

UPDATES

for Committee Meeting to be held on 25 January 2017

ZONE 1 - WESTERN WARDS

- (1) **P/16/0959/OA** **WARSASH**
LAND EAST OF BROOK LANE WARSASH FAREHAM SO31 9FE

Three further comments received from local residents unable to attend the Planning Committee raising the following matters:

It would be interesting to see what HCC highways have in mind;
Highway improvements are needed before considering further development;
How will wildlife issues be overseen?
Impact on local infrastructure appears to have been dismissed. Housing development cannot be considered in isolation and must be a well considered, overall strategy for the area;
Brownfield sites should be used;
Local roads cannot cope;
Where is the overall plan for the local area?

- (2) **P/16/1049/OA** **WARSASH**
LAND TO THE EAST OF BROOK LANE & SOUTH OF BROOKSIDE DRIVE WARSASH

Page 48, DESIGN, refers to the density of the proposed development and its comparison with the adjacent Strawberry Fields. For Members information the proposed net density equates to 35 dph which is less than Strawberry Fields which has a net density of approximately 40 dph.

The applicant has confirmed the development will be predominantly two storey with some limited 2.5 storey.

One further comment has been received from a local resident not able to attend the committee meeting raising the following comments:

The proposal will be an extension of the Strawberry Fields development which is over developed and buildings too high, totally changing the character of Warsash;
Lack of parking in Locks Heath Shopping Centre;
The footpath alongside my property should be removed;
If the proposal is permitted I will consider moving;
Loss of privacy.

ZONE 2 - FAREHAM

- (5) **P/16/1333/FP** **FAREHAM NORTH-WEST**
LAND TO REAR OF 10-20 TEWKESBURY AVENUE FAREHAM HAMPSHIRE PO15 6LL

The applicant has made the financial contribution towards the Solent Recreation Mitigation Strategy (SRMS). They have also provided more detail in relation to reptile mitigation such that the Council's ecologist has advised that the remaining matters can be made subject of appropriately worded

planning conditions (see below). Lastly, Officers have made a minor adjustment to suggested condition 15 to replace the words "other persons" with "sub-contractors" and thereby make the condition more precise.

The Officer recommendation is therefore revised to read as follows:

PERMISSION subject to the conditions set out in the main report including condition 15 which is to be worded as below and with the addition of conditions 16 & 17 concerning reptile mitigation:

15. At no time whilst the development hereby permitted (excluding demolition works and site preparation) is being carried out shall vehicles used by contractors or sub-contractors involved in carrying out the development be parked on the public highway Tewkesbury Avenue.

REASON: In the interests of highway safety and to ensure adequate on-street parking provision is available to meet the needs of this residential area.

16. No development shall take place until a reptile mitigation strategy has been submitted to and approved by the local planning authority. The strategy shall include:

(i) Details of the translocation works, including plans showing where reptile fencing will be erected relative to existing reptile habitat, methodology for capture, including timings and capture effort;

(ii) The results of reptile surveys conducted at the identified receptor site;

(iii) Details of existing reptile habitat availability and capacity within the receptor site;

(iv) Appropriate habitat creation options for increasing the receptor sites capacity for the slow-worm population;

(v) A work schedule for habitat maintenance (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);

(vi) Monitoring and remedial / contingencies measures triggered by monitoring;

(vii) Personnel responsible for implementation of the plan.

The development shall be carried out fully in accordance with the approved reptile mitigation strategy.

REASON: To ensure appropriate reptile mitigation measures are carried out.

17. None of the dwellings hereby permitted shall be occupied until a report by an ecologist detailing the results of the reptile translocation and confirming that the proposed habitat creation works have been carried out as per the approved reptile mitigation strategy has been submitted to and approved by the local planning authority in writing.

REASON: To ensure appropriate reptile mitigation measures are carried out.

ZONE 3 - EASTERN WARDS

(6) **P/16/1231/D3** **STUBBINGTON**

LAND OFF VULCAN WAY DAEDALUS EAST FAREHAM

CONSULTATIONS:

Contaminated Land: No objection subject to conditions.

Ecology: Further Comments:

- It would be more sensible to secure the grassland management at the site rather than attach a condition which specifically relates to skylark and biodiversity enhancement

AMENDED RECOMMENDATION:

- Amend Condition 2 to include the following drawing:
11316_TOPO + SERVICES - Ferrous Cont. Overlay

Add the following conditions:

13) (i) No development shall take place until further site investigations, particularly targeted to the proposed soft landscaping areas, to include relevant contaminants, asbestos and an assessment of the risks posed to human health shall be carried out. The results of this investigation shall be submitted to and approved in writing by the local planning authority.

(ii) Where any site investigations pursuant to part (i) of this condition reveals a risk to receptors, a strategy of remedial measures and detailed method statement to address the identified risks shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

(iii) Prior to the first occupation of any of the buildings hereby permitted, the agreed remedial measures shall be fully implemented and verified in writing by an independent competent person. The validation is required to confirm that the remedial works have been implemented in accordance with the agreed remedial strategy and shall include photographic evidence and 'as-built' drawings as appropriate.

REASON: To ensure the development is constructed and operates in a safe manner

14) (i) Any ground reduction and open excavation works which fall within the areas shaded grey/orange with a black border on drawing "11316_TOPO + SERVICES - Ferrous Cont. Overlay" shall be undertaken under the supervision of a Unexploded Ordnance (UXO) specialist, in accordance with a UXO watching brief.

(ii) Any deep intrusive works which fall within the areas shaded grey/orange with a black border on drawing "11316_TOPO + SERVICES - Ferrous Cont. Overlay" shall be subject to a UXO intrusive magnetometer survey.

(iii) Prior to the first occupation of any of the buildings hereby permitted, a report which details the scope of the watching brief and/or intrusive magnetometer survey, with dates and confirmation that no items or Ordnance were found shall be submitted to and approved in writing by the Local Planning Authority. If items of Ordnance are discovered during the above works then these items shall be appropriately recorded and cleared from the site, A report confirming clearance of UXO shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development is constructed and operates in a safe manner

15) Following the removal of the existing areas of hardstanding but prior to any other development taking place (including ground works and site preparation) a radiological survey and risk assessment to areas previously covered by the hardstanding shall be carried out. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any other development taking place .

REASON: To ensure the development is constructed and operates in a safe manner

16) If items of radioactive material are discovered during the radiological survey undertaken pursuant to condition 15 above, these items shall be cleared from the site. Prior to the first occupation of any of the buildings hereby permitted a report confirming clearance of any radiological material shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development is constructed and operates in a safe manner

17) Should contamination be encountered during the works that has not been investigated or considered in the agreed scheme of remedial measures, all work must stop. A scheme for further investigation, risk assessment and a detailed remedial method statement shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of work. The development shall be undertaken in accordance with the approved details.

REASON: To ensure the development is constructed and operates in a safe manner

18) Prior to the first occupation of any of the buildings hereby permitted a grassland management

scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall relate to the grassed areas within the application site specifically to the north of Hangars 3-5. The development shall be undertaken in accordance with the approved details
REASON: In the interest of biodiversity and to ensure the development is constructed to ensure the safe operation of the airport.