

**P/16/0398/RM**

**SARISBURY**

BELLWAY HOMES LTD

AGENT: WYG

37 DWELLINGS WITH ASSOCIATED ACCESS AND PARKING FOR EXISTING PLAY AREA - RESERVED MATTERS IN RELATION TO OUTLINE APPLICATION, P/13/1121/OA : APPEARANCE, LANDSCAPING, LAYOUT & SCALE

THE NAVIGATOR - LAND ADJACENT - SWANWICK LANE LOWER SWANWICK SO31 7EB

***Report By***

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***Site Description***

The site lies on the north western side of Swanwick Lane, close to its signalised junction with Bridge Road. Swanwick Marina lies to the south west on the other side of the A27 Bridge Road, with residential properties to the south east and north east;

The site wraps around the Navigator Public House and its associated car park; a children's play area accessed from Swanwick Lane lies immediately to the east of the site;

The site measures approximately 1.1 hectares of rough grassland which has been used for grazing of horses;

The site lies outside of the urban settlement boundary;

There are two trees protected by FTPO713; a horse chestnut on the north west boundary with the Navigator and a black poplar sited on the corner of Bridge Road with Swanwick Lane; there is a mature treed buffer running along the north western boundary.

***Description of Proposal***

In 2015 outline planning permission (P/13/1121/OA) was granted on appeal for the erection of 37 dwellings at the site. Whilst this outline planning permission established the principle of the development and the number of units, the only detailed matter agreed at the outline stage was the point of access.

This application now seeks permission for all outstanding reserved matters, pursuant to the outline permission. These are: detailed layout, scale and external appearance of buildings and landscaping.

The mix of units proposed at the site is as follows:

22 open market two, three and four bed units;

15 affordable units; 10 for rent and 5 for shared ownership;

Six parking spaces for the existing children's play area would be provided within the development, including a second pedestrian access into the play area. The developer has also given a commitment to provide a new bow top fence around the existing play area.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

**Development Sites and Policies**

DPS1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

***Relevant Planning History***

The following planning history is relevant:

P/13/1121/OA - OUTLINE APPLICATION FOR THE ERECTION OF 37 DWELLINGS TOGETHER WITH ASSOCIATED ACCESS AND PARKING FOR EXISTING PLAY AREA - REFUSED 11 MARCH 2004 - ALLOWED ON APPEAL 20 JANUARY 2015

***Representations***

Sixteen objections have been received raising the following points:

The developer should be considerate to local residents;

Ecology and wildlife is very important on this site;

Loss of privacy;

Exterior lighting should be controlled;

Traffic has increased due to additional traffic from Whiteley;

97 houses are being built the other side of the bridge, adding to additional traffic;

The play area parking spaces are hidden away;

The gate to the play area from Swanwick Lane should be retained;

The houses are out of character;

Lack of infrastructure in the area;

Why are trees to be removed?

There should be a natural screen between the play area and the new houses;

Lay-by should be retained;

Little green space left in the area;

Over development of site.

***Consultations***

## INTERNAL

Refuse and Recycling - No objection.

Ecology - The reserved matters application is supported by an Ecological Mitigation and Enhancement Strategy (Abbas Ecology, March 2016) which is provided specifically in response to condition 25 of the permission. It does satisfactorily address the necessary measures outlined within the original ecological reports.

Trees - No objection, subject to further information in relation to the protected Poplar.

Environmental Health (noise) - No objection provided dwellings are built in accordance to glazing ventilation strategy (A097604, 6th June 2016).

Highways - No objection subject to conditions.

Parks and Open Spaces - All the fencing around the play area should be replaced by the developer.

## EXTERNAL

Hampshire Constabulary (Crime Prevention Design Advisor) - A number of comments have been made in relation to boundary treatment which have been taken into account by the developer and included within amended plans.

Hampshire County Council (Flood and Water Management) - no objection.

Hampshire County Council (Archaeology) - no objection.

Southern Water Services (SWS) - No objection to the proposal however there is insufficient capacity within the existing foul sewerage system. A formal application under section 104 is required to be submitted and approved by Southern Water before implementing on site.

The applicant is currently talking to SWS and has agreed to carry out a number of upgrades within the existing foul sewerage system.

### ***Planning Considerations - Key Issues***

Principle of development

Design

Affordable housing

Highways and transportation

Ecology and trees

Amenity issues for residents adjoining the site

## PRINCIPLE OF DEVELOPMENT

Outline planning permission was allowed on appeal on 20 January 2015 for 37 dwellings on the site. All matters (layout, appearance, scale and landscaping) other than means of access were reserved.

The principle of residential development on the site along with the number of units has therefore been established and permitted.

## DESIGN

The dwellings would be two storey with a part two, part three storey block of flats on the corner of the site to Bridge Road. There is a three storey flatted building opposite on the other corner of Swanwick Lane with Bridge Road.

The dwellings have been designed to front highways and the existing children's play area to maximise natural surveillance. Dwellings backing onto neighbouring properties in Green Lane to the north east have gardens deeper than the minimum normally sought in order to prevent unacceptable overlooking.

The layout generally consists of a mix of terraced, semi-detached and detached dwellings together with a flatted block. The level of development and its character would respect the locality.

The layout has been informed, by the design principles set out in the Council's Design Guidance Supplementary Planning Document.

The flatted part of the development comprises 10 flats (two one bedroom and 8 two bedroom) within one block, one flat (two bedroom) over a garage and one unit containing two maisonettes (each two bedroom). The Council's Design Guidance SPD requires 25 square metres of amenity area per flat which equates to 325 square metres for the proposed 13 flats. In this case, the larger areas of open space measure 435 square metres.

Officers consider that in terms of residential development design expectations the proposal complies with Policy CS17 of the adopted Fareham Borough Core Strategy and the Council's Design Guidance Supplementary Planning Document.

## AFFORDABLE HOUSING

A planning condition was imposed on the outline planning application seeking the delivery of 40% affordable units, including 10 for affordable rented tenure and five for shared ownership.

Fifteen units comprising a range of one, two and three bedroom accommodation are proposed within the site. The proposals are considered satisfactory and will cater for a range of needs. This is appropriate, in line with the outline planning permission and complies with Policy CS18 of the adopted Fareham Borough Core Strategy.

## HIGHWAYS AND TRANSPORTATION

The residential proposal would be accessed by a new access created from Swanwick Lane. This new access was permitted under the outline planning application.

The existing highway layby in Swanwick Lane would be removed to facilitate sight lines. Currently three cars can comfortably park within this layby. Although the layby is adjacent to the existing children's play area, it is available for general use. The planning Inspector imposed a planning condition requiring six parking spaces for public use within the new development to replace the existing layby.

The development has been designed with a shared surface approach. There are nine garages proposed, seven of which are counted towards the overall parking requirements for the development; however these garages measure 7 metres long x 3 metres wide, allowing for the parking of a car and a secure storage area to the rear. Furthermore due to the shared surface design there is the opportunity to provide 13 additional spaces on the road, in addition to the six required by the Inspector. As a result there is an over provision of residential car parking spaces for a development of this size.

Ten car ports are proposed, designed with a secure storage facility to the rear and within the roof. The developer has designed the car ports in this way in order to mitigate potential future pressure from occupiers to fully enclose the car ports in order to provide secure storage space.

The development proposals are therefore considered to comply with Policy CS5 of the Fareham Borough Core Strategy

## ECOLOGY AND TREES

The application site is in a sensitive position in close proximity of internationally designated habitats. The Solent Recreation and Mitigation Strategy indicates that any increase in residential development would be likely to have a significant impact on the nature conservation interests of the designated sites.

The applicant entered into a Unilateral Undertaking during the appeal process in order to make a financial contribution to mitigate for any disturbance to protected species or habitats.

Furthermore the Unilateral Undertaking secured the submission of a woodland management plan for the tree belt on the land along the western boundary of the site.

A small number of trees are proposed to be felled and suitable and sustainable replacements are incorporated within the detailed landscape plan. The Council's Arborist is supportive of this approach.

Officers consider that in terms of European Designated Sites, protected species, and biodiversity protection and enhancement issues, the proposal complies with Policy CS4 of the adopted Fareham Borough Core Strategy and Policies DSP13 and DSP15 of the Local Plan Part 2: Development Sites and Policies Plan.

## AMENITY ISSUES FOR RESIDENTS ADJOINING THE SITE

A small number of properties in Green Lane would back on to a run of detached houses proposed along the north eastern side of the site. These properties in Green Lane have large rear gardens in excess of 43 metres long. The nearest property, 288 Swanwick Lane, an 'L' shaped backland property would in part face on to plots 36 and 37. The distance between the nearest windows in this property and the new dwellings would measure approximately 23 metres. This property is also sited higher than the application site. The applicant has agreed to erect a new 1.8 metre high fence along this boundary together with additional planting.

Officers are satisfied that the proposal would not materially harm the amenities of existing local residents in relation to light, outlook and privacy in accordance with Policy DSP3 of

the Local Plan Part 2: Development Sites and Policies Plan.

## CONCLUSION

The site presently enjoys outline planning permission for 37 dwellings and will deliver fifteen much needed affordable dwellings.

Officers acknowledge the concerns raised by interested parties. The majority of the concerns raised were considered in depth by the appeal Inspector during the original appeal. Furthermore the report sets out above how the development of the site would be undertaken to ensure the living conditions of local residents are safeguarded.

It is the opinion of officers that the proposal is an acceptable form of development.

### ***Recommendation***

APPROVE

Subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - P1234\_07

Topo survey - 05SW01 Sheet 1.pdf;

Topo survey - 05SW01 Sheet 2.pdf;

Planning layout - P1234.01 Rev E;

Block A ground floor plan (Plots 1-10) - P1234.BLKA.01 Rev A;

Block A first floor plan (plots 1-10) - P1234.BLKA.02 Rev B;

Block A second floor plan (plots 1-10) - P1234.BLKA.03 Rev B;

Block A roof plan (plots 1-10)- P1234/BLKA.04 rev B;

Block A front elevation (plots 1-10) - P1234.BLKA.05 rev A;

Block A side elevation (plots 1-10) - P1234/BLKA.06 rev B;

Block A rear elevation (plots 1-10) - P1234.BLKA.07 rev B;

Carport and storage plans and elevations (plots 16, 17 & 35) - P1234.GAR.08;

Carport and storage plans and elevations (plots 27, 36 & 37) - P1234.GAR.09;

Double carport and storage plans and elevations (plots 21, 22, 32 & 33) - P1234.GAR.10;

Swept path analysis for plots 18 to 20 - 509/21;

Tenure layout - P1234\_04.pdf;

Engineering assessment - 5090-02;

Longitudinal sections - 5090-03;

Highway construction details - 5090-05;

Permeable paving design - 5090-Permeable Paving Design\_March2016;

P1234 Issue Sheet P1\_230216;

P1234 Issue Sheet P2\_230216;

P1234.2BF.01;

P1234.2BF.02;

P1234.2BM.01;

P1234.2BM.02;

P1234.GAR.01;

P1234.GAR.02;

P1234.GAR.03;

P1234.GAR.04;

P1234.GAR.05;  
P1234.GAR.06;  
P1234.H06.01;  
P1234.H06.02;  
P1234.H08.01;  
P1234.H11.01;  
P1234.H11.02;  
P1234.H12.01;  
P1234.H12.02;  
P1234.H13.01;  
P1234.H13.02;  
P1234.H15.01(1);  
P1234.H15.02;  
P1234.H15.03;  
P1234.H15.04;  
P1234.H17.01;  
P1234.H17.02;  
P1234.S01.01;  
P1234.S02.01;  
P1234.SS.01;  
P1234.SS.02

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

2. None of the dwellings hereby permitted shall be first occupied until the car parking (Including garages and car ports) and bicycle storage area relating to them as shown on the approved plan have been laid out/constructed and made available. These areas shall thereafter be retained and kept available for their respective purposes at all times.

REASON: In the interests of highway safety; to ensure adequate on site car parking provision.

3. At no time shall the car ports serving plots 16, 17, 21, 22, 27, 32, 33, 35, 36 and 37 hereby permitted be enclosed or provided with doors unless otherwise agreed in writing by the local planning authority following the submission of a planning application.

REASON: In the interests of highway safety; to ensure adequate on site car parking provision.

4. The visitor spaces as shown on the approved plan shall be retained as unallocated visitor parking spaces at all times.

REASON: In the interests of highway safety; to ensure adequate on site car parking provision.

5. None of the dwellings hereby permitted shall be first occupied until they are built in accordance with the glazing ventilation strategy (A097604, 6th June 2016).

REASON: In the interests of the living conditions of the new occupiers.

6. Prior to the occupation of the first unit, the disposal of sewage shall have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure adequate drainage is provided to serve the permitted development.

Notes for information:

For the avoidance of doubt the following conditions require discharging in relation to the outline planning permission:

Condition 4 (ii), (iii), (iv) and (v) - Affordable Housing;

Condition 5 - Archaeology (in part only);

Condition 6 - contamination;

Condition 9 - Tree protection (in part);

Condition 17 - Access/off site highways works (timetable);

Condition 18 - Signage.

***Background Papers***

See above.

# FAREHAM

BOROUGH COUNCIL

