

P/12/0843/OA

TITCHFIELD COMMON

HIGHWOOD RESIDENTIAL LTD

AGENT: LUKEN BECK MDP

ERECTION OF 29 DWELLINGS, ACCESS AND PARKING (OUTLINE APPLICATION)

397-409 HUNTS POND ROAD - LAND TO REAR FAREHAM PO14 4PA

Report By

Kim Hayler - Ext 2367

Amendments

As amended by plan and Design and Access Statement received on 18 January 2013

Site Description

The site is located on the eastern side of Hunts Pond Road, to the rear of 397 - 409. To the north of the site is a large housing development which is currently still under construction.

The eastern boundary is formed by woodland and the Brownwich Stream. Overhead power lines run across the eastern corner of the site.

The site forms part of an allocated housing site, details of which were included within the adopted Hunts Pond Road Development Brief. The land to the south/south east which is outside the planning application site forms the remaining part of the housing allocation.

The site is currently used for equestrian purposes including an outdoor school, stables and paddocks and gardens.

Levels fall across the site in a north easterly direction.

The total area of the development site is approximately 1.2 hectares, although some of this area towards the eastern boundary comprises of woodland or other high ecological value close to the Brownwich Stream and is not available for development. The net developable area is 0.89 hectares.

The site contains a number of trees and groups of trees covered by tree preservation orders.

Description of Proposal

Outline planning permission is sought with means of access and layout to be considered for the erection of 29 dwellings consisting of:

Eight 2 bedroom flats;
Twenty 3 bedroom houses;
One 4 bedroom house.

The site would be accessed from the north by utilising a new access secured through the recently constructed housing development (Tanners Gate).

An area of public open space is proposed in the south eastern corner of the site, in line with the development brief. Land to the east with high ecological value would be transferred to Hampshire County Council.

An indicative access, shown as a private drive would link to the remaining land to the south.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

H1 - Housing Allocations

Relevant Planning History

The following planning history is relevant:

Phase 1 - P/07/1445/FP - Residential development comprising 143 flats and 107 houses, new access and open space - Permission April 2008

Phase 2 - P/09/0702/FP - Erect 73 dwellings with access and open space - Permission - May 2010

The applicant has entered into pre-application discussions with Officers. Officers gave advice which has been incorporated into the submitted proposal.

Representations

Four letters of objection have been received raising the following points:

- Impact of plots 11/12 rear of 405 Hunts Pond Road - there would be a line of sight straight into the rear of the existing property;
- Enough houses on the development; impact on traffic levels;
- Hunts Pond Road is beginning to lose its character; one would assume the buildings would be high rise.

Consultations

Director of Planning and Environment (Arborist) - no objection subject to conditions

Director of Planning and Environment (Highways) - no objection subject to conditions and a

contribution under the Transport Contributions Policy towards highway signalisation/capacity improvements at the A27/St Margaret's roundabout, capacity improvements on the remainder of the A27 corridor within Fareham and improved pedestrian and cycle linkages to the wider network.

Hampshire Constabulary (Crime Prevention Design Advisor) - A number of recommendations/suggestions relating to providing security by the design of the scheme have either been dealt within the scheme or can be addressed by planning conditions.

Director of Regulatory and Democratic Services (Environmental Health - Pollution) - no objection

Director of Planning and Environment (Ecology) - Additional information has been submitted including a Dormouse Mitigation Strategy, Ecological Phase I Scoping Report, Management Strategy and Reptile Mitigation Strategy.

The additional ecological reports submitted provide much of the required information in response to previous comments. However further information/clarification should be provided on a number of points prior to further consideration of the application. It would be helpful if (where relevant) this could be provided through further amendments to the submitted reports.

Natural England - The protected species survey has identified that bats and dormice may be affected by the proposal. The authority should request additional information from the applicant including enhancements.

Director of Planning and Environment (Urban Design) -

A number of comments are raised relating to the density of the development and the design layout.

The adopted development brief identified this part of the site for lower density development and of two storey form. The planning application for the wider site showed an illustrative layout for this site of approximately 17 dwellings, which gave a density in the region of 20 dph. The layout shows a large amount of frontage parking to the detriment of a quality streetscene and sense of place. The layout does not show sufficient space for street planting. The open space and surrounding buildings are poorly related, lacking sufficient natural surveillance. The layout does not allow for a pedestrian link from the open space to the north. The potential future access severs the open space and its size is unclear.

Director of Community (Housing Strategy) - Comments awaited.

Southern Water Services - no objection

Environment Agency - no objection subject to conditions

Director of Regulatory and Democratic Services (Environmental Health - Contamination) - no objection subject to conditions.

Planning Considerations - Key Issues

Principle of development

The application site forms part of the larger Hunts Pond Road development site. This land is allocated for housing in the Fareham Borough Local Plan Review, adopted in March 2000. The site is also subject of the Hunts Pond Road Development Brief, adopted in January 2007 as a Supplementary Planning Document. Both the Local Plan allocation and the Development Brief envisage the residential development of the land whilst referring to the need to protect the ecological importance of the Brownwich Stream.

In view of the above, the proposed residential development of the site accords with the Local Plan Review and the adopted Development Brief and is acceptable in principle.

Character of the area

The Development Brief specifies a range of densities for the development of the Hunts Pond Road site of 40 to 45 dwellings per hectare. Phases 1 and 2 currently under construction give an overall density of development of 45 dwellings per hectare. This part of the site is identified for lower density development and of two storey heights.

The net developable is just over 0.9 ha. At 29 dwellings this makes the density of the development approximately 32 dwellings per hectare, lower than phases 1 and 2 and in line with the development Brief.

Officers consider the proposed development site lies towards the edge of the development brief area and builds on the development form of the remainder of the development brief area to the north. It meets the principles of the Brief in terms of lower density and building height.

The Council's Urban Design Officer has raised a number of design comments and amended plans have been submitted in relation to the comments raised.

The proposed layout is a natural continuation from the recently completed housing development to the north of the development site. Although an outline application, it is intended the house designs would be similar in appearance and scale to those that have recently been built on the adjacent site. The layout respects the boundaries to existing rear gardens. Hedgerows would be retained along the northern and southern boundaries of the development site.

The proposed layout takes into account the protected trees and no dwellings are shown within the 30 metres power cable buffer zone.

Impact on neighbouring residential properties

Building heights of the proposed dwellings to be erected adjacent to existing residential properties in Hunts Pond Road would be no more than two storey. The distances between the proposed dwellings and the garden boundaries of existing properties meet and in some cases exceed the normal requirements as set out in Appendix 6 of the Local Plan.

An objection has been received from the occupier of 405 Hunts Pond Road regarding loss of privacy and overlooking as a result of the two dwellings (units 11 and 12) proposed immediately to the rear. This property has been extended at the rear and there is an evergreen conifer hedgerow approximately 2.5 metres high along its rear boundary. The distance from the property as extended to the rear boundary measures approximately 17 metres. The dwellings proposed on plots 11 and 12 to the rear would be sited 12 metres

from the garden boundary of 405 Hunts Pond Road. This cumulative distance of 29 metres exceeds the 22 metres normally sought between habitable windows in a rear to rear relationship.

It is considered that the proposal will not result in a detrimental impact on the amenities currently enjoyed by the occupiers of the neighbouring properties.

Affordable housing

The Hunts Pond Road Development Brief refers to the requirement for 40% of the development to be affordable housing.

The applicant submitted a Viability Assessment with the application which assessed the schemes viability on the basis that 13% (4 units) of the scheme would be provided as affordable housing, and concluded that at this level of provision the scheme is marginally unviable. The Council instructed viability consultants whose initial review of the cost and value assumptions applied in the appraisal, concluded that the viability benchmark figure was overstated and the development costs (in respect of combined internal overheads and profit) possibly to be too high. This led to a conclusion that the scheme should be capable of providing more than the four affordable units initially being offered.

The applicant has since made an increased offer of 27% affordable housing, comprising eight affordable rented units. The Council's consultants are satisfied that this offer represents the maximum reasonable level of affordable housing that the scheme can provide if it is to remain economically viable.

The Council's Strategic Housing Officers are considering this offer and an update will be provided at the meeting.

Nature Conservation

The eastern part of the Hunts Pond Road site, including land within this application site, provides important wildlife habitat. Nearby Lamberts Coppice and The Wilderness are designated as a Site of Importance for Nature Conservation (SINC). Additional information has been submitted in relation to biodiversity on the site, including a Dormouse Mitigation Strategy, Ecological Phase I Scoping Report, Management Strategy and Reptile Mitigation Strategy which have been considered by the Council's Ecologist. Further clarification/information has been requested by the Council's Ecologist in relation to a number of points within these documents. Officers will continue to liaise with the Council's Ecologist when this information is received.

The works are likely to impact on Dormice. Where developments affect European protected species (EPS), permission can be granted unless the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations and is unlikely to be granted an EPS license from Natural England.

An EPS licence can only be granted if the development proposal is able to meet three tests:

1. the consented operation must be for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;

2. there must be no satisfactory alternative; and

3. the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

The site forms part of an allocated housing site with an opportunity to deliver a number of affordable housing units. The net developable area respects nature conservation in the area by safeguarding an ecological buffer zone. It would not be possible to develop alternative areas of the site. In light of this officers consider the proposal satisfies the first two derogation tests.

In relation to maintaining conservation status, a dormice mitigation report has been submitted which is being considered by the Council's Ecologist. Subject to the mitigation proposal being agreed and implemented, officers are satisfied that the impact on protected species is known and appropriate measures secured.

The land along the eastern side of the site would be transferred to Hampshire County Council which would form a continuation of the land they currently manage to the north east.

Highways

An adoptable road to serve the development site would be provided as an extension to Noble Road. The existing footways would also extend into the site. The proposals allow for the possible extension of the access road, in the form of a private drive into adjoining land to the south.

The development is liable for contributions under the Transport Contributions Policy. This funding will be towards highway signalisation/capacity improvements at the A27/St Margaret's roundabout, capacity improvements on the remainder of the A27 corridor within Fareham and improved pedestrian and cycle linkages to the wider network.

Conclusion

The application site forms part of the larger Hunts Pond Road development site allocated for housing in the Fareham Borough Local Plan Review. The proposed residential development of the site would provide a number of affordable dwellings and nature conservation enhancements in the area. It is the opinion of officers that the proposal is an acceptable form of development.

RECOMMEND:

Subject to:

(i) The comments of the Director of Planning and Environment (Ecology) and the Director of Community (Strategic Housing) and any conditions they may recommend;

(ii) The applicant/owner first entering into a planning obligation pursuant to section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site public open space and/ or facilities, retention of open space, transfer of open space together with suitable maintenance figure, secure access to land to the south and a highway contribution by 31 March 2013.

(iii) The applicant/owner first entering into a planning obligation pursuant to section 106 of the Town and Country Planning Act 1990 with Hampshire County Council to secure the transfer of the ecological exclusion zone and associated maintenance figure by 31 March 2013.

OUTLINE PERMISSION: reserved matters: landscaping, scale and appearance; landscaping implementation; landscape maintenance/management plan; tree protection; specification for any tree works; services location in relation to trees; contamination; materials and hard surfacing, levels, no windows specified elevations, remove pd rights outbuildings, extensions, hard surfacing specified plots, boundary treatment, drainage strategy, parking, alignment of roads, no burning, construction hours, construction traffic, bin storage, affordable housing; details of rainwater goods to be agreed, two storey heights; code level 4.

OR

In the event that the applicant fails to complete the necessary Agreements by 31 March 2013

REFUSE: Contrary to policy, open space provision; impact on the local highway network; impact on nature conservation.

Reasons For Granting Permission

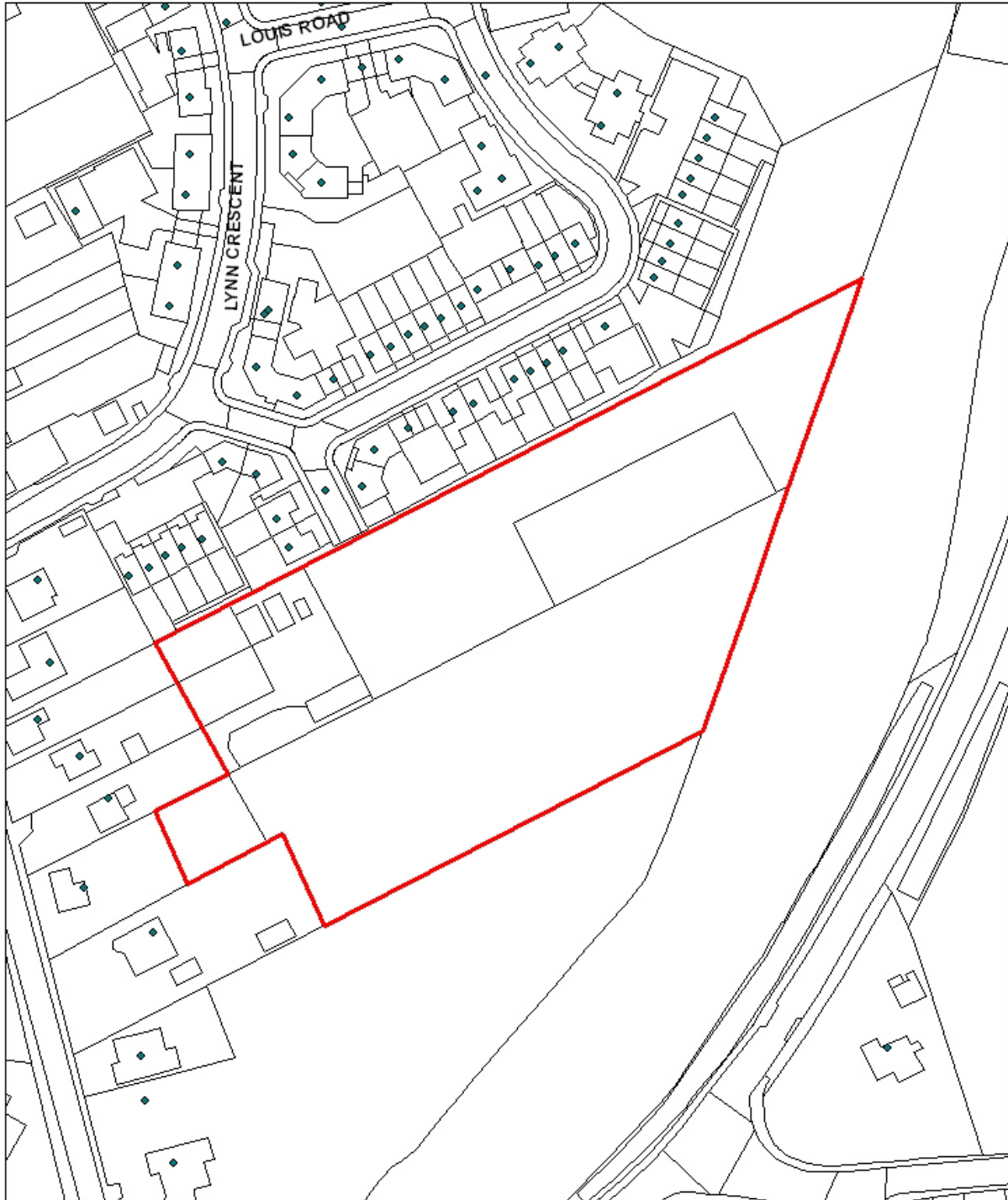
The development is acceptable taking into account the above policies and proposals of the Development Plan. The proposal is not considered to result in unacceptable impacts upon the street scene or character of the area, the amenities of neighbouring properties, highway safety or have ecological implications. Other material considerations being judged not to have sufficient weight to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Background Papers

P/07/1445/FP, P/09/0702/FP

FAREHAM

BOROUGH COUNCIL



397-409 HUNTS POND ROAD
SCALE 1:1250

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