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ONR Inspector - Nuclear Safety  
Office for Nuclear Regulation  
Desk 5 4S G – Redgrave Court  
Merton Road  
Bootle  
L20 7HS

24 March 2015

Our ref: 14/02200/OUT

Dear Sir

**RE: Outline planning application for the redevelopment of former Burnham Copse Infant School site for up to 36 residential units (use classC3), open space and associated car parking with all matters reserved, Burnham Copse Infant School, Newchurch Road, Tadley**

With reference to the above planning application the following resolution was agreed at the Development Control Committee on 25 February 2015:

#### **Reasons for Approval**

1. Members considered that the harm in terms of increase in population within the (0-3km) Detailed Emergency Planning Zone (DEPZ) was outweighed by the benefits it represented in terms of housing supply, affordable housing provision in a highly sustainable location.

#### **Conditions/Reasons**

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Revised Layout 17.11.14 (showing number and mix of units) (received 20 Nov 2014)  
House types - Revised layout 17.11.14 (received 20 Nov 2014)  
Parking strategy - Revised Layout 17.11.14 (received 20 Nov 2014)  
Tree strategy - Revised Layout 17.11.14 (received 20 Nov 2014)  
Tree protection plan (received 20 Nov 2014)  
Noise impact assessment (received 1 Dec 2014)  
Letter (received 20 November 2014)

Planning design and access statement  
Flood risk assessment  
Transport statement

Tree report  
Ground conditions assessment  
Radiological impact assessment  
Extended phase 1 ecological survey and phase 2 reptile survey report

REASON: For the avoidance of doubt and in the interests of proper planning.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3. Approval of the details of the layout, scale, appearance of the proposed building(s), the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In order to secure a satisfactory development and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004) and to prevent an accumulation of unimplemented planning permissions.

5. Prior to the commencement of any development, a Phasing Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Scheme shall detail the phasing timetable for the overall development, including the order within which "the reserved matters" are submitted, the demolition of existing structures, implementation and completion of the means of access(s) and the off-site highway works. Development shall proceed in accordance with the approved Phasing Scheme or any subsequent variation approved in writing by the Local Planning Authority.

REASON: In the interests of the proper planning of the development, afford the applicant with sufficient flexibility to phase the development whilst ensuring the monitoring of the timing and implementation of the permission in the interests of the delivery of housing in accordance with the National Planning Policy Framework.

6. Applications for the approval of reserved matters shall be in accordance with the principles and parameters described and illustrated in Design and Access Statement; with the exception of where any of the detail approved in any of the Conditions of this permission will supersede any of the content of the plans and documents, where relevant.

REASON: To ensure an appropriate co-ordinated high quality form of development and to accord with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and Planning Practice Guidance.

7. No development shall commence on site until details of the types and colours of external materials to be used, including colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

8. No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point (located outside the area outlined in red) which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the privacy of the occupiers of adjoining properties in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

9. No development or other operations shall commence on site, until a Tree Protection Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Method Statement shall detail the location and specification for the protective fencing of all retained trees and boundary hedges; identify areas for the storage and handling of building materials, a detailed specification for the utility and service installation and access driveway construction where this is adjacent to retained trees. The approved tree protection shall be erected prior to any site activity commencing and shall be maintained until the area is to be landscaped. The development shall be carried out in complete accordance with the approved Tree Protection Method Statement, unless otherwise agreed in writing by the Local Planning Authority. (Please refer to Sections 7, 8 and 9 of British Standards BS 5837 'Recommendations for Trees in Relation to Construction' 2005).

REASON: To ensure that reasonable measures are taken to safeguard protected/important landscape trees in the interests of the local amenities and the enhancement of the development itself, in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

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

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001;

and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2001- Investigation of Potentially Contaminated Sites - Code of Practice;

and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

If during any works contamination is encountered which has not been previously identified then the additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.

REASON: To ensure any soil, gas or water contamination on the site is remediated to protect the proposed occupants of the application site and/or adjacent land and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

11. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 10(c) that any remediation scheme required and approved under the provisions of condition 10(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise;

as built drawings of the implemented scheme;

photographs of the remediation works in progress;

certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 10(c), unless otherwise agreed in writing by the Local Planning Authority.

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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

12. No development shall take place until details of a habitat enhancement scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved, unless otherwise approved in writing by the Local Planning Authority. The details shall include:

- Purpose, aims and objectives for the scheme, taking into account the site's existing biodiversity;
- A method statement for implementation of the enhancement proposals;
- Sources of habitat materials (e.g. planting stock and its origin) if applicable;
- Aftercare and long term management;

REASON: To help maintain the biodiversity of the area in the long-term, in accordance with Saved Policy E7 of the of the Basingstoke and Deane Borough Local Plan 1996-2011.

13. No development, including any demolition works, soil moving, temporary access construction/widening, or storage of materials, shall commence until a Wildlife Protection and Mitigation Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following:

- details of the timing/ecological watching brief/felling procedures required to address the protection of reptiles, badgers and breeding birds before and during development works.

No development or other operations shall take place other than in complete accordance with the approved Wildlife Protection and Mitigation plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: The habitats present on site have the potential to support reptile species such as slow-worms, badgers and nesting birds. Badgers and their setts are protected under

the Protection of Badgers Act (1992) and the other species are protected under the Wildlife and Countryside Act 1981. They are therefore a material consideration under Policy E7.

14. No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking and turning of vehicles of site operatives and visitors;
  - ii. loading and unloading of plant and materials;
  - iii. storage of plant and materials used in constructing the development;
  - iv. wheel washing facilities or an explanation why they are not necessary;
  - v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate, and the preservation of sight line displays in their vicinity;
  - vi. measures to control the emission of dust and dirt during construction;
  - vii. a scheme for recycling and disposing of waste resulting from construction work; and
  - viii. the management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.00) and PM peaks (15.15 to 16.00, 16.30 to 18.00) periods.

REASON: In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

15. Notwithstanding the submitted details, no development shall commence until full details of the proposed garages have been submitted to and approved in writing by the Local Planning Authority. The details shall include the provision of minimum clear openings of 2.3 metres (for single garage doors), 5 metres (for double garage doors) between the frames of the garage doors and minimum internal dimensions of 3 metres by 6 metres (single garages) and 6 metres by 6 metres (double garages) as measured internally between the supporting walls, with a headroom clearance of at least 2.3 metres. Thereafter, the garages shall be provided in accordance with the approved details and permanently retained for the purposes of the parking of vehicles and cycles.

REASON: To secure an adequate parking provision and to discourage parking on the new estate roads in order to provide safe and convenient access for all users in the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

16. Unless otherwise agreed in writing with the Local Planning Authority no development shall take place on site until details of the programme and construction of the means of site access and emergency access; including the junction layout geometry, levels, gradients, sight lines, construction and materials of the road surface and sub-layers, kerbing, haunching, interfaces with existing and new roads construction and construction and materials of drainage, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed and fully implemented in accordance with the approved programme and details and shall be thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that satisfactory means of access to the highway is constructed in the interest of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

17. The construction of a new access to Newchurch Road or alteration of existing maintained highway shall not commence on site until an agreement has been entered into with the

Local Highway Authority (Hampshire County Council) to enable alterations to the highway. The agreed highway works shall be fully implemented in accordance with a Hampshire County Council approved programme and written approval of the scheme shall be supplied to the Local Planning Authority.

REASON: In the interests of highway safety in accordance with Saved Policy E1(iii) of the Basingstoke and Deane Borough Local Plan 1996-2011.

18. Unless otherwise agreed in writing with the Local Planning Authority no development shall commence on-site until details of the method of construction of the site access road and footways have been submitted to and approved in writing by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it, less the final carriageway and footway surfacing, to an existing highway. The final carriageway and footway surfacing shall be commenced within three months and completed within six months from the date upon which the erection is commenced of the penultimate dwelling for which permission is hereby granted.  
REASON: To ensure that the access road is constructed to a satisfactory standard and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
19. A turning space or similar shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear, full details of which shall be submitted to and approved in writing by the Local Planning Authority and fully implemented prior to first occupation of the building/use hereby approved. The space shall be thereafter kept available for turning at all times, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
20. No part of the development shall be occupied until car and cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. Development shall be carried out and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In the interests of highway safety in accordance with Saved Policies E1 and A1 and to improve provision for cyclists in accordance with Policy A2 of the Basingstoke and Deane Borough Local Plan 1996-2011
21. Development shall not commence on site until details of a scheme for the storage of refuse and recycling receptacles and for their regular collection, has been submitted to and approved in writing by the Local Planning Authority. The development shall not commence until the approved scheme has been fully implemented and the development shall thereafter be maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In the interests of general amenity and to ensure that no obstruction is caused on the adjoining highway and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
22. No development shall take place on site until details of a comprehensive surface water drainage strategy, including on and off-site works, has been submitted to and approved in writing by the Local planning Authority, such drawings to show the position, design, materials, outfall thereof and that private surface water run-off is prevented from entering the public highway. The approved drainage system shall be constructed and provided in accordance with the approved details before the development hereby permitted is occupied or the approved use commence, whichever is the sooner, and shall thereafter

be retained and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory development in accordance, in the interests of highway safety and in accordance with Saved Policies E8 and E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

23. No development whatsoever shall take place until full details of hard and soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme has been submitted to and approved in writing by the Local Planning Authority. These details shall also include; details of parking within parking courts; means of enclosure and hard surfacing materials. The landscape works shall be carried out in accordance with the implementation programme.  
REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.
24. No development shall take place on site until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately-owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out and thereafter maintained in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance the area in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.
25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A, B, C, D, E, or F of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.  
REASON: To ensure that the quality of the environment is not damaged by overdevelopment or inconsiderate design in accordance with Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.
26. Applications for the approval of reserved matters shall be in accordance with Saved Policy C3 and the Housing Mix and Lifetime Mobility Standards SPD; with particular regard to the provision of an appropriate housing mix and implementation of 15% of market dwellings being built to lifetime mobility standards.  
REASON: To ensure an appropriate co-ordinated high quality form of development and to accord with Saved Policy C3 of the Basingstoke and Deane Borough Adopted Local Plan 1996-2011 and Housing Mix and Lifetime Mobility Standards Supplementary Planning Document.
27. The dwellings shall achieve Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.  
REASON: In the interests of sustainable development and to ensure that the development is constructed to the required environmental standard, in the context of Saved Policy E1 v) of the Basingstoke and Deane Borough Local Plan 1996-2011 and

28. No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730; nor after 1800; Monday to Friday, before the hours of 08:00; nor after 1300; Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
29. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
30. All buildings submitted as part of any reserved matters application shall be a maximum of 2 storeys in height.  
REASON: In the interests of the visual amenities of the area and in accordance with Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.
31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no pipes, cables, drains or any other service provision or infrastructure shall be placed in, on, over or under the public open space / landscape buffer indicatively shown on the approved plans.  
REASON: To ensure the long term protection and retention of these key landscape and biodiversity features and in the interests of the amenity of the area and to safeguard the amenities of the future properties, in accordance with Saved Policies E1, E6 and E7 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the aims of the NPPF (Chapters 7 and 11).

### Notes to Applicant

1. 1.1 - The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
- 1.2 - This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.
- 1.3 - The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning

condition. The fee chargeable is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

- offering a pre-application advice,
- seeking further information following receipt of the application,
- seeking amendments to the proposed development following receipt of the application,
- considering the imposition of conditions and or the completion of a s.106 legal agreement.

In this instance:

- the applicant was updated of any issues after the initial site visit,
- was provided with pre-application advice,

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. All bat species are protected under the Conservation (Natural Habitats, &c.) Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended). Legal protection covers bats and elements of their habitats. A European Protected Species licence would be required in order to allow prohibited activities, such as disturbing bats or damaging their breeding sites or resting places, for the purpose of development. It would be advisable to contact Natural England for further information in this regard on 0845 601 4523.
4. No vehicle must leave the site unless its wheels have been sufficiently cleaned so as to minimise mud being carried onto the highway. Appropriate measures, including drainage disposal, must be taken and retained for the construction period. Non-compliance may breach the Highway Act 1980.
5. Local Highway Authority and or Local Flood Authority Authorisation:  
With respect to the Means of Access Condition above Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or project under or project over any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publicly maintained highway nor approval for any works to an 'ordinary watercourse'. An 'ordinary watercourse' is any passage through which water flows, which is not part of a 'main river', including rivers, streams, ditches, drains, cuts, culverts, dykes, sluices and sewers (other than public sewers). The development could involve works within the public highway and or an 'ordinary watercourse'. It is an offence to commence such works without the permission of the Local Highway Authority, and or the Local Flood Authority, both Hampshire County Council. In the interests of highway and watercourse safety the development must not commence on-site until permission has been obtained from either the Local Highway Authority and or the Local Flood Authority authorising any necessary works, including street lighting and surface water drainage, within the publicly maintained highway and or watercourse. Public Utility apparatus may also be affected by the development. Contact

the appropriate public utility service to ensure agreement on any necessary alterations. Advice about works within the public highway can be obtained from Hampshire County Council's Area Office, telephone 0845 603 5633. Advice about works requiring 'ordinary watercourse' consenting can be obtained from Hampshire County Council's Winchester Office, telephone 01962 846 746.

6. Design standards for the layout of residential estate roads including the provision of highway surface water drainage systems are provided with Hampshire County Council's (HCC) residential design guide "Companion Document to Manual for Streets" and associated guidance provided by the below link:

HCC Website - Information for Developers

<http://www3.hants.gov.uk/engineering-services/developer-information.htm>

For further information please contact HCC's Highways Development Planning team (Tel: 01962 846877, e-mail: [highways.development.control@hants.gov.uk](mailto:highways.development.control@hants.gov.uk))

In light of the ONR objection to the proposed development, please can you confirm whether the ONR would request the Secretary of State for Communities and Local Government to call-in the application for determination or if the ONR recommends any further planning conditions to be attached.

We look forward to receiving your response within 21 days of the date of this letter. If we do not hear from you within this deadline we will proceed and issue the decision notice in accordance with the conditions and informatives outlined above.

If you have any queries or require further information, please do not hesitate to contact [REDACTED] or email [REDACTED]@basingstoke.gov.uk

Yours sincerely

Planning and Development Manager