

WRITTEN UPDATE

Page 15: Item 6a - PLAN/2018/0337 - Sheerwater Estate Albert Drive, Sheerwater

Page 28: Consultation response

Environment Agency – Subject to the recommended conditions our previous objection is withdrawn having reviewed the additional information submitted with the application (conditions 43 and 44 see below).

Page 33: Representations (Applicant's response to objection by Asda Stores Ltd)

The applicant has responded to the representation made by Asda Stores Ltd objecting to the application. A summary of the main points made is given below:

- The information contained in the Asda Stores Ltd representation is based on data from 2013 and is thus not necessarily appropriate due to the likelihood that background noise would have increased in the interim.
- The noise measurements undertaken in 2013 do not now accord to current good practice.
- The criteria for adopting the noise limits for the plant for the Asda store in 2013 are not necessarily relevant to the current noise environment.
- Whilst the noise from the plant on the Asda rooftop is an important consideration, the submitted information within the objection does not warrant the suggested mitigation e.g. requiring all windows to be fixed shut.

[Officer note: Recommended condition 63 requires details of façade treatment/glazing and ventilation to protect the residential environment from noise to be approved in writing by the LPA. The Council's Environmental Health Officer has not raised any objection to the application subject to conditions]

Page 76: Addition to paragraph 192

For phase Bronze, some of the proposed dwellings do not meet the Housing Technical Standards for the size of dwelling based on number of bed spaces stated. However, except for 4 dwellings, the shortfall is between 3-6sqm. In the case of 4no. dwellings the shortfall is between 12-13sqm, although good sized dwellings are still considered to be provided. For this phase the shortfalls are not considered to be objectionable.

Page 93: Undertaking of the Executive

On 28th March 2019 the Executive agreed to give effect to the obligations listed in the recommendation in the event that planning permission is granted for the development and that development is subsequently implemented.

Page 99: Conditions - Amended Conditions (reasons for conditions to be retained as per agenda report unless otherwise stated)

2. Delete the following drawings from the drainage plans approved list:

~~Below Ground Drainage Details Sheet 1 – SHE-PRM-00-XX-SK-D-98-0301 Ver 1 rec 29.03.18~~

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~~Below Ground Drainage Details Sheet 2 – SHE-PRM-00-XX-SK-D-98-0302-Ver 1 rec 29.03.18~~

~~Below Ground Drainage Details Sheet 3 – SHE-PRM-00-XX-SK-D-98-0303-Ver 1 rec 29.03.18~~

~~Below Ground Drainage Details Sheet 4 – SHE-PRM-00-XX-SK-D-98-0304-Ver 1 rec 29.03.18~~

~~Below Ground Drainage Details Sheet 5 – SHE-PRM-00-XX-SK-D-98-0305-Ver 1 rec 29.03.18~~

~~Below Ground Drainage Details Sheet 6 – SHE-PRM-00-XX-SK-D-98-0306-Ver 1 rec 29.03.18~~

20. Prior to the commencement of development in any phase (**save demolition**) construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development/drainage scheme shall not be implemented/constructed other than in accordance with the approved drawings/details and method statement for that phase. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning Authority.

21. Any existing hard surface (and its associated sub-base) within any area of the site to be utilised as gardens and public open space as part of the development hereby approved, shall be demolished and all debris removed from the site **approved open space**, a verification report, appended with substantiating evidence shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of these areas within any phase.

25. No development shall take place within any phase of the development hereby permitted until a scheme to deal with contamination of the site for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction; and
- (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d).
- ~~(f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out~~ **[Note: to be replaced by additional condition]**

Unless otherwise first approved in writing by the Local Planning Authority the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

26. No development (including any ground preparation and any works causing below ground disturbance) (**save for above ground demolition**) shall take place within any phase until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation for that phase in accordance with a Written Scheme of Investigation for that phase which has been submitted and approved in writing by the Local Planning Authority.

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Replace condition 43 and reason with new condition 43 and reason as below:

43. No development shall take place in any phase abutting/adjoining the Basingstoke Canal area until a scheme for the provision and management of a minimum 10 metre buffer zone alongside the Basingstoke Canal has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping.

The schemes shall include:

- Plans showing the fence line to the buffer zone within the application site, the extent and layout of the buffer zone and distance from the development. This buffer zone will relate to the areas alongside the Basingstoke Canal that are located within the development site as shown in drawing number SHE-BDP - 00- XX-PL-L-90-0137, revision P01, dated 12 March 2019. The plan delineating the buffer zone boundary shall be provided at a scale no less than 1:100.
- Details of enhancements including:
 - the removal of non-native rhododendron;
 - the structural edge planting should only include native species appropriate to this location;
 - the removal of selected trees alongside the Basingstoke Canal to reduce the impact of shading on the SSSI which has a detrimental impact on the marginal vegetation in the canal and is currently contributing to its unfavourable condition.
- Details of the positioning and materials forming the fence line.
- Details demonstrating how the buffer zone will be protected during construction of the development and details of how the buffer zone will be managed/maintained over the longer term;
- Details of any proposed lighting adjacent to the buffer zone. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat;
- Details of any proposed footpaths, cycleways or fencing within or adjacent to the buffer zone. The buffer zone should be protected by appropriate fencing and suitably located access points that limit disturbance to the woodland and adjacent Basingstoke Canal.

Reason: This condition is sought in accordance with paragraph 175 of the NPPF to ensure that the Basingstoke Canal (SSSI) is protected and enhanced. The buffer zone will increase the area of open space and create wider habitat corridors. Paragraph 175 states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 170 of the NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked habitat corridors to allow the movement of species between suitable habitats, and promote the expansion of biodiversity. River corridors

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are particularly effective in this way. Such networks and corridors may also help wildlife adapt to climate change.

Replace condition 44 and reason with new condition 44 and reason as below:

44. No development shall take place until a Landscape and Ecological Management Plan on a phase-by-phase basis, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. This plan will be enforced through the construction phase and on and after completion. Depending on the time period between the completed ecological surveys and the commencement of development activities, updated survey works may be required prior to drafting this plan. The plan should incorporate all of the Green Infrastructure within the proposed development and include the mitigation and enhancement measures as outlined in Chapter 7 of the Environmental Statement. The scheme shall include the following elements:

- A map of proposed enhancement and restoration measures, including the location of formal and informal paths;
- Detail extent and type of new planting (NB planting to be of native species of local provenance unless otherwise approved in writing by the Local Planning Authority);
- Detail how new habitats will be created:
 - Wildflower grassland;
 - Wetland creation - wildlife friendly design specifications should be provided for the newly created swales including variable bank profiles, water depths and islands/inlets to encourage a diversity of emergent, submergent and floating aquatic plants to establish, that also provide refuge for wildlife;
 - Orchard;
- Details of maintenance regimes for the following, supported by a detailed map:
 - Orchard management
 - Grassland management
 - Woodland management
 - Control of invasive species
 - Management of access, recreation and dog fouling
 - Up-to-date ecological survey work to further shape the Management Plan
 - Details of management responsibilities.
- Removal or the long-term management/control of any invasive non-native species
- Measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended.

Reason: This condition is sought in accordance with paragraph 175 of the NPPF to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This condition is also necessary to prevent the spread of Japanese Knotweed, Rhododendron, Himalayan Balsam and False Acacia which are invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site. Paragraph 170 of the

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NPPF states that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 175 of the NPPF also states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused and that opportunities to incorporate biodiversity in and around developments should be encouraged.

45. Prior to the application/installation of any external facing materials to any building in any phase, details and samples of the materials to be used for the external surfaces of all buildings (including any new sub-stations), garden walls and hard surfaced areas for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

50. Prior to the commencement of any works above ground floor level in any phase superstructure works on the phases of development where photovoltaic panels and as relevant solar water collectors are proposed in accordance with the submitted application details, full design details of the proposed photovoltaic panels and as relevant solar water collectors and their position(s) on the roof of each relevant building for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, prior to the first occupation of any building and the photovoltaic panels and solar water collectors shall be retained and maintained operational thereafter.

51. Prior to the commencement of development in any phase (save for demolition, below ground works, ground works and structural frame) full details of the electric car charging points for that phase (in accordance with the application details) shall be submitted to and approved in writing by the Local Planning Authority. The electric car charging points for that phase shall be made available before the first occupation of any dwelling in that phase. The development shall be carried out in accordance with the approved details and be so retained.

55. Prior to the commencement of landscape works development in any phase (save for demolition and below ground works), an updated scheme of landscaping for that phase of the development in broad accordance with the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The updated scheme shall include details specifying species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted, any hard landscaping details and details of external lighting (as may be relevant). All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the first occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. Thereafter all landscaped areas within the site shall be retained and maintained for the purposes identified in the approved details and, save for domestic gardens and/or shared (private) communal podium gardens, all areas for use as public open space shall be made available and retained in perpetuity for public use.

95. Prior to the first use of any of the facilities comprising phase 1a and phase 1b of planning permission PLAN/2015/1260 (excluding use by Bishop David Brown School), the leisure centre car park, cycle parking and bin storage arrangements shall have

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been provided in accordance with the plans hereby approved unless details relating to the temporary provision for car parking, pick up and drop off, cycle parking and bin storage arrangements and a timetable for the delivery of the permanent car park in accordance with the approved plans have been submitted to and approved in writing by the Local Planning Authority. The temporary car parking provision shall then be implemented in accordance with the approved details and timetable until the permanent car park is provided in accordance with the approved plans and approved timetable. Once the permanent car park has been provided it shall be retained in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn around and leave the site in forward gear.

96. Replace 'X' with '60'

98. Prior to the commencement of any **works above ground floor level superstructure works of the development** in any phase (**save for any structural frame works**) a schedule and full details of windows/openings to be obscurely glazed and non-opening below 1.7 metres above internal floor level for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of each residential unit to which the approved details relate. Thereafter the windows shall be retained in accordance with the approved details in perpetuity.

Additional Condition

103. Prior to the first occupation of any of any building within a phase of the development hereby permitted a verification report appended with substantiating evidence demonstrating the approved remediation has been carried out for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Same reason as for Condition 25.

Additional Informative

26. In relation to condition 26 (archaeology) the applicant is advised that only demolition to ground level can occur prior to the approval of the details pursuant to the condition. No below ground demolition can occur including any grubbing out of foundations until the condition details have been approved for that phase.

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Page 158: Consultation response

WBC Drainage and Flood Risk Engineer: Recommend approval on drainage and flood risk grounds subject to conditions.

Page 172: Undertaking of the Executive

On 28th March 2019 the Executive agreed to give effect to the obligations listed in the recommendation in the event that planning permission is granted for the development and that development is subsequently implemented.

Page 177: Conditions (retain same reasons for conditions)

Condition 4: Approved plan list – Add following plans/documents to list

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Drainage Conditions Statement (June 2018) and drawings contained therein rec 03.09.18

Price and Myers Section A-A (Cross Section showing drainage and GSHP) rec 02.04.19

Proposed Drainage Design General Arrangement SW/DR/01 Rev G rec 02.04.19

Change Conditions 26, 27, 28 and 29 to as follows:

26. Prior to the construction of any surface water drainage or Ground Source Heat Pump Infrastructure in phases 1a and 1b, detailed construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a detailed construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved submitted drawings, Drainage Planning Conditions Statement (June 2018) and calculations. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning Authority.

27. Prior to the construction of any surface water drainage or Ground Source Heat Pump Infrastructure within the sports fields detailed hydraulic modelling of the sports pitches up to and including the 1 in 100 (1%) annual probability plus Climate change critical storm duration ensuring no flooding or exceedance of the proposed discharge rates contained within Drainage Planning Conditions Statement (June 2018), construction drawings of the sports pitches surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement for the surface water drainage network and Ground Source Heat Pump shall be submitted and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved details and calculations. No alteration to the approved drainage scheme shall occur without prior written approval from the Local Planning Authority.

28. Delete (and re-number subsequent conditions)

29. Delete (and re-number subsequent conditions)

Replace condition 68 (to be re-numbered) with:

68. Prior to first use of Phase 1a (ii), the permanent surface water drainage shall have been constructed in accordance with the approved submitted drawings, phasing plan (contained within Drainage Planning Conditions Statement (June 2018)) and calculations. The proposed Temporary Drainage works as shown on drawing 26387-5007 and 26387-5006 (Price & Myers) shall have been removed unless otherwise approved in writing with the Local Planning Authority.

Replace condition 69 (to be re-numbered) with:

69. Prior to the first use of any phase hereby permitted, a detailed maintenance and management plan of the sustainable drainage scheme (and Ground Source Heat Pump for Phase 1a) for that Phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the Sustainable Drainage Scheme for the lifetime of the development. Those details shall include:

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- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.