

**PLANNING COMMITTEE - WEDNESDAY, 11TH JANUARY, 2023**

**UPDATES FOR COMMITTEE**

**Agenda No    Item**

4.     **Presentation on Planning Applications** (Pages 3 - 68)
  
5.     **Committee Updates** (Pages 69 - 76)

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# Planning Committee

11 January 2023

# Planning Committee 11 January 2023

## Applications Presentations



**Planning Committee**  
**App No 21/11237**

Land west of Burgate,  
Salisbury Street,  
Fordingbridge, SP6 1LX

**Schedule 2a**

3 2a 21/11237




**Planning Committee**  
**App No 22/11064**

Roseville, 11 Yew Lane  
Ashley  
New Milton  
BH25 5BA

**Schedule 2b**

43 2b 22/11064



**Planning Committee**  
**App No 22/11370**

29 Thornbury Avenue,  
Blackfield  
Fawley  
SO45 1YQ

**Schedule 2c**

57 2c 22/11370

4



# Planning Committee

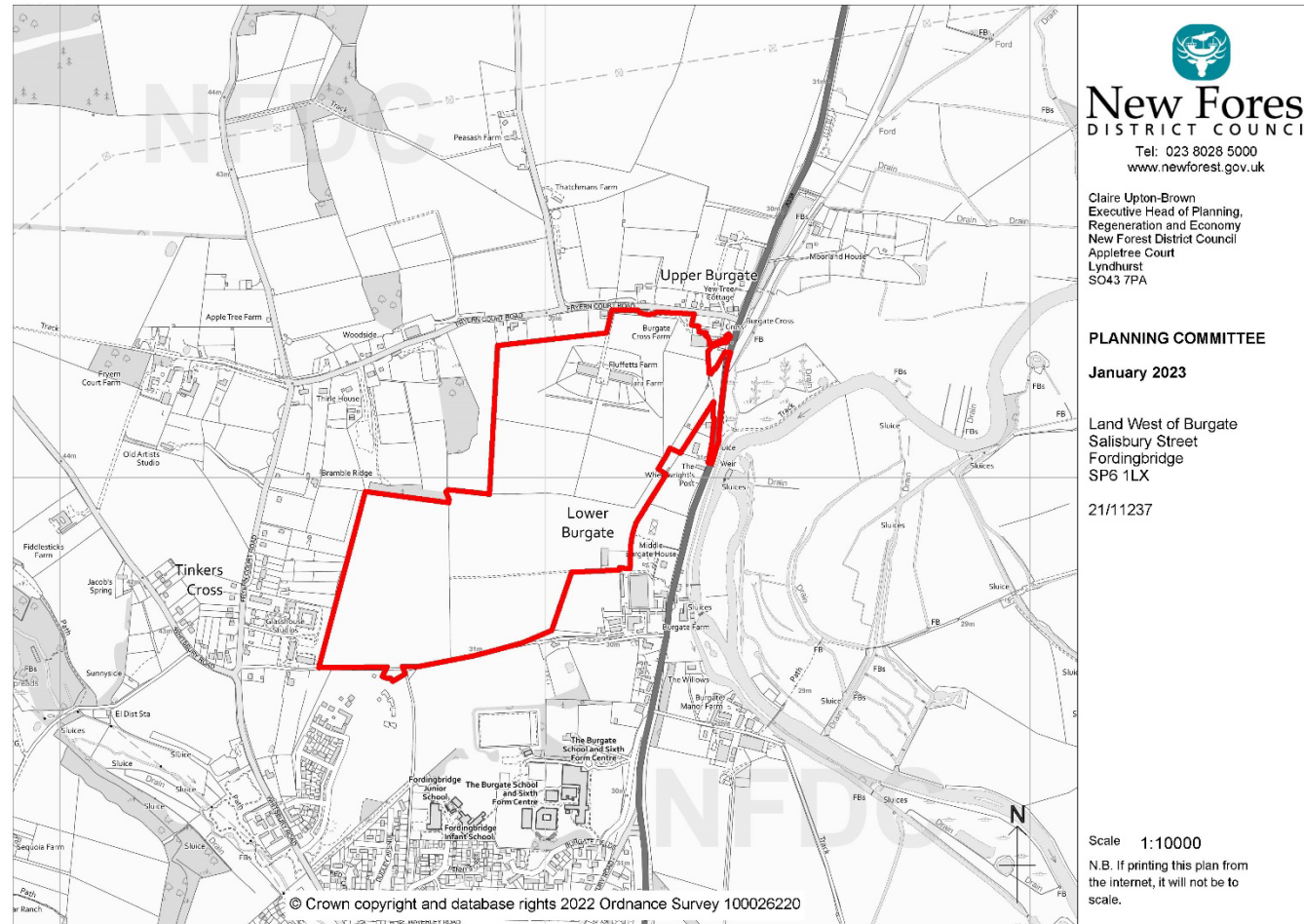
## App No 21/11237

Land west of Burgate,  
Salisbury Street,  
Fordingbridge, SP6 1LX

**Schedule 2a**

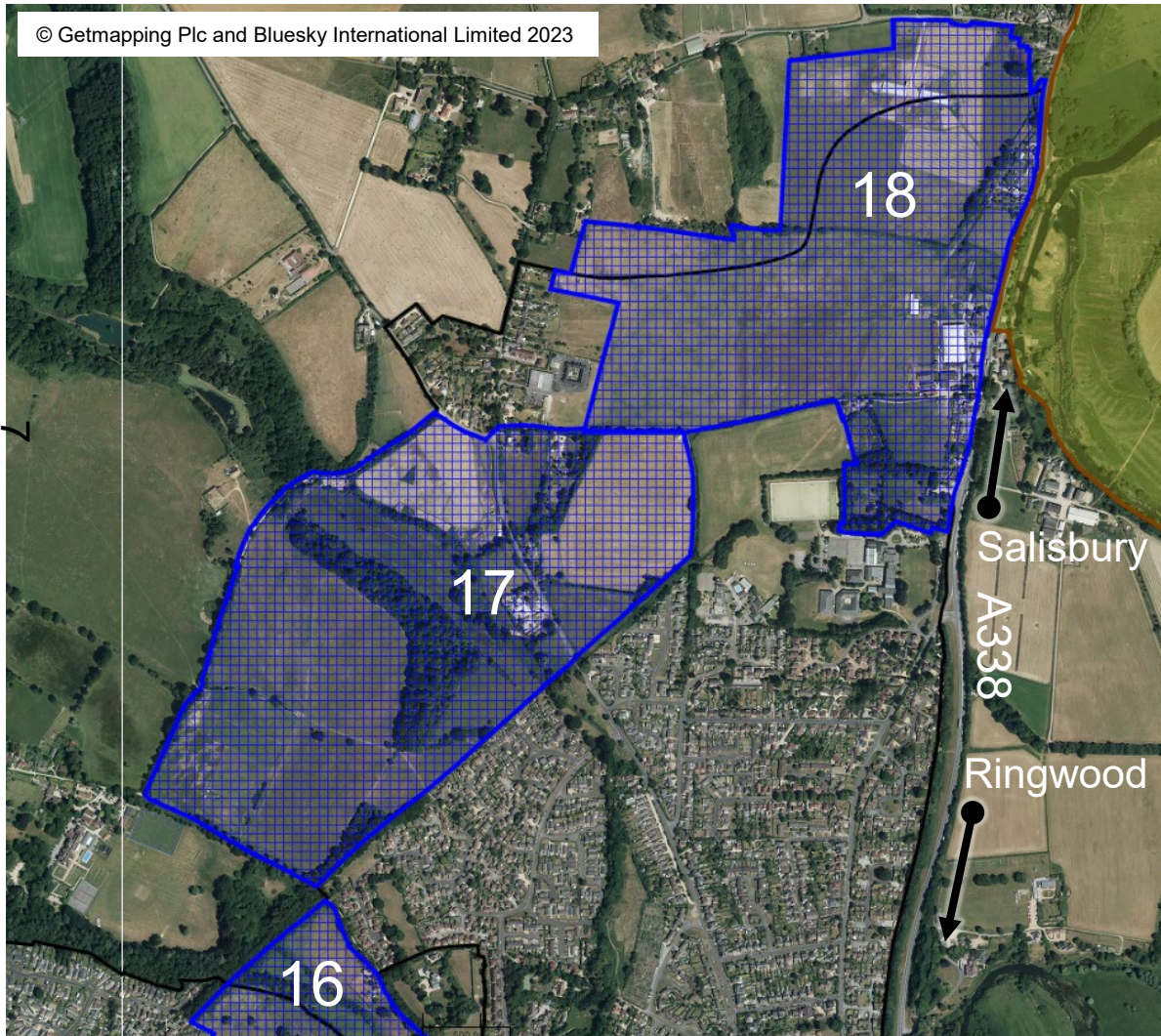
# Red Line Plan

9



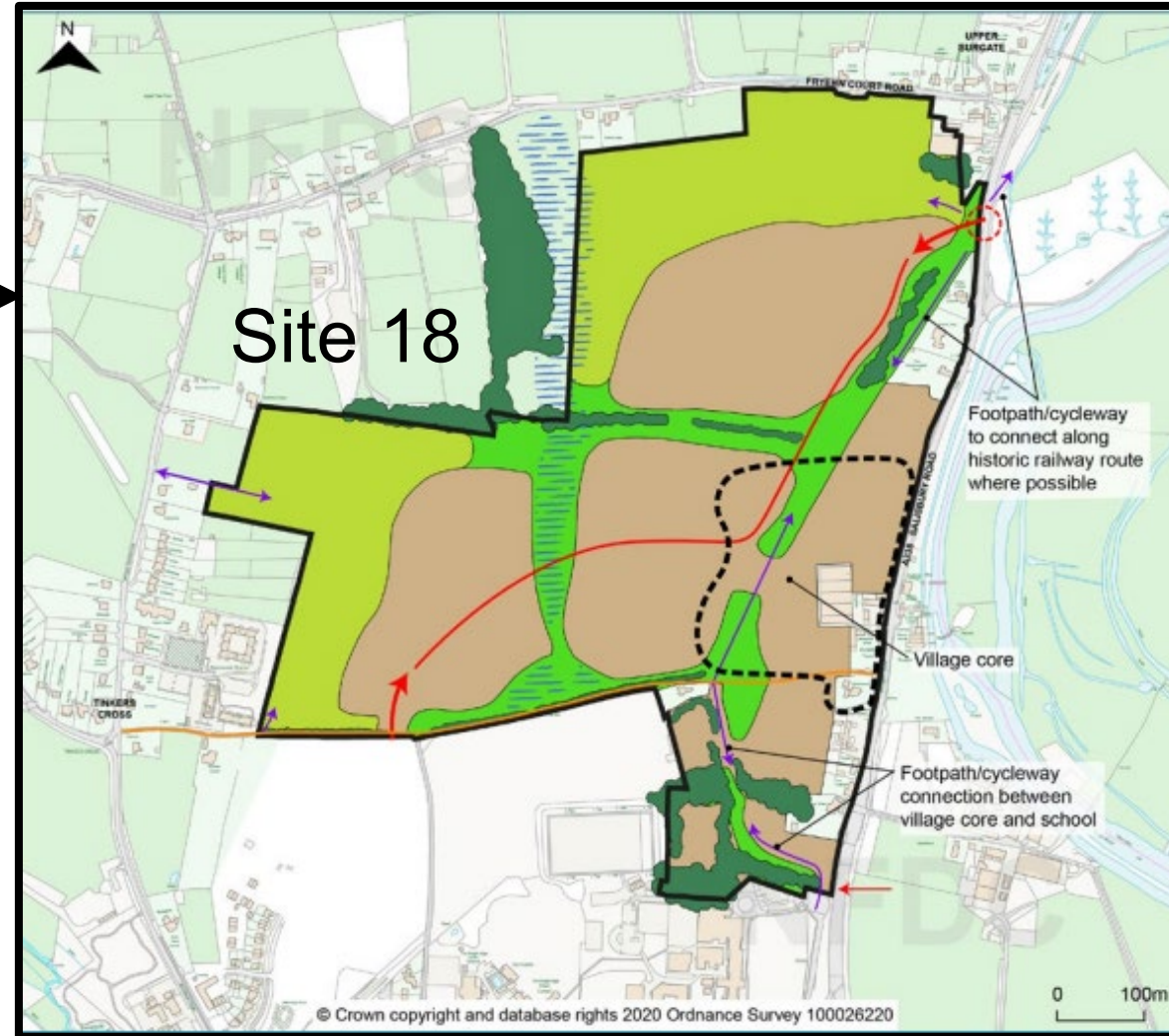
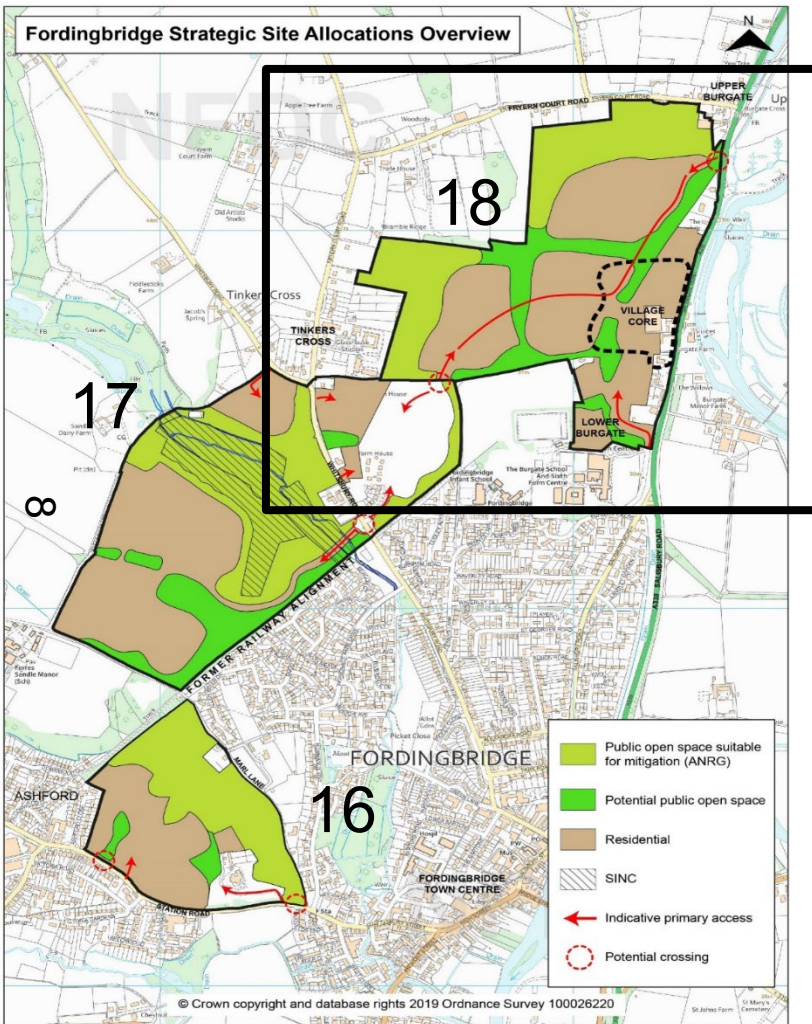


# Aerial photographs and local context





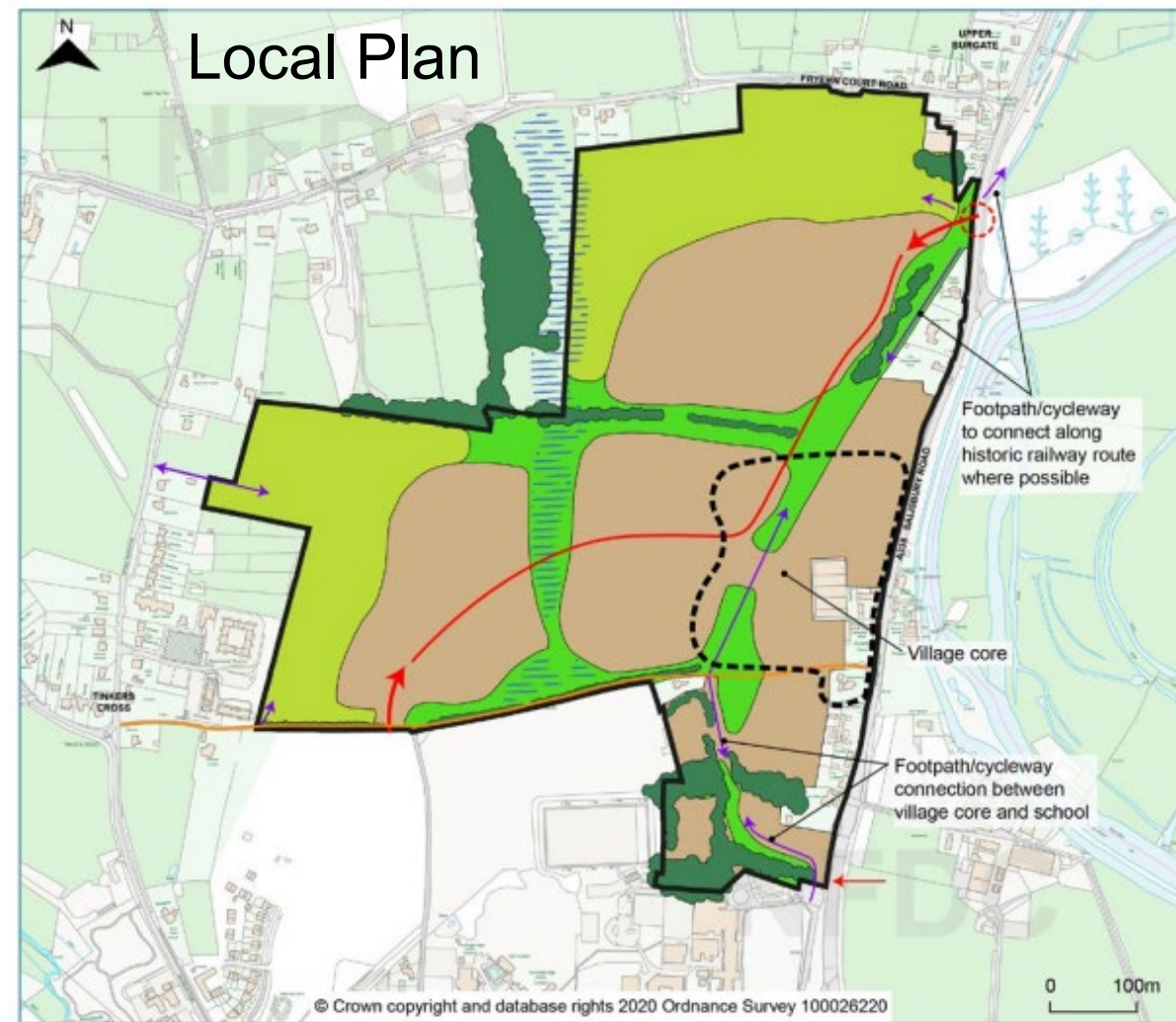
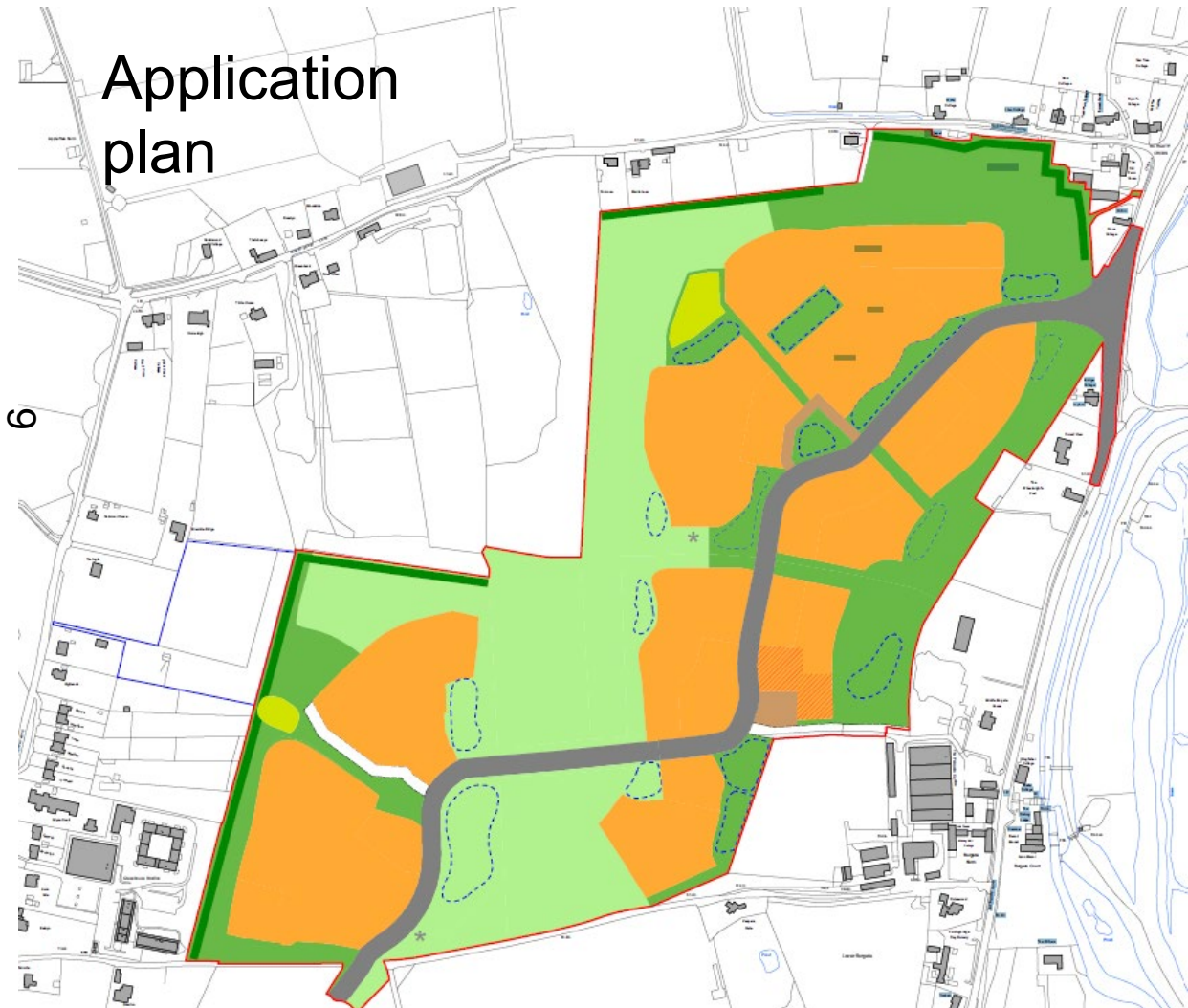
# Fordingbridge Strategic Sites



- Public open space suitable for mitigation (ANRG)
- Potential public open space
- Residential
- Area susceptible to flood
- Vegetation of landscape value
- Indicative primary access
- Non-vehicular access
- Public right of way (PROW)
- Potential crossing



# Local Plan and application submission



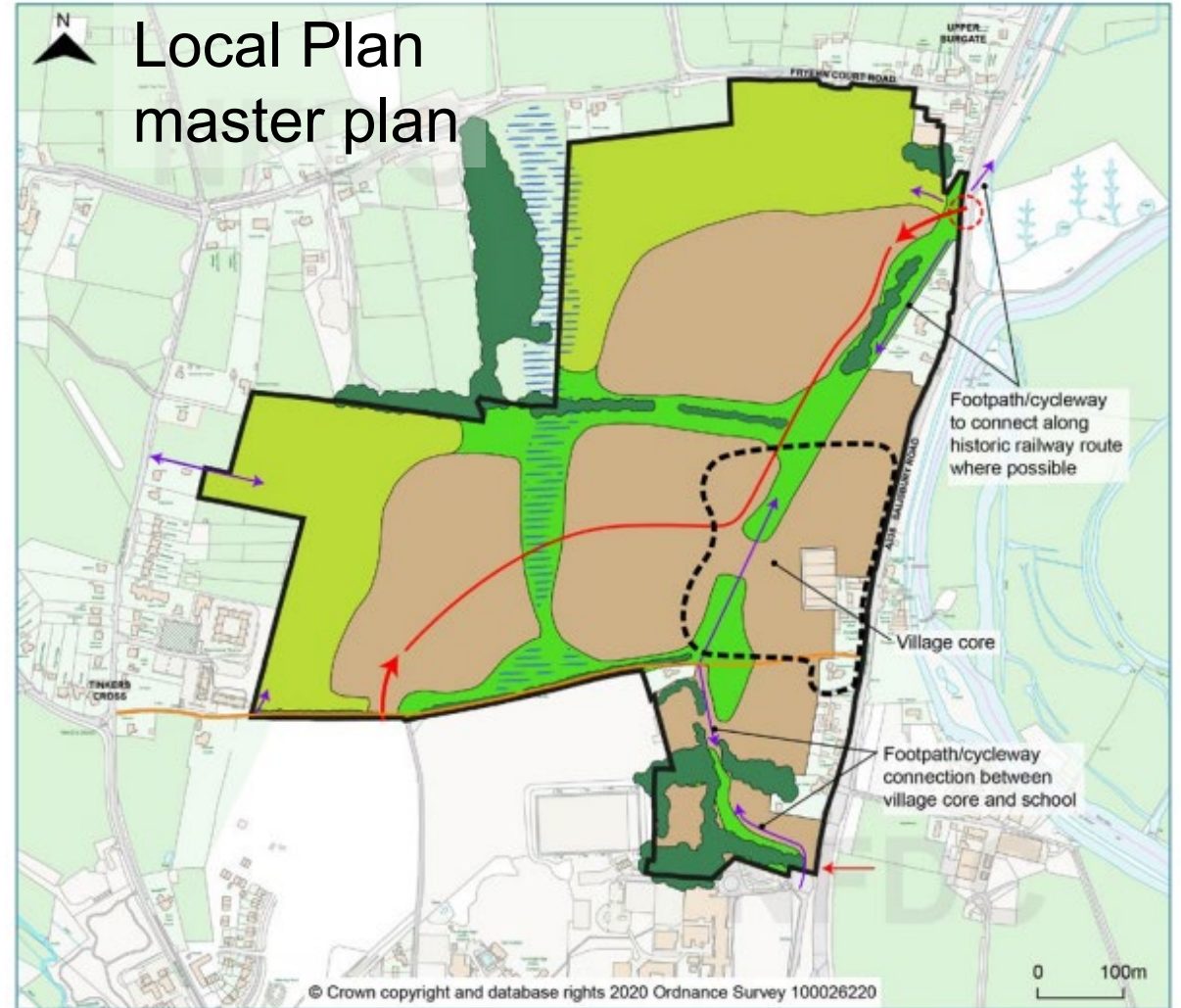


# Illustrative master plan and Local Plan master plan

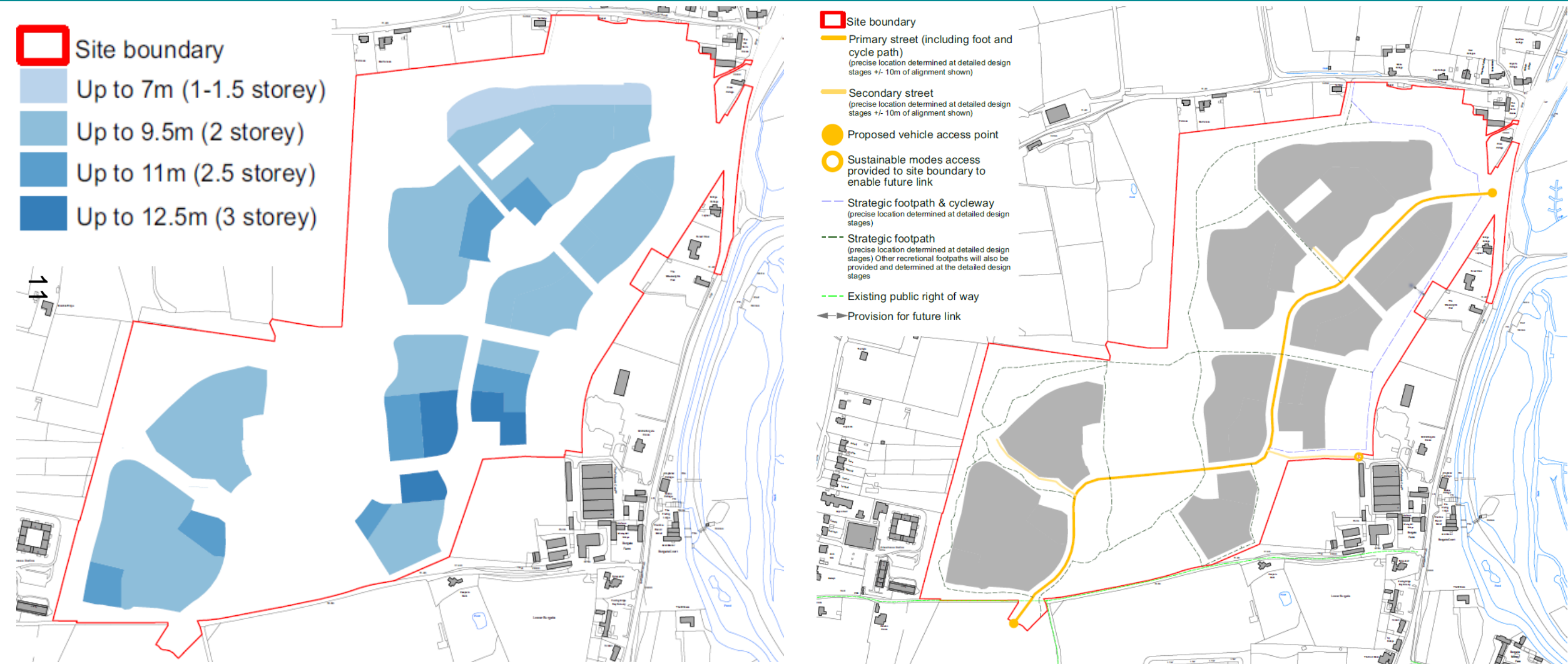
Application master plan



Local Plan master plan

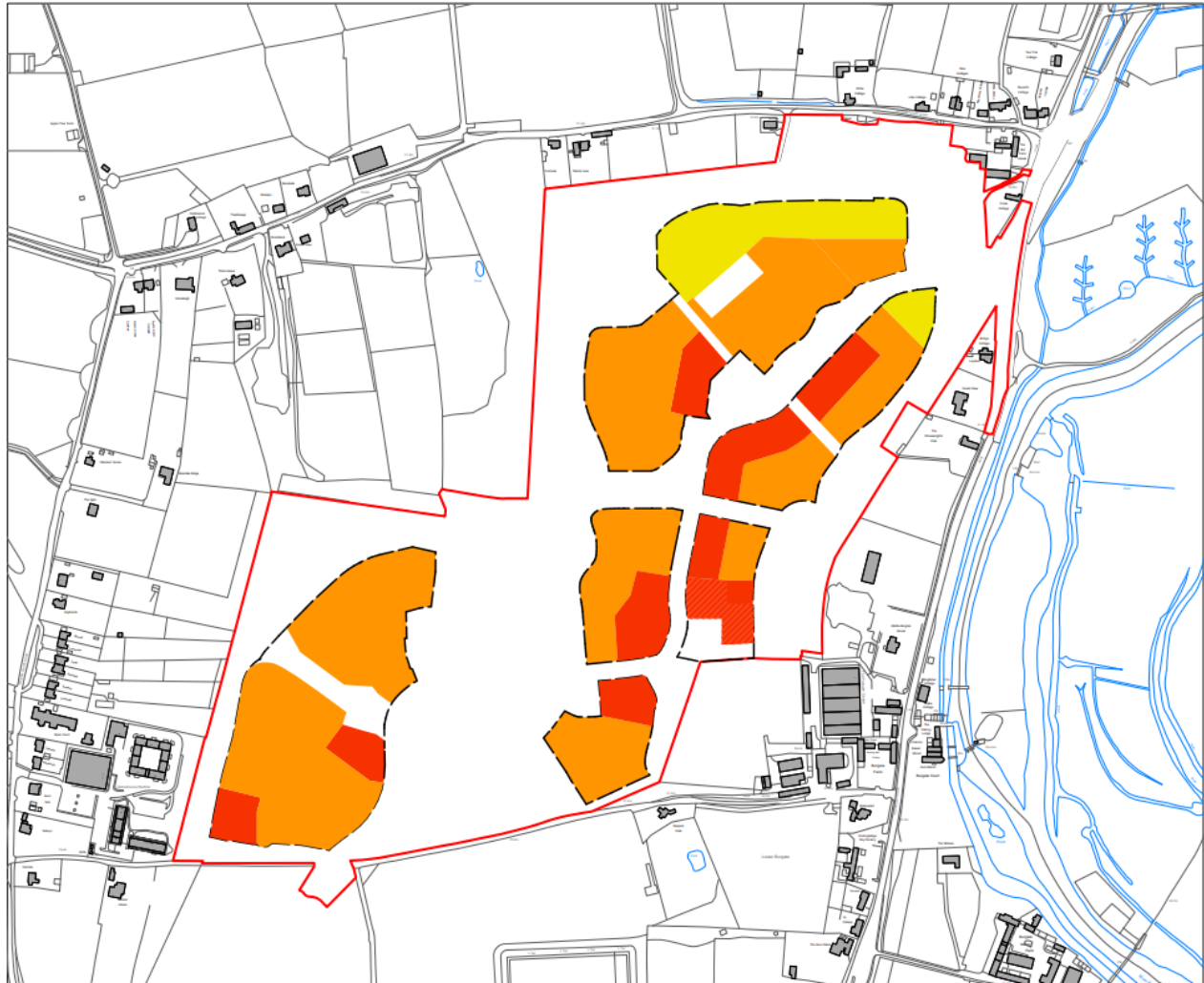


# Building heights and access parameter plans





# Density parameter plan



**Key**

- Application boundary
- 35-45 dph
- 27.5-30 dph
- 20-25 dph

Average density area: 13.43ha  
 Total unit number 405  
 Average density: 30.2dph  
 (Area includes green corridors and internal roads, excl  
 primary street)

Fordingbridge Sites  
 Pannyrathling

Density SS18

Submission	Drawn by	Checked by
2489 13	IP	JM
Project Number	Scale	Date created
2489 13	Scale@A3: 1:3500	31/07/2020
Drawing Number	Revision	
TOR-PP003 SS18	A	

Based upon the 2010 Ordnance Survey Mastermap vector data with the permission of the Ordnance Survey, on behalf of the Mapping Customer Office. © Crown copyright. Terrain Data Ltd. Licence No. 10019888.

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LOCATION  
 7 Market Street  
 London W1C 2ED  
 BOUNDING BOX  
 52.5162485150000000  
 -1.0732945000000000

BRUNNEN  
 Brunnen House 118 Edmund Street  
 Birmingham B2 2UJ

TELEPHONE  
 0121 635 1100  
 www.tbdc.co.uk

12



# Site photographs: Burgate Cross and roundabout site





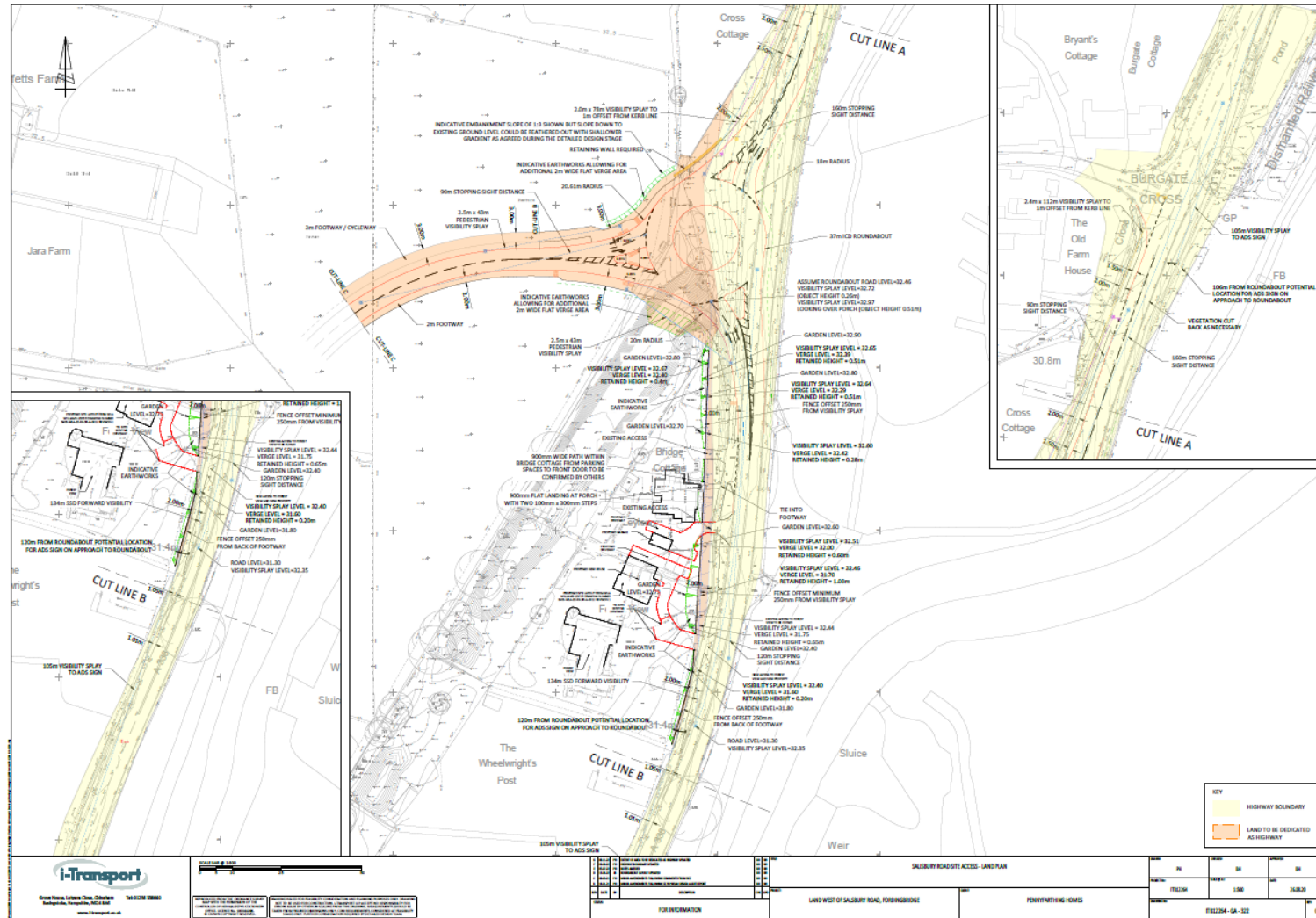
# Site photographs: Roundabout site looking south and north





# Roundabout and land ownership

15



13

2a 21/11237

# Proposed roundabout on A338 and aerial extract





# Site photographs: Northern views of poultry units and Burgate Cross



17



# Site photographs: Looking east and northwards





# Settlement boundary and northern edge

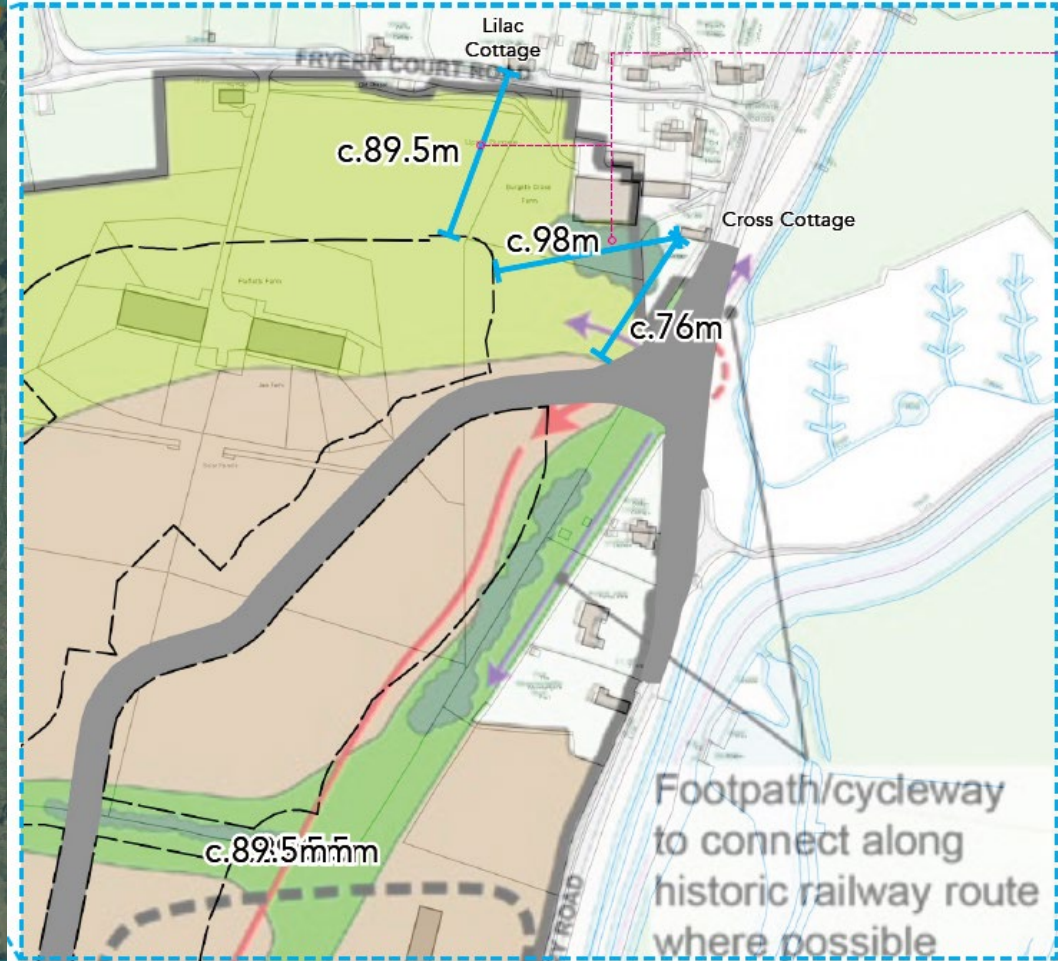
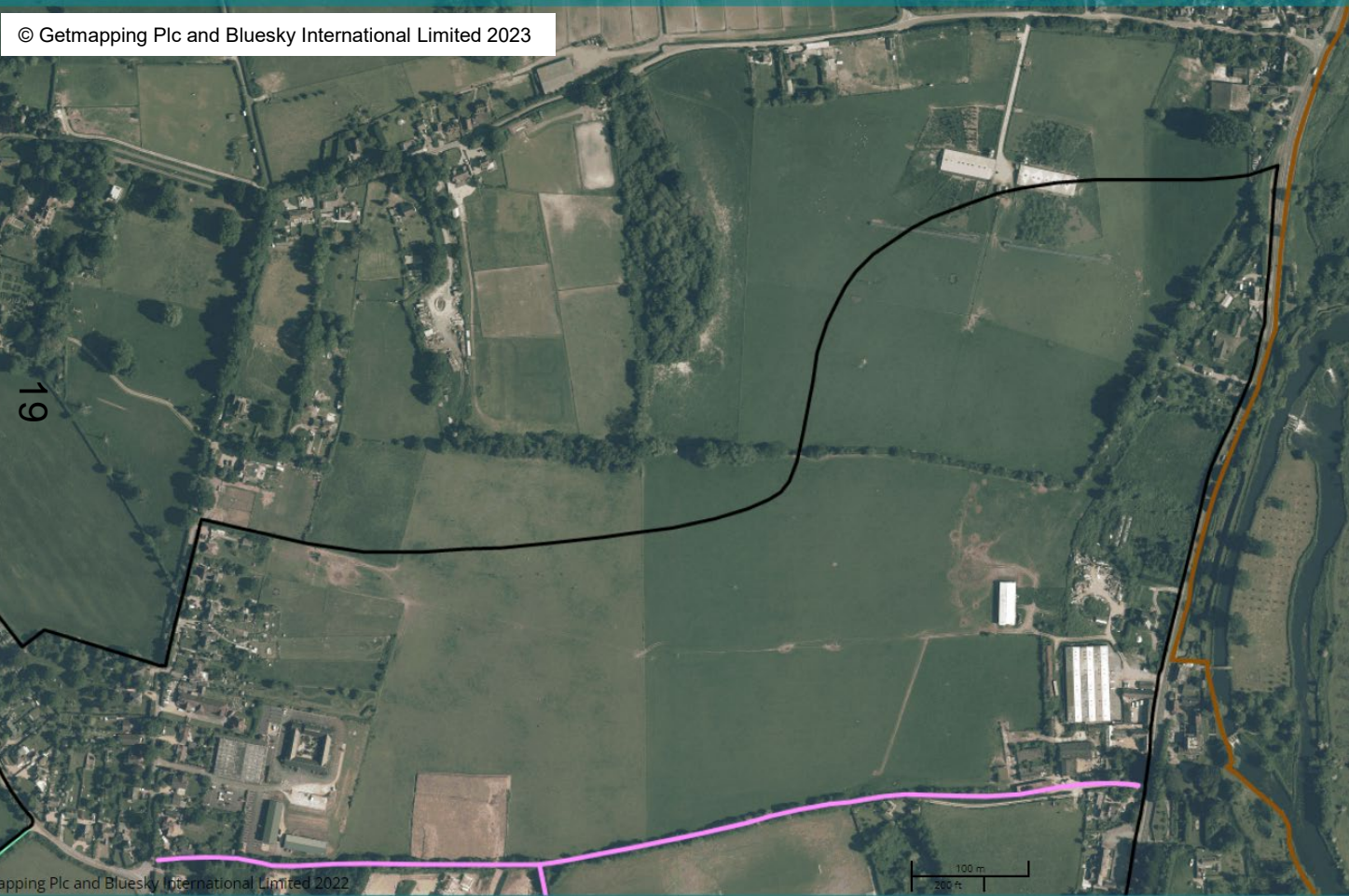
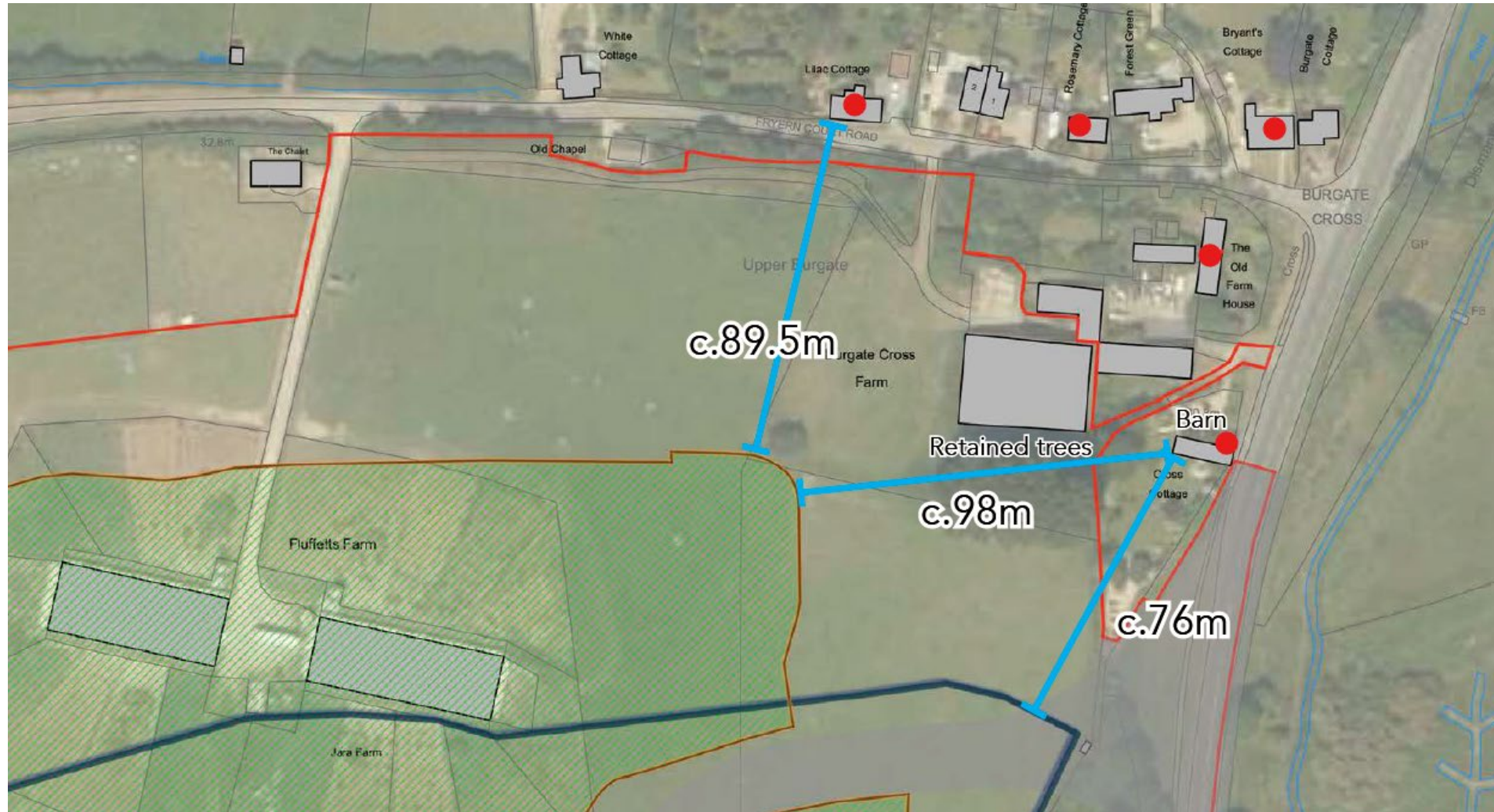


Figure 6.12: Overlay of the land use parameter plan with the local plan extract



# Development edge and Listed Buildings



20



# Site photographs: Setting of Listed Buildings



Figure 6.2: View 1 from Bryants Cottage



Figure 6.3: View 2 from Rosemary Cottage



# Site photographs: Views from Fryern Court Road to northern edge



k: View 3 from 1 and 2 New Cottages

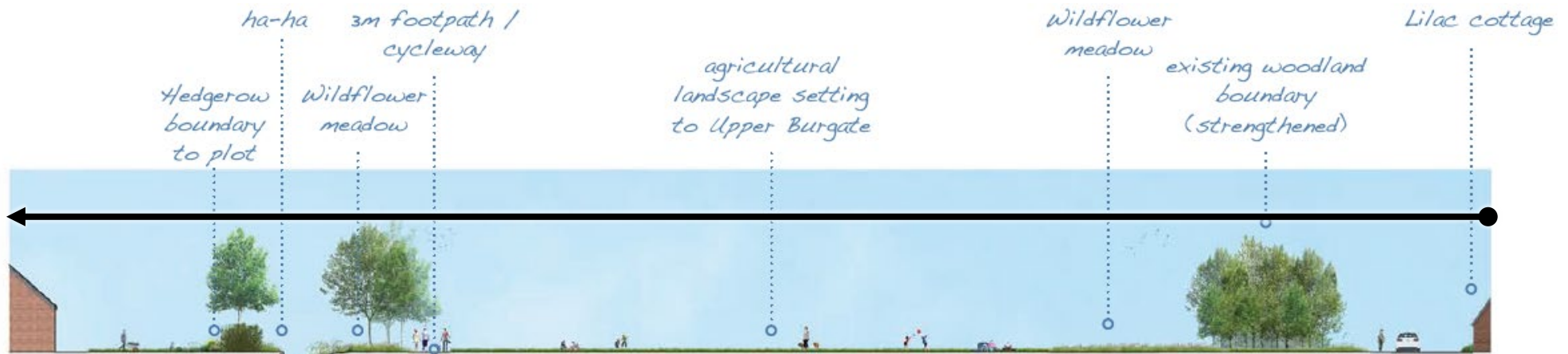
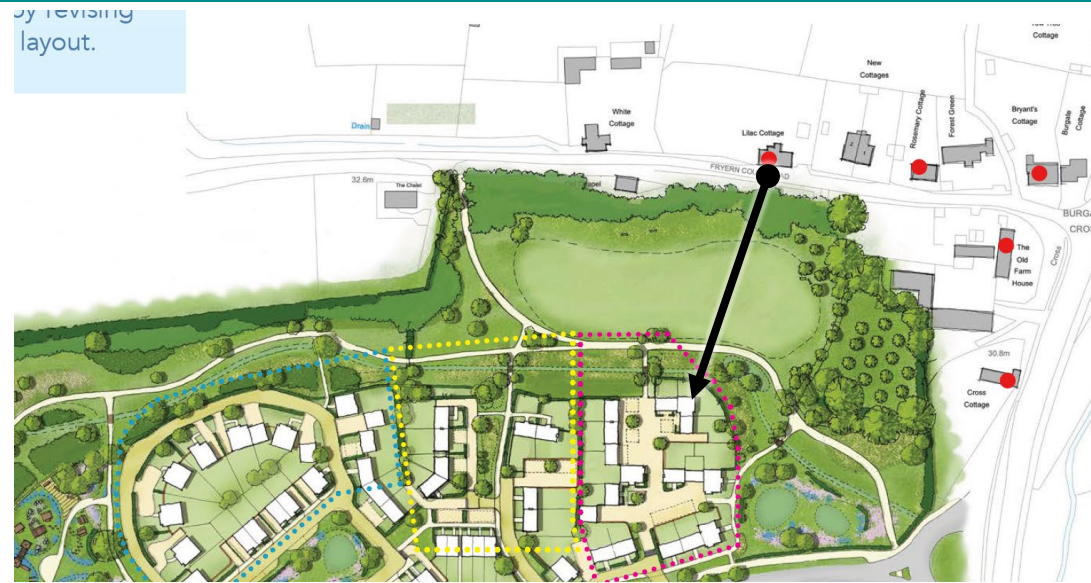
22



i: View 4 from White Cottage

# Masterplan extract and Listed Buildings

23

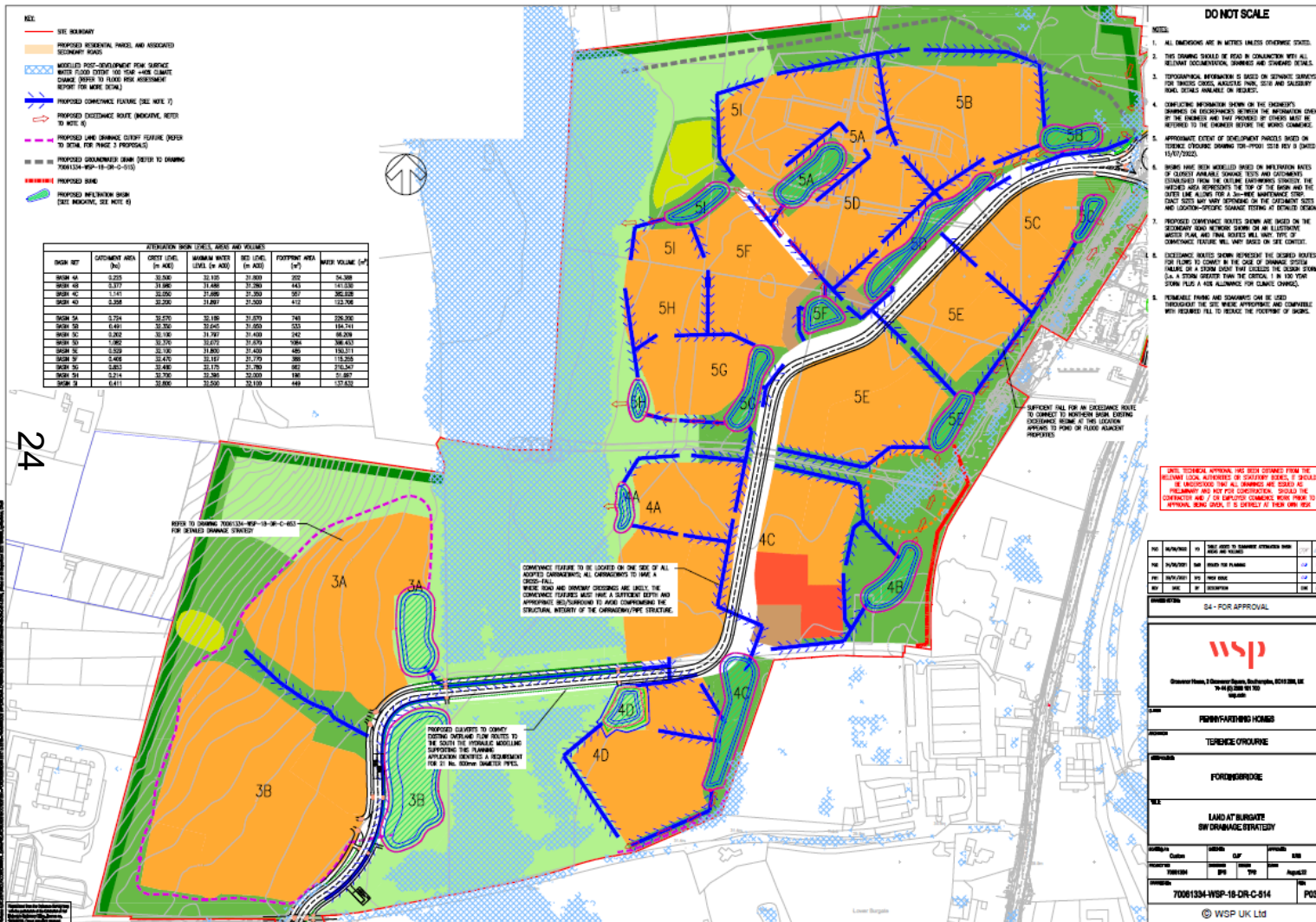


21

2a 21/11237



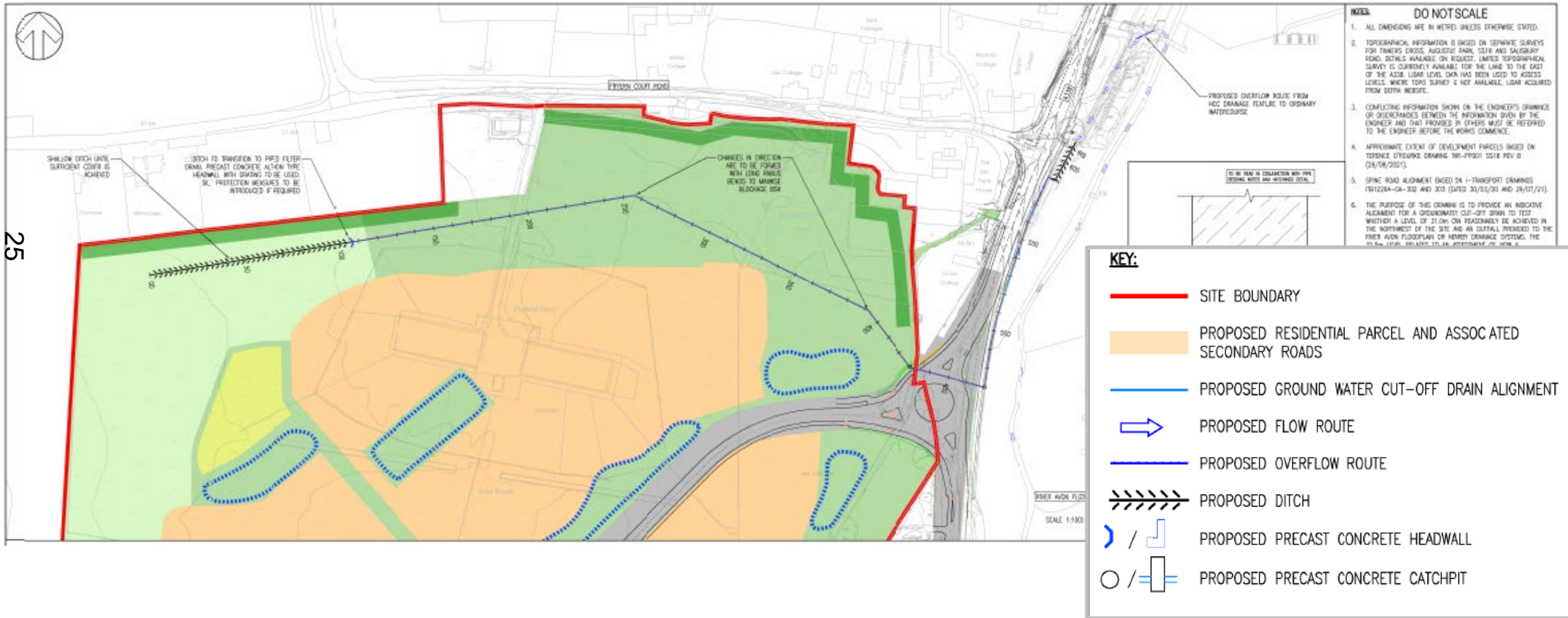
# Surface water drainage strategy



## KEY:

- SITE BOUNDARY
- PROPOSED RESIDENTIAL PARCEL AND ASSOCIATED SECONDARY ROADS
- MODELLED POST-DEVELOPMENT PEAK SURFACE WATER FLOOD EXTENT 100 YEAR +40% CLIMATE CHANGE (REFER TO FLOOD RISK ASSESSMENT REPORT FOR MORE DETAIL)
- PROPOSED CONVEYANCE FEATURE (SEE NOTE 7)
- PROPOSED EXCEEDANCE ROUTE (INDICATIVE, REFER TO NOTE 8)
- PROPOSED LAND DRAINAGE CUTOFF FEATURE (REFER TO DETAIL FOR PHASE 3 PROPOSALS)
- PROPOSED GROUNDWATER DRAIN (REFER TO DRAWING 70061334-WSP-18-DR-C-515)
- PROPOSED BUND
- PROPOSED INFILTRATION BASIN (SIZE INDICATIVE, SEE NOTE 6)

# Northern surface water interceptor drain





# Community Hub proposals



1. Shared surface square with tree planting, car parking and street furniture, could be used for community events
2. Provision for ground floor local food convenience store and potentially for further complementary retail uses, such as a cafe with residential above
3. Potential for provision of community hub and/or local office space, with residential above.
4. Residential parking to the rear of the block
5. Pedestrian and vehicle links provided to connect with the adjoining land holdings (exact position of links to be determined at the detailed design stages)
6. Multi-functional attenuation basin and potentially usable open space when dry
7. Primary street



Opportunity for community events



Spaces with the opportunity for social interaction



Mixed use centre



Electric charging spaces



High quality public realm materials and street furniture

Up to 400sqm food store  
 Up to 216sqm retail space  
 Up to 150sqm community space  
 Up to 150sqm office space  
 Community square



# Extent of first detailed phase



Landscape works to be agreed on site with the council's planning team - existing hedgerow to be restored in selected sections with additional scrub and tree planting in

- 1 Play area (LEAP) on the western edge of the PCS. Play equipment to be natural wood and surfacing to be a combination of grass mats and webbound rubber matting creating a permeable surface. The play area will have a minimum area of 400m<sup>2</sup> and offer a range of activities including swinging, sliding, climbing and rotating that are challenging and offer a range of different abilities. It will include planting and there will be level changes with earth modelling to allow for a playtable landscape. The play area will flow into the water landscape through the use of planting, logs and boulders. To be detail designed by play manufacturer.
- 2 Doorstep playable spaces (LAP) of natural grass mounds, stepping stones and logs set within landscape planting. Timber seats for parents to sit and watch their children play. To be detail designed by play manufacturer.
- 3 ANRG with wildflower grassland to create new semi-natural habitats to produce a diverse, naturalistic and attractive landscape. To be out in spring, summer and autumn as a hay meadow. A hogg path will create an outer loop whilst mown paths can be cut through the area. New woodland planting along the northern boundary of the site will enhance the existing trees and create longer term visual



# Site photographs: Southern parcel - first detailed phase















# Public open space and ANRG land – first phase

29



-  Phase 3 boundary POS and ANRG boundary
-  First residential phase boundary
-  Proposed footpath network
-  Future footpath network SS18
-  Existing footpath network FORD 1
-  Existing footpaths / bridleways
-  Proposed on-site ANRG provision
-  Proposed informal POS provision
-  Proposed LEAP / Play
-  ANRG dimensions



# Site layout - first phase (south)

30





# Site layout - first phase (north)



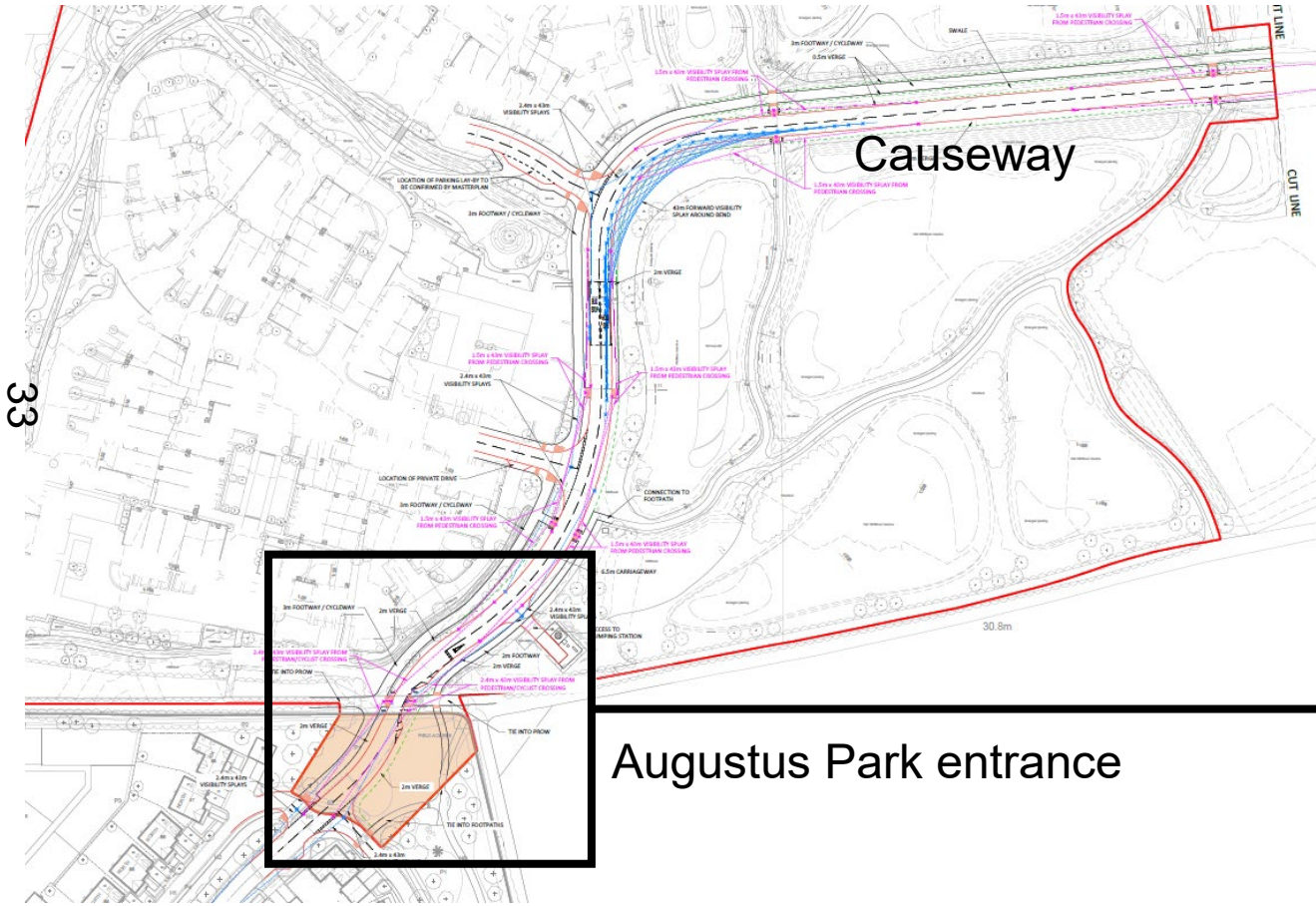


# Site photographs: Entrance from Augustus Park and Footpath crossing

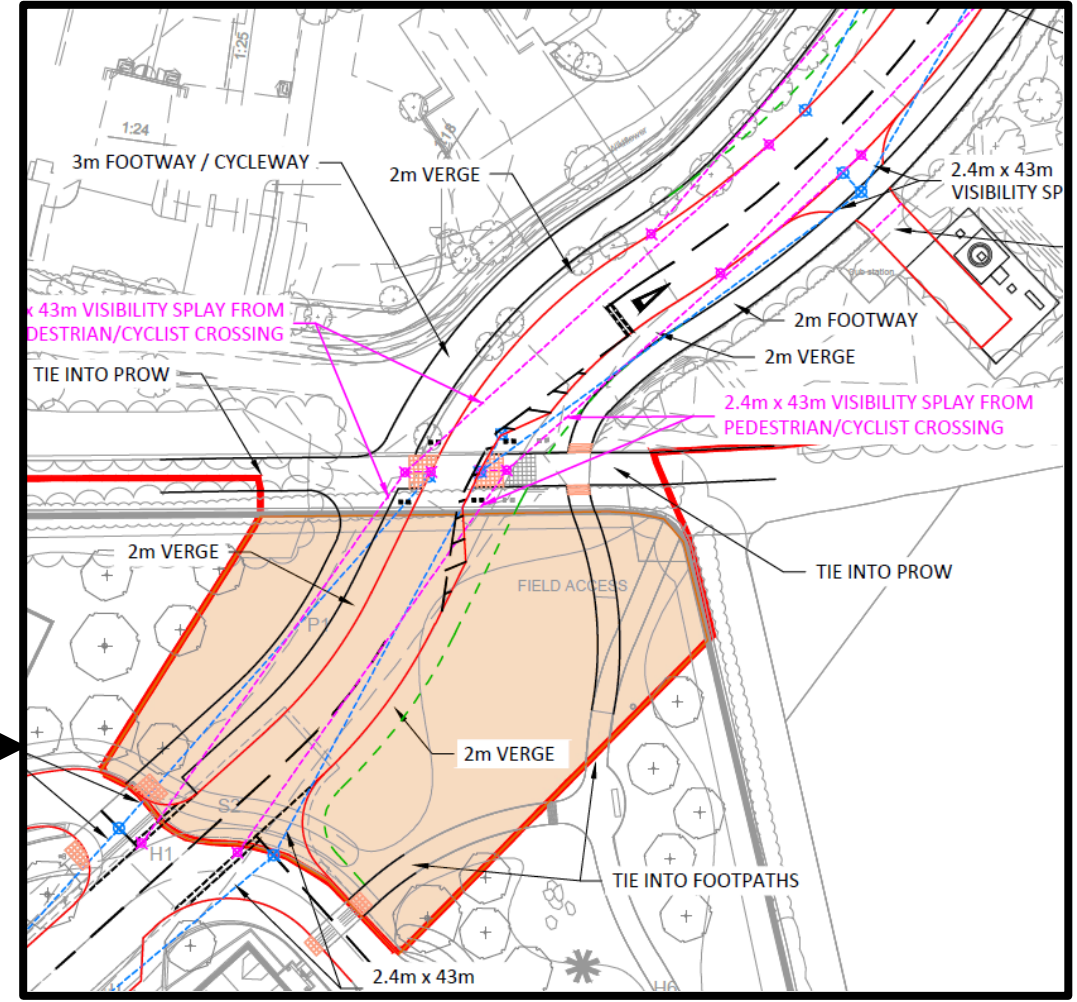




# Road details - first phase

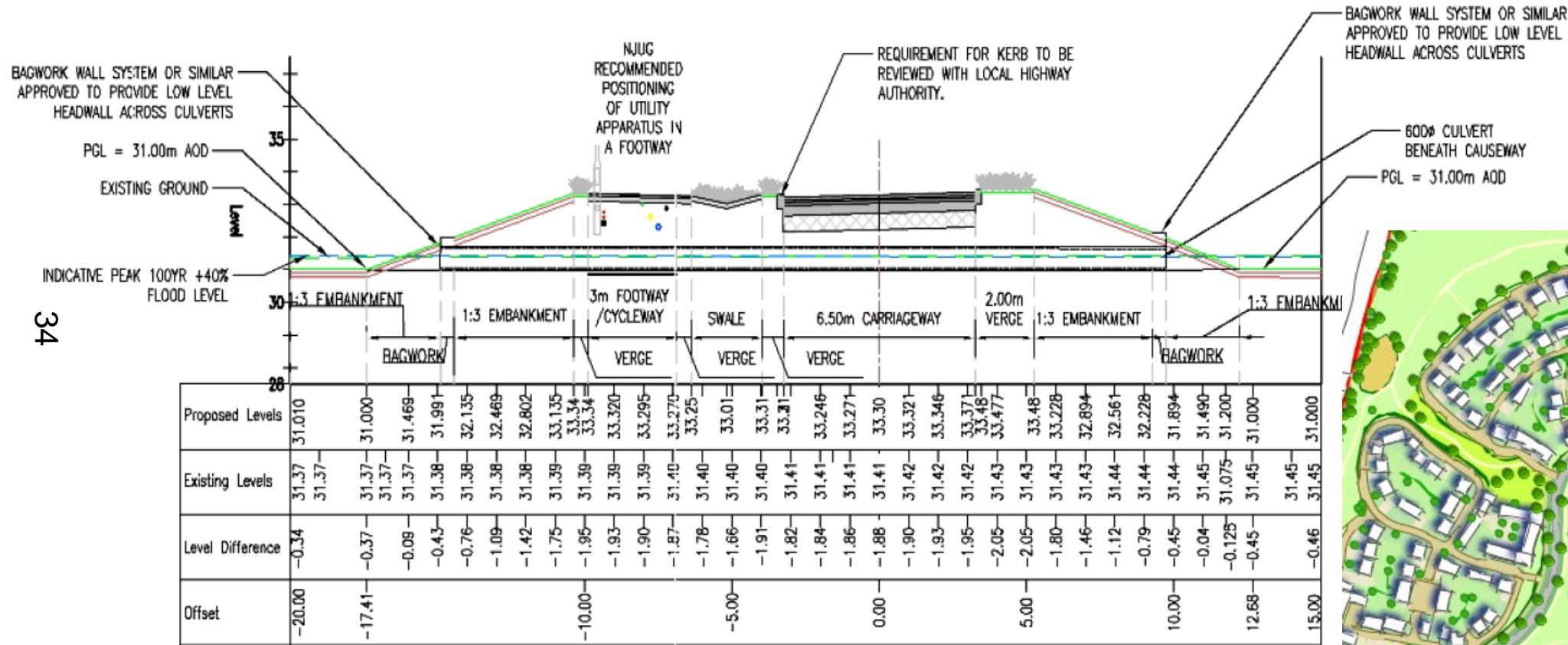


Augustus Park entrance



# Causeway road details - first phase

34



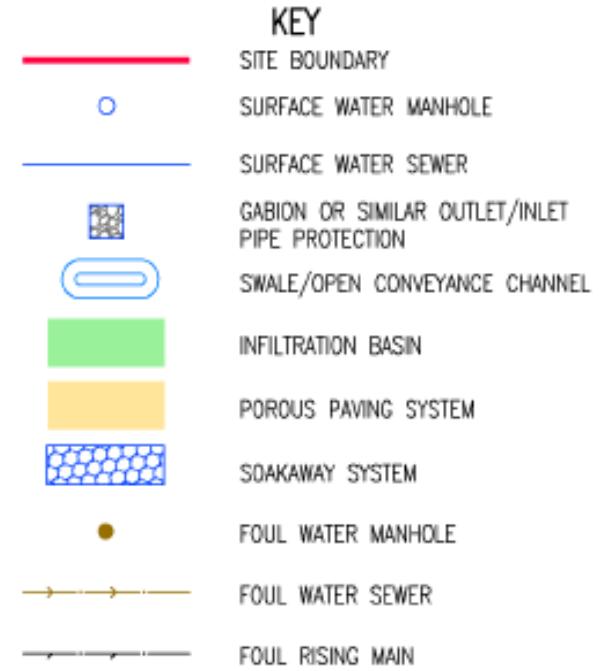
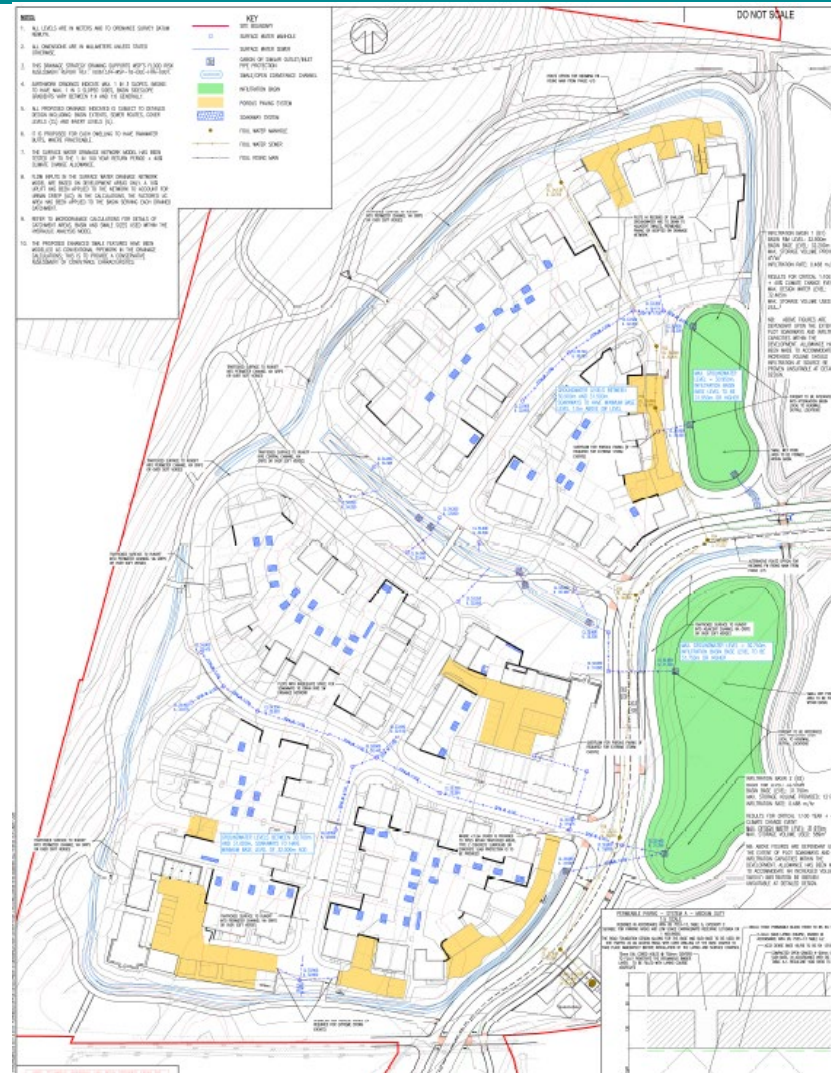
CROSS SECTION CHAINAGE 400  
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# Surface water strategy - first detailed phase

35

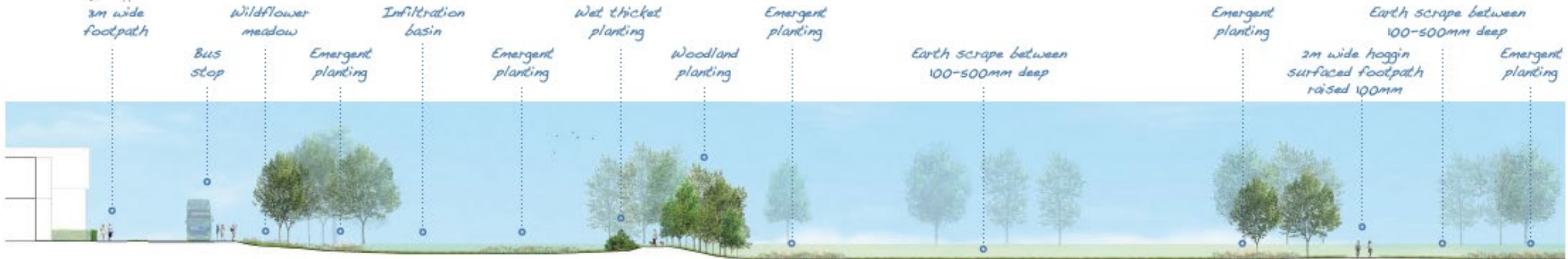
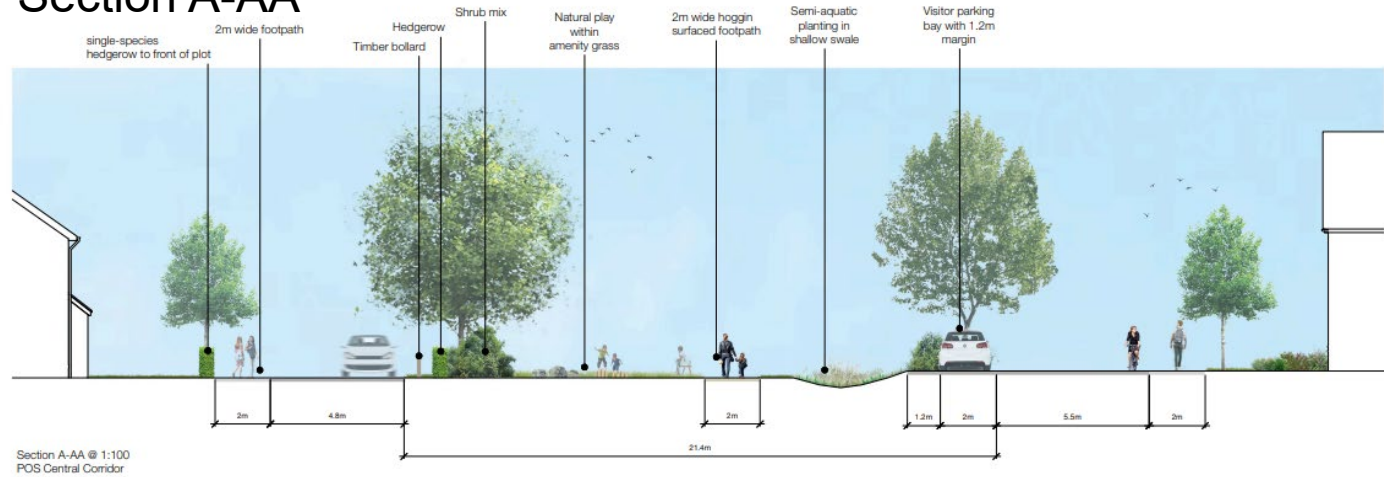


# Surface water drainage basins and swales cross sections



36

## Section A-AA



## Section B-BB



# Special house type elevations

37



# Apartment block 1 elevations

**Apartment Block 1**  
(previously Apt Blocks 1 & 2)  
Plots: 42 - 55  
14 No. apartments



4 Apartment Block 1: North Elevation  
Scale: 1:100



6 Apartment Block 1: West Elevation  
Scale: 1:100



5 Apartment Block 1: East Elevation  
Scale: 1:100



7 Apartment Block 1: South Elevation  
Scale: 1:100

38



# Apartment block 2 elevations

## Apartment Block 2

(previously Apt Block 3)  
Plots: 77 - 83  
7 No. apartments



4 Apartment Block 2: North Elevation  
Scale: 1:100

5 Apartment Block 2: East Elevation  
Scale: 1:100



6 Apartment Block 2: West Elevation  
Scale: 1:100

7 Apartment Block 2: South Elevation  
Scale: 1:100

# Typical street scene elevations 1



2 Streetscene Elevation from Northern Attenuation Basin  
Scale: 1:200



3 Streetscene Elevation from ANRG  
Scale: 1:200



4 Streetscene Elevation of northern side of green spine  
Scale: 1:200



# Typical street elevations 2



1 Streetscene Elevation from Primary Street  
Scale: 1:200

41



5 Streetscene Elevation along Western Boundary  
Scale: 1:200

# Affordable Housing details: 81 units = 20%

## Viability Appraisal

1BA	2BA	2BH	3BH	4BH	total	SS18	
36	40	90	188	50	404	Total	404
24	8	58	183	50	323	Private	
						Affordable	81 20.05%
0	0	20	0	0	20	First Homes	20 25%
0	0	0	0	0	0	SR	0
12	6	6	0	0	24	AR	29.6%
0	26	6	5	0	37	SO	45.7%
36	40	90	188	50	81		

42

Abnormals	rate/unit	404
S106	£3,514	£ 1,419,684
Education	£6,279	£ 2,536,799
Phosphates	£10,000	£ 4,040,000
site wide	£69,059	£ 27,900,000
CIL	£ 8,481.18	£ 3,426,397
Management Compay Subsidy	£ 1,980.20	£ 800,000
<b>Total</b>	<b>£99,314</b>	<b>£ 40,122,880</b>

A key factor within the appraisal is the extent of the S106 related contributions and construction abnormal costs relevant to the site at SS18 which are significant.



# Recommendation

- Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to GRANT PERMISSION subject to:
  - (i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in this report; such agreement to be completed by end of January 2024
  - (ii) the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Executive Head of Planning, Regeneration and Economy, having regard to the continuing Section 106 discussions.

43



# New Forest

DISTRICT COUNCIL



# Planning Committee

## App No 22/11064

Roseville, 11 Yew Lane  
Ashley  
New Milton  
BH25 5BA

**Schedule 2b**

# Red Line Plan

46



**Ashley**


TRAM ROAD

OAK ROAD

YEW LANE

BELMONT

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**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Claire Upton-Brown  
Executive Head of Planning,  
Regeneration and Economy  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

January 2023

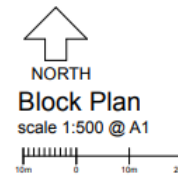
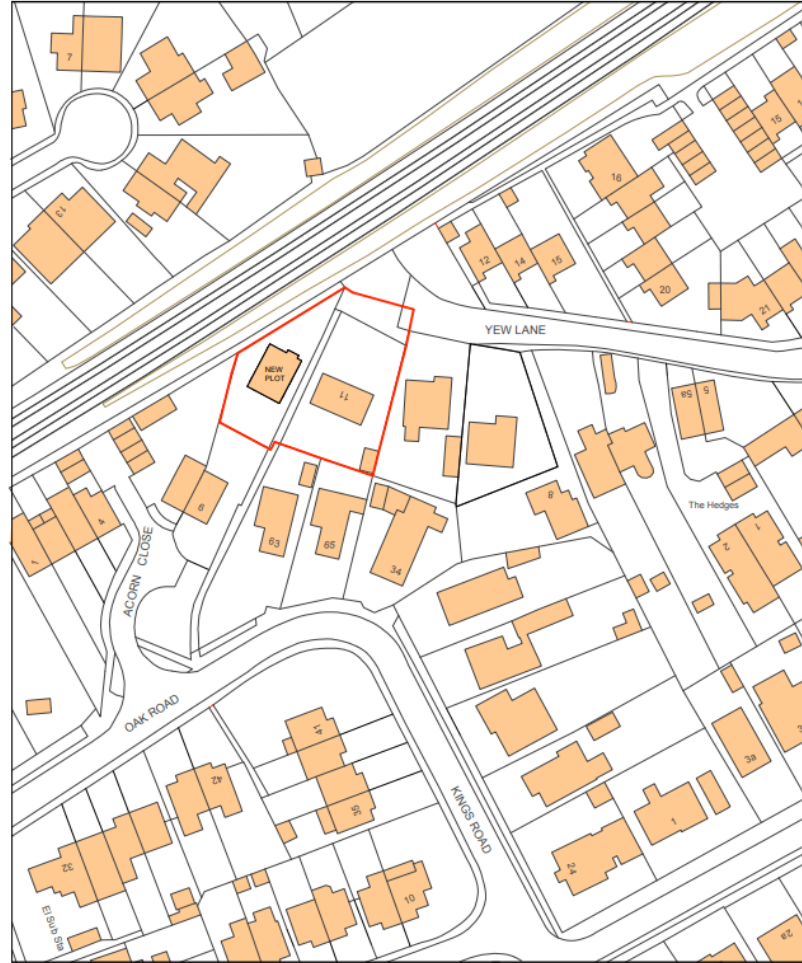
Roseville, 11 Yew Lane  
Ashley  
New Milton  
BH25 5BA  
22/11064

Scale 1:1250  
N.B. If printing this plan from  
the internet, it will not be to  
scale.



# Block Plan

47

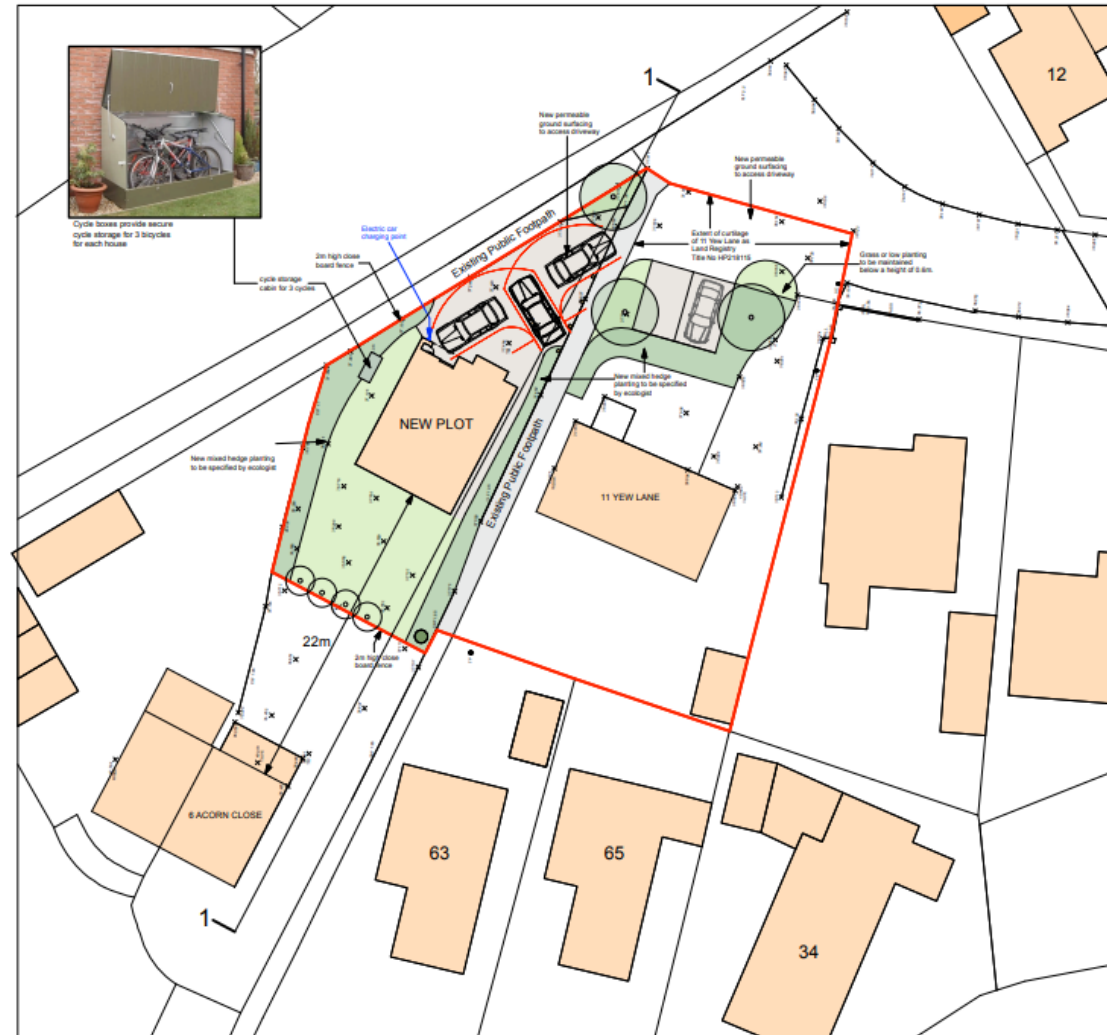




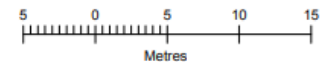


# Vehicle Turning: to leave the site in a forward facing gear

49



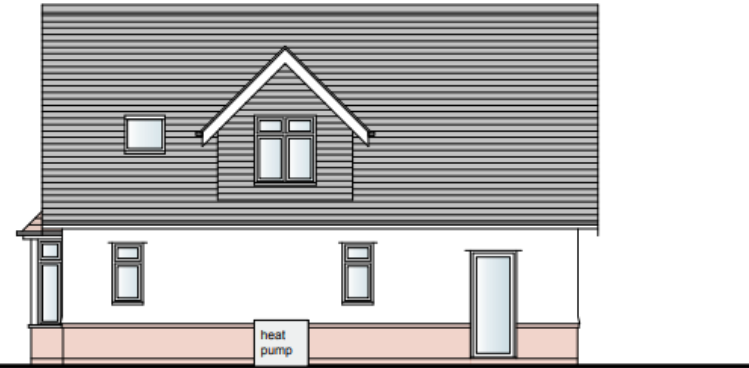
Site Plan  
scale 1:200 @ A1



# Proposed Elevations



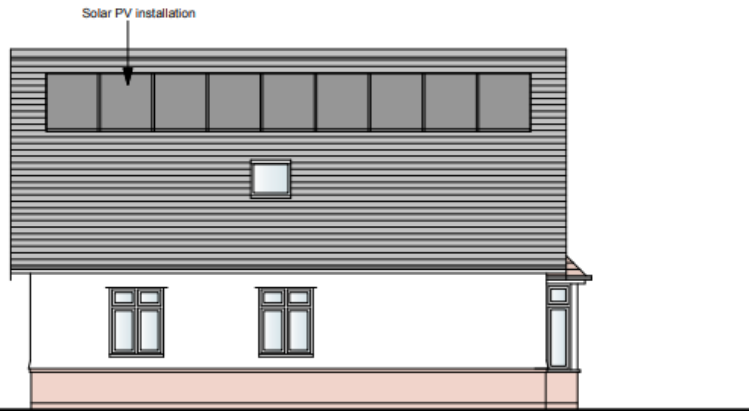
North-East Elevation



North-West Elevation



South-West Elevation



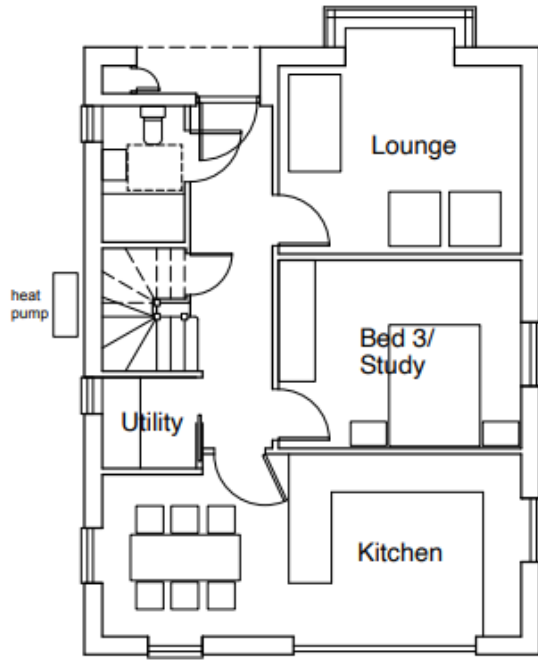
South-East Elevation

50

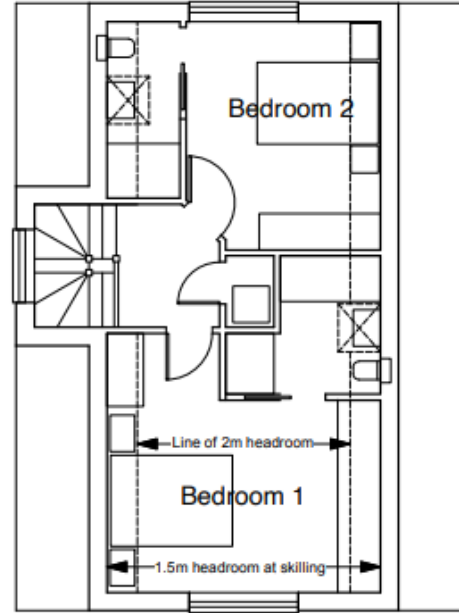


# Proposed Floor Plans

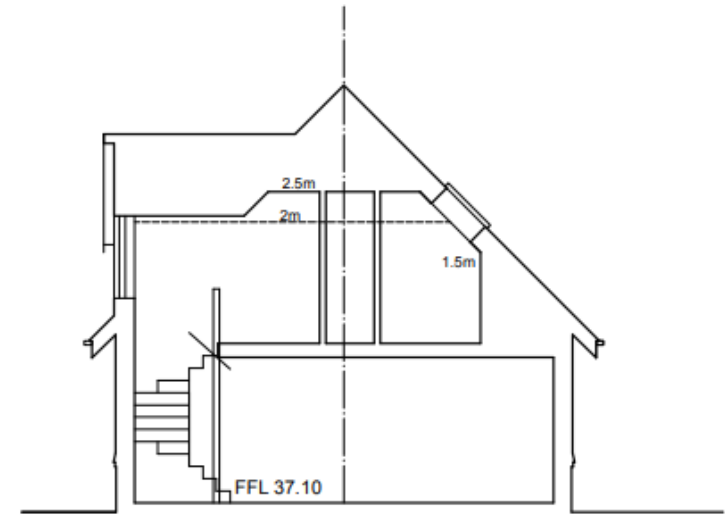
51



**Ground Floor Plan**  
64sq.m. (689sq.ft.)



**First Floor Plan**  
44.7sq.m. (481sq.ft.)



**Cross-Section**

# Site photographs: Streetscene



Streetscene looking to the east



Streetscene looking to the west



# Site photographs



View of the site



View of the site



# Site photographs: Footpaths

54



View from within PRow looking north east



View of both footpaths looking south west



# Site photographs



View into the site



View into the site



# Site photographs



View towards the boundary of the site



View into the site



# Recommendation

- Grant subject to conditions



# New Forest

DISTRICT COUNCIL



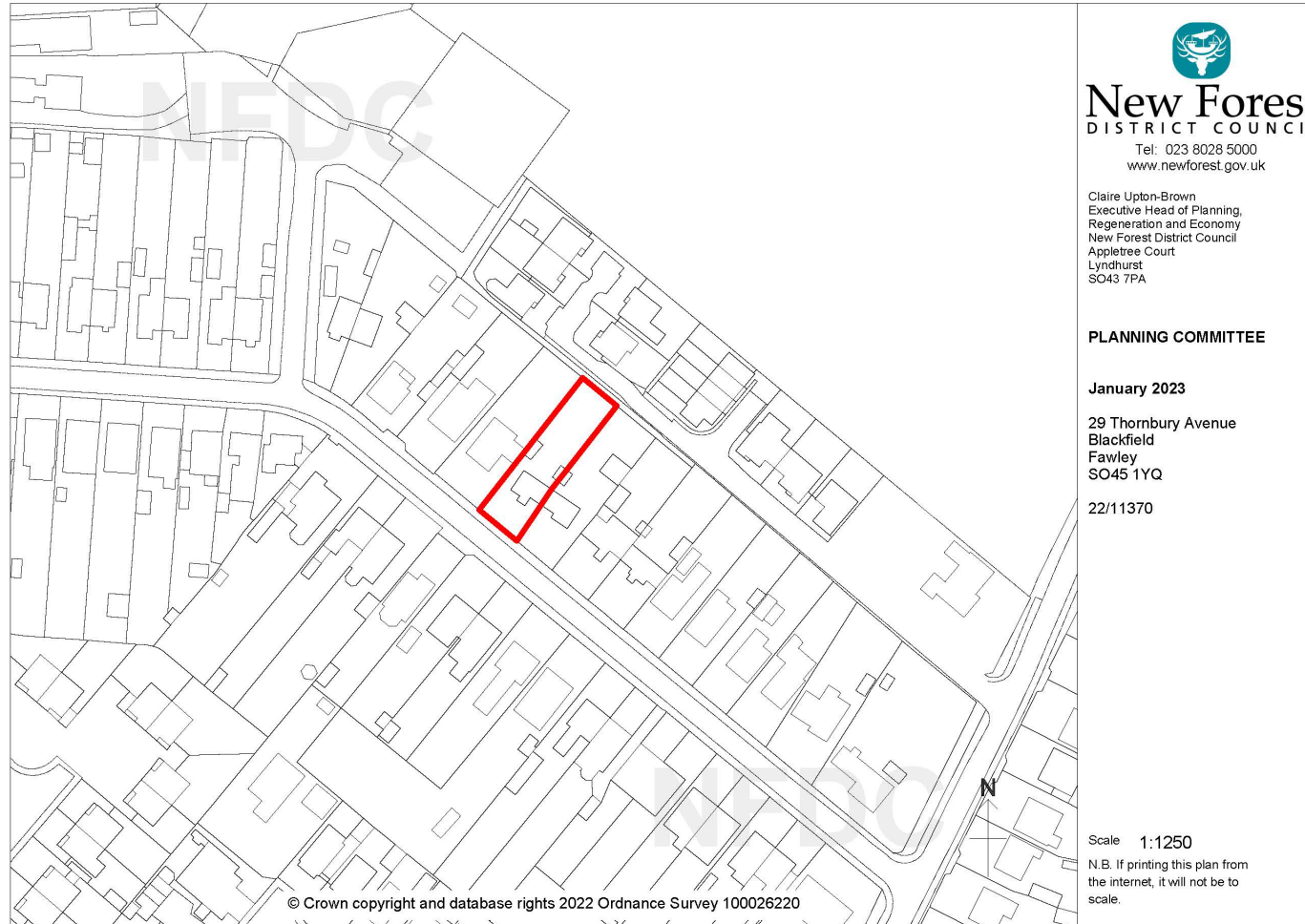
# Planning Committee

## App No 22/11370

29 Thornbury Avenue,  
Blackfield  
Fawley  
SO45 1YQ  
**Schedule 2c**

# Red Line Plan

60



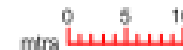


# Block Plan

61



Block Plan  
Scale 1:500



# Existing Plans

62

**Notes:**  
All dimensions and levels to be checked on site by builder prior to commencement of works.  
The user must not be held responsible for any errors or omissions.  
Client to confirm for party wall and if 1988 P required.

**Front View**  
Scale 1:100

**Side View**  
Scale 1:100

**Rear View**  
Scale 1:100

**Side View**  
Scale 1:100

**Ground Floor Plan**  
Scale 1:100

**Roof Plan**  
Scale 1:100

B		
A		
	Date	Revisions
Drawing Title		
Existing		
SITE ADDRESS		CLIENT ADDRESS
29 Thornbury Avenue Blackfield Southampton SO46 1YQ		
Scale,	as noted	PAPER SIZE A2
Date,	November 2022	Drawn by, <i>R.N.S.</i>
<b>Sanders Design Services Ltd</b>		
95 Cedar Road Hythe Southampton SO45 3PX		
www.sandersdesignservices.co.uk info@sandersdesignservices.co.uk		
023 8020 7195		
Drawing No	wht sht 1	Revision x



# Proposed plans

63

Materials - Cream/Ivory render to extension

Note:  
All dimensions and levels to be checked on site by builder prior to commencement of work.  
This plan must not be used prior to 04/11/2022. It has been approved by the Local Authority.  
Check to confirm to party wall act of 1997 if required.

Front View  
Scale 1:100

Side View  
Scale 1:100

Rear View  
Scale 1:100

Side View  
Scale 1:100

Ground Floor Plan  
Scale 1:100

Roof Plan  
Scale 1:100

Scale: 0 1 2 3 4 5 6 7 8 9 10

Date	Revisions

Drawing Title:  
Proposed

SITE ADDRESS	CLIENT ADDRESS
29 Thornbury Avenue Blackfield Southampton SO45 1YQ	

Scale: as noted PAPER SIZE A2

Date: November 2022 Drawn by: RNS

**Sanders Design Services Ltd**  
85 Cedar Road  
Hythe  
Southampton  
SO45 3PX  
www.sandersdesignservices.co.uk  
info@sandersdesignservices.co.uk  
023 8020 7195

Drawing No: wht sht 2 Revision: x

# Site photographs: Front of property



64

62

2c 22/11370



# Site photographs: Rear and side of neighbour





# Site photographs: View towards rear of number 31



66



# Recommendation

- Grant subject to conditions



# New Forest

DISTRICT COUNCIL



PLANNING COMMITTEE – 11 January 2023

## COMMITTEE UPDATES

Item 2a: LAND WEST OF BURGATE, SALISBURY STREET, FORDINGBRIDGE SP6 1LX  
(Application: 21/11237) (Pages: 5 – 77)

### 8. CONSULTEE COMMENTS

Page 16

#### NFDC Environmental Design

Further comments received 22 December 2022 which confirms general agreement subject to various details being conditioned for later approval. However, concern expressed regarding design of headwalls, inlets and outlets for drainage basins and swales should be agreed now rather than left to conditions.

#### Further comments received 9 January 2023

Further discussion with the applicant has now led to some email assurance and a further D&AS addendum, referring to the issue of SuDS design has been submitted. This is helpful and I can confirm that a landscape condition specifically referring to SuDS design would be an acceptable way forward. Overall, I am now comfortable that the design is of an adequate quality to approve, subject to conditions requiring details of external space including Streets, SuDS and Open green spaces to be agreed, implemented and subsequently managed.

#### NFDC POS officer

Further comments received 9 January 2023 requesting details to be agreed at condition stage.

### 9. REPRESENTATIONS

**Page 18** - Two further letters from residents which re-iterate the points already made in the report.

### 10. ASSESSMENT

**Page 43** - Update text as follows -

#### Surface water flooding and development proposals

2<sup>nd</sup> paragraph on page 43 last sentence should read as follows

*This new drain will be installed as part of the new road works which will be completed prior to the occupation of the 59<sup>th</sup> dwelling on the first detailed phase of the development so this benefit will be delivered early in the development programme.*

New paragraph on page 43 before Foul Water and sewerage section as follows.

*The NFDC Environmental Design Team express some concern over the detailed drainage design of the SuDS basins and drainage ditches/swales within the site. The applicants have taken this on board and have produced a further Design and Access Statement (DAS) addendum report received on 9 January 2023. This indicates a quality of design which is generally acceptable and upon which any final details as required by the conditions set out below can be based. This DAS Addendum provides sufficient guidance and assurance to ensure that best practice guidance on the design of drainage basins and swales is followed.*

**Page 43/44** - Update text as follow -

### **Foul Water and sewerage**

Last paragraph on page 43 and top of page 44 amended to reflect the latest position.

Top of page 44 text from 'Works to these sewers.....' should read as follows

*Works to these sewers would require significant traffic management. New strategic sewer network capacity improvements will serve development in the north of Fordingbridge.*

*This strategic solution would avoid the need for extensive sewer upgrade works within the town itself. WW subsequently confirmed that budget is provided for the strategic sewer in the WW AMP7 investment period from 2022/23 to 2025/26.*

2<sup>nd</sup> paragraph top of page 44 should read as follows

*WW's strategy is based on the installation of two new storage tanks and pump facilities if required to be installed at key locations to manage flows from new development and avoid a negative impact to the existing network from new development. One storage location would be at Whitsbury Road in the vicinity of the Augustus Park and SS17 access and would manage flows from SS18, Augustus Park and the Tinkers Cross site. The second storage location would be at Station Road and would manage flows from site SS16.*

### **Pages 49-51**

### **AFFORDABLE HOUSING POLICY**

Members are referred to the applicant's email dated 9 January 2023 which sets out a final affordable housing offer of 20% equivalent to 81 units overall together with the supporting justification.

### **13. RECOMMENDATION**

Amend conditions as follows with any further amendments as may be required delegated as per the recommendation.

**Condition 2** - Add/amend the following approved plans

#### **Detailed elements of first phase**

- Site layout – Unit types & Tenure DR A P012 rev D



#### Highway plans

- Salisbury Road from Site Access Roundabout to Forest View Cross Sections along Boundary (ITB12264-GA-311 rev K)
- Proposed Site Access Roundabout from Salisbury Road Cross Sections along Boundary (ITB12264-GA-323 rev H)

#### Detailed elements for first phase

- Site Layout - Unit Types & Tenure (XX-DR-A-P012 Rev D)

#### Engineering plans

- Proposed Groundwater Interceptor Drain (70061334-WSP-18-DR-C-515-P05)

#### Engineering drawings

- Site Access Road Alignment (ITB12264-GA-302 rev J)
- Land at Burgate – Phase 3 Surface Water Drainage Strategy (70061334-WSP-18-DR-C-653 Rev P04)

#### **Condition 7** – amend wording of first sentence as follows -

Prior to the commencement of any part of the development (excluding enabling works which are defined as the import of material and physical works to raise the levels in accordance with condition 8 and works to enable the implementation of development hereby approved), a detailed phasing plan etc.....

#### **Condition 9** – amend wording as follows -

Prior to the commencement of each outline phase of the development, including any elements of site clearance (excluding enabling development as defined above), the final details of the design for all new road infrastructure works and access roads (including foot & cycle paths, & pedestrian cycle crossing points) for that phase shall be submitted for approval by the local planning authority in consultation with the local highway authority. No dwellings shall be occupied on each phase until the approved details have been fully implemented in accordance with the agreed phasing plan. The submitted details shall include a new minimum width 2m wide publicly available footpath between the western boundary of the site and the public highway at Fryern Court Road adjoining land to the south of the property known as The Ingle as shown on the approved plan L009 rev D. All works shall be carried out and completed in accordance with the overall phasing plan of this permission and maintained as such thereafter.

#### **Condition 15** – delete first sentence of text as this is duplicated by Condition 10

#### **Condition 18** – amend first sentence as follows

Prior to the commencement of development for each phase (including enabling development and any site clearance as defined above), further supplementary ecological surveys etc.....

**Condition 19** – Amend condition and amalgamate with Condition 36 which can then be deleted

### **CEMP and CEcMP**

No development in a given phase shall take place (including enabling development as defined above, demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP for each phase shall be supported by an appended Construction Ecological Management Plan (CEcMP) relevant to each specific Phase of development.

The CEMP shall include details of –

- I. The name, e-mail, and direct telephone number for the site manager for that phase
- II. A programme of works including a plan detailing the extent of the phase to which the CEMP relates
- III. The type, volume, and frequency of construction traffic movements
- IV. Construction traffic routing and how will be monitored and enforced
- V. The proposed point(s) of access/egress for construction traffic
- VI. Measures to segregate construction traffic from other traffic utilising the site
- VII. The origin, amount, and nature of any imported soils
- VIII. The maximum number of staff anticipated to be working on site and the number, location, and delineation of parking spaces for site operatives and visitors
- IX. The location for the loading and unloading of plant and materials (including delivery times and swept path analysis for those vehicles)
- X. The location, security and means of storage of plant and materials used in constructing the development
- XI. Measures to control the deposition of mud onto the local road network
- XII. Measures to control the emission of dust, dirt, noise, and vibration during construction
- XIII. Measures to protect watercourses and soil from pollution
- XIV. Locations and measures to control the emissions where in situ bioremediation or soil washing takes place.
- XV. Hours and days of working on site
- XVI. A travel plan for the workforce including the promotion of car sharing
- XVII. Measures to avoid the inadvertent entrapment of wildlife during construction.



The approved details shall be implemented throughout the duration of construction in that development phase, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that biodiversity enhancement measures are delivered throughout the development; and to ensure that a key aspect of sustainability is delivered in accordance with Local Plan policies DM2 and ENV 3.

**Condition 21** – amend first sentence as follows

No development shall take place on each phase (excluding enabling development as defined above) until a Biodiversity Net Gain Monitoring and Management Plan etc.....

**Condition 23** – amend first sentence as follows

No phase of development (excluding enabling development) shall take place until a “sensitive lighting design strategy for biodiversity” in line with BCT / ILP Guidance Note 08/18 ‘Bats and artificial lighting in the UK’ for all areas to be lit in a given phase, including all road and street lighting, shall be submitted to and approved in writing by the local planning authority. The strategy shall: etc. ....

**Condition 24** – amend first sentence as follows -

Prior to the commencement of development including enabling works as defined above, etc.....

**Condition 27**

Amend first sentence as follows -

Prior to the commencement of development on the detailed phase (excluding enabling development as defined above), the following outstanding details etc.....

Amend last sentence as follows -

The development shall be carried out only in accordance with those details approved.

**Condition 29** – amend condition as follows -

Prior to the commencement of development (excluding enabling development and notwithstanding the submitted landscape drawings showing play facilities) the outstanding details of the play areas in the detailed phase of development shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- a detailed design of all play areas and its immediate landscape design including all level changes, hard and soft landscape elements, as well as detailed specifications for play equipment, furniture, signage, and any boundary features to be provided.

No occupation shall take place unless these details have been approved and then only in accordance with those details. Implementation shall be undertaken in accordance with the phasing plan to be submitted, with the exception of the main play area (LEAP) which shall be completed prior to first occupation of any residential dwelling with other doorstep play areas completed as per the phasing plan.

The maintenance of all play facilities and play areas shall be carried out in accordance with the other conditions referring to future maintenance set out above and in accordance with any clauses contained in the allied S106 Agreement.

**Condition 30** – retitle as Minerals incidental extraction

**Condition 32** – amend first sentence as follows -

Prior to the commencement of development of the detailed phase (excluding enabling development as defined above) final detailed drawings etc.....

**Condition 33** – amend first sentence as follows -

No development shall begin on the detailed phase (excluding enabling development) until a detailed surface

**Condition 34** – retitle as Detailed drainage scheme maintenance

**Condition 35** – retitle as Drainage details for outline phases

Amend first sentence as follows -

Prior to the commencement of each outline phase, a detailed surface water drainage scheme for each phase, based on the principles within the Flood Risk Assessment and supplementary drainage documentation, shall be submitted and approved

**Condition 36** – delete as duplicated 19

**Condition 39** – amend first sentence as follows -

The reserved matters which include the community hub shall be accompanied by a noise assessment, considering noise from the community hub in accordance with BS4142:2014+A1:2019. Etc.....

**Condition 40** – amend title and details of condition as follows to accord with the noise constraints assessment

**Acoustic Mitigation - reserved matters**

At reserved matters stage details shall be provided for any dwelling within 21 metres of the A338 of upgraded thermal double glazing, and details of alternative ventilation shall be provided for any dwelling with a habitable room window with full or partial line of sight to the A338.



Reason: To accord with the conclusions of the Omnia Noise Constraints Assessment (December 2020) to secure the interests of the amenity of future residents of the site

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