

OFFICER REPORT FOR COMMITTEE

DATE: 16/01/2019

**P/18/0645/RM
PERSIMMON HOMES (SOUTH
COAST) LTD**

**PORTCHESTER WEST
AGENT: PERSIMMON HOMES
(SOUTH COAST) LTD**

RESERVED MATTERS IN RELATION TO OUTLINE APPLICATION
(P/15/0260/OA): LANDSCAPING RELATING TO 120 DWELLINGS WITH A NEW
ACCESS FROM CRANLEIGH ROAD, PUBLIC OPEN SPACE INCLUDING A
LOCALLY EQUIPPED AREA OF PLAY

LAND NORTH OF CRANLEIGH ROAD/WEST OF WICOR PRIMARY SCHOOL,
PORTCHESTER

Report By

Jean Chambers – direct dial – 01329 824355

1.0 Introduction

- 1.1 Reserved Matters Application P/17/1170/RM was granted on 27 February 2018. Condition 1 of that consent related to the approved landscaping of the site. This application is for an alternative landscaping scheme for the Public Open Space (POS) but also includes reference to the site wide landscaping.

2.0 Site Description

- 2.1 The site measures 5.53 hectares (13.7 acres) in size and is located to the north of Cranleigh Road, Portchester. The site is rectangular in shape and slopes gently southwards. It is divided into two parts by a hedgerow which runs the length of the site from north to south.

3.0 Description of Proposal

- 3.1 In August 2017, outline planning permission (P/15/0260/OA) was granted on appeal for the erection of up to 120 dwellings together with a new vehicle access from Cranleigh Road, public open space including a locally equipped area of play, pedestrian links to the public open space, surface water drainage and landscaping. The outline planning permission therefore established the principle of development and the number of units as well as an access off Cranleigh Road. Reserved Matters approval was granted on 27 February 2018 covering all of the outstanding matters which included the landscaping of the site.
- 3.2 This current application seeks to provide an alternative landscaping scheme using excavated material from the residential development to re-sculpt areas

of the proposed public open space to the west of the housing currently under construction.

4.0 Policies

4.1 The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 – Green Infrastructure, Biodiversity and Geological Conservation

CS14 – Development Outside Settlements

CS16 – Natural Resources and Renewable Energy

CS17 – High Quality Design

CS21 – Protection and Provision of Open Space

Development Sites and Policies

DSP2 – Environmental Impact

DSP3 – Impact on living conditions

DSP13 – Nature Conservation

Other Documents

Fareham Borough Design Guidance (Excluding Welborne) Supplementary Planning Document (Dec 2015)

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/15/0260/OA – outline application for residential development of up to 120 dwellings together with vehicular access from Cranleigh Road, public open space including a locally equipped area of play pedestrian links to the public open space, surface water drainage and landscaping, Refused 24 March 2016. Appeal to the Planning Inspectorate, appeal allowed 14 August 2017.

P/15/0260/DP/A - Discharge of conditions 8, 10, 12, 13 – Condition 8 Part discharged, Condition 10, 12, 13 discharged.

P/15/0260/DP/B - Discharge of conditions 6, 7, 9, 11, 17 – Discharged

P/15/0260/DP/C – Discharge of condition 14 – Discharged

P/15/0260/DP/D – Discharge of condition 13 – Discharged

P/17/1170/RM - Reserved matters in relation to outline application (P/15/0260/OA): Appearance of buildings, landscaping, layout and scale relating to 120 dwellings with a new access from Cranleigh Road, public open space including a locally equipped area of play – Approved 27 February 2018

P/18/0330/VC - Variation of Condition 1 (Materials And Finishes) Of Application P/17/1170/RM (Reserved Matters In Relation To Outline Application (P/15/0260/OA) Relating To 120 Dwellings With A New Access From Cranleigh Road) – Granted 8 May 2018

6.0 Representations

- 6.1 There have been two periods of publicity for this application as revised proposals were submitted during the consideration of the application. Twenty-five representations from six households were received which raise the following matters:

Initial Comments: (19 representations)

- Landscaping scheme not sufficient
- Harm to wildlife, dumping soil on reptile mitigation area
- Habitat mitigation area insufficient and fragmentation of habitat
- Impact on wildlife, fauna, trees and hedgerows
- Harm to existing land and soil quality takes time to establish to provide foraging
- Bunds not part of the original plans
- Dust and health and safety implications
- Why is material being imported?
- Maintenance concern
- Needs visuals or illustrative drawings to assess proposal
- Impact on drainage
- Too much traffic generated

Further Comments: (Six representations)

- Soil should be removed
- Soil is damaging the wildlife

7.0 Consultations

EXTERNAL

- 7.1 **Crime Prevention Design Advisor** - A number of points have been made regarding natural surveillance.
- 7.2 **Hampshire County Council (Flood and Water Management Team)** -

Comments awaited

7.3 **Southern Water** - Comments awaited

INTERNAL

7.4 **Ecology**

The Ecology officer raises no concern in respect of badgers. Originally the officer raised concern over the submitted information in respect of reptiles. Following the submission of further information, the Ecology officer commented that

“The amended ‘Ecological Construction and Management Plan Addendum’ dated 4 July 2018 addresses the concern that I previously raised in relation to the carrying capacity of the reptile receptor site in the north-western corner of the site. Provided that the proposed works are carried out in strict accordance with the detailed measures in the addendum and the works are stopped if a larger number of slow worms is found in the western section of the site, I would have no concerns over these proposals”

7.5 Following the receipt of amended plans, the Ecology officer considers that the proposal would not have any additional impacts on ecology. A planning condition is recommended.

Tree Officer

7.6 No objection - The amended tree planting (landscaping scheme) is suitable for the development in terms of species choice. Further detail in respect of tree pit design can be covered through a planning condition.

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Principle of development and planning History
- b) Impact upon the character and appearance of the area
- c) Ecology
- d) Other matters

a) Principle of development and planning history

8.2 The principle of development has been established through the grant of outline planning permission in August 2017. The landscaping reserved matters has also been previously approved in February 2018. The proposed revised landscaping must therefore, in part, be assessed against the layout that has already been determined as acceptable.

- 8.3 The layout of the landscaping as now proposed is not dissimilar to the approved layout with the changes relating only to the proposed Public Open Space area. The purpose of the revision is to enable the arisings from the housing development to be retained on site rather than exported.
- 8.4 The applicant has advised that the development of 120 units will produce approximately 10,700 cubic metres of ground material and that a typical construction lorry for removing soil can take approximately 10 cubic metres in one trip. This application would remove the need for circa 2140 heavy good vehicle trips to and from the site which would reduce the impact upon local residents, the environment and the road network.
- 8.5 Core Strategy Policy CS16 expects new development to safeguard the use of natural resources and advises taking measures to reduce carbon emissions, pollution and waste during the construction and operation of new developments. It also expects developments to reduce, reuse and recycle waste on site.
- 8.6 Officers consider that the principle of development is therefore acceptable subject to the more detailed considerations below.

b) Impact upon the character and appearance of the area

- 8.7 The alteration to the levels of the land needs to be considered in context with the originally approved landscaping, the site itself and wider character of the area. The approved levels within the housing development around the boundary range between 8.4m and 9.25m above ordnance datum (AOD). The proposed range of levels in the POS as proposed in this application is between 8.77m and 9.97m (AOD).
- 8.8 The area to be re-sculpted is set away both from the boundary with the new residential development and existing neighbouring properties. The land will gently slope up from both sides to the central spine footpath leading to the proposed play area which will be level and 0.8m above existing ground level.
- 8.9 The overall change in levels and the gentleness of the slope (1:20) is considered to be a sympathetic landscape solution and of a scale that would not be harmful either to the appearance of the area, to the functionality of the public open space or amenity of neighbouring property occupiers.
- 8.10 The Council's tree officer considers the landscaping scheme to be acceptable subject to further detail in respect of tree pit design. Revised planting plans have altered some of the species (woodland planting mix) to the eastern side of the proposed play area to ensure natural surveillance is not impeded.

- 8.11 The proposal would therefore be in compliance with Policy CS17 and CS21, of the Core Strategy, and Local Plan Part 2 policies DSP2 and DSP3.

c) Ecology

- 8.12 Slowworms from the development area of the site were translocated to the northwest corner of the public open space in 2017. A similar translocation is proposed for slowworms on the public open space site. An updated Ecological report has been submitted which supports this action.
- 8.13 The Ecologist has raised no concern subject to the development being carried out in strict accordance with the submitted details. In noting the number of slow worms translocated in the first phase, it is likely that the numbers will be low. The Addendum to the Ecological Construction and Management Plan clarifies:

“In the event that the number of slow-worm recorded during any individual visit is greater than five, which is defined as a low population of slow-worm, then the translocation exercise would cease pending a review of the strategy. This would potentially require an increase in the number of translocation visits and identification of an additional (or alternative) receptor area. It is considered that this is a proportionate approach given that the previous impact assessment and mitigation was based on the presence of the low population. Any amended strategy would be agreed in consultation with Hampshire County Council Ecology Team”.

- 8.14 A planning condition is recommended to ensure compliance with this addendum in accordance with policy. The proposal therefore accords with Policy CS4 of the Core Strategy and DSP13 of Local Plan Part 2.

d) Other matters

- 8.15 In taking account of the levels at the southeast area corner and the proposed drainage channel, there is not considered to be an adverse impact on surface water drainage.

Summary

- 8.16 Officers are satisfied that the proposed changes in ground levels to the open space would not undermine its function as open space. The changes in ground level would have limited visibility from outside the open space itself and would not be materially harmful to the character or appearance of the area.
- 8.17 Officers are satisfied that all relevant ecological issues have been satisfactorily addressed and that trees and planting which is to be retained will not be unacceptably impacted by the works.

- 8.18 Retaining the arisings from the application site in the manner proposed will reduce potential lorry movements from the site.
- 8.19 Subject to the imposition of appropriate conditions, Officers consider these alternative proposals to the open space layout to be acceptable.

9.0 Recommendation

9.1 GRANT APPROVAL

Subject to the receipt of the comments of Hampshire County Council (Flood and Water Management Team) and Southern Water and the imposition of any additional conditions or modifications to the plans they may require,

and subject to the following Conditions:

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

- a) Location Plan A-02-01-SL
- b) Planting Plan 2498-PP01 P7
- c) Planting Plan 2498-PP02 P7
- d) Planting Plan 2498-PP-03 P7
- e) Planting Plan 2498-PP-04 P7
- f) Planting Plan 2498-PP-05 P7
- g) Earthworks Strategy EW-001 Rev F
- h) Landscape Appraisal ACD Environmental August 2018
- i) ECOSA Ecological Survey and Assessment Technical Note 4 July 2018

REASON: To avoid any doubt over what has been permitted.

2. Prior to implementation of the landscaping scheme, a statement shall be submitted to and approved in writing to provide details of the soil volumes to demonstrate suitable un-compacted clean top soil/sub soil together with a colour coded or annotated plan to identify those trees that will rely on existing undisturbed soil and those that will rely on construction impact area. Areas that rely on undisturbed ground shall be protected by suitable fencing throughout the construction process. Thereafter development shall be carried out in accordance with the approved details.

REASON: In the interest of the visual amenity of the area.

3. The development shall be carried out strictly in accordance with the Ecological Survey and Assessment Technical Note 4 July 2018, ECOSA.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

4. No lighting shall be installed within the Public Open Space or wildlife area unless otherwise agreed in writing by the local planning authority.

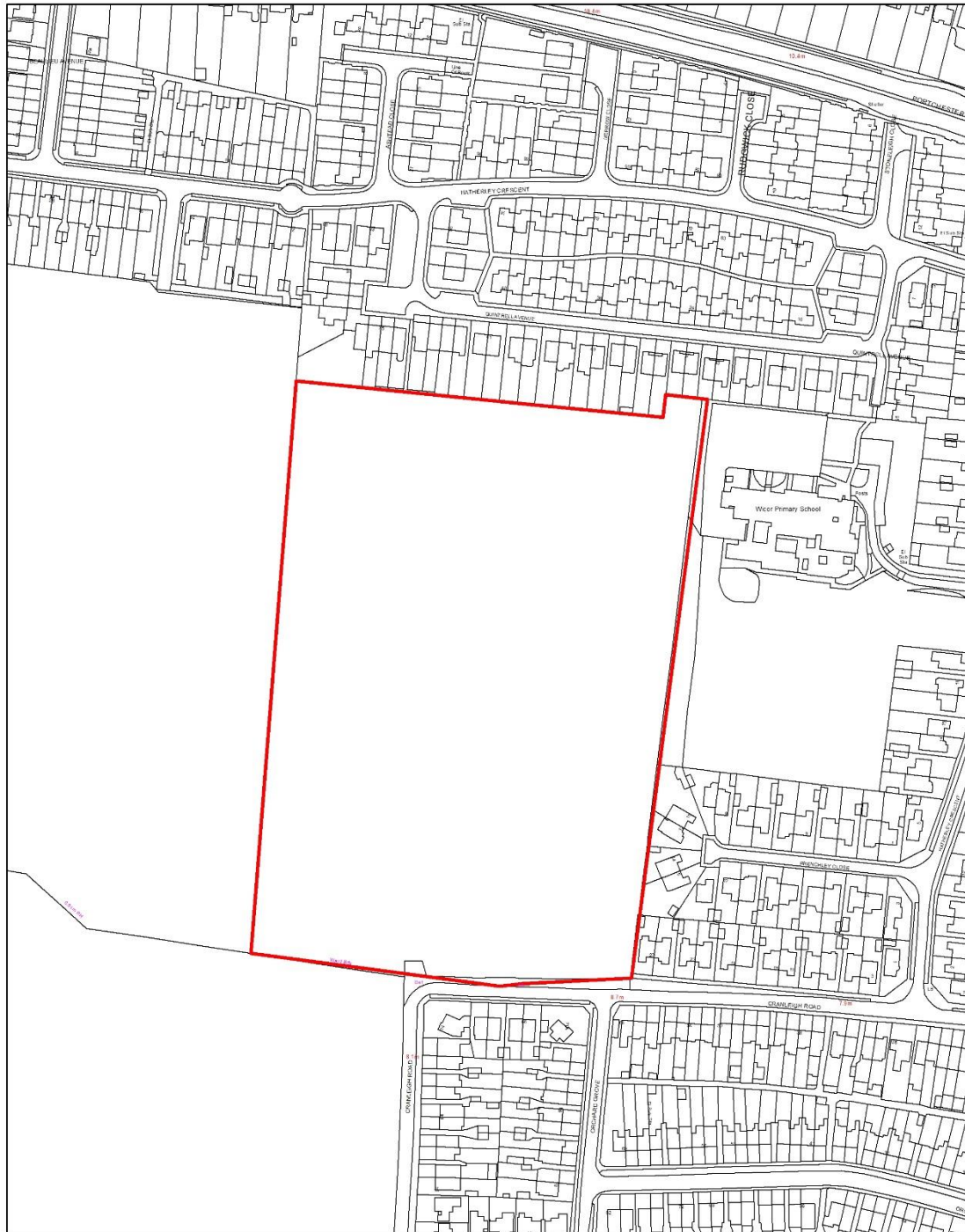
REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

10.0 Background Information

P/18/0645/RM

FAREHAM

BOROUGH COUNCIL



Land North of Cranleigh Road/
West of Wicor Primary School
Scale 1:2500



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