

**WRITTEN DEPUTATIONS
PLANNING COMMITTEE**

These written deputations are to be considered in line with the Council's deputation scheme.

(1) **WRITTEN DEPUTATIONS** (Pages 1 - 5)

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Fareham Society deputation on P/23/1175/RM and P/23/1178/RM works to Knowle Road

The Fareham Society's main concern on this application is that this proposal would not meet the objective set out in the the *Buckland Fact Sheet 10 November 2023* which says that over time Knowle Road "will change from an open road to more of a tree lined avenue, keeping the pedestrian and cycle route and green verges". To be visually effective this would require a wider verge than shown in this proposal in order to provide a feeling of spaciousness and allow for substantial trees to be planted without impinging on the new houses.

The Society has raised strong concerns on the loss of planting along Knowle Road and the lack of a clear indication of Buckland's intentions on this, having regard to both visual and ecological considerations. However, it is noted that Hampshire County Council Ecology have no concerns on the loss of planting along Knowle Road given the extent of planting that would be provided elsewhere. This lessens our concern to some degree but with the important caveat that the Council should seek a commitment from Buckland that loss of vegetation to the south of Knowle Road, including the copse, would not take place until required by the future housing to the south.

Our initial concerns on highway safety, with regard to housing fronting Knowle Road, are now largely overcome given the proposed 30mph limit. However, there is an important caveat to this. The imposition of this speed limit would require a Road Traffic Order (RTA). As there is no guarantee of it being made, any approval of this reserved matters application should be subject to the RTA being in place.

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Deputation of Fareham Society on P/17/0266/DPO Chesterfield and Dashwood Design Codes

The Fareham Society welcomes the provisions of these Design Codes as a means of guiding the design approach of the new housing to be provided at Welborne and of ensuring that this quality of development is maintained in the future.

Both Design Codes are notably prescriptive, and it is considered that they are the better for it. The Society welcomes the fact that the proposed layouts, house designs and landscaping set out in the Codes are in keeping with the Garden City approach that Buckland said at the outset they would provide. Also welcomed is the involvement that the "Town Architect" is proposed to have at pre. application stage in assessing the quality of submitted schemes and their compliance with the Codes.

The proposed control over future extensions/alteration to houses by householders through the Welborne Garden Village Trust (WGVT) involvement would go beyond the controls Councils have through the planning process and would assist in maintaining the quality of the development.

Given the above the Fareham Society broadly approves of the Codes. It does, though have some limited reservations which are set out below.

- The guidance for householders says that WGVT approval is required on extensions requiring planning permission. Given the extent of permitted development rights some form of WGVT control should also be provided for certain extensions not requiring planning permission This is especially important given the extent to which the Government has sought to extend those rights, such as enabling additional storeys without permission.
- As well as stating that replacement windows and doors should be in keeping with the design of properties WGVT approval should be required to enforce this.

Deputation P/23/1074/RM 210 dwellings Dashwood

As the largest housing development in Fareham it is essential that good quality attractive housing is provided at Welborne. Hence in this, one of the first phases of the development, the Fareham Society is pleased to see the attractive traditional house designs and a layout in which car parking is between houses and in garage courts rather than forward of houses and dominating the street scene. This housing meets the standard that Buckland have all along said would be provided and is significantly better than that found on many modern housing schemes.

The Society is also pleased to see that the affordable housing provision meets the 10% requirement of the outline permission. However, it has one potential reservation on this. Whilst the tenure split of the housing is provided it is unclear whether this meets the requirements of the outline permission. An assurance should be sought from the case officer on this as meeting that requirement is essential in ensuring affordable housing of a type that is required.

Deputation of Fareham Society on P/23/1075/RM 153 dwellings Chesterfield

As with the housing proposed at Dashwood, on this Committee agenda, the Fareham Society is pleased to see the attractive traditional house designs and a layout in which car parking is between houses and in garage courts rather than forward of houses and dominating the street scene. This housing meets the standard that Buckland have all along said would be provided and is significantly better than that found on many modern housing schemes.

However, the Society has one reservation on the housing layout and that relates the housing fronting onto Knowle Road. The Buckland Fact Sheet 10 November 2023 says that over time this road "will change from an open road to more of a tree lined avenue, keeping the pedestrian and cycle route and green verges". To be visually effective this would require a wider verge than shown on the application plans in order to provide a feeling of spaciousness and allow for substantial trees to be planted without impinging on the new houses.

Two other concerns the Society initially raised on the application have now been addressed. First, with the lower traffic speeds proposed on Knowle Road concerns on the safety of having houses fronting this road have been addressed, subject to occupancy of these houses being restricted by condition to when the speed limit is introduced. Second, the concern on a minor under-provision of affordable housing has been addressed given the observations of Fareham Housing that it has no objection to this subject to all the housing schemes north of Knowle Road meeting this requirement when taken together.