

West of Waterlooville Joint Planning Committee

Winchester City Council
Havant Borough Council

Update Sheet

05/10/21

The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.

Item No	Ref No	Address	Recommendation
6	21/00570/OUT	Land West Of, Darnel Road, Waterlooville, Hampshire	Permit

Officer Presenting: Robert Green

Public Speaking

Objector: Fiona Tingle

Parish Council representative: Cllr David Crichton

Ward Councillor: None

Supporter: Jim Tarzey-Agent, Mark Smith

Update

1. An additional requirement of the s106 legal agreement has been made. The addition requests details of the restriction of vehicle size should the TRO process fail. If the TRO process is not possible, this would allow the construction and use of the site without a TRO in place with the added restriction of controlling vehicle size as an alternative.

The LPA will be working with the Highways Authority on the legal agreement who will assess the information submitted to support the s106.

This continues to allow safe access to the site and does not cause adverse harm to the surrounding highway network in compliance with policy DM18 of the LPP2. The Highway Authority has recommended the alteration of the legal agreement requirements and are satisfied with this approach.

The additional requirement is;

- **Confirmation of vehicle restrictions (including provision of any additional signage to enforce) in the event the TRO cannot be implemented.**

2. An Environmental Impact Assessment (EIA) Screening report has been uploaded to the public file. This screens the proposed development against the EIA Regulations and concludes that the application is not required to be supported by an Environmental Statement. The impact of the development can be assessed under a standard application and the recommendation is made to Members on this basis.

3. Condition 13 is revised to remove the requirement for further intrusive works. These works were completed and submitted under the Generic Quantitative Risk Assessment. Condition 13 therefore now reads;

The recommendations made within the Ground Condition Desk Top Study [by GCC with reference J19-034-R02 dated August 2019] and Generic Quantitative Risk Assessment [by GCC with reference J19-034-R04 dated October 2019] must be adhered to.

Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

4. An assessment has been made on the Air Quality impact of the development. The report concludes there is no significant impact overall. The proposal therefore complies with policy DM19 of the LPP2 and the recommendations of the report are secured by condition 02.

Item No	Ref No	Address	Recommendation
7	21/01005/FUL	Land East Of, Darnel Road, Waterlooville, Hampshire,	Permit

Officer Presenting: Robert Green

Public Speaking

Objector: Fiona Tingle

Parish Council representative: Cllr David Crichton

Ward Councillor: None

Supporter: Jim Tarzey-Agent, Mark Smith

Update

1. The 'recommendation' section has been altered to reflect changes to the requirements of the legal agreement.

The applicant has been working with the Highways Authority to further investigate the use of the southern application site.

The applicant has agreed to restrict articulated vehicles using the southern site.

A requirement for confirmation of vehicle restrictions in the event a TRO is not possible has also been included so the proposal is in line with application 21/00570/OUT.

This continues to allow safe access to the site and does not cause adverse harm to the surrounding highway network in compliance with policy DM18 of the LPP2. The Highway Authority has recommended the alteration of the legal agreement requirements and are satisfied with this approach.

The requirements of the s106 legal agreement therefore now reads:

Provision of a section 106 legal agreement to obtain:

- *Confirmation of a Traffic Regulation Order on the local highway network supported by transport assessments and plans prior to commencement of development with implementation prior to occupation.*
- *Payment of fees associated with the processing and implementation of the above Order.*
- **Confirmation of restricting articulated vehicles using the site.**
- **Provision of additional signage to enforce the above measure.**
- **Confirmation of revised vehicle restrictions (including provision of any additional signage to enforce) in the event the TRO cannot be implemented.**
- *Details and any subsequent financial contributions associated with the off-site Biodiversity Net Gain contribution;*

- *Finalised travel plan to be submitted and approved prior to occupation including Highway Authority approval and monitoring fees and travel plan bond.*
- *Implementation of the site access prior to occupation with a section 278 agreement entered into prior to commencement.*

2. An Environmental Impact Assessment (EIA) Screening report has been uploaded to the public file. This screens the proposed development against the EIA Regulations and concludes that the application is not required to be supported by an Environmental Statement. The impact of the development can be assessed under a standard application and the recommendation is made to Members on this basis.

3. Condition 19 has been updated to be more specific. The condition now reads;

*Within 6 months of an individual unit being first brought into use, written documentary evidence in the form of a post construction assessment **to demonstrate that an 'Excellent shell and core' rating based on BREEAM New Construction, 2018 Standards has been achieved** shall be submitted to the Local Planning Authority for its approval.*

4. An assessment has been made on the Air Quality impact of the development. The report concludes there is no significant impact overall. The proposal therefore complies with policy DM19 of the LPP2 and the recommendations of the report are secured by condition 02.

End of Updates