

Town and Country Planning Act 1990

Statement on behalf of Hart District Council concerning an Appeal by: Churchill Retirement Living

at: Fleet Police Station, 13 Crookham Road, Fleet, GU51 5QQ

Planning Inspectorate Ref: APP/N1730/W/20/3261194

Local Planning Authority Ref: 19/02659/FUL

Statement of Case

Of

Hart District Council

08.12.2020



Hart District Council
Civic Offices
Harlington Way
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1. Introduction

- 1.1. This Statement of Case has been prepared by Hart District Council in relation to a planning appeal for the following proposed development at Fleet Police Station, 13 Crookham Road, Fleet, GU51 5QQ (the 'appeal site'):

“Demolition of existing building and redevelopment of the site to form 31 retirement apartments including communal facilities, retention of existing access, car parking and landscaping.”

- 1.2. The Appellant, Churchill Retirement Living, has appealed against non-determination of the application. The application (Hart District Council planning application reference 19/02659/FUL) was reported to the Council's Planning Committee on 11.11.2020 to inform the Planning Committee of the submission of the non-determination planning appeal and to establish what the decision of the Planning Committee would have been had it determined the application.

- 1.3. The Planning Committee resolved that they would have refuse the application for the following three reasons (in summary):

1. The proposed development would not provide an adequate level of affordable housing.
2. The proposed development would not achieve a high-quality design or positively contribute to the overall appearance of the area.
3. The proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the Special Protection Area.

- 1.4. The planning appeal (reference APP/N1730/W/20/3261194) is due to be heard by way of a public inquiry on 16-18 March 2021. This Statement is the Council's Statement of Case for the appeal. It has been prepared with due regard to the guidance at Annexe J of the Planning Inspectorate Procedural Guidance (November 2020) which advises that the local planning authority's full statement of case should be a succinct statement supporting the reasons for opposing the development.

1.5. Whilst the appeal is against non-determination of the application, the three putative reasons for refusal have been established by Officers and the Council's Planning Committee, they are therefore referred to as the 'reasons for refusal' in the remainder of this Statement.

1.6. This Statement is structured as follows:

Section 2 – Appeal Site, Background to the Appeal and Appeal Scheme.

Section 3 – The Development Plan and Material Considerations

Section 4 – Reason for Refusal 1: Affordable Housing

Section 5 – Reason for Refusal 2: Design

Section 6 – Reason for Refusal 3: Effect on the TBHSPA

Section 7 – Planning Balance and Conclusions

Section 8 – Draft Planning Conditions

2. Appeal Site, Background to the Appeal and Appeal Scheme

Appeal Site

- 2.1. The application site consists of the former Fleet Police Station, 13 Crookham Road, Fleet.
- 2.2. The site is now vacant and contains the former police building and associated garages, parking and hardstanding. An underground fuel tank is recorded on site.
- 2.3. The site is bound by Crookham Road, St James Road and Walton Close. The locality comprises a mix of residential, commercial and civic uses. Fleet Town Centre, focused on Fleet Road, is to the north east.
- 2.4. A strip of land immediately to the south west of St James Road and part of the access spur leading to the bowling green to the south east is shown to be in the applicant's control but does not form part of the application site.

Background to the Appeal

- 2.5. Relevant planning history comprises:

19/00654/OUT - Outline planning application for up to 30 apartments for older people (sixty years of age and/or partner over fifty-five years of age), guest apartment, communal facilities and access. Withdrawn 11.06.2020. This application was made by the Appellant.

20/00703/ADV - Erection of hoarding, 6m gates and pedestrian gate. Consent granted 27.05.2020. This application was made by the Appellant.

17/01205/PREAPP - Outline pre-application advice for 14 dwellings. Meeting held 15.09.2017.

98/01103/FUL - Reinstatement of a fire damaged roof, infilling of two windows & garage doors & general refurbishment. Approved 23.12.1998. This application was made by Hampshire Constabulary Business & Property.

- 2.6. The appeal scheme was validated by the Council on 13.01.2020. An extension of time to the target determination date was agreed by the Council and Appellant to 14.08.2020. This application was not determined within this timeframe and the Appellant submitted the appeal against non-determination of the application on 14.10.2020.
- 2.7. As identified in Section 1 of this Statement, the application was reported to the Council's Planning Committee on 11.11.2020. The Committee Report, Addendum Report and Committee Draft Minutes are included at Appendices 1, 2 and 3 respectively.

Appeal Scheme

- 2.8. The appeal seeks full planning permission for the demolition of the existing buildings and redevelopment of the site to form 31 retirement apartments including communal facilities, retention of the existing access, car parking and landscaping.
- 2.9. The proposed apartments would consist of x19 one-bedroom apartments and x12 two bedroom apartments. These would be supported by communal facilities including a one bedroom guest suite, lobby, residents lounge and rear garden. The development would fall within Use Class C3 (Dwellinghouses).
- 2.10. The appellant is Churchill Retirement Living and the submitted Planning Statement (para. 2.10) advises:
- "The developments consist of 1- and 2-bedroom apartments and are sold by the Applicant with a lease containing an age restriction which ensures that only people of 60 years or over, or those of 60 years or over with a spouse or partner of at least 55, can live in the development."*
- 2.11. There would be a warden on site during working hours but no warden accommodation and no specialist medical facilities.
- 2.12. The proposed development would consist of a single three storey building fronting Crookham Road. The main entrance to the building would be to the south west elevation and would also provide access to a car park of 20 vehicular spaces.

Vehicular access would be from Crookham Road as per the arrangement for the former police station.

2.13. Copies of all consultation responses and representations received on the application were attached to the Council's Appeal Questionnaire submitted on 10.11.2020.

3. The Development Plan and Material Considerations

The Development Plan

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and National Planning Policy Framework (NPPF) paras. 3 and 47 require that the appeal must be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

- 3.2. The development plan for the appeal site comprises:
 1. South East Plan (SEP) Saved Policy NRM6
 2. Hart Local Plan (Strategy & Sites) 2032 (HLP32)
 3. Hart Local Plan (Replacement) 1996-2006 Saved Policies (HLP06)
 4. Fleet Neighbourhood Plan (FNP, 2019)

- 3.3. The Council's evidence will explain how the appeal scheme is in conflict with the following development plan policies and that these are the most important policies to this appeal:
 1. SEP Policy NRM6 Thames Basin Heaths Special Protection Area
 2. HLP32 Policy H2 Affordable Housing
 3. HLP32 Policy NBE3 Thames Basin Heaths Special Protection Area
 4. HLP32 Policy NBE4 Biodiversity
 5. HLP32 Policy NBE9 Design
 6. HLP06 Policy GEN1 General Policy for Development
 7. FNP Policy 10 General Design Management Policy
 8. FNP Policy 10A Design Management Policy related to Character Areas
 9. FNP Policy 17 Thames Basin Heath SPA Mitigation

- 3.4. The Council will refer to the relevant policies and their reasoned justification in relation to the three reasons for refusal (see followings sections of this Statement). The above policies were attached to the Council's Appeal Questionnaire submitted on 10.11.2020

Material Considerations

3.5. There are a number of material consideration relevant to the appeal scheme. Para. 212 of NPPF the states that the NPPF is a material consideration in planning decisions.

3.6. Other material considerations that will be referred to in the Council's evidence include:

1. Planning Practice Guidance (PPG)
2. National Design Guide (NDG, October 2019) (Appendix 4)
3. Building for a Healthy Life (BfHL, June 2020) (Appendix 5)
4. Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014 - 2032 (SHMA, 2016)
5. Hart District Council Urban Characterisation and Density Study (UCDS, 2010) (relevant extracts included with the Council's Appeal Questionnaire)
6. Hart District Council Five Year Housing Land Supply from 1 April 2020 (September 2020) (Appendix 6)
7. Thames Basin Heaths Special Protection Area Delivery Framework (TBHSPADF, 2009) (Appendix 7)

4. Reason for Refusal 1: Affordable Housing

4.1. Reason for refusal 1, as identified in the Committee Report (Appendix 1) states:

“The proposed development would not provide an adequate level of affordable housing. As such, the proposal is contrary Policy H2 of the Hart Local Plan (Strategy and Sites) 2032 and the aims of the National Planning Policy Framework.”

4.2. The Council's evidence will identify and explain the intention of the relevant national and local planning policy and guidance in relation to affordable housing, with particular reference to the NPPF and HLP32. These seek to deliver mixed and balanced communities and this is the Council's objective.

4.3. The Council's evidence will explain how the Appellant has failed to provide 40% affordable housing (reduced to 28% due to the vacant building credit) nor secured the optimum quantity and mix of affordable housing that is viable and meets the identified housing need, as required by HLP32 Policy H2.

4.4. This will be done with reference to the latest market conditions and evidence at the time.

4.5. The Council's evidence will set out how, in this instance, affordable housing must be secured through the completion of a satisfactory planning obligation agreement pursuant to Section 106 of the Town Country Planning Act 1990 (as amended). No such agreement has been secured at the time the Appellant made this planning appeal. The Council will detail the policy justification and compliance under the Community Infrastructure Levy Regulations 2010 (as amended) for the planning obligation.

5. Reason for Refusal 2: Design

5.1. Reason for refusal 2, as identified in the Committee Report (Appendix 1) states:

“The proposed development would not achieve a high-quality design or positively contribute to the overall appearance of the area. As such, the proposal is contrary to Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006, Policy 10 of the Fleet Neighbourhood Plan and the aims of the National Planning Policy Framework.”

5.2. The Council's evidence will identify and explain the intention of the relevant design policies and guidance (see Section 3 of this Statement), with particular reference to the following key principles:

1. HLP32 Policy NBE9 – that development seeks to achieve a high quality design and positively contribute to the overall appearance of the local area. Design should promote, reflect and incorporate the distinctive qualities of its surroundings (criteria a), enhance permeability by facilitating access by walking or cycling modes (criteria b) and take account of any local supplementary guidance.
2. FNP Policy 10 – supports development in accordance with the UCDS and that complements and is well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials and access.
3. NPPF – is clear that (para. 124): *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

And (para. 130): *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.”*

- 5.3. Reference will also be made to the PPG, NDG and DfHL.
- 5.4. The Council's evidence will assess the existing character of the site and its surroundings with regard to observations, analysis and relevant guidance, including the UCDS. The evidence will also critique the Appellant's submitted Design and Access Statement (Churchill Retirement Living, June 2019).
- 5.5. The evidence will then assess the appeal scheme within the above context to show how it has not had responded to the site's context or the requirements of the above policies and guidance. This will include reference to the following design failings of the appeal scheme:
1. Failure to integrate and interact successfully with Crookham Road due to its set back, boundary treatment, main entrance location and elevational treatment.
 2. The deadening effect and inactivity presented by the proposed boundary treatments
 3. Location and orientation of the proposed amenity garden which would be orientated eastwards and would be substantially in shadow most of the time.
 4. The largely blank and un-expressive west corner element which would be the first impression of this development when approaching from the south towards Fleet Town Centre.
 5. The largely blank and overbearing building mass of the north east and south east elevations to St James Road.
 6. Use of generic and functional materials.
 7. Insufficient waste and recycling capacity.
- 5.6. With due regard to the above analysis, the Council's evidence will demonstrate that the appeal scheme would not achieve a high-quality design, positively contribute to the overall appearance of the area or be in keeping with local character. It is therefore contrary to HLP32 Policy NBE9, HLP06 Policy GEN1 and FNP Policy 10. For the same reasons, the appeal scheme would also fail to meet the design requirements of the NPPF or the objectives of national and local design guidance.

6. Reason for Refusal 3: Effect on the TBHSPA

6.1. Reason for refusal 2, as identified in the Committee Report (Appendix 1) states:

“The site is located within 5km of the Heath Brow and Bourley and Long Valley Site of Special Scientific Interest which forms part of the Thames Basin Heaths Special Protection Area. In the absence of any evidence that the test of no alternatives under Regulation 62 of The Conservation of Habitats and Species Regulations 2017 can be satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the Special Protection Area. As such, the proposal is contrary to Saved Policy NRM6 of the South East Plan, Policies NBE3 and NBE4 of the Hart Local Plan (Strategy and Sites) 2032 and Policy 17 of the Fleet Neighbourhood Plan.”

6.2. SEP Policy NRM6, HLP32 Policies NBE3 and NBE4 and FNP Policy 17 require that new development which is considered to have a likely significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (TBHSPA) will need to demonstrate that adequate measures will be put in place to avoid or mitigate any potential adverse effects. NBE3 states that mitigation will be required for all new net dwellings in the 400m-5km TBHSPA ‘zone of influence’ in which the site is located.

6.3. Reference will also be made to the requirements of The Conservation of Habitats and Species Regulations 2017 (the ‘Habitats Regulations’) and Regulation 77 in particular (Appendix 8) and the Thames Basin Heaths Special Protection Area Delivery Framework.

6.4. With reference to the above policies, the Council’s evidence will set out how the Appellant has failed to secure adequate mitigation and consequentially, an Appropriate Assessment cannot currently be undertaken to demonstrate that the development would not have a significant effect on the TBHSPA. There is no evidence of grounds of overriding public interest and the application fails the test of ‘no alternative solutions’. Accordingly, the development fails to meet the requirements of the Habitats Regulations and would, either on its own or in combination with other plans and projects, have a detrimental impact on the nature

conservation status of the TBHSPA. Consequently, the application is contrary to SEP Policy NRM6, HLP32 Policies NBE3 and NBE4 and FNP Policy 17.

7. Planning Balance and Conclusions

- 7.1. The Council's evidence will set out how this appeal should be determined in accordance with the development plan unless material considerations indicate otherwise, as required by the Planning and Compulsory Purchase Act 2004 (Section 38(6)), Town and Country Planning Act (Section 70(2)) and the NPPF (paras. 2 and 47).
- 7.2. The Council's evidence will set out how, by the reasons identified in the relevant sections of this Statement, the appeal scheme will result in harm to the aims and objectives of the following development plan policies and be contrary to them:
1. SEP Policy NRM6 Thames Basin Heaths Special Protection Area
 2. HLP32 Policy H2 Affordable Housing
 3. HLP32 Policy NBE3 Thames Basin Heaths Special Protection Area
 4. HLP32 Policy NBE4 Biodiversity
 5. HLP32 Policy NBE9 Design
 6. HLP06 Policy GEN1 General Policy for Development
 7. FNP Policy 10 General Design Management Policy
 8. FNP Policy 10A Design Management Policy related to Character Areas
 9. FNP Policy 17 Thames Basin Heath SPA Mitigation
- 7.3. The appeal scheme would also be harmful to the aims and objectives of relevant planning guidance as identified in this Statement.
- 7.4. The Council's evidence will recognise that the appeal scheme would deliver some planning benefits and a balancing exercise will be undertaken with consideration of the weight to be attributed to these benefits. These benefits would include: the provision of 31 age restricted dwellings; making more efficient use of currently vacant brownfield land, and; economic benefits during the construction and operational phases. Notwithstanding, the appeal scheme is in clear conflict with the development plan as a whole and these planning benefits, whilst material considerations in the planning balance, are not of sufficient weight to indicate that a departure from the development plan should be taken in this instance.

7.5. Accordingly, the Council's evidence will conclude that, in line with the plan led system, planning permission should not be granted and that the appeal should be dismissed.

8. Draft Planning Conditions

- 8.1. Without prejudice to the Council's position on the appeal proposal as set out in this Statement, draft planning conditions are provided below to assist the Inspector:

Standard Conditions

1. Time

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

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Drawings and Documents

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

Location Plan 10103FL PA00
Proposed Site Plan 10103FL PA01 Rev A
Proposed Ground Floor Plan 10103FL PA02
Proposed First Floor Plan 10103FL PA03
Proposed Second Floor Plan 10103FL PA04
Proposed Roof Plan 10103FL PA05 Rev A
Proposed Elevation A - Crookham Rd Elevation 10103FL PA06
Proposed Elevation B - Walton CI 10103FL PA07
Proposed Elevation C - St James Rd 10103FL PA08
Proposed Elevation D - St James CI 10103FL PA09
Indicative PV Layout C526-Fleet-Mech
Soft Landscape Strategy 12773_TG_P01 Rev B
Preliminary Drainage Layout PDL-101 Rev A
Proposed Lighting Plan 10103FL- SK001
Parking Swept Path Analysis ATR-101 Rev A

Design & Access Statement by Churchill Retirement Living (June 2019)
Planning Statement by Planning Issues Ltd (19.11.2019)
Greenfield Runoff Rates, Option 1 Permeable Paving and Option 2 Cellular Attenuation
Transport Statement Addendum by AWP (14.11.2019)
Ecological Desk Study by Ecosa Ltd (March 2019)
Shadow Habitats Regulation Assessment by Tyler Grange (02.07.2020)
Desk Study Appraisal (Ground Investigation Report) by Crossfield Consulting (Feb 2019)
Affordable Housing Viability Statement by Planning Issues (Nov 2019)
Statement of Community Involvement by Planning Issues (15.11.2019)
Thames Basin Heath Statement by Planning Issues (19.06.2020)
Sustainability and Energy Statement by Planning Issues (Dec 2019)
Planning Statement Addendum by Planning Issues (12.06.2020)

Reason

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

Pre-commencement Conditions

3. Demolition and Construction Management Plan

No development shall commence until a demolition and construction management plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of:

1. A programme of demolition and construction works;
2. Methods and phasing for demolition and construction works;
3. Locations of temporary site buildings, compounds, construction material and plant storage areas;
4. Parking of vehicles of site operatives and visitors;
5. Loading and unloading of plant and materials;
6. Demolition and construction traffic management;
7. Wheel washing facilities;
8. Measures to control the emission of dust and dirt during construction; and
9. A scheme for recycling/disposing of waste resulting from demolition and construction works.

The development shall take place in accordance with the approved demolition and construction management plan.

Reason

To protect the amenity of nearby residential occupiers and to satisfy Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

4. Detailed Surface Water Drainage Strategy

No development shall take place until a detailed surface water drainage strategy based on the principles with drawing no. Preliminary Drainage Layout PDL-101 Rev A has been submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include:

1. A technical summary highlighting any changes to the design from that within the approved preliminary drainage layout;
2. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients;
3. Detailed hydraulic calculations for all rainfall events, including those listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including discharge location. The results should include design and simulation criteria, network design and results tables, manholes schedules tables and summary of critical results by maximum level during the 1 in 1, 1 in 30, 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference as the submitted drainage layout;
4. Evidence that urban creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this.
5. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The development shall take place in accordance with the approved detailed surface water drainage strategy.

Reason

To prevent on-site and off-site flood risk from increasing from the proposed drainage system and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE5 and Fleet Neighbourhood Plan Policy 10.

5. Contamination Strategy

No development shall take place until a detailed decontamination strategy in relation to the underground fuel tank on the site has been submitted to, and approved in writing by, the Local Planning Authority. The development shall take place in accordance with the approved detailed decontamination strategy.

Reason

To ensure safe living conditions for future residents and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11.

Pre-above Ground Works Conditions

6. Materials

No above ground construction shall take place until details and samples of all external surfaces have been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason

To ensure that the external appearance of the building is satisfactory and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9, Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and Fleet Neighbourhood Plan Policy 10.

7. Hard Landscaping

No above ground works shall take place until full details of hard landscaping has been submitted to, and approved in writing by, the local planning authority.

Hard landscaping details shall include, as appropriate, proposed finished levels and/or contours, means of enclosure, hard surfacing materials and lighting features. The approved hard landscaping details shall be implemented prior to occupation of any of the dwellings hereby permitted and retained thereafter.

Reason

To ensure that the external appearance of the development is satisfactory and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9, Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local

Plan (Replacement) 1996-2006 Saved Policy GEN1 and Fleet Neighbourhood Plan Policy 10.

8. Refuse Storage and Management

No above ground works shall take place until full details of refuse storage and management have been submitted to, and approved in writing, by the Local Planning Authority. Refuse details shall include bin store locations, design details, capacity and route(s) to and from the properties for collections. The development shall take place in accordance with the approved refuse storage and management details.

Reason

To ensure that adequate refuse storage is provided and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9.

9. Photovoltaic Panels

No above ground works shall take place until full details of the proposed photovoltaic panels have been submitted to, and approved in writing, by the Local Planning Authority. The development shall take place in accordance with the approved photovoltaic panel details.

Reason

To reduce the emission of greenhouse gases and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9.

10. Ecology (Swift Bricks)

No above ground works shall take place until details of the quantity and location of swift bricks has been submitted to, and approved in writing by, the local planning authority. The development shall take place in accordance with the approved swift brick details.

Reason

To deliver a net gain in biodiversity and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE4.

Pre-occupation Conditions

11. Surface Water Drainage System Maintenance

No dwellings shall be occupied until details for the maintenance of the surface water drainage system has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include:

1. Maintenance schedules for each drainage feature type and ownership; and
2. Details of protection measures.

The development shall take place in accordance with the approved surface water drainage system maintenance details.

Reason

To prevent on-site and off-site flood risk from increasing from the proposed drainage system and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE5 and Fleet Neighbourhood Plan Policy 10.

12. Wastewater

No dwellings shall be occupied until one of the following has been submitted to, and approved in writing by, the Local Planning Authority:

1. Confirmation that wastewater capacity exists off site to serve the development; or
2. A housing and infrastructure phasing plan agreed with Thames Water; or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

The development shall take place in accordance with the approved details.

Reason

To prevent on-site and off-site flood risk from increasing from the proposed drainage system and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE5 and Fleet Neighbourhood Plan Policy 10.

13. Car Park Management

No dwellings shall be occupied until a car parking management has been submitted to, and approved in writing, by the Local Planning Authority. The car park management plan shall include details, as applicable, of the management of parking and how many spaces will be reserved for resident parking, staff parking and any visitor parking and how visitor permits would be issued. The development shall take place in accordance with the approved car park management details.

Reason

To ensure that the car parking with the development is satisfactorily managed, to prevent the likelihood of on-street car parking and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy INF3, Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and Fleet Neighbourhood Plan Policies 10 and 19.

Compliance Conditions

14. Soft Landscaping

Soft landscape shall take place in accordance with drawing no. Soft Landscape Strategy 12773_TG_P01 Rev B.

Any such vegetation removed without the local planning authority's consent, or which die or become, in the authority's opinion, seriously damaged or otherwise defective during a period of five years following occupation 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 that the external appearance of the development is satisfactory and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9, Hart District Local

Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and Fleet Neighbourhood Plan Policy 10.

15. Parking Provision and Retention

The development shall not be occupied until the approved parking for mobility scooters, cycles and vehicles has been provided in accordance with drawing no. Proposed Site Plan 10103FL PA01 Rev A. The parking shall be maintained at all times to allow them to be used as such.

Reason

To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy INF3, Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and Fleet Neighbourhood Plan Policies 10 and 19.

16. Sustainable Water Use

All new homes within the development must meet the water efficiency standard of 110 litres/person/day.

Reason

To reduce water demand in to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE7.

17. Construction Hours

No development, working on the site or delivery of materials shall take place at the site except between 07:30 hours to 18:00 hours weekdays or 08:00 to 13:00 hours Saturdays. No development, working on the site or delivery of materials shall take place on Sundays, Bank Holidays or Public Holidays.

Reason

To protect the amenity of nearby residential occupiers and to satisfy Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.