference Centre Ground Floor BH/OHCC/G/6&7
- Oak Hall and Conference Centre First Floor BH/OHCC/F/6&7
- Cope Hall BH/CH/9
- Shop BH/S/11
- Raven Ground Floor BH/R/RAVEN G
- Raven First Floor BH/R/RAVEN F
- Swift Ground Floor BH/R/SWIFTG
- Swift First Floor BH/R/SWIFT F
- Teal Ground Floor BH/R/TEAL G
- Teal First Floor BH/R/TEAL F
- Wren Ground Floor BH/R/WREN G
- Wren First Floor BH/R/WREN F
- Sports Hall Ground Floor BH/SH/GF/15
- Sports Hall Balcony and Basement BH/SH/BB/15
- Building refs for Floor Plans
- CC-S322-TF-P2-01 Bramshill Filming Root Protection Areas
- Application form
- GI Guidance v7 2022-01-24 including plans showing room sensitivity within the mansion and strict guidelines on what filming activities are prohibited within specific areas as updated 14.12.2021
- LUC Guidance - Ecology Restrictions dated 11 November 2021
- Shadow Habitats Regulations Assessment
- Transport Statement and Transport Note
- ATC locations and results
- Supporting Statement with design and Access Statement and Flood risk Assessment
- Heritage Statement
- Planning Statement
- Operational Management Plan dated 13.12.2021 showing proposed routing of trucks and HGVs and a management strategy
- Tree reports
- Biodiversity Survey and reports
- Refuse Disposal details
- Sustainability appraisal

REASON: To ensure provision of satisfactory development and to protect the natural and historic environment in compliance with Policies NBE1, NBE2, NBE3, NBE4, NBE8 and NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Saved Policy NRM6 of the South-East Plan 2009.

enacting this order with or without modification, no walls, fences or gates or other means of enclosure as permitted by Class A of part 2 of the second Schedule of the Order shall be erected on the application site.

REASON: To protect the character and appearance of the area and the significance of the heritage assets and their settings to comply with Policies NBE1, NBE2 and NBE8 of the Hart Local Plan (Strategy and Sites) 2016-2032.

INFORMATIVES

- 1 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, bats are a protected species and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to www.naturalengland.org.uk or contact Natural England (S.E. regional office) on 0238 028 6410.
- 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 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.