

**N/15/0001**

**GOSPORT**

GOSPORT BOROUGH COUNCIL

AGENT: GOSPORT BOROUGH  
COUNCIL

CONSTRUCTION OF SECTION OF EAST-WEST ROAD TO INCLUDE PEDESTRIAN  
AND CYCLE PATHWAYS

DAEDALUS WATERFRONT - LAND AT LEE ON THE SOLENT HANTS PO13 9YA

***Report By***

Mark Wyatt - Direct dial 01329 824704

***Introduction***

This item is a consultation from Gosport Borough Council (GBC) on a proposed east to west spine road through the Daedalus airfield site. The road would connect to the existing Broom Way junction by the CEMAST building and the proposed new junction onto Stubbington Lane (for which application P/15/0014/FP refers, elsewhere in this agenda).

The views of Fareham Borough Council are being sought as a neighbouring authority to the proposal, with GBC being the actual determining body.

This consultation is presented to Committee to enable the Committee to appreciate the relationship of the spine road with the new Stubbington Lane Junction.

***Site Description***

The site is a corridor running east to west on the south side of the southern most runway at Daedalus. The land is generally flat and free from development. There is an existing roadway in poor condition in this location which is used to serve the existing buildings south of the runway in the Waterfront area of the Daedalus site.

***Description of Proposal***

The route for the spine road is approximately 1.2km (0.75miles) in length from the new Stubbington Lane junction (P/15/0014/FP refers) eastwards up to a point 200m west of Broom Way. The connection to Broom Way is covered by a separate planning permission and has been implemented.

The spine road, or Daedalus Drive as it is referred to in the submission, varies in width from 5.5m to 7.3m. There is also a short section of 4.8m width at the western end to deter through movements to Stubbington Lane, particularly by heavy goods vehicles.

***Policies***

The following guidance and policies apply to this application:  
National Planning Policy Framework (NPPF)

***Relevant Planning History***

The following planning history is relevant:

**P/15/0014/FP**

**CONSTRUCTION OF A SIGNALISED JUNCTION AND FORMATION OF A NEW ACCESS ONTO STUBBINGTON ROAD, NEW ACCESS ARRANGEMENTS TO ROSS HOUSE AND ALL ASSOCIATED WORKS.**

P/11/0436/OA

**USE OF AIRFIELD FOR EMPLOYMENT BASED DEVELOPMENT (UP TO 50202 SQ.M OF FLOOR SPACE) IN NEW AND EXISTING BUILDINGS (USE CLASSES B1, B2 & B8) WITH INCREMENTAL DEMOLITION TOGETHER WITH CLUBHOUSE (CLASS D2) VEHICLE ACCESS, ALLOTMENTS, OPEN SPACE AND LANDSCAPING.**

APPROVE

20/12/2013

***Representations***

None - undertaken by GBC

***Consultations***

None - undertaken by GBC

***Planning Considerations - Key Issues***

The key planning considerations are:

- The planning history and the principle of an east to west link road

Core Strategy policy CS12 allocates the former Daedalus airfield for strategic employment development. This economic development was permitted by the outline planning permission P/11/0436/OA.

The principle of an east to west link road was always part of the outline planning permission proposals and appears on the approved parameter drawings and masterplan drawings for the enterprise zone.

The Transport Assessment for the outline permission established a street hierarchy for the whole of the Daedalus site, so thus covering the Waterfront area as well as the part of the site within Fareham Borough. The proposal appears to accord with this street hierarchy.

Whilst no consultations have been undertaken it is noted that the County Council, as Highway Authority, has raised no objection to the proposal in their letter to GBC.

There were a number of planning obligations relating to controls over the number of vehicles using the spine road within the s106 agreement pursuant to the outline permission. It is suggested to GBC that these obligations be secured for this full planning application.

***Recommendation***

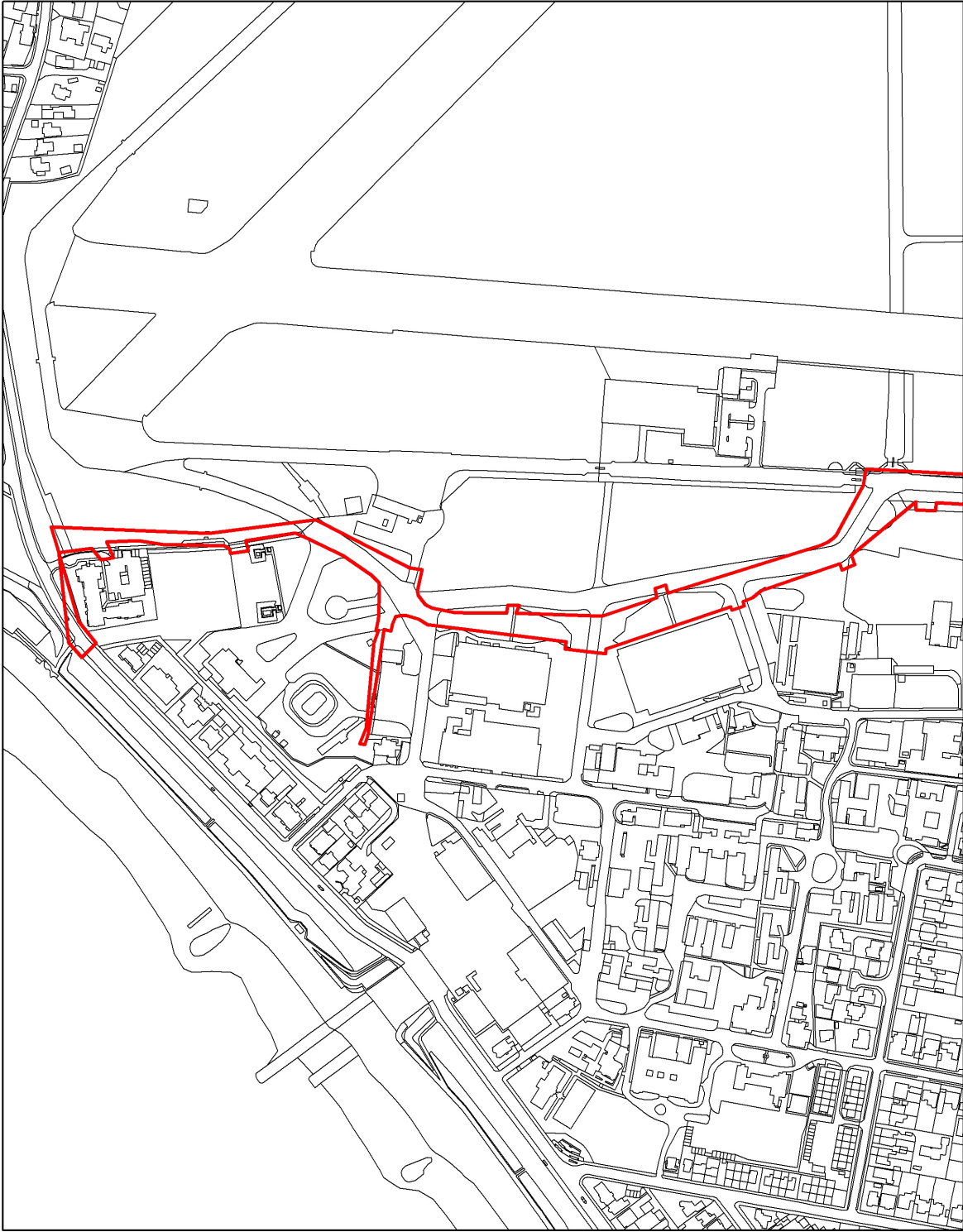
That Gosport Borough Council be advised that NO OBJECTION is raised to the spine road application subject to any relevant matters previously secured in the Section 106 legal agreement being secured for the current proposal.

***Background Papers***

see "relevant planning history" section above

# FAREHAM

BOROUGH COUNCIL



Daedalus Waterfront -  
Land at  
Scale 1: 4,000



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