15. No materials obtained from site clearance or from construction works shall be burnt on the site.
REASON: To protect the amenities of nearby residents in accordance with Policy DG1(A) of the Fareham Borough Local Plan Review.

16. Before Phase 1 (Units 1-4) is brought into use details of a minimum of 6 long stay cycle stands (covered cycle stands), and 2 short stay stands (a freestanding metal frame) shall be submitted to and approved in writing, by the local planning authority; and before Phase 2 (Units 5-10) is brought into use details of a minimum of 9 further long stay cycle stands (covered cycle stands) and 3 short stay stands (a freestanding metal frame) shall be submitted to and approved in writing by the local planning authority. The approved scheme of cycle stands for Phase 1 (Units 1-4) shall be implemented before occupation of any of the units in Phase 1 (Units 1-4), and the approved scheme of cycle stands for Phase 2 (Units 5-10) shall be implemented before occupation of any of the units in Phase 2 (Units 5-10). Thereafter cycle stands shall be retained and kept available at all times.
REASON: To maximise opportunities for employees to use means of transport other than vehicles in accordance with Policies DG5(C)(D) and T5(C)(D) of the Fareham Borough Local Plan Review.

**Further Information :**

Under the terms of the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

The development is surrounded by and suspected to be with the flood plain. Therefore the applicant should be aware of the risk involved in terms of an emergency exit during an extreme flood event.

The applicants attention is drawn to the comments of the Council's Access Officer dated 18th July 2002 (copy attached)

Alan Wells.

CHIEF DEVELOPMENT CONTROL OFFICER