

## UPDATES

**for Committee Meeting to be held on 21/09/2022**

### **ZONE 1 – WESTERN WARDS**

(1) P/19/1322/OA Titchfield Common

139 SOUTHAMPTON ROAD, TITCHFIELD, FAREHAM, PO14 4PR

As a result of ongoing discussions between the Council, HCC and the applicant concerning the terms of the S106, HCC have now given agreement to the retention of the proposed access to the A27 on a permanent basis. This is on the condition that instead the S106 Agreement secures that the internal spine road to the estate is adopted and will connect to land to the north, thereby ensuring access (and maintenance) in perpetuity, without the need for easements to be granted over the application site. It is considered this approach would minimise the need for any further access points being required to the A27 from land to the north of the application site to serve the remainder of the housing allocation site.

Amend S106 Heads of Terms as follows;

GRANT OUTLINE PLANNING PERMISSION, subject to;

- i) completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:
  - a) To secure the provision and transfer of the areas of open space and buffer zones to Fareham Borough Council, including associated financial contributions for future maintenance;
  - b) To secure a proportionate financial contribution (50% of total costs) towards the delivery of a play area or play equipment and associated maintenance within the HA3 housing allocation;
  - c) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
  - d) To secure a financial contribution in accordance with the Council's New Forest Recreational Disturbance Interim Mitigation Solution
  - e) To secure 40% of the proposed units as on-site affordable housing; the type, size, mix and tenure to be agreed to the satisfaction of officers;
  - f) To secure a financial contribution towards education provision towards education infrastructure, for provision of school travel plans and monitoring fees and to provide additional childcare places;

- ~~g) To secure the closure and reinstatement of the highway access on to the A27 in the event that the site becomes accessible from an alternative access on to the A27 via land to the north;~~
- h) To secure the adoption of the internal estate spine road from the A27 access up to the northern boundary by the Highway Authority;*
- i) To secure vehicular and pedestrian access and cycle connectivity to adjoining land to the north right up to the party boundary in perpetuity;
- j) To secure provision of footpath/cyclepath to link site to footway to the north and the existing Toucan crossing on A27 to the south.

(2) P/21/1780/RM Warsash

LAND ADJACENT TO 125 GREENAWAY LANE, WARSASH, SOUTHAMPTON

- Amendments to condition no.1:

Engineering Technical Note – Discharge of Cons 8,10&11 CEP 22977 v7.18.0  
Biodiversity Enhancement and Mitigation Strategy Ecosupport Oct 2021 **August 2022**

~~Nitrate Mitigation Statement (& appendices) Pegasus Group P20-2402 Oct 2021~~  
**Nitrate Mitigation Statement Tetra Tech 784-B026809 13.06.22**

**Nitrate Budget Calculator Tetra Tech 784-B026809 24.06.22**

- Representations

An additional representation has been received which raises issues in relation to a separate discharge of condition planning application and is therefore not of relevance to this application.

An objector has asked for issues raised in their representation to be referred to in particular the following issues:

-Concerns regarding proposed alterations to the access

Officer comment: These concerns relate to a separate discharge of condition planning application and are therefore not of relevance to this application.

Representations also refer to vehicular access to the south of the site, however the access was approved at the outline stage and is not for consideration as part of this application.

-Concerns regarding Southern Water's capacity relate to the capacity of infrastructure in terms of water supply and disposal.

Officer comment: Paragraph 8.39 of the report explains that issues raised by Southern Water regarding their infrastructure are of a strategic nature and not for consideration as part of individual planning applications. This statement applies both to their capacity in terms of water supply and disposal.