



Mr Peter Tompkins
Edge Architecture
Wheatlands Barn
Wheatlands Lane
Enborne
NEWBURY
RG14 6RG
United Kingdom

Our Ref: 23/01729/CONDN

15 September 2023

Dear Sir/Madam,

Location: Newtown Court Farm Harts Lane Newtown Hampshire RG20 9AP
Proposal: Discharge of condition 5 and 14 of 20/01744/FUL

I refer to the above mentioned application and the details submitted pursuant to condition/s:

- 5) Notwithstanding the submitted details no development shall commence on site until details of the works for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved surface water drainage details have been fully implemented in accordance with the approved plans.

REASON: In the absence of sufficient and precise details of the proposed surface water drainage mechanism within the planning submission, it is necessary for further information to be submitted which ensures the proposal is provided with a satisfactory means of drainage. The information is requested prior to works commencing at the site in order to ensure the drainage infrastructure required for the development is fully considered and accommodated within the site in accordance with Policies EM6 and EM7 of the Basingstoke and Deane Local Plan 2011-2029.

- 14) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to improve the appearance of the site in the interests of visual amenity in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

I can confirm that the details submitted are acceptable and development should proceed in accordance with these approved details.

For clarification the agreed details are:

Condition 5

Plan: Drainage Strategy Western Plot. Prepared by Abley Letchford Partnership LTD
Drawing no: A345-05
Date Received: 11.07.2023

Plan: Drainage Technical Note. Prepared by Abley Letchford Partnership LTD
Date Received: 11.07.2023

Condition 14

Plan: Landscape Plan. Prepared by Edge Architecture. Revision 06/07/2023
Date Received: 11.07.2023

If you have any queries or require further information, please do not hesitate to contact Susie Fullarton on 01256 845406 or email susie.fullarton@basingstoke.gov.uk

Yours sincerely



Mike Townsend
Planning and Development Manager