

# MINUTES OF THE PARISH COUNCIL MEETING

WEDNESDAY 19 NOVEMBER 2025, 7PM, VILLAGE HALL MEETING ROOM

Present: Parish Councillors Hugo Cubitt (Chairman), Suzie Horsey, Kevin Rafferty, Colin Robertson, Alison Stent; Clerk Susan Turner; Footpaths Warden Martin Carfrae

**1 WELCOME AND APOLOGIES**

No apologies received.

**2 PUBLIC SESSION**

- .1 Re Planning application 25/02579/ROC Bridgeway Mansion.** This application a result of an enquiry to Enforcement; the house was built as per plans submitted for approval of conditions, which are substantially different from the original 2012 approval.

Discussion

- The Parish Council is unable to comment without sight of approved plans.
- The applicant's agent emailed the Case officer, copied to the Parish Council including:  
'5. Publication of Approved Drawings:  
'The applicant wanted to express their concern over the non-availability of approved drawings listed under [discharge of conditions] applications 20/01303/CONDN and 20/01042/CONDN on the planning websites. This lack of visibility is potentially misleading to the public, local councillors, and consultees, as evidenced by the comments from the Landscape team and Tree officer. I would appreciate if you can address this issue promptly.'
- A general question re the former Klondyke brickworks dock as this is mentioned in the heritage statement along with re restoration of brickwork along eastern length. This has been restored bar five or 10 metres and brickwork authentic to how would have been originally built.
- The best way forward is to engage with the case officer.

- .2 Re Planning application 24/00756/FUL Land to the North of Parrotts.** Erection of four dwellings etc. Concerns expressed re impact of the proposal and questions re the progress of the application. Concerns in particular re direct overlooking, lack of trees and bushes, no privacy or screening; also flooding.

Discussion

- Concerns were raised by the Landscape officer, supported by the Parish Council in its comments. The Parish Council also particularly concerned about flooding.
- The proposed four new houses are over-dominant, introduce a lot of hard surfacing and are proposed to be built on a raised platform.
- Soakaways don't work where the land is waterlogged.
- United concern about apparent contradictions in the applicants' flooding report.
- Major concern is lack of scrutiny by a flood management / drainage expert (HCC Flood & Water Management declined to comment as not a 'major site'). Parish Council response specifically requested such scrutiny by relevant BDBC officer (similar concerns raised by neighbours).
- The application was scheduled for Development Control (DC) committee of 12 November – which indicates officer recommendation for approval – then withdrawn.
- Website showed a renewed consultation date to 07 November; looking at list of consultees, 'Environmental Services - Drainage' was consulted on 17 October.
- Hoping to see a response from Drainage officer, no further update so far.
- Confirmed not listed for the next DC meeting; should it eventually go to Committee the Parish Council will oppose to the meeting; expected this will be alongside neighbours.

*Members of the public left the meeting with the thanks of the Parish Council*

**3 MINUTE OF PREVIOUS MEETING** of 17 September, agreed and to be signed.

**4 DECLARATIONS OF INTEREST** in items on the Agenda  
CR re 5.1 Application T/00549/25/TCA Little Common Cottage.

- 5 PLANNING**
- .1 Planning and tree applications** – Planning update **APPENDIX I**
- .1A New applications** since last meeting.
- [25/02579/ROC](#) (Validated 27 October) Bridgeway Mansion, Heather Lane. Relief of condition numbers 1,3,5,7,14 and 16 of application BDB/74968 (Erection of 1no dwelling following demolition of piggery buildings and barn) for Condition 1-Approved Plans, 3-Details of Materials, 5-Landscaping, 7- Brickworks Docks, 14 -Visibility and 16 -Front Enclosure.  
See *Public Session 2.1*  
Noted
- No Approved Plans on website from BDB/74968, granted October 2012. BDB/74968 (Granted 01 Oct 2012) Klondyke, Heather Lane. Erection of 1no five bedroom dwelling following demolition of piggery buildings and barn.
  - Letters re discharge of conditions 20/01303/CONDN re con 3,4,13,14,18 and 20/01042/CONDN re con 5,7,9 are dated July 2020. These letters are the most recent document posted to the website.
- AGREED To request Ward Cllr Onnalee Cubitt take this up with head of planning.
- [T/00549/25/TCA](#) (Validated 24 October) Little Common Cottage, Frog Lane. T1 - Robinia Pseudoacacia Frisia (Golden Robinia) – Fell. Parish Council – Regret removal of tree but agree proving too large to be managed in its location – no objection, no comment.
- .1B Gamekeepers** application refused
- [25/02178/LDEU](#) (Refused 03 November) Certificate of lawful development for the existing use of the Gamekeepers as a restaurant.  
From the Case Office report
- The evidence provided by the applicant is not sufficiently precise and unambiguous enough to determine that there has been continuous and uninterrupted use of the use of the buildings and land identified on the submitted Location Plan... as a restaurant (Class E(b)).
  - The evidence that the council holds in conjunction with other publicly available information and third party evidence does not support the applicant’s claim that there has been a continuous and uninterrupted use of use of the buildings and land identified on the submitted Location Plan (Drawing Number P100 Rev A dated April’24) as a restaurant (Class E(b)).
  - The evidence instead demonstrates that the premises is a public house that has an enhanced food provision which is a sui generis use and a permitted change from a public house, which is also a sui generis use.
- NOTED Class sui generis requires a planning application to change use to any other Class. Class E is a very broad planning class for commercial, business, and service uses, allowing change of use within Class including to shops, offices, restaurants, and gyms.
- 1.C To consider an Asset of Community Value (ACV)** application for the Gamekeepers.  
Discussion
- It is appropriate for the Parish Council to nominate the Gamekeepers as an ACV on behalf of the community.
  - An ACV registration is considered very important for the future of the pub.
- AGREED unanimously an ACV application be submitted to BDBC for the Gamekeepers.
- .1D TPO application for Tunworth Road hedgerow** supported by Tree Warden declined by BDBC Tree Officer. Comments below from tree officer.
- 1 The presence of a live planning application is a relevant factor but not definitive for TPO decisions. While a live development proposal can constitute a threat that supports a Tree Preservation Order, it is not in itself a sole or determinative reason to make a TPO which also depends on the trees’ individual merits, condition, longevity and any history of removal or harm. Trees are assessed through the normal planning consultation process. The Tree Team was consulted on application 25/01148/FUL and did not raise an objection to the proposal.
  - 2 I acknowledge the extract from the Mapledurwell Conservation Area Appraisal; the appraisal and its interpretation are matters for the Conservation Officer to consider and comment on. Suitability for a TPO is assessed against amenity and valuation criteria such as prominence, contribution to landscape and public amenity, rarity, cultural or heritage value, and remaining useful life. Assessment tools commonly used include VTA, TEMPO and CAVAT.
  - 3 Our formal tree consultation response reflects an assessment of the individual trees, and the group as presented during the consultation assessment.

**.2 Local Plan Update**

- i **Draft Reg 18 consultation** document approved by Cabinet on 11 November to be published for public consultation for eight weeks from 28 November.  
The *Reports Pack* published for the meeting includes the *Draft Reg 18 Consultation Document; Infrastructure Delivery Plan and Integrated Impact Assessment*. No sign as yet of *Water Cycle Study (WCS)* or *Transport Study*; they are scheduled to be published with the Reg 18 Consultation (apparently the WCS only 'in part').

RECOMMENDATION PLUS CLLR CUBITT'S SPEECH TO MEETING at **APPENDIX II**. Noted that John Maclean also spoke at the Cabinet meeting.

- ii **Spatial strategy**, strategic gaps, additional housing numbers **APPENDIX III**.

**6 VILLAGE HALL GROUNDS – update**

**.1 Tennis courts**

- i Court booking system – research by AS into potential website booking systems. Agreed to keep on file until such time as evidently needed. At the moment the 'turn up and play' system seems to be working without complaints.
- ii Court cleaning – September Parish Council meeting discussed options put forward by contractor for cleaning the courts. Below as minuted from September meeting.

..... Options

1. Two x chemical treatments – autumn and Feb time (if the surface is relatively clean)
2. One visit – early in year – pressure wash and chemical treatment.

Cost of each method is the same at £930 + VAT as per cleaning invoice 2024/25.

'Agreed – Option 2. While option 1 may be kinder to the surface, detritus and weeds build up in all the holes and will need the pressure washer to clean'.....

Concerns now raised as to whether the court surface will stand a pressure washer, parts of it are already breaking up. To seek advice from the contractor (action ST).

**.2 S106 funding for tennis table** – confirmation from BDBC

'To confirm that we are happy the Table Tennis table proposal is compliant as a Play Area contribution project – we would request the total amount from Play Area Improvements contributions of £3,447.16 is used this financial year – if there are any additional monies remaining to be used after the table tennis table quotations, we can discuss suitable options that would be appropriate depending on the amount remaining.'

AGREED To request allocating the full amount for play equipment to the table tennis table and the Open Space allocation at .2 below to surface preparation and installation

ACTION All to investigate and agree optimum table tennis table.

**.3 S106 funding for Open Space** funding of £893.10. Request to be allocated as .1 above.

**.4 Playground inspection** of 17 November (KR) **APPENDIX IV**.

Picket fencing – posts in need of re-seating or replacing. Against the Old Road, one post near the corner closest to the village hall; three posts furthest from the village hall opposite Oak Tree Cottages (though the fence is not in danger of falling down); the end post on the side by the tennis courts.

ACTION Scheduled for repair in January along with the new car park fencing.

Wire fencing adjacent to the wood – thought this belongs to the wood. Noted the owners brought in a digger, moved a load of earth back, and trees cleared back from the roadway; branches left. (This is a private road.)

**.5 Failed branch** of tree at far end of new car park.

TO RECORD thanks to Martin Gosling for removing free of charge.

**.6 Community payback team** Seeking to contact them re leaf clearing old road as last year; and clearing old car park – see also 9.2 Further Reports. Also allotments 8.7.

**.7 Maintenance contract 2026**

AGREED Detail of current contract **APPENDIX V**

AGREED Four per cent increase on current rate.

**7 FINANCE AND GOVERNANCE****.1 Accounts to date APPENDIX VI. Bank reconciliation** at 16 November = £23,117.3

Payments since last meeting (incl VAT where applicable)

46	Castle Water-DD SE0030239174 – Allotments	£2.64
47	Martin Gosling – Contract SEPT	£446.95
48	Clerk – Salary SEPT	£238.80
49	HMRC – PAYE July, Aug, Sept	£169.20
50	Lloyds – Service charge-OCT	£4.25
51	B&Q – Allotment shed repairs	£16.28
52	Castle Water-DD PR100111262821 – Pavilion	£17.81
53	Castle Water-DD SE0030239174 – Allotments	£7.64
54	Martin Gosling – Contract OCT	£446.95
55	Clerk – Salary OCT	£408.00
56	Lloyds – Service charge-NOV	£4.25
57	Bidwells-378190 – Rent charge allotments	£2.00
58	M Gosling 5934 – Additional mow football	£144.00
59	Screwfix – Allotment stopcock key	£18.99

Income of note since last meeting – six months' Precept @ £6,367.50.

**.2 Budget update APPENDIX VII**

Budget notes circulated – Nothing over budget to date; various maintenance budgets have some funds remaining; also 'training' budget remaining of £300.

**.3 Initial budget / Precept discussion for 2026/27** Basic Precept budget modelled on this year, shows a Precept increase of 5% maintaining the status quo (with a bit of help from bank interest) and some small surplus to put to tennis court reserve.Discussion

- Five per cent is over current inflation but remains a relatively low Precept.
- A cautionary note re Local Government Reorganisation. Potential to lose grass cutting grant and Lengthsman funding.
- Without the advantage of the CIL funding over the last few years, the Parish Council would have been very limited in what it could achieve.
- Calculation for this year

The Precept was raised by 5% per household to achieve the £12,735 for this year's Precept with a tax base of 319.5. Per Band D household = £39.86 (£39.86 x 319.5 = £12,735). An increase on previous year 2024/25 of £1.90 for Band D.

Thus a further 5% increase will be in region of an additional £2 per annum Band D.

PROVISIONAL AGREEMENT for an increase of 5%. To be confirmed at January meeting.

**.4 Internal auditor**

AGREED To reappoint Peter Brown as internal auditor for this year 2025/26.

**8 HIGHWAYS AND MAINTENANCE****.1 Footpaths Report**

- FP3 ?? KR report – re the path behind the Farm towards the church; small branches and bramble tendrils extending across the path; cut back with secateurs as walking the path.
- Footpaths booklet *A Guide with sketch maps to the Footpaths of Mapledurwell & Beyond* updated and reprinted by the Friends of St Mary's, circulated with October *Villager*. Though not circulated to Up Nately. Footpaths Warden will raise this with the Friends.

**.2 Phone box** Painting potentially a project for next spring / summer.

AGREED to replace the three x broken panes; hold two, so two more panes to order.

**.3 Defibrillators** – New pads installed for phone box (with thanks to Chris Beck); new battery for Gamekeepers, action AS to install.

NOTED AS is registered guardian for Gamekeepers defibrillator, and Chris Beck for Up Nately.

**.4 Tunworth Road grips**

FOR CONSIDERATION – Parish Lengthsman is no longer undertaking digger work; contracting out to professional, thus more skilled and quicker but will incur additional cost to us. CIL funding can be used for drainage improvement / flood alleviation measures.

AGREED Need to keep on top of grip clearing schedule; Action ST to arrange site visit and quote.

**.5 Direction signage** – CR report see **APPENDIX VIII.**

Mapledurwell signage The current signs are in some cases in appalling condition. Aluminium finger-post signs with vinyl graphics could provide the right 'look' at a relatively affordable price. Favour using design as per the sign at the Up Nately Pond as a template.

Considering four posts in Mapledurwell – the Pond, Tunworth Road, Frog Lane, Andwell Lane. That is 13 fingers in all; plus four 'polo-mint' finials.

- i. Andwell Lane - the 2D finial is fine and looks like a general clean would suffice.
- ii. Tunworth Rd finial is 2D, in bad condition and could do with replacing.
- iii. Frog Lane finial is 3D but the letter-writing is 2D. Depending on cost, to have it re-painted or replaced with a new 2D.
- iv. The Pond has a 3D finial, including letter-writing. Prefer to keep this as is but it badly needs a re-paint.

Posts to be cleaned and repainted as necessary.

AGREED To request price for whole job, seeking advice re finials and posts, Action ST. To be paid for from CIL funding.

**.6 Allotments**

- i. Maintenance – ref September Parish Council meeting.

ACTION Work now reschedule for January – fencing and posts, sleeper bridge and scalplings. Further day's tree work to be scheduled for January / February. Also potential for further visits from Community Payback team. Action ST.

- ii. Water switched off 31 October – meter reading = 00226(871) **APPENDIX IX.**

**9 FURTHER UPDATES / REPORTS**

**.1 Allotment accounts** submission to Charity Commission, agreed by November Trustees' meeting.

**.2 Village Hall update** AS report – Gents and ladies toilets to be refurbished during the February half-term break (6th – 20th Feb 2026). No bookings during this period.

TO NOTE – potentially a good time to try to book Community Payback Team.

**.3 Mapledurwell village noticeboard**

Discussion

- Last maintained by Paul French when he was Parish Councillor in 2020.
- Notices on there are three years' old
- If keeping a noticeboard – not everyone is on social media – need a mechanism for keeping it up-to-date.
- To also argue for keeping the mapboard (next to the noticeboard).

AGREED To seek price for small new noticeboard (ST); again CIL funding can be used.

**.4 Pond bench** – Communication received from lady who previously donated a pond bench; looking to donate a further memorial bench.

Discussion

- Offer much appreciated but felt there are enough benches at the pond.
- A bench would be much appreciated and much used at the Village Hall grounds adjacent to the new table tennis table.

Action KR will revert.

**.5 HCC budget consultation** circulated.

**10 NEXT PARISH COUNCIL MEETINGS**

Wednesdays, 7pm Village Hall meeting room – initial schedule for 2026

21 Jan, 18 March, 20 May (AGM & Assembly), 15 July, 16 Sept, 18 Nov.

Apologies received in advance from KR for 21 January, CR for May AGM, Assembly.

*Meeting close 8.45pm with thanks to all*

**APPENDIX I** PARISH PLANNING UPDATE 19 NOVEMBER**NEW APPLICATIONS SINCE LAST MEETING OF 17 SEPTEMBER**

25/02579/ROC (Validated 27 October) Bridgeway Mansion, Heather Lane. Relief of condition numbers 1, 3, 5, 7, 14 and 16 of application BDB/74968 (Erection of 1no dwelling following demolition of piggery buildings and barn) for Condition 1-Approved Plans, 3-Details of Materials, 5-Landscaping, 7- Brickworks Docks, 14 -Visibility and 16 -Front Enclosure

T/00549/25/TCA (Validated 24 October)| Little Common Cottage, Frog Lane. T1 - Robinia Pseudoacacia Frisia (Golden Robinia/ **Black locust/False acacia**) Fell. We have had this cut back but it grows at an alarming rate and is now closer to the house than ever blocking out the light; not in the best condition; concern about the roots causing damage. We would like to have the tree felled and completely removed.

T/00524/25/TCA (**Approve** 12 November), Validated 21 October) Elm Cottage Tunworth. T1 - OLD APPLE, CENTRE OF REAR GARDEN, REDUCE HEIGHT BY A MAXIMUM OF 4M, CLIP IN SIDE BRANCHING leaving a finished height of 6m with a crown spread (radius) of 4m. T2 - WEEPING WILLOW, REPOLLARD (MAXIMUM OF 5M) T3 - GOAT WILLOW, REDUCE HEIGHT AND SPREAD BY MAXIMUM OF 5 METRES TO POLLARD. Finished height 6m and spread (radius) 5m. T4 - CHERRY, REDUCE SPREAD BY MAXIMUM OF 1.5M TO TIDY finished height 5m. T5 - YOUNG MAPLE, BEHIND CHERRY, REDUCE SPREAD BY MAXIMUM OF 1.5M finished spread (radius) 2m T6 - CATALPA, REMOVE LOW BRANCH GROWING INTO ROBINIA, PRUNE BACK BY MAXIMUM OF 1.5M OF BONFIRE AREA, REMOVE DEADWOOD. T7 - ROBINIA, REDUCE HEIGHT BY MAXIMUM OF 3M finished height 7m. T8 - RED OAK, LEFT SIDE OF REAR BOUNDARY, REMOVE LOWEST 3 BRANCHES GROWING INTO CATALPA, REMOVE DEAD BRANCHES. TO MAINTAIN SIZE AND SHAPE.

**APPLICATIONS PENDING OR RECENTLY DECIDED**

25/02178/LDEU (**Refused** 03 November, Validated 08 Sept). Certificate of lawful development for the existing use of the Gamekeepers as a restaurant.

25/01920/HSE (**Grant** 21 October, Validated 20 August) Eastrop Farm House, Heather Row Lane, Up Nately. Installation of a swimming pool and shed to house pumping and filtration.

25/01148/FUL (**Pending** Validated 09 June) Nunnery House, Tunworth Road. Proposed formation of a new vehicular access onto Tunworth Road, including driveway construction and associated landscaping works for approved new build house at Nunnery House. *Parish Council objection submitted.*

25/00304/HSE (Validated 26 Feb) 6 St Stephens Close. Erection of part first floor/two storey side/rear extension and single storey rear extensions. *Parish Council objection re boundary fence submitted.*

25/00304/HSE (**Pending**, Amended description July, Validated 26 Feb, ) 6 St Stephens Close, Greywell Road, Up Nately. Erection of single storey side extension, first floor rear extension and single storey rear extensions.

24/02682/FUL (**Withdrawn** 13 Nov, Validated 28 March) Hungry Lodge, Down Lane. Change of use of agricultural land to residential use and erection of a greenhouse (part retrospective). *No objection, not comment.*

24/00756/FUL (**Pending**, Validated 16 April 2024) Land to the North of Parrotts, Greywell Road. The erection of four detached dwellings, together with garages and associated vehicular access, car parking, amenity space and landscaping. *PC objection submitted. Additional supporting docs – flood risk assessment 19 Nov, Tree Officer comments 20 Dec: objection plot 1, no objection plot 2,3,4; nothing since then (as of 12 July 2024).*

22/02210/RET (**Pending** 05 Aug 2022) Priory Farmhouse. Variation of Condition 2 of 15/04301/FUL to allow continued use as Class E children's nursery to 31/08/2032. *Latest doc, EA response April 2024.; Nothing since then (as of 16 Nov 2025)*

**NO CURRENT APPEALS**

**APPENDIX II.I** from REPORTS PACK TO CABINET MEETING OF 11 NOVEMBER

3.4 The draft strategy was considered by Environment and Infrastructure Committee in September. Strong concerns were expressed on a number of aspects of the strategy including the suitability of the proposed new site allocations as well as wider concerns about the negative impact of the uplift to the housing need figure on the borough and many of its communities. Some changes have been made to the USS document following committee, most notably a strengthening of the vision statements attached to the larger development allocations and new settlements. No formal recommendations to Cabinet were made by the Committee.

3.5 The overall strategy and proposed allocations remain unchanged. Whilst the expressed concerns are noted, based on technical evidence and the assessment of suitable alternative options, it is recommended that the strategy is published for wider consultation.

**APPENDIX II.II** CABINET 'APPROVAL'

1. Approve the publication of the Draft Basingstoke and Deane Local Plan (2024- 2042): Updated Spatial Strategy for public consultation (to be accompanied by associated Integrated Impact Assessment) under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, for a minimum period of six weeks in accordance with the council's adopted Statement of Community Involvement, commencing in November 2025.

2. Delegate authority to the Head of Planning and Infrastructure in consultation with the Portfolio Holder for Strategic Planning and Infrastructure to agree the final version of the Draft Basingstoke and Deane Local Plan (2024-2042): Draft Updated Spatial Strategy version for public consultation (including minor text, layout and design changes as well as changes needed for clarification and for consultation purposes), and other supporting material to be produced for consultation purposes.

**APPENDIX II.III ONNALEE SPEECH TO CABINET MEETING OF 11 NOVEMBER****Cabinet Speech 11 11 25 LPU Reg 18 Cllr Onnalee Cubitt Agenda 7**

Good evening, Leader, Deputy Leader, fellow Cabinet Members, ladies and gentlemen, Let's be absolutely honest — we are not where we want to be.

But we are where we are — and that reality has been forced upon us by a Labour Government elected on promises it cannot possibly deliver.

This Government has set itself a grand target: 1.5 million new homes during this Parliament. Lofty words.

But here in Basingstoke, that ambition comes at a heavy price — a demand that we build 21,000 homes by 2042.

Let me be clear: I have total confidence in Paul and Andy — two outstanding, intelligent, hardworking public servants who are across every detail of their brief.

But even the best of teams cannot achieve the impossible without the tools and the funding to do it.

And that is exactly the problem.

Because while Labour talks about housing numbers, it says very little about the infrastructure that must come with them.

We are being asked to deliver growth on a scale we have never seen before — yet without the schools, the roads, the surgeries, the water supply, or the hospital capacity that any responsible government would provide first.

Under the National Planning Policy Framework, this Local Plan Update must be evidence-based.

But the evidence is already clear — we are operating with an infrastructure deficit so large it borders on reckless.

**APPENDIX II.III** ONNALEE SPEECH continued...

Our hospital was built in 1974 for around 100,000 people.

Today, our population stands at 187,500 — nearly double — and growing every year.

Since 1974, the UK population has grown by 23%. In Basingstoke, it's grown by over 80%.

And what has been done to match that growth?

Nothing meaningful.

Before Labour came to power, we had a Local Plan. It wasn't perfect, but it was settled.

Now, this new Government has ripped it up and ordered us back to square one.

Instead of 15,000 homes, we're being forced to plan for 21,000 — a 40% increase — dictated from Whitehall, with no promise of investment to match.

Our county is bankrupt. Our country is bankrupt.

And yet Labour wants us to build as if money were no object — as if bricks and mortar could replace proper planning, infrastructure, and services.

We can't meet the needs of our existing population.

We don't have the water.

We can't cope with the sewage system we already have.

Our NHS is stretched to breaking point.

Even if developers build surgeries, the Integrated Care Board doesn't have the money to recruit the doctors or nurses to staff them.

We don't have enough dentists, and we don't have the capacity to fix any of this under the current financial straitjacket.

So, I say this clearly to the Labour Government:

If you want these houses, get your chequebook out.

Show us the money for our water infrastructure.

Show us the money for our hospital and our roads.

Show us that you understand the meaning of local consent and sustainable growth — not empty targets set from Westminster.

We were promised £20 million would be spent on essential upgrades by a key water provider to make our last Local Plan sound. As far as we know that money was never spent. Yet another promise broken — and we will not allow that to happen again.

As the Leader rightly says, there is still much evidence to gather.

This is not the final plan — it is a draft, and tonight's decision must be reviewed once every piece of key evidence is on the table.

So yes, with a heavy heart, I will support this Draft Regulation 18 Local Plan going out to consultation.

But let me be crystal clear — this is not a blank cheque for Labour's housing agenda.

This is a call to arms for the people of Basingstoke.

Because ultimately, this fight is not about politics — it's about fairness.

It's about whether communities like ours are treated as partners or as dumping grounds for national housing targets.

So, to our residents I say this:

Now is the time to speak up.

Now is the time to stand up.

Engage in this consultation.

Make your voices impossible to ignore.

This is your town, your community, your future.

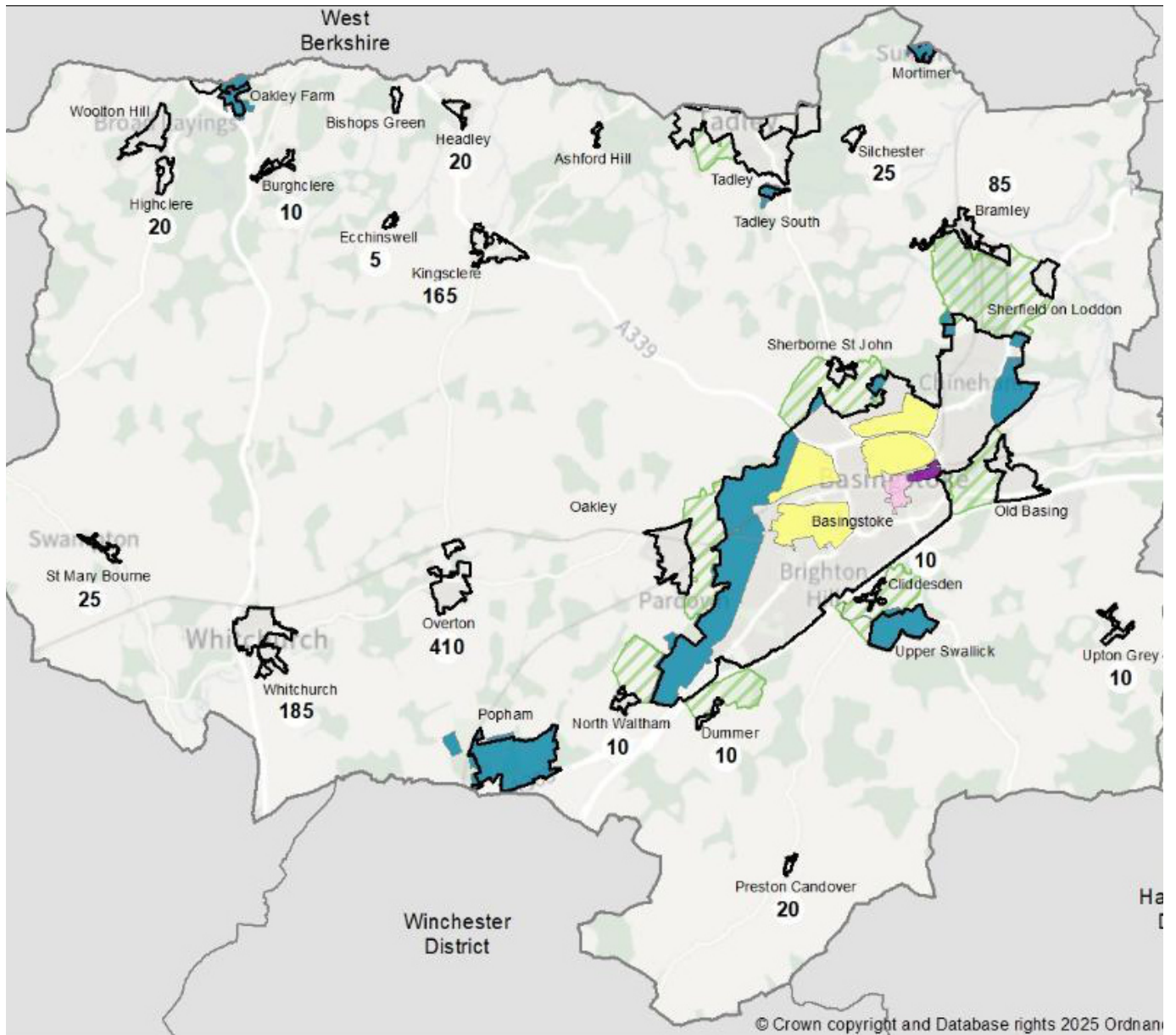
And together, we will make sure that Basingstoke is not forgotten — and never taken for granted.

Thank you.

**APPENDIX III.I**

Public Reports Pack for Cabinet 11 November - Draft for Reg 18

**Figure 4.5: Key diagram summarising the Spatial Strategy**



- SPS2: Initial Priority Areas for Neighbourhood Renewal
- SPS3: Basingstoke Town Centre Masterplan Boundary
- SPS5: Proposed Housing-Led Allocations
- Proposed Settlement Policy Boundaries
- SPS9: Basing View
- Proposed Strategic Gaps
- 0 Proposed Housing Requirement for Settlement

**APPENDIX III.II**

From Public Reports Pack for Cabinet 11 November - Draft for Reg 18

**Figure 4.3: Summary of changes to Local Plan site allocations from the 2024 consultation Plan**

<b>2025 Policy Ref</b>	<b>Site Name</b>	<b>Capacity in 2024 Regulation 18 Plan</b>	<b>Capacity in 2025 Regulation 18 Plan</b>	<b>Reason for change</b>
SPS5.1	Northern Manydown	4,000 homes	3,700 homes	Reflects current planning permission and the removal of part of the site into a separate allocation – see SPS5.2
SPS5.2	Land North of Pack Lane	Not included	300 homes	The site was previously allocated under SPS5.1. However, as this part of the allocation does not yet benefit from planning permission it is now proposed as a separate allocation.
SPS5.3	Southern Manydown	2,400 homes in Plan Period	2,750 homes in Plan Period	Reflects further technical work undertaken.
SPS5.4	Land at Whitmarsh Lane (previously called Land to the East of Basingstoke)	900 homes	1,500 homes	Site has been enlarged, to include land at Lodge Farm (and an additional 600 homes)
SPS5.5	Redlands	Not included	70 homes	New proposed site allocation.
SPS5.6	Redlands Lodge	16 homes	15 homes	Further capacity work undertaken.
SPS5.7	Sherfield Hill Farm	300 homes	385 homes	Reflects the planning permission granted on the site.
SPS5.8	Popham Garden Village	1,400 homes in Plan Period	1,800 homes in Plan Period	Reflects further technical work undertaken and the revised site boundary.
SPS5.9	Upper Swallick	Not included	1,200 homes in Plan Period.	New proposed site allocation.
SPS5.10	Land West of Marnel Park	200 homes	250 homes	Reflects further capacity work undertaken and revised site boundary.
SPS5.11	Weybrook Park Golf Course	220 homes	210 homes	Reflects further capacity work undertaken and the inclusion of the adjacent site (see below).

**APPENDIX IV** Playground Routine Inspection Date: 17/11/2025

**Wooden fencing** in good condition, one post, near the corner closest to the village hall is loose and may need re-seating. The three posts furthest from the village hall, opposite Oak Tree Cottages, are now very loose, though the fence is not in danger of falling down. Perhaps the posts should be re-seated. Similarly, the end post on the side by the tennis courts is very loose.

**Wire fencing**, furthest from the village hall, has several loose posts, but I am unsure whether this is the responsibility of the parish council.

**Litter Bins** There was one item of rubbish to be collected from the grounds, a part copy of the national anthem!. The bin, inside the fenced area, was about one third full and I have emptied it into one of the bins emptied by BDBC.

**'No Dogs' sign** on the gatepost is in good order.

**Swings (1)** In good condition, surfacing in good condition, yellow safety barriers all firmly grounded and in good condition. See under 'Soft Surfaces'.

**Swings (2)** There is some slight cracking in the underside of the rubber seat on both swings, I do not think this is an immediate problem, but I will continue to monitor. That apart, the swings are in good condition, surfacing in good condition, yellow safety barriers all firmly grounded and in good condition. See under 'Soft Surfaces'.

**Rotating Item** In good condition, surfacing in good condition, though vegetation is again growing through the surface in some places.

**Rocking Items (2)** In good condition, surfacing in good condition, though vegetation is again growing through the surface in some places.

**Slide** In good condition, the housing at the top of the slide has been cleared of leaves and wood-chippings. The additional bark now fills the wooden surround.

**Climbing & Agility Items** The standing posts are in good condition and firmly seated.

**Balance Beams & Stepping Logs** Both in good condition. The required crosscuts to the second balance beam have now been added.

**Seating** the bench is in good condition and the new picnic table looks very good.

**Gate** the new gate is in very good condition

**Soft Surfaces** The soft surfaces around both sets of swings were covered in acorns, leaves, twigs and small branches, I have swept these areas, removing the debris.

**The nettles** have grown back in the area, at the far end of the playground, furthest from the village hall, and may need cutting back.

Inspector: K M Rafferty

## APPENDIX V

MAINTENANCE CONTRACT		2025		
Job		Frequency	Cost	
	<b>Village Hall Grounds</b>		unit	total
1	Mow football pitch	7	£162.07	£1,134.47
2	Mow fringe of football pitch	2	£109.97	£219.95
3	Mow / strim play area	7	£48.62	£340.34
4	Mow / strim around VH & car park	5	£34.73	£173.64
5	Weed kill from around pitch	1	£46.31	£46.31
6	Weed kill from car park / beds	2	£40.52	£81.03
7	Weed kill perimeter tennis courts	2	£46.31	£92.61
8	Clear leaves vicinity hall / car park	2	£81.03	£162.07
9	Clear Village Hall gutters	2	£81.03	£162.07
10	Clear weeds/debris from 'Old Road'	1	£196.80	£196.80
11	Clear playground area of leaves	1	£138.92	£138.92
12	Clear tennis courts of leaves	7	£28.94	£202.58
13	<b>Mow / strim Up Nately Land</b>	2	£220.50	£441.00
	<b>Ponds</b>			
14	Mow / strim Maple pond	10	£89.14	£891.37
15	Mow / strim Up Nately Pond	7	£26.63	£186.38
TOTAL NET				£4,469.54
VAT				£893.91
TOTAL				£5,363.44
GROSS MONTHLY				£446.95
NET MONTHLY				<b>£372.46</b>

**APPENDIX VI ACCOUNTS TO DATE**

INCOME M&UN 2025/26 - 16 NOV													
Balance brought forward from April 1st 2025													
Date	Description	Precept	CIL	Grants other	Grass cutting grant	VH insurance	Allotments 2023/24	Allotments 2024/25	Chineham Tigers	Bank interest	VillageH contra	VAT reclaim	TOTAL
03/04/2025	Vat Reclaim 2024/25											£812.85	£812.85
07/04/2025	Allot-Plot 2-Jenny-F						£28.67						£28.67
08/04/2025	Allot-Plot 7-JP-Nash						£24.34						£24.34
08/04/2025	Allot-Plot 6-ShelleyJ						£33.01						£33.01
14/04/2025	BDBC - CIL		£3,759.97										£3,759.97
28/04/2025	Precept x 6 months	£6,367.50											
28/04/2025	Grass cutting grant				£1,219.02								£7,586.52
29/04/2025	Allot Apiary						£20.00						£20.00
07/05/2025	Allot-Plot 1-Cunnington						£33.01						£33.01
29/09/2025	Precept x 6 months	£6,367.50											£6,367.50
2024/25	Bank Interest									£359.77			£359.77
2022/23	VH contra (lease)										£5.00		£5.00
<b>TOTALS</b>		£12,735.00	£3,759.97	£0.00	£1,219.02	£0.00	£139.03	£0.00	£0.00	£359.77	£5.00	£812.85	£19,030.64

Receipts and Payments Summary –

Start balance	£21,925.78
Plus Income	£19,030.64
Less Expend	£17,838.89
<b>End balance</b>	<b>£23,117.53</b>

Bank reconciliation

Treasurer's	£94.33
Business bank access	£12,724.74
95-Day-Notice-Acct	£10,000.00
95-Day-Notice-Interest	£298.46
<b>BALANCE</b>	<b>£23,117.53</b>

COMMUNITY ACCOUNT 30-90-53 00  
PARISH CNCL OF MAPLEDURWELL/UI

**£ 94.33** Current balance

£94.33 Available funds

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COMMERCIAL INSTANT ACCESS ACCOUI  
PARISH CNCL OF MAPLEDURWELL/UI

**£ 12,724.74** Balance

VAT reclaim pending from 24/25 £76.92  
from 25/26 £1,898.14

Reference				
23-Sep-25	24-Sep-25	Interest Payment		0.77 CR
24-Sep-25	25-Sep-25	Interest Payment		0.77 CR
25-Sep-25	26-Sep-25	Interest Payment		0.77 CR
26-Sep-25	29-Sep-25	Interest Payment		2.31 CR
29-Sep-25	30-Sep-25	Interest Payment		0.77 CR
30-Sep-25		CLOSING BALANCE		10,298.46 CR
30-Sep-25		TOTAL INTEREST APPLIED		24.95 CR

EXPENDITURE MAPLEDURWELL & UP NATELY PARISH COUNCIL 2025/26 - 16 NOV																	
Paid date	Payee	Description	Salary	Salary 2022/23-2023/24	Admin Governance	Assembly Expenses	Villager	Maintenance Contract	Maintenance General	Playground Insp & Maintn	Allotment Mntrn	Allotments water	Pavilion water & mains	Project grant/CIL-funded	VH contra	VAT	TOTAL
1 08/04/2025	Lloyds	Service charge-April			£4.25												£4.25
2 17/04/2025	Martin Gosling	Empty trailer-5691							£120.00							£24.00	£144.00
3 17/04/2025	SignriteDigital	Playground dog sign								£25.00						£5.00	£30.00
4 17/04/2025	HALC (5640)	HALC/NALC-sub23/24			£366.00												£366.00
5 22/04/2025	Castle Water-DD	SE0030239174-Allot										£8.28				£1.66	£9.94
6 22/04/2025	Castle Water-DD	PR100111262821-Pav											£16.15				£16.15
7 28/04/2025	Martin Gosling	Contract APRIL						£372.46								£74.49	£446.95
8 30/05/2025	Clerk	Salary April	£356.60														£356.60
		Salary increase - April	£51.40														£51.40
9 08/05/2025	TennisCourtServices	Treat/patch/paint courts												£5,810.00		£1,162.00	£6,972.00
10 12/05/2025	Lloyds	Service charge-May			£4.25												£4.25
11 14/05/2025	SellerX One Ltd	String for faggots						£44.45								£8.89	£53.34
12 14/05/2025	Sainsbury	Assembly expenses				£93.00										£18.60	£111.60
13 22/04/2025	Castle Water-DD	SE0030239174-Allot										£8.56				£1.71	£10.27
14 22/04/2025	Castle Water-DD	PR100111262821-Pav											£17.81				£17.81
15 28/05/2025	Martin Gosling	Contract MAY						£372.46								£74.49	£446.95
16 02/06/2025	Clerk	Salary MAY	£408.00														£408.00
16A	Clerk	Backpay 2022/23-2023/24		£240.00													£240.00
17 06/06/2025	Playsafety Ltd	Rosap playground ins								£92.00						£18.40	£110.40
18 06/06/2025	M Gosling 5751	Up N pond & waterf im							£80.00							£16.00	£96.00
19 09/06/2025	Lloyds	Service charge-June			£4.25												£4.25
20 18/06/2025	Castle Water-DD	SE0030239174-Allot										£8.78				£1.75	£10.53
21 18/06/2025	Castle Water-DD	PR100111262821-Pav											£18.41				£18.41
22 18/06/2025	M Gosling 5805	Up N pond & waterLim							£83.00							£13.00	£76.00
23 18/06/2025	Gallagher	Insurance PC & VH			£1,613.87												£1,613.87
24 30/06/2025	Bidwells	Rent chalk stream			£100.00												£100.00
25 29/06/2025	Martin Gosling	Contract JUNE						£372.46								£74.49	£446.95
26 29/06/2025	Clerk	Salary JUNE	£87.60														£87.60
27 29/06/2025	HMRC	PAYE April-May-Jun	£320.40														£320.40
28 29/06/2025	X2 Connect	2 x panes-phone box							£23.30							£4.66	£27.96
29 08/07/2025	Lloyds	Service charge-July			£4.25												£4.25
30 09/07/2025	Villager	Printing & ed 2025					£953.00										£953.00
31 18/07/2025	Castle Water-DD	SE0030239174-Allot										£8.56				£1.71	£10.27
32 18/07/2025	Castle Water-DD	PR100111262821-Pav											£17.81				£17.81
33 21/07/2025	Peter Brown	Internal Audite			£100.00												£100.00
34 04/08/2025	Martin Gosling	Contract JULY						£372.46								£74.49	£446.95
35 04/08/2025	Clerk	Salary JULY	£408.00														£408.00
36 11/08/2025	Lloyds	Service charge-Aug			£4.25												£4.25
37 18/08/2025	ICO-DD	Data Protection Reg			£47.00												£47.00
38 20/08/2025	Castle Water-DD	PR100111262821-Pav										£18.41					£18.41
39 22/08/2025	Longdog Brewery	Appreciation									£51.25					£10.25	£61.50
40 28/08/2025	Martin Gosling	Contract AUG						£372.46								£74.49	£446.95
41 31/08/2025	Clerk	Salary AUG	£408.00														£408.00
42 08/09/2025	M Gosling 5820	Watering Lime							£86.00							£17.20	£103.20
43 09/09/2025	Lloyds	Service charge-Sept			£4.25												£4.25
44 10/09/2025	BDO-LLP	External Audit 24/25			£210.00											£42.00	£252.00
45 17/09/2025	Castle Water-DD	PR100111262821-Pav										£18.41					£18.41
46 19/09/2025	Castle Water-DD	SE0030239174-Allot										£2.64					£2.64
47 28/09/2025	Martin Gosling	Contract SEPT						£372.46								£74.49	£446.95
48 09/10/2025	Clerk	Salary Sept	£238.80														£238.80
49 09/10/2025	HMRC	PAYE July-Aug Sept	£169.20														£169.20
50 10/10/2025	Lloyds	Service charge-OCT			£4.25												£4.25
51 13/10/2025	B&Q	Allotment shed repairs									£13.57					£2.71	£16.28
52 20/10/2025	Castle Water-DD	PR100111262821-Pav											£17.81				£17.81
53 21/10/2025	Castle Water-DD	SE0030239174-Allot										£7.64					£7.64
54 28/10/2025	Martin Gosling	Contract OCT						£372.46								£74.49	£446.95
55 02/11/2025	Clerk	Salary OCT	£408.00														£408.00
56 10/10/2025	Lloyds	Service charge-NOV			£4.25												£4.25
57 16/11/2025	Bidwells-378190	Rent charge allot			£2.00												£2.00
58 16/11/2025	M Gosling 5934	Additional mow football							£120.00							£24.00	£144.00
59 16/11/2025	Screwfix	Allotment stopcock key								£15.82						£3.17	£18.99
2024/25	VH	Lease (contra)													£5.00		£5.00
<b>TOTAL</b>			£2,856.00	£240.00	£2,472.87	£93.00	£953.00	£2,607.22	£536.75	£117.00	£80.64	£44.46	£124.81	£5,810.00	£5.00	£1,898.14	£17,838.89

**APPENDIX VII BUDGET UPDATE**

BUDGET					MAPLEDURWELL & UP NATELY 2025/26				
M&UN YEAR END COMPARISON					2025/26 TO DATE				
EXPENDITURE	2023/24 YEAR END	2023-24	2024/25 YEAR END	CIL 2024-25	2025/26 TO DATE	CIL 2025-26	2025/26 LATEST ESTIMATE	2025/26 BUDGET Mar 25	2026/27 BUDGET DRAFT Nov 2025
<b>EXPENDITURE 16 NOV</b>					<b>EXPENDITURE 16 NOV</b>				
SALARY	£4,387.20		£4,387.20		£2,856.00		£4,507.20	£4,507.20	£4,732.56
Back-pay-previous-year	£187.00				£240.00		£240.00		
Clerk allowance this yr	£216.00		£216.00				£216.00	£216.00	£275.00
Clerk allowance 2022/23	£216.00								
Assembly expenses					£93.00		£93.00	£150.00	£150.00
Training							£300.00	£300.00	£300.00
Governance/Admin	£1,098.46		£943.12		£859.00		£1,000.00	£1,000.00	£1,050.00
PC & VH Insurance	£1,538.43		£1,634.38		£1,613.87		£1,613.87	£1,670.00	£1,670.00
Villager	£953.00		£953.00		£953.00		£953.00	£1,000.00	£1,000.00
Community									
Village Hall contra	£5.00		£5.00		£5.00		£5.00	£5.00	£5.00
Maintn contract	£4,264.66		£4,309.95		£2,607.22		£4,520.25	£4,520.25	£4,746.26
Maintn general	£457.42		£290.30		£536.75		£1,000.00	£1,000.00	£1,000.00
	£85.50		£2,272.15		£117.00		£1,000.00	£1,000.00	£1,000.00
Water&Mains: pavillion			£72.38		£124.81		£160.00	£160.00	£170.00
Allotments (incl water)	£463.10		£309.98		£125.10		£500.00	£500.00	£500.00
Precept/routine-funded expend (not incl grant & CIL-funded)			£15,393.46		£10,130.75		£16,108.32	£16,028.45	£16,598.82
<b>PROJECTS</b>					<b>PROJECTS</b>				
S106 for equiped play							£3,447.16	£3,447.16	
S106 for Open Space							£893.10		
Up Nately Land									
Five Lanes End									
Coronation tree	£357.88								
W/C beds / Frog Lane	£202.32	£202.32	£45.00	£45.00					
Allot - water connect	£1,400.00	£1,400.00							
Allot coppicing	£600.00	£600.00							
Allotment Orchard	£158.30								
UN Pond/phone box			£17.30						
Playground bench	£899.17								
MAPLE POND	£7,721.49								
Tennis Courts			£930.00	£930.00	£5,810.00	£5,810.00	£5,810.00		
Vat expend	£3,342.05		£1,675.82		£1,898.14		£1,898.14		
<b>TOTAL EXPEND</b>	<b>£28,552.98</b>	<b>£2,202.32</b>	<b>£18,061.58</b>	<b>£975.00</b>	<b>£17,838.89</b>	<b>£5,810.00</b>	<b>£28,156.72</b>	<b>£19,475.61</b>	<b>£16,598.82</b>
<b>M&amp;UN YEAR END COMPARISON</b>					<b>M&amp;UN YEAR END</b>				
INCOME	2023/24 YEAR END	2023-	2024/25 YEAR END	CIL 2024-25	2025/26 TO DATE	CIL 2025-26	2025/26 LATEST ESTIMATE	2025/26 BUDGET for Precept Jan 25, updated Mar 25	2025/26 BUDGET for Precept Jan 25, updated Mar 25
<b>INCOME 16 NOV</b>					<b>INCOME 16 NOV</b>				
Precept	£10,842.00		£12,086.00		£12,735.00		£12,735.00	£12,735.00	£13,371.75
Grass Cutting Grant	£1,219.02		£1,219.02		£1,219.02		£1,219.02	£1,219.02	£1,219.02
Chineham Tigers	£714.00		£750.00				£787.50	£787.50	£826.88
Tigers-water charge	£155.99		£150.10				£160.00	£160.00	£160.00
Allotments last yr			£235.70		£139.03		£250.00	£250.00	£250.00
Allotments this year	£20.00		£53.01				£250.00	£250.00	£250.00
VH Insurance 2024/25			£1,059.20				£1,070.00	£1,070.00	£1,090.00
VH Insurance 2021/24			£2,442.79						
Bank Interest	£102.00		£167.33		£359.77		£500.00	£200.00	£400.00
Village Hall rent	£5.00		£5.00		£5.00		£5.00	£5.00	£5.00
Precept / routine income (not ind one-off grants & CIL)			£18,168.15		£14,457.82		£16,726.52	£16,426.52	£17,322.65
Maplepond	£7,700.00								
Grants County Cllr	£500.00		£1,000.00						
Ward Cllr22/23-allot	£269.44								
Ward Cllr23/24=bench	£899.16								
CIL-20/3328/FUL	£3,706.26	£3,706.26	£8,991.34	£8,991.34	£3,759.97	£3,759.97	£3,759.97		
S106 for equiped play							£3,447.16	£3,447.16	
VH grant tennis courts			£886.37				£893.10		
Returned funds									
VAT reclaim current y			£786.05				£1,898.14		
VAT reclaim prev yr			£4,098.52		£812.85		£889.77		
<b>TOTAL INCOME</b>	<b>£26,132.87</b>	<b>£3,706.26</b>	<b>£33,930.43</b>	<b>£8,991.34</b>	<b>£19,030.64</b>	<b>£3,759.97</b>	<b>£27,614.66</b>	<b>£19,873.68</b>	<b>£17,322.65</b>
<b>M&amp;UN YEAR END SUMMARY – COMPARISON</b>					<b>2023/26 TO DATE</b>				
<b>SURPLUS / DEFICIT</b>	<b>£2,420.11</b>	<b>£1,503.94</b>	<b>£15,868.85</b>	<b>£8,016.34</b>	<b>£1,191.75</b>	<b>£2,050.03</b>	<b>£542.06</b>	<b>£398.07</b>	<b>£723.82</b>
<b>Balance</b>	<b>£6,056.93</b>		<b>£21,925.78</b>		<b>£23,117.53</b>		<b>£21,383.72</b>		
		<b>£1,618.57</b>		<b>£9,634.91</b>		<b>£7,584.88</b>			
<b>BALANCE LESS CIL</b>	<b>£6,056.93</b>		<b>£12,290.87</b>		<b>£13,482.62</b>		<b>£13,798.84</b>	<b>£12,448.94</b>	<b>£14,522.66</b>

M&UN RESERVES POLICY 2025/26	
General reserve	£12,735.00
Earmarked reserves	
	£7,584.88
Tennis courts fund	£2,797.65
Balance to t/o	£23,117.53
Precept 2025/26 =	£12,735.00

## APPENDIX VIII DIRECTIONAL SIGNAGE

Colin email 10 Oct..

1. I think aluminium finger-post signs with vinyl graphics would provide the right 'look'. The current signs are in some cases in appalling condition and I don't think it's cost effective to keep replacing them like for like. I'd be interested to know how long the vinyl would last but presumably they could be re-applied onto the non-rusting aluminium finger as and when needed at relatively low cost.
2. I'd favour the design as per the one at the Up Nately Pond (black writing on simple white, pointed, which is what we have at present - see photos below). I note the graphics on one finger at Up Nately has gone a bit green but presumably these are easily washable.
3. AFAIK Mapledurwell has 5 posts - Tunworth Road, Frog Lane, Andwell Lane, The Pond and Tunworth Road / Down Farm Lane junction (do we include that - just outside the Parish boundary ?). That is 16 fingers (13 without the last one).
4. If we are providing nice new finger posts then the post themselves could do with a clean and fresh coat of paint I'd suggest.
5. Turning to the 'polo-mint' finials, we have 4 of these.
  - a. The 2D finial at Andwell Lane is fine and looks like a general clean would suffice.
  - b. The Tunworth Rd finial is 2D and looks in bad condition and could do with replacing. Who did the 2D 'polo-mint' for the pond at Up Nately ?
  - c. The Frog Lane finial is 3D but the letter-writing is 2D. Depending on cost, I'd be happy either to have it re-painted (needed if we are tidying everything else up) or switch out to a new 2D one.
  - d. The Pond - a 3D finial, including letter-writing. I'd prefer to keep this as is but it badly needs a re-paint. Would the people at SignRite know of anyone ?
6. Whatever we decide post-costing / funding we could put something in *The Villager* to let everyone know of our intentions so giving people a chance to comment if required.



.....

PROPOSAL FROM SIGHNRITE at Water End to replace the direction fingers using aluminium fingers with vinyl graphics.'

Can use any arrangement of fingers, stepped, or all coming from one point.

'The good thing is these are all made from aluminium and therefore won't rust. We can powder-coat them to almost any colour. The vinyl graphics can be designed to suit and borders can be added if required.

'The Vinyl graphic last for 10 years in good condition and can be renewed, but after 10 years will look for a long while better than they do now.

'The price for a replacement plank, with graphics would start at about £70 + vat. So it all depends on the quantity of planks.

'We would need to add an installation on but like I said, we could drill out and replace the existing one and give the whole thing a clean-up as best we can.'