

## Response to Q&A Session- Additional Information



Thank you all for joining our Youtube live events during the afternoon and evening of the 9<sup>th</sup> of July 2020.

During the events we responded to a number of questions in regards to the development proposals, submitted prior to, and during the live event.

During our live sessions there were 4 questions which required further comment from the team- We have spoken to our technical team to ensure that each question is answered in detail by the specialist consultant leading in that particular aspect of the planning application, these questions and our responses, are detailed below.

### **Question: Where exactly is the foul sewer located on the A30?**

Please see Plan '004', which shows the high level foul water drainage strategy. In summary, foul water pumping station (compliant with Sewers for Adoption criteria) will be installed on the site and a rising main constructed along the A30 (around 2.1km) to a manhole just south of Beggarwood Lane. Thames Water is in support of this proposal and have offered acceptance in principal. As with all Water Authorities they will not progress through the detail design (through legal agreement known as a Section 106) until such time as planning consent has been achieved.

### **Question: Can you provide more comment on flood risk?**

The surface water strategy for the site is highlighted on plan '003', attached to this note. In summary, the surface water run-off from the development will be attenuated through a series of SUDS (Sustainable Urban Drainage System) features including cellular storage within development car-parks as well as 3x large downstream attenuation ponds. The discharge rates from these ponds will be controlled through complex flow control devices located at the outfalls which restrict the flow to greenfield run-off rate. The whole system has been designed to comply with latest design guidance on flood risk and the discharge rates have been agreed in principal with the Lead Local Flood Authority (LLFA) at Hampshire County Council.

### **Question: Can you comment on how much light pollution there may be?**

An Environmental Impact Assessment is being carried out for the proposed development, and a lighting strategy will be included for the project- the scope of this document is being discussed with the Local Planning Authority (LPA) during the pre-application process. The extent of receptors will be identified through the EIA scoping assessment.

At outline stage, the proposals will include this Lighting Strategy for the whole development, which has minimising light pollution as its foremost objective. The strategy goes into some detail on how the lighting will be designed, including the use of downward-directed lighting throughout and compliance with all relevant light

pollution standards and guidance. With additional measures to prevent any impact on natural habitats, the resulting light pollution will be minimal.



From the highway perspective, the potential light pollution from street lighting will be minimal. Any street lighting columns located adjacent to properties (or in sensitive ecological areas) can be fitted with light shields (or louvres) to limit light spillage.

In terms of the final lighting design for the site itself, at this stage, this is an outline planning application, therefore the details for formalised lighting design are yet to be finalised, these details however will be discussed in detail with the LPA on the submission of a Reserved Matters Application.

**Question: (In relation to Ganderdown Cottages)- Can you comment on how vibration from the increased traffic have been considered on older properties?**

With regard to road traffic induced groundborne vibration, it is usually caused by vehicles passing over irregularities in the road surface and is therefore not a direct result of any changes in the volume of road traffic associated with the proposed development.

As part of the mitigation scheme to reduce the potential impact of increased road traffic noise from the A30 at Ganderdown Cottages, it is proposed to resurface approximately 160m of the northbound carriageway in closest proximity to these properties with a low noise road surface. Consequently, the road surface in closest proximity to these properties will be newly surfaced and free from irregularities, effectively removing this source of any groundborne vibration.'

You can watch recorded versions of our Youtube live events by following the following link: <https://www.givemyview.com/basingstokegateway/news/live-q-as-thank-you-to-all-who-joined-us/5f0824df8c59ef00040d0095>

A number of FAQs are available to view on our website here: <https://www.givemyview.com/basingstokegateway/faq>

Further information is also available to view on our Consultation Boards, found here: <https://www.givemyview.com/resources/basingstokegateway/exhibitionboards.pdf>

Alternately, you can get in touch via email at [BasingstokeGateway.M3.uk@avisonyoung.com](mailto:BasingstokeGateway.M3.uk@avisonyoung.com), and a member of our consultancy team will get back to you.

Our consultation even will run until the 25<sup>th</sup> of July.