
Appeal Decision

Hearing held on 29 July 2025

Site visit made on 29 July 2025

by Siobhan Watson BA(Hons), MCD, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th August 2025

Appeal Ref: APP/N1730/W/25/3363555

Geffreys House, London Road, Hook, Hampshire, RG27 9EF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Shanly Homes against the decision of Hart District Council.
 - The application Ref is 24/00445/FUL.
 - The development proposed is the demolition of 55 dwellings and the erection of 44 dwellings with associated landscaping, parking and infrastructure.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of 55 dwellings and the erection of 44 dwellings with associated landscaping, parking and infrastructure at Geffreys House, Hook, Hampshire, RG27 9EF in accordance with the terms of the application, Ref 24/00445/FUL, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

2. The Council has confirmed in writing that it does not defend any of its reasons for refusal. It retains concerns in respect of the character and appearance of the area the setting of three nearby Listed Buildings. However, the Council says that their concerns do not justify preventing a grant of planning permission.
3. Nevertheless, I have written representations to the appeal scheme. I have taken all these representations into account and I will address the objectors' representations which include matters relevant to the Council's remaining concerns.

Main Issue

4. In light of the eventual extent of common ground between the Council and Appellant, the main issue is whether there are any other considerations that might indicate that the appeal should be dismissed.

Reasons

5. In addition to the Council's reservations about character and appearance and the setting of the Listed Buildings, concern has been expressed locally in respect of several other matters. These include matters relating to the proposed housing mix, a lack of affordable housing, the amount of car parking, highway safety, flood risk, loss of trees, privacy to adjoining residential properties, and noise.

Character and Appearance

6. The site is within Area I of the Hook Historic Core Neighbourhood Area of the Hart Urban Characterisation and Density Study. It contains a 1970s 2-storey flatted development with the main buildings being roughly in the centre of the site. To the front of the site is a large car park for residents. There is also a large communal garden area which is mostly to the rear portions of the site and to the side of the site which adjoins Harlett's Park. The buildings are set back from London Road and are mostly screened from the highway by mature trees. The surrounding area is mainly residential in character.
7. The surrounding dwellings are mainly two-storey. Those on Ravenscroft and Griffin Way are typical of late 20th century housing estate design and layout. They have some variations in house type and materials. There are older buildings on London Road including the listed buildings, Pilgrims, Lees Farm Barn and Lees Farm Cottage.
8. The proposed built area would be close to all the site boundaries. This is unlike the current situation where a large and very substantial part of the site is an area of green communal space. The verdant nature of the existing site makes for a pleasant transition between the park and residential buildings. As the proposed dwellings would be close to the site boundaries they would be evident from vantage points, including London Road and Harletts Park where the site can be glimpsed through the trees. Extending built development across the whole of the site would be an erosion of the site's spacious green character, the effects of which would be noticeable from the public domain.
9. The dwellings would be mainly constructed in brick as are the surrounding houses. They would also pick up on other features in the locality such as weather boarding and red and brown roof tiles. I consider that the proposed materials are suitable for their context amongst the varied materials to be found on properties nearby. To provide visual interest, features would include the use of balconies, canopies, chimneys, decorative gables and hipped roofs. The proposed blocks of flats would be well articulated by using a variety of details, including balconies and set-backs. The roofs of some houses would be tall due to the accommodation to be provided at second floor, but whilst such a design is a little unusual in comparison to surrounding existing development, it would be acceptable within its context amongst the other varied building forms proposed. Overall, I consider the detailed design to be acceptable.
10. Whilst I find no harm in respect of the detailed design of the buildings, there would be some erosion of the verdant character of the area. Therefore, I conclude that the proposal results in a small amount of harm to the character and appearance of the area.
11. I therefore find conflict with Policies HK11 and HK12 of the Hook Neighbourhood Plan, Hart Local Plan 2032 (HLP32) Policy NBE9 and Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 (HLP 1996-2006) which, in combination, seek to protect the character and appearance of the area.

Setting of the Listed Buildings

12. The Council mention three Grade II Listed Buildings in their evidence. These are Lees Farm Cottage, Lees Farm Barn, and Pilgrims. The Council confirmed at the

hearing that their position is that the development would have no effect on the setting of Pilgrims. As Pilgrims is already surrounded by development and would be separated from the proposed houses by substantial vegetation and a main road, I agree that its setting would remain unaffected.

13. Lees Farm Cottage and Lees Farm Barn were historically within the same farm holding and are about a metre apart. Lees Farm Cottage is 17th century in origin and is still used as a dwelling. It comprises a two-storey, timber-framed farmhouse with red herringbone brick infilling. Lees Farm Barn dates from the 18th century. It comprises a timber barn with boarded walls and a corrugated iron roof. It has been converted to a dwelling. They are good examples of vernacular timber-framed architecture. The significance of these listed buildings is derived from their historic and architectural interest.
14. The immediate setting of these two assets is principally defined by their historic, spatial and visual relationship with each other, arranged around a courtyard which faces onto London Road. This setting makes a positive contribution to their significance.
15. The previous rural setting of the buildings no longer exists and is not legible. Furthermore, the Appeal site is screened from the listed buildings by dense, tall vegetation. There are extremely limited glimpses of small parts Lees Farm Cottage between the vegetation, although I accept that in winter the glimpses may be larger. Nevertheless, it is my assessment from my visit that it would not be possible to have any meaningful understanding, or experience, of the Listed Buildings from these glimpses.
16. The communal garden of the Appeal site does not contribute to the significance of the listed buildings. I conclude that the proposed development would preserve the setting, and therefore the significance, of the listed buildings. Consequently, I find no conflict with HLP32 Policies NBE8 and NBE9 or HLP 1996-2006 saved Policy GEN1 which, in combination, seek to preserve the historic environment.

Housing Mix

17. Following negotiations between the parties, the scheme now includes two self-build plots. Policy H1d) of HLP32 indicates that on sites of 20 or more dwellings, 5% of plots should be for self and custom build homes, subject to site suitability and the need shown on the self and custom build register. The proposed provision would be around 5%. Furthermore, there are only 4 people on the Council's Self and Custom Build Register who are looking for homes in Hook. Therefore, the proposal complies with the self-build policy requirement.
18. Policy H1a) indicates that housing developments should provide an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing need, and the size, location and characteristics of the site and its surroundings. The most recent evidence is the Strategic Housing Market Assessment which is around 9 years old. This informed the explanation to the policy in H1 that the mix of dwellings for market housing should be 7% 1-bed, 28% 2-bed, 44% 3-bed, and 21% 4-bed.
19. The proposed housing mix is 9% 1-bed, 32% 2-bed, 25% 3-bed and 34% 4-bed. Therefore, there is a slight over provision of 1 and 2-bedroomed dwellings, a

significant under provision of 3-bedroomed dwellings and a large overprovision in 4-bedroomed dwellings, compared to the SHMA figures.

20. However, 49 of the existing flats have only one bedroom. Five have two bedrooms and there is only one three-bedroomed flat. The proposed development would be a huge improvement to the mix of dwellings over the current situation, particularly by increasing the provision of family sized dwellings.
21. For the above reasons I consider that the housing mix is appropriate and there is no conflict with Policy H1. The proposed development would also provide more bed spaces and therefore accommodate more people than the existing development.

Affordable Housing

22. HLP32 Policy H2 indicates that the site should provide 40% affordable housing unless justified by viability reasons. Since the Appeal was lodged, further evidence has been submitted in the Appellant's Supplementary Proof of Evidence Regarding Viability of providing Affordable Housing which demonstrates that the development would not be viable if affordable housing were provided. The Council has withdrawn their objection in respect of affordable housing provision. I have no reason before me to disagree with the position of both main parties in this respect. As the lack of provision has been robustly justified by the viability assessment, there is no conflict with Policy H2.

Car Parking

23. The Council's Cycle and Car Parking in New Developments Supplementary Planning Document (SPD) contains a guide to the number of spaces to be provided. It contains neither maximum nor minimum standards. No garages are proposed as parking spaces and the parking would be contained within car ports, curtilage parking and communal parking. There would be 99 allocated car parking spaces and 30 unallocated.
24. In respect of cycle parking and storage, there would be 119 spaces within sheds for the houses; 6 spaces underneath maisonettes; 44 spaces within communal stores for flats; and 12 Sheffield stand visitor spaces.
25. I consider that the parking and cycle storage provision would be very reasonable for 44 dwellings and there would be no conflict with the SPD.

Highway Safety

26. The local highway authority has assessed the proposals and has no objection. The areas around the vehicular access would be improved in the interest of highway safety. There would also be a financial contribution towards the cost of future active travel infrastructure in the vicinity of the site to be used by the County Council on cycle infrastructure improvements. I have no technical evidence to suggest that the proposal would be unacceptable in respect of highway safety or highway capacity.

Flooding

27. The site lies in Flood Zone 1 and is generally at low risk from surface water and groundwater flooding. Evidence was provided to the Lead Local Flood Authority from Thames Water that there would be sufficient sewerage capacity in the

adjacent foul water sewer network to serve the development. A drainage strategy has already been set out and the Lead Local Flood Authority confirmed that it had no objections subject to a condition requiring a detailed scheme. Such a condition is attached to this permission. The proposal would therefore not add to the risk of flooding.

Trees

28. During the course of the Appeal an updated Arboricultural Impact Assessment and Method Statement was submitted. Only one protected tree, an oak, is proposed for removal. In respect of the other trees to be removed, two are Category B trees (moderate value) and the remainder are Category C (low quality/value). The majority of boundary trees, including all trees of high quality or high amenity value would be being retained and incorporated into the Appeal Scheme. Virtually all of the trees on the boundaries are proposed to be retained. The remaining trees would be protected during construction. Further tree planting is part of the landscape scheme. The affect on trees is therefore acceptable.

Privacy of existing dwellings

29. Dwellings on the opposite side of London Road are a generous distance away, as are the properties to the northern boundary of the site. Therefore they would not be unacceptably overlooked by residents of the proposed dwellings.
30. The closest dwellings are those on Ravenscroft beyond the rear (eastern) boundary of the site. These are set on slightly lower land than the application site and they have fairly shallow garden depths. However, the Council has confirmed that there would be sufficient distance between the proposed and existing rear elevations of the houses on Ravenscroft to avoid unacceptable intervisibility between rear facing windows and I have no reason to disagree with this assessment. Boundary treatment is subject to further approval under a landscaping condition and this would aid privacy between gardens and ground floor windows. I accept that there would be some overlooking of gardens from bedroom windows but this is normal within residential areas. The effect of the development upon the privacy of existing occupiers is therefore acceptable.

Noise

31. There are already flats on the site which attract vehicular movements and other general activity from residents. Dwellings would be introduced into the parts of the site that are currently gardens/orchard. This means that existing dwellings closest to these parts of the site may hear more noise than they do now. However, this would be normal residential noise similar to what is created by the existing road and dwellings at Ravenscroft, and therefore it would not be unacceptable.
32. The Appellant's noise assessment has identified London Road as a source of noise within Plots 1, 2 and 3 but the report confirms that this can be mitigated. I have attached an appropriate condition to ensure appropriate noise mitigation.

Conditions and Planning Obligations

33. The subject matters of the conditions have all been agreed between the Appellant and the Council. The reasons for the conditions are stated in the schedule.

34. A Unilateral Undertaking has been completed by the Appellant. The key provisions of the covenants are:

- To enter into a Highway Works Agreement with the County Council to provide highway improvements around the site access. It would include continuous footways, raised tables and a pedestrian priority crossing at the site access junction with London Road. This is necessary for highway safety and in accordance with HLP32 Policy INF1 (Infrastructure) and INF3 (Transport).
- To require two plots to be offered for self and custom build properties which is necessary to ensure an appropriate housing mix and is supported by HLP32 Policy H1 (Housing Mix).
- Requirements in respect of the management of the public open space and the maintenance of any unadopted estate roads. This is necessary in the interests of visual and residential amenity and highway safety. These requirements accord with HLP32 policies INF3, NBE2 (Landscape) and NBE9 (Design).

35. Also included are the payment of financial contributions to mitigate the increased demand on infrastructure from the occupants of the dwellings. The contributions would be towards:

- Education – to be paid to the County Council to be used for the improvement of the teaching and learning facilities at Robert May's Secondary School. This is because the development would be expected to increase student numbers at the school. It is consistent with HLP32 INF1.
- Harlett's Park Play Area – to be paid to the District Council to be spent by the Parish Council on play area improvements at Harletts Park. This is because children living in the new houses would increase the demand on play facilities in the park. It is consistent with HLP32 INF1.
- Sustainable Transport – to be paid to the County Council to be used towards cycle infrastructure improvements. It would assist in delivering a shared use path along the site frontage. The proposed dwellings would introduce people who would use the path/cycleway. The cycling provision would be in accordance with HLP32 Policies INF1 and INF3.

36. I am satisfied that each of the covenants would be supported by policy and would meet the tests for obligations set by Regulation 122 of the Community Infrastructure Levy Regulations 2010 and echoed by paragraph 35 of the Framework in that they would be necessary to make the development acceptable in planning terms, would be directly related to the development, and would be fairly and reasonably related to it in scale and kind. The obligations are therefore taken into account in support of the appeal proposal.

Planning Balance

37. The Council can only demonstrate 1.8 years housing land supply and therefore, under paragraph 11d) of the Framework, the tilted balance applies.

38. I have found some harm to the character and appearance of the area to which I give a moderate amount of weight.

39. Weighed against this harm are the benefits of the scheme. The benefits of the scheme include the provision of a greater mix of housing than currently exists which would accommodate more people than the existing development. In addition, there would be a contribution to local secondary education, cycling infrastructure and play facilities in Harlett's park. Whilst these are necessary to make the development acceptable, they would also be used by people outside of the Appeal scheme. There would also be a 10% increase in biodiversity and some economic benefits during the construction period. The proposal would also reuse land which is on the Council's Brownfield Land Register. Taken together, I give these benefits very substantial weight which outweigh the harm to character and appearance.
40. There are no policies in the Framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed. There are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Therefore, I allow the appeal.

Siobhán Watson

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.

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

- 2) The development hereby permitted shall be carried out in accordance with drawing Nos:

7170-PL-02 Rev B Location Plan

7170/PL-09 Rev A Demolition Plan

7170/PL-100 Rev B Main Block Existing Floor Plans 1 / 2

7170/PL-101 Rev D Main Block Existing Floor Plans 2 / 2

7170/PL-102 Rev C Main Block Existing Elevations

7170/PL-103 Rev B Block One & Block Two Existing Floor Plans and Elevations

1401/Pln/101 Rev B Site Layout

1401/Pln/102 Rev B Block Plan

1401/Pln/103 Rev A Plot 1 Plans & Elevations

1401/Pln/104 Rev A Plot 2 Plans & Elevations

1401/Pln/105 Rev A Plot 3 Plans & Elevations

1401/Pln/106 Rev A Plot 4 Plans & Elevations

1401/Pln/107 Rev A Plot 5 Plans & Elevations

1401/Pln/108 Rev A Plots 6-7 Plans & Elevations

1401/Pln/109 Rev A Plots 8-9 Plans & Elevations

1401/Pln/110 Rev A Plots 10-11 Plans & Elevations

1401/Pln/111 Rev A Plot 12 Plans & Elevations

1401/Pln/112 Rev A Plot 13 Plans & Elevations

1401/Pln/113 Rev A Plots 14-15 Plans & Elevations

1401/Pln/114 Rev A Plot 16 Plans & Elevations

1401/Pln/115 Rev A Plots 17-18 Plans & Elevations

1401/Pln/116 Rev A Plot 19 Plans & Elevations

1401/Pln/119 Rev A Plots 22-29 Elevations

1401/Pln/120 Rev A Plots 22-29 Floor Plans

1401/Pln/121 Rev A Plots 30-37 Floor Plans

1401/Pln/122 Rev A Plots 30-37 Elevations

1401/Pln/123 Rev A Plots 38-39 Plans & Elevations

1401/Pln/124 Rev A Plot 40 Plans & Elevations

1401/Pln/125 Rev A Plot 41 Plans & Elevations
1401/Pln/126 Rev A Plots 42-43 Plans & Elevations
1401/Pln/127 Rev B Plot 44 Plans & Elevations
1401/Pln/128 Rev A Plots 1-3 Car Ports
1401/Pln/130 Rev C Vehicle Parking Plan
1401/Pln/131 Rev C Refuse and Cycle Plan (Sheet 1 of 2)
1401/Pln/132 Rev C Refuse and Cycle Plan (Sheet 2 of 2)
1401/Pln/133 Rev B Materials Plan
1401/Pln/134 Rev A Contextual Plan
7024.SK03 Rev A Indicative Combined Services Layout
7024.406 Drainage Strategy Plan
SH24480 10 Rev B Landscape Masterplan
SH24480 09 Sections Sheet 1
SH24480 09 Sections Sheet 2
1401/Pln/137 Rev A Land Use Plan

Reason: To define the planning permission

- 3) 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 local planning authority. The Statement shall provide for:
- i) a programme of construction work and demolition, including methods and phasing;
 - ii) the parking of vehicles of site operatives and visitors;
 - iii) loading and unloading of plant and materials;
 - iv) access and egress arrangements for any vehicles, plant and machinery;
 - v) storage of plant and materials used in constructing the development, including details of locations of any temporary site buildings and compounds;
 - vi) protection of pedestrian routes;
 - vii) details of community liaison and notification, including complaints recording and management;
 - viii) wheel washing facilities;
 - ix) measures to control the emission of dust and dirt during construction;
 - x) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - xi) details of measures to control noise and vibration;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of living conditions and environmental protection.

- 4) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
- i) earthworks showing existing and proposed finished levels or contours;
 - ii) the planting scheme;
 - iii) boundary treatments (including details of hedgehog holes in fences);
 - iv) hard surfacing materials;
 - v) minor artefacts and structures [e.g. furniture, signs, retained historic features];
 - vi) an implementation programme, including phasing of work;
 - vii) a landscape management plan.

The landscaping works shall be carried out in accordance with the approved implementation programme. The completed scheme shall be maintained in accordance with the approved landscape management plan.

Reason: In the interests of character and appearance, biodiversity and living conditions.

- 5) No development shall take place until full details of the implementation, adoption, maintenance and management of the sustainable drainage system set out in the Flood Risk Assessment and Drainage Strategy by Stuart Michael Associates Ltd, dated February 2024, have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- i) a timetable for its implementation; and,
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime.

The sustainable drainage system shall be installed before any dwelling (or any dwelling in a relevant phase) is occupied, in accordance with the approved details. It shall be managed and maintained in accordance with the approved management and maintenance plan.

Reason: To ensure the proper surface drainage of the site in order to avoid flooding.

- 6) No development shall take place until a scheme of ecological enhancement and mitigation has been submitted to and approved in writing by the local planning authority. This scheme shall be based upon the measures outlined in Section 5 of the Ecological Assessment dated February 2024. Nest boxes shall include swift bricks. The submitted details shall include a timetable for implementation. The development shall be carried out in accordance with the approved details.

Reason: In the interest of ecology.

- 7) No development shall take place until a Habitat Management and Monitoring Plan (HMPP) for the provision of a minimum of 10% biodiversity net gain regarding the on-site hedgerow management and maintenance and the

provision of offsite habitat units has been submitted to and approved in writing by the local planning authority. The HMMP shall include:

- i) evidence of the provision of the off-site biodiversity net gain units;
- ii) an implementation plan;
- iii) a 30-year management, maintenance and monitoring plan.

The plan shall be implemented in accordance with the approved details.

Reason: In the interest of biodiversity.

- 8) The development shall be carried out at all times in accordance with the section titled “Arboricultural Method Statement” and the “Tree Protection Plan” contained within the Arboricultural Impact Assessment and Method Statement Revision F, February 2025.

Reason: To protect trees in the interest of ecology and the character and appearance of the area.

- 9) Any contamination that is found during the course of construction of the development hereby permitted, that was not previously identified in the Phase I and II Geo Environmental Risk Assessment dated February 2024, shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended until a risk assessment has been carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, the development shall not resume or continue until remediation and verification schemes have been carried out in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.

Reason: In the interest of public health and ecology.

- 10) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for works) has first been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the approved details.

Reason: In the interest the living conditions of neighbours and to avoid damage.

- 11) No development above ground level shall take place until details / samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details / samples.

Reason: In the interest of visual amenity.

- 12) There shall be no construction above ground level until full details of the air source heat pumps, referred to in the Energy Statement by Bluesky Unlimited dated 21 February 2024, have been submitted to and approved in writing by the local planning authority. The details shall include appearance, location, noise levels and any acoustic mitigation. The air source heat pumps shall be installed before the occupation of each dwelling in accordance with the approved details.

Reason: In the interest of reducing carbon emissions.

- 13) Before first occupation, each dwelling shall have been constructed to incorporate the energy saving measures specified in the Sustainability and Energy Statement by Bluesky Unlimited dated 21 February 2024.

Reason: In the interest of reducing carbon emissions.

- 14) Before first occupation, each dwelling shall have been constructed to incorporate the water efficiency measures (110 litres per person per day target) specified in the Sustainability and Energy Statement by Bluesky Unlimited dated 21 February 2024.

Reason: In the interest of saving water.

- 15) The vehicle parking facilities hereby approved shall be provided prior to the occupation of each associated dwelling. The last dwelling to be occupied shall not be occupied until all visitor parking spaces are provided in accordance with the approved plans. The parking spaces and carports shall be kept available for parking thereafter.

Reason: In the interests of highway safety, residential amenity and the character and appearance of the area.

- 16) The cycle parking/storage facilities hereby approved shall be provided prior to the occupation of each associated dwelling. The last dwelling to be occupied shall not be occupied until all shared cycle storage/parking facilities are provided in accordance with the approved plans. The facilities shall be kept available for cycle parking/storage thereafter.

Reason: In the interest of supporting sustainable travel choices.

- 17) No external lighting shall be installed until a lighting scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include hours of operation, illumination, external appearance, position and maintenance. The lighting shall be installed and thereafter operated and maintained in accordance with the approved details.

Reason: In the interests of living conditions and the character and appearance of the area.

- 18) Demolition, construction works and deliveries to the site during the construction period shall take place only between 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 on a Saturday. Such activities shall not take place at any time on Sundays or on Bank or Public Holidays.

Reason: In the interest of the living conditions of neighbours.

- 19) No part of the development shall be occupied until the junction, pedestrian and forward visibility splays as shown on the approved highway drawing 24-322-SKO3 by Magna Transport Planning, dated February 2024, have been provided. The visibility splays shall be retained thereafter and permanently kept free of all obstructions over 0.6 metres from the surface of the carriageway.

Reason: In the interest of highway safety.

- 20) The dwellings on Plots 1, 2 and 3 shall be constructed in accordance with a scheme of noise mitigation which shall have received prior approval in writing by the local planning authority. The approved noise mitigation must be implemented prior to occupation.

Reason: In the interests of living conditions

- 21) The following details concerning the self and custom build dwellings at Plots 20 and 21 shall be submitted to and approved in writing by the Local Planning Authority before development is commenced on those plots:

A Self and Custom Build Housing Delivery Plan (as defined in Schedule Three of the Unilateral Undertaking dated 25 July by Shanly Homes (South East) Ltd).

A Self and Custom Build Housing Design Code (as defined in Schedule Three of the Unilateral Undertaking dated 25 July by Shanly Homes (South East) Ltd).

A Self and Custom Build Marketing Strategy (as defined in Schedule Three of the Unilateral Undertaking dated 25 July by Shanly Homes (South East) Ltd).

The promotion and marketing of the self and custom Build dwellings at Plots 20 and 21 shall be in full accordance with the approved details.

Reason: To secure a satisfactory delivery of self-build dwellings.

- 22) No development in Plots 20 or 21 (the self-build/custom plots) shall commence until full architectural detailed drawings (plot layout, internal layout, elevations and external material details) for that Plot are submitted to and approved in writing by the Local Planning Authority, following publicity carried out in accordance with the requirements in Article 15(5) and Article 15(7) of the Town and Country (Development Management Procedure) (England) 2015 and the consideration by the Local Planning Authority of any consultation responses to demonstrate compliance with the approved Self and Custom Build Design Code from Condition 21.

The self and custom build dwellings at Plots 20 and 21 shall be constructed and delivered in full accordance with the approved Self and Custom Build Housing Design Code and the details approved under this Condition.

Reason: To ensure that the dwellings have an acceptable design.

APPEARANCES

FOR THE APPELLANT:

Christian Hawley, No 5 Chambers

Judith Livesey, Planning Director, Lichfields

Mandy Owen, Bowyer

Karen Charles, Executive Director, Bowyer

James Griffiths, Group Senior Planning Manager, Shanley Homes

Andrew Reid, Historic Environment Lead, SWECO

Trina Fround, Senior Development & Viability Surveyor, Kempton Carr Croft

FOR THE LOCAL PLANNING AUTHORITY:

Ned Westaway, FTB Chambers

Kathryn Pearson, Team Leader, Hart District Council

Karen Jones, Planning Director, RPS

DOCUMENTS SUBMITTED AT THE HEARING

Draft Conditions 10 and 22.