

Jemma Cox
Principal Planning Officer
Basingstoke & Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire
RG21 4AH
By email only

15 March 2024

Dear Jemma

**SECTION 73 APPLICATION TO VARY CONDITION 1 RELATED TO APPROVED DRAWINGS TO PLANNING CONSENT 23/00863/FUL.
AT BOB'S FARM, VYNE ROAD, SHERBORNE ST JOHN, HAMPSHIRE, RG24 9HX.
FOR THE ERECTION OF 9 DWELLINGS AND ASSOCIATED LANDSCAPING, ACCESS AND CAR PARKING FOLLOWING THE DEMOLITION OF EXISTING AGRICULTURAL AND B8, STORAGE AND DISTRIBUTION USE BUILDINGS AND HARDSTANDING.**

This application seeks to vary approved plans referenced in Condition 2 of 23/00239/FUL, decision notice dated 6 October 2023. As you are aware, development has commenced.

The plans referred to in Condition 1 are listed below in the first column. The second column lists the revised drawing or document (or if there is no change to those drawings), with for example, the updated revision number in bold. It also notes those drawings which were amended following the approval of Non-Material Amendment application, decision noticed dated 22 January 2024.

Approved Plans and Documents (Condition 1)	Revised Drawings
8160/D01/D Proposed Site Plan (Rev D approved by NMA)	8160/D01/E Proposed Site Plan
8160/D03/B Plot 1 Floor Plans	8160/D03/C Plot 1 Floor Plans
8160/D04/B Plot 1 Roof Plan	8160/D04/C Plot 1 Roof Plan
8160/D05/B Plot 1 Elevations	8160/D05/C Plot 1 Elevations
8160/D06/B Plots 2 and 3 Floor Plans	8160/D06/C Plots 2 and 3 Floor Plans
8160/D07/A Plots 2 and 3 Roof Plan	8160/D07/B Plots 2 and 3 Roof Plan
8160/D08/A Plots 2 and 3 Elevations	8160/D08/B Plots 2 and 3 Elevations
8160/D09/B Plot 4 Floor Plans	8160/D09/C Plot 4 Floor Plans
8160/D10/B Plot 4 Roof Plan	8160/D10/C Plot 4 Roof Plan
8160/D11/B Plot 4 Elevations	8160/D11/C Plot 4 Elevations
8160/D12/A Plot 5 Floor Plans	8160/D12/B Plot 5 Floor Plans
8160/D13/A Plot 5 Roof Plan	8160/D13/B Plot 5 Roof Plan
8160/D14/A Plot 5 Elevations	8160/D14/B Plot 5 Elevations

Tel: [REDACTED]
shorewoodhomes.co.uk

Newfrith House, 21 Hyde Street, Winchester, Hampshire, SO23 7DR

SHOREWOOD

HOMES

8160/D15/A Plot 6 Floor Plans	8160/D15/B Plot 6 Floor Plans
8160/D16/A Plot 6 Roof Plan	8160/D16/B Plot 6 Roof Plan
8160/D17/A Plot 6 Elevations	8160/D17/B Plot 6 Elevations
8160/D18/B Plot 7 Floor Plans	8160/D18/C Plot 7 Floor Plans
8160/D19/A Plot 7 Roof Plan	8160/D19/B Plot 7 Roof Plan
8160/D20/A Plot 7 Elevations	8160/D20/B Plot 7 Elevations
8160/D21/B Plots 8 and 9 Floor Plans	8160/D21/C Plots 8 and 9 Floor Plans
8160/D22/A Plots 8 and 9 Roof Plan	8160/D22/B Plots 8 and 9 Roof Plan
8160/D23/A Plots 8 and 9 Elevations	8160/D23/B Plots 8 and 9 Elevations
8160/D24/B Plot 4 Garages Plans & Elevations Rev B approved by NMA application	8160/D24/B Plot 4 Garages Plans & Elevations
8160/D26 Plots 5 and 6 Garages Plans & Elevations Drawing approved by NMA application	8160/D26 Plots 5 and 6 Garages Plans & Elevations
8160/D27 Plots 2 & 3 Car Ports Plans & Elevations Drawing approved by NMA application	8160/D27/A Plots 2 & 3 Car Ports Plans & Elevations

The following plans and documents are also (re)submitted with this application:

Additional submission documents	
8160/L01/A Location Plan	
8160/E01 Existing Site Plan	Note: these buildings have already been demolished under separate prior notification but submitted for completeness per the original permission
8160/E02 Existing Site Sections	
8160/E04 Existing Elevations Units 4 and 5	
1522-0102 Rev A Landscape Strategy Plan	
Application Form	
CIL Form 1 – Additional Information	Note: Proposed GIA is 1,908.19sqm, a 140.76sqm reduction from the original permission of 2,048.95sqm.
Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment Report – Ecus Ltd, July 2023	
Nocturnal Bat Survey Report – Ecus Ltd, June 2023	
Biodiversity Net Gain Assessment, Ecus Ltd, March 2024 – Version 3	
Arboricultural Impact Appraisal and Method Statement – Technical Arboriculture, July 2023	
Tree Constraints Plan – Technical Arboriculture, October 2022	
Tree Protection Plan – Technical Arboriculture, July 2023	

Tel: [REDACTED]
shorewoodhomes.co.uk

Newfrith House, 21 Hyde Street, Winchester, SO23 7DR

Shorewood Homes Ltd is registered in England under company no. 10670389

SHOREWOOD

HOMES

Transport Note – Nick Culhane, June 2023	
Design and Access Statement – Radley House Partnership, March 2022	
Landscape Maintenance Plan – TGD Landscape Ltd, November 2022	
Planning and Heritage Statement – Bell Cornwell, February 2023	
Viability Appraisal – Vail Williams, February 2023	

The proposed amendments principally relate to design changes of individual houses to improve their external and internal appearance. The changes do not result in a development materially different from the approved scheme in scale or nature. The proposed schedule of alterations are specified in a text box on each of the revised drawings, but in summary, the principal minor amendments include:

- Site Plan – addition of air source heat pumps to all houses; 2no. double garages replaced with double carports (no walls); 2no. double garages replaced with single garages (*nb. Garage changes were approved by NMA decision but updated to now remove the single wall to the carports*)
- Plot 1 – amend roof type to omit flat roof; fenestration changes; amend chimney position and reduce height; and change clay tiles with slate.
- Plots 2 & 3 – fenestration changes including additional window and sunpipe; remove flue; and change slate tile to clay tiles.
- Plot 4 – fenestration changes; and remove one chimney.
- Plot 5 – fenestration changes including removal of windows and rooflights, and add sunpipe; and remove flue.
- Plot 6 – amend roof type to omit flat roof.
- Plot 7 – fenestration changes including adding door and windows, and remove windows; remove chimney; garage position set back slightly, design altered and scale reduced.
- Plots 8 & 9 – remove flue; fenestration changes to remove windows.

CIL

There is a reduction in the amount of CIL liable floorspace due to the reduction in the size of garages, or their substitution with carports. The CIL Form 1 is attached. This references the previous buildings on site – now demolished, and which had been vacant prior to the original permission meaning the existing floorspace could not offset the proposed floorspace. If there is any issue with these forms please let me know.

Tel: [REDACTED]
shorewoodhomes.co.uk

Newfrith House, 21 Hyde Street, Winchester, SO23 7DR

Shorewood Homes Ltd is registered in England under company no. 10670389

SHOREWOOD

HOMES

Conditions

If the Council is minded to approve this S73 application it is relevant to note that as development has commenced on the original permission, planning conditions will need to be updated to reflect where pre-commencement conditions have already been submitted and discharged.

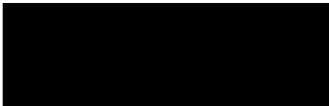
23/02881/CONDN – Discharge of conditions 3, 19, 20, 24, and 26. Decision pending.

23/03125/CONDN – Discharge of condition 14. Approved 22 February 2024.

We are happy to engage with the LPA on the wording of these conditions to ensure they reference the details already approved.

I trust that the enclosed is sufficient for the validation and determination of this S73 application. However, if you have any queries or require further information, please contact me on stuart@shorewoodhomes.co.uk or on 07500 070299.

Yours sincerely



Stuart Garnett
Shorewood Homes

Encl.

Tel 
shorewoodhomes.co.uk

Newfrith House, 21 Hyde Street, Winchester, SO23 7DR

Shorewood Homes Ltd is registered in England under company no. 10670389