

OFFICER REPORT FOR COMMITTEE

DATE: 12/12/2018

**P/16/0557/MA/B
IFA 2 NATIONAL GRID**

STUBBINGTON

NON-MATERIAL AMENDMENT TO PLANNING APPLICATION P/16/0557/OA AND RESERVED MATTER APPROVAL P/17/0834/RM. ALTERATION TO OPEN SPACE FENCE LINE TO ENSURE ADEQUATE CLEARANCE OF THE RUNWAY TO COMPLY WITH CAA REGULATIONS ON RUNWAY OBSTACLE HEIGHTS.

LAND AT SOLENT AIRPORT AT DAEDALUS, BROOM WAY, FAREHAM.

Report By

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1.0 Introduction

- 1.1 Outline planning permission for the area of open space associated with the IFA2 project was granted by the hybrid planning permission on 10th April 2017. The Reserved Matters for the open space (being the matters of 'appearance', 'layout', 'scale', 'landscaping', and 'access') were subsequently approved on 17th November 2017.
- 1.2 This proposal seeks approval for a non-material amendment to the reserved matter approval for the area of open space to be laid out. Specifically, the change relates to the boundary fence which delineates between airside and non-airside land uses at Solent Airport at Daedalus. The blue airport security fence is required to be repositioned further north into the area of open space in the interest of airport safety.

2.0 Site Description

- 2.1 The land along the northern edge of Daedalus from Peel Common roundabout along Gosport Road to the rear of the properties in Southways is all part of the current application site. The hybrid planning permission for IFA2 established that this land is to be provided as public open space.
- 2.2 The Reserved Matter approval P/17/0834/RM provides the approval of the detailed landscaping for the open space at Daedalus. The part of the open space in question through this submission is a small area on the south side of the open space at the northern end of the runway.
- 2.3 The site is currently a construction site with works to lay out the open space having now started.

3.0 Description of Proposal

- 3.1 The applicant submits that the change in fence location arises as a consequence of advice now received from the Airport Manager. The advice requires the open space layout and design to accord with the requirements of the Civil Aviation Authority under CAP168 which specifically deals with obstacles near to a runway that could affect the safe take off or landing of aircraft.
- 3.2 Simply translated, there is a requirement for no structures of any type to be within 60m of the end of the runway at Solent Airport. Beyond this 60m the take off slope of the runway is such that for every 25m structures can increase in height by 1m from ground level. As currently approved the blue airport fence, at 2.4m high would conflict with this take off slope and would be non-compliant to the Civil Aviation Authority (CAA).
- 3.3 To maintain airport security with a fence height of 2.4m the fence is required to be moved a maximum of 17m deeper into the open space.

4.0 Policies

- 4.1 The following policies apply to this application:
- 4.2 **Adopted Fareham Borough Core Strategy**
CS12 - Daedalus Airfield Strategic Development Allocation
CS17 - High Quality Design
CS21 - Protection and Provision of Open Space
- 4.3 **Adopted Development Sites and Policies**
DSP12 - Public Open Space Allocations

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/16/0557/OA	Hybrid Planning application for an electrical interconnector with an approximate capacity of 1000 megawatts (MW) extending from Tourbe, Normandy (France) to Chilling, Hampshire. Hybrid planning permission is sought at Daedalus for: 1. The erection of converter station buildings (to a maximum height of 22 metres) with associated, vehicular accesses and roads, security fencing, landscaping and temporary construction compounds; 2. Creation of public open space and associated facilities, grassland planting and tree planting. Full Planning permission is sought at Hill
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	Head and Stubbington for: 3. Installation of cables between Mean Low Water Springs and the converter station in the north eastern corner of Daedalus Airfield. Full Planning Permission is sought at Chilling for: 4. The Installation of cables between the Mean Low Water Springs and the existing cable sealing end compound at Chilling Lane
PERMISSION	10/04/2017
P/17/0834/RM	Public open space on land to the north of the IFA2 converter station: details relating to access, appearance, landscaping, layout and scale pursuant to hybrid planning permission reference P/16/0557/OA And Details pursuant to condition 35 [hard landscaping] of the hybrid planning permission reference P/16/0557/OA.
APPROVE	17/11/2017
Q/0087/18	Variation of the planning obligations regarding the delivery of the open space at Daedalus secured by the IFA2 hybrid planning permission P/16/0557/OA.
RESOLUTION TO VARY S106	Planning Committee 25/04/2018

6.0 *Planning Considerations*

Non Material Amendment

- 6.1 The fence alignment would, on the eastern edge, continue to align reasonably closely with one of the paths through the open space and to the west the fence would be located at the bottom of the slope up to the runway viewing mound.
- 6.2 The application sets out that the fence realignment would lose 286m² (0.028 ha / 0.07 acres) of publicly accessible space. However, to understand if this is a material change or not this should be viewed in the context of the wider open space provision at Daedalus. The application submits that National Grid are delivering 178,000m² (17.8 hectares / 43.9 acres). The loss of open space, therefore is only 0.16% of the overall open space provision.
- 6.3 Given that the loss of open space is less than one percent of the open space being provided, the relocated fence location attempts to align with other features in the open space to minimise its impact and that the fence re-alignment is limited solely to that required for the safe operations of the airport; the proposed change is considered acceptable.

S106 Implications

- 6.4 The hybrid planning permission was also subject to an agreement pursuant to Section 106 of the Town and Country Planning Act (Hereinafter referred to as s106). Within this s106 was a schedule of obligations relating to the open space provision and delivery. This legal agreement was varied (under reference Q/0087/18) such that the western open space, with the exception of the proposed play area, will be delivered in full by National Grid with a financial contribution of £110,000 (index linked to the date of the original agreement) for the provision of the play area to be paid to the Council.
- 6.5 The proposed non-material change to the open space would depart from the s106 in so far as National Grid would be unable to lay out all of the western open space. To depart from the agreed planning obligations requires agreement between the signatories of the s106 and the variation to be secured by execution of a new agreement. As such, should Members find in favour of the recommendation, a further deed of variation to the s106 agreement to adjust the western open space area to reflect and align with the relocated fence would be required.

Summary:

- 6.6 It is considered that the change would not materially affect the planning permission granted for the IFA2 open space and the change can therefore be accepted as a non-material change.

7.0 Recommendation

7.1 APPROVE NON-MATERIAL AMENDMENT subject to the following condition;

1. The development shall be carried out in accordance with the following approved documents:
 - a) D3221.32.100.003F General Arrangement
 - b) D3221.32.100.004D General Arrangement – Western Space
 - c) D3221.32.100.005F General Arrangement – Central Space
 - d) D3221.32.100.006E General Arrangement – Eastern Space
- REASON: To avoid any doubt over what has been approved.

and

That National Grid first enters into a Deed of Variation to the legal agreements completed under planning permission P/16/0557/OA and Q/0087/18, on terms drafted by the Solicitor to the Council, to allow:

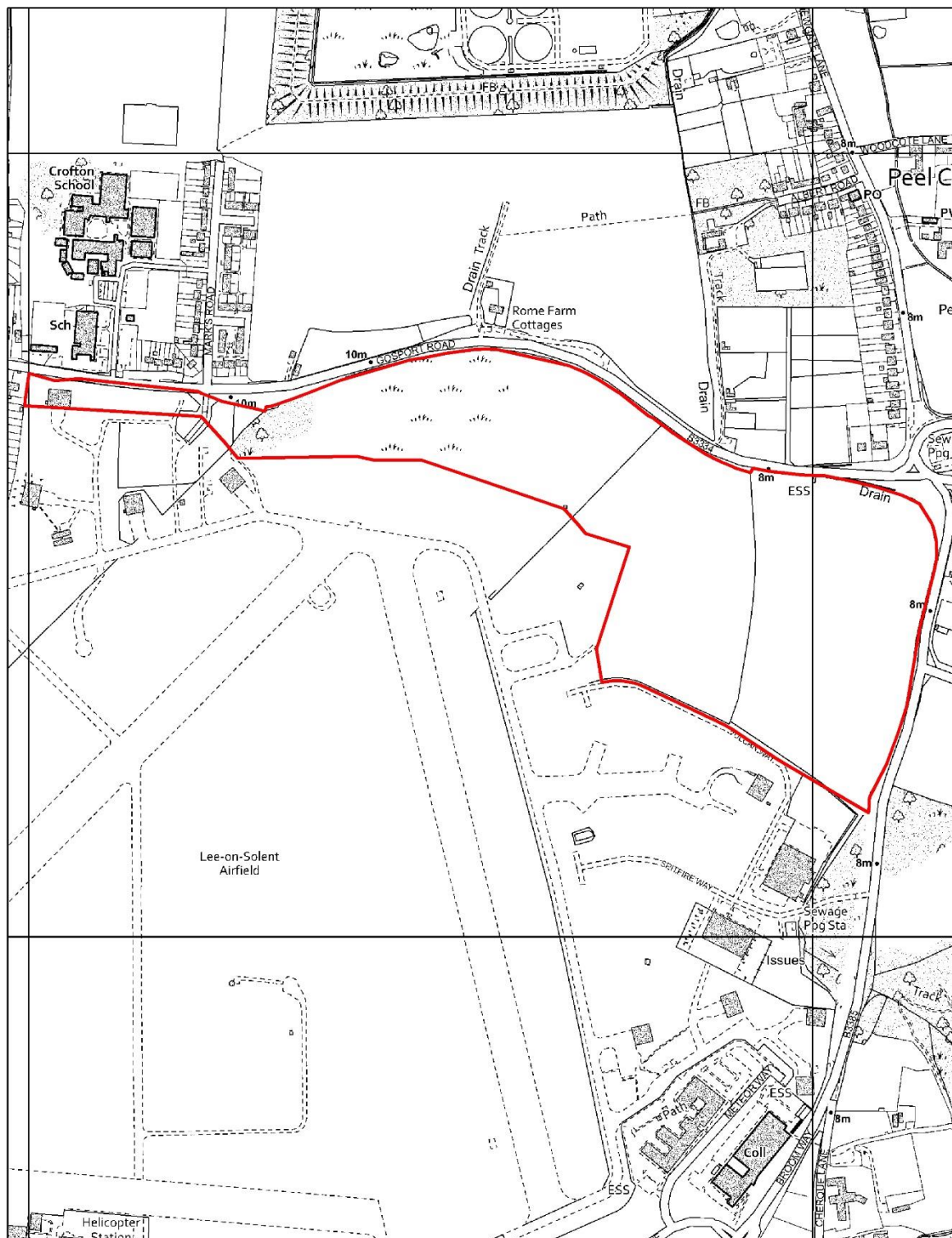
- The extent of the open space to be delivered by National Grid to reflect the plans accepted as a Non-Material Amendment and the reduction in the open space provision by 286 square meters.

8.0 *Background Papers*

See Relevant Planning History Section above.

FAREHAM

BOROUGH COUNCIL



IFA2 National Grid
Land at Daedalus Airfield

Scale: 1:6,000



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