

Mr K Irons  
Park House  
Wield Road  
Preston Candover  
Basingstoke  
Hampshire  
RG25 2ET

Our Ref:	20/02586/FUL	28 October 2021

Dear Mr Irons,

<b>Location:</b>	<b>Land At Oakdown Farm Winchester Road Dummer Basingstoke Hampshire</b>
<b>Proposal:</b>	<b>Demolition of three dwellings, out-buildings and related structures and construction of a storage and distribution warehouse including mezzanine floorspace (use class B8) with ancillary offices (Use Class E(g)(i)) within Plot 1 of the site, with associated infrastructure works including site access, parking provision, landscaping, site reprofiling, drainage works and diversion of underground pipeline.</b>

I refer to the application submitted in respect of the above mentioned proposal and to the representations which you have made.

The applications and representations received have been considered. The applications and representations received have been considered and permission has been refused for the following reasons:

1. The proposed development by virtue of the location and scale would be unsympathetic and detrimental to the landscape character and visual quality of the area. The development does not successfully mitigate the landscape impacts in order to successfully integrate with the landscape and surroundings and is therefore contrary to Policies EP1(g) and EM1 of the Basingstoke and Deane Local Plan 2011 - 2029.
2. The proposed development by virtue of the layout requires removal of mature trees which would result in loss of a Priority Habitat (as a key habitat type) and biodiversity connectively where the site lies within Ecological Buffers and therefore would prejudice the delivery of the Council's Green Infrastructure Strategy. It has not been sufficiently demonstrated that there is an overriding public need for the proposal to outweigh the need to safeguard biodiversity. The proposal is therefore contrary to the National Planning Policy Framework 2021 (paragraph 180), Policies EM4 and EM5 of the Basingstoke and Deane Local Plan 2011 - 2029 and the Green Infrastructure Strategy for Basingstoke and Deane (2018 to 2029).
3. In the absence of any suitable legal agreement, or justification for the absence of a

legal agreement, the proposed development does not make adequate provision for off-site highway works, public transport provision, a Travel Plan, an Employment Skills Plan and Employment Skills Plan Method Statement, noise mitigation and biodiversity mitigation. The proposed development is therefore contrary to the Community Infrastructure Levy Regulations 2010 (as amended), Policies CN6, CN9, EP1, EM4, EM10 and EM12 of the Basingstoke and Deane Local Plan 2011 - 2029 and the Planning Obligations for Infrastructure Supplementary Planning Document (2018).

The officer's report will be able to be viewed on the council's website shortly - [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk).

If you have any queries or require further information please do not hesitate to contact Katherine Fitzherbert-Green on 01256 845716 or e-mail [katherine.fitzherbert-green@basingstoke.gov.uk](mailto:katherine.fitzherbert-green@basingstoke.gov.uk).

Yours faithfully

Planning and Development Manager