

MINUTES OF THE PARISH COUNCIL MEETING

TUESDAY 27 AUGUST 2024, Village Hall 7pm

Present: Parish Councillors – Alan Tyler (Chairman), Alison Mosson, Dave Rudge; Mark Gifford;
Guests – Cllr Paul Harvey (Council Leader) and Cllr Andy Konieczko (Portfolio holder for Strategic Planning and infrastructure); Clerk Susan Turner; Members of the Public c45

1 WELCOME & APOLOGIES

Apologies received from Bob Randall.

2 BOROUGH COUNCIL UPDATE AND DISCUSSION

with Council Leader Cllr Paul Harvey, and Cllr Andy Konieczko, Portfolio holder for Strategic Planning and Infrastructure.

LOCAL PLAN UPDATE, PROPOSED NEW NPPF AND HOUSING FIGURES

.1 Update from borough councillors

- 1 Received c7K responses to the Reg 18 consultation – on policy framework, on individual sites – including from developers, their barristers and planning consultants – but also widespread support for the broad strategy.

The officer team has been working through a huge amount of detail. Looking to how we can shape development delivery for the better; had managed to remove further greenfield sites from the Plan including Popham, much by reworking what can be done in Basingstoke town centre without disadvantaging urban communities. Bringing a university to Basingstoke will happen, will put us on the international market for STEM subjects. All looking positive to reach the final Reg 19 draft plan consultation.

- 2 Then there was the General election. Government now looking to an increase in housing numbers in England of 1.5M over five years.

The housing figure for BDBC was 828 dwellings per annum; the intention was to build 700 per annum for the first five years and then re-evaluate upwards to potentially 900 per annum after that. Our housing figure is now 1,194 homes per annum; to achieve that figure over the Plan period would take more than all the sites put forward.

- 3 In addition, the Government proposes in its NPPF consultation to reintroduce the mandatory requirement for a five-year supply of deliverable housing land.

- 4 The officers are talking to barristers – KCs (Kings Counsel). Seeking to find a way to continue to examination with our present Plan. The new NPPF proposals do allow Plans at Reg 19 with a shortfall of less than 200 per annum from their new number to continue. If could achieve this, our number would still be 994 instead of 700 per year over the first five years.

We have a Plan ready to go; will make every effort to challenge the proposals.

- 5 Some LPAs (Local Planning Authorities) are even more drastically affected; Rushmore's housing figure has trippled and the New Forest's doubled. Though where all the skilled labour will come from to build these numbers?

- 6 At present so many smaller / medium sized developers are going out of business, being taken over. The state of the construction industry and investment is the problem; not realistic to think the industry can delivery all these extra houses.

- 7 Developers and land owners won't build out if the result is falling prices; they are currently holding on to land with planning consent. Government is not putting measures in place to address the issues surrounding delivery; this will be another arm of the BDBC response to the new NPPF Consultation. Need financial incentives for developers to build out, eg some requirement to pay Council tax on land with planning consent.

- 8 Infrastructure was a problem before, water companies and County Councils are struggling financially. Planning consent can require Grampian clauses as conditions which look to prevent development going ahead without the required infrastructure.

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BDBC will be pushing not to take further increase in housing figures without commitment for a new hospital.

- 9 The Government going ahead as presently proposed in the NPPF will lead to a developer free-for-all, a worst outcome for BDBC would be to go back to a situation of not having the required land supply if five years is again made mandatory.

There is so much that's positive for the town which should be top of the conversation this evening, rather than all being dominated by the new housing figures.

- 10 Noting there are positive aspects to the NPPF proposals including Government's ambition to enable more social rented housing.

.2

Questions and discussion

Q: How did Government arrive at their figures?

A: As with the previous Government, they are imposing a Standard Methodology for calculating housing numbers. And again as the previous Government, this calculation uses an 'affordability ratio' which substantially increases the numbers.

The previous Government's Standard Housing Assessment Method was based on demographics and an 'affordability uplift'.

The new Government's proposal is for the Standard Method to be based on current housing stock (.8%) plus a stronger 'affordability uplift' which inflates the number by even more. Plus the proposal for reintroducing the 5% 'buffer' to add on top.

None of this helps to solve the infrastructure problem, but top priority for us is seeking to prevent developer 'free for all' which would result from losing required land supply.

Q: Is Local Government reaching out to make clear what these figures mean in terms of utility provision; that Grampian clauses will prevent building unless infrastructure is up to standard? Government has to be in cloud cuckoo land if they think this can work.

A. This is Central Government versus Local Government... Central Government saying: 'we know what's best for you – you do what we tell you'; not 'we will work with you'. We are engaging – as you say – re issue of utilities which are problems for developers; also re roads, doctors, hospitals. Have been talking to Luke Murphy MP re some of challenges we will face if this go ahead.

The theory of building more homes to reduce prices won't work. Understand that Government is looking to kick-start the economy, but the theory needs to take account of the constraints of construction and infrastructure funding. Here on the ground there is a backlog of planning consents; Planning can't provide unless can build out the consents and no one is effectively addressing this.

Q: Does the Council have plans to develop social housing?

A: Very much so, believe really important. BDBC owns land – we have Manydown – can work with Housing Associations – Sovereign, Vivid – potential for joint ventures. Housing Associations can access grant funding from Homes England. We can show this can be done... but all easier said than done, all sorts of things to be met and crossed before we can start delivering. Still aiming for 40% affordable housing, but in Manydown North tied into historical agreements made over decades. Manydown South will not have these constraints.

Q: Re present situation with Manydown North?

A: The most complicated land deal ever done; with 11 different partners. Arguably constructed in such a way that it couldn't be delivered. All agreed now it has to happen. If the requirement for a five-year land supply does come back, Manydown may buy us the time we need.

Q: Re proposals for a University. The pattern is often that first year students are in Halls. What happens in year two and three when go out into community seeking accommodation? Will create more problems for other people who are looking for housing.

A: Model will be accommodation on site for a mixture of under grad and post grad. This won't be a traditional university model, but will take time to bring all partners into play.

We have gone out to test the market with the business community and this a localised student market they want, fostered by a business relationship.

.3 Further discussion points

- Government is saying the public should work with them, not keep trying to push back on housing numbers. In some cases they're not wrong; some local authorities were seeking to avoid building houses. But could have solved these issues, closed apparent loopholes, without caning everyone with numbers. And much to do with the politics.
- As a Local Planning Authority have been trying to do the right thing, as have most LPAs. Needs all Council Leaders to come together and collectively go back to Government to find a way forward – to be given the tools we need to manage the housing we need.
- A point about quality is well made. This is why the Local Plan is critical, the present standard not high enough; the emerging Plan has tighter policies, to say 'must' not 'should'. Will be working with our own design codes on Manydown, can't afford to get this wrong. Our Local Plan has strong quality and environmental policies which received positive feedback during the consultation. We're not looking to water these down, will defend them to the Inspector.
- An increasing problem in the housing market, all smaller players are being bought out – this consolidation poses dangers, will end up with four or five big developers.

.4 The plan now to Christmas

- 1 We were working to test the viability of the LPU numbers in preparation for Full Council 16 December, publication Reg 19 in January, six weeks consultation to final Draft in March, then submission Inspector by end of June 2025.
- 2 That still officially the Plan. But to be able to proceed according to the NPPF draft proposals will have increase our numbers to 994 dwellings per annum; at the moment still need to find a way, to have conversations about how to get those figures to work.
- 3 Best can do is now encourage everyone to go to the Government website, look at the proposals and encourage responses to the NPPF consultation. The key message is – let the Council get on with their job and proceed with the Plan as is and the plan figures they have been working towards.
- 4 Also to lobby MP.

Q: What happens if have to go forward with the new Government numbers?

A: If have to use the 1194 figure, with all the sites that have put forward, still won't have enough sites. Will have to restart the Local Plan Process with a new call for sites, which would be a disaster for us. And makes no sense when – if current Plan adopted – would in any case be immediately be working towards the next five-year review.

Q: If have all these new houses, given present state of aquifers and rivers, where is the water coming from?

A: There are 'safeguards' in Grampian clauses, this provision does exist in the current Local Plan. As Local Authority we can only suggest to the EA and Water Companies what can be done.

Water companies have to say 'yes' they will make provision for housing. Killing the Loddon on one side and at the other side the aquifer is at breaking point. Have to find a way through this. Not about doing good, about doing the least amount of harm, making the least worst decisions.

We do need help – to tell that to our local MP.

Q: Re local planning enforcement issue.

A: Happy to have a conversation. Can advise or support but can't interfere

.5 Thanks and close *'Visiting parishes does help us to understand and know our way around. Will give things our best shot and will be back. Any further questions, please let us know.'* The Chairman responded to confirm how much the visits were appreciated.

Borough Councillors left the meeting with the thanks of all
8.15pm

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3 PUBLIC SESSION**.1** Question again raised re Black Barn's use of outside space.

Discussion

- Potentially two ways forward for residents to achieve some change:
 - i. Pursue enforcement of Condition 13 re the outside storage.
 - ii. Record and submit detail of all serious noise disturbance and disruption.
- Noted that residents have submitted one set of noise diary sheets.
- Updates needed on the following issues:
 - i. Response from Planning & Development manager re his position on the Planning Conditions and use of outside space.
 - ii. Recommendations from Enforcement to be submitted to Ward Councillors.
 - iii. Response from Environmental Health re the noise diary sheets.

.2 Question raised re retrospective application for residential use of store / studio. Parish Council confirmed its intention to respond to the consultation.**4 FURTHER REPORTS TO MEETING**County Councillor written report **APPENDIX I****5 MINUTES OF PREVIOUS MEETING** of 02 July, agreed and signed.**6 DECLARATIONS OF INTEREST** in items on the Agenda, none**7 PLANNING****.1 Parish planning applications and appeals** – Planning update at **APPENDIX II**
New applications for consideration

1. [24/01881/GPDMA](#) (Validated 15 Aug 2024) Bluett House, Manor Farm, Farleigh Road. Application for prior approval of change of use from building used as Class E office to 3 no. dwellinghouses within Class C3 use.

Noted a 'prior approval' application with no consultation. However the Parish Council agreed it had no objection to the proposal.

2. [24/01500/RET](#) (Pending, Validated 02 Aug 2024) 21 Southlea. Retrospective change of use of studio to mixed Class C3 residential and Air BnB rental accommodation.

The Parish Council raised concerns re

- Increase in residential density
- contrary to the 'one plot deep' character of residential use
- changing nature of the location and the Southlea gardens
- a form of backland development and urbanisation contrary to spirit of the Neighbourhood Plan
- impact on the character of the Conservation area at edge of village location
- increasing light pollution at edge of open countryside, detrimental to the setting of the Conservation area

Clerk to respond accordingly.

Concern also raised re increase in vehicle movements and parking requirements.

Recent 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.

This application is now in the Local Gap and conflicts with majority of Neighbourhood Plan Policies. Clerk to submit response as circulated.

Appeals update

1. [24/00035/REF APPEAL LODGED](#) (Received 16 Aug 2024) Greenlands Nursery, 3A Hackwood Lane. Erection of 1no dwelling to replace existing redundant Nursery Storage/Workshop.
2. [APP/H1705/W/24/3337500 APPEAL IN PROGRESS](#) – Jolly Farmer, full application for one new house (date arranged).

Re the Jolly Farmer, the BDBC case officer confirmed (email 08 July 2024) that:

'The LPA has notified the Inspector of the designation of Local Greenspace and also that the Neighbourhood Plan has passed Referendum so this will be taken into account.'

3. [APP/H1705/W/23/3333310 APPEAL IN PROGRESS](#) – Land at Myhaven, full application for 28 dwellings (date arranged).

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.2 Planning enforcement

- i Re the Black Barn, feedback from Enforcement and Environmental Health Officers is that:
- Levels of activity or noise they have experienced on site visits, or heard evidence of, do not exceed levels considered reasonable for an adult day care facility
 - James Place Day Care is lawful use under Class E
 - Underpinning this is the change of Use Classes:

'In England, from 01 September 2020, changes were made to the Use Classes Order. The B1 use class is revoked and generally incorporated within a new Class E use (Commercial, Business & Service).'

This situation is imposed by statute, not by BDBC.

- ii Advertising boards – Letter posted to owner requesting removal from Pond area.

.3 Neighbourhood Plan

TO NOTE Potential for legal challenge from Punch Taverns re allocation of the Jolly Farmer grounds as Local GreenSpace. However Punch's assertion that they were not consulted has been evidenced by the Neighbourhood Plan Team to be incorrect. BDBC should confirm by 29 August whether Punch Taverns are going to pursue a legal challenge; if they do it will be for BDBC to defend.

.4 NPPF consultation to 24 September. *See also item 2 – Borough Councillor briefing.*

Clerk to draft consultation response with some positives but, in the main, opposition to:

(Q6) Strengthening the presumption in favour of development

(Q7) reintroducing a mandatory five-year housing land supply

(Q9) reintroducing the 5% buffer

(Q16-19) the concept and application of an affordability uplift

(Q82) removing the footnote text:

'The availability of agricultural land used for food production should be considered, alongside other policies in this Framework, when deciding what sites are most appropriate for development'

(Q103) transitional arrangements preventing Regulation 18 and most Regulation 19 Plans

proceeding to examination under the current (Dec 2023) NPPF and housing numbers.

.5 Moto application for a Motorway Service Area south of J6 Local Parishes continue to be united with Old Basing and Winslade in opposition to this proposal; further Parish Council response submitted to the EIA (Environmental Impact Assessment) consultation.

TO NOTE The Environment Agency is actively monitoring the application... See **APPENDIX III**.

8 VILLAGE UPKEEP**.1 Pond and flood risks**

TO RECORD Thanks to Mark Gifford and Tony McGary for clearing silt washed down to pond area following heavy rain of Thurs 01 August.

- NOTED
- County contractor cleared all the pond silt traps on 27 August (today).
 - Pond rapidly silting up again, only partial clearance by HCC; ongoing problem that the pond is lined.

- ACTIONS
1. To follow up requests to HCC to again include the grips – on Farleigh Hill and Northgate Lane / Hackwood Lane junction – in their priority clearing programme (via Cllr Henderson).
 2. To request Parish Lengthsman to locate, clear mouths of grips on Farleigh Hill (Clerk).

Watercourse beyond the pond Reiterated that riparian owners have responsibility.

- NOTED
- New correspondence between residents and Hants Flood & Water Management re restrictions to watercourse.
 - Chairman continues to regularly clear the outfall into Southlea Meadow.
 - HCC will generally only take action when houses are being flooded.

.2 Thames Water mains blockage – Flooding / leakage from Thames Water mains sewer pipe due to blockage caused by wet wipes – notice included in August Newsletter.**.3 Maintenance – paths and public rights of way**

- i Brush cutter Application submitted to Countryside Access Parish Delivery Partnership for grant for Stihl brush cutter FSA 200, metal blade plus interchangeable cord head (no batteries needed as interchangeable with the hedge cutter batteries).
- ii FP2 adjacent to the old railway line to Station Road reported to have been cleared of

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undergrowth by the Estate; comment that in the Estate's interest to avoid people walking into the field and on crops.

ACTION Mark Gifford to make contact with new Estate Manager.

iii Hedge on lower corner of Station Road with Church Lane, no-one takes responsibility for. Dave Rudge volunteered to cut back.

.4 Parish Lengthsman tasks

Next visit 14 Sept. Standard tasks – pond surrounds, bus stop, road signs. Request from resident to also cut back vegetation pond-side along the Church Farm access lane.

Additional tasks – days to book.

1. Station Road verge cut-and-collect for October.

2. Clear mouths of grips on Farleigh Hill – when appropriate – ref 8.1 above.

9 FINANCE

.1 **Accounts to date** **APPENDIX IV** Reconciliation at 26 Aug = £42,345.37.

Expenditure since last meeting

16	Chris Paterson (consultant) – NP Final copy amendments	£100.00
17	Geosphere – Parish Online annual subscription	£57.60
18	Peter Brown – Internal Audit 2023/24	£75.00
19	Clerk Salary – July 2024	£455.00
20	Personalised Print-24006 – CVN May and June	£144.00
21	Personalised Print-24006 – CVN July and Aug	£112.00.

.2 **Budget update** and latest estimate **APPENDIX V**.

.3 **Bank interest** Agreed to transfer bulk of CIL reserves to higher interest notice account.

10 VILLAGE HALL

.1 **Fire alarm upgrade** *Village Hall Report*

The Village Hall Management Team wishes to upgrade its 24-year-old Fire Alarm system to ensure compliance with the latest British Standard. Requires additional fire detection devices and an upgraded Fire Alarm panel. Request to the Parish Council for a contribution from CIL (Community Infrastructure Levy) funding.

AGREED The Parish Council will pay for the required upgrade on the fire alarm system from its CIL fund. Cost as per quote received = £3,875.00 plus VAT.

.2 **Defibrillator** Village Hall Management Team is discussing providing its own defibrillator. Agreed that in any event, the Parish Council defibrillator will remain in the phone box.

10 FURTHER REPORTS / UPDATES

.1 **PCC (Police & Crime Commissioner) consultation on Policing Priorities** – Parish Council response included request that greater priority be given to combating speeding on rural roads and through Villages, and requesting periodic speed enforcement.

.2 **Latest SID data** **APPENDIX VI**. Action Clerk to submit the data, as is, to police and PCC.

.3 **Newsletter** Noted the Black Barn do not receive a copy of the *Newsletter* either via hard copy or email. Action Clerk to contact.

.4 **Cosmic Roots Festival** – Cancelled 2024 due to low ticket sales.

11 NEXT PARISH COUNCIL MEETING

05 November, 7.30pm, Village Hall meeting room.

Meeting close at 9.15pm with thanks to all

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APPENDIX I CLLR JULIET HENDERSON – HCC REPORT – AUGUST 2024**Hampshire Childrens Services rated 'Outstanding'**

As chairman of the select committee for Children and Young People I am absolutely delighted to see that our Children's services continue to be rated as outstanding by Ofsted

Supporting children and young people to get the best possible start in life and protecting those who are most vulnerable is one of our top priorities, so we're pleased to share that our Children's Services have once again been rated 'Outstanding' by Ofsted – the second time in a row.

Hampshire children and families who need extra help and protection continue to be supported by one of the few authorities in the country with outstanding rated Children's Services. Our dedicated staff continue to make a positive difference, despite the backdrop of growing demand and complexity in the needs of children.

Learn more at <https://www.hants.gov.uk/.../20240723outstandingofstedresult>

Highways Information – Road Repair Update

Hampshire County Council has been hard at work fixing potholes and road defects!

From April 2023 to April 2024, they delivered a whopping 180,909 repairs – a 37% increase from the previous year.

Potholes impact daily journeys for residents, whether commuting to work, heading to school, running a business, or exploring our beautiful county.

Thanks to an additional £22.5 million investment over two years, our highways service and main contractor, Milestone, have been able to deploy more resources to tackle these road issues promptly.

And Hampshire isn't alone – colder, wetter winters take a toll on roads everywhere. Plus, inflation means it now costs taxpayers around 44% more to repair a pothole.

But fear not! Summer's here, bringing drier, warmer days. Our highways teams are on it, fixing potholes, smoothing surfaces, and maintaining roads across the county.

Reporting Highway Problems

www.hants.gov.uk/transport/roadmaintenance/roadproblems/potholes

www.hants.gov.uk/transport/roadmaintenance/roadproblems/treehedge

www.hants.gov.uk/transport/roadmaintenance/roadproblems/flooding

www.hants.gov.uk/transport/roadmaintenance/roadproblems/paving

Problems with rights of way:

www.hants.gov.uk/landplanningandenvironment/rightsofway/reportaproblem

When reporting an issue, you'll be sent an email confirming a reference number for the report. If you would like me to follow this up for you then do please forward that message to me and I will chase for you

Hampshire Country Parks this Summer

With the school holidays upon us there is loads to do at Hampshire County Council country parks and farms.

From bug hunts at Staunton and Queen Elizabeth Country Parks, to a Film Festival at Royal Victoria Country Park and a Seashore Safari at Lepe there are dozens of things to do, most particularly to keep your little ones occupied.

The general link to the country park and farm site is here:

<https://www.hants.gov.uk/thingstodo/countryparks/>

Hampshire Archives Talks

There's another fantastic event coming up from Archives - Hampshire County Council and Archives in a few weeks time.

Entitled 'The Women's Institute at War' this online talk is given by local historian Phoebe Merrick who will talk about how the WI contributed to the war effort in the villages of southern Test Valley.

The talk is on Monday 2nd September, from 6-7pm. It costs £6 per person and you can register for it here: <https://www.hants.gov.uk/.../womens-institute-at-war-090924>

APPENDIX II PLANNING UPDATE – 26 Aug 2024

Applications new since last meeting

24/01881/GPDMA (Validated 15 Aug 2024) Bluett House Manor Farm Farleigh Road Application for prior approval of change of use from building used as Class E office to 3 no. dwellinghouses within Class C3 use.

24/01500/RET (Validated 02 Aug 2024) 21 Southlea. Retrospective change of use of studio to mixed Class C3 residential and Air BnB rental accommodation.

T/00361/24/DDD (24 July 2024) 4 Railway Cottages, Station Road. Notice of Exempt Work to Protected Trees: Fell one dead Walnut.

Email of 24 July 2024... I am writing to inform you of proposed tree work at the above address. The council has been informed that the work is required for safety reasons and a formal application is not therefore required. Where the work requires the removal of a whole tree, there is a duty to plant a replacement. This duty may be waived if it is considered that the work has not had a significantly adverse visual impact.

Further to email above... I has come to light that the dead Walnut was planted after the original TPO was served in 1982 therefore it is not protected. I can confirm however, the homeowner has planted a Cherry tree near where the Walnut will be removed.

Applications pending or recently decided

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.

24/00617/RET (**Pending**, Validated 17 Jun 2024) 1A Millars Cottages Station. Revised parking arrangements and associated landscaping in connection with permission 20/00390/FUL (Retrospective).

24/00218/RET (**Refuse** 12 Aug, Validated 05 Feb 2024) 1 Chapel Walk. Retrospective Planning for Rear Garden Walls and Landscaping

23/02291/RET (**Withdrawn** 23 July, Validated 22 Sept 2023) 1A Millars Cottages, Station Road. Variation of condition 1 (plans) and 13 (parking) to match current parking arrangements; condition 4 (landscaping) to reflect change in parking provision and condition 6 (walls, fences, gates and hedges) to remove tarmac area of (erection of 1no dwelling).

APPEALS

24/00035/REF **APPEAL LODGED** (Received 16 Aug 2024) Greenlands Nursery 3A Hackwood Lane Cliddesden Basingstoke Hampshire RG25 2NH Erection of 1no dwelling to replace existing redundant Nursery Storage/Workshop

APP/H1705/W/24/3337500 **APPEAL IN PROGRESS** The Jolly Farmer. Retention of existing public house and erection of a four-bedroom detached dwelling (use Class C3) utilising the existing access, including associated parking and landscaping, and reconfiguration of the public house car park and beer garden. *Parish Council response to Inspectorate supporting previous objection and reinforcing concern re impact on Conservation area / heritage assets, and the impact on the Jolly Farmer as rural business during construction and in the long term; the further detrimental impact on Cliddesden and community should this application lead to the pub's closure.*

APP/H1705/W/23/3333310 **APPEAL IN PROGRESS** for Land south of Myhaven (start date 12 Feb, interested party comments by 18 March) Land south Of Myhaven, Woods Lane. Erection of 28 new dwellings following the demolition of Newland Lodge

DUMMER APPLICATION – OAKDOWN FARM

23/03120/FUL (Validated 19 Dec) Land at Oakdown Farm, Winchester Road, Dummer. Demolition of three dwellings, outbuildings and related structures and construction of storage and distribution units (use class B8) with ancillary offices and gatehouses, associated infrastructure works (incl parking and landscaping), and full details of site levels, access, drainage, tree retention and diversion of underground pipeline. Will be phased and delivered across separate and self-contained plots as shown on the Phasing Plan.

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. Latest – EIA consultation.

APPENDIX III – MOTO – ENVIRONMENT AGENCY RESPONSES

17/03487/FUL Land Adjacent To J6 M3. Construction of a new Motorway Service Area etc

ENVIRONMENT AGENCY RESPONSE - 24 July 2018 Our concerns with this development centered around measures to protect the water environment relating to surface water drainage from the refueling and parking areas and the risk of pollution from underground oil storage.

We have been in discussion with the applicant's consultant in response to these concerns and in line with our advice the applicant has proposed controls within the drainage regime to protect the water environment. This includes draining the fuel court to mains foul sewer and a commitment to undertake an additional 12 months of groundwater monitoring to capture the likely annual fluctuation in groundwater levels.

We are therefore able to remove our objection to this development. The development should proceed in accordance with the recommendations of the Surface Water and Foul Drainage report... Environment Agency position We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included on any planning...

ENVIRONMENT AGENCY RESPONSE - 27 Sept 2023 – EA have been notified that your Authority is undertaking an additional EIA screening exercise. Based on the submitted information, we have no additional comments to make. Please refer to our previous response, dated 24 July 2018. We recommend these conditions are imposed on any planning permission

ENVIRONMENT AGENCY RESPONSE - 08 DECEMBER 2023

from Thames Sustainable Places Team, Environment Agency *Planning_THM@environment-agency.gov.uk*

As already noted, this is a sensitive location being a principal aquifer with shallow groundwater conditions. It is unlikely that SuDS proposals which include infiltration would be appropriate in this location due to the nature of the development and the local environment.

The conditions we previously recommended in 2018 to protect groundwater quality and resource were based on the applicant's surface water and foul drainage report submitted at that time. Taking account of the groundwater sensitivity, the recent local nature reserve designation and the passage of time, we consider it would be appropriate to seek that the applicant produce a Hydrogeological Risk Assessment (HRA) to consider not only surface and foul drainage proposals but all design features of the development.

We would wish to review the full findings of the completed HRA, the conclusions and any proposed mitigations prior to any planning decision and given the opportunity to provide further comment in relation to the potential environmental impact of the development as a result. As part of the HRA we would expect baseline groundwater monitoring data (levels and quality) to be of a sufficiently long duration and spatial coverage. We are willing to discuss the scope and requirements of any HRA with the developer or their agent in advance.

We are unable to advise you whether the development should be subject to EIA but given the sensitive location we advise that the proposal does have the potential to significantly impact the environment.

Sarah Green, Planning Advisor, Thames Sustainable Places Team, Environment Agency

ENVIRONMENT AGENCY RESPONSE- 16 September 2024 to EIA CONSULTATION

from Thames Sustainable Places Team, Environment Agency

Thank you for re-consulting us on the above application. We have reviewed the submitted Environmental Statement Volume 1, April 2024.

The Environmental Statement includes a Hydrogeological Risk Assessment (HRA), reference fc37306 – date 29 February 2024, undertaken by Firth Consultants, as Appendix 4.2. The assessment is to consider the risk to controlled waters from the proposed development.

The report includes a conceptual model based on data from three monitoring wells (CP03, CP05 and CP06) monitored on one occasion in May 2017. Firth Consultants have previously sought our direct advice on the HRA, and we have previously seen this February report. We raised some concerns directly with Firth Consultants that the data within the model was too limited and of insufficient duration and spatial coverage for this site situation. We then had discussions in late April 2024 with Firth Consultants regarding the minimum requirements for the scope and detail of any (updated) HRA. We discussed the need for site-specific empirical baseline data.

It is our understanding that new monitoring installations are in place and that the site data is currently being gathered. The new data and information will be essential in helping to better understand the site's hydrogeological context, and as such the potential impacts from this proposal.

To date we have not seen any additional or updated information from Firth Consultants and our advice as set out below is based on the information currently included within the Environmental Statement.

We request further information from the applicant in the form of an updated HRA based on the additional monitoring which the applicant has been undertaking as the Environmental Impact Assessment as currently submitted is insufficient in its assessment of the risk to controlled waters. Closing comments Please re-consult us when any further information is submitted.

Sarah Green, Planning Advisor, Thames Sustainable Places Team, Environment Agency

APPENDIX IV: ACCOUNTS TO DATE

CLIDDESSEN PC – INCOME 2024/25 - 27 AUGUST

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
2024/25	Bank interest					£253.72		£253.72
	TOTALS	£4,665.50	£0.00	£0.00	£0.00	£253.72	£0.00	£4,919.22

£4,919.22

RECEIPTS & PAYMENTS SUMMARY

Bal brought forward from 2023/24	£52,850.37
Plus income	£4,919.22
Minus expenditure	£15,424.22
Balance to date	£42,345.37
BANK RECONCILIATION	
Treasurers account	£91.93
Inst Access	£42,253.44
Balance	£42,345.37

April £54.60

TREASURERS ACCOUNT £57.32

PARISH COUNCIL OF CLIDDESSEN £54.83

£ 91.93 Current balance £44.82

£91.93 Available funds: £42.15

[Start earning interest today.](#)

 **Earn interest**

If you have over £100,000 in your current account, you can earn interest on it. Contact us for more information.

Notice and Fees £53.72

VAT to reclaim 2023/24 £109.48

BUS BANK INSTANT 30-9

CLIDDESSEN PARISH COUNCIL

£ 42,253.44

CLIDDESSEN PC – EXPENDITURE 2024/25 - 09 AUG

	Date inv	Date paid	Supplier	Description	Salary	Admin/ Governance	Newsletter	Community	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	08/04/25	30/04/24	HALC/NALC	Subscription-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				£69.54					£69.54
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
				TOTALS	£2,063.00	£851.94	£590.00	£127.49	£0.00	£6,131.75	£4,412.50	£1,247.54	£15,424.22
	Date		Supplier	Description	Salary	Admin/ Governance	Newsletter	Community	Maintnce	CIL Projects	NP	VAT	TOTAL

£15,424.22

APPENDIX V: BUDGET UPDATE

CLIDDESSEN – YEAR END COMPARISON

	2023/24 YEAR END	CIL 2023/24
EXPENDITURE		
CLERK'S SALARY	£5,217.00	
SALARY BACKPAY 2022/23	£803.40	
CLERK'S ALLOWANCE	£324.00	
EXPENSES		
TRAINING		
ADMIN / GOVERNANCE	£1,047.24	
NEWSLETTER	£436.00	
COMMUNITY	£692.50	
MAINTENANCE	£222.50	
PROJECT- Noticeboard	£2,830.24	£2,830.24
INTERPRETATION BOARD	£162.19	£18.31
Pond pathway		
VERGES		
FLOATING ISLANDS	£8,000.00	
NEIGHBOURHOODPLAN	£5,939.50	
VAT	£2,309.21	
TOTAL EXPENDITURE	£27,983.78	£2,848.55
INCOME		
Precept	£9,331.00	
Coronation grant	£500.00	
Ward Cllrs Community gr	£612.00	
S106	£8,143.88	
CIL	£9,117.43	£9,117.43
Returned funds		
Neighbourhood Plan		
Bank Interest	£546.47	
VAT refund toApr-Aug 23	£2,396.20	
TOTAL INCOME	£30,646.98	£9,117.43
Surplus/ Deficit	£2,663.20	£6,268.88
Balance	£52,850.37	£35,254.92
Balance less CIL	£17,595.45	

CLIDDESSEN – ACCOUNT SUMMARY @ 27/08/2024

2024/25 TO DATE	LATEST ESTIMATE	LATEST ESTIMATE CIL
£2,063.00	£5,460.00	
	£324.00	
	£95.00	
	£300.00	
£851.94	£1,050.00	
£590.00	£1,000.00	
£127.49	£900.00	
	£500.00	
£146.00	£146.00	£146.00
£5,985.75	£5,985.75	£5,985.75
	£1,000.00	£1,000.00
£4,412.50	£4,412.50	
£1,247.54	£1,247.54	
£15,424.22	£22,420.79	£7,131.75
£4,665.50	£9,331.00	
£253.72	£500.00	
	£1,357.02	
£4,919.22	£11,188.02	£0.00
£10,505.00	£11,232.77	£7,131.75
£42,345.37	£41,617.60	£28,123.17
£7,090.45	£13,494.43	

ALLOCATED RESERVES 2024/25

Contingency/Working bal	£9,331.00
CIL	£28,123.17
Pond clearing fund	£4,163.43
TOTAL	£41,617.60

APPENDIX VI SPEED INDICATOR DEVICE DATA



CLIDDESSEN SPEED INDICATOR DEVICE (SID)

DATA ANALYSIS FROM JAN 2024 TO JUNE 2024

Comparing the same time period 2023

A picture of traffic speeds through the Village.

1. FARLEIGH ROAD

Traffic entering the village either end of Farleigh Road/B3046.

Point #1 by Southlea and

Point #5 closest to Otters Nursery.

(Note that the SID #5 only has 4 weeks of data.)

Total number of vehicles detected = 239,569

(compared with 206,832)

43% of vehicles were recorded as exceeding the 30mph speed limit
(compared with 42%)

Top speed recorded at excess of 75 mph at 14/01/2024 21:55:00
(heading south west).

Compared with 70mph.

Top speed recorded 60 mph heading north east
(compared with 55mph).

24% entered at speeds of 30 to 35mph
(compared with 23.6%).

12.6% entered at speeds of 35 to 40mph
(compared with 12.0%).

4.8% entered at speeds of 40 to 45mph
(compared with 4.5%).

1.6% entered at speeds greater than 45mph
(compared with 1.5%).

2. ALL ROUTES

Comparing the same time period 2023, total drivers exceeding the speed limit through the village (eight SID locations entering and exiting) have increased overall from 26% to 37.9%.

3. STATION ROAD

The second fastest road (unsurprisingly) is Station Road along the straight stretch.

Heading towards Hackwood Lane 24% of drivers exceeded 30mph and heading towards Church Lane 32% of drivers exceeded 30mph.

Top speed between 50 and 55 mph.