

MINUTES OF THE PARISH COUNCIL MEETING

TUESDAY 04 MARCH 2025, Village Hall 7.30pm

Present: Parish Councillors: Alan Tyler (Chairman), Alison Mosson, Dave Rudge;
Clerk Susan Turner; Guest: Village Hall Chairman Les Smith; Members of the Public 2.

01 WELCOME & APOLOGIES

Apologies Mark Gifford, Bob Randall, Ward Councillors.
To again request Ward Councillors for attendance at Parish Council meetings (ST).

02 PUBLIC SESSION

- .1 Report of dangerous manhole by junction... [subsequent report 07 March that been fixed].
- .2 Local resident (not present at meeting) has kindly offered to take on a voluntary role to help the community; offered to regularly litter pick in Hooper's Mead and looking for other tasks.
Discussion – the offer very welcome and much appreciated. Potential to help with keeping the bus shelter tidy; also maybe the phone box library, to look for other suggestions. This could be as a Parish Council volunteer and so covered by PC insurance. To invite to Parish Council meeting to further discuss.

03 MINUTES OF PREVIOUS MEETING of 07 January, agreed and signed.

04 DECLARATIONS OF INTEREST in items on the Agenda, none.

05 REPORTS TO MEETING

- .1 **County Cllr written reports** **APPENDIX I** Separate document attached
- .2 **Devolution and Local Government Reorganisation – update**
- .2A **Devolution**
- i Priority Devolution – On 05 February 2025, Government confirmed that 'Hants & the Solent' is one of six areas accepted for Priority Devolution; others being Cumbria, Cheshire & Warrington, Norfolk & Suffolk, Greater Essex, Sussex & Brighton.
- ii Government also confirmed that there will be no Hampshire County elections this year; elections to be postponed for a year, so existing Councillors will stay in office until May 2026.
- iii Government Devolution Consultation – further details at **APPENDIX II**
The consultation runs for eight weeks from 17 February to 13 April 2025.
Government proposes the new authority be formally known as '**Hampshire and the Solent Combined County Authority**'.
 - Combined Authorities do not replace their constituent councils which will continue to provide services in the same way (until the advent of Local Government Reorganisation).
 - There is a statutory process to be followed to establish a Combined County Authority, which includes a public consultation.
www.gov.uk/government/consultations/hampshire-and-the-solent-devolution/hampshire-and-the-solent-devolution-consultation
 - The aim will be for the Combined Authority to be in place by April 2026 and the Mayor elected on 07 May 2026 for a four-year term.
- .2B **Local Government Reorganisation**
- i See BDBC website www.basingstoke.gov.uk/future-councils
Government has set out the criteria for new Unitary Authorities including
 - they should include a population of at least 500K, although there may be exceptions to this if new structures make sense for a specific area.
 - Outline proposals for new Unitary Authorities to be submitted to Government by 21 March and a final proposal by 26 September 2025.
 - B&D is c185K population; discussions ongoing involving all Councils in Hampshire
 - Under current timetable, final proposals will be considered by Government early 2026.
 - New Unitary Councils will take over from April 2028, with a period as 'shadow councils'.See also <https://www.hants.gov.uk/aboutthecouncil/governmentinhampshire/devolution>

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06 PLANNING**.1 Parish planning applications and appeals APPENDIX III**

.1A No new Parish applications since last meeting

[APP/H1705/W/24/3350216](#) Appeal allowed (26 February 2025) Greenlands Nursery 3A Hackwood Lane. Erection of 1no dwelling to replace redundant Nursery Storage/Workshop.

.1B **Ongoing applications of note**

[24/01393/TDC](#) (Pending, Validated 24 June) Little Acre, Woods Lane. Application for Technical Details Consent for the erection of four new dwellings with associated parking, access and landscaping, in accordance with Permission in Principle 21/01591/PIP. (In Local Gap.)

Noted that the Little Acre application conflicts with majority of Neighbourhood Plan Policies. Parish Council responded accordingly. Sufficient neighbour objections to be called to Development Control Committee if officer minded to approve.

.2 Parish tree applications No new tree applications since last meeting.

.3 Hackwood Park hotel proposal

i Site visit – Parish Councillors were invited to join a developer/planning agent site visit on 30 January. *Report from meeting (MG)* **APPENDIX IV.I.**

ii Listed Building application

[25/00200/LBC](#) (Validated 06 Feb 2025) Hackwood House. Conversion of Hackwood Park from residential use to hotel and ancillary hotel use, including conversion of Mansion House, erection of extension to west, 2 no. new basements to north and south and minor alterations. Conversion of Stable Block to hotel rooms. Erection of hotel bedroom buildings to north and south of Stable Block and Car Park and Energy Centre. Demolition of 6 no. non listed structures and replacement with 12 no. hotel lodges. Construction of satellite support building for BOH facilities, car parking and decked visitors car park.

iii Concerns raised re the Back of House facilities as proposed on Farleigh Road within Cliddesden Parish; an unallocated greenfield site south of the M3. Agreed letter to applicant **APPENDIX IV.II** (received immediate response).

ACTION (ST) Reference letter, to request further site meeting with the Parish Council Chairman.

iv Concerns raised re traffic on the A339 and the safety of the Farleigh Road / Dickens Lane junction. Notes from applicant's Transport Statement at **APPENDIX IV.III.**

.4 Moto application for MSA at J6. As per Planning update, ongoing objections from National Highways, HCC as Lead Local Flood Authority, and the Environment Agency, which the applicant appears unable to address.

.5 New NPPF and Local Plan Update – recap of present situation.

- Call for Sites from 06 January to 17 February.
- BDBC Cabinet meeting of 11 February confirmed that it is not realistic for BDBC to successfully proceed with the current version of the Local Plan. Following the call for sites, there is insufficient time for officers to prepare the evidence base for the additional housing sites needed. To proceed under transitional arrangements requires 80% of the new standard method housing figure, and Reg 19 consultation by 12 March.
- Thus it has been confirmed the process will go back a stage with a further Reg 18 consultation to be published in the Autumn. This will include a new spatial strategy for the higher housing numbers.
- New timetable (Local Development Schedule):

- Additional Reg 18 Consultation under Dec 2024 NPPF	Autumn/Winter 2025
- Reg 19 Consultation on proposed Submission Draft Plan	Summer 2026
- Submission to Secretary of State (Reg 22)	Winter 2026

To await publication of new SHELAA.

07 PARISH ASSEMBLY AGENDA

Main Agenda topics: Local Plan Update; Devolution & Local Government Reorganisation.

ACTION to invite BDBC Cllrs Paul Harvey & Andy Konieczko (ST).

Discussion – Re both Devolution and Local Government Reorganisation, can start by explaining the existing structure – with graphics – then how this is going to change.

For signature (p2 of 4)

08 HIGHWAYS – TRAFFIC AND VILLAGE UPKEEP**.1 Grips above Cliddesden** on Farleigh Hill and Northgate Lane – Plan of grips supplied by HCC Highways **APPENDIX V.**

1. HCC Highways Engineer has confirmed the grips above Cliddesden are on their three-year clearing schedule. Due to be cleared this calendar year, but they're not on the work list which goes up to July.
2. Parish Lengthman is scheduled to clear grip mouths.

TO NOTE Where there are no continuous ditches (landowner responsibility) – as here where verges and banks are higher than the road – grip dishes (whether described as soakaways/drainage pits/holding ditches) are dug into the verge or the bank as holding areas for Highways runoff; and are Highways' responsibility no matter how long or big or deep they are.

HOWEVER – recent experience from similar situation – Tunworth Road above Mapledurwell – says that centralised Contractor specification for clearing grips is a standard 'metre to the ditch' and that is all the allocated contractor time allows for. Highways engineer confirmed they don't have funding to do any more.

FURTHER NOTE The Candovers, and Preston Candover, Axford and Nutley, have in recent years engaged with local landowners to provide sacrificial areas to hold floodwater. Ellisfield in minutes of January 2025 meeting says:

'Report from the Chair of the Parish Council: The chairman discussed the drainage and flooding issues in the village with councillors. More comprehensive solutions are needed than just digging out drainage grips, and potentially could include new and/or deeper drainage pits, interventions to divert water-streams, sandbags where applicable and a bigger culvert on the Axford Road (which will involve Preston Candover PC). The chairman has made plans to meet with a representative of the Portsmouth estate to discuss options and solutions that involve their land.'

Discussion

- Noting wisdom of old system of dew points in fields.
- Is said that 97 per cent of dew ponds have been filled in.
- Await outcomes of Ellisfield's discussions.

ACTION To refer back to County Cllr Juliet Henderson re request to Cabinet Member for Highways for annual grip clearing for the grips above Cliddesden (as described above). (ST)

A case was put to Cllr Bowerman for an ANNUAL maintenance schedule for the grips and grip dishes beside the steep roads above the village – where the holding capacity for surface runoff is important in reducing silt buildup in the pond below, and associated flooding in the Village below.

.2 Woods Lane request for 30mph from Village to M3. Again to refer back to Cllr Henderson, seeking a response from Cllr Lulu Bowerman, Cabinet Member for Highways, to this request as per site visit of Friday 19 October.**.3 Station road verges** – To be cut (as follow-on from winter cut) on Friday 07 March.**.4 Parish Lengthsman tasks**

- As 8.1.2 above – routine clearing grip mouths.
- Pond and surrounds as per maintenance schedule 2025.

.5 FP1 by Church and Hooper's Mead – Noted that encroaching hedges will again need cutting back; a minimum to clear the footpath as now in nesting season.**.6 Damaged road signs** – Church Lane at junction Station Road. The two fingerpost direction signs missing, plus the fire hydrant sign. To report on Hantsweb (ST).

*Resident report received Sun 03 March – The two signs are at the T-junction where Station Road meets Church Lane. The road name sign has been damaged I would imagine during the trimming of the hedgerow. The road sign is in a very bad way with heavy damage to the pole and the Basingstoke sign torn off completely. **APPENDIX VI.***

09 FINANCE**.1 Accounts to date. **APPENDIX VII**** – bank reconciliation at 01 March = £44,384.64.

Expenditure since last meeting of 07 January

35	Hugo Fox – Website hosting	£143.86
36	Clerk Salary – JAN 2025	£455.00

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37	Personalised Print – 24031- CVN Jan and Feb	£112.00
38	Bel Arto Framing – Neighbourhood Plan photo	£180.00
39	Clerk – Annual allowance 2024/25	£324.00
40	Personalised Print – 24031 CVN March	£56.00
41	Clerk – Salary FEB 2025	£455.00

.2 Budget update noted **APPENDIX VIII**. Latest Estimate revised as near as possible to Year End. On current forecast, turnover will not exceed £25K, external audit not required.

.3 Clerk's salary review Noted no salary review / increase for 2024/25.

AGREED Increase to £16 per hour (just over 6% over two years) for 2025/26:

= (7 hours per week x £16) x 52 = (£5,824 per annum / 12) = £485.33 per month.

10 FURTHER REPORTS / UPDATES

.1 Hants Police & Crime Commissioner Round Table meeting of 20 January (held in North Waltham).

To record thanks to Simon Barker for report summary from the meeting:

- Three key new priorities for Police & Crime Plan – Shoplifting, Roads safety, Rural crime.
- Re traffic speed though rural Villages, parishes might be able to contribute to installation and running costs of speed cameras, though details to be worked through, splitting costs between county, police and parish.
- PCC Donna Jones is funding two more speed vans – all speed vans work across the county and are focussed on high risk routes, prioritised to the routes that have accidents recorded.
- Re the pending devolution, Donna said that the function of PCC (Police and Crime Commissioner) is likely to be exercised from the Mayor's office, as such will be tied to mayoral elections.

.2 SID update Report from DR – SID now working as usual. Re the recent software issue – it went wrong before Christmas then right again in January for no obvious reason; thought potentially due to a Windows update.

.3 Village Hall update

- i Recap from Village Hall chairman re upcoming refurbishment works – including replacing the meeting room floor – the hall of course now 25 years old.
- ii Siting the temporary radio transmitter in the grounds brings useful regular income. Parish Council agreed it has no objection to siting a permanent transmitter subject to any required planning permissions.
- iii Recognised that the Village Hall is a key asset for the Village, visitors always complimentary

.4 Elm tree planting – TO RECORD 48 Elms (bred to be resistant to Dutch Elm Disease) – from the Hampshire Forestry Partnership – up to 3.5m feathered and bare root *Ulmus Ademuz* – planted (Saturday 18 January) in small stands across Cleresden Meadow.

APPENDIX IX

.5 Stihl brushcutter requote from Hart Garden Machinery dated 26 February.

'The FS200 is £734.00 RRP we can do £699.00. The brush cutter blade comes as standard, The trimmer head would be an additional cost at £39.99. Available within a week.'

Noted – the Training and Maintenance budgets from this year will cover this expenditure.

AGREED unanimously to purchase as above. (Action ST.)

.6 Estate contact – Jerry Tibble will be the Parish Council's main contact with Farleigh Estate.

11 NEXT PARISH COUNCIL MEETINGS

7.30pm, Village Hall meeting room

06 May (AGM), 01 July, 24 Aug (moved back a week from 02 Sept), 04 November.

Parish Assembly in May – date TBC.

Meeting close 9pm with thanks to all

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APPENDIX II GOVERNMENT CONSULTATION ON DEVOLUTION

On 05 February 2025, Government confirmed that 'Hants and Solent' is one of six areas accepted for Priority Devolution; others being Cumbria, Cheshire and Warrington, Norfolk and Suffolk, Greater Essex, Sussex and Brighton.

Government proposes the new authority be formally known as '**Hampshire and the Solent Combined County Authority**'. Combined County Authorities comprise a group of councils, in this case, Hants County Council, Portsmouth and Southampton City Councils, and the Isle of Wight. Combined Authorities do not replace the councils which continue to provide services in the same way (until the advent of Local Government Reorganisation).

There is a statutory process to be followed to establish a Combined County Authority. This includes a public consultation.

www.gov.uk/government/consultations/hampshire-and-the-solent-devolution/hampshire-and-the-solent-devolution-consultation

The consultation document provides context and information

PROCESS AND FUNCTION

The 'Devolution Framework' to be implemented via the English Devolution Bill.

As a **Mayoral-level Combined County Authority**, Hampshire and the Solent will receive powers, functions, funding and investment for – Strategic leadership – Local growth plans – Transport and local infrastructure – Skills and employment support – Housing and strategic planning – Economic development and regeneration – Environment and climate change – Health, wellbeing and public service reform – Public safety including Police and Crime Commissioner plus Fire and Rescue Authority functions.

CENTRAL GOVERNMENT FUNDING WILL INCLUDE

1. Capacity funding to help set up the new organisation
2. Devolved funding for Housing and regeneration; Local transport; Local growth; Adult skills (except apprenticeships)
3. A 30-year Investment Fund to include revenue and capital spending.

Also the Authority may introduce a Mayoral Precept on council tax.

STRUCTURE AND ORGANISATION

The councils of Hampshire County Council, Isle of Wight Council, Portsmouth City Council and Southampton City Council will be the **constituent councils** of the proposed **Mayoral Combined County Authority (MCCA)**.

The MCCA will have **five constituent members**, two appointed by HCC, and one each from the other three constituent councils. **The Mayor** will be directly elected by local electors across the four constituent council areas. The first mayoral election will be on 07 May 2026, for a four-year term.

The Mayor will **appoint a deputy Mayor from among the constituent members**.

Constituent members may appoint **up to five non-constituent and associate members** to support delivery of their work programme.

Non-constituent members will be representatives of an organisation, for example a District/Borough Council, local NHS Trust, the Police & Crime Commissioner, or a local registered provider. **Associate members** are named individuals who can provide particular experience or expertise.

DECISION MAKING

Constituent members (**Mayor and five constituent council members**) will be the **decision makers** and automatically have voting rights. **Non-constituent members may be awarded voting rights**; associate members may not.

QUESTIONS

Seven questions, with options to respond from strongly agree to strongly disagree plus 'don't know', and provision for extra comment.

- Q1 Establishing a Mayoral Combined County Authority (MCCA) over the proposed geography will deliver benefits to the area?
- Q2 Proposed governance arrangements for the MCCA?
- Q3 MCCA will support the economy of the area?
- Q4 MCCA will improve social outcomes in the area?
- Q5 MCCA will improve local government services in the area?
- Q6 MCCA will improve local natural environment and national environment?
- Q7 MCCA will support the interests and needs of local communities and reflect local identities?

The consultation runs for eight weeks from 17 February to 13 April 2025.

APPENDIX III PLANNING UPDATE – 26 FEBRUARY

Applications new since last meeting of 07 JANUARY – None

Applications pending or recently decided

24/02778/FUL (**Pending**, Validated 03 Dec 2024) Land South Of Farleigh Road. Change of use of agricultural land to use for exercising of dogs including perimeter fence, associated vehicle access, pathway, shelter and associated parking. PC no objection.

24/02689/RET (**Pending**, Validated 25 Nov 2024) Appleyard, Woods Lane. Variation of condition 1 (plans) of 20/01098/FUL (Erection of 4 no. dwellings with associated parking and access arrangements) to amend the approved width of the access road. PC no comment.

T/00581/24/TCA (**Approve** 07 January, Validated 21 Nov 2024) The Flintstones, Woods Lane. T1 - Sycamore - Fell - Multistemmed with stem occlusions at base . One of which is opening up. Unidentifiable fungi at base of stem (decay at this point) - Early leaf full indication that tree is in decline. Poses a risk of failure over busy lane. G2 Yew - tip reduce branches overhanging lane by c2m to prevent damage to and from high sided vehicles. T3 Beech - tip reduce branches overhanging drive by up to 3m back no further than to boundary/ previously reduce points. Allow light into top end of garden. PC no objection.

T/00582/24/TCA (**Approve** 07 January, Validated 21 Nov 2024) Hill View, Farleigh Road. Fell pine tree to ground level. PC no objection.

24/02430/RET (**Pending**, Validated 12 Nov 2024) 1 Chapel Walk. Change of use from garage to ancillary accommodation and external works (retrospective). PC no comment.

24/01393/TDC (**For DC 14 May**), Validated 24 June) Little Acre, Woods Lane. Application for Technical Details Consent for the erection of four new dwellings with associated parking, access and landscaping, in accordance with Permission in Principle 21/01591/PIP.

24/00617/RET (**Pending**, Validated 17 June) 1A Millars Cottages, Station. Revised parking arrangements and associated landscaping in connection with permission 20/00390/FUL (Retrospective).

APPEALS

APP/H1705/D/24/3354863 **APPEAL IN PROGRESS** (Start date 26 Nov 2024) 24/00047/REF 1 Chapel Walk. Retrospective Planning for Rear Garden Walls and Landscaping

APP/H1705/W/24/3350216 **APPEAL ALLOWED** (26 February 2025) Greenlands Nursery 3A Hackwood Lane. Erection of 1no dwelling to replace redundant Nursery Storage/Workshop.

WINSLADE APPLICATION – HACKWOOD HOUSE

25/00200/LBC (Validated 06 Feb 2025) Hackwood House. Conversion of Hackwood Park from residential use to hotel and ancillary hotel use, including conversion of Mansion House, erection of extension to west, 2 no. new basements to north and south and minor alterations. Conversion of Stable Block to hotel rooms. Erection of hotel bedroom buildings to north and south of Stable Block and Car Park and Energy Centre. Demolition of 6 no. non listed structures and replacement with 12 no. hotel lodges. Construction of satellite support building for BOH facilities, car parking and decked visitors car park. WINSLADE

OLD BASING APPLICATION – MOTO

17/03487/FUL (Validated Nov 2017) Land adjacent To Junction 6 M3. Construction of a new Motorway service area to comprise an amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip roads to form an access point and works to the highway. Provision of landscaping, infrastructure and ancillary works.

Ongoing objections LLFA (HCC), National Highways – insufficient info, questions not addressed - at 24 Jan continuing object. EA, 20th Jan, continuing object. Further letter of objection Winslade 26 Feb 2025

APPENDIX IV.I – HACKWOOD HOUSE SITE VISIT – Report Mark Gifford**Attendees**

Mark Gifford and Alison Mosson, Cliddesden Parish Council

John Raymond from Winslade Parish Meeting.

Eight for Hackwood House, most from Maybourne (a Qatari-owned British luxury hotel operator - this group own Hackwood House) and their consultant.

Points to highlight

1. Consultant for JBP Associates Ltd has been working with them on the plans for the house development into a high class 5* hotel and them navigating the soon to be entered planning request. They have spent much time working with Historic England. They expect plans to be submitted 'very soon'.
2. To make it viable they need to add a wing onto the main house, develop the stables into hotel accommodation and build around 4 apartments (for guests) in the grounds on the A339 side. This will give the room numbers they need.
3. They wish to bring the formal gardens back to their original state and will look to host outdoor events (concerts, weddings etc.). The concerts will not be for thousands, but opera type of things for hundreds.
4. There was also plans to build underground at the back of the house. There is already a large area of grassed over concrete left over from Canadian troops being there in WW2.
5. Yes they want to build staff accommodation on the 1st field coming in towards Cliddesden by the motorway, again some of this will have underground parking. There was a single overhead drawing of this, it showed it circled by trees and it being well designed, but it was not the final plan so meant nothing much.
6. This out-building would also take most of the supply deliveries and then items needed for the house would be transferred by electric vehicles along the A339 and moved to the house via the large gates currently closed and blocked by the large tree trunks (between Audleys Wood and Hackwood Lane).
7. They hope it will create employment for between 250 - 400 staff, the higher numbers would only be seasonal and ad-hoc depending on outdoor events. The lower number would be permanent staff.
8. They believe there is a solid market for a luxury hotel in the country for their London clientele, who are mostly American, big spenders and repeat returning loyal customers who will expect the best. They will not be competing against the Holiday Inn just down the road, that was obvious!!

Thoughts

I can only offer my opinion, which we will all air together when a formal planning application is put forward.

- These were serious money men with top class consultants but of course pushing their agenda. I was well aware of this.
- I want to see the house used - this would be a good fit and offer job opportunities.
- To make it work the development would have to be high class and discreet, the people wanting to stay at this hotel will accept nothing less. I felt this meant this Maybourne group might be ideal to keep the house and grounds in good order for the future.
- They said they would not seek to apply to remove any of the current footpaths which allow access near the house, in my opinion excellent walks.
- They are VERY keen to not see the MOTO service station go ahead and offered John all the help they could (ecology reports etc. that they had to collate with Historic England) to assist in his objections.

Our concerns would be the staff accommodation and increased A339 traffic. That said, location for me is far enough outside our village not to be a major concern but I want to see the detailed plans and drawings. I would expect it to be well designed from their conversation on it. They said they were eco aware and keen to apply these principles to the utilities for all accommodation and keen to enhance the landscape. They appeared to back this up by past works on some of their current London hotel refurbishments.

Let's see how things move forward and hope words are backed up as promised!

APPENDIX IV.II



Mr A Nicholson
JBP Associates Ltd
34 Smith Square
London SW1P 3HL
alexander.nicholson@jbp.co.uk

26 February 2025

Dear Mr Nicholson

Re Hackwood Park: Conversion of Hackwood Park from residential use to hotel and ancillary hotel use

Thank you for the opportunity to see your proposals for Hackwood Park on the 23rd January.

We have now had a chance to assess them further together with your recent Listed Building Application.

While we are very supportive of the main project we have serious concerns over the proposal to build the 'staff welfare facility' on the land adjacent to Farleigh Road.

We would urge you to consider the repositioning of this building within the Hackwood Park Estate. If it came forward in a future planning application, we would have to object most strongly.

There are several reasons for this.

- The land is in the countryside and does not conform with any of the clauses in the Current Local Plan.
- The proposed development would not be in accord with our Neighbourhood Plan which was approved last year.
- The development, if approved, could set a precedent of major building south of the M3. We are very concerned that this could be used in to help justify the Upper Swallick development which would see 2,500 houses being built in unspoilt countryside around the village of Cliddesden and adjacent to your new development on the other side of the A339.

It may also be worth noting that the junction of Dickens Lane and Farleigh Road with the A339 has in the past had problems with a number of minor collisions.

We do hope you will be able to consider our concerns and so that we may work together in the future.

Yours sincerely

Alan Tyler

Chairman

Cliddesden Parish Council

Cc Cllr Paul Harvey
Cllr Onnalee Cubitt
Cllr Kate Tuck
Cllr Sheena Grassi

APPENDIX IV.III – REF HACKWOOD HOUSE TRANSPORT ASSESSMENT

‘The conversion of Hackwood Park residential use to hotel and ancillary hotel use.’

I. HOTEL GUEST PARKING – subterranean car park within listed Hackwood Park – 82 spaces

5% of the car parking spaces will be provided as accessible spaces (for disabled parking) alongside the provision of Electronic Charging Provision at a rate of one space per 30 spaces. The hotel guest car park will also include provision for electric buggies which will be utilised by staff for local transportation, housekeeping, dispatch and staff movements.

Hackwood Park primary access - hotel access from Dickens Lane.

‘In most cases it is envisaged that hotel guests will arrive possibly in their own car or arranged transfer, there is also a helicopter landing point which has been agreed with the authorities.’

TOTAL HOTEL VEHICLE TRIP GENERATION – Heckfield Place data taken as starting point, figures extrapolated [Table 5.1](#) (inclusive of hotel guests, staff, taxi and servicing vehicles). [Tables 5.2-5.4](#) Daily Traffic Flow (Weekday) in - 235 out - 233 total 468.

Given the nature of the site as a hotel and likely requirements for luggage it is acknowledged that the majority of hotel trips associated with the guest accommodation would be undertaken by private car or taxis from Basingstoke Railway Station. The greatest propensity for use of public transport and active travel modes would likely occur from staff trips [Table 5.7](#).

2. EVENT VISITOR CAR PARKING – North of Dickens Lane, non-listed part of site - 272 spaces

Noting the proposed use also includes Events.

‘It is proposed that, in addition to the main hotel use, the Proposed Development will also be used for events such as weddings, recitals and concerts, both indoors and outdoors.

EVENT TRAFFIC – The maximum expected number of people attending a weekend event at the Proposed Development at once will be 500. Events will happen between approximately 11:00 AM and 10:30 PM.

5.11 While it would be expected that some attendees would arrive by rail and transfer to the site by bus or shared travel such as taxis, as a worse case assessment it has been assumed that the majority of attendees arrive by vehicle and a robust average of two visitors per car. The number of vehicles entering and leaving the site when events are happening is not expected to exceed 250 visitor vehicles. These would be accommodated within the public car park sited off Dickens Lane.

‘Framework Travel Plan’ – Given the proposed events will take place at the weekend, the traffic generated will not coincide with the traditional network peak hours associated with commuting and school drop offs.’

3 STAFF PARKING Cliddesden triangle

Staff Compound = Maximum one parking space per two staff members – 120 (based on 240 staff). Cycle parking also provided.

‘To the north of the site, not within the ambit of the Grade I listed landscape, to construct [new satellite support building for BOH \(back of house\) facilities and car parking.](#)’

This area would be used for staff arrivals, including those arriving by public transport and active travel modes, and is closer to existing bus stops than the main site. Staff parking would also be provided in this location, via an access from Farleigh Road. Walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly under two kilometres as per the walk from Basingstoke Town Centre to the Staff compound.

It is expected that the overall quantum of staff driving to the site would be fewer than 163 per day given the likely location of the site, opportunities to access the site by alternative means and Travel Planning initiatives as outlined within Appendix B, notably the provision of private staff mini-buses to transfer staff to/from Basingstoke Town Centre.

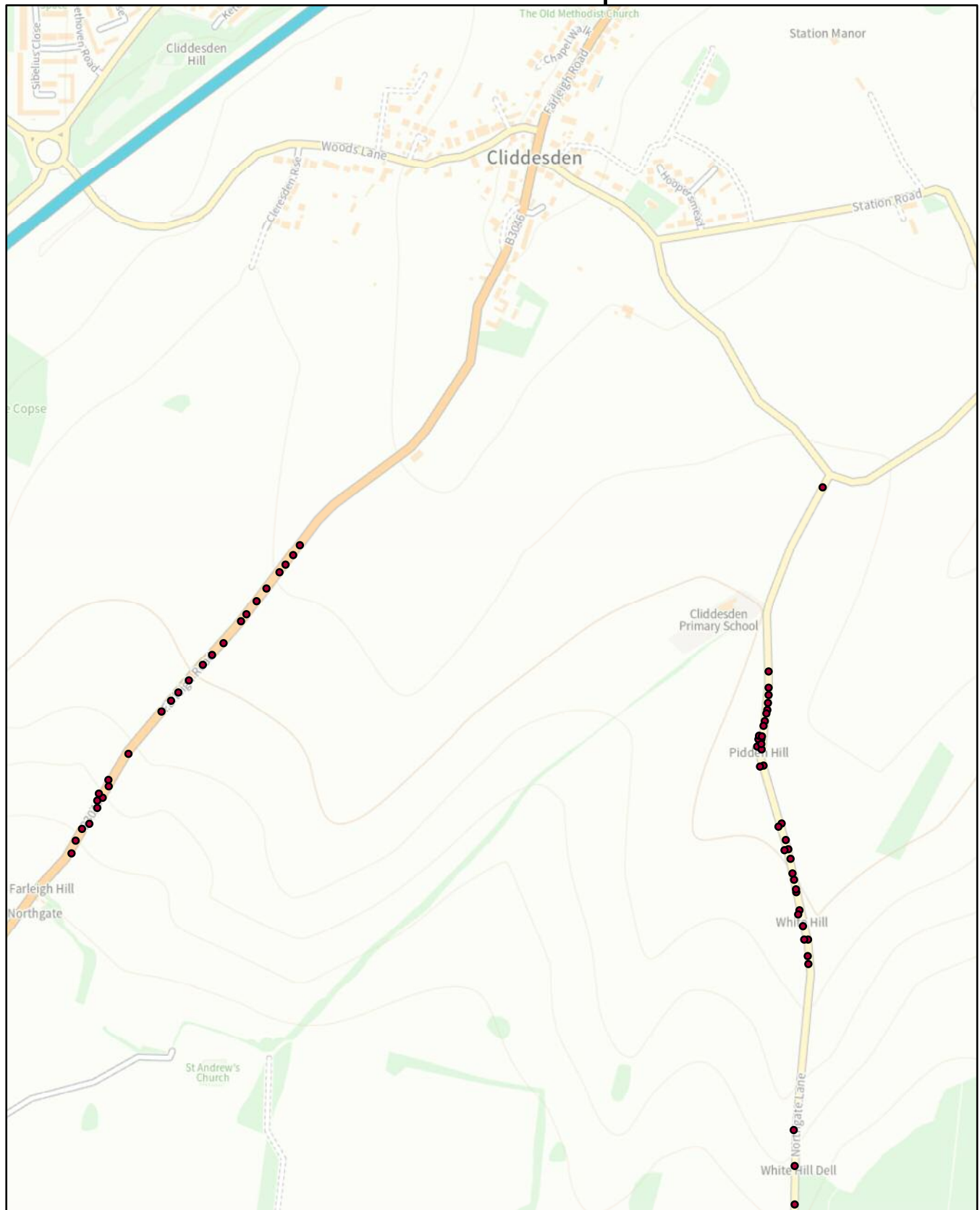
SERVICING AND DELIVERY VEHICLES will only access the north-western parcel of land comprising the Staff Compound accessed via Farleigh Road. A loading bay alongside six van spaces are provided as presented within Appendix A. As previously described, [it is the intention to construct a warehouse building to house longer-term storage and foodstuff including beverages](#), these are then ferried across by an electric vehicle on an as-required basis.

To forecast the likely quantum of deliveries to/from the Proposed Development, information has been sought from The Connaught Hotel in London which provides a similar quantum of bedrooms alongside comparable ancillary facilities including spa and restaurants. [Table 4.3](#) illustrates the recorded quantum of deliveries over a typical week which is considered applicable to the development. A total of 75% of deliveries are envisaged to be conducted by LGV or smaller vehicles.

WASTE COLLECTION – Refuse will be collected twice a week. Refuse will be collected from the loading bay in front of the back-of-house (BOH) warehouse facility. It is anticipated that private collections will be arranged.

APPENDIX V

Cliddesden Grips

**Key**

• Grips

0 0.05 0.1 0.2 0.3 0.4 Miles



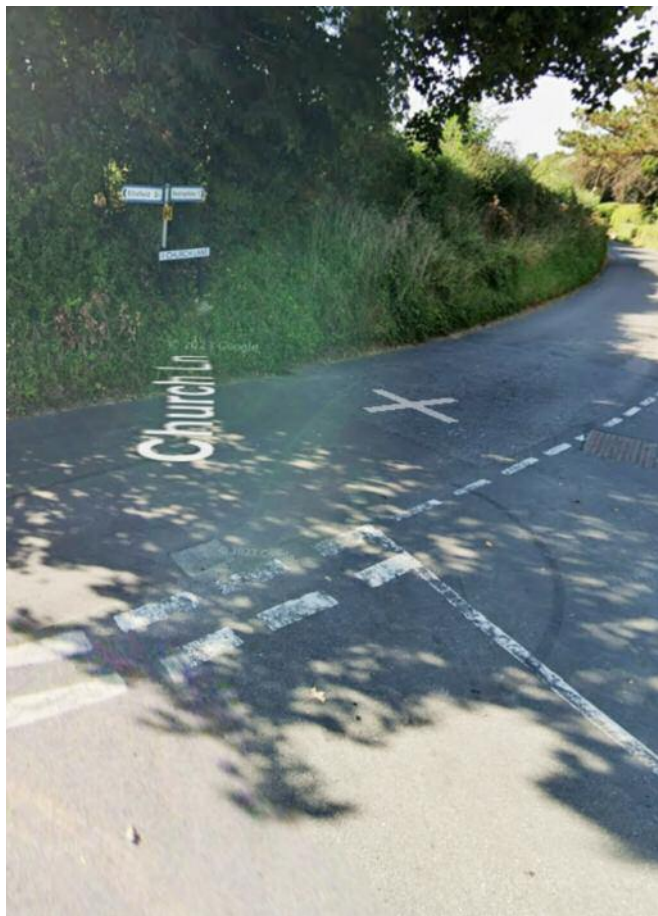
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Please be aware that the data supplied on the attached maps has been compiled from a variety of sources of varying reliability.

The data is constantly being revised and validated to ensure the highest accuracy possible.

However, the data should not be relied upon or considered completely accurate and the data is provided on the understanding that neither the County Council nor the disclosing officer is to be held responsible should the data be relied upon and result in damage.

APPENDIX VI – BROCKEN SIGN CHURCH LANE – STATION ROAD JUNCTION



APPENDIX VII: ACCOUNTS TO DATE

CLIDDESSEN PC – INCOME 2024/25 - 01 March 2025

Balance brought forward 1st April 2024

£52,850.37

Date	Item	Precept	Grants	S106	CIL	Interest	VAT	Total
24/04/24	Parish Precept (six months)	£4,665.50						£4,665.50
23/09/24	Parish Precept (six months)	£4,665.50						£4,665.50
28/10/24	CIL				£5,127.43			£5,127.43
11/11/24	VAT reclaim 2023/24						£109.48	
11/11/24	VAT reclaim 2024/25						£1,321.54	£1,431.02
2024/25	Bank interest					£399.13		£399.13

TOTALS	£9,331.00	£0.00	£0.00	£5,127.43	£399.13	£1,431.02	£16,288.58
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£16,288.58

RECEIPTS & PAYMENTS SUMMARY

Bal brought forward from 2023/24	£52,850.37
Plus income	£16,288.58
Minus expenditure	£24,754.31
Balance to date	£44,384.64
BANK RECONCILIATION	
Treasurers account	£61.84
Inst Access	£14,322.80
95 day notice	£30,000.00
Balance	£44,384.64

COMMUNITY ACCOUNT 3G
PARISH COUNCIL OF CLIDDE

£ 61.84 Current bala

£61.84 Available funds

Earn up to 3.52% AER

 Free accour

Automate acco
invoices.

COMMERCIAL INSTANT ACC
CLIDDESSEN PARISH COUN

£ 14,322.80 Ba


LLOYDS

Entry Date	Value Date	Description	Transaction Reference	Debit	Credit	Balance
25-Feb-25	25-Feb-25	Interest Payment		2.88 CR		30,348.88 CR
26-Feb-25	27-Feb-25	Interest Payment		2.88 CR		30,348.74 CR
27-Feb-25	28-Feb-25	Interest Payment		2.88 CR		30,352.62 CR
28-Feb-25		CLOSING BALANCE				30,352.62 CR

VAT to reclaim £775.00

CLIDDESSEN PC – EXPENDITURE 2024/25 -01 MAR

	Date inv	Date paid	Supplier	Description	Salary	Allowance	Admin/ Governance	Newsletter	Community	Assembly expenses	Maintnce	CIL Projects	NP	VAT	TOTAL
1	J-F-M-2024	02/04/24	HMRC	PAYE-Jan-Feb-Mar	£243.00										£243.00
2	30/03/24	02/04/24	P.Print-23035	CVN-Mar-April				£112.00							£112.00
3	22/04/24	27/04/24	PGGM (Aug 2023)	Noticeboard install								£146.00		£29.20	£175.20
4	29/04/24	30/04/24	P.Print-24006	CVN-D-J-F + WP				£222.00							£222.00
5	08/05/25	30/04/24	HALC/NALC	Subcription-2024/25			£307.00								£307.00
6	April	30/04/24	Clerk	Salary April 2024	£455.00										£455.00
7	05/05/24	05/05/24	PGGM	Materials-footway								£2,000.00		£400.00	£2,400.00
8	30/04/24	09/05/24	MG-ComHeartbeatT	DefibPad					£57.95					£11.59	£69.54
9	09/05/24	09/05/24	Mark Gifford	Assembly expenses						£56.77					£56.77
10	18/05/24	18/05/24	Chris Paterson	NP-final invoices									£4,312.50		£4,312.50
11	05/05/24	05/05/24	PGGM-2602	Materials-labour								£3,985.75		£797.15	£4,782.90
12	May	25/05/24	Clerk	Salary May 2024	£455.00										£455.00
13	06/05/23	31/05/23	BHIB	Insurance			£421.94								£421.94
14	June	29/06/24	Clerk	Salary June 2024	£212.00										£212.00
15	A-M-J	29/06/24	HMRC	PAYE-Apr-May-Jun	£243.00										£243.00
16	04/07/24	04/07/24	Chris Paterson	NP-final copy									£100.00		£100.00
17	11/05/24	05/07/24	Geosphere	Parish Online			£48.00							£9.60	£57.60
18	27/07/24	18/07/24	Peter Brown	Internal Audit			£75.00								£75.00
19	July	27/07/24	Clerk	Salary July 2024	£455.00										£455.00
20	04/08/24	04/08/24	P.Print-24006	CVN-May & June				£144.00							£144.00
21	09/08/24	09/08/24	P.Print-24006	CVN-July/Aug				£112.00							£112.00
22	AUG	29/08/24	Clerk	Salary AUG 2024	£455.00										£455.00
23	11/09/23	21/09/23	BDO LLP	External audit			£210.00							£42.00	£252.00
24	01/10/24	01/10/24	P.Print-24020	CVN-SEPT-OCT				£100.00							£100.00
25	22/10/24	05/05/24	PGGM-2875	Station Rd verges								£160.00		£32.00	£192.00
26	SEPT	30/10/24	Clerk	Salary Sept 2024	£212.00										
27	J-A-S	30/10/24	HMRC	PAYE-Jul-Aug-Sept	£243.00										£455.00
28	OCT	30/10/24	Clerk	Salary OCT 2024	£455.00										£455.00
29	15/11/24	15/11/24	Matrix Integrated Sol	VH-FireAlarm-Upgrade								£3,875.00		£775.00	£4,650.00
30	23/10/23	23/10/23	CPRE - DD	Subscription					£36.00						£36.00
31	NOV	27/11/24	Clerk	Salary NOV 2024	£455.00										£455.00
32	01/12/24	01/12/24	P.Print-24026	CVN-Nov-Dec				£112.00							£112.00
33	DEC	28/12/24	Clerk	Salary Dec 2024	£212.00										
34	O-N-D	28/12/24	HMRC	PAYE-Oct-Nov-Dec	£243.00										£455.00
35	09/01/25	09/01/25	Hugo Fox	Website hosting			£119.88							£23.98	£143.86
36	JAN	31/01/25	Clerk	Salary JAN 2025	£455.00										£455.00
37	31/01/25	31/01/25	P.Print-24031	CVN-Jan, Feb				£112.00							£112.00
38	07/02/25	08/02/25	Bel Arto	Framing NP pic					£180.00						£180.00
39	2024-25	28/02/25	Clerk	Anunual allowance		£324.00									£324.00
40	27/02/25	28/02/25	P.Print-24031	CVN-March				£56.00							£56.00
41	FEB	28/02/25	Clerk	SalaryFEB 2025	£455.00										£455.00
TOTALS					£5,248.00	£324.00	£1,181.82	£970.00	£273.95	£56.77	£0.00	£10,166.75	£4,412.50	£2,120.52	£24,754.31
	Date	Supplier	Description		Salary	Allowance	Admin/ Governance	Newsletter	Community	Assembly expenses	Maintnce	CIL Projects	NP	VAT	TOTAL

£24,754.31

APPENDIX VIII: BUDGET UPDATE

CLIDDESSEN – YEAR END COMPARISON			CLIDDESSEN – ACCOUNT SUMMARY @ 03 MAR 2025			BUDGET V LATEST EST	2024/25 Budget (@DEC23)	2025/26 Budget DRAFT @MAR25
	2023/24 YEAR END	CIL 2023/24	2024/25 TO DATE	LATEST ESTIMATE	2024/25 CIL TO DATE			
EXPENDITURE								
CLERK'S SALARY	£5,460.00		£5,005.00	£5,460.00			£5,460.00	£5,733.00
less...not paid till following April	£243.00			£455.00		£455.00		
SALARY BACKPAY previous yr	£803.40		£243.00	£243.00		£243.00		£455.00
CLERK'S ALLOWANCE	£324.00		£324.00	£324.00			£324.00	£324.00
EXPENSES (Assembly)	£80.75		£56.77	£56.77		£38.23	£95.00	£95.00
TRAINING						£300.00	£300.00	£300.00
ADMIN / GOVERNANCE	£1,047.24		£1,181.82	£1,201.80		£131.82	£1,050.00	£1,100.00
NEWSLETTER	£436.00		£970.00	£970.00		£30.00	£1,000.00	£1,000.00
COMMUNITY	£611.75		£273.95	£273.95		£626.05	£900.00	£900.00
MAINTENANCE	£222.50					£500.00	£500.00	£500.00
BRUSH CUTTER								£738.99
PROJECT-Noticeboard	£2,830.24	£2,830.24	£146.00	£146.00	£146.00			
INTERPRETATION BOARD	£162.19	£18.31						
Pond pathway			£5,985.75	£5,985.75	£5,985.75			
VERGES			£160.00	£160.00	£160.00			
FLOATING ISLANDS	£8,000.00							
NEIGHBOURHOOD PLAN	£5,939.50		£4,412.50	£4,412.50				
Village hall			£3,875.00	£3,875.00	£3,875.00			
VAT	£2,309.21		£2,120.52	£2,120.52				
TOTAL EXPENDITURE	£27,983.78	£2,848.55	£24,754.31	£24,774.29	£10,166.75		£9,629.00	£11,145.99
INCOME								
Precept	£9,331.00		£9,331.00	£9,331.00			£9,331.00	£9,518.00
Coronation grant	£500.00							
Ward Cllrs Community gr	£612.00							
S106	£8,143.88							
CIL	£9,117.43	£9,117.43	£5,127.43	£5,127.43	£5,127.43			
Returned funds								
Neighbourhood Plan								
Bank Interest	£546.47		£399.13	£500.00			£500.00	£750.00
VAT refund 2023/24	£2,396.20		£109.48	£109.48				
VAT refund 2024/25			£1,321.54	£2,096.54				
TOTAL INCOME	£30,646.98	£9,117.43	£16,288.58	£17,164.45	£5,127.43		£9,831.00	£10,268.00
Surplus/ Deficit	£2,663.20	£6,268.88	£8,465.73	£7,609.84	£5,039.32		£202.00	£877.99
Balance	£52,850.37	£35,254.92	£44,384.64	£45,240.53	£30,215.60			£44,362.54
Balance less CIL	£17,595.45		£14,169.04	£15,024.93				£14,146.94

APPENDIX IX: ELM TREE PLANTING – CLERESDEN MEADOW, SAT 18 JANUARY

