

ES	Discipline	Jan 2019 Resubmission	Jan 2020 Resubmission
	Application Description	Proposed hybrid planning application (a) full application for the raising of the ground levels, site access works and highway infrastructure to site together with erection of bat house building. (B) outline application for 280 dwellings (use class c3); 50 bed hotel (class use c1) space of up to 3000 sq. ; employment (use class b1) space of up to 1000 sq. gross floorspace ; retail (use class a1) space of up to 2000sq.M , restaurant and café (use class a3) of up to 2000 sq. (c) all the associated infrastructure including removal of any contamination, roads, footpaths, cycleways, drainage (including attenuation works), flood defence works, landscaping, public open space, utilities & vehicle parking also including demolition of buildings	HYBRID PLANNING APPLICATION (A) FULL APPLICATION FOR THE RAISING OF THE GROUND LEVELS, SITE ACCESS WORKS & HIGHWAY INFRASTRUCTURE TO SITE, (B) OUTLINE APPLICATION FOR 250 DWELLINGS (USE CLASS C3). SPACE OF UP TO 3000SQM EMPLOYMENT (USE CLASS B1). SPACE OF UP TO 250SQM (A1) GROSS FLOORSPACE; SPACE OF UP TO 2000SQM (A3). GROSS FLOORSPACE; SPACE OF UP TO 250SQM (D1). GROSS FLOORSPACE; SPACE OF UP TO 250SQM (D2). (C) ALL THE ASSOCIATED INFRASTRUCTURE INCLUDING REMOVAL OF ANY CONTAMINATION, ROADS, FOOTPATHS, CYCLEWAY, DRAINAGE (INCLUDING ATTENUATION WORKS), FLOOD DEFENCE WORKS, LANDSCAPING, PUBLIC OPEN SPACE, UTILITIES & VEHICLE PARKING & INCLUDING DEMOLITION OF BUILDINGS
6	Biodiversity	Maintain 60m setback to west and northern boundaries	No Change
		Proposed alternative footpath through development.	No Change
		Provision of Bat Building	No change
		Provision of Timber Screen to South West Coastal Footpath to western edge	No change
			Proposed Post and Wire fence to foreshore side of South West Coastal Footpath
		Provision of 5 No. Heron Platforms	No change
			Provision of Bird Boxes to buildings
		Provision of 10m Ecology Corridor along Tarka Trail	No change
		Provision of 0.5 lux levels along Tarka Trail	No change
	Provision of 0.5 lux levels along South West Coastal footpath	No Change	
	Provision of Ash Beds as Open Space	No change	
7	Landscape and Visual Impact		Integrated landscape opportunities out to key vistas / Church spires
		Focal Point of Development was North West corner of site	Focal Point of Development is Jetty
		Social hub located within core of the site	Social hub area moved to northern edge of site bisecting the jetty access point
		Building heights ranged from 2-4 storeys	Building heights range from 1 storey to 6 storey's – higher buildings set back into development
			Soft edge to the development proposal by positioning lower storey units to the edge set within larger areas of green space
			Integrate landscape and ecology opportunities through site but virtue of green infrastructure linkages though the site with depressions, planting, elevated board walks. Site moved to east to accommodate integration. Access to development also moved to east.
			Provision of Green Infrastructure linkages and opportunities through the development site
8	Archaeology & Cultural Heritage	Provision of Power Station basement to be flooded	Sunken piazza space as a 'nod' to the former power station basement – this would act as an opportunity to have a space dedicated to the heritage of the site
9	Flood Risk	Provision of open feature surface water strategy	No change
		Provision of filling land to achieve appropriate Ground Levels	Finished Floor Levels updated following review on climate change
10	Transport	Dedicated Access off B3233	No change
		Provision of new road to development	Provision of updated road to development over Tarka Trail
		Provision of Access to Yelland Quay Estuary Business Park	No change
		Existing road terminated prior to Tarka Trail	No change
			Provision of more pedestrian friendly Crossover to Tarka Trail
11	Lighting	Provision of detailed lighting strategy for access road	Provision of updated detailed lighting plan for access road
12	Geotechnical / Contamination	Defendable line indicated to establish extent of Developable area	Provision of additional boreholes to confirm extending development to the east is acceptable
		Confirmation that no development is located on top of Encapsulated Asbestos chamber or over former Ash beds land	No change
			Provision of additional gas monitoring to confirm extending development to the east is acceptable
		Provision of 600mm minimum 'Fill' strategy to provide appropriate mitigation	No change
13	Noise	Provision of 2.5m acoustic hoarding to site boundary through construction period	No change
14	Air Quality	Provision of CEMP	No change
15	Arboriculture	Removal of existing trees to Northern and Western boundary. Replacement with new comprehensive landscaped proposal	No change