

28 April 2022
Planning Committee

Supplementary Matters to be considered as part of Planning Officer's Report on Planning Applications.

S1 Item 01
59143/FUL

Land to the rear of 2-4 Willowfield, Watercress Way, Medstead, Alton

CORRECTIONS

Please find attached a revised site location plan that supersedes the one attached to the Committee Agenda. This version shows the repositioned access point onto Holland Drive, moved from the north-east corner of the site.

FURTHER REPRESENTATIONS

Three additional letters of representation have been received objecting to the proposal, which are largely a reiteration of those points previously raised and set out within the Committee Report. However, the following additional points have been raised:

- access required across private land;
- application should be "called in" by the Government Inspector;
- permission would set a dangerous precedent;
- Medstead has reached its 5-year housing for the locality;
- no consultation with existing residents on approving access for this development;
- off-site biodiversity net gain site would not compensate for the loss of the existing habitat;
- wildlife has spiritual and mental benefits; and
- additional lighting would impact on wildlife.

[Officer note: site ownership is not a material planning consideration, each case is considered on its own merits, there is a minimum housing number but no maximum housing provision and site wildlife impacts have been considered in full as part of the development proposal. Furthermore, the "Call-in" process is independent of the Council and no request has been received from the Secretary of State].

CHANGES TO RECOMMENDATION

Two changes to the conditions as listed on pages 58-62 of the agenda. Firstly, conditions 2 and 9 as set out within the agenda have been combined to form one single condition and condition 16 (drawing numbers) has been updated to include two plans (elevation and floor plans - Plot 4) missed off previously, together with minor drawing number changes to the Streetscene and Section Plan and Plot 1: Elevations Plan. The changes are just to the drawing number reference and do not make changes to the previously submitted plans.

The revised conditions are set out below.

Condition 2

Prior to the commencement of development, a Biodiversity Mitigation, Compensation and Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority detailing works to:

Land south of 58 Holland Drive, Medstead and rear (east) of 21 and 22 Friars Oak, Medstead - Orchard Mitigation Area, as shown edge in blue on the supporting Site Location Plan within the submitted Ecology Statement (Tetra Tech, reference 784-B033717, dated 09/02/2022), together with the application site.

The Strategy shall be implemented in accordance with the ecological mitigation and enhancement measures detailed in the letter report dated 9 February 2022 (Tetra Tech) and include: details of all ecological mitigation measures for habitats and protected species; and details of on-site and off-site habitat enhancements (methods, timings, ongoing management, roles and responsibilities). All enhancement measures shall be implemented as per the agreed Strategy and be retained in perpetuity in a condition and location suited to their intended function.

Reason - To deliver the required on and off-site ecological mitigation, compensation and enhancement measures and to protect biodiversity in accordance with the Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy CP21 of the East Hampshire District Local Plan: Joint Core Strategy. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

Condition 16 (drawing numbers)

Application Form

CIL Form 1

CIL Form 2

Arboricultural Impact and Method Statement (Mark Welby Arboricultural Consultant, Reference: MW.20.0407.AIA Rev. A, issued 15/07/2021)

Tree Protection Plan (drawing number MW.20.0407.TPP.RevB)

Design and Access Statement (Revision A)

Planning Statement

Preliminary Ecology Report

Ecological Appraisal (The Ecology Co-op, Reference: P3892, dated 30/06/2021)

Ecology Response (The Ecology Co-op, dated 15/10/2021)

Ecology Statement (Tetra Tech, reference: 784-B033717, dated 09/02/2022)

Site Survey (drawing number 442BL04)

Tree Survey (drawing number MW.20.0407.TS)

Planning Layout (drawing number P1733.301 Rev. C)

Building Heights Layout (drawing number P1733.303 Rev. B)

Materials Layout (drawing number P1733.302 Rev. B)

Enclosures Layout (drawing number P1733.307 Rev. B)

Refuse Layout (drawing number P1733.306. Rev. B)
Parking Layout (drawing number P1733.305 Rev. B)
Streetscene and Section Plan (drawing number P1733.SS.01 Rev. **B**)
Type B - Plot 1: Elevations (drawing number P1733.B.02)
Type B - Plot 1: Floor and Roof Plans (drawing number P1733.B.01)
Type C - Plots 2 and 3: Floor and Roof Plans (drawing number P1733.C.01)
Type C - Plot 2 and 3: Elevations (drawing number P1733.C.02)
Type A - Plot 4: Elevations (drawing number P1733.A.02)
Type A - Plot 4: Floor and Roof Plans (drawing number P1733.A.01)