

WINCHESTER CITY COUNCIL
WEST OF WATERLOOVILLE JOINT PLANNING COMMITTEE

General Comments

The application is reported to the Joint Planning Committee as the site sits within the West of Waterlooville Major Development Area (WoW MDA).

A referral to Committee has been triggered under Winchester City Council's scheme of delegation and is reported to Committee due to the number of comments received contrary to the officer's recommendation.

The case is also reported to the committee at the request of Newlands Parish Council, whose comments are included as an appendix to this report.

Revisions have been made to the application following submission. To summarise, the changes are:

- Movement of building N1 to the west, away from Darnel Road
- Revised landscaping in the additional space created
- Alterations to the parameters of the building including height and elevation treatments

A full consultation period was repeated to advertise the above changes.

A separate planning application has been made on the neighbouring site by the same applicant:

21/01005/FUL - (AMENDED PLANS RECEIVED) South Plot - Erection of 3no. buildings (comprising: building S1 comprising up to 2no. units and 710 sqm GIA; building S2 comprising up to 6no. units and 930 sqm GIA; and building S3 comprising up to 4no. units and 884 sqm GIA (including mezzanines)) for flexible Class E(d)(e)(g), B2 and / or B8 uses plus associated access, parking, servicing and landscaping.

The above application is due for determination at the same Committee meeting.

Proposal

The application has been submitted in outline form. The recommendation is to approve the principle of constructing two employment buildings on the site, alongside the access to the units from the highway network.

This recommendation also secures:

- The location of buildings on the site, including the maximum amount of land they could occupy
- The maximum scale of the buildings including height
- Design features to reduce the impact of the scale of the building
- The location of parking facilities
- The location of landscaping features.

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All other matters such as design and appearance will be applied for in a separate reserved matters application in the future.

The proposal is to construct two buildings on this site for employment purposes.

Building N1 is the larger of the two and extends from the northern boundary of the site toward the existing vehicular access point.

The building has a maximum height of 11m (at the ridge point of the roof) and is located parallel to Darnel Road for a distance of 75m. The side elevation wall of the building has a maximum height of 10.5m and this varies across the width of the building, dropping to 9.2m for the central part on the Darnel Road elevation. A separation distance of 8m – 12m remains between the building and the Darnel Road pavement and the distance between the residential properties the opposite side of the road varies from 28m to 33m. The building would be 96m from the care home facility to the north, separated by an undeveloped site which does not form part of this application.

Building N2 sits to the south of the access. The building would sit on the corner of the site where Darnel Road turns at a right angle toward the Household Waste Recycling Centre (HWRC). The building has a maximum height of 9.5m and has a square footprint of 30m by 24m.

The buildings are proposed to be a E (g) (Office), B2 (General Industrial) and/or B8 (Storage) use.

The applicant has applied for a flexible use allowing any of the above uses on the site. Further information will be provided in the following reserved matters application.

Relevant Planning History

- 05/00500/OUT - Development of land for residential (450 units); live/work (24 units); employment (7.1 ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food and drink, financial/professional and health; open space/recreational purposes and the construction of two accesses from Hambledon Road (OUTLINE)
Approved 04.01.2008
- 11/03014/REM - Reserved matters application under Outline planning 05/00500/OUT condition 7 (i) (a) (b) (c) with relevant part clearance of outline planning conditions 6, 21, 22 and 24; third and fourth phases of residential development- 219 no. dwellings; 178 no. houses and 41 no. apartments and 17 no. live/work units
Approved 28.06.2021

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Consultations

Service Lead – Environmental Services (Drainage)

- County Council to lead on surface water response.
- Impact on foul system dependent on end user. Southern Water to advise

Service Lead – Built Environment (Urban Design)

Original Plans:

- Application should still comply with masterplan and design code although it is out of date.
- There are concerns in regards to height, scale and massing of unit N1. Building is too bulky and would have a visual impact on the street scene.
- The elevation facing Darnel Road needs to be better articulated and the height and massing of N1 requires alteration.
- An alternative approach for a continuous building is break the ridge line and introduce setbacks to reduce its bulkiness.
- Rear elevation of N1 should include more architectural features.
- The proposal should create a pedestrian friendly experience and encourage movement between the residential and recreational area.

Revised Plans:

- It has been clarified how much the building design of N1 is constrained by its operational requirements.
- It is acknowledged that the building will be seen from close and distant views however all efforts were made to reduce its bulkiness and better integrate it within its surrounding context.
- The proposal has evolved to address the concerns raised and is now more acceptable in terms of scale and mass.
- It is important to prevent an excessive amount of different materials being used and this should be noted for future reserved matter applications.

Service Lead – Community (Landscape)

Original Plans

- No objections to scheme however the elevations are too light coloured for the context.

Revised Plans

- Buildings have been lowered in height and moved further into the plot to allow space for soft landscaping, tree planting and biodiversity enhancements.
- There is a clearer pedestrian route through the site toward Newlands Walk. No objection raised.
- Conditions on further details requested.

Service Lead – Community (Ecology)

- Conclusions of the completed surveys agreed with.
- Biodiversity Net Gain and Enhancement Plans required.

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Service Lead – Public Protection (Environmental Health)

- Assessments have been reviewed alongside the positioning of the buildings within the site and the proposal will have a negligible impact on nearby residential dwellings.
- No objection subject to conditions on hours of operation, assessments of mechanical ventilation, preventing outside works and external lighting.

Hampshire County Council (Lead Local Flood Authority)

- Surface water will be managed through attenuation storage crates and attenuation basins. Water will also be discharged into the existing network adopted by Southern Water.
- There is an error in the discharge rate in the assessments which should be corrected.
- The application has addressed concerns regarding surface water and local flood risk and no objection is raised subject to the inclusion of conditions.

Hampshire County Council (Highway Authority)

- Access visibility splays are acceptable.
- Darnel Road/Hambledon Road junction is able to accommodate additional traffic
- Additional information required under the TRO process regarding the use of Darnel Road to access the site. This should be secured alongside the Travel Plan.

Havant Borough Council

Original Plans:

- Impact of development and compliance with policy is a matter for Winchester City Council and therefore no objection is raised.

Revised Plans:

- Impact of development and compliance with policy is a matter for Winchester City Council and therefore no objection is raised.

Southern Water

- Southern Water can facilitate foul and surface water sewerage disposal to service the development. A formal application is required.
- Guidance provided on SuDS and requirements of conditions.

Representations:

Publicity Period 1 (28th April 2021 – 20th May 2021)

Newlands Parish Council:

- Approval of residential development means more surrounding properties than originally planned.
- Results in obstruction of view
- Ecology report is outdated
- Working and access hours would impact surrounding residents
- Drainage system may not be able to support development

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- Traffic for units will pass through residential areas
- Full response provided as Appendix A.

12 letters from 12 addresses received objecting to the application for the following reasons:

- Industrial units should not be in the middle of a residential estate
- Proxima Park and other industrial buildings are sat empty – development not justified
- Noise and impact of development
- Impact on wildlife including deer and frogs
- Impact on light to properties opposite buildings
- Buildings are too dominant and overbearing
- Impact of lorries driving through estate
- Increase of noise and light pollution, including from security lighting of car park
- Overlooking from windows opposite
- Impact on Newlands Walk and supported habitats/species
- Existing drainage is unable to cope with demand
- Current open space is a visual benefit to the community
- Additional air pollution from HGV vehicles
- 11m height is too excessive
- Dangerous without double yellow lines in place
- Windows on Darnel Road elevation will look into bedroom windows.

Reasons aside not material to planning and therefore not addressed in this report

- Impact on property values
- Previous advise provided by third party on the status of the land.

Publicity Period 2 (4th August 2021 – 25th August 2021)

Newlands Parish Council:

- Object on same grounds as previous comment
- Changes made to application are minor and it is essentially the same.
- Additional concern raised on health and safety grounds regarding the HGV movements and impact on crossing the road
- Full response provided as Appendix B.

10 comments from 10 addresses received objecting to the application for the following reasons:

- Site too close to residential housing
- Noise from vehicles will impact residents
- Ecological surveys not up to date
- Safety hazard to those walking in the area including to and from Berewood school
- Previous objections to first publicity period still stand.
- N1 often has sitting water which has attracted wildlife
- Applicant has not provided a business case

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- Submitted highways impact and other assessments are not realistic due to unknown tenants and uses
- Concern over children crossing this area to get to Newlands walk
- Continued impact on residential care home
- Money should be invested in other parts of Waterlooville instead
- Statement from Parliament Sub-Committee states industrial should not be constructed within residential areas
- Area would be better used as a community centre

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 – Development Strategy and Principles
- SH2 – Strategic Housing Allocation – West of Waterlooville
- MTRA1 – Development Strategy Market Towns and Rural Area
- CP8 – Economic Growth and Diversification
- CP9 – Retention of Employment Land and Premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – The Effective Use of Land
- CP15 – Green Infrastructure
- CP16 – Biodiversity
- CP18 – Settlement Gaps
- CP20 – Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM1 – Location of New Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM23 – Rural Character
- DM34 - Signage

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2021

National Design Guide

Supplementary Planning Guidance

High Quality Places Supplementary Planning Guidance

Parking Standards

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Planning Considerations

Principle of development

Paragraph 47 of the NPPF requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal is inside the settlement boundary of Waterlooville and the principle of development is acceptable providing it complies with the relevant policies.

Policy DS1 of the Local Plan Part 1 (LPP1) supports economic growth across the district and notes that the South Hampshire Urban Areas (which the site is situated within) will contribute toward strategies to improve economic performance by providing growth and physical infrastructure.

Policy SH1 of the LPP1 continues to allocate a new community at Waterlooville to include employment provision and policy SH2 allocates 23hectares of employment land across the new community for this purpose, including the provision of mixed housing/commercial areas.

The use of the land for employment purposes is therefore acceptable and supported in principle.

The original outline application for this part of the WoW MDA included a masterplan which reserved this part of the site for employment uses. This area starts at the application site and extends south to meet the HWRC (including the site subject to associated application 21/01005/FUL).

The outline application and its associated design code and masterplan have now expired. However, the consent and associated documents are relevant and important considerations in terms of the plan for the area and what it is trying to achieve in terms of uses, landscaping, access, relationships with surrounding development and open spaces to the west.

The principle of employment development on this site is therefore acceptable.

Design/layout

The access to the site is fixed as it has already been constructed as part of the strategic road network.

Upon entering the site from this location, a landscaped area including a path connecting into Newlands Walk sits immediately to the north. A car park for 30 vehicles sits between this landscaped area and the larger of the buildings (N1) which extends to the boundary of the site. The building runs at an angle to the road to allow for maximised space for landscaping.

The service yard and further parking provision is provided on the western boundary with Newlands Walk. The positioning of the service yard is in response to a constraint of the

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site involving the overhead power lines which traverse Newlands Walk, which prevent the building being pushed any further into the site. Revisions made during the course of the application have satisfied the network operator.

To the far north of the building there is a further landscaped area which borders the undeveloped site to the north which is outside of the ownership of the applicant.

In terms of design, the specific details have not been submitted as the application is in outline form. Design will form a reserved matter which will be considered under a separate future application.

The outline consent does provide opportunity to control the maximum parameters of the building. To ensure that design features are also used in the future to minimise the impact of the size of the building, the Planning Authority have worked with the applicant to secure the inclusion of set-backs and variable height as part of the outline parameters.

This is a design feature used on surrounding buildings of height including Wellington Vale Care facility and Berkshire / Dorset House. Condition 06 ensures that any future design includes design features to assist with the scale of the building.

A future reserved matters application can also ensure that active frontages and appropriate materials are used in the interests of the surrounding design of the area.

To the south of the access point lies building N2. This sits in the south-eastern corner of the site and is bordered to the south by the Darnel Road and to the west by its parking facilities. This is the most appropriate location for this building given the fixed access point.

In design terms, again the scale of the building has been secured at a maximum of 9.5m which is an acceptable height for a building in this area. As with building N1, condition 06 also secures design features to activate this building and materials can be applied for at the reserved matter stage.

The layout of the site in general is acceptable and makes best use of the land taking account of the fixed constraints in the form of the access and overhead pylons. The layout has been revised during the course of the application to provide an enhanced landscaping scheme in the interests of the area and surrounding residential amenity.

Whilst at outline stage, this recommendation provides the opportunity to secure acceptable design features to reduce the impact of the buildings and the maximum parameters of development on the site are secured.

The proposal therefore complies with policies DM15 and DM16 of the LPP2.

Impact on character of area and neighbouring property

The character of the surrounding area is varied. Travelling on Darnel Road (from the Hambledon Road direction), a user is aware of the large residential estate to the left hand side of the road. The right hand side however is formed of a combination of open spaces (formed by Newlands Walk), tall and larger buildings (Wellington Vale), empty sites awaiting development and eventually the HWRC. When travelling from the Houghton Avenue direction a user has passed through the Proxima Park employment area, entered into a residential estate and is then met with sites awaiting development en-route to the HWRC.

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It is evident there is a mixture of land uses in the area and a theme of non-residential uses on the western edge of the settlement.

The introduction of a non-residential structure is therefore not harmful to the character of the area and fits with the expectations of the site.

The original masterplan for this area shows employment buildings on the site with residential properties to the opposite side of Darnel Road. The relationship between building types was therefore expected and approved at masterplan level. It is however important to highlight that the amendments made to the application during the course of the application were in the interests of the relationship between the buildings and their surrounding environment and the proposal is an acceptable addition to this part of the WoW MDA.

The proposal therefore complies with policies DM15 and DM16 of the LPP2.

There are a number of surrounding residential properties which are in close proximity to the application site including:

- Apartments within Dorset House
- 4 – 8 Darnel Road
- Apartments within Berkshire House
- Apartments within Norfolk House
- 1 – 8 Moorit Place.

The site is also visible from other surrounding properties not listed above.

Sufficient distance remains between the buildings and the surrounding properties to prevent adverse harm in form of overshadowing, whilst parts of the Darnel Road may be shaded later in the day, a 25° assessment concludes this would not reach the opposite dwellings and in any case peak sunlight is not interrupted due to the orientation. The distance also prevents an adverse overlooking impact and the positioning of windows will be assessed as reserved matters stage.

Regarding an overbearing impact, it is acknowledged that the construction of the site will result in a clear visible alteration to the outlook of these properties. This is particularly the case when considering building N1 which extends for a greater distance and at a greater height along this roadway.

The distance of the building from surrounding properties varies along its length, with a gap of 26m between the north-east corner of N1 and Dorset House, 28m between the centre of the building and 6 Darnel Road and 31m between the south east corner and Berkshire House.

Amendments to the scheme have also introduced the design features which activate this elevation and prevent a harsh appearance. The recommendation secures a maximum parapet height of 10.5m which reduces to 9.2m in the central section of the building. For reference, the height of Berkshire House opposite the site varies between 11m and 13.5m and the height of 4 – 8 Darnel Road is 10m (ridge height).

In addition, the movement of the building provides further space for meaningful landscape which softens the appearance of the building further.

Therefore, whilst it is acknowledged this will entirely alter the outlook of occupants in surrounding properties, an adverse overbearing impact is not found.

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Wellington Vale Care Facility is located ~90m to the north at the closest distance, with an intervening undeveloped site outside of the control of the applicant. Due to the separating distance, an adverse impact from an overshadowing, overlooking or overbearing nature is not found on the residents of Wellington Vale.

Regarding general impacts, a noise assessment has been completed which has considered the increase in noise levels from associated traffic movements including deliveries within the service yards. The assessment indicates a low impact at all surrounding receptors and this has also been assessed by the Council's Environmental Health specialists.

The plant used within the buildings themselves will vary depending on the occupant and condition 17 is therefore included to obtain further noise assessments prior to the installation of any equipment. This allows the LPA to ensure the development continues to have a low impact on surrounding residential properties.

A number of other conditions are also included in the interests of protecting residential amenity including hours of operation, excluding outside working and details of external lighting.

The proposal therefore complies with policies DM17 and DM20 of the LPP2.

Landscape/Trees

Within the site itself and as previously mentioned, the plans have been amended to allow for further landscaping. The on-going maintenance and protection of this landscape is secured by conditions 06 and 14.

The landscaping of this site, particularly in the long-term, assists in softening the size of the site and building and introduces natural vegetation to the area, creating a natural buffer between the public realm and employment site.

For wider landscape views, a key consideration is the view of the site from the Newlands Walk area. Users of Newlands Walk looking back toward the WoW MDA are aware this is the edge of the Waterlooville settlement with nature and countryside beyond. This is also an area protected as a settlement gap between Waterlooville and Denmead under policy CP18 of the LPP1.

Persons viewing the site from a distance will clearly see large industrial units, particularly building N1. However, industrial buildings have been planned for this area since the masterplan stage of the wider development and notwithstanding the residential development which has already taken place, there remains a theme of large buildings or structures being located on the boundary of the development area, starting at Wellington Vale and ending with the HWRC. Industrial units and their associated scale will therefore not be out of place in this location and materials can be controlled at the reserved matters stage to ensure the most appropriate treatments are used. The proposal therefore complies with policy CP20 of the LPP1 and DM15 and DM16 of the LPP2.

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The development does not enter the settlement gap but is viewed from within. As assessed above, the development of the site does not harm the appreciation of the wider area and there is therefore no adverse harm on the aims of the settlement gap and the proposal is in compliance with policy CP18 of the LPP1.

An arboricultural assessment has been submitted which has surveyed the trees on the site as category C. The trees are due for removal.

The trees do not contribute to the wider character of the area and their removal is acceptable. The landscaping scheme results in the addition of more trees than those being removed and the proposal complies with policy DM24 of the LPP2.

Highways/Parking

The site is to use an existing access from Darnel Road. This access was constructed as part of the wider MDA road network development to prepare for development of this site in accordance with the outline masterplan.

The access is to be widened as part of the application and feeds onto the internal road to provide access to buildings N1 and N2. The revised access is able to accommodate commercial vehicles and provides a safe access to and from the application site with sufficient visibility splays in place. The widening of the access is secured by condition 19 and condition 14 also ensures that the landscaping surrounding the access is kept to a suitable height. It has been demonstrated that two HGVs are able to pass within the internal arrangement of the site.

However, as a commercial development which introduces larger vehicles onto the local highway network it is important to ensure that surrounding routes are able to accommodate the additional traffic which may be in the form of LGV and HGV. The applicant has been working with Hampshire County Council as Highways Authority in this regard. The application offers the benefit of securing the most appropriate routing for vehicles. Houghton Avenue was initially the preferred route as this is used currently by HWRC vehicles and also Proxima Park (although vehicles for Proxima Park have no need to travel as far as the application site). In investigating this route it was found there were certain points where a HGV and car could not pass safely. As a result, Darnel Road (entering from Hambledon Road) is the preferred route.

The Junction Capacity Assessment has confirmed that the Hambledon Road junction is able to accommodate the additional traffic associated with the development.

The use of this route would be subject to the implementation of a Traffic Regulation Order which restricts parking on certain points of the road.

At time of writing the applicant is investigating whether the restrictions should be included as part of the adoption of the highway. However, the applicant has accepted to undertake a TRO if this is not the case.

The recommendation is therefore to approve the application on the condition that the applicant successfully obtains a Traffic Regulation Order to implement the restrictions and does not occupy the units until the restrictions are in place.

A TRO is a separate legislative process to planning and will be considered by Winchester City Council as agent for the Highways Authority. The TRO will undergo its
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own separate consultation and decision process. If the TRO is granted, works can proceed and if the TRO is not granted works cannot commence on the site.

This process is secured by the section 106 legal agreement attached to the consent and the Highways Authority have offered reasons for refusal if the legal agreement process fails.

The cumulative impact of the development with traffic associated with the HWRC has also been considered. The report has used a baseline of peak use of the HWRC in summer months and has concluded that due to the variation in the use of the application site from a highway perspective, the two sites will not be in conflict with one another and the wider road network is not adversely harmed.

In addition, this application has been assessed on the assumption that the neighbouring site also under consideration (Newlands Business Park South – 21/01005/FUL) is in operation. Both sites have been assessed as a whole to ensure there is no wider conflict with the HWRC or surrounding road network.

The revised Travel Plan is acceptable and this is secured by the s106 agreement.

Car parking for the buildings is provided on-site and must not spill onto the highway or residential areas.

This application is submitted in outline and it is therefore not possible at this stage to determine the exact amount of parking required which is based on gross internal floor space.

The outline does provide the maximum amount of floor space proposed and a worst case scenario can therefore be presumed. Using this approach, building N1 would require 78 parking spaces and building N2 would require 18. Currently, the site plan demonstrates that 79 spaces are provided in total which is 82% of the required amount.

However, it is not yet known who the end users of the buildings will be and this impacts the requirement for the amount of parking. For example, if both buildings are within a B8 storage use this results in a less intensive requirement for parking as less staff are required for this use. However if both are within intensive industrial or office uses the requirement for parking is much higher as this involves individual staff journeys. This matter is therefore secured by condition 06 which requests this detail at Reserved Matter stage. This allows an assessment to take place on an individual building basis precise to its end use and also secures the relevant Travel Plans which are in place. The sites do provide a large amount of cycle storage and this encourages alternative modes of transport for those who work in the local area.

Therefore, through the additional security provided by the future Reserved Matters application, conditions and the section 106 legal agreement, the proposal does not have an adverse impact on surrounding highway safety and the proposal is in compliance with policy DM18 of the LPP2.

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Other Matters

Ecology

An ecological appraisal of the current status of the site has been completed. For reptiles, a number of surveys were undertaken between September and October 2019 and low numbers of common lizard were found although there is evidence of breeding on the site. Grass snake was also reported in the field to the north and it is therefore likely they also use the site. The report is time limited and condition 23 is therefore included to ensure that if development of the site starts after September 2022, revised surveys are submitted to the Local Planning Authority. Reptile habitat enhancement and mitigation is requested by the Biodiversity Mitigation and Enhancement Plan requested by condition 06 and the recommendations concerning reptiles are secured by condition 23.

For bats, the site has a low to moderate habitat suitability and the report makes a number of recommendations which are to be complied with as per condition 23. Condition 16 also restricts the lighting on the site and requests a bespoke assessment to ensure the 'dark corridors' are complied with.

Biodiversity Net Gain (BNG) is an important consideration and beyond the enhancements secured by this consent a BNG assessment was also requested. This is in light of the Environment Bill being processed through Parliament and following best industry practise.

The Net Gain Calculator demonstrates a 73% loss of biodiversity on the site and this therefore requires mitigation.

It is acknowledged that the original outline applications have already mitigated development of the land as a whole and this resulted in the creation of the neighbouring Newlands Walk and associated biodiversity improvements associated with it. The mitigation plans do include these sites however it is acknowledged that there is a higher requirement for biodiversity net gain in light of the Environment Bill and so the Local Planning Authority is seeking further gains as a result of this development.

The applicant is investigating local projects which are able to accommodate additional biodiversity features and this work is being completed alongside the council's Ecology team.

The section 106 therefore requests finalised details of this mitigation prior to the commencement of development and results in a positive contribution to biodiversity.

The proposal therefore complies with policy CP16 of the LPP1.

Drainage

For surface water, the surface water runoff will be managed through attenuation storage crates and attenuation basins and will additionally be discharged into an existing surface water sewer which is currently undergoing adoption. This is acceptable as the underlying geology of the area makes infiltration infeasible. Hampshire County Council as Flood Authority requested further information during the course of the application which was subsequently received.

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The additional information addresses the surface water management and local flood risk associated with the site and the submitted details are acceptable. The details are secured by condition 08.

Southern Water have confirmed they are able to facilitate foul and surface water sewerage disposal subject to a formal application being made to Southern Water. Conditions 08 and 09 has been included to obtain the bespoke details requested by the water body.

The flood risk and drainage plans are therefore acceptable and the proposal complies with policies CP17 of the LPP1 and DM17 of the LPP2.

Energy and Sustainability

As non-commercial buildings, the energy performance requirement in this instance is BREEAM.

An energy assessment has been submitted which confirms both buildings are capable of achieving a BREEAM 'Excellent' standard. The statistics have been assessed by the Council's Sustainability consultant who agrees with the findings.

To achieve this, both buildings include passive design feature, use air source heat pumps, solar PV panels (including battery storage space), Electric Vehicle charging points, regulated water use and heat recovery systems.

It is acknowledged that policy CP11 of the LPP1 requests any development beyond 2016 to achieve BREEAM 'outstanding'. However, since adoption of the plan it has since been acknowledged that an 'outstanding' rating is not possible in most cases and the 'excellent' standard, alongside the other measures proposed to reduce CO2 emissions results in an acceptable development.

The certificate issued by the BREEAM body is secured by condition 11. As the end users are currently unknown, condition 18 asks for final 'as constructed' certificates within 6 months of first occupation to ensure that the BREEAM rating is complied with in the long term.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty as statutory planning authority for the council.

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Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

Application Approved subject to:

1. Provision of a section 106 legal agreement to obtain:
 - Confirmation of a Traffic Regulation Order on the local highway network supported by transport assessments and plans prior to commencement of development with implementation prior to occupation.
 - Payment of fees associated with the processing and implementation of the above Order.
 - Details and any subsequent financial contributions associated with the off-site Biodiversity Net Gain contribution;
 - Finalised travel plan to be submitted and approved prior to occupation including Highway Authority approval and monitoring fees and travel plan bond.
 - Implementation of the site access prior to occupation with a section 278 agreement entered into prior to commencement.

(Note: If the Legal Agreement is not completed then the application may be refused without further reference to Committee)

2. and the following conditions:

Timeframe

1. An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby approved must be completed in accordance with the following:
 - Access Visibility Splay [drawing 180.0002.001 Rev E]
 - Air Quality Assessment [by MLM Group with reference DG/66201663-MLM-ZZ-XX-RP-J-0001 dated February 2021]

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- Arboricultural Statement [by Land Arb Solutions with reference LAS_162 dated 25th February 2021]
- Bat Activity Surveys [by ecosupport dated 25th February 2021]
- Bellmouth Access Tracking [drawing 180.0002.011 Rev B]
- BREEAM Assessment Illustrative Drawing [drawing 19A_048 127 Rev C dated February 2021]
- BREEAM Pre-Assessment [by SRE revision D dated 29th July 2021]
- Building N1 Indicative Elevations [drawing 19A_048 202 Rev B]
- Building N2 Indicative Elevations [drawing 19A_048 203 Rev B]
- Darnel Road Street Scene Site Section Z-Z [drawing 19A_048 200 Rev E]
- Design and Access Statement [reference P20-1065_18 dated July 2021]
- Energy and Sustainability Statement [by SRE Revision E dated 30th July 2021]
- Flood Risk Assessment and Drainage Strategy [by Paul Basham Associates with reference 180.5002/FRA&DS/2 dated 28th July 2021]
- Framework Travel Plan [by Paul Basham Associates with reference 180.0002/FTP/2 dated February 2021]
- Generic Quantitative Risk Assessment [by GCC with reference J19-034-R04 dated October 2019]
- Ground Condition Desk Top Study [by GCC with reference J19-034-R02 dated August 2019]
- Indicative Landscape Sections [1 of 2] [drawing P20-1065_10 Rev A dated 30th July 2021]
- Indicative Landscape Sections [2 of 2] [drawing P20-1065_10 Rev A dated 30th July 2021]
- Landscape Masterplan [drawing P29-1065_07 Rev B dated 30th July 2021]
- Noise Impact Assessment [by 24 Acoustics with reference R8755-2 Rev 1 dated 26th February 2021]
- North Site Catchment Layout [drawing 180.5002.503 Rev B]
- North Site Drainage Strategy [drawing 180.5002.502 Rev B]
- Parameter Plan [drawing P20-1065_01 Rev F1]
- Planning Statement [by Pegasus Group with reference P20-1065]
- Preliminary Ecological Assessment [by ecosupport dated 25th February 2021]
- Proposed Site Plan [drawing 19A_048 120 Rev K]
- Reptile Survey and Mitigation [by ecosupport dated 25th February 2021]
- Schedule of Units and Floor Areas [by the Martin Ralph Group dated 22nd January 2021]
- Site Sections – AA, BB, CC [drawing 19A_048 210 Rev G]
- Site Sections – Longitudinal Section XX [drawing 19A_048 211 Rev E]
- Site Sections – Longitudinal Section YY [drawing 19A_048 212 Rev B]
- Transport Assessment [by Paul Basham Associates with reference 180.0002/NTA/4 dated February 2021]

Reason: In the interests of proper planning and for the avoidance of doubt.

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Limitations

3. The development hereby approved must be used in accordance with use classes B2, B8 and/or E (g).

Notwithstanding The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), a change of use from the approved classes must be agreed in writing by the Local Planning Authority.

Reason: To define the extent of the permission and to ensure the use of the land is accurately assessed.

4. No deliveries shall be taken to or dispatched from the site except between the hours of 0700 and 2100 Monday to Saturday and 0900 and 2100 on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

5. No works (other than loading and unloading) shall take place outside the buildings.

Reason: To protect the amenities of the occupiers of nearby properties.

Reserved Matters Requirement

6. Approval of the reserved matters must be obtained from the Local Planning Authority prior to the commencement of development.

The reserved matters details shall be carried out as approved and fully implemented in accordance with the approved details. The plans and particulars must specify the following detailed proposals:

- The appearance of buildings N1 and N2 including elevation drawings
- The materials to be used for the external surfaces of the buildings.
- Evidence of set-backs and varying height in accordance with drawings 19A_048 203 Rev B and 19A_048 202 Rev B.
- Landscaping Plans
- The details of materials/treatments to be used for hard surfacing
- The alignment, height and materials of all walls and fences and other means of enclosure
- The provision to be made for the storage and disposal of refuse
- Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub-stations, gas governors and telecommunication cabinets
- The provision to be made for external lighting
- The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- An assessment of the parking provision provided for each unit including vehicular and cycle parking, disabled spaces and electric vehicle charging points.

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- A Biodiversity Mitigation and Enhancement Plan including additional reptile habitat.

Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 (as amended)

Pre-Commencement

7. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Soft landscaping details must include the following:

- Planting Plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate
- Implementation programme

Hard landscaping details must include the following:

- Levels/Contour - existing and proposed finished levels or contours:
- Enclosure - means of enclosure, including any retaining structures:
- Car Parking - car parking layout:
- Vehicle Access and other vehicle and pedestrian access and circulation areas
- Artefacts, minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc.):
- Services proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc., including lines, manholes, supports etc.)

Development must then continue in accordance with the approved details.

Soft landscaping details must be planted within the next available planting season following completion of the development and as set out in the approved implementation programme.

Hard landscaping must be completed prior to the occupation of the units.

If within a period of 5 years a plant or tree dies, becomes diseased or defective, a replacement of the same species must be planted in the same location within the next available planting season.

Reason: To improve the appearance of the site in the interests of visual amenity.

8. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: 180.5002A/FRA&DS/2, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

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- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- c. Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.
- d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- e. Written agreement in principle from the surface water sewer Asset Owner for the proposed discharge rate and connection.
- f. The responsibilities of each party for the implementation of any SuDS scheme
- g. A timeline for implementation of the SuDS scheme
- h. A Management and Maintenance plan for the lifetime of the development.

Reason: To ensure the finalised drainage scheme is assessed by the Local Flood and Planning Authorities.

9. Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the adopting water body.

Reason: To ensure the finalised foul water scheme is assessed alongside the local undertaker.

10. Prior to work commencing on the site, including demolition, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, footpaths and highways.
- Details of parking and traffic management measures.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control
- A programme of and phasing of demolition (if any) and construction work;
- The provision of long term facilities for contractor parking;
- The arrangements for deliveries associated with all construction works;
- Methods and phasing of construction works;

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- Access and egress for plant and machinery;
- Protection of pedestrian routes during construction;
- Location of temporary site buildings, compounds, construction material, and plant storage areas;

Note to applicant: Further information and guidance for developers on the bullet points above can be found on the Winchester City Council website:

<http://www.winchester.gov.uk/environment/pollution/construction-sites/>

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

11. Prior to the commencement of development, the interim design-stage BREEAM certificate in line with the Energy and Sustainability Statement [by SRE Revision E dated 30th July 2021] must be submitted to and approved in writing by the Local Planning Authority.

Development must then continue in accordance with the approved details.

Reason: The submitted design stage credentials are acceptable however the LPA requires the certificate as proof.

12. Prior to the commencement of development, an Employment and Skills Plan must be submitted to and approved in writing by the Local Planning Authority. The Plan must include the contractor for the development and must be adhered to for the duration of the construction phase of the development

Reason: The Council has adopted the Construction Industry Training Board's approach for large scale planning applications and requires an Employment and Skills Plan to secure a range of local employment, volunteering, apprenticeship, training and development activities during the construction phase.

13. The recommendations made within the Ground Condition Desk Top Study [by GCC with reference J19-034-R02 dated August 2019] and Generic Quantitative Risk Assessment [by GCC with reference J19-034-R04 dated October 2019] must be adhered to.

Prior to the commencement of development, the findings of the intrusive investigation must be submitted to and approved in writing by the Local Planning Authority.

Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: To ensure the potential identified issues, although at low risk, are correctly handled.

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Pre-Use/Occupation

14. A landscape management plan, including long term design objectives, management responsibilities, maintenance schedules for all landscape areas and access visibility splay maintenance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, and bio-diversity significance.

15. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;

- a. Maintenance schedules for each drainage feature type and ownership.
- b. Details of protection measures.

Reason: To ensure the finalised drainage scheme is assessed by the Local Flood and Planning Authorities.

16. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the use commencing. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

The lighting assessment must be accompanied by an additional report demonstrating 'dark corridors' are provided for local bat populations.

The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

17. A noise management plan detailing delivery operations and machinery use shall be submitted prior to any unit being occupied. The noise management plan should make reference to the Noise Impact Assessment (R8755-2 Rev 1) submitted by 24 Acoustics, dated 26 February 2021.

Reason: To protect the amenities of the occupiers of nearby properties.

18. Within 6 months of an individual unit being first brought into use, written documentary evidence in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CP11 of the Local Plan Part 1 (Joint Core Strategy)

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19. The widening of the existing access (as shown on drawing 180.0002.001 Rev E) must be completed prior to the occupation of the units hereby permitted.

Reason: To ensure the development operates with its suitable access in place.

Miscellaneous

20. Before mechanical ventilation is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

Reason: To protect the amenities of the occupiers of nearby properties.

21. No paint spraying shall be carried out except in a properly constructed part of the building, to which filtration equipment has been fitted in accordance with details submitted to and approved in writing by the Local Planning Authority. Such equipment shall thereafter be maintained and operated in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent a nuisance to nearby occupiers

22. The buildings shall be constructed to achieve the sound reduction performance as detailed in Table 7, page 16 of the Noise Impact Assessment (R8755-2 Rev 1) submitted by 24 Acoustics dated 26 February 2021.

Reason: To protect the amenities of the occupiers of nearby properties.

23. The recommendations and mitigation within the Preliminary Ecological Assessment [by ecosupport dated 25th February 2021].

If commencement begins after September 2022 an updated appraisal must be submitted to and approved in writing by the Local Planning Authority.
Development must then continue in accordance with the approved details.

Reason: To ensure the recommendations and timeframes set out in the submitted assessments are followed.

Further Highway Conditions

24. No development shall start on site until a scheme for on-street parking control is submitted and approved in writing by the Planning Authority to allow two way HGV movement on Darnel Road.

Reason: In the interest of highway safety

25. Prior to occupation of units, an Operational Management Plan must be submitted to and approved in writing by the Local Planning Authority. The Plan must include changes/implementation of any signage measures considered necessary to support HGV routing to the site via Darnel Road.

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Reason: In the interest of highway safety.

Informatives:

1.

In accordance with paragraph 38 of the NPPF (July 2018), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester Local Plan Part 1 – Joint Core Strategy

- DS1 – Development Strategy and Principles
- SH2 – Strategic Housing Allocation – West of Waterlooville
- MTRA1 – Development Strategy Market Towns and Rural Area
- CP8 – Economic Growth and Diversification
- CP9 – Retention of Employment Land and Premises
- CP10 – Transport
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP14 – The Effective Use of Land
- CP15 – Green Infrastructure
- CP16 – Biodiversity
- CP18 – Settlement Gaps
- CP20 – Heritage and Landscape Character
- CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations

- DM1 – Location of New Development
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM19 – Development and Pollution
- DM20 – Development and Noise
- DM23 – Rural Character
- DM34 - Signage.

3.

This permission is granted for the following reasons:

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The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

4.

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5.

During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6.

Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7.

Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)

8.

The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

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Appendix A – Newlands Parish Council Response 1

The Parish Council of Newlands raises an OBJECTION

Comments: The Planning Committee of Newlands Parish Council determined to OBJECT by a majority to the application for the following reasons.

1. The approval of the Phase 5 Residential development in part of what was originally designated as industrial land (13/02843/FUL) means that the proposed development would be immediately adjacent to more residential properties than originally planned.
2. The proposed design would result in unacceptable obstruction to the view from those properties in Danel Road and Augur Row facing it.
3. There is concern that the ecology report is now outdated and may not reflect current status.
4. There is concern that the proposed working and access hours (including deliveries) for the units and the probable number of vehicles accessing them would adversely affect the rights of adjacent residents in relation to noise and associated disturbance.
5. There is concern that the drainage system would not support the additional demand resulting from these units.
6. The Phase 5 development means that access to the proposed units will be entirely through residential areas and result in both potential traffic congestion and also increased nuisance to residents living along the available routes.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

As this is an infrastructure application relating to the West of Waterlooville Major Development Area it must be referred to the Joint Planning Committee.

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Appendix B – Newlands Parish Council Response 2

Comments:

Cllr D Crichton wished to point out that the land in question has been confirmed as being designated for industrial use when phase 5 was built. Cllr F Tingle made the following comments regarding the outline application, she is a concerned over the use of heavy goods vehicles. Safety reports have stated that Damel Road, Tamworth Road and Houghton Avenue are adequate to cope with HGV vehicles. In the absence of yellow lines, she feels this is not possible and once yellow lines are present, this will push vehicles further into the development. The development is already under strain with the number of parked vehicles. In the original planning application, all of phase 5 was industrial, a separate entrance for the industrial estate was planned, meaning that HGV vehicles would have avoided residential housing. Plans now show that these vehicles will have to drive through residential areas where children are out at play. These HGV vehicles will also have to drive through the main route used by families taking their children to and from school. Cllr F Tingle stated that this is a risk to children, and that children should feel safe when travelling to and from school. At present, Damel Road is missing a pedestrian crossing. There is a potential safety risk for children wishing to cross this road to the play park and football field which could also be used by the HGV vehicles. She went on to mention concerns regarding visibility, as the nature of the road blocks visibility in some areas. She feels there is also a potential issue meaning cars and HGV vehicles may not safely pass each other, which is a cause for concern as there are many cyclists in the area. The noise and disruption will impact residents in their homes as well as the residents in the care home. The planned opening hours of this site are 24 hours a day. Deliveries occurring between 7am and 9pm. Reversing signals, security lighting, noise of doors shutting, workers chatting on their breaks throughout the day are all likely to disturb residents. Cllr D Crichton reiterated the fact that this area has been designated for industrial use, such an objection is unlikely to change that, Cllr F Tingle went on to say that WCC themselves have stated that the outline planning and design code has expired. Cllr D Crichton says that WCC see no reason for a change of use. The land would have to be reclassified. Cllr F Tingle questioned whether the ecology report carried out in 2019 is up to date. Wildlife numbers may well have increased overtime, the population of slow worm, determined as already present in the area could have increased. The Chairman then summarized the case, taking into account both Cllr D Crichton's and Cllr F Tingle's views. Cllr F Tingle referred to original plans meaning the whole area was designated for industrial use, some areas of this land did not sell and residential homes were built in the parts of the phase. Consideration now needs to be taken so as to reflect the fact that homes now exist in phase 5 she proposed that the Parish Council object based on this. Cllr J Parry seconded. There was one vote against and one vote to abstain. **Newlands Parish Council by a majority OBJECTS to the proposal based on the impact to residents and the fact that the use of phase 5 has changed quite significantly since outline planning permission was granted years ago.**

Request for application to be considered by Committee:

The Chairman asked for comments regarding the amended plans. It was felt that the amended changes are minor and essentially the planning application remains the same. Cllr J Parry is concerned regarding the 24 hour usage of the site and the fact that HGV lorries will be in operation throughout this time. This operation will be taking place just metres from residents houses. The Chairman ran through comments made by the committee from the previous proposal. It was felt that the issues raised by the Council last time have not been addressed. Cllr D Crichton felt that the Council should note that the same objections apply. Cllr A Berry felt that the Council should also be objecting on health and safety grounds. Artic lorries operating and driving through the development are a cause for concern and there is a major concern regarding children crossing roads to get to the nearby play area. Cllr L Price mentioned that the Council were not informed at any stage prior to the application that the operations of the proposed business park would be for 24 hours use. Cllr D Crichton also wished to point out that the application should also be considered by the joint planning committee. **NOTED.**

The Parish Council of Newlands wishes to OBJECT by a majority to the amended proposal. On the same grounds as the last objection with the additional points being added on health and safety grounds.