

AREA PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item B1

WA/2017/0120

141-162 OCKFORD RIDGE, GODALMING

Responses from Consultees

County Archaeologist	None received – to be reported orally
Council's Environmental Health Officer (air quality)	<p>Removes request for condition regarding electric vehicle charging points. There will be sufficient access within the properties to utilise electric vehicles should residents wish and the development provides few opportunities for publicly accessible charging points. The current cost of electric/hybrid cars remains cost prohibitive for many people and the location of the development is unlikely to attract non-residents who wish to use charging points.</p> <p>It is also likely that moving forward there will be less emphasis on publicly accessible charging points as the Government's 'Clean Air Strategy' will encourage more options for on-street charging and private initiatives within shopping and work destinations instead.</p>

Amendment to conditions

In light of the further comments provided by the Council's Environmental Health Officer, it is recommended that Condition 22 as set out on page 55 of the Agenda Report is removed. This Condition reads as follows:

22. Condition

Prior to the commencement of development, a scheme detailing the provision of an Electric Vehicle Charging Point within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

Having regard to the DEFRA good practice guidance 'Low Emission Strategy: Using the Planning System to Reduce Transport Emissions' 2010 and to accord with Policy D1 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it relates to the construction process.

It is recommended that Conditions 23 – 28 as set out on pages 55 – 58 of the Agenda Report are re-numbered as follows:

23 22. Condition

Prior to the first occupation of the development hereby permitted, details of the proposed external lighting to be provided at the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, height, type, direction of light sources and intensity of illumination. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the amenities of the area, and having regard to protected species, in accordance with Policies D1, D4 and D5 of the Waverley Borough Local Plan 2002.

24 23. Condition

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise coming from it does not at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1997 at any adjoining or nearby residential property.

Reason

In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

25 24. Condition

The bin storage shall be provided in accordance with drawing 12448_A_90-10 3-2 unless otherwise first agreed in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002

~~26~~**25.** Condition

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling shall be carried out in strict accordance with the approved details.

Reason

To ensure that there is no impact on local underground sewerage utility infrastructure in accordance with Policy D1 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because it relates to the construction process.

~~27~~ **26.** Condition

The development shall be carried out in strict accordance with the recommendations of Section 5.3 of the Preliminary Ecological Appraisal Report, undertaken by Blackdown Environmental, dated August 2017, and the precautionary recommendations of paragraph 4.3 of the Reptile Survey Report, undertaken by Blackdown Environmental, dated July 2017.

Reason

To safeguard the ecological interest of the site in accordance with Policy D5 of the Waverley Borough Local Plan 2002.

~~28~~ **27.** Condition

No development shall take place until a Landscape and Ecological Management Plan (LEMP) to ensure the appropriate management of existing and proposed habitats in the long term, has been submitted to and approved in writing by the Local Planning Authority. The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in Section 5 'Recommendations' of the 'Ecological Assessment Update of Area A, Ockford Ridge' undertaken by Adonis Ecology and should include details of the following:

- Description and evaluation of features to be managed and created including measures to compensate for loss of garden habitats

- Details of reptile enhancement measures to be implemented and maintained
- Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings.
- Aims and objectives of management
- Appropriate management options to achieve aims and objectives
- Prescriptions for management actions
- Preparation of a costed work schedule for securing biodiversity enhancements in perpetuity
- Ongoing monitoring and remedial measures.

Reason

To safeguard the ecological interest of the site in accordance with Policy D5 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the matter goes to the heart of the permission.

Revised Recommendation

That, subject to conditions 1 – 21 as set out on pages 47 – 55 of the Agenda Report, conditions 22 – 27 as set out on the Update Sheet, informatives 1 – 21 as set out on pages 58 – 62 of the Agenda Report, and consideration of the views of the County Archaeologist, permission be GRANTED.
