

# Public Document Pack



## NOTICE OF MEETING

<b>Meeting:</b>	<b>Planning Major Sites Sub-Committee</b>
<b>Date and Time:</b>	<b>Tuesday 1 March 2022 10.00 am</b>
<b>Place:</b>	<b>Council Chamber</b>
<b>Telephone Enquiries to:</b>	<b>Committee Services</b>
<b>Members:</b>	<b>Ambler, Cockarill, Kennett, Radley and Worlock</b>

Joint Chief Executive

CIVIC OFFICES, HARLINGTON WAY  
FLEET, HAMPSHIRE GU51 4AE

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## AGENDA

**This Agenda and associated appendices are provided in electronic form only and are published on the Hart District Council website.**

- Please download all papers through the Modern.Gov app before the meeting. •**
- At the start of the meeting, the Lead Officer will confirm the Fire Evacuation Procedure.**
- The Chairman will announce that this meeting will be recorded and that anyone remaining at the meeting had provided their consent to any such recording.**

Addendum

**Date of Despatch: Monday, 21 February 2022**



## Planning Services Major Sites Sub-Committee Addendum

### Introducing the Committee

Below is a list of the 4 members of the Planning Major Sites Sub-Committee in alphabetical order:

Councillor Simon Ambler  
Councillor Graham Cockarill  
Councillor James Radley  
Councillor Jane Worlock

### **FIRE EVACUATION OFFICERS:**

**Lead Officer:** Mark Jaggard.  
**Deputy Lead Officer:** Steph Baker (responsible for ensuring evacuations procedures are read out by the Chairman, bringing evacuation procedures and other equipment. - checking the 2nd floor only to include toilets, Members' Room, Chairman's Room)  
**Public Officer:** Steph Baker - (responsible for guiding and evacuating members of the public)  
**Member Officer:** Mark Jaggard (responsible for guiding and evacuating members of the Committee)

**If you have any more comments about the Planning Committee process, please telephone the Committee Officer, Sabrina Cranny on (01252) 774141.**

<b>Item No:</b>	101	<b>Reference No:</b>	21/01254/REM
Application for the approval of reserved matters for the appearance, landscaping, layout and scale pursuant to outline planning permission ref 17/00471/OUT for the erection of 331 units, retail and commercial space, a community building, with associated internal access roads, car parking, open space, landscaping and drainage			
<b>At</b>			
Hartland Park Ively Road Fleet Hampshire			

## UPDATE

### Ecology

The applicant has submitted a 9-page Technical Briefing Note titled 'Technical Briefing Note: Ecology Technical Note to inform the RMA for Phase 3' to provide clarity and comfort on the back of the Council's Ecologist's comments. In addition, the applicant has submitted a 4-page Technical Briefing Note titled 'Technical Briefing Note: Ecology EMP Compliance Statement' dated 25 February which outlines the compliance with the Ecological Management Plan condition from the outline permission.

The 9-page Technical Briefing Note sets out that preparation works for decontamination there have already been mitigation measures and ecological safeguards put in place for common reptiles, grassland/heathland/ meadows and the little ringed plover (listed as Schedule 1 species under the Wildlife and Countryside Act where it is an offence to intentionally or recklessly disturb at or near an active nest). Suitable measures have already been implemented for these species and habitats. reptile translocation exercise, reptile exclusion fencing and removal of suitable vegetation from the Phase 3 area preventing return to the site.

In respect of the habitat, in line with the Ecological Mitigation and Enhancement Plan, the grassland contained within the above SINCS has been suitably safeguarded and translocated to a permanent receptor area within the north of the wider site prior to commencement of any development, undertaken by a specialist contractor.

In advance of Phase 3 works, an updated Phase 1 habitat survey was completed in June 2021. At the request of the Council's Ecologist, on 17th February 2022 relevant trees within Phase 3 were subject to daytime inspections to assess their potential to support roosting bats. The trees were assessed for their suitability based on the presence of features such as holes, cracks, splits or loose bark and the results are as follows:

**Table 5.1. Tree inspection results.**

<b>Tree No. (taken from Tree Fabrik's arboriculture report)</b>	<b>Species</b>	<b>Potential Roost Features</b>	<b>Suitability</b>
T315	Aspen	No potential roost features recorded	Negligible
G337	Silver Birch	No potential roost features recorded	Negligible
T316 (not proposed for removal, but located in close proximity to T315)	Aspen	Peeling bark present	Low

Under best practice guidance, safeguards will be required during any felling works to ensure that there are no adverse effects on the retained tree T316.

The 4-page briefing note reiterates that development cannot commence before protection measures and safeguards have been implemented in respect of tree protection measures, nesting bird safeguards (including Little Ringed Plover) together with monitoring of the SANG, and the translocated grassland.

It outlines that in relation to Phase 3, enhancement measures are required in respect of planting and landscaping features, provision of bird and bat boxes and provision for invertebrates. These are detailed in the 9-page document.

As a result of the additional information, the following conditions are recommended:

10. The biodiversity mitigation measures outlined in Section 5, MM1 to MM5, of the document titled 'Technical Briefing Note: Ecology Technical Note to inform the RMA for Phase 3' dated February 2022 shall be fully implemented prior to works taking place.

REASON: To ensure the development would not result in the loss or deterioration of habitats and that opportunities are taken to protect biodiversity in this phase of development in accordance with Policies NBE4 and NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

11. The biodiversity enhancement measures outlined in Section 6, EE1 to EE4, of the document titled 'Technical Briefing Note: Ecology Technical Note to inform the RMA for Phase 3' dated February 2022 shall be fully implemented on the site by no later than three months from final residential occupation in this phase taking place.

REASON: To ensure opportunities are taken to enhance biodiversity and contribute to wildlife and habitat connectivity where possible and achieve biodiversity net gain in this phase of development in accordance with Policies NBE4 and NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

### Refuse and Recycling

Due to the timescales of receipt of revised information and the date of Major Sites Sub-Committee it has not been possible to re-consult the Joint Waste Client Team in advance of the meeting.

However the Officer opinion is that outstanding objections have been adequately resolved. If Members wish, the recommendation can be altered to include the wording "subject to no material objections being received from the Joint Waste Client Team within two weeks" to provide an opportunity for a final re-consultation.

### Further Local Highway Authority (LHA) comments received on 18 February

The LHA submitted comments on 18<sup>th</sup> February which were in response to the Transport Note submitted by the applicant on 15<sup>th</sup> February. The LHA has confirmed that forward visibility has not been increased to a 20mph design speed for adoption by Hampshire and a Departure from Standard has been applied for but has not yet been granted. The LHA have advised that if the Departure from Standard is not granted, then the road alignment would require modification, or the developer would not be able to put the road(s) forward for adoption.

The acceptability of visibility splays can be adequately secured via condition (Condition 3 on page 41 of the agenda) notwithstanding whether the roads would be adopted by County or not.

The LHA has noted the proposed ditches and swales which are near internal roads. They have stated that an independent Road Safety Audit is required to review this arrangement. They have indicated that resultant alterations to the proposed internal layout could require a material amendment to the planning application. The Officer opinion is that this matter can be adequately resolved via condition.

12. Prior to the completion of the ditches and swales on the Village Green and Western Green, a Road Safety Audit shall be submitted together with an annotated plan showing the measures to remove conflict between vehicles, cyclists and these engineered areas, these details shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, the development shall be carried out in accordance with the approved measures.

**REASON:** In the interests of safety and amenity in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

The LHA have reiterated their concerns for the width of the mews area and have requested confirmation that a refuse vehicle can pass at the same time as a family car in this area. This could be addressed via condition as follows:

13. No works relating to the Mews Street shall take place until a detailed technical drawing has been submitted to the Local Planning Authority setting out the passing capabilities for refuse vehicles and cars.

**REASON:** In order to ensure highway safety within the development in the interests of safety and amenity in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

Amended plans

Amended plans and further supplementary documents have been received which supersede the plan numbers on Condition 1 as follows:

Site Layout	BERK210111 SL.01	Rev	B
Parking Plan	BERK210111 PP.01	Rev	B
Tenure Plan	BERK210111 TP.01	Rev	B
Location Plan	BERK210111 LP.01	Rev	A
Boundary Dwelling Materials Layout	BERK210111 BDML.01	Rev	B
Refuse Layout	BERK210111 RL.01	Rev	B
Coloured Street Elevations - 01 Sheet 1 of 2	BERK210111 CSE.01	Rev	A
Coloured Street Elevations - 02 Sheet 2 of 2	BERK210111 CSE.02	Rev	A
House Type - CT1 - Option 1 - Floor Plans and Elevations	HT.CT1-1.pe	Rev	A

House Type - CT1 - Option 2 - Floor Plans and Elevations	HT.CT1-2.pe	Rev	A
House Type - CT1 - Variation A - Floor Plans and Elevations	HT.CT1-A.pe	Rev	A
House Type - CT2 - Floor Plans and Elevations	HT.CT2.pe	Rev	A
House Type - Goldfinch - Semi Detached - Option 1 - Floor Plans and Elevations	HT.GOL-SEM-1.pe	Rev	A
House Type - Goldfinch - Semi Detached - Option 2 - Floor Plans and Elevations	HT.GOL-SEM-2.pe	Rev	A
House Type - Hazel - Detached - Option 1 - Floor Plans and Elevations	HT.HAZ-DET-1.pe	Rev	A
House Type - Hazel - Detached - Option 2 - Floor Plans and Elevations	HT.HAZ-DET-2.pe	Rev	A
House Type - Hazel - Semi Detached - Elevations	HT.HAZ-SEM.e	Rev	A
House Type - Hazel - Semi Detached - Floor Plans	HT.HAZ-SEM.p	Rev	A
House Type - Lavender - Semi Detached - Floor Plans and Elevations	HT.LAV-SEM.pe	Rev	A
House Type - Lavender - Semi Detached - Variation A - Floor Plans and Elevations	HT.LAV-SEM-A.pe	Rev	A
House Type - MH1 - Floor Plans and Elevations	HT.MH1.pe	Rev	A
House Type - MH1 - Semi Detached - Option 1 - Floor Plans and Elevations	HT.MH1-SEM-1.pe	Rev	A
House Type - MH1 - Semi Detached - Option 2 - Floor Plans and Elevations	HT.MH1-SEM-2.pe	Rev	A
House Type - Rockport - Semi Detached - Floor Plans and Elevations	HT.ROC-SEM.pe	Rev	A
House Type - Rockport - Semi Detached - Variation A - Floor Plans and Elevations	HT.ROC-SEM-A.pe	Rev	A
House Type - TH1 - Floor Plans and Elevations	HT.TH1.pe	Rev	A
House Type - TH3 - Floor Plans and Elevations	HT.TH3.pe	Rev	A
House Type - Turret - Elevations	HT.TUR.e	Rev	A
House Type - Turret - Floor Plans	HT.TUR.p	Rev	A
Plot Drawing - 12-14_15-17_18-20 - Floor Plans and Elevations	P.12-14_15-17_18-20.pe	Rev	A
Plot Drawing - 32-33 - Floor Plans and Elevations	P.32-33.pe	Rev	A
Plot Drawing - 38-39_60-61_68-69 - Floor Plans and Elevations	P.38-39_60-61_68-69.pe A	Rev	A
Plot Drawing - 42-44 - Floor Plans and Elevations	P.42-44.pe	Rev	A
Plot Drawing - 45-49 - Elevations	P.45-49.e	Rev	A

Plot Drawing - 45-49 - Floor Plans	P.45-49.p	Rev	A
Plot Drawing - 74-76_71-73 - Floor Plans and Elevations	P.74-76_71-73.pe	Rev	A
Plot Drawing - 323-325_326-328_329-331 - Floor Plans and Elevations	P.323-325_326-328_329-331.pe	Rev	A
Flat Block H - Elevations	FB-H.e	Rev	B
Flat Block H - Floor Plans	FB-H.p	Rev	B
Flat Block H- Gym & Store fronts - Floor Plans and Elevations	FB-H-G&S.pe	Rev	A
Flat Block J - Elevations Sheet 1 of 2	FB-J.e1	Rev	B
Flat Block J - Elevations Sheet 2 of 2	FB-J.e2	Rev	A
Flat Block J - Floor Plans - Basement - Sheet 1 of 5	FB-J.p1 - Basement	Rev	A
Flat Block J - Floor Plans - Sheet 2 of 5	FB-J.p2	Rev	B
Flat Block J - Floor Plans - Sheet 3 of 5	FB-J.p3	Rev	A
Flat Block J - Floor Plans - Sheet 4 of 5	FB-J.p4	Rev	A
Flat Block J - Floor Plans - Sheet 5 of 5	FB-J.p5	Rev	A
Flat Block H- Cafe & Retail fronts - Floor Plans and Elevations	FB-J-C&R.pe	Rev	A
Flat Block K - Floor Plans and Elevations	FB-K.pe	Rev	B
Flat Block L - Floor Plans and Elevations	FB-L.pe	Rev	B
Flat Block M - Elevations Sheet 1 of 2	FB-M.e1	Rev	B
Flat Block M - Elevations Sheet 2 of 2	FB-M.e2	Rev	B
Flat Block M - Floor Plans - Sheet 1 of 4	FB-M.p1	Rev	B
Flat Block M - Floor Plans - Sheet 2 of 4	FB-M.p2	Rev	A
Flat Block M - Floor Plans - Sheet 3 of 4	FB-M.p3	Rev	A
Flat Block M - Floor Plans - Sheet 4 of 4	FB-M.p4	Rev	A
Flat Block N - Elevations Sheet 1 of 2	FB-N.e1	Rev	B
Flat Block N - Elevations Sheet 2 of 2	FB-N.e2	Rev	B
Flat Block N - Floor Plans - Sheet 1 of 4	FB-N.p1	Rev	B
Flat Block N - Floor Plans - Sheet 2 of 4	FB-N.p2	Rev	A
Flat Block N - Floor Plans - Sheet 3 of 4	FB-N.p3	Rev	A
Flat Block N - Floor Plans - Sheet 4 of 4	FB-N.p4	Rev	A
Bin Store - Flat Block J - Floor Plans and Elevations	BS FB-J.01.pe	Rev	B
Bin Store - Flat Block J - Floor Plans and Elevations	BS FB-J.02.pe	Rev	A
Cycle and Bin Store - Flat Block L - Floor Plans and Elevations	CBS FB-L.pe	Rev	B
Cycle and Bin Store 01 - Floor Plans and Elevations	CBS.01.pe	Rev	A
Car Port 01 - Floor Plans and Elevations	CP.01.pe	Rev	A
Cycle / Bin Store - Flat Block J 01 - Floor Plans and Elevations	CS FB-J.01.pe	Rev	B
Cycle Store - Flat Block J 02 - Floor Plans and Elevations	CS FB-J.02.pe	Rev	B

Cycle / Bin Store - Flat Block K - Floor Plans and Elevations	CS FB-K.pe	Rev	B
Cycle Store 01 - Floor Plans and Elevations	CS.01.pe	Rev	A
Drive Through 01 - Floor Plans and Elevations	DT.01.pe	Rev	A
Drive Through 02 - Floor Plans and Elevations	DT.02.pe	Rev	A
Drive Through 03 - Floor Plans and Elevations	DT.03.pe	Rev	A
Flat Block J - Enclosure - Floor Plans and Elevations	FB-J-ENC.pe	Rev	A
Single Garage - Floor Plans and Elevations	GAR.01.pe	Rev	A
Double Garage - Floor Plans and Elevations	GAR.02.pe	Rev	A
Twin Garage - Floor Plans and Elevations	GAR.03.pe	Rev	A
Substation 01 - Floor Plans and Elevations	SUB.01.pe	Rev	A
BERK210111 Parking Matrix	/	Rev	A
BERK210111 Plot by plot schedule	/	Rev	A
BERK210111 SL.01 Accommodation Schedule	/	Rev	A
Design Compliance	/	Rev	A
Community Building	CH-02.pe	Rev	A
Technical Briefing Note: Ecology Technical Note to inform the RMA for Phase 3 Dated February 2022	By Aspect Ecology		
Technical Briefing Note: Ecology EMP Compliance Statement Dated 25 February 2022	By Aspect Ecology		
Strategic Site Levels Plan	RSK-03-C-ZZ-40-8000	Rev	P06
Site Levels Plan (1:250) – West	RSK-03-C-ZZ-40-8001	Rev	P02
Site Levels Plan (1:250) – Central	RSK-03-C-ZZ-40-8002	Rev	P02
Site Levels Plan (1:250) – East	RSK-03-C-ZZ-40-8003	Rev	P02
Geometric Road Layout	RSK-03-C-ZZ-40-8022 P02	Rev	P02
Kerb Plan	RSK-03-C-ZZ-40-8030	Rev	P02
Site Wide Drainage Strategy	RSK-03-C-ZZ-40-8060	Rev	P04
Site Drainage Plan (1:250) – West	RSK-03-C-ZZ-40-8061	Rev	P02
Site Drainage Plan (1:250) – Central	RSK-03-C-ZZ-40-8062	Rev	P02
Site Drainage Plan (1:250) – East	RSK-03-C-ZZ-40-8063	Rev	P02
Catchment Plan	RSK-03-C-ZZ-40-8064	Rev	P02
SUD's Strategy Plan	RSK-03-C-ZZ-40-8066	Rev	P02
Highway Adoption Areas Plan	RSK-03-C-ZZ-40-8080	Rev	P02
Adoptable Construction Details	RSK-03-C-ZZ-40-8090	Rev	P01
Adoptable Construction Details	RSK-03-C-ZZ-40-8091	Rev	P01



SUDS Details	RSK-03-C-ZZ-40-8095	Rev	P01
SUDS Details	RSK-03-C-ZZ-40-8096	Rev	P01
Earthworks – Site Wide			
Earthworks - Phase 3 Only			
Long Sections Road 1S			
Long Sections Road 2S			
Long Sections Road 2SA			
Long Sections Road 3S AND 4S			
Long Sections Road 5S			
Long Sections Road 6S AND 7S			
Long Sections Road 8S AND 10S			
Long Sections Road 9S			

**Speaker Details**

Jack Nicholson, Tom Elliott and William Temple will be attending the meeting in order to answer questions from Members.

No public speakers have been registered.