

OFFICER REPORT FOR COMMITTEE

DATE: 9th November 2022

P/19/0402/DP/B

WARD: WARSASH

APPLICANT: BARGATE HOMES LTD

SUBMISSION OF DETAILS IN RELATION TO CONDITION 5 (CONSTRUCTION TRANSPORT MANAGEMENT PLAN) OF P/19/0402/OA (OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS) FOR THE CONSTRUCTION OF UP TO 100 RESIDENTIAL DWELLINGS, ACCESS FROM GREENAWAY LANE, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS.

Land adjacent to 125 Greenaway Lane, Warsash

Report By

Rachael Hebden – direct dial 01329 824424

1.0 Introduction

- 1.1 The application is being reported to Planning Committee for a decision in light of the number of representations received and the recent planning history for the land.

2.0 Site Description

- 2.1 The site is located on the south side of Greenaway Lane to the east of number 125. The site is rectangular in shape and ‘wraps around’ the rear of numbers 93-101 Greenaway Lane.
- 2.2 The ground is level and of an open character with some vegetation around the boundaries. Much of the ground has recently been cleared under the guidance of an ecologist in preparation for the development approved under applications P/19/0402/OA and P/21/1780/RM (see section 5 for further detail regarding these applications).

3.0 Description of Proposal

- 3.1 Condition 5 of the outline application (ref P/19/0402/OA) requires the submission of and approval of a Construction Traffic Management Plan (CTMP). The condition is as follows:

No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include construction traffic routes

and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway and a programme for construction including the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the development. The approved measures shall be fully implemented upon the commencement of development 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.

- 3.2 This application is the submission of details by the applicant to satisfy the requirements of this condition.
- 3.2 The CTMP includes details of the delivery route to the site, ways in which traffic will be managed, ways in which mud will be controlled and the way in which the site will be laid out prior to and during the construction process.
- 3.3 The CTMP also confirms that the access approved under the outline permission will be temporarily widened as part of the works to make it suitable for use by construction traffic.
- 3.4 Part 4, Class A of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) facilitates 'works' required temporarily in connection with and for the duration of operations being carried out on the land or adjoining land. The widening of the access in this way can be carried out under the provisions of this Class and does not require an express Planning Permission from the Local Planning Authority.
- 3.5 The CTMP confirms the way in which the site will be laid out and provides details of the location of the site compound and cabins, sales area, on site contractor car park, temporary roads, fencing and construction routes. The CTMP also contains a number of traffic management measures

Policies

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

Adopted Fareham Borough Core Strategy

CS4 Green Infrastructure, Biodiversity and Geological Conservation

CS5 Transport Strategy and Infrastructure

CS17 High Quality Design

Adopted Development Sites and Policies

DSP1 Sustainable Development
DSP3 Impact on Living Conditions
DSP13 Nature Conservation

Emerging Fareham Local Plan 2037

HA1 North and South of Greenaway Lane
NE1 Protection of Nature Conservation, Biodiversity and the Local Ecological Network
NE6 Trees Woodland and Hedgerows
NE9 Green Infrastructure
TIN2 Highway Safety and Road Network
D1 High Quality Design and Placemaking

4.0 Relevant Planning History

- 5.1 P/19/0402/OA Outline application with all matters reserved (except for access) for the construction of up to 100 residential dwellings, access from Greenaway Lane, landscaping, open space and associated works. Approved 22.4.21
- 5.2 P/21/1780/RM Reserved matters application pertaining to layout, scale, appearance and landscaping for the construction of 80 dwellings together with associated parking, open space, landscaping and other infrastructure and development works, pursuant to Outline Planning Permission P/19/0402/OA and approval of details required by conditions 7 and 18 (Biodiversity & Enhancement Mitigation Strategy) and 9(i) Archaeology of P/19/0402/OA. Resolution to grant permission on 21st September 2022
- 5.3 A temporary construction access (further east along Greenaway Lane) was previously approved under application P/21/0770/FP. Several concerns were raised by residents about the creation of a separate access with requests by residents for the access approved at the outline stage to be modified to enable its use by construction traffic. The applicant has responded to residents' concerns and now proposes to widen the access approved at the outline stage to enable it to be used by construction traffic.

5.0 Representations

- 6.1 Objections have been received from nine households within the Ward raising the following concerns:
- There are alternative routes and access points to the site that are more suitable for construction traffic
 - No traffic volumes have been provided

- The description of development should be more detailed
- Impact on highway safety particularly for visually impaired users
- Inaccuracies in application documentation
- No date is provided in relation to when the construction will be finished
- Impact on ecology
- Unacceptable repositioning of existing lamp post
- Banksmen must be used
- Wear and tear to Greenaway Lane caused by construction traffic must be repaired
- Use of this access by construction traffic must be restricted to construction traffic related to this site only

6.0 Consultations

EXTERNAL

7.1 Hampshire County Council – Highways

No objection

INTERNAL

7.2 Ecology

No objection

8.0 Planning Considerations

- 8.1 The following matters represent the key material planning considerations which need to be considered to determine the suitability of the development proposal:

- a) Highways
- b) Ecology
- c) Other Issues

a) Highways

- 8.2 The CTMP confirms that construction traffic will be directed from Junction 9 of the M27, along the A27, down Brook Lane, onto Greenaway Lane and into the site via an access that is in the same location as that approved as part of the outline application.
- 8.3 Representations received have suggested that there are alternative routes and access points to the site that would be more suitable for construction traffic; some representations prefer the temporary construction access already

approved under planning application reference P/21/0770/FP, whilst others would prefer construction access from Brook Lane via other land to the south. The Local Planning Authority is obliged to consider the details submitted and has no justification to seek alternative details unless Officers conclude that the details currently proposed are unacceptable. Hampshire County Council as the Highways Authority have been consulted regarding the impact of the proposed details on highways safety and have raised no objection to the proposal. There is therefore no highway safety reason for Officers to request alternative details to those proposed as part of this application.

- 8.4 Access to the site will be via the same location as the access approved at the outline stage, however it is proposed that the access is temporarily widened during the construction process to allow construction vehicles to safely enter and exit. The CTMP confirms that the final surfacing and kerb replacements will be made to the access within 40 days after the construction process has been completed. Representations have asked for details of any remedial works to be provided however these details would be agreed with Hampshire County Council as part of a separate process pursuant to the Highways Act and are not required as part of the planning application process.
- 8.5 The CTMP confirms the way in which the site will be laid out and provides details of the location of the site compound and cabins, sales area, on site contractor car park, temporary roads, fencing and construction routes. The CTMP also contains a number of traffic management measures including the restriction of the speed of delivery vehicles within the site to 5 miles per hour; the use of speed restriction signage within the site; the use of signage to direct vehicles to the materials compound within the site; the cleaning of vehicles before they exit the site to prevent the deposition of soil beyond the site, the use of road sweepers to keep Greenaway Lane clear of debris and the use of banksmen to direct traffic entering and exiting the site.
- 8.6 Representations have been received which criticise the proposed construction traffic route, however Hampshire County Council have confirmed that the proposed route is appropriate. Representations have also been received requesting traffic volume data however this is not required because the detail of the access was considered at the outline application stage.
- 8.7 Representations received request additional details before the application is determined, however the details requested are required as part of the Highway Authority approval process rather than as part of the planning application therefore Officers have not requested the information.
- 8.8 Officers have considered the proposed CTMP together with the consultee response from Hampshire County Council as the Highway Authority. It is

concluded that the proposals would not have an adverse impact on the safety of the highway and therefore the submitted document is acceptable for approval.

b) Ecology

- 8.9 As previously described, the site plan confirms the proposed location of the compound and cabins, sales area, on site car park, temporary roads, fencing and construction routes. The location of each item has been designed to ensure the safety of new and neighbouring residents and to minimise the impact on ecologically sensitive areas within the site. The car parking area is positioned on the location of an existing track and in the location of old greenhouses where there is no existing notable habitat and the area is already compacted. This area is intended to be part of the public open space for the proposed housing layout. The storage area and site compound will be located on an area that will eventually incorporate the final phase of housing and the haul road has been located to ensure that construction traffic is separated from other traffic within the site.
- 8.10 The Council's ecologist initially raised concerns about the location of the car park and the compound as a result of their siting in a part of the site that contains boundary trees that are of habitat value and the concern that the use of the site as proposed would damage the existing habitat there and require further remedial works post construction to bring it up to an acceptable standard. The applicant subsequently provided a rationale to explain the location of the various temporary elements plus a narrative as to the condition of site in the location of the existing track and that previously there were structures in this area which have impacted the ecological value of the area. The ecologist has reviewed this further information and confirmed no objection.

c) Other Issues

- 8.11 Representations have raised concerns regarding the description of development for the application as it does not specifically refer to the proposed temporary widening of the access to enable its use by construction traffic and that the description of development provides a summary of what is proposed rather than containing all of the details. Officers did not consider it to be necessary to refer to the proposed temporary widening of the road as the widening of the access does not in itself require express Planning Permission as described above.
- 8.12 Representations received have suggested that the use of this access by construction traffic must be restricted to construction traffic related to this site

only. The site plan contained within the CTMP confirms that no access is proposed to adjacent sites therefore Officers do not consider this request to be necessary.

- 8.13 Concerns have been raised on the grounds that there is no end date provided for the completion of the construction process. The CTMP advises that the construction process is estimated to be 107 weeks with a 40 day period to decamp and carry out remedial works to the access and adjacent highway. The Local Planning Authority has no means by which to control the length of time it takes to construct development therefore Officers have no justification to request an exact completion date. To impose a planning condition on this basis would be contrary to the advice on the use of planning conditions and would fail the necessary tests for conditions also being unnecessary and unreasonable.
- 8.14 A representation has queried the proposed relocation of an existing lamp post however this is something that is dealt with by Hampshire County Council as the Highway Authority and is not a matter for consideration as part of this application.
- 8.15 Notwithstanding the representations received, the details submitted pursuant to condition 5 are considered acceptable and the application is recommended for approval.

9.0 Recommendation

APPROVAL of details in relation to condition 5.

For the avoidance of doubt these details consist of the following:

- Section 278 Agreement General Arrangement Drawing no. 22 Rev H
- Construction Access Works General Arrangement Setting Out Drawing no. 75 Rev E
- Site plan
- Construction Traffic Management Plan Rev 7

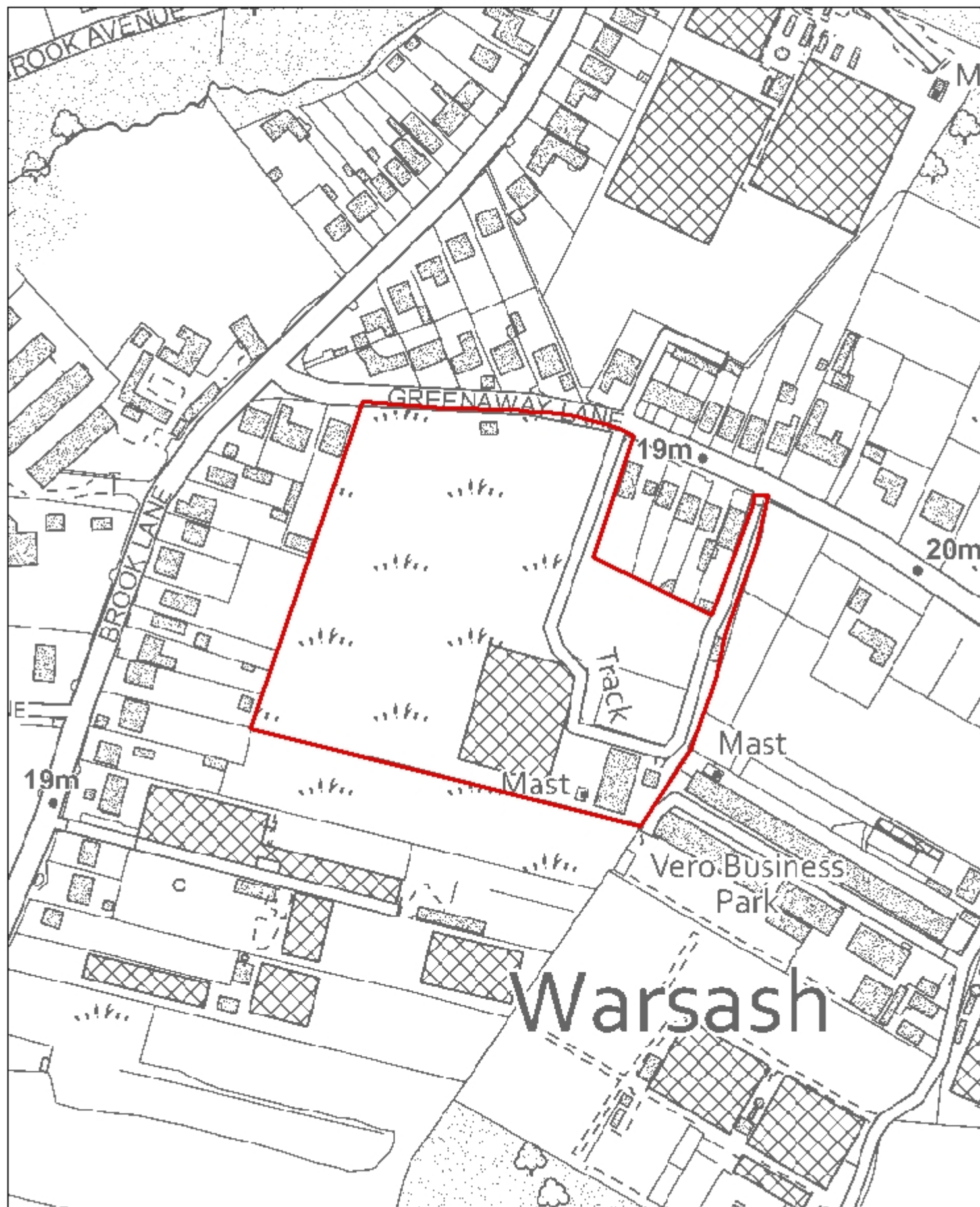
10.0 Notes for Information

11.0 Background Papers

Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



Land adjacent to 125 Greenaway
Lane, Warsash
Scale 1:2,500



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