

UPDATES

for Committee Meeting to be held on 16/01/19

ZONE 1 – WESTERN WARDS

1. P/18/0482/OA Warsash

LAND ADJACENT TO 125 GREENAWAY LANE, WARSASH

A third party representation has raised queries over the assessment of Highway matters and considers that even one large vehicle causes havoc when trying to negotiate Greenaway Lane. Reiterates concern that the type and width of the lane struggles with the current volume of traffic and would not cope with the huge increase proposed by this development.

Reiterates concern over flooding on the lane, use of alternative access points already approved for other Warsash cluster sites, and impact on the SPA, Ramsar and SAC and considers these issues have not been addressed.

The Highway Authority sought further clarification on the traffic survey data; the developer's transport consultant undertook video footage and compared this with flows presented in the Transport Assessment. The Highway Authority are satisfied with the submitted information.

A third party representation considers the report is biased and does not reflect the policies applicable to the site, questions the method for calculating the 5 YHLS position and content of the report. Concern that the HRA does not provide a reasonable degree of certainty that the project will not be likely to have an effect on the SPA. The site should form part of Master plan to reduce the number of site entrances and that the closure of the Vero access track will not materialise.

The CPRE have expressed concern over the cumulative impact of the number of dwellings in Warsash; that applying the 20% buffer is premature (housing delivery test); that the development is out of character and scale and the cumulative effect on the environment and ecology of the area.

Instructed by 'Save Warsash and the Western Wards' A legal opinion has been received on the approach being adopted by Fareham Borough Council with respect to screening and appropriate assessments in the course of its determination of planning applications. In short, the opinion is that the approach is potentially unlawful and that it would be unlawful for the Planning Committee to resolve to grant outline planning permission for the Greenaway Lane Application as a legally compliant appropriate assessment has not been undertaken.

A verbal update will be provided at the Planning Committee.

2. P/18/0884/FP Warsash

LAND ADJOINING 79 GREENAWAY LANE, WARSASH

The period of '2' years should be inserted into condition 1.

The agent has submitted further detail in respect of the proposed planning conditions as he would prefer not to have pre-commencement conditions to enable an early start on site.

Drainage (Condition 15): Southern Water and the Lead Local Flood Authority have been consulted. The Lead Flood Authority have no comment, advise informative. Southern Water comments awaited.

Construction Management Plan (Conditions 3 and 4): The Transport Planner considers these to be acceptable. Therefore condition 3 and 4 deleted, new condition to read:

The development shall proceed in accordance with the submitted construction management plan details drawing HGP_18.079.101 SITEI PLAN_REV.J – Construction Management Plan layout and the Schedule of Works CMP January 2019. The approved measures, areas and facilities shall be fully implemented in accordance with the submitted details and shall be retained for the duration of construction of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of highway safety and the amenity of the area and to ensure the health and wellbeing of the trees are vegetation which are to be retained at the site.

ZONE 3 – EASTERN WARDS

4. P/18/0263/OA Stubbington

THE GRANGE, OAKCROFT LANE, STUBBINGTON

Two additional conditions inserted into the recommendations as follows:

20. The landscaping scheme, submitted under Condition 1 shall be implemented in accordance with a scheme to be submitted (including a delivery timetable) or as otherwise agreed in writing with the Local Planning Authority and shall be maintained following commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

21. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved and retained for the lifetime of the development.

REASON: To ensure the long-term maintenance and management of the open spaces.

5. P/18/0645/RM Portchester West

**LAND NORTH OF CRANLEIGH ROAD/WEST OF WICOR PRIMARY SCHOOL
PORTCHESTER**

Southern Water raise no objection. Advise informative: Southern Water's publication "A Guide to Tree Planting near Water Mains and Sewers" and Sewers for

Adoption (SfA) with regards to any landscaping proposals and restrictions and maintenance of tree planting adjacent to sewers and rising mains.

6. P/18/0001/OA Portchester West

CAMS BRIDGE – LAND TO NORTH OF THE THICKET, FAREHAM

A further condition is inserted into the recommendation as follows:

5. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

- a) Site location plan – drawing no. 249501 JC001 A

REASON: To avoid any doubt over what has been permitted.

7. P/18/0005/OA Portchester West

LAND TO EAST OF DOWN END ROAD, FAREHAM

Four further representations have been received in objection to the proposal but raising no new material planning considerations.