



Basingstoke
and Deane

Basingstoke and Deane Borough Council
Civic Offices, London Road,
Basingstoke, Hampshire RG21 4AH
www.basingstoke.gov.uk | 01256 844844
customer.service@basingstoke.gov.uk
Follow us on [Twitter](#) @BasingstokeGov

REF:20/02586/FUL

Mrs J Davis
Avison Young
Berkeley Place
UK

NOTICE OF REFUSAL

Town & Country Planning Act 1990 Town & Country Planning (Development Management Procedure) (England) Order 2015

In pursuance of its powers under the above mentioned Act, the Council as Local Planning Authority hereby REFUSES planning permission for the:

- Proposal:** 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.
- Location** Land At Oakdown Farm Winchester Road Dummer Basingstoke Hampshire
- Applicant:** Newlands Property Developments LLP (SPV Equites Newlands (Ba

in accordance with your application, plans and particulars which were received on 17th September 2020 with amendments received on 12th November 2020, 1st December 2020, 15th January 2021, 9th March 2021, 29th October 2020, 3rd September 2021, 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 can be viewed on the council's website www.basingstoke.gov.uk.



Ruth Ormella MRTPI
Head of Planning Sustainability and Infrastructure

Date: 28 October 2021

It is important that you read the notes overleaf

NOTIFICATION - APPEALS TO THE SECRETARY OF STATE

20/02586/FUL

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development and is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or,
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, *or*
within 6 months of the date of this notice, whichever period expires earlier; or,
- (iii) this is a decision to refuse planning permission for a minor commercial application you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)