

P/13/0194/FP

STUBBINGTON

HOMES & COMMUNITIES
AGENCY

AGENT: CARTER JONAS

NEW VEHICULAR AND PEDESTRIAN ACCESS FROM BROOM WAY INCLUDING
ALTERATIONS TO EXISTING JUNCTION AND CONSTRUCTION OF INTERNAL
ACCESS ROAD AND ASSOCIATED DRAINAGE WORKS

DAEDALUS AIRFIELD BROOM WAY LEE-ON-THE-SOLENT HAMPSHIRE PO13 9YA

Report By

Kim Hayler - Ext 2367

Introduction

Part of the planning application site lies within Gosport Borough Council's administrative boundary. At its Council meeting on 27 March 2013, Gosport Borough Council deferred its decision making powers as Local Planning Authority for this application to Fareham Borough Council.

Site Description

The application site lies almost wholly within Fareham Borough's boundaries with the exception of the drainage attenuation tank and visibility splays which are located within Gosport Borough.

The site is currently open grassland, which has been used in conjunction with the airfield.

The site is located on the south eastern side of the Solent Enterprise Zone on the former Daedalus site, within the area known as Hangars East.

The application site does not contain any existing buildings.

The site is allocated as part of a wider area proposed for employment development.

Description of Proposal

Planning permission is sought for a new access taken from the junction of Broom Way and Cherque Way. The principle of a main access within this location was established through outline planning permission for P/11/0436/OA (for which there is a resolution to grant planning permission).

This application has been submitted at an early stage in order to support the CEMAST application, which follows this report on the agenda.

The existing junction of Broom Way/Cherque Way is a traffic signal operated 'T' junction with toucan crossing facilities. An off road cycle way exists along the north west side of the junction.

This application proposes that a fourth arm is added to the junction to provide an access to the Daedalus site. This fourth arm would be on the north west side of the junction. As the cycleway would be severed by the new arm, it is proposed to install a staggered toucan crossing across the access road.

As the majority of the traffic from the access road is predicted to turn left (northwards), the access road would have two lanes at the junction to allow separate traffic phases to be configured. This would improve capacity and reduce delays at the junction.

A drainage attenuation tank is proposed to the south west of the junction.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS1 - Employment Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS12 - Daedalus Airfield Strategic Development Allocation

CS14 - Development Outside Settlements

CS22 - Development in Strategic Gaps

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

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 - Resolution to grant outline planning permission subject to the completion of a Section 106 planning agreement.

P/11/0544/FP - IMPROVEMENTS TO AN EXISTING VEHICULAR ACCESS INCLUDING CONSTRUCTION OF A NEW GHOST ISLAND & PEDESTRIAN FACILITIES FROM THE B3385 BROOM WAY AND THE CONSTRUCTION OF A NEW SITE ACCESS ROAD - APPROVED - 13 January 2012

P/11/0545/FP - CONSTRUCTION OF NEW VEHICULAR ACCESS & ASSOCIATED ACCESS ROAD FROM THE B3334 GOSPORT ROAD TO PROVIDE ACCESS TO EXISTING HANGARS WEST AREA OF DAEDALUS AIRFIELD - APPROVED - 13 January 2012

P/13/0201/FP - CONSTRUCTION OF PURPOSE BUILT ENGINEERING TRAINING FACILITY FOR FAREHAM COLLEGE, COMPRISING A SINGLE STOREY BUILDING INCLUDING ENGINEERING WORKSHOP, CLASSROOMS AND OTHER SUPPORTING FACILITIES INCLUDING CAR PARKING - please see following report

Representations

The application was advertised by writing to immediate neighbours, the posting of site notices and a notice in the local press. Site notices were also put up in adjacent residential

roads within Gosport.

No representations have been received.

Consultations

Director of Planning and Environment (Economic Development Manager) -

This is essential infrastructure to enable the development of Solent Enterprise Zone, Hangars East and the Waterfront areas.

Director of Planning and Environment (Highways) - This is a proposal to introduce the main access to the Daedalus site. The junction proposals are acceptable subject to conditions.

Hampshire County Council (Strategic Transport) -

The proposal is for alterations to the existing junction of Cheque Way with Broom Way to provide a four arm junction that will form the New Main Access to the Solent Enterprise Zone (SEZ) centred upon the Daedalus airfield, together with construction of internal site access roads and associated works.

The principle of the access junction has been established in an outline planning application, P/11/0436/OA for redevelopment of the entire Daedalus site. However, the need for the current proposal is to support the parallel CEMAST proposal by Fareham College that for reasons of timescale requires the new main access junction and some internal access roads to be constructed at an earlier time than the wider site will be developed to enable the college to open by September 2014. This has required a full planning application rather than await the grant of the outline planning consent.

The planning application is supported by a Planning Statement and a Supplementary Transport Assessment. The site is principally within Fareham Borough but a proportion also falls within Gosport. However, Gosport Borough Council has deferred its decision making powers as Local Planning Authority for this application to Fareham Borough Council which is also determining the parallel CEMAST proposal.

The CEMAST proposal is independent of any development that might come forward under a future outline planning consent for the wider redevelopment of Daedalus. This has required that the cumulative impact of both the CEMAST and the Daedalus proposals at the new main access junction be assessed in detail as part of the new main access junction application. A sensitivity test has been undertaken to assess the impact of the potential additional pedestrians and cyclists using the controlled crossings through the new main access junction to access the college.

It should be noted that the applicant has obtained a separate full planning permission for a secondary access junction to the northern part of the SEZ Daedalus East development from Broom Way and it is understood that this is due to be implemented this summer. If implemented, the secondary access junction has the potential to reduce traffic demand through the new main access junction, however, it has not been possible to take this reduction into account in assessing the impact of the college application because there is no certainty that it will be delivered.

It is important to state that the comments set out in this letter reflect the role of Hampshire County Council as highway authority and not as a potential delivery partner to HCA.

The key highway issues relating to this proposal are:

- The traffic capacity of the new main access to serve the Daedalus development proposal as well as the CEMAST development.
- The adequacy of the proposed junction facilities to cater for non-motorised users.

Junction Design and Capacity

The County Council is satisfied with the principle of the junction design and is satisfied that the works can be delivered safely to an appropriate highway standard.

The cumulative impact of the Daedalus and CEMAST developments at the new main access junction has been assessed in the Supplementary Transport Assessment and it has been demonstrated that the junction has adequate reserve capacity to accommodate the predicted traffic levels and the pedestrian and cyclist movements. The future provision of the Secondary Access would allow the New Main Access junction to operate with additional reserve capacity. However, it should be noted that if an internal link is provided between the Secondary Access and the New Main Access, the use of the secondary junction by traffic to the college has not been tested and is not supported. On this basis the vehicular access arrangements for the college are considered acceptable, subject to a Grampian condition that requires the provision and opening to traffic of the new main access junction and internal access roads leading to the CEMAST site, prior to first use of the college.

Public Transport

The proposal for the new main access junction incorporates bus passenger waiting facilities on Broom Way, northbound immediately outside the college and southbound to the south of Cheque Way. Whilst it would be ideal for the southbound stop to be closer to the site, the proposed location does take into account the safety of bus users as well as other road users. It is also worth bearing in mind that this stop will provide convenient access to the wider Daedalus site utilising the retained pedestrian access route via Chark Lane. On this basis and since the distance is well within the recommended maximum walk distance of 400m, the proposed bus user facilities proposed as part of this planning application are considered acceptable.

Pedestrians and Cyclists

The junction proposal includes signal-controlled phases for pedestrian and cyclists across Broom Way, which itself is served by a shared cycle footway and the New Main Access. These measures have been agreed in principle during assessment of the wider Daedalus proposal and are considered to offer suitable facilities for non-motorised users.

Comments raised by the FBC Transport Development Management Officer

The comments raised are noted and welcome. The substance of the points raised can be dealt with during the detailed design of the junction and access roads which is currently being undertaken by the County Council.

Construction Phase

It is understood that the construction phase for this development is due to commence prior to opening of the new main access junction. Currently access to the SEZ site is gained via

Chark Lane, a short distance south on Broom Way. It is considered that this access currently has spare traffic capacity to accommodate construction traffic likely to be generated by this proposal, provided that the traffic is subject to the requirements of the Daedalus Delivery and Servicing Plan (DSP), insofar that it relates to construction traffic.

Summary

The proposed junction and access roads are in accordance with the principles established by the outline planning application for the Daedalus development site. The County Council is satisfied with the principle of these access works and that the works can be delivered safely to an appropriate highway standard. The applicant will be required to make appropriate arrangements for the construction of works in the public highway.

In view of the above comments no objection is raised to this planning application subject to the following conditions:

the width, alignment, gradient and type of construction proposed for the roads, footways and access(es), including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting, landscaping (including the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels), the method of disposing of surface water, and details of a programme for the making up of the roads and footways; the means of access, including the layout, construction and sight lines; construction Traffic Management Plan; development shall be carried out in accordance with the Daedalus Delivery and Servicing Plan; roads, streets and paths hereby approved shall, once provided to an acceptable standard thereafter be kept available for the public to pass and re-pass.

Natural England - The proposal does not appear to affect any statutorily protected sites or landscapes or have significant impacts on the conservation of soils.

Director of Planning and Environment (Ecology) - The area impacted is of generally low ecological value and the proposals subject of this application are similar to those previously addressed in the outline application for the wider Daedalus site.

In the main the grassland within the site is unsuitable for reptiles as it is heavily managed. However the redline boundary for this application encompasses a wider area (a strip of land alongside Broom Way) than that previously surveyed under the outline application. Further clarification should therefore be sought.

Further information has been submitted by the applicant's Ecology consultants. No objection is raised subject to a condition securing the relocation of any reptiles to a receptor site.

Hampshire County Council (Archaeologist) - No objection subject to condition.

Director of Regulatory and Democratic Services (Environmental Health - Pollution) - no objection.

Director of Regulatory and Democratic Services (Environmental Health - Contamination)- No objection subject to conditions.

Southern Water Services - No objection subject to informative.

Environment Agency - No objection subject to conditions.

Gosport Borough Council - No objection.

Planning Considerations - Key Issues

The new access will serve an employment site allocated in the Core Strategy and the subject of an outline application for the wider development of the site. The new access was a matter for consideration as part of the outline planning application (P/11/0436/OA refers) which Members resolved to grant outline planning permission for at the Planning Committee meeting in March 2012.

The principle of the access is therefore considered acceptable and complies with Policy CS12 Daedalus Airfield Strategic Development Allocation.

Hampshire County Council is satisfied with the principle of the junction design and is satisfied that the works can be delivered safely to an appropriate highway standard. The proposal is considered to provide a safe and effective new junction and takes account of the traffic generated by the CEMAST proposal reported next on the agenda (P/13/0201/FP refers).

Minor alteration works are required to the existing Broom Way/Cherque Way junction to accommodate the new fourth arm. Road markings, signage and signal timings will be revised to suit the new layout.

The new access would be some distance from the nearest residential properties. The provision and use of this junction was assessed in relation to the amenity of residential properties within the area when the outline planning application was considered. Officers do not believe the traffic generated by the CEMAST proposal above that already assessed would result in material harm to residential amenity.

The new access will support delivery of the Solent Enterprise Zone, including Fareham College's proposed CEMAST facility. Officers are satisfied that the access accords with the adopted policies of the development plan, would not harm highway safety and satisfies environmental considerations. Subject to the imposition of conditions, Officers consider the proposal acceptable.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above.

The proposal is not considered to adversely affect the landscape character of the countryside and strategic gap. There would not be adverse impacts on protected species.

Other material considerations are judged not to have sufficient weight to justify a refusal of the application, and, where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

PERMISSION: landscaping and implementation; width, alignment, gradient and type of construction of roads, footways, accesses etc, including levels, street lighting, method of

disposing of surface water and programme of works; means of access, including layout, construction and sight lines; construction traffic management plan; development in accordance with Daedalus Delivery and Servicing Plan; roads, streets and paths to be kept available for the public to pass and repass; hours of work; no mud on roads; archaeology condition; contamination; hours of work; no burning; works to be carried out in accordance with Reptile Working Method Statement; reptile receptor site to be agreed.

Notes for Information

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH

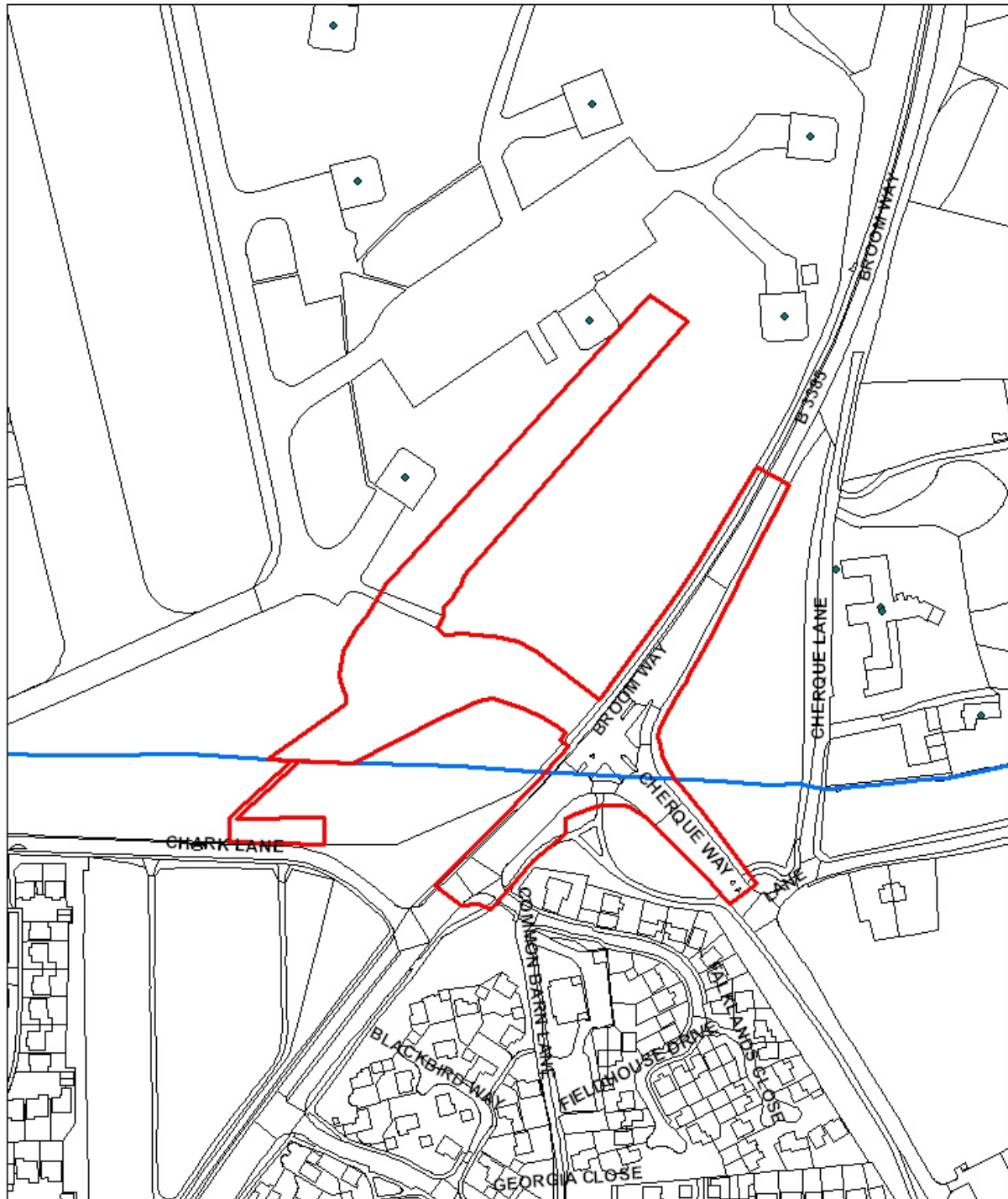
The site investigation should be in accordance with BS 10175: 2011 Investigation of Potentially Contaminated Sites - Code of Practice and should be carried out by or under the supervision of a suitably qualified competent person.

Background Papers

See under planning history.

FAREHAM

BOROUGH COUNCIL



DAEDALUS AIRFIELD
SCALE 1:2500

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