

# Public Document Pack

## AMENDMENT SHEET

### DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 15TH APRIL, 2026

The following amendment sheet was circulated at the Development Management Committee meeting. It sets out any proposed amendments and updates to reports since the agenda was published.

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<p><b><u>AMENDMENTS SHEET</u></b>  <b><u>DEVELOPMENT MANAGEMENT COMMITTEE</u></b>  <b><u>15<sup>th</sup> April 2026</u></b></p>
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**Section C, Items for Determination****Item vii; Pages 13-58:**

Application No. 25/00688/FULPP

Proposal Demolition of existing building, excluding the original façade to Devereux House which is to be retained, and construction of part two/three storey building with accommodation in the roof space to provide a care home (Use Class C2) together with parking, landscaping and associated development.

Address **Devereux House, 69 Albert Road, Farnborough, Hampshire, GU14 6SL**

**Report amendment:****Section 8: Conclusions (p49 onwards)**

Final paragraph on p50-51 to be replaced as follows:

A redevelopment of the scale proposed in this case will inevitably result in some adverse impacts and harm, and this is particularly so in this instance given the proposed substantial demolition of a locally listed building, the amount of development proposed and the close relationship with neighbouring dwellings. In the overall planning balance however, and having regard to the presumption in favour of sustainable development as set out in Paragraph 11 d) of the NPPF, it is not considered that the adverse impacts of the development identified would significantly and demonstrably outweigh the benefits of the development as outlined in this report, when assessed against the policies in the Framework when taken as a whole. Accordingly, it is recommended that permission be granted.

**Conditions:**

The full wording of conditions is now provided within the updated recommendations below.

Since the publication of the agenda, additional matters are proposed to be conditioned to require the implementation of cycle parking spaces, EV charging points and water efficiency standards.

Additional conditions are also recommended to secure a Skills and Employment Plan, and to secure evidence that a contract for the redevelopment of the site has been entered into prior to any demolition works taking place, to seek to ensure that the redevelopment of the site proceeds in a reasonable timescale as required by Policy HE2.

At the time of writing discussions are still on-going with the Council's Environmental Health Officer relating to the detail of Condition 23 (submission of noise insulation scheme) and it is therefore requested that the final wording of this condition be agreed under delegation to the Executive Head of Property and Growth, in consultation with the Chairman.

### **Full Recommendations (UPDATED):**

It is recommended that, **SUBJECT** to the completion of a satisfactory s106 Legal Agreement by 30th April 2026, or any subsequent extension of time for determination of the application that may be agreed, to secure the following:-

1. Restriction on mobility of residents (to be assessed by care home operator on admission, with records of assessments available for review upon request by the LPA)
2. Mechanism to secure payment of SANG and SAMM mitigation in the event that any resident does not meet the test set out in point 1.
3. The agreed Travel Plan and associated £1,500 approval fee, £15,000 monitoring fee and £15,811.40 cash deposit / bond

the Executive Head of Property and Growth in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:

#### 1. Commencement of development

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### 2. Compliance with the approved plans

The permission hereby granted shall be carried out in accordance with the following approved drawings:

- Location Plan Drawing Ref: B500-06-L01 Rev B
- Existing Site Plan Drawing Ref: B500-06-E01 Rev B
- Existing Ground & First Floor Plan showing demolition Drawing Ref: B500-06-E02 Rev C
- Existing Second Floor Plan showing demolition Drawing Ref: B500-06-E03 Rev B
- Existing Elevations showing demolition Drawing Ref: B500-06-E04 Rev B
- Existing Elevations showing demolition Drawing Ref: B500-06-E05 Rev B
- Proposed Site Plan Drawing Ref: B500-06-PA01 Rev C
- Proposed Ground Floor Plan Drawing Ref: B500-06-PA02 Rev B
- Proposed First Floor Plan Drawing Ref: B500-06-PA03 Rev B
- Proposed Second Floor Plan Drawing Ref: B500-06-PA04 Rev B

- Proposed Third Floor Plan Drawing Ref: B500-06-PA05 Rev B
- Proposed Roof Plan Drawing Ref: B500-06-PA06 Rev B
- Proposed Elevations Drawing Ref: B500-06-PA07 Rev B
- Proposed Elevations Drawing Ref: B500-06-PA08 Rev B
- Proposed Site Sections Drawing Ref: B500-06-PA10 Rev B
- Proposed Refuse Store Drawing Ref: B500-06-PA12 Rev B

Reason - To ensure the development is implemented in accordance with the permission granted.

### 3. Details of external facing materials to be submitted

No development above ground floor slab level shall commence until a schedule (or samples upon request) of the materials to be used in the following elements of the building have been submitted to, and approved in writing by, the Local Planning Authority.

- External walls
- Roofing materials (including fascias and soffits)
- Window frames
- Rainwater goods

The development shall be carried out in complete accordance with the details so approved and thereafter retained.

Reason - To ensure satisfactory external appearance.\*

### 4. Submission of details of a landscaping scheme

No development above ground level shall take place until full details of both hard and soft landscape proposals (including details of boundary treatments) have been submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details prior to first occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason – To ensure a satisfactory landscaping setting for the development, in accordance with Local Plan Policy DE1.\*

### 5. Restriction on hours of site operation for construction

Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

## 6. Submission of Construction Environmental Management Plan

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and include the following:- a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works; b) the arrangements to be made for the delivery of all building and other materials to the site; c) the provision to be made for any storage of building and other materials on site; d) details and location(s) of temporary site accommodation; e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) measures to prevent mud and debris from being deposited on the highway; f) any necessary pollution prevention methods; g) measures to minimise noise and vibration during the construction period; h) measures to ensure/maintain pedestrian access through the site during the construction period; i) responsible persons and lines of communication; j) measures to protect wildlife species that may resort to, or traverse, the site during the construction period; and k) use of protective fences, exclusion barriers and warning signs; and l) measures to control the use of cranes.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason – To ensure a satisfactory development and the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. \*

## 7. Placement of Roll of Honour Board in new building, with public access to be made available

Prior to the first occupation of the development hereby permitted, the Roll of Honour memorial board shall be installed within the building in a location that has first been agreed in writing with the Local Planning Authority. Access to the Roll of Honour shall thereafter be available for members of the public between the hours of 09.00 and 17.00 on any day. The Roll of Honour shall be permanently retained at the site unless otherwise agreed in writing with the Local Planning Authority.

Reason – To ensure that the Roll of Honour is retained at the site and kept available for public viewing, to comply with Policy HE1 of the Local Plan.\*

## 8. Submission of a façade retention scheme

No demolition or development shall commence until a façade retention scheme, prepared by a suitably qualified structural engineer, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full during demolition and construction works.

Reason – To ensure that the original façade of Devereux House is safely retained during construction works and is incorporated into the new development, to comply with Policy HE1 of the Local Plan.\*

## 9. Compliance with the submitted Arboricultural Method Statement and Tree Protection Plan

The development shall be carried out in accordance with the Arboricultural Report (08 December 2025) prepared by Andrew Day. No development shall commence until a pre-commencement site meeting has been held between the main contractor and the appointed arboriculturalist to ensure tree protection measures have been adequately installed to protect existing trees and hedges on and adjoining the application site which are to be retained. The agreed tree protection measures shall thereafter be retained and adhered to for the duration of the construction works.

With the exception of any trees specifically shown on the approved plans to be felled or pruned, or as may be otherwise agreed in writing by the Local Planning Authority, no tree, or hedge within the application site shall be lopped, topped, felled, destroyed or damaged.

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

## 10. Details of protected species licence

No development (including demolition) shall commence unless and until the local planning authority has been provided with either:

- a) A licence issued by Natural England pursuant to Regulation 55 of Conservation of Habitats and Species Regulations 2017, as amended authorising the specified activity / development to go ahead; or
- b) A statement in writing from Natural England to the effect that it does not consider that the specified activity / development will require a licence

Reason – To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.\*

## 11. Details of external lighting (to accord with the Preliminary Ecological Appraisal)

Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting, to accord with the recommendations of the approved Preliminary Ecological Appraisal, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed in accordance with the approved details, and permanently retained thereafter.

Reason - To ensure a satisfactory lighting scheme that does not result in a net increase in external lighting, in the interests of the protection of wildlife (bats) and nature conservation in accordance with the National Planning Policy Framework.\*

## 12. Submission of Landscape and Ecological Management Plan

The development shall not commence until an appropriately detailed Landscape and

Ecological Management Plan (LEMP) has been prepared in accordance with the approved Biodiversity Gain Plan and associated Statutory Metric and mapping, and has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include details of:

- (a) the planned habitat creation and enhancement works to create, restore or enhance habitat to achieve the habitat types, distinctiveness and condition to achieve biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (b) the management measures to maintain habitat distinctiveness and condition in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development, including details of contingencies and/or remedial action;
- (c) the monitoring methodology and frequency in respect of the created, restored or enhanced habitat to be submitted to the Local Planning Authority;
- (d) the roles and responsibilities of the people or organisation(s) delivering the proposed landscaping and LEMP; and
- e) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The landscape planting works shall be completed in accordance with the details set out in the approved LEMP and completed in the next available planting season following the first-occupation or practical completion of the development hereby approved, whichever is the sooner.

A completion report, evidencing the completed landscape planting shall be submitted to, and approved in writing by the Local Planning Authority.

The landscape planting shall be managed and maintained in accordance with the approved LEMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy NE4 of the adopted Rushmoor Local Plan (2014-2032).

### 13. Details of solar panels

Prior to the installation of any solar panels, full details including their design, materials, finished appearance and precise location, together with a glint and glare study, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason – in the interests of aviation safety given the proximity of the site to Farnborough Airport.\*

### 14. Refuse Collection Management Plan to be submitted

Prior to the development being brought into use, a Refuse Collection Management Plan

shall be submitted to and approved in writing by the Local Planning Authority to include details on the proposed refuse vehicle size and the use of a banksman to assist with manoeuvring through the site. The development shall operate in accordance with the Refuse Collection Management Plan for the lifetime of the development, unless otherwise agreed in writing by the Local Authority.

Reason – To ensure suitable refuse collection arrangements in the interests of highway safety.\*

#### 15. Implementation of vehicular access and visibility splays

Before the development is brought into use, the means of vehicular access to the site shall be constructed in accordance with the approved plan and no structure, erection or planting exceeding 0.6m in height shall thereafter be placed within the visibility splays shown on the approved plans.

Reason – To ensure a suitable access and layout in the interests of highway safety.

#### 16. Retention of parking and turning areas at all times

Prior to occupation the area shown on the approved plan for the parking and turning of vehicles shall be provided and reserved for these purposes at all times.

Reason – To ensure that vehicles parked on the site are able to enter and leave in forward gear.

#### 17. Details of in/out access signage to be provided

Prior to the operational use of the vehicle accesses, in / out signage shall be installed in accordance with details that have first been submitted to agreed in writing by the Local Planning Authority. The signage shall thereafter be retained in accordance with the approved details.

Reason – To ensure that suitable enforcement signage is provided and avoid vehicles from accessing or egressing the site via the wrong access.\*

#### 18. Construction Method Statement

No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for – 1) The parking of site operatives and visitors vehicles. 2) Loading and unloading of plant and materials. 3) Management of construction traffic and access routes. 4) Storage of plant and materials used in constructing the development. 5) Wheel washing facilities.

Reason – In the interests of highway safety.\*

## 19. Details of surface water drainage scheme to be submitted

No development (excluding demolition) shall begin until a detailed surface water drainage scheme for the site, has been submitted and approved in writing by the Local Planning Authority.

The submitted details should include:

- a. A technical note demonstrating adherence to the drainage hierarchy, confirming key parameters of the drainage design and highlighting any changes to the design from that previously reviewed.
- b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Reason – To ensure that satisfactory surface water drainage measures are secured in accordance with Local Plan Policies NE7 and NE8.\*

## 20. Submission of details of as built drainage scheme before occupation

Prior to the first occupation, the following information, shall be submitted to and approved in writing by the Local Planning Authority:

- a. As-built drawings of the completed drainage system and a GIS shapefile of the red line boundary.
- b. A verification report containing as-built plans, invert levels and size of control structures and pipes, CCTV drainage survey in accordance with WRC MSCC5, commentary on any variation from approved designs and photographs of surface water drainage assets in situ to demonstrate correct construction has taken place.
- c. Maintenance Plan setting out the long-term maintenance arrangements including maintenance schedules for each drainage feature type, ownership, easements, the purpose of the system and restoration needs post flooding.

Reason – To ensure that satisfactory surface water drainage measures have been implemented in accordance with Local Plan Policies NE7 and NE8.\*

## 21. Details of plant

The rating level of sound emitted from any fixed plant associated with the development shall not exceed 36dB LAr at the nearest noise sensitive premises).

All measurements shall be made in accordance with the methodology of BS4142 (2014+A1:2019) (Methods for rating and assessing industrial and commercial sound). Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property in accordance with the British Standard.

Upon completion of the installation of the ventilation and heating equipment, the use hereby permitted shall not be carried on until a report has been submitted to the satisfaction of the Local Planning Authority demonstrating that the above sound levels have been achieved and stating the conditions under which the plant was operated. Compliance must be demonstrated at a position or positions that are representative of the receivers or where this is not possible by measurement and calculation.

Reason – To protect the amenities of nearby residents and comply with policy DE10 of the Local Plan.\*

## 22. Restriction on hours of deliveries and waste collection

No deliveries shall be made to, or waste collection made from the site, between the hours of 18:00 to 08:00.

Reason: To safeguard the amenities of the neighbouring properties and comply with policy DE10 of the Local Plan.

## 23. Submission of noise insulation scheme

No development shall commence above slab level until a Noise Insulation Scheme has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be informed by a Noise Impact Assessment that considers current and forecast aircraft noise exposure and shall demonstrate how the development will achieve the following:

The building envelope, glazing, ventilation and any other mitigation measures shall ensure that the indoor ambient noise levels in all noise-sensitive rooms (bedrooms, living rooms, dining rooms) do not exceed the following criteria.

<b>Activity</b>	<b>Location</b>	<b>07:00 to 23:00</b>	<b>23:00 to 07:00</b>
Resting	Living Room	35 L <sub>Aeq</sub> , 16hour	-
Dining	Dining Room / Area	40 L <sub>Aeq</sub> , 16hour	-
Sleeping (daytime resting)	Bedroom	35 L <sub>Aeq</sub> , 16hour	30 L <sub>Aeq</sub> , 8hour 45 L <sub>Afmax</sub>

### Notes

- (a) Source: L<sub>Aeq</sub> derived from BS 8233:2014.
- (b) L<sub>Afmax</sub> derived from W.H.O. 2009
- (c) The notes to Table 4 of BS8233:2014 apply to the interpretation of the above figures.

Where compliance with internal noise limits requires windows to remain closed, the scheme shall specify an appropriate alternative means of ventilation that meets relevant building regulations while controlling noise ingress from aircraft operations. Note that windows are not to be sealed shut.

The approved Noise Insulation Scheme shall be fully implemented prior to first occupation of the dwellings.

Reason: To protect the health and wellbeing of the future occupiers and comply with policy DE10

#### 24. Submission of contaminated land assessment

No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.\*

#### 25. Requirement to address unforeseen contamination during construction

In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests

of amenity and pollution prevention.

## 26. Details of obscure glazing

Before the development hereby permitted is first occupied the following windows shall be fitted with obscure glazing in accordance with details that have first been approved in writing by the Local Planning Authority:

- Secondary bedroom windows and stairwell windows at first and second floor level in the southern and eastern elevations
- All Stairwell windows in the eastern elevation at first and second floor level

Reason – To reduce the potential for undue overlooking and loss of privacy, in accordance with Policy DE1 of the Local Plan.\*

## 27. Details of sub-station enclosure

Before the substation is first brought into use an enclosure shall be installed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The enclosure shall thereafter be retained in accordance with the approved details.

Reason – To ensure a satisfactory external appearance and adequate noise attenuation in accordance with Policy DE1 of the Local Plan.\*

## 28. No overnight staying of staff permitted

There shall be no overnight sleeping of staff members at any time.

Reason – To ensure no adverse impact upon the Thames Basin Heaths Special Protection Area, in accordance with Local Plan Policy NE1.

## 29. Parking retained for staff and visitors only

The on-site parking hereby permitted (with the exception of the three parking spaces identified for the use of 69a and 69b Albert Road) shall be used only by members of staff and visitors. No parking shall be made available for residents of the care home.

Reason – To ensure no adverse impact upon the Thames Basin Heaths Special Protection Area, in accordance with Local Plan Policy NE1.

## 30. Implementation of cycle parking spaces

Before the development is first occupied, cycle parking shall be installed in accordance with the approved details and shall be permanently retained thereafter.

Reason – To ensure that sufficient cycle parking is provided in accordance with the adopted Car and Cycle Parking Standards SPD.

### 31. Implementation of EV charging points

Before the development is first occupied, active and passive Electric Vehicle Charging Points shall be installed in accordance with the approved details and shall be permanently retained thereafter.

Reason – To ensure that sufficient active and passive EV charging capacity is provided in accordance with the adopted Car and Cycle Parking Standards SPD.

### 32. Implementation of Sustainability measures.

The development shall achieve a water efficiency standard of 110 litres/person/day to be achieved by compliance with the Building Regulations.

Reason – to accord with Policy DE4 of the Local Plan.

### 33. Contract for redevelopment works

Demolition shall not start on site before a contract for the carrying out of the redevelopment work that is facilitated by the planning permission hereby granted has been made, signed and completed and evidence of that contract has been provided to the Local Planning Authority.

Reason – To ensure that the redevelopment will proceed within a reasonable and agreed timescale as required by Policy HE2 of the Local Plan.”

### 34. Skills and Employment Plan

Prior to the commencement of development hereby permitted (excluding demolition) a Skills & Employment Plan to cover both the construction and operational phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved Skills & Employment Plan shall be implemented in full and the measures introduced retained thereafter.

Reason - To maximise opportunities for associated of skills and employment in the local area. \*

### **BNG Deemed condition**

Development may not be begun unless:

- a) a Biodiversity Gain Plan has been submitted to the Local Planning Authority; and
- b) The Local Planning Authority has approved the plan.

The Biodiversity Gain Plan must include the following:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

1. INFORMATIVE - The Council has granted permission because:-

a. The proposals are considered acceptable in principle in land use terms and would provide an acceptable living environment. The development would have an acceptable impact on local character. The development would result in the substantial demolition of a locally listed building and would harm residential amenity. Harm has also been identified in relation to non-compliance with parking standards, but no adverse highway safety impacts are expected to arise. Overall however it is considered that positive weight should be given to the provision of new residential care bed spaces and the effective benefit to housing supply. The development would not result in harm to protected species, and subject to the Travel Plan and related financial contributions as well as a restriction on the mobility of future occupiers, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. Overall, it is not considered that the adverse impacts that would arise from the granting of planning permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. The proposals are therefore considered to be acceptable having regard to the criteria of Policies IN2 (Transport), HE1 (Heritage), HE2 (Demolition of a Heritage Asset), HE3 (Development within or adjoining a conservation area), HE4 (Archaeology), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing Mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems).

b. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2. INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

3. INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking

to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

4. INFORMATIVE - The applicant should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the access works on the highway. Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

5. INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice. INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.

6. INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.

7. INFORMATIVE - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

8. INFORMATIVE - The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-further-developments/planning-your-development/working-near-our-pipes> Should you require information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB 10

9. INFORMATIVE - The applicant should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, a subsequent permission will need to be granted by HCC as Highways Authority to undertake the access works on the highway. Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs> 11 12 13 14

10. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would

constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.

11. INFORMATIVE - Part I of the Wildlife and Countryside Act 1981 (as amended), makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. Development activities such as vegetation or site clearance should be timed to avoid the bird nest season of March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site should be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

12. INFORMATIVE - A precautionary approach to works should be implemented in line with best practice guidance. Works affecting potential roost features should be dismantled by hand to ensure any bats which may be sheltering beneath them will not be harmed. These works should ideally be timed to avoid the hibernation season (November to February inclusive). If a bat is seen work should cease immediately and advice sought from Natural England or a qualified specialist.

The applicant should be aware of the requirement to apply for a bat mitigation licence for any activity that may adversely impact on a potential bat roost or disturb bats, in order to avoid contravention of the above referenced legislation.

13. INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

14. INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

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