

Matter 5

**HART DISTRICT COUNCIL LOCAL PLAN: STRATEGY AND SITES (2016-2032)
EXAMINATION STATEMENT ON BEHALF OF ST EDWARD HOMES LIMITED**

Matter 5 – Housing: trajectory, deliverability and housing land supply

Preamble

This Hearing Statement is made on behalf of our Client, St Edward Homes Limited (St Edward), in advance of making verbal representations to the Examination in Public into the Hart District Local Plan: Strategy and Sites (2016-2032). Our Client is the sole landowner of 'Hartland Village' which has a draft allocation for residential-led development as part of draft Policy SS2.

This Hearing Statement is supported by a Statement of Common Ground (SoCG) between Hart District Council (Hart DC) and St Edward detailing the areas of agreement regarding draft Policy SS2: Hartland Village (**Appendix 1**).

A hybrid planning application was submitted on behalf of St Edward in February 2017 for the construction of up to 1,500 dwellings, a local centre, a primary school and off-site SANG mitigation (Ref: 17/00471/OUT). As part of the hybrid application, the first phase of the development was made in full for 181 dwellings.

On 13th December 2017, Hart DC Planning Committee resolved to grant approval for the hybrid planning application subject to the completion of a Section 106 Agreement. The Section 106 Agreement was subsequently agreed with a decision notice issued on 13th July 2018 (**Appendix 2**).

Following the granting of planning permission, three applications have been made to Hart DC in respect of the discharge of pre-commencement conditions relating to Phase 1 (Ref: 17/00471/CON, 18/02288/CON and 18/02355/CON). The conditions are in the process of being agreed with Hart DC, with various conditions already discharged. However, it is noted that all information has been submitted in respect of conditions required to commence development of Phase 1.

In June 2017, a full planning application was also submitted on behalf of St Edward to both Hart DC and Rushmoor Borough Council (Rushmoor BC) for the change of use of Land at Kennels Lane for Suitable Alternative Natural Greenspace (SANG). As the lead authority, Hart DC

approved full planning permission for the proposed SANG on 29th January 2018 (Ref: 17/01506/FUL). Rushmoor BC issued a decision notice, granting planning permission, on 14th September 2017 (Ref: 17/00515/FULPP).

Issues and questions

5.1 Are the projected commitments in the Housing Trajectory based on a realistic and robust assessment of the likely timing of delivery?

1. We do not have any specific comments to make in relation to the projected commitments set out within the Draft Local Plan but do nevertheless reserve the right to comment further on this in so far as it may affect our Client's land interests at Hartland Village (Policy SS2). Comments in respect of the proposed housing delivery at Hartland Village are set out in our response to question 5.2, below.

5.2 Is the anticipated delivery from Hartland Village for each year in the Plan period realistic?

2. An updated housing trajectory has been provided as part of the appended SoCG, confirming that approximately 1,368 dwellings will be delivered over the Plan period.
3. The proposed housing trajectory states that the first completions will take place in the 2019-20 monitoring year, delivering a total of 41 dwellings. Given that full planning permission has been granted for Phase 1, with all the information regarding the pre-commencement conditions submitted to Hart DC, delivery of 41 dwellings in the 2019-20 is considered wholly achievable. Indeed, site clearance works have already commenced (in accordance with the planning permission), to allow the timely delivery of dwellings from the Site.
4. Phase 1 will deliver a total of 181 dwellings under the hybrid planning permission. As such, it is considered that completions from Phase 2 will not take place until 2021-22. This will provide sufficient time to gain reserved matters approval and discharge all the appropriate pre-commencement planning conditions.
5. St Edward control the entire Site which, subject to reserved matters approval, will allow them to deliver multiple phases at once.

6. The Site is located in a strong market area where there is considered to be a significant need for both market and affordable accommodation. The delivery of up to 132 dwellings per annum is therefore considered to be achievable and will ensure that approximately 1,368 dwellings are delivered over the Plan period.

5.3 Is the projected delivery from the Odiham and North Warnborough Neighbourhood Plan site allocations realistic?

7. We do not have any specific comments to make in relation to this question but do nevertheless reserve the right to comment further on this in so far as it may affect our Client's land interests at Hartland Village (Policy SS2).

5.4 Are the projected completions in the Housing Trajectory based on a sound assessment of infrastructure requirements?

8. We do not have any specific comments to make in relation to this question but do nevertheless reserve the right to comment further on this in so far as it may affect our Client's land interests at Hartland Village (Policy SS2).

5.5 Is there sufficient Suitable Alternative Natural Greenspace (SANG) capacity to support the level of housing proposed, including windfall sites?

9. Hartland Village is supported by on-site SANG positioned along the northern boundary, as well as off-site SANG delivered conveniently to the east of the Site at Kennels Lane. The delivery of SANG as part of the proposed development will ensure that the scheme's impact on the Thames Basin Heaths Special Protection Area is appropriately mitigated.
10. However, for the Local Plan to provide an effective strategy towards the Thames Basin Heaths Special Protection Area, it is considered that the proposed SANG should be specifically allocated. Indeed, Strategic SANG allocations had previously been included as part of the Draft Hart Local Plan at Policy H8. The principle of this policy was fully supported by St Edward as it provided clear guidance of the approach towards SANG mitigation across the District.

11. As such, it is considered that the emerging Local Plan should reinstate draft Policy H8 and include the following wording:

[New Policy Number]: Strategic SANG

The following sites are allocated as Suitable Alternative Natural Greenspace (SANG) as part of the avoidance measures required for the Local Plan (the amount in hectares is indicative):

- **Hartland Village SANG – Land at Kennels Lane (c. 27.9ha)**

[Hart DC to list other Strategic SANG within the District]

12. Inclusion of the above policy will provide an effective strategy for the delivery of SANG and provide clear guidance as to how Hartland Village will be mitigated.

5.6 Is the anticipated contribution to housing delivery from windfall development justified?

13. We do not have any specific comments to make in relation to this question but do nevertheless reserve the right to comment further on this in so far as it may affect our Client's land interests at Hartland Village (Policy SS2).

5.7 Are the delivery assumptions for sites within settlement boundaries robust?

14. We do not have any specific comments to make in relation to this question but do nevertheless reserve the right to comment further on this in so far as it may affect our Client's land interests at Hartland Village (Policy SS2).

5.8 Should an allowance from rural exception sites be included in the Trajectory?

15. We do not have any specific comments to make in relation to this question but do nevertheless reserve the right to comment further on this in so far as it may affect our Client's land interests at Hartland Village (Policy SS2).

5.9 Should any lapse rates be included in the Housing Trajectory?

16. We do not have any specific comments to make in relation to this question but do nevertheless reserve the right to comment further on this in so far as it may affect our Client's land interests at Hartland Village (Policy SS2).

5.10 Is there sufficient flexibility in the identified housing supply to adapt to rapid change, as set out in Paragraph 14 of the NPPF, 2012?

17. We do not have any specific comments to make in relation to this question but do nevertheless reserve the right to comment further on this in so far as it may affect our Client's land interests at Hartland Village (Policy SS2).

APPENDIX 1

**STATEMENT OF COMMON GROUND BETWEEN
HART DISTRICT COUNCIL AND ST EDWARD HOMES LIMITED**

**Statement of Common Ground
between Hart District Council
and
St Edward Homes Ltd**

October 2018

The purpose of this Statement of Common Ground

1. This Statement of Common Ground (SoCG) has been prepared between the following parties (hereafter referred to as “the parties”) Hart District Council (the Council) and St Edward Homes Ltd. This document identifies the matters agreed with regard to the Hart District Council Local Plan Strategy and Sites 2016-2032 and supporting documents to assist the Inspector during the Examination of the Local Plan.
2. This statement particularly relates to Policy SS2 for a new settlement at Hartland Village.
3. Where there is any conflict between previous representations and this SoCG, the SoCG takes precedent.

Areas of Common Ground

Draft Policy SSI - The spatial strategy

4. Both parties agree that Hartland Park is expected to deliver approximately 1,400 dwellings on site over the plan period.

Table 1 – Sources of Housing Supply

5. The parties agree that it is anticipated that Hartland Village will be completed by December 2033. Given that the housing trajectory for the emerging Local Plan is until 31st March 2032, it is anticipated that 1,368 dwellings would be delivered from Hartland Village up to this date.
6. Both parties agree that the table below represents the most to-up-date and realistic housing supply position for Hartland Park

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total (within Plan period)
Hartland Village	0	41	83	104	132	89	121	132	124	124	89	99	128	102	1,368

Draft Policy SS2 – Hartland Village

7. Draft Policy SS2, including the proposed amendments (listed below for reference), is supported by the parties:

- b) The provision of a local neighbourhood centre comprising community **and leisure uses**, small scale local retail, service and food and drink facilities (**Use Classes A1 to A5, B1, D1 and D2**). **Residential use may be appropriate above retail or commercial units providing the active frontage is not compromised and that satisfactory residential amenity can be achieved.** The centre shall provide a focal point for the scheme with landmark buildings in appropriate locations and high quality public civic space.
- k) Provide mitigation for impacts on the local highway network, footpaths, cycleway and **bridleways** (including the Basingstoke Canal) and promote sustainable transport. This will include measures to connect the site with Fleet, Fleet Station and Farnborough by sustainable transport modes;

Amend para 122 to:

We will seek to achieve the maximum level of affordable housing provision in accordance with Policy H2, but this should not be less than 20%. ~~Each phase of the development will be subject to review.~~ The affordable housing should be distributed throughout the development so that overly large concentrations of affordable housing are avoided, and that no later phases are rendered unviable as a result of under-provision in earlier phases.

- 8. Both parties agree that the criteria provided in draft policy SS2 is fully justified.
- 9. In addition to the amendments to draft Policy SS2 outlined above, both parties agree that paragraph 121, which concerns housing mix, is suitably worded. For clarity, it is also agreed between the parties that the approved hybrid consent (17/00471/OUT) does not make any provision for self/custom build homes. Given that the hybrid consent does not specifically condition self/custom build homes, the Council will be unable to request their provision in the subsequent Reserved Matters applications. If however the developer chooses to deviate from the hybrid consent, there will be an opportunity for the Council to request self/custom build homes in any future application in accordance with H1.

APPENDIX I

Email from St Edward Homes confirming agreement with this Statement of Common Ground

RE: [EXTERNAL] - Statement of Common Ground - Hart and St. Edward Homes Ltd



Percy Mullany <Percy.Mullany@BerkeleyGroup.co.uk>

Today, 12:00

Christine Tetlow; Andrew Joyce <Andrew.Joyce@berkeleygroup.co.uk>; 'Alastair Bird' <Alastair.Bird@bartonwillmore.co.uk> ✕

Inbox



Action Items

Christine,

Yes I can confirm that we are happy with the SoCG dated 18th October 2018.

Please let me know if you require anything further from me.

Kind regards,

Percy Mullany

Land Director

St Edward
Designed for life

A joint venture company owned by
 

 Our vision



 Investor in Customers
Gold 2018

St. Edward Homes Limited

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APPENDIX 2
HARTLAND VILLAGE
DECISION NOTICE



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Decision :	Grant Permission
Application no :	17/00471/OUT
Site address :	Hartland Park, Bramshot Lane, Fleet, Hampshire,
Description of development :	<p>Hybrid Planning Application (part full, part outline) for a residential-led mixed use redevelopment comprising:</p> <p>1. Outline Planning Application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within the up to 1,500 dwellings) and up to 2,655m² (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.</p> <p>2. Full Planning Application for the erection of 181 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.</p>
Date of Notice :	

13 July 2018

The development must be carried out in accordance with the details approved and subject to the following condition(s):

Time limits

- 1 Excluding Phase 1 which is subject to full planning approval, no development within a Development Phase shall commence until details of the access, appearance, layout, scale, and landscaping of development in that phase (herein referred to as the "reserved matters") have been submitted to and approved in writing by the Local Planning Authority and the development of that Development Phase shall be carried out in accordance with the approved details.

This condition may be discharged on an individual Development Phase basis.

Reason: To comply with Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (or any Order revoking and re-enacting that Order) and the provisions of Section 92 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2002) and to ensure a comprehensive layout in the interests of proper planning of the area and to allow sufficient time to attract future occupiers.

- 2 The first Application for the approval of reserved matters shall be made within a period of three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 15 years from the date of this permission.

The development shall be begun not later than whichever is the later of the following dates:-

- (i) five years from the date of this permission; or
- (ii) two years from the approval of the last reserved matters

Reason: To comply with the provisions of Sections 91-95 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2002).

- 3 The development relating to the first phase of residential development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved plans

- 4 The development hereby permitted shall be carried out in accordance with the plans and documents listed in Appendix 1 of this Decision Notice.

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

Outline and All Development Phases

Pre-commencement / Slab Level Conditions

- 5 Notwithstanding the illustrative phasing plan contained within the Design and Access Statement (Para 6.3 P94) alongside the submission of any reserved matters application, a phasing plan detailing the order of phasing for the whole site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built out in accordance with the approved phasing plan.

Reason: In order that the Planning Authority can agree and understand the phasing of development which is expected to be built out over a 15 year period, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 6 Alongside the submission of any Reserved Matters for each Development Phase, a Compliance Statement for the relevant phase, based upon the principles contained within the Design Code within the Design and Access Statement dated February 2017, shall be submitted to, and approved in writing by the Local Planning Authority. The Compliance Statement shall take account of and accord with the Development Parameter Plans. The Compliance Statement for each Development Phase shall include the following:

- 1) Extent of the Contextual Area, its character, role, views, and relationship to other Contextual Areas;
- 2) High-level block types and principles to establish its urban structure and built-form characteristics, building heights, building typologies, and structure of public spaces private spaces, leading to understanding of delivery of stated densities;
- 3) Movement hierarchy, including principles of street hierarchy, adoption of highway infrastructure and typical street cross sections, building frontage and plot boundary set-backs, locations, variation and treatment;
- 4) Any key groupings / buildings at focal points including relevant key height, scale, form building materials and design features, and broad location of adaptable dwellings and self-build or custom-build dwellings;
- 5) Design approach to open spaces and the public realm, including materials palette, signage, accommodating utilities and servicing (visual elements and locations) and for other street furniture, and the integration of green infrastructure;
- 6) Treatment of development edges along site boundaries and green spaces;
- 7) Car and cycle parking layout principles for all uses and building types;
- 8) Design for servicing and public transport for all uses and development areas;
- 9) Innovative solutions to maximise resource efficiency and climate change adaptation through external or internal features, passive means, such as: landscape contribution, layout/ orientation, massing, and external building features;
- 10) Details of measures to reduce opportunities for crime.

Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration between land uses, built form and spaces to reflect the scale and nature of development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 7 Save for undertaking Advance Clearance Works, no development shall commence on site until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP shall provide overarching details of all proposed ecological mitigation and enhancement measures as detailed in Table 8.10 of the Ecological Chapter of the Environmental Statement (Volume 2 pages 8-23 and 8-24) required for the development as a whole.

An EMP Compliance Statement for each Development Phase (including both ecological works directly related to that reserved matters area and any works associated with that area but lying outside of the boundary of that area) shall be submitted alongside a reserved matters application for that Phase. The EMP Compliance Statement should include detailed monitoring reports and their proposed timescales. No development within a Development Phase will take place until the Compliance Statement is approved in writing by the Local Planning Authority.

The EMP, details and monitoring reports shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity.

Reason: To provide ecological protection, compensation and enhancement in accordance with Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012). This is a pre-commencement requirement because of the need to secure satisfactory ecological mitigations in advance of the development commencing.

- 8 Save for undertaking Advance Clearance Works, no development within a Development Phase shall commence on site until details of the SINC Translocation and Management Plan have been submitted to and agreed in writing by the Local Planning Authority. Details shall agree the methodology and care for the translocation of the heathland, including future management to be secured in perpetuity. The details of the translocation and management plan shall be implemented as approved.

Reason: To provide ecological protection, compensation and enhancement in accordance with Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).. This is a pre-commencement requirement because of the need to secure satisfactory translocation of the SINCS located within the site, in advance of the development commencing.

- 9 Prior to commencement of development relating to the delivery of the Kennel Lane Suitable Alternative Natural Green Space (SANGs), a comprehensive Monitoring Strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. The strategy shall:

- 1) Detail measures of how the SANG connects to the wider network of SANGS, particularly linking into Southwood SANG.
- 2) Provide details to ensure that the SANG is operated and managed to capacity and to mitigate against any adverse effects of the development on the Thames Basin Heath Special Protection Area, Fleet Pond, Basingstoke Canal and the area of Heath to the north of the development site.
- 3) Provide adequate mitigation to protect known local area for breeding Woodlarks.

The monitoring measures shall be implemented as approved and maintained in perpetuity.

Reason: To ensure adequate monitoring of the ecological protection, compensation and enhancement measures in accordance with Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 10 Prior to commencement of development, save for undertaking Advance Clearance Works or Demolition Works, details of a strategy to improve the biodiversity across the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall detail measures to secure biodiversity enhancements across the whole development and to reduce the impact of the development upon the adjacent Fleet Pond SSSI. The strategy will apply measures contained within the submitted

biodiversity matrix to identify the effect of development upon biodiversity and provide mitigation on and off site to offset impact upon the local biodiversity.

The strategy shall be implemented as approved.

Reason: To ensure the development provides a net biodiversity gain across the site, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 11 Notwithstanding details provided within the supporting Hartland Park Open Space Requirements Assessment (22.06.17) (Barton Wilmore), and save for undertaking Site-Wide Infrastructure and Services, Advance Clearance Works or Demolition Works within a Development Phase, no development shall commence until a Masterplan Play and Recreational Open Space Strategy, including long term management and maintenance of the open spaces is submitted to and approved in writing by the Local Planning Authority. The strategy will consider the provision of open space and play equipment and shall be implemented as approved across the whole site.

Reason: To ensure a high quality provision of open space and play areas is provided on site, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 12 Save for the internal landscaping set out as part of the Phase 1 hereby approved, no development above slab level within an individual phase or sub-phase shall take place until details of all hard and soft landscape works for that phase (to be in accordance with the recommendations of the appropriate British Standards) have been submitted to and approved in writing by the Local Planning Authority through the submission of a planning application.

As part of the relevant development phase or sub-phase, the landscape works shall include details of planting reinforcements to improve the boundary treatment and screening, including specific enhancements along the south west boundary of the site adjacent to the existing easement clearing which runs parallel to the site boundary.

The landscape scheme shall be implemented within the first planting season following first occupation within an individual phase or sub-phase and thereafter maintained in accordance with the approved scheme. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as reasonably practicable with others of species, size and number as originally approved.

Reason: To ensure the provision and establishment of a reasonable standard of landscape in accordance with the approved designs, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 13 Save for undertaking Advance Clearance Works or Demolition Works within a Development Phase, no development shall commence on site until a Wildfire Risk Assessment has been submitted to and agreed in writing by the Local Planning Authority. The risk assessment shall include an assessment of need and, if necessary details of mitigation measures and its long term management.

The risk assessment should also include an emergency planning strategy in the event of any outbreak of wildfires affecting the development area.

The recommendations shall be implemented as approved.

Reason: To ensure that the potential impact of wildfires upon the development area have been appropriately considered, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 14 An overarching woodland management plan (OWMP) for the development shall be submitted to and approved in writing prior to the commencement of development of Phase 1.

A detailed woodland management plan (WMP), including a maintenance schedule and a written undertaking including proposals for the long term management of woodland areas, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of each development phase.

The woodland management plan will relate to all retained woodland within the site and shall include provision for thinning, clearance and restocking within each woodland area. The plan shall be implemented in accordance with the approved details.

Reason: To maintain and retain a strong landscaped boundary to the site to and to minimise the visual impact and perception of coalescence affecting the Strategic Gap, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 15 Excluding any Advanced Tree Clearance submitted and approved in writing by the Local Planning Authority (as detailed in condition no. 47 - Tree Clearance) and save for Advance Clearance Works, no development within an individual phase shall commence until an Arboricultural Implications Assessment and Arboricultural Method Statement (including finalised tree retention and tree removal plans based upon up to date and accurate tree survey) has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented on that Development Phase, in accordance with guidance and recommendations of BS 5837:2012.

This condition may be discharged on an individual Development Phase basis.

Reason: To ensure due consideration to the protection of the retained trees on site. This is a pre-commencement requirement because of the need to secure satisfactory protection to trees in advance of each individual Development Phase commencing, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 16 No development within an individual phase shall commence until details of protective fencing have been submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be erected around all trees, shrubs and other natural features not scheduled for removal within that Development Phase and shall be retained for the duration of the works in that Development Phase.

Once the tree protection for the relevant phase has been erected, a site meeting must be held between the Site Manager, Arboricultural Consultant and the Tree Officer to confirm that it is suitably installed. A written completion statement from an

Arboricultural Consultant is to be submitted to confirm the tree protection measures have been complied with in full.

This condition may be discharged on an individual Development Phase basis.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability. This is a pre-commencement requirement because of the need to secure satisfactory protection to retained trees, shrubs etc. in advance of each individual Development Phase commencing, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 17 Save for undertaking Advance Clearance Works or Demolition Works within an individual phase, no development shall commence until such time as a scheme to dispose of foul water drainage has been submitted to, and approved in writing by the Local Planning Authority in consultation with Thames Water. The scheme shall be implemented prior to first occupation of the relevant development phase as approved.

Reason: To ensure adequate provision for drainage. Save for the Advance Clearance Works, this is a pre-commencement requirement because of the need to secure satisfactory drainage provision in advance of each individual Development Phase commencing, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 18 Prior to commencement of development within a particular phase, details of Sustainable Urban Drainage System (SuDs) should be submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. The details shall ensure the appropriate measures are secured to avoid additional pressures on the local drains or surface run off. The details shall include:

1. The submission of cross sections and specifications of all proposed SuDs;
2. Evidence to show the proposed SuDs scheme will ensure that only clean water from the development will enter the Basingstoke Canal and Fleet Pond SSSI;
3. Details of any pre-treatment methods to prevent any pollution or silt entering SuDs or causing contamination to the soil or groundwater along with measures which protect or change ground water quality should be included within the drainage strategy;
4. Information on the long term maintenance and management of all SuDs for the lifetime of the development should also be submitted prior to the commencement of any works

The SuDS shall be implemented prior to first occupation of the relevant development phase as approved.

Reason: To ensure that the Basingstoke Canal and Fleet Pond SSSI will not be adversely affected by changes to water quality. This is a pre-commencement requirement because of the need to secure satisfactory drainage provision in advance of each individual Development Phase commencing, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 19 Save for undertaking Advance Clearance Works or Demolition Works within an individual phase, no development shall commence until details of a scheme for surface water drainage, based on the approved RSK Flood Risk Assessment (FRA)

and Drainage Strategy Hartland Village 132716-R1(3)-FRA dated February 2017 and RSK 132716 Addendum FRA-01(0) dated 10th of May 2017 has been submitted to and approved in writing by the Local Planning Authority.

Within the phase 1 development the drainage shall include:

1. Provision of a sweetening flow to the entrance ponds located in Phase 1
2. Surface water overland flow routes are to be identified and accommodated in public open space up to the 1 in 100 plus climate change flood event.
3. Cross phase mitigation such as the linear green corridor must be appropriately linked into the existing drainage network until later phases come forward.
4. Signs will be provided in dry detention areas to warn of the risk of flooding.
5. Finished Floor Levels of proposed housing will be set generally above 150mm surrounding road levels

The scheme shall be implemented prior to first occupation of phase 1 as approved.

Reason: To ensure adequate provision for surface water drainage and mitigation for flood risk to the site. This is a pre-commencement requirement because of the need to secure satisfactory drainage provision in advance of the first phase of development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 20 Prior to the commencement of the relevant reserved matter phase of development, save for undertaking Ground Remediation, Advance Clearance Works or Demolition Works, details of the proposed drainage strategy for that particular phase as well as details of the impact / interaction on previous and future phases shall be submitted to and approved in writing by the Local Planning Authority. These details must be in accordance with and make reference to key elements of the approved RSK Flood Risk Assessment (FRA) and Drainage Strategy Hartland Village 132716-R1(3)-FRA dated February 2017 and RSK 132716 Addendum FRA-01(0) dated 10th of May 2017. The submissions shall include plans, calculations and documentation to demonstrate suitability of the drainage proposals. The documentation must highlight any alterations from the previously agreed details and confirm the operation of the drainage proposals. The scheme shall subsequently be implemented in accordance with the approved details before the first occupation of that phase of development.

The submission shall include:

- o Details of the drainage strategy designed to accommodate and mitigate for all storm events up to the 1 in 100 plus climate change storm events
- o Details of maintenance of any proposed features
- o Surface water overland flow routes are to be identified and accommodated in public open space up to the 1 in 100 plus climate change flood event.
- o Mitigation measures to prevent surface water flooding to the site.
- o Details of winter groundwater monitoring and any necessary mitigation measures to prevent any groundwater and foul sewers flooding.
- o Finished Floor Levels of proposed housing will be set above 150mm surrounding road level in locations where at the surface or below surface groundwater flooding is possible.
- o No houses shall be located within areas where groundwater flooding is likely to occur at the surface.
- o Signs will be provided in dry detention areas to warn of the risk of flooding
- o Surface water drainage infrastructure located where groundwater ingress could be an issue must be appropriately lined and sized for the potential loss of storage.

The scheme shall be implemented prior to first occupation of the relevant development phase as approved.

This condition may be discharged on an individual Development Phase basis.

Reason: To ensure adequate provision for surface water drainage and mitigation for flood risk to the site, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 21 Save for undertaking Advance Clearance Works, no demolition works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency:-

(a) A scheme outlining a site investigation and risk assessment designed to assess the nature and extent of any contamination on the site.

(b) A written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site.

(c) A detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages.

(d) Full details of ground gas protection measures will need to be assessed and evaluated, including details to secure of any mitigation measures.

(e) Submission and implementation of an agreed strategy to address any unexploded ordnance encountered on site.

(f) Submission of the implementation of a detailed watching brief to address all contamination implications encountered during the construction of the development.

The above site works and details submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

This condition may be discharged on an individual Development Phase basis.

Reason: This is a sensitive location for the protection of controlled waters, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 22 Save for undertaking Advance Clearance Works, no development within a Development Phase adjoining the Ively Road and the relocated substation shall begin until a scheme for protecting the amenities of the occupiers of the proposed dwellings on the residential land from noise from Ively Road and the substation has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied.

This condition may be discharged on an individual Development Phase basis.

Reason: In order that the Local Planning Authority can properly consider the effect of the proposed use on the amenity of the future occupants of the proposed residential units. Save for the Advanced Clearance Works it is considered necessary that this is a pre-commencement condition in order to secure satisfactory mitigation to protect future occupants of dwellings from noise generated from the existing road network and the relocated substation, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

23 With the exception of Phase 1 demolition subject to prior approval under reference 17/01073/PRIOR), no demolition works nor development within a Development Phase shall commence on site until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority, to include the following:

- o Details of any construction signage, road markings and traffic calming measures;
- o Details of provision to be made on site for contractor's and visitor parking;
- o Construction traffic access, including details of turning of delivery vehicles;
- o Construction traffic routing;
- o Provision for removing mud and dust on the public highway from construction vehicles, including a programme to implement such facilities;
- o Details of construction unloading and loading including material storage areas;
- o Details of pedestrian and vehicular access points and how these are to be segregated within the development;
- o Measures to segregate construction traffic from other traffic utilising the site;
- o The type, volume and frequency of Construction traffic movements for each phase;
- o The number of staff anticipated to be working on site and details of parking arrangements;
- o Construction traffic routing to utilise the strategic highway network;
- o Details of how construction traffic routing will be monitored and enforced.

The approved details shall be implemented throughout the duration of construction in that Development Phase.

This condition may be discharged on an individual Development Phase basis.

Reason: In the interests of highway safety and to protect the amenities of the existing community. This is a pre-commencement requirement because of the need to secure satisfactory traffic management during the construction phase in advance of each individual Development Phase commencing, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

24 Excluding demolition in the Phase 1 Residential (which has prior approval under reference 17/01073/PRIOR) or Phase 1 Tree Clearance, no demolition works nor development within a Development Phase shall commence on site until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Minerals and Waste Planning Authority, Natural England and the Environment Agency. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Thereafter all works for that

Development Phase shall be carried out in accordance with the approved Statement throughout the construction period.

The Statement shall provide for the following where relevant:

1. The parking of vehicles of site operatives and visitors
2. Loading and unloading of plant and materials (including times)
3. Storage of plant and materials used in constructing the development
4. Wheel washing facilities
5. Measures to control the emission of dust and dirt during construction
6. Measures to control noise and vibration during construction
7. Locations and measures to control the emissions where in situ bioremediation or soil washing takes place.
8. Details to reduce the increase of pollutants (e.g. from polluted runoff).
9. Details of phasing of construction of development.
10. Details of to illustrate construction activities will not have an impact upon local ground conditions which may influence the effectiveness of proposed SuDs.
11. A method for ensuring that such minerals that can be viably recovered during, or prior to, the development operations are so recovered and put to beneficial use, as per the approved Minerals Assessment, such use to be referred to the Minerals Planning Authority for agreement, such agreement not to be unreasonably refused
12. A method to record the quantity of recovered mineral (re-use on site or off site)
13. Hours of operation and working
14. The measures to be used during the development in order to minimise environmental impact of the works, considering both potential disturbance and pollution
15. Any necessary pollution protection methods
16. Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrates they are qualified for the activity they are undertaking.

The works shall be carried out in accordance with the approved method statement.

Given the site will be developed in phases, the submission of this information can be agreed on an individual Development Phase basis. Any submission needs to take account of the current land usage, surrounding the development, present through the entire construction phase.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality. This is a pre-commencement condition and is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and compliance with the Hampshire Minerals and Waste Plan policies, relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 25 No development above slab level shall take place on the relevant development phase, until plans and particulars showing the detailed proposals for the number, type, location and style of cycle parking/storage to be provided for individual houses and flats within that Development Phase have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking/storage shall be provided in accordance with approved plans prior to the occupation of the associated dwelling.

This condition may be discharged on an individual Development Phase basis.

Reason: To reduce the reliance on the private car, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 26 Prior to commencement of development within any phase of development (save for Advanced Clearance Works, infrastructure, servicing and utilities), details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established and details of such private management and maintenance company confirming funding, management and maintenance regimes have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential and highway safety; and to ensure a satisfactory highways infrastructure serving the development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 27 Prior to construction above slab level of the relevant phase, details of the levels, longitudinal and cross sections, drainage details, street lighting, crossing points, construction details and all relevant materials of roads and footpaths of the development proposed for adoption have been submitted to and approved in writing by the Local Planning Authority.

The details shall be implemented prior to first occupation of the relevant development phase as approved.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 28 Prior to the commencement of works for each phase of development, save for undertaking Advance Clearance Works or Demolition Works, details of proposed shared pedestrian and cycleways on the principal roads, along with road markings and signage relevant to that Development Phase, shall be submitted to and approved in writing by the Local Planning Authority. Where appropriate, the submission shall include details of the proposed crossing points along Bramshot Lane where three crossing points (broadly positioned along the northern central and southern areas of the site) are required to ensure adequate connectivity to the associate SANG at Kennels Lane. The approved details shall be provided prior to first occupation of the relevant phase of development.

Reason: In the interests of highway safety and to ensure appropriate connectivity to the Kennels Lane SANG and to ensure a safe access to pedestrian and cycle links within the development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 29 Prior to construction of slab level of the relevant phase, an Estate Street and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the construction specifications and standards of how the estate streets serving the relevant phase of the development will be constructed.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential and highway safety; and to ensure a satisfactory highways infrastructure serving the development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 30 No development above slab level, save for undertaking Advance Clearance Works or Demolition Works, shall commence until a Traffic and Parking Management Scheme (TPMS), including the method of enforcement, has been submitted to and approved in writing by the local planning authority. The TPMS shall set out the overall traffic and parking management principles for the development with each phase of the development detailing a particular regime for each individual street within that phase, including the following:
1. A plan showing the phasing of development and the traffic and management regime for each street within a particular phase,
 2. Arrangements for Future management and maintenance of traffic and parking restrictions of each street, including methods of enforcement, and where appropriate, proposed speed limits, weight and height restrictions, direction signage, traffic calming, movement restrictions;
 3. On-street and off-street parking controls
 4. Controlled and uncontrolled pedestrian crossing facilities;
 5. Details of lining and signing for each road and footpath proposed for adoption;
 6. All associated TRO in each development phase (at the Developer's cost).

The TPMS shall be implemented and managed as approved and initiated on completion of the finished road surface in each relevant phase until such a time as a Section 38 agreement of the Highways Act 1980 has been entered into, or consent has been given to the local authority, or a private company has been established, to undertake the relevant parking and traffic enforcement actions.

Once the overall TPMS has been approved, this condition may be discharged on an individual development phase basis.

Reason: To ensure that the estate streets serving the development are kept clear of congestion, parking and obstruction by traffic, in the interest of residential and highway safety in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 31 Notwithstanding any indication of materials that may have been given in the application, no development above slab level shall take place within an individual phase until samples / details including manufacturers details of all the materials to be used for hard surface treatments, external facing and roofing for the development hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. The development works shall be carried out in accordance with the approved details.

This condition may be discharged on an individual Development Phase basis.

Reason: To ensure that the materials used in the construction of the approved development harmonise with the surroundings, in accordance with relevant policies

of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 32 No development shall commence on site (save for Advance Clearance Works, infrastructure, servicing and utilities) until;

a) a detailed Energy and Sustainability Strategy is submitted to and agreed in writing by the Local Planning Authority to demonstrate that the built development hereby permitted incorporates measures that provide energy savings in accordance with the submitted Energy and Sustainability Strategy, dated 22nd February 2017 (Revision D)

and before any phase or sub-phase of the development is first occupied;

b) a verification report and completion certificate shall be submitted to and approved in writing by the Local Planning Authority confirming that the built development hereby permitted has been constructed in accordance with the approved scheme.

The developer shall nominate a competent person for the purpose of assessing and providing the above required report and certificate to confirm that the completed works incorporate such measures as to provide the required energy savings.

The energy saving works set out in the above report shall thereafter be maintained so that the required energy saving is sustained at the certified level for the lifetime of the development.

Reason: To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 33 Save for Advanced Clearance Works or Demolition Works, prior to the commencement of development a minerals safeguarding report shall be submitted to, an approved in writing by the local planning authority in consultation with the County Mineral Planning Authority.

The Report shall detail the findings of any exploratory works to determine the extent of potential mineral recovery and shall include empirical data of underlying geological stratigraphy captured by borehole or trial pit sampling together with recommendations as to how the use of any minerals present could be maximised (following consultation with a local mineral operator).

The level of mineral extraction, if any, shall be implemented as agreed.

Reason: To enable a proper assessment of the potential extraction of minerals from the site in accordance with Policy 15 of the Hampshire Minerals and Waste Plan, relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 34 No external lighting shall be installed until a Light Management Plan has been submitted to and approved in writing by the Local Planning Authority before commencement of each development phase/ sub-phase. The Light Management Plan shall demonstrate that the development meets or exceeds the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE

150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations) for lighting within environmental zones (E1 'Intrinsically Dark' zone) and have regard to:

- a) The measured and observed sky quality in the surrounding area is not reduced;
- b) Lighting is not visible in nearby designated and key habitats;
- c) The visibility of lighting from the surrounding landscape is avoided; and
- d) Building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented.

The submitted details shall therefore include:

- A) the hours light would be illuminated and good practice measures to minimise the use of lights.
- B) Measures to control and minimise light spill;
- C) Measure for reviewing any unforeseen impacts;
- D) Practical measures to minimise upward waste of light from the site;
- E) Luminaires and to minimise light spill into the surrounding woodland.

The approved Light Management Plan shall be implemented for the duration of the development.

Reason: To protect the visual amenity within the locality and to minimise the light pollution affecting the night sky. Save for the Advance Clearance Works, this is a pre-commencement requirement because of the need to secure satisfactory control over light pollution affecting the night sky in advance of the individual development phase commencing, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 35 Excluding demolition in the Phase 1 Residential (which has prior approval under reference 17/01073/PRIOR), no demolition works nor development within a Development Phase shall commence until a Written Scheme of Investigation (WSI) is submitted to and approved in writing by the Local Planning Authority. The WSI shall set out the methodology for the archaeological monitoring of ground works associated with the development to ensure that any archaeological remains encountered are recognised, characterised and recorded.

Provision shall be made within the WSI, for the public dissemination of any results of archaeological significance.

The programme of archaeological evaluation shall then be implemented in accordance with the agreed scheme.

This condition may be discharged on an individual Development Phase basis.

Reason: To ensure that any archaeological remains encountered are recognised, characterised and recorded, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

Pre-occupation Conditions

- 36 Prior to the first occupation of any phase of development details, including the timing of implementation and location, of any information packs to be provided for new residents, information boards and directional signage provided within the development relating to Kennel Lane SANG shall be submitted to and agreed in writing by the Local Planning Authority. The information packs, boards and signs shall be provided as agreed and installed before any dwelling in each of the phases is first occupied. All details shall be retained, as approved, thereafter.

Reason: To promote the use of the use of the Kennel Lane SANG in the interest of providing ecological protection and enhancement with the Conservation Regulations 2010, Wildlife and Countryside Act 1981, NERC Act 2006, relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 37 In accordance with the approved Play and Recreational Open Space Strategy, details of individual pieces of equipment and their long term management to be provided for each of the areas of play within the site (for each LEAP, LAP and NEAP) shall be submitted to and approved in writing by the Local planning Authority. The approved strategy and Play Equipment details shall be provided as approved within the Play and Recreational Open Space Strategy prior to occupation of the first dwelling within that individual phase, and maintained in perpetuity.

Reason: To ensure a high quality provision of open space and play areas is provided on site, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 38 Prior to occupation of the first dwelling, details of a mechanism to secure the long term maintenance of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be implemented prior to first occupation of the relevant development phase and managed in perpetuity as approved.

Reason: To ensure the approved drainage system is management and maintained for the lifetime of the development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 39 Prior to occupation of an individual property within a Development Phase or Sub-Phase, a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full in that Development Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority.

The verification report and completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

This condition may be discharged on an individual Development Phase or Sub-Phase basis.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 40 Notwithstanding any indication of bin collection points that may have been provided on plans submitted as part of this application, no dwelling within individual phases/sub-phases shall be occupied, until details of the size and location of bin

collection points for each respective phase/sub-phase have been submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to the first occupation of any dwelling within that Phase/ Sub-phase.

Reason: To ensure adequate access to bin collection points are provided within the development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 41 Prior to the occupation of the first dwelling in each phase, details of the management of non-adopted areas of the site, shall be submitted to and agreed in writing by the Local Planning Authority, which shall include:

- a) Non adopted roads, parking areas and footpaths;
- b) Non adopted street lighting;
- c) Non adopted foul and surface drainage;
- d) Non adopted open space and Local Areas of Play.

Such details shall include a plan showing the extent of the non-adopted areas outlined above and shall also include details of how each of aforementioned areas / elements shall be managed and maintained in perpetuity. The details shall be implemented as approved.

Reason: To ensure the future and adequate maintenance of unadopted areas is secured in perpetuity, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 42 As part of the submission for any subsequent reserved matter application, where applicable, details of bus stops and bus service provision shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be implemented as approved prior to first occupation of the relevant phase of development and retained thereafter in operational manner for the lifetime of the development

Reason: To enable the provision of adequate public transport provision within the development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 43 The internal roads forming part of the overall development shall be designed to a 20 mph speed limit and the following road details at the reserved matters stage for each development phase shall be submitted to and approved in writing by the Local Planning Authority:
- signage and road markings promoting 20 mph speed limits
 - Details of any traffic calming measures to ensure the speed limit is achieved
- The details as approved shall be implemented prior to first occupation of each development phase

Reason: In interests of highway safety, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 44 No dwellings within phase 1, or subsequent phases, shall be occupied until the estate streets affording access to those dwellings in phase 1, and subsequent phases, has been completed in accordance with the Estate Street Phasing and Completion Plan.

Reason: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway; in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 45 Prior to the first occupation of any building within the Proposed Local Centre (defined on Drawing No. 2511-A-1200-PLC) details of a scheme of operating hours, servicing arrangements and external storage for that building shall be submitted to and approved in writing by the Local Planning Authority.

The details as approved shall subsequently be implemented.

Reason: In order that the Local Planning Authority can properly consider the effect of the proposed use on the amenity of the locality and future occupants of the proposed residential units; in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

Prescriptive Conditions

- 46 The reserved matters for each Development Phase shall substantially accord with the Development Parameter Plans hereby approved (Land Use Parameter Plan- 2511-A-1200-PLC, Access and Movement Parameter Plan- 2511-A-1201-PLB, Building Heights Parameter Plan-2511-A-1202-PLC, Density Parameter Plan- 2511-A-1203-PLC and Green Infrastructure Parameter Plan- 2511-A-1204-PLB). Variations to the Parameter Plans that do not impact upon the conclusions of the Environmental Statement shall be agreed in writing by the Local Planning Authority through the submission of a planning application.

Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration between land uses, built form and spaces to reflect the scale and nature of development considered in the supporting Environmental Statement, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 47 To facilitate demolition and remediation (where appropriate), no tree felling shall take place on site, unless shown to be felled in the approved Phase 1 detailed clearance works (as shown on TF 1039/AIA/201 Rev. B), a reserved matters approval or an 'Advanced Tree Clearance Plan' (detailing trees to be felled), which is to be submitted to and approved in writing by the Local Planning Authority through the submission of a planning application.

Reason: To manage the advance removal of trees in the areas shown for residential, primary school, open space/parking square, local centre and relocated primary substation on the approved Land Use Parameter Plan 2511-A-1200-PLC, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 48 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater, through the submission of a

planning application. The development shall be carried out in accordance with the approved details.

Reason: To protect the local water environment from pollution in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

49 In the event that contamination not previously identified is found to be present on site, details of the contamination shall be reported/submitted to and approved in writing by the Local Planning Authority, they shall contain:

(a) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site; and

(b) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages; and

(c) before any part of the relevant Development is occupied or used, a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full in that Development Phase.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

50 The Green Avenues shall be designed to segregate the footpaths and cycle paths from the main carriage way through the introduction of swales.

Reason: In the interests of maintaining a strong landscaped feature along the designated Green Avenues, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

51 On commercial/employment premises hereby approved no fixed plant, machinery and equipment associated with air moving equipment, compressors, generators etc. shall be installed.

Reason: In order that the Local Planning Authority can properly consider the effect of the proposed use on the amenity of the locality and future occupants of the proposed residential units, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

Phase 1 Only

Pre- Commencement Conditions

- 52 Prior to commencement of any construction works for the first phase of development (save for Advance Clearance Works, infrastructure, servicing and utilities), details of proposed shared pedestrian and cycleways on the principal roads, along with road markings and signage, based upon the general arrangements shown on Vectos Drawing no. 16276/A/ shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be provided prior to first occupation of the relevant phase of development.

Reason: To provide adequate pedestrian and cycle within the site in the interests of highway safety. This is a pre-commencement requirement to ensure a safe access to pedestrian and cycle links within the development; in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

Pre-occupation Conditions

- 53 No dwelling shall be occupied until the vehicular parking associated with that dwelling, including garages, parking courts and on street parking, as appropriate, has been provided in accordance with the approved plans and shall be retained solely for parking purposes thereafter and not for any other use.

Reason: To ensure adequate on-site car parking provision for the approved development, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 54 Before any part of the development is occupied the provisions to prevent surface water from the site discharging on to the adjacent highway shall have been made in accordance with the approved details of condition no. 38 and shall be retained thereafter.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway; in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

Prescriptive Conditions

- 55 With regard to development relating to Phase 1, and notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 shall be carried out without the prior consent of the Planning Authority, through submission of a formal planning application.

Reason: In order that the Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 56 Any hard or soft landscaping located in a position that would obstruct sightlines of 15 metres from 2.4 metres back from a T-junction along adjacent carriageways shall not exceed 1 metre in height and shall be subsequently maintained so thereafter.

Reason: To maintain sufficient levels of visibility in the interest of highway safety, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996- 2006 and the National Planning Policy Framework (2012).

- 57 Any hard or soft landscaping located in a position that would obstruct forward sightlines of 25 metres along any carriageway, especially along bends, shall not exceed 0.6 metres in height and shall be subsequently maintained so thereafter.

Reason: To maintain sufficient levels of visibility in the interest of highway safety, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996- 2006 and the National Planning Policy Framework (2012).

- 58 The garages hereby permitted shall be used only for the parking of private motor vehicles and ancillary domestic storage and for no other purpose.

Reason: To ensure adequate off road parking is provided in the interests of highway safety, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

- 59 Notwithstanding any indication shown on the approved plans, all bathrooms and en- suite windows of the development hereby permitted shall, at all times, be glazed with obscure glass.

Reason - To protect the privacy of the occupants of the approved residential properties, in accordance with relevant policies of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework (2012).

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions.

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:

The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.

- 2 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with

no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.

3 'Advance Clearance Works and Demolition Works' Definition:

The following matters do not constitute a material operation and consequently shall not individually or together constitute Commencement of Development:-

- (a) demolition -removal of buildings which have prior approval under reference 17/01073/PRIOR
 - (b) site clearance (excluding any advanced tree clearance works)
 - (c) site investigations, testing or surveys
 - (d) the provision of infrastructure boreholes permitted by the Town and Country Planning (General Permitted Development)(England) Order 2015
 - (e) construction of temporary accesses and/or highway works to facilitate the carrying out of the Development
 - (f) archaeological investigations and digs
 - (g) ecological surveys, investigations or assessments (including, for the avoidance of doubt, investigations or assessments relating to bats)
 - (h) the construction of boundary fencing or hoardings (including the erection of an enclosure for the purpose of site security), erection of temporary facilities for security personnel and the erection of security cameras
 - (i) erection of boards advertising the Development (which may be subject to advertisement consent)
 - (j) the construction of a temporary site compound and welfare facilities/buildings/enclosures or a temporary marketing suite that does not form a structure or part of a structure that will become a Dwelling after its use as a temporary marketing suite and
 - (k) works and operations to enable any of the foregoing to take place
- Site wide infrastructure and services (Without prejudice to the generality of this expression) includes electricity, telephone, gas, water, foul drainage, surface water drainage and all other ancillary infrastructure and services.

What to Do Next

If your consent is subject to conditions, please read them carefully. You may need to submit further information to the Council for approval before you start work in which case there will be a fee for each request to approve details; £34 per request for a Householder Development and £116 for all other development. You can apply online at www.planningportal.gov.uk/planning and you should expect a decision within 8 weeks of your application being validated.

Please email streetnames@hart.gov.uk to let us know when you are planning to start work. If you fail to comply with the conditions, it may lead to enforcement action.

Please note that this permission only relates to planning matters. You may still need to apply for other consents such as building regulation approval. For Building Regulations applications please contact us at: buildingcontrol@hart.gov.uk or call us on 01252 398715.

This permission does not grant you rights to carry out works on or over land, or to access land that is not within your control or ownership.

General Notes

Please contact the Officer who handled this application Emma Whittaker on Tel: 01252 774115 or Email: emma.whittaker@hart.gov.uk if you would like clarification about this decision or would like to make changes to your permission.

Rights of Appeal

Applicants have a right of appeal against the requirements of any conditions attached to this permission.

Appeals can be made on the Planning Inspectorate's website www.gov.uk/appeal-planning-decision For further information or to obtain a paper copy of the form, please contact them on either 0303 444 5000 or the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

For householder and minor commercial applications you are allowed **12 weeks** from the date of this permission in which to lodge an appeal. For all other types of application you have **6 months** in which to appeal.

There is no third party right of appeal for neighbours or objectors.

Purchase Notices

If either the Local Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

Appendix 1

17/00471/OUT - List of Approved Drawings and Documents

- Location Plan (Drawing No. 2511-A-1000-PLB)
- Application Drawings detailing Outline Component:
 - Land Use Parameter Plan (Drawing No. 2511-A-1200-PLC)
 - Access and Movement Parameter Plan (Drawing No. 2511-A-1201-PLB)
 - Building Heights Parameter Plan (Drawing No. 2511-A-1202-PLC)
 - Density Parameter Plan (Drawing No. 2511-A-1203-PLC)
 - Green Infrastructure Parameter Plan (Drawing No. 2511-A-1204-PLB)
- Application Drawings detailing Full Component:
 - Site Layout (Drawing No. 2511-A-1005-PLG)
 - Coloured Site Layout (Drawing No. 2511-C-1005-PLG)
 - Street Elevations A-A, B-B, C-C & D-D (Drawing No. 2511-C-1010-PLE)
 - Street Elevations E-E, F-F, G-G & H-H (Drawing No. 2511-C-1011-PLE)
 - Refuse Strategy Plan (Drawing No. 2511-A-1700-PLG)
 - Parking Strategy Plan (Drawing No. 2511-A-1701-PLG)
 - Tenure Location Plan (Drawing No. 2511-A-1702-PLG)
 - Boundary Treatment Plan (Drawing No. 2511-A-1703-PLG)
 - Levels Plan (Drawing No. 2511-A-1704-PLG)
 - Material Distribution Plan (Drawing No. 2511-A-1705-PLG)
- House-type Pack for Full Component:
 - Flat Block A Plots 146-159 Floorplans (Drawing No. 2511-A-3000-PLE)
 - Flat Block A Plots 146-159 Elevations (Drawing No. 2511-C-3001-PLE)
 - Flat Block B Plots 6-12 Floorplans (Drawing No. 2511-A-3010-PLE)
 - Flat Block B Plots 6-12 Elevations (Drawing No. 2511-C-3011-PLE)
 - Flat Block C Plots 172-178 Floorplans (Drawing No. 2511-A-3015-PLE)
 - Flat Block C Plots 172-178 Elevations (Drawing No. 2511-C-3016-PLE)
 - Flat Block D Plots 96-121 Ground and First Floorplans (Drawing No. 2511-A-3020-PLE)
 - Flat Block D Plots 96-121 Second and Third Floorplans (Drawing No. 2511-A-3021-PLE)
 - Flat Block D Plots 96-121 Elevations (Drawing No. 2511-C-3022-PLE)
 - Flat Block D Plots 96-121 Elevations (Drawing No. 2511-C-3023-PLE)
 - Plot 139 Floor Plans and Elevations (Drawing No. 2511.1-C-3100-PLE)
 - Plot 90-91 Floor Plans and Elevations (Drawing No. 2511-C-3101-PLE)
 - Plot 29-30, 85-86, 87-88 Floor Plans and Elevations (Drawing No. 2511-C-3102-PLE)
 - Plot 162-163 Floor Plans and Elevations (Drawing No. 2511-C-3105-PLE)
 - Plot 169-171 Floor Plans and Elevations (Drawing No. 2511-C-3106-PLE)
 - Plot 13-15 Floor Plans and Elevations (Drawing No. 2511-C-3107-PLE)
 - Plot 92-95 Floor Plans and Elevations (Drawing No. 2511-C-3108-PLE)
 - Plot 164-165 Floor Plans and Elevations (Drawing No. 2511-C-3109-PLE)
 - Plot 16-17 Floor Plans and Elevations (Drawing No. 2511-C-3110-PLE)
 - Plot 143-145 Floor Plans and Elevations (Drawing No. 2511-C-3111-PLE)
 - Plot 18-19 Floor Plans and Elevations (Drawing No. 2511-C-3112-PLE)
 - Plot 167-168 Floor Plans and Elevations (Drawing No. 2511-C-3113-PLE)
 - Plot 20 Floor Plans and Elevations (Drawing No. 2511-C-3115-PLE)
 - Plot 28 Floor Plans and Elevations (Drawing No. 2511-C-3116-PLE)

- Plot 1, 122, 128, 136, 166 Floor Plans and Elevations (Drawing No. 2511-C-3117-PLE)
 - Plot 82, 127, 135, 161 Floor Plans and Elevations (Drawing No. 2511-C-3118-PLE)
 - Plot 83-84 Floor Plans and Elevations (Drawing No. 2511-C-3124-PLE)
 - Plot 21-22 Floor Plans and Elevations (Drawing No. 2511-C-3125-PLE)
 - Plot 89 Floor Plans and Elevations (Drawing No. 2511-C-3126-PLE)
 - Plot 137-138, 123-124, 125-126 Floor Plans and Elevations (Drawing No. 2511-C-3127-PLE)
 - Plot 160 Floor Plans and Elevations (Drawing No. 2511-C-3128-PLE)
 - Plot 132 Floor Plans and Elevations (Drawing No. 2511-C-3129-PLE)
 - Plot 67-69, 140-142 Floor Plans and Elevations (Drawing No. 2511-C-3130-PLE)
 - Plot 79-81 Floor Plans and Elevations (Drawing No. 2511-C-3131-PLE)
 - Plot 4-5, 179-180 Floor Plans and Elevations (Drawing No. 2511-C-3135-PLE)
 - Plot 2, 3 Floor Plans and Elevations (Drawing No. 2511-C-3140-PLE)
 - Plot 51, 181 Floor Plans and Elevations (Drawing No. 2511-C-3141-PLE)
 - Plot 133-134 Floor Plans (Drawing No. 2511-C-3142.1-PLE)
 - Plot 129-131 Elevations (Drawing No. 2511-C-3143.1-PLE)
 - Plot 70-78 Floor Plans (Drawing No. 2511-A-3150-PLE)
 - Plot 70-78 Elevations (Drawing No. 2511-C-3151-PLE)
 - Plot 23-27 Floor Plans (Drawing No. 2511-A-3165-PLE)
 - Plot 23-27 Elevations (Drawing No. 2511-C-3166-PLE)
 - Plot 36-37, 38-39 Floor Plans and Elevations (Drawing No. 2511-A-3203-PLE)
 - Flat Block E (Affordable) Plot 40-50 Floor Plans (Drawing No. 2511-A-3210-PLE)
 - Flat Block E (Affordable) Plot 40-50 Elevations (Drawing No. 2511-C-3211-PLE)
 - Flat Block F (Affordable) Plot 52-66 Floor Plans (Drawing No. 2511-A-3215-PLE)
 - Flat Block F (Affordable) Plot 52-66 Elevations (Drawing No. 2511-C-3216-PLE)
 - Flat Block G (Affordable) Plot 31-35 Floor Plans and Elevations (Drawing No. 2511-C-3220-PLE)
- Landscape drawings detailing Full Component:
 - Landscape Masterplan: General Arrangement (Drawing No. L03-02 Rev. A)
 - Landscape Masterplan: Sheet 1 of 6 (Drawing No. L03-03 Rev. A)
 - Landscape Masterplan: Sheet 2 of 6 (Drawing No. L03-04 Rev. A)
 - Landscape Masterplan: Sheet 3 of 6 (Drawing No. L03-05 Rev. A)
 - Landscape Masterplan: Sheet 4 of 6 (Drawing No. L03-06 Rev. A)
 - (Drawing No. L03-07 Rev. A)
 - Landscape Masterplan: Sheet 6 of 6 (Drawing No. L03-08 Rev. A)
- Supporting Documents:
 - Planning Statement, prepared by Barton Willmore LLP
 - Design and Access Statement, prepared by Omega Partnership
 - Environmental Statement, prepared by Ramboll
 - Energy and Sustainability Strategy, prepared by Hoare Lea
 - Employment Land Report, prepared by GL Hearn
 - Consultation Statement, prepared by GL Hearn
 - Construction and Operational Waste Management Report, prepared by Ramboll

- Utilities Statement, prepared by Premier Energy
- Outline Remedial Strategy Report, prepared by RSK
- Arboricultural Survey & Impact Assessment (February 2017), prepared by tree: fabrik
- Hartland Park – Open Space Requirements (22.06.17), prepared by Barton Willmore LLP
- Flood Risk Assessment Addendum Report (10th May 2017) – Ref: 132716 Addendum FRA-01 (0), prepared by RSK; including following drawings:
 - Site Wide Surface Water Flood Areas (Drawing No. 10-12 Rev. P1)
 - Phase 1 Interface with Existing Site (Drawing No. 10-13 Rev. P1)
 - Phased Drainage Feature Plan (Drawing No. 10-14 Rev. P1)