

**P/15/0690/RM**

BLOOR HOMES

**FAREHAM SOUTH**

AGENT: PRO VISION PLANNING  
& DESIGN - MRS LAURA COX

RESERVED MATTERS IN RELATION TO OUTLINE APPLICATION (P/13/1055/FP) :  
LAYOUT, SCALE, EXTERNAL APPEARANCE OF BUILDINGS & LANDSCAPING  
RELATING TO 120 DWELLINGS, WITH ASSOCIATED ROADS, PARKING AREAS,  
FOOTPATHS AND OPEN SPACE.

FAREHAM COLLEGE BISHOPSFIELD ROAD FAREHAM HAMPSHIRE PO14 1NH

***Report By***

Kim Hayler - Direct Dial 01329 824815

***Site Description***

The application site measures 3.25 hectares, located to the south of The Avenue (A27) and to the east of Bishopsfield Road;

The site is located within a predominantly residential area, with Wallisdean Avenue and Westley Grove to the south and east, Barnfield Court and Berwyn Walk to the southwest, Bulbarrow Walk and Bishopsfield Road to the west and Romyns Court to the north east. Fareham College lies to the north, with further educational facilities to the south, in the form of Wallisdean Infant and Junior Schools. Blackbrook Grove, a Grade II\* listed building, lies to the north east which is designated as a historic park and garden.

The application site forms part of the southern element of the former Fareham College educational campus which is no longer required for educational purposes. The buildings on the site are currently being demolished in accordance with the original planning permission.

There are significant planting and tree belts within and surrounding the site including to the rear of properties in Wallisdean Avenue and Westley Grove, which help to protect living conditions of the occupiers of neighbouring properties.

***Description of Proposal***

In 2013, outline planning permission (P/13/1055/OA) was granted for the erection of up to 120 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 points of access.

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

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

90 open market one,two,three and four bed units -

6 x 1 bed flats

6 x 2 bed flats

12 x 2 bed houses

49 x 3 bed houses  
17 x 4 bed houses

30 affordable units for rent -

6 x 1 bed flat  
6 x 2 bed flat  
9 x 2 bed house  
7 x 3 bed house  
2 x 4 bed house

### ***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

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

#### **Development Sites and Policies**

DPS1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

DSP33 - Fareham College

### ***Relevant Planning History***

The following planning history is relevant:

P/13/1055/FP - HYBRID PLANNING APPLICATION

FULL PLANNING APPLICATION FOR THE DEMOLITION OF TWO EXISTING SINGLE AND TWO STOREY BUILDINGS ON THE AVENUE FRONTAGE (PART OF BUILDING A AND ALL OF BUILDING E);

ERECTION OF TWO STOREY EDUCATIONAL BUILDING, COLLEGE COURTYARD, INSTALLATION OF NEW LIFT (WITH EXTERNAL ELEMENT), EXTERNAL ALTERATIONS TO EXISTING THREE & FOUR STOREY BUILDINGS, INCLUDING OVERCLADDING;

ERECTION OF NEW EXTERNAL GAMES COURT & FENCING, ERECTION OF NEW ENERGY CENTRE & LEG CLINIC, ALTERATIONS TO SITE EXIT & PARKING AREAS, NEW CYCLE PARKING & BIN STORE, FOOTPATHS & LANDSCAPING AND PERIMETER FENCING;

DEMOLITION OF 1A BISHOPSFIELD ROAD, KIDZ INC NURSERY BUILDING AND ALL FORMER SCHOOL BUILDINGS ON THE SOUTHERN PART OF THE SITE (BUILDINGS M, Y, W, T, S AND R), REMOVAL OF STORAGE CONTAINERS & PARKING AREAS, CREATION OF NEW SITE ACCESS TO BISHOPSFIELD ROAD AND TEMPORARY CONSTRUCTION VEHICLE ACCESS OFF THE AVENUE;

OUTLINE PLANNING APPLICATION FOR 3.25 HECTARES OF NEW HOUSING (UP TO 120 NEW DWELLINGS) WITH RELATED ROADS, PARKING AREAS, FOOTPATHS, LANDSCAPING & OPEN SPACE TO BE USED FOR RECREATIONAL, AMENITY AND EDUCATIONAL PURPOSES.

PERMISSION - 11 April 2014

### ***Representations***

Five letters have been received raising the following concerns:

- Houses should not be built here;
- We were told that if Welborne went ahead there would be no development south of the M27;
- Increase in traffic;
- The proposed 1.8 metre high close board boundary fencing is inadequate as plots 52 - 57 will be raised;
- Do not agree to any proposal for a footpath through from Wallisdean Avenue service road;
- Occupiers should be prohibited in deeds from creating vehicular access onto private land rear of their property;
- Fareham College fencing should be replaced where necessary with a six foot metal security fence for the length of the field, together with prickly planting;
- Lighting would render habitual and ecological enhancements for this area a complete waste of time. Tree lines should not be lit;
- Hours of work should be restricted;
- Builders should further contribute to the mitigation of impact on Brent Geese locally;
- Strongly support recommendations in ecology report;
- A walkway should not be created though the 'avenue' of trees;
- More houses on field than shown on the illustrative layout;
- The hedgerow adjacent to 2 Berwyn Walk should be retained as it benefits the area and wildlife;
- Object to felling of trees, especially T74;
- Tree T74 should be replaced to aid privacy and help water drainage;
- Land levels slope towards Wallisdean Avenue -- building of six houses on elevated land may increase flooding risk.

A letter has been received from the Headteacher of Wallisdean Junior School supporting the application and seeking confirmation that there is pedestrian access directly into the school car park.

The Fareham Society has commented as follows:

There are areas of housing which appear cramped. The original illustrative layout was for 112 dwellings and this full application is showing 120 on the same footprint. In places the layout is suffering, because of the larger number and its parking;

It would seem reasonable that any existing hedgerows and small trees on boundaries should be retained. It is not clear how the bin storage and bin clearance would work on various area of the site;

The handing over of the grounds to the Council will take place after the completion of an agreed number of houses. The application should contain details of this and any funding contributions towards the establishment of the open space;

The existing boundary fence is inadequate for security of existing residents - a robust security fence is needed along that part of the boundary of the field at the rear of houses in Wallisdean Avenue and Westley Grove;

The Society urges the above matters are resolved, however overall the Society supports the development and the establishment of the much needed public open space.

### ***Consultations***

Hampshire Constabulary (Crime Prevention Design Advisor) -

The proposed development provides connectivity between Bishopsfield Road and The Avenue (A27), and both Redlands Lane and Wallisdean Avenue, the development is itself very permeable. These attributes increase vulnerability of the development to crime and anti-social behaviour, therefore access should be restricted to the footpaths and the boundary treatments along Wallisdean Avenue and Westley Grove should remain in place.

There are a number of footpaths that provide access to rear gardens - it is possible for members of the public to enter these footpaths. Acquisitive crimes such as burglary and theft are often facilitated by easy access to the rear garden of the property. Therefore to reduce the opportunities for crime all rear access gates should be fitted with a key operated lock that can be operated from either side of the gate.

It is important that it is not possible to transit the site using the rear access footpaths, therefore appropriate boundary treatments must be put in place to prevent this. All rear external boundary treatments should be 1.8 metre high close boarded fencing.

To provide for the safety and security of residents and visitors an appropriate level of lighting should be provided throughout the development, especially the parking areas.

Director of Operations (Recycling Co-ordinator) - No objection.

Southern Water Services - No objection

Director of Planning and Regulation (Ecologist) -

Further information has been submitted in relation to bats, landscaping, ponds and lighting. The Habitat and Enhancement Management Plan (HEMP) has been amended and includes a number of mitigation enhancements. The revised HEMP is considered acceptable.

Natural England -

The Habitat and Enhancement Management Plan (HEMP) which includes the Open Space Strategy requires further work in order to demonstrate that the open space will be enhanced and managed to effectively mitigate for recreational disturbance impacts on the nearby Special Protection Area (SPA). As The Council intend to manage the site in perpetuity, it would be useful that they provide sufficient detail as to how they intend to manage the site.

Director of Planning and Regulation (Arborist) - No objection

Director of Planning and Regulation (Highways) - No objection

Director of Planning and Regulation (Contamination) - No objection subject to further work to be carried out post demolition of the existing buildings.

Director of Planning and Regulation (Environmental Health - Noise) - No objection subject to the recommendations of the Noise Impact Assessment Technical Report.

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

Key issues:

- Principle of development
- Design
- Provision of open space, outdoor recreation and community facilities
- Affordable housing
- Highways and transportation
- Ecology and trees
- Amenity issues for residents adjoining the site

### **PRINCIPLE OF DEVELOPMENT**

A hybrid planning application was permitted on 11 April 2013 which included outline planning permission for 3.25 hectares of new housing (up to 120 new dwellings) with related roads, parking areas, footpaths, landscaping and open space to be used for recreational , amenity and educational purposes. All matters (layout, appearance, scale and landscaping) other than means of access were reserved.

The principle of residential development on the site has therefore been established.

### **DESIGN**

The dwellings would be predominantly two storey with limited 2.5 storey and two three storey blocks of flats. The three storey flats would be situated away from the site boundaries and close to where college buildings of a similar height currently stand.

The dwellings have been designed to front highways and areas of open space, to create frontages that maximise natural surveillance. Dwellings backing onto mature trees have gardens deeper than the minimum normally sought in order to minimize the likelihood of requests in the future for the trees to be pruned or removed.

The layout generally consists of a mix of terraced, semi-detached and detached dwellings together with two flatted blocks, set out along an adopted highway with private cul-de-sacs and drives. At 2 - 3 stories, the level of development and its character would respect the

locality.

The layout has been informed, where possible by the design principles set out in the Council's draft Design Guidance Supplementary Planning Document (SPD).

The two blocks of flats each comprise 12 flats, 6 x one bedroom and 6 x two bedroom. Each block would have 25 square metres of amenity area per flat; in accordance with the Council's draft Design Guidance SPD. There would be washing/drying facilities within these areas. Furthermore there is also an area of open space to the front of the flats which has not been included within the amenity area calculation.

The developer advises that local authorities are generally reluctant to take on the management of small areas of landscaping within estate layouts. As a result they have put measures in place to deal with this. The developer would set up a residents' management company administered by a managing agent, including some residents as directors who would manage the planting areas within the estate layout. Furthermore, there is a planning condition on the outline planning application requiring submission of a landscape management plan to be submitted and approved before the dwellings are first occupied.

Officers consider that in terms of residential development design expectations the proposal complies with Policies CS17 of the adopted Fareham Borough Core Strategy, Policy DSP33 of the Local Plan Part 2: Development Sites and Policies and the draft Design Guidance SPD.

## PROVISION OF OPEN SPACE, OUTDOOR RECREATION AND COMMUNITY FACILITIES

The proposed residential element of the proposal would generate a need for one hectare (2.5 acres) of open space on site. In addition, 1.9 hectares (4.7 acres) of open space would be transferred to the Council which would be available for both the new and local residents. The residential element of the proposal would also trigger the need for a children's equipped play area.

These community facilities would be accessed via a new footpath network linking The Avenue with the open space and also linking Redlands Lane to the east with Bishopsfield Road to the west.

All the above facilities have been secured within a Section 106 Agreement completed in association with the hybrid application (P/13/1055/FP refers).

Officers consider that in terms of open space, outdoor recreation and community facilities required to serve the new residential dwellings, the proposal complies with Policy CS21 of the adopted Fareham Borough Core Strategy and Policy DSP33 of the Local Plan Part 2: Development Sites and Policies Plan.

## AFFORDABLE HOUSING

Members will recall that the developer produced at the original application stage a financial assessment which was subject of scrutiny by the District Valuer. The assessment concluded that to remain viable the scheme will be able to support 20% of the units being provided for affordable housing. A planning condition was imposed on the outline planning

application seeking the delivery of 20% affordable units for affordable rent.

Thirty units comprising a range of one, two, three and four bedroom accommodation, including one unit for wheelchair adapted housing are proposed in three locations around new estate layout. The proposals are satisfactory and will provide a mix of rented accommodation across the development and 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 Bishopsfield Road to the north of 1b Bishopsfield Road. This new access was permitted under the outline planning application.

There are no existing public rights of way across the site. A new footpath network is proposed as part of the proposed development creating connectivity from nearby streets through the site. The developer would provide a footpath from Redlands Lane through the site to Bishopsfield Road, secured through the legal agreement completed under the outline planning permission (P/13/1055/FP refers).

The residential element of the proposal is in accordance with the Council's Residential Parking SPD, including the provision of 30 visitor spaces within the development layout. Also, the roads are wider in places allowing for additional on street parking.

The development proposals are therefore considered to comply with Policy CS5 of the Fareham Borough Core Strategy and Policy DSP33 of the Local Plan Part 2: Development Sites and Policies Plan.

## ECOLOGY AND TREES

The application site is within 1.2 km of internationally designated habitats. The Solent Recreation and Mitigation Project 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 proposals include provision of public open space where the existing land is in private use. As such it was agreed at the outline application stage that this open space provision adequately mitigates any in-combination impacts on the coastal designated sites, providing recreational space for both new residents and existing surrounding residents, offsetting visits to the coast.

A number of protected trees would be felled in order to facilitate the development and new pedestrian linkages. The representations refer to the felling of T74, this was an error and the arboricultural assessment has subsequently been amended.

There are a number of boundary hedgerows to be removed in order to facilitate the development. One of these is growing on the western boundary adjacent to the parking court serving Bulbarrow and Berwyn Walk. This hedgerow consists predominantly of hawthorn and bramble and extends some way into the site due to its dense nature. If the hedge were to be cut back to the boundary it would not be ideal from a visual point of view and is likely to compromise its health. However the removal of the hedge allows for a rear

access path to be constructed to the bottom of the gardens, providing rear access and maximising garden depths.

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, DSP15 and DSP33 of the Local Plan Part 2: Development Sites and Policies Plan.

## AMENITY ISSUES FOR RESIDENTS ADJOINING THE SITE

A number of properties in Wallisdean Avenue would back on to a run of six detached houses proposed in the south east corner of the site. These properties would be some 44 metres away from the new dwellings. The finished floor levels of three dwellings would be raised by approximately 0.8 metre to 1.3 metre above existing ground level as this is the lowest part of the site. The rear gardens of the properties would then be graded down to the existing ground level. A rear service road separates the application site, together with large mature trees and the rear gardens of the properties in Wallisdean Avenue. The majority of these properties also have garages and outbuildings within their gardens which by their nature screen the private garden areas beyond.

Local residents have requested that the rear boundary fence should be raised above 1.8 metres in order to secure privacy. However, in light of the distances involved and the intervening trees and outbuildings, officers are satisfied that the privacy of the properties in Wallisdean Avenue would not be compromised.

Local residents have also raised concern that the occupiers of the new dwellings may form an access into the rear service road. The permission of the owner of the rear service road would be required in order to do this, a matter that would need to be resolved between third parties.

A number of representations have raised concerns about the suitability of the boundary surrounding the open space. This detail will be dealt with at a later date before the land is transferred to the Council under the terms of the legal agreement.

Properties in Bulbarrow Walk and Berwyn Walk to the west have their side elevations facing onto the residential layout.1b and 2a Bishopsfield Road back onto the site and 1b Bishopsfield Road has the new access to the north of its side flank wall and the rear garden.

A number of dwellings would back on to the front and rear gardens of properties in Bulbarrow Walk and Berwyn Walk. The gardens depths of these properties ranges from 11 - 12.5 metres. This meets the distance normally secured between a new two storey property and the garden boundary.

Officers are satisfied that the proposal would not harm the amenities of existing local residents in relation to light, outlook and privacy in accordance with Policies DSP3 and DSP33 of the Local Plan Part 2: Development Sites and Policies Plan.

## CONCLUSION

The application site is identified as a potential development site and is highly important to the Borough as it includes the delivery of much needed housing, including affordable housing. The site presently enjoys outline planning permission for upto 120 dwellings.



Officers acknowledge the concerns raised by interested parties. The report sets out above how the development of the site would be undertaken to ensure the living conditions of local residents are safeguarded.

The proposal brings forward benefits to the Borough and its residents as secured through the Section 106 planning obligation completed in relation to the original outline planning application.

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

### ***Recommendation***

APPROVE:

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

Site layout - AC001 rev L

Construction and Traffic Management Plan - SO108-SL-10 Rev A

Environmental Procedures Manual - Revision 3

Habitat and Enhancement Management Plan - Issue 02

Arboricultural Impact Assessment and method Statement - rev C: 13.10.2015

Residential Travel Plan

Noise Impact Assessment - Technical Report: R5649-1 Rev 0

Storey Height Plan - 02

Tenure Plan - 02

Plots 11 - 22 drawing SO108-PD-100

Plots 11 - 22 drawing SO108-PD-101

Plots 11 - 22 drawing SO108-PD-102

Plots 11 - 22 drawing SO108-PD-103

Plot 1 - drawing SO108-PD-104

Plot 120 - drawing SO108-PD-105 rev B

Plot 90, 96, 118 drawing SO108-PD-107 rev A

Plot 95, 119 drawing SO108-PD-108

Plot 58 - drawing SO108-PD-109

Plot 2, 3, 6, 49, 50, 56 - drawing SO108-PD-110 rev C

Plot 53, 54, 70, 71 - drawing SO108-PD-111 rev B

Plot 52 - drawing SO108-PD-112

Plot 47, 57 - drawing SO108-PD-113 rev A

Plot 7 - drawing SO108-PD-114

Plot 51, 59, 73 - drawing SO108-PD-115

Plot 48, 69 - drawing SO108-PD-116

Plot 26-27, 28-29, 88-89, 116-117- drawing SO108-PD-117

Plot 66-67 - drawing SO108-PD-118 rev B

Plot 68, 72- drawing SO108-PD-119

Plot 91-94 - drawing SO108-PD-120

Plot 91-94 - drawing SO108-PD-121

Plot 8-10 - drawing SO108-PD-124 rev A

Plot 8-10 - drawing SO108-PD-125 rev A

Plot 23-25 - drawing SO108-PD-126 rev A

Plot 23-25 - drawing SO108-PD-127 rev A

Plot 4-5 - drawing SO108-PD-128

Plot 4-5 - drawing SO108-PD-129

Plot 30-31 drawing SO108-PD-130  
Plot 30-31 drawing SO108-PD-131  
Plot 35-46 drawing SO108-PD-132  
Plot 35-46 drawing SO108-PD-133 rev A  
Plot 35-46 drawing SO108-PD-134 rev A  
Plot 35-46 drawing SO108-PD-135 rev B  
Plot 35-46 drawing SO108-PD-136 rev B  
Plot 60-63, 84-86 - drawing SO108-PD-137 rev A  
Plot 60-63, 84-86 - drawing SO108-PD-138 rev A  
Plot 112-115 - drawing SO108-PD-141  
Plot 112-115 - drawing SO108-PD- 142  
Plot 79 - 80 - drawing SO108-PD-143 rev A  
Plot 2, 3, 49, 50 - drawing SO108-PD-144  
Plot 55 - drawing SO108-PD-145  
Plot 109-111- drawing SO108-PD-146 rev B  
Plot 109-111- drawing SO108-PD-147 rev A  
Plot 32-34 - drawing SO108-PD-148 rev A  
Plot 32-34 - drawing SO108-PD-149 rev A  
Plot 105-108 - drawing SO108-PD-150 rev A  
Plot 105-108 - drawing SO108-PD-151 rev A  
Plot 105-108 - drawing SO108-PD-152 rev A  
Plot 76-78 - drawing SO108-PD-153  
Plot 76-78 - drawing SO108-PD-154  
Plot 100-104 - drawing SO108-PD-155  
Plot 100-104 - drawing SO108-PD-156  
Plot 91-94 - drawing SO108-PD-157  
Garages - drawing SO108-PD-159  
Plot 64,65 - drawing SO108-PD-160 rev A  
Plot 64, 65 - drawing SO108-PD-161 rev A  
Indicative street scenes - drawing SO108-PD-162 rev B  
Plot 11 - 22 drawing SO108-PD-163  
Plot 87 - drawing SO108-PD-164  
Car ports - SO108-PD-165  
Plot 99 - SO108-PD-166  
Plot 47 - drawing SO108-PD-167  
Plot 63-65 - drawing SO108-PD-168  
Plot 63-65 - drawing SO108-PD-169  
Plot 81-83 - drawing SO108-PD-170  
Plot 81-83 - drawing SO108-PD-171  
Plot 81-83 - drawing SO108-PD-173  
Plot 98,99 - drawing - SO108-PD-174  
Plot 98,99 - drawing - SO108-PD-175  
Plot 51,59,73 - drawing - SO108-PD-176  
Plot 48,69 - drawing - SO108-PD-177  
Plot 68,72 - drawing - SO108-PD-178  
Plot 7 - drawing - SO108-PD-179  
Bin/cycle storage - drawing - SO108-PD-180  
Plot Landscape plan - drawing SO108-LS-001b  
Plot Landscape plan - drawing SO108-LS-002b  
Plot Landscape plan - drawing SO108-PD-003b

***Notes for Information***

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

Condition 31 - Details of external materials, including hard surfacing;

Condition 34 - External lighting;

Condition 39 - Landscape management plan;

Condition 41 - In part only (Details of how the habitats and visitor infrastructure will be set out and managed to be dealt with by FBC upon transfer of land);

Condition 46 - Boundary treatment;

Condition 48 - Drainage;

Condition 49 - In part only (details of the timing of the construction of the affordable housing to be agreed);

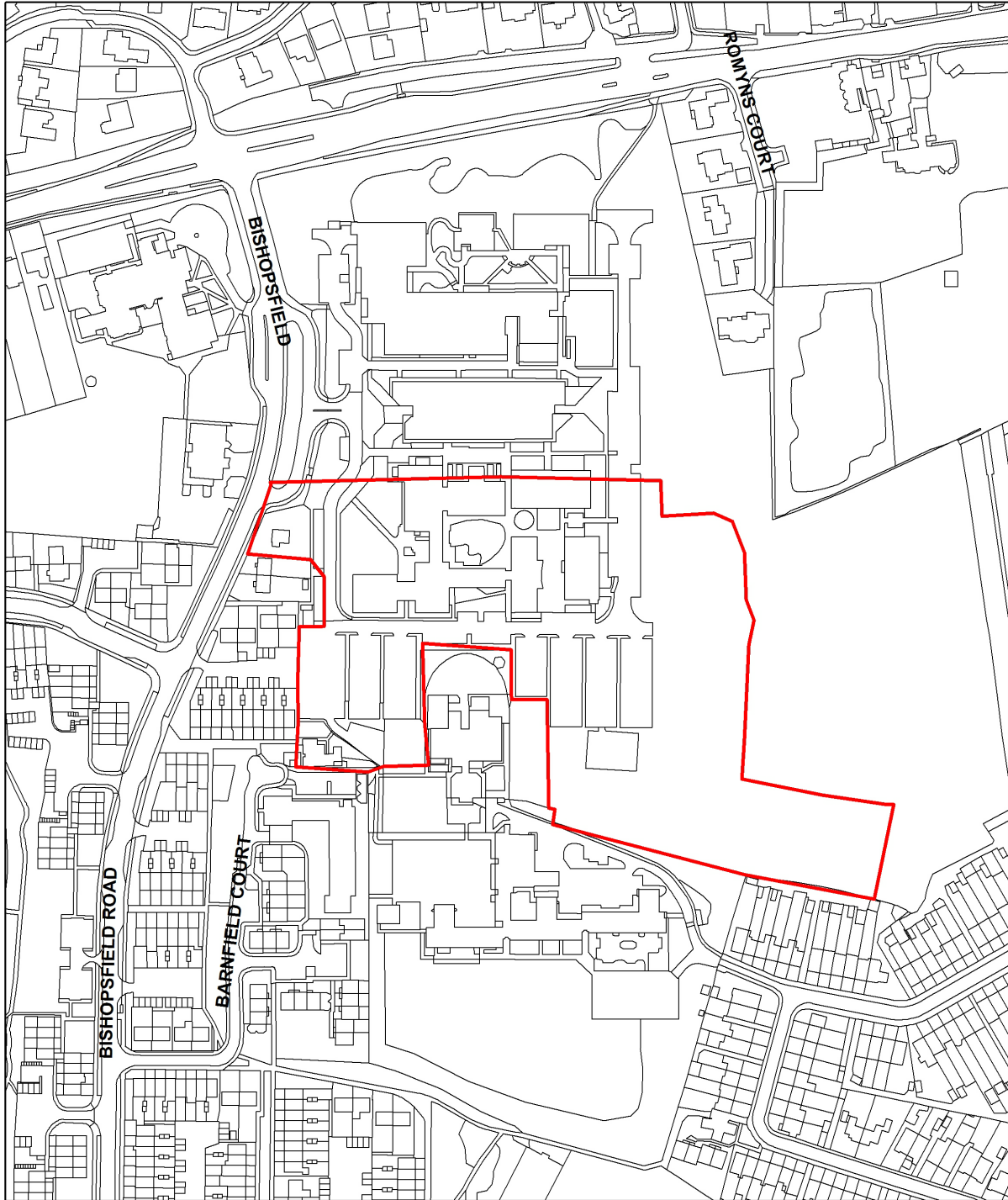
Condition 54 - Ground contamination assessment.

***Background Papers***

See history above.

# FAREHAM

## BOROUGH COUNCIL



Fareham College  
Scale 1:2500

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