

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
7th JUNE 2023

AGENDA FRONT SHEET ITEM 3: Planning Applications

Item 7: Third Page

Should read "44 Cambridge Road West, *Farnborough*".

AGENDA ITEM No.3 : PLANNING APPLICATIONS

Item 6 : Pages 11 to 38

Application No.	22/00849/FULPP
Proposal	Demolition of existing buildings and the construction of a single building for class E(g)(iii), B2 and B8 with associated infrastructure.
Address	Discovery Place Columbus Drive Farnborough Hampshire

Updates to the Report

Additional Neighbour Comments Received:

Additional comments have been received from the occupiers of Nos.14 & 41 Wisley Gardens raising the following issues:-

- Warehouse is too big
- Shouldn't be demolishing / building new buildings during climate crises due to CO2
- Increased congestion on local roads
- Contrary to residential development further down Summit Avenue
- Challenge Transport Statement – Accident record Section 2.6. The crash map shows 15 accidents occurring within 1 mile of the development, 3 of them serious in an area hosting an infant school and nursery.

Officer Comment: The scale and massing of the proposal, along with traffic impacts are discussed within the report. With regards to the crash map data, Hampshire County Council's Highways Engineers have reviewed the data and commented that 'the current personal injury incident record for the immediate area is fairly good with no obvious location forming a pattern that would need special attention' and raised no objection in that regard. The climate impact of the demolition of buildings or their construction is not a consideration that is material to the determination of this planning application.

Revisions to the proposals:

The agents have provided revised documents as set out below:

An additional acoustic report [Hoare Lea. Acoustics Design Note 19/05/2023 Discovery Place, Farnborough. Response to EHO comments dated 12 May 2023] addresses concerns regarding

the inconsistencies in the data, as set out within pages 20 – 23 of the report.

Condition No.6 (**Pages 31-32**) currently requires the submission of details of an acoustic fence to the north and south of the site. The proposal now includes an acoustic barrier to the north and south, but further details are required to ensure that it is of an appropriate size and material to achieve the required acoustic performance.

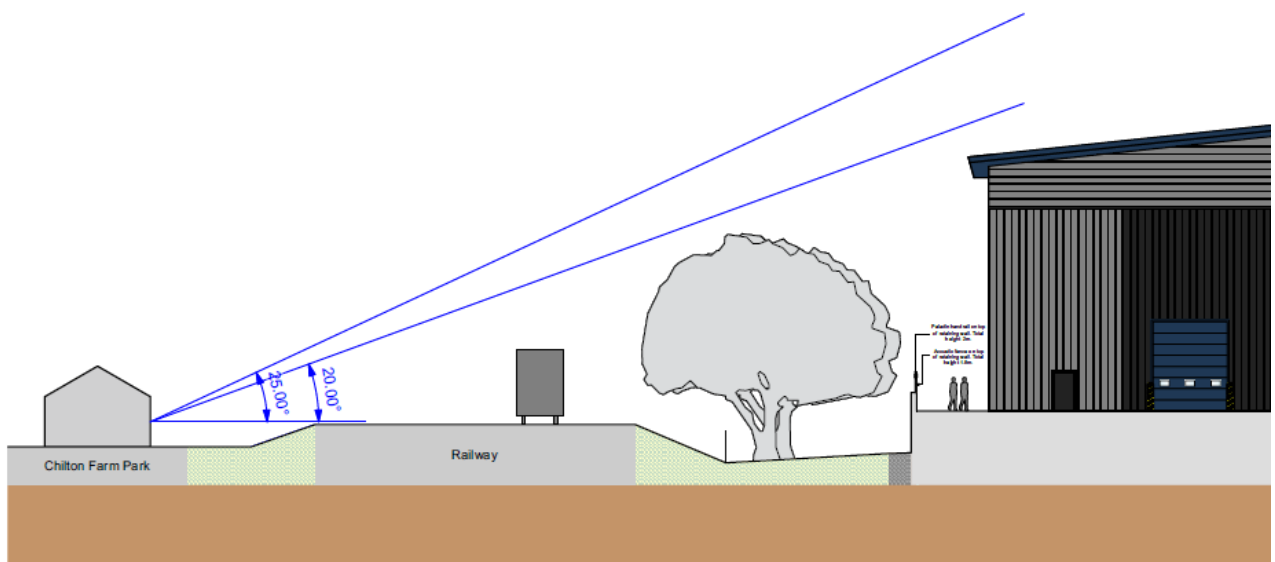
Subject to this condition, Environmental Health have raised no objection.

Revisions/clarification to the text:

On **Page 23**, the third paragraph under ‘Overbearing impacts & Daylight and Sunlight’ should be deleted and replaced with:

“The plans show the building height to eaves as 14.1m. Using the BRE’s 25 degree ‘rule of thumb’ if a 25 degree angle from the midpoint of a window in an affected property is not broken by the proposed structure, it is unlikely to have a substantial or harmful effect on the diffuse daylight enjoyed by the existing building.

Below is an example of application of a 25 angle to a section from Chiltern Farm Park to the application site. The line is not broken by the proposal and significant and harmful loss of daylight and sunlight would not be likely to result from this relationship.”



Amended conditions : Condition 3 (Approved Plans & Details):

3. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: Design and Access Statement – Kennedy Wilson; PRP Foul and Storm Water Drainage Strategy dated 17th February 2023; Pegasus Group Economic Benefits Statement – 26/05/2022.; Discovery Place Environmental Noise Survey and Noise

Impact Assessment Report 31st October 2022 29910/NIA Hann Tucker Associates; Discovery Place Environmental Noise Survey and Noise Impact Assessment Report 23rd February 2023 2991/NIA2/rev1 Hann Tucker Associates; Feasibility Study into low and zero carbon energy systems – HBA consulting Engineers; PRP Flood Risk Assessment 1st November 2022; Kennedy Wilson – Framework Travel Plan. Dated 26th October 2022; Heritage Statement – Pegasus Group. Dated 3rd November 2022; Hurst Warne Discovery Place by Peter Richards. 16th June 2022; Phase 1 Desk Study Report. Preliminary Contaminated Land Risk Assessment. 27th June 2022; Statement of community involvement – Pegasus Group; Synergy – Sustainability Statement and BREEAM 2018 Pre-assessment. Revision A; ADC Infrastructure. Kennedy Wilson. Transport Statement. Dated 26th October 2022; Tree protection and Removal Plan 710 Rev A; RPS Tree Survey Report and Arboricultural Impact Assessment. JSL4454_770 28th October 2022; Swept Path Plan – ADC2980-DR-001 P6; HGV Tracking Plan – P405 Rev F; Amenities P407 Rev D; Discovery Place. Farnborough. SEO Farnborough Limited. Acoustics. Proposed Employment Development. Noise Impact Assessment. Revision 3 – 03 May 2023. By Hoare Lea; ADC Infrastructure. Technical Note – response to Rushmoor Borough Council. Dated 10th February 2023; ADC Infrastructure Limited. Proposed employment development at summit avenue, Farnborough. Letter dated 26th April 2023; ‘Preliminary Ecological Appraisal’ dated June 2022 and ‘Biodiversity Net Gain Assessment’ dated October 2022, both author RPS Group PLC; RPS Memo ‘Additional information regarding biodiversity net gain (BNG) Assessment dated 15th May 2023; ‘Detailed Landscape Proposals’ – P21-3311_EN_001_01H; ‘Landscape Management Plan’, ref P22-3311_EN_001_02E, author Pegasus Group; ‘Biodiversity Net Gain Assessment’, dated February 2023, ref ECO02510_872 Rev F, author RPS Group Plc; ‘Biodiversity Metric 3.1 Calculation Tool’, undated and author not stated, version as attached to Page 30 email dated 16/05/2023 from Tom Beardsmore, Pegasus Group to Katie Herrington; Hoare Lea. Ait Quality Assessment. Rev 2. 4th May 2023. Along with the following plans; P100e Proposed Floor Plans; P101a Proposed Roof Plan; P102b Area Check Plan; P110 Bin Store Detail ; P200 I Proposed Elevations; P400 M Master Site Plan; P401d Existing Site Plan; P402b Location Plan; P201 Rev B Site Section Plan. Hoare Lea. Acoustics Design Note 19/05/2023 Discovery Place, Farnborough. Response to EHO comments dated 12 May 2023.

Reason - To ensure the development is implemented in accordance with the permission granted