

Observations for Compton Parish Council in respect of the current discharge of condition applications relating to 20/01336/OUTMAJ at the Institute of Animal Health.

Application No. 23/00711/COND

This application seeks to partially discharge condition no. 18 of planning permission 20/01336/OUTMAJ.

In particular, it seeks the Council's approval in respect of criterion (a) of the said condition.

Condition no. 18(a) states the following:

“Contaminated land (investigation and remediation) No phase of the development* hereby granted outline planning permission, demolition, or ground works associated with the change of use, shall take place until a scheme to deal with contamination at the site has been submitted to and approved in writing by the LPA. The above scheme shall take account of the suggested mitigation in the Environment statement and:

(a) Include an investigation and risk assessment. A report of the findings shall: identify the nature and extent of any contamination on the site (irrespective of its origin); include an assessment of the potential risks to human health, property, and the environment; and include an appraisal of remedial options, and proposal of preferred option(s)”.

The Covering Letter submitted as part of the discharge of condition application notes the following:

A full list of documents submitted is set out in Table 1 below. These were included in Environmental Statement Volume 2 Appendices 12.1, 12.2 and 12.3. Please note that these documents remain unchanged and therefore have already been approved by West Berkshire Council.

Document Name	Prepared By	No. Parts for Upload
Geo Environmental Desk Study	Aecom	4
Ground Investigation Report	Aecom	6
Remediation and Earthworks Strategy	Aecom	1

Homes England is keen to progress with the demolition works to remove the ongoing health and safety risks of unoccupied buildings and to clean up this contaminated site. We would therefore appreciate a decision in a timely manner. If you have any queries on the information submitted, please find my contact details in the footer on the front page.

It would therefore appear that the submitted documents have already been approved by the Council during the course of the original application, as the Environmental Statement Volume 2 is cited as an approved document at condition no. 7 of planning permission 20/01336/OUTMAJ.

Assuming that nothing has changed on the site since the reports were prepared in 2019, then it would seem that the submitted information is sufficient to discharge condition no. 18(a) (albeit the Remediation and Earthworks Strategy was not available to view on the Council's website), particularly as the Council have approved this information already.

Application No. 23/00713/COND

This application seeks to formally discharge condition no. 21 of planning permission 20/01336/OUTMAJ.

Condition no. 21 states the following:

“Ecological Mitigation and Enhancement Plan No phase of the development hereby granted outline planning permission, demolition, or works associated with the change of use hereby permitted shall take place until an Ecological Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall take account of the suggested mitigation in the Environment Statement and include adequate details of the following: (a) Description and evaluation of features to be managed and created. (b) Aims and objectives of management. (c) Appropriate management options to achieve aims and objectives. (d) Prescriptions for management actions. (e) Preparation of a costed schedule for securing biodiversity enhancements in perpetuity. (f) Ongoing compliance reports, monitoring and remedial measures. (g) How the habitat enhancements will be managed long term to ensure a net gain legacy. (h) Measures to build biodiversity into the design of the new dwellings, providing details of location and design of features, e.g. bird and bat boxes integrated into buildings, bat lofts, fence holes for hedgehogs, access points for badgers, ponds for amphibians, banks for bees. (i) Description of how the developer expects to ensure no impact on protected species on site during construction and through scheme design. (j) Sensitive Lighting Strategy during construction and once the site is in operation (to minimise adverse impacts on bat species present). (k) A biodiversity net gain calculation demonstrating at least 10% net gain. Proposed enhancements should be based on the recommendations of the ecological reports submitted in support of this application. With the exception of ongoing measures after construction no part of the development shall be brought into use, or dwelling occupied, until the mitigation measures have been provided in accordance with approved details for each phase”.

The Covering Letter submitted as part of the discharge of condition application refers to an ‘Environmental Mitigation and Enhancement Plan – Demolition’ that has been prepared by Aecom. However, this has not been uploaded onto the Council’s website.

We therefore have no observations to make in respect of this application.

We can comment further should the said document be made available to us.

Application No. 23/00716/COND

This application seeks to formally discharge condition no. 20 of planning permission 20/01336/OUTMAJ.

Condition no. 20 states the following:

“No phase of the development hereby granted outline planning permission, demolition, or ground works associated with the change of use shall take place (including vegetation clearance) until a Construction Environmental Management Plan (CEMP) (phased as appropriate) has been submitted to and approved in writing by the local planning authority.

The CEMP shall take account of the suggested mitigation in the Environmental Statement and include the following:

(a) Risk assessment of potentially damaging construction activities.

(b) Identification of "biodiversity protection zones".

(c) Practical measures (both physical measures and sensitive working

(d) practices) to avoid or reduce impacts during construction (may be

(e) provided as a set of method statements).

(f) The location and timing of sensitive works to avoid harm to biodiversity

(g) features including protected species.

(h) The times during construction when specialist ecologists need to be present on site to oversee works.

(i) Responsible persons and lines of communication.

(j) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

(k) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the development works or phase thereof strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority".

The discharge of condition application is supported by a Construction Environmental Management Plan that has been prepared by our contractors Cognition Land and Water Ltd.

Observations as follows:

- Paragraph 3.1 – this refers to works starting in November 2022. Presumably this is an error;
- Table 1 – contact email addresses and phone numbers are not included. These may have been redacted;
- Paragraph 3.3.1 – contact details at the Council have not been included;
- Paragraph 4.1 – this refers to *potential* compound, which suggests that the location may change;
- Paragraph 4.1.1 & 4.1.3 – this refers to the site speed limit being 5mph. This is different to the Construction Method Statement (CMS (see below)), which refers to the site speed limit as being 10mph;
- Paragraphs 4.1.1 & 4.1.3 – this refers to deliveries being outside of peak times. However, the Drivers Induction in the CMS notes that permitted delivery times will be between 8am and 4:30pm;

- Section 4.1.2 – there is a blurry plan at the end of this section but it is not clear what this is. Earlier in the report there is reference to a Site Compound Plan at Section 5, but no plan is included at Section 5;
- Section 4.1.5 – this section doesn't refer to the additional hoarding proposed at the entrance of gate I, as referred to at Section 3.1.6 of the CMS;
- Section 4.1.6 – this section notes that working hours on Saturday start at 8am, whereas the CMS states 8:30am. Also, the report makes reference to no working on Bank Holidays, but this is not stated in the CMS (Section 2.1.1);
- Section 5.1 – this doesn't refer to the implementation of the CMS;
- Section 6.2 – the first paragraph makes no reference to working on a Saturday;
- Table 6 – this makes reference to demolition works and hedgerow removal being undertaken outside bird nesting season. It is worth noting that this usually runs between February/March and July/August;
- Table 7 – as per the CMS, this now refers to the site speed limit being 10mph and not 5mph, as stated earlier in the document; and,
- Table 8 – this refers to there being no wheel wash, as per the CMS.

In terms of addressing the requirements of the condition:

- (a) Risk Assessment - this is referred to at Section 5.3. However, the condition requires a risk assessment in respect of potentially damaging construction activities. It is noted at Section 5.3 that it states the following:

Construction is not included within Cognition's scope of works, as such, a risk assessment of potentially damaging construction activities has not been included.

- (b) Biodiversity Protection Zones – there is no reference to Biodiversity Protection Zones in the report;
- (c) Avoiding/Reducing Impacts during Construction – this is covered throughout the report;
- (d) This criterion appears to form part of criterion (c);
- (e) This criterion appears to form part of criterion (c);
- (f) Location and Timing of Sensitive Works – this is referred to at Section 7.1 and Table 6 of the report;
- (g) This criterion appears to form part of criterion (f);
- (h) Timings for Specialist Ecologists – please refer to Section 7.1 and Table 6 of the report;
- (i) Responsible Persons and Lines Communication – this is referred to at Section 3 of the report;
- (j) Ecological Clerk of Works – this is referred to at Table 1 of the report; and,
- (k) Protective Fences, Exclusion Barriers and Warning Signs – there are numerous references to fencing, barriers and signage within the report.

Application No. 23/00718/COND

This application seeks to formally discharge condition no. 19 of planning permission 20/01336/OUTMAJ.

Condition no. 19 states the following:

“No phase of the development hereby granted outline planning permission, or ground works associated with the change of use to parkland, shall take place until a Construction Method Statement (CMS) (phased as appropriate) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works for that phase shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall take account of the suggested mitigation in the Environmental Statement and include measures for:

(a) A site set-up plan during the works;

(b) Parking of vehicles of site operatives and visitors;

(c) Loading and unloading of plant and materials;

(d) Storage of plant and materials used in constructing the development;

(e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;

(f) Temporary access arrangements to the site, and any temporary hard-standing;

(g) Wheel washing facilities;

(h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;

(i) The proposed method of piling for foundations (if any);

(j) A scheme for recycling/disposing of waste resulting from construction works;

(k) Hours of construction and demolition work;

(l) Hours of deliveries and preferred haulage routes;

(m) Ensuring public rights of way are kept open and unobstructed throughout the development

(n) Lighting of areas and construction compounds”.

The discharge of condition application is supported by a Construction Method Statement (CMS) that has been prepared by out contractors Cognition Land and Water Ltd.

Observations as follows:

- Section 1.1 – this refers to a Traffic Management Plan. I am assuming this is a typographical error as the report is a Construction Method Statement;
- Section 1.2 – this refers to the site being within Plymouth, which is clearly an error. It also refers to Drawing No. 12991-GIS003C, which I could not find within the report;
- Programme of Works – this refers to the proposed start date being within February 2023. This is presumably incorrect; and,

- Site Traffic Requirements – the condition requires measures to be included for wheel washing facilities. However, the CMS notes that *“no wheel wash will be required, although a jet wash may be positioned at the front gate if required”*.

In terms of addressing the requirements of the condition:

- (a) Site Set Up Plan – this is included at Appendix A;
- (b) Parking for Site Operatives and Visitors – this is referred to at Section 4.1, and illustrated on the drawings included at Appendix A;
- (c) Loading and Unloading of Plant and Materials – this is referred to at Sections 5.2 and 5.2.1;
- (d) Storage of Plant and Materials – it is not clear within the CMS where plant and materials will be stored on site;
- (e) Security Hoarding - this is referred to at Section 3.1.6, and illustrated on the Site Set Up Plan included at Appendix A;
- (f) Temporary Access Arrangements and Temporary Hardstanding – there is no reference to this within the CMS;
- (g) Wheel Washing – see previous point above;
- (h) Measures to control dust, dirt, noise etc..... - aside from measures to control dirt, this is all covered off at Section 7.4 of the CMS;
- (i) Method of Piling for Foundations – there is no reference to this within the CMS;
- (j) Recycling/Disposing of Waste - this is referred to at Section 4.3 of the CMS;
- (k) Hours of Construction and Demolition Work – these are referred to at Section 2.1.1 of the CMS;
- (l) Hours of Deliveries and Preferred Haulage Routes - this is referred to at Section 4.2 and the Drivers Induction (Appendix A) of the CMS. A Preferred Haulage Route Plan is included at Appendix A;
- (m) Public Rights of Way - this is referred to at Section 3.1.8 of the CMS; and,
- (n) Lighting - this is referred to at Section 3.1.7 of the CMS, albeit appears vague in terms of the positioning of the lighting and its specification.

Application No. 23/00719/COND

This application seeks to formally discharge condition no’s 16 and 17 of planning permission 20/01336/OUTMAJ.

Condition no. 16 states the following:

“Archaeological supervision No phase of the development hereby granted outline planning permission, demolition, or ground works associated with the change of use, shall take place until the applicant has secured the implementation of a programme of archaeological work (phased as appropriate) in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement for each phase”

Condition no. 17 states the following:

“Building recording No phase of the development hereby granted outline planning permission, or demolition, or ground works associated with the change of use, shall take place within the application area until the applicant has secured the implementation of a programme of building recording in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement for each phase”.

The Covering Letter submitted as part of the discharge of condition application refers to a ‘Written Scheme of Investigation’ (WSI) that has been prepared by Aecom. However, this has not been uploaded onto the Council’s website.

We therefore have no observations to make in respect of this application, other than to note that the Covering Letter states that the WSI has *“been discussed with and approved by the County Archaeologist prior to the submission of this application”*.

We can comment further should the said document be made available to us.

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