

## **UPDATES**

**for Committee Meeting to be held on 13/11/2024**

### **ZONE 2 – FAREHAM**

(no.2) P/19/0169/OA Wallington & Downend

Land at Standard Way, Wallington, Fareham

Since the publication of the committee report, one additional third-party comment from a neighbouring business has been received. The concerns raised relate to the following matters;

- Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.
- Suitable mitigation should be provided before the development is completed.
- Encourage consideration of mechanisms such as boundary treatments, locations of windows and other windows to help reduce potential future conflicts.

This is an outline planning application with all matters reserved apart from access. While an illustrative site layout has been provided, details regarding design and landscaping would be considered at reserved matters stage. However, a planning condition requiring details of boundary treatment and landscaping to be submitted is recommended. Furthermore, to help protect the amenity of future occupiers from potential noise disturbance from existing businesses surrounding the site and future uses on the site, a condition requiring the development to be carried out in full accordance with the mitigation measures set out in the submitted Noise Impact Assessment is recommended.

(no.3) P/20/0636/OA Wallington & Downend

Land to the North of Military Road, Wallington, Fareham

Since the publication of the committee report, two-additional third-party comments have been received which raise the following matters;

- Request a copy of the Road Safety Audit;
- A swept path analysis showing HGVs leaving both the SUEZ sites to both the north and south and the logistics facility should be provided;
- Clarification on the changes to the traffic islands;
- Increase in vehicle movements would significantly increase the risk of potential collisions;

- Wallington Village is affected by surface and foul water drainage and vehicular access issues. Planning application for development in areas not designated for development in the Local Plans should be rejected.

The applicant has provided additional track drawings to show HGVs leaving both SUEZ sites. All works to the adopted highway would be subject to a s278 agreement. As part of the s278 agreement with Hampshire County Council, the applicant would be required to provide detailed arrangement plans including details relating to the layout of the junction (including positioning of the traffic island) accompanied by a Road Safety Audit. As this information would be considered as part of the S278 agreement, it is not considered reasonable or necessary to request these details at planning application stage.

Concerns regarding drainage and highway issues have been addressed within the Officer's report.

Paragraph 8.7 of the Officer's Report should read 'Primary vehicular access would be obtained from Military Road' as opposed to Standard Way.

Condition 7 has been amended to include all works to Standard Way and would read as follows;

*No development shall commence on site until the proposed access into the development site has been provided and footway improvements have been made to Standard Way and Military Road as shown on drawings*

- a) ITB14156-GA-002 Rev D
- b) ITB14157-GA-003 Rev D
- c) ITB14156-GA-007 Rev C

*OR as shown on drawings*

- a) ITB14156-GA-002 Rev D
- b) ITB14157-GA-003 Rev D
- c) ITB14157-GA-009

**REASON:** *To provide satisfactory access and in the interest of highway safety.*