

P/12/0717/FP

LOCKS HEATH

TAYLOR WIMPEY (SOUTHERN
COUNTIES) LTD AND BOVIS LTD

AGENT: MR J WOOLF

RESIDENTIAL DEVELOPMENT, ERECTION OF 206 NO. DWELLINGS (INCLUDING
AFFORDABLE HOUSING) WITH NEW VEHICLE & PEDESTRIAN ACCESS,
ASSOCIATED PARKING, LANDSCAPING & OPEN SPACE

PETERS ROAD - LAND TO THE SOUTH OF - LOCKS HEATH

Report By

Alex Sebbinger (x2526)

Introduction

The site is within the defined Urban Area and is designated as a Housing Allocation under saved Policy H1 of the Fareham Borough Local Plan Review (2000). A Peters Road Development Brief (a supplementary planning document) was adopted for the site in November 2007.

Site Description

The site covers an area of approximately 6.33 hectares and is bounded by Peters Road to the north, Lockswood Road to the east and the recently approved site for 49 dwellings (Site A) and properties fronting onto Brook Lane to the West. The southern boundary is defined by an existing track leading from Brook Lane and historic field boundaries.

Along the Peters Road frontage there are two separate areas of land which fall within the safeguarded housing area but do not form part of this planning application. The first comprises number 22 Peters Road and its curtilage which has been subject to separate applications for housing development. The second area of land 'sits' between 22 and 30 Peters Road.

A third area of land which is safeguarded for housing but is outside of this particular application site is located along the southern boundary to the east of a bungalow known as 'The Laurels'.

The application site includes areas of derelict glasshouses and a number of abandoned outbuildings. The land has a mix of mature trees, conifer plantation, field boundaries and wooded areas as well as hedgerows that criss-cross the site. There are a number of trees subject to tree preservation orders located within the site.

There is also a small watercourse that flows north to south adjacent to the eastern edge of the site through an area of woodland and significant vegetation. There are a number of hedgerows, often associated with small ditches, which divide the site into smaller fields previously used for grazing or allowed to grow wild.

A public right of way (Footpath No.13) runs through the site between Peters Road and Lockswood Road.

There is a gentle 7 metre fall across the site in a south easterly direction.

Description of Proposal

The application is made in full and seeks a primary highway access from Lockwood Road with emergency vehicle access routes, through the adjoining permitted development for 49 dwellings, and directly onto Peters Road.

With the exception of two houses (Plots A14 and A15) fronting Peters Road, adjacent to the proposed emergency access, all dwellings would be sited on internal estate roads.

The proposed 206 dwellings are a mix of two and three storey buildings and a combination of 129 houses and 77 flats. The scheme would provide 25 no. one bed units, 90 no. two bed units, 76 no. three bed units and 15 no. four bed units.

The woodland and stream along the eastern margin of the site is proposed to be retained as open space and an ecological asset. A 15 metre wide buffer zone is provided across the southern boundary of the site adjacent to the defined countryside area. A balancing pond is included adjacent to the stream to serve as a floodwater attenuation facility. Alongside the pond and stream corridor, a local equipped area for play (LEAP) is proposed within an area of open space.

Pedestrian and cycle routes are shown to be provided from Lockwood Road and Peters Road and linked through the development to allow movement across the site.

The proposed construction materials would be a mix of brick, weatherboarding, white render, hung tiles and concrete roof tiles.

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

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Fareham Borough Local Plan Review

H1 - Housing Allocations

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history, which relates to the broader Peters Road site, is relevant:

P/97/0067/OA - Residential Development, access and open space - Non determined -

Appeal lodged and dismissed in May 1998.

P/00/1251/FP - Erection of 241 dwellings, open space and associated infrastructure (Affecting Public Right of Way) - Dismissed by The Secretary of State in October 2002.

P/02/0164/OA - Erection of 288 dwellings with associated infrastructure, open space and landscaping (outline application) - Dismissed by The Secretary of State in October 2002.

P/02/0165/OA - Erection of 288 dwellings with associated infrastructure open space and landscaping - Withdrawn July 2002.

P/07/1515/OA - Hybrid application for the erection of 307 dwellings, the provision of associated open space and recreational facilities, new vehicular access from Lockwood Road and Peters Road, transport and drainage infrastructure and landscaping of the 307 dwellings. The application includes submission of full details for Phase 1, involving erection of 54 dwellings - approved November 2008.

P/07/1655/FP - Layout and specification of internal roads, footpaths, cycleways and drainage in association with P/07/1515/OA - Approved November 2008.

P/11/0124/FP - Erection of 9 dwellings (7 three-bed houses and 2 four-bed houses) with associated parking and access from Peters Road - Withdrawn November 2011

P/11/0125/FP - Erection of 49 dwellings (1 one-bed flat, 11 two-bed flats, 33 three-bed houses and 5 four-bed houses) with associated parking, open space and landscaping and new access from Peters Road - permitted July 2012

P/11/0126/FP - Erection of 14 dwellings (1 one-bed flat and 13 three-bed houses) with associated parking and new access from Lockwood Road - Withdrawn November 2011

P/11/0195/FP - Erection of 215 Dwellings (Including Affordable Housing) Together with New Vehicle & Pedestrian Access, Associated Car Parking, Landscaping and Open Space - Refused 3 May 2012.

P/11/0730/FR - Layout and specification of internal roads, footpaths, cycleways and drainage in association with P/07/1515/OA - full renewal of P/07/1655/FP - Currently undetermined

P/11/0731/FR - Outline application for the erection of 307 dwellings, the provision of associated open space and recreational facilities, new vehicular access from Lockwood Road and Peters Road, transport and drainage infrastructure and landscaping of the 307 dwellings. The application includes the submission of full details for Phase 1 of the development, which will involve the erection of 54 dwellings - full renewal of P/07/1515/OA - Currently undetermined

P/12/0974/FP - Residential development comprising erection of 49 dwellings - Permission 5 April 2013

Representations

Nine representations have been received raising the following matters:

- The development is too big

- Noise during construction
- Two accesses are required
- Boundary with 22 Peters Road is incorrect and affects Plot B17 and is formed by a hedge which is in part on 22 Peters Road property
- Loss of privacy
- Line of footpath should be set away from No.30 Peters Road
- Increased traffic on local network
- Leisure area should be by Peters Road
- Three Storey buildings are out of keeping with the area
- Overstretched community infrastructure
- Impact on wildlife
- Impact on footpaths
- Three storey block adjacent to boundary with bungalows

Consultations

Natural England - No objection subject to conditions - This application is in proximity to Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI) and Lincegrove and Hacketts Marshes SSSI. This forms part of the wider Solent and Southampton Water Special Protection Area (SPA) and Ramsar Sites, and the Solent Maritime Special Area of Conservation (SAC). Natural England is satisfied that, subject to the imposition of conditions and the development being undertaken in strict accordance with the submitted proposals and the approved details, these development proposals will avoid impacts upon the interests of these special sites.

The Local Planning Authority's attention is drawn to ongoing research, through the Solent Disturbance and Mitigation Project, led by the Solent Forum, into the effects of recreational disturbance on European sites in the PUSH area as a result of increased housing numbers. The LPA may wish to consider whether provision of open space in line with Public Open Space Standard is sufficient, or whether further green space provision is necessary to be certain of avoiding a significant effect on European designated sites.

Director of Planning & Environment (Ecology) - The current application is for a slightly lower number of units and includes a slightly amended site layout from that previously proposed. The current application is submitted with updated and amended reports provided with the previous application.

Reptile translocation has been on going and much of the site has been cleared; a further area to the west of site still has potential for reptiles - further details on the numbers and receptor areas are required; bat activity surveys are required; clarification of hedgerows to be removed.

Concerns relate to potential recreational disturbance impacts on the interest features of the Solent and Southampton Water SPA and Ramsar site. The submitted reports consider impacts on the designated sites relating to recreational disturbance. It considers the likelihood of residents from the development using sections of the coast, and the alternative recreational spaces available. Onsite open green space will be available in the immediate vicinity of the new dwellings. However due to the size of this provision it is considered crucial to consider the need for other open spaces available for residents to use. The assessment highlights other available sites in proximity to the site, including Holly Hill Woodland Park. Furthermore the report sets out various measures relating to provision of education, interpretation and visitor access management directed both at the SPA/SAC/Ramsar site and other recreational sites in the local area. These measures

reduce the uncertainty regarding recreational impacts on the coastal designated sites and the ability of onsite and alternative off site green open space to accommodate the new recreational users.

The report concludes that the project would at worst give de-minimus effect, and therefore there will be no combined impacts. This conclusion is supported.

Director of Community (Strategic Housing) - The applicant has been working with the Council to agree the number and distribution of affordable units within the site. An update will be provided for Members on the affordable housing numbers and mix.

Director of Planning and Environment (Urban Design) - Comments were made when the application was originally submitted and again in relation to amended plans.

The context of the surrounding site is primarily one of low density (20-30 dph) detached houses and some bungalows with mature gardens and planted edges to front gardens. The adopted development brief recognised this context and sought to draw a distinction between the character of new development fronting Peters Road and creating a new character within the centre of the site taking account of prevailing policies at the time (2007) which sought minimum densities. The mixture of 2 and 2.5 storey houses sit comfortably together, but concern is raised at the mass and scale of the flatted blocks surrounding the central green in terms of the resultant townscape and character. It would be preferable for their dominance to be reduced.

The design of the houses and flatted blocks are standard unit types from the Taylor Wimpey and Bovis Homes catalogues. They are basic traditional brick, tile and render constructions. The developer has indicated a willingness to deal with this level of detail through appropriate planning conditions.

A number of comments were made relating to specific dwelling design and detail and landscape/external works, boundary treatment detail; some of these comments have been taken on board by the applicant, but not all.

The layout broadly accords with the design approach advocated in the adopted development brief. The relocation of the LEAP (Local equipped area of play) is unfortunate as it leaves the central green without a clear focus and function. The adopted development brief for this site identified the central green to include a LEAP, which had a clear focus and function for the development.

The site affords high levels of pedestrian and cycle connectivity and permeability with high level of equitable priority with car movement at junctions.

Some effort has been made to break up the frontage parking which is welcomed, however there are some aspects of the layout which lack landscape coherence.

Core Strategy Policy CS15 expects new development to meet Code for Sustainable Homes level 4. A condition should be applied requiring compliance in accordance with an independent report prior to occupation of each unit.

In summary, whilst many of the landscape and hardworks issues were addressed there still remains the more fundamental issue of the scale and mass of the flatted blocks, their relationship to the central green and the green's design and function.

Director of Community (Leisure and Community) - Discussions have clarified that the Council would not wish to adopt the public open space including the LEAP. The laying out, future maintenance and retention in perpetuity will form part of the proposed Section 106 Obligation.

Director of Streetscene (Refuse/Recycling) - The developer must have regard to the waste and recycling storage and collection guidance issued by Fareham Borough Council. Plan required of bin collection points where bins cannot be presented at the front of individual properties.

Hampshire County Council (Rights of Way) - The intention to divert the line of the path through the proposed development is noted. The granting of Planning Permission would not itself divert the footpath. This procedure will need to be formally and legally carried out by the Local Planning Authority under Section 257 of the Town and Country Planning Act 1990 and no development directly affecting the footpath should be carried out until a diversion order has been made and confirmed and the path has been certified as fit for use by the public.

Hampshire Constabulary (Crime Prevention Design Advisor) - No objections, but gives a number of informatives, should the developer wish to achieve Secured By Design accreditation.

Hampshire County Council (Archaeological Officer) - No objection subject to conditions to secure archaeological investigation of the site.

Environment Agency (EA) - No objection subject to conditions and informative

Hampshire County Council School Organisation Officer (Childrens Services Department) - The site lies within the catchment areas of Sarisbury primary schools and Brookfield College all of which are, and are expected to remain, full for the foreseeable future. Developer contributions are required for the expansion of schools in the area.

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

Southern Water Services - No objection subject to conditions and informatives to ensure existing drainage apparatus within the site is adequately protected.

Director of Regulatory and Democratic Services (Contaminated Land) - No objection subject to conditions.

Hampshire County Council (Highways) - No objection subject to securing Travel Plan, necessary off site works and conditions.

Director of Planning & Environment (Highways) - No objections subject to minor alterations, transport contributions, necessary off site works and conditions.

Director of Regulatory and Democratic Services (Pollution and Suitability) - No objection

Planning Considerations - Key Issues

Principle of housing development and planning history

The site is identified as part of a housing allocation within the Fareham Borough Local Plan

Review (2000) under Policy H1. It is also the subject of the Peters Road Development Brief, adopted as a Supplementary Planning Document in November 2007. The development brief provides detailed guidance for the residential development, expanding on the residential allocation in the Local Plan Review.

The principle of residential development on this site has previously been established by approval of a hybrid (part full, part outline planning permission) scheme under ref. P/07/1515/OA for 307 dwellings across the larger site.

In May last year a subsequent detailed scheme for 215 dwellings on a smaller part of the site was refused for the following reasons:

"The proposed development is contrary to Policies CS5, CS17, CS18, CS20 and CS21 of the Adopted Fareham Borough Core Strategy (2011), Policy DG4 of the Fareham Borough Local Plan Review (2000), the provisions of the Peters Road Development Brief (2007), the Council's Supplementary Planning Guidance on Open Space (2002), Hampshire County Council's Transport Contributions Policy (2007) and Hampshire County Council's Developers Contributions Towards Children's Services Facilities (2011) and is unacceptable in that:

i) The proposed development is not of a high quality. This results in part from the fact that the site is not being brought forward on a comprehensive basis. The poor quality of the proposed development is evidenced by:

- elements of the public realm and the outlook from proposed dwellings being dominated by car parking;
- visitor car parking would not be readily visible within the development, leading to on-street parking, to the detriment of street-scene and highway safety;
- failure to properly integrate retained natural features such as trees and hedgerows into the public realm;
- failure to provide areas of usable informal playspace within the site, to create an area of meaningful open space within the development core of the site and to link it cohesively with other areas of open space throughout the site;
- the poor relationship between proposed buildings, particularly with regard to the scale, massing, limited land and setting provided for larger buildings at the centre of the site;
- the elevational designs do not respond positively to the key requirements of adopted policies and the reliance on standard house types, the lack of detailing and the absence of feature buildings on important junctions and corners fails to create a sense of place or distinctiveness.

ii) The proposal fails to provide an appropriate affordable housing offer and contributions in respect of public open space, highway infrastructure and education provision. In the absence of an acceptable offer, the proposal would not bring forward an inclusive and mixed community and fails to contribute towards meeting the Borough's affordable housing need. In the absence of an acceptable level of contribution for public open space, highway infrastructure and education, the proposal would fail to mitigate against the impacts arising and meeting the needs of future residents."

The current proposal seeks to address the reasons for refusal identified.

Comprehensive Development

The overall comprehensive development of the area was previously a matter of concern. Although several areas of the allocated site do not form part of this application, the majority

of the land is now under the control of the applicants.

The ability of the applicants to achieve a comprehensive development is such that there is now a consistency across the site ensuring that there will be no major cross-ownership issues arising and that the important matters of onsite open space, maintenance of the ecological stream corridor and internal, vehicle, pedestrian and cycle movement will be achieved and optimised.

Layout improvements from the previously refused scheme means that the remaining areas of safeguarded housing land can be developed in an acceptable manner separately in the future.

Layout and Design

The Brief:

The adopted Peters Road Development Brief provides guidelines for the layout of the residential development of the site. These include:

- the protection and integration of the site's natural features such as trees, hedgerows and footpaths, and the local opportunities for enhancement such as the ecological biodiversity of the stream corridor and the central open space to actively shape the layout of the development and help to integrate it into its wider area, contributing to a sense of place;
- the retention of mature trees alongside Lockwood Road and the proposed 15 metre planted buffer to the southern boundary to help to reduce the potential visual impact of the new development;
- the identification of character areas to guide the form and style of development within the site, including the stream corridor, Peters Road frontage, homezone areas, mews/parking court areas;
- primary vehicle access to the site to be from Lockwood Road with a secondary access from Peters Road serving a limited number of dwellings;
- a permeable network of pedestrian and cycle routes through the site with linkages to local services and facilities.

The Development Brief also contains a Design Code that refers to the key requirements applicable to the general development of the site. These include the details of the highway design incorporating traffic calming, car parking provision, the formation of homezone and the mews court areas, principles of building design and use of materials. Other design code elements include provision of open space and landscaping of the development and sustainable design guidance.

The Proposed Development:

Overall Layout -

The proposal is now for 206 dwellings which is a slight reduction from the 215 previously refused but still in line with the Brief.

The main areas of open space are alongside the eastern boundary of the site and towards the south eastern corner. They contain the extensive tree line alongside Lockwood Road and a stream. The open space extends through the centre of the site and links through to

the open space approved upon the applicant's adjoining site for 49 houses. A 15 metre wide tree planted buffer is proposed along the southern boundary of the site.

The close knit 'homezone' character of development established through the permission for 49 dwellings on the adjoining site continues through into the northern and northwestern area of the application site. Dwellings would be sited close to the plot frontages with parking being provided through a mixture of rear parking courts, and frontage on street parking softened through planting.

To the southwest the layout is less rigid with a number of the properties facing towards and taking advantage of the 15 metre wide buffer planting zone.

Although the layout continues to identify the development of the area immediately to the west of the main access road from Lockwood Road, the proposed layout has been assessed in respect of these matters by the relevant consultee bodies who have not raised objection.

The proposed street scene at this point identifies that the majority of the units are two storey but with a three storey building at the entrance to the site. The building is set into the site from Lockwood Road by some 50 metres with views softened by existing vegetation along the west side of the stream. Officers consider that this approach into the built development is acceptable and will overlook and thereby contribute to the passive policing of the LEAP to the north and the balancing pond.

The scheme proposes 9 buildings containing flats. The whole development accommodates 77 flats which is a reduction from the 100 flats in the refused scheme. The increased emphasis upon houses rather than flats has the effect of reducing the available developable land. The amenity areas available to some of the flatted schemes is less than the 25 square metres per unit normally sought. To mitigate for the limited private space available to some of the flatted buildings, they have in the main been located in close proximity to proposed open space areas.

The flatted buildings are largely located in prominent locations within the site in particular Blocks 4 and 8 set each side of the central open space and visible along the access approach from Lockwood Road.

Officers consider that the overall approach to the layout of the site is acceptable.

Building Design -

The adopted Development Brief contains a Design Code which through a review of the site context and local examples in the built environment seeks to guide the development to ensure the buildings are both locally distinctive and contextually appropriate.

The refused mix of dwellings comprised 115 houses and 100 flats, providing 1, 2, 3 and 4 bedroom accommodation. This latest application is significantly different with 129 houses and 77 flats (the full breakdown is provided in the 'description of the development').

The submitted elevational drawings provide a variety of ridge heights ranging between two and three storeys in height, throughout the proposed development.

To the north and south of the central open space areas there is a concentration of three

storey buildings, taking advantage of the more open aspect to frame the greater scale of the buildings and to provide a higher level of passive policing of these areas by overlooking windows. Notwithstanding the predominance of three storey buildings the designs incorporate a mix of gabled and hipped features with horizontal and vertical material variations and balconies to add visual interest to the scene.

Throughout the remainder of the site the palette of house types, varying ridge heights, roof styles and materials, provide for a changing and fluid street scene with varying emphasis upon segregated and shared areas.

Officers acknowledge the comments of the Director of Planning and Environment (Urban Design) especially the concerns raised over the scale of the flatted buildings around the central open space areas.

Officers have carefully considered the comments made in respect of the design across the development and these have informed a number of improvements to the quality of the scheme.

Notwithstanding the fact that some concerns about the scheme remain, including the scale of the buildings around the central area, Officers consider the design of the proposal is of a high quality and complies with Policy CS17 of the adopted Core Strategy.

Open Space -

The overall distribution of open space is considered acceptable, forming a central core to the development with the various elements of the provision linking well across the site from the stream corridor to the east to the approved open space associated with the permission for 49 dwellings at the western side. Although the southern planting buffer is not considered to be part of the functional open space, these areas do contribute to the visual setting of the development.

The proposed LEAP was suggested in a more central location in the Development Brief and hybrid approval and is now re-located to a position towards the edge of the development area and adjacent to the balancing pond. The siting of the LEAP has resulted in loss of an area identified as 'community woodland' by the Development Brief. The LEAP is now more distant in relation to the core of the dwellings on the site. This has been the subject of careful consideration by Officers.

Whilst the open space layout is not as extensive as envisaged by the Brief, a balance judgement needs to be made. The provision of a greater area of open space would have implications for the number of dwellings achievable on the site. The applicants have demonstrated that the current level of viability of the scheme impacts upon affordable housing and development contributions (considered elsewhere in the report). An insistence upon a greater open space provision would have further implications upon these other provisions.

The applicant is not requesting the Council to adopt the onsite open space or play area provision. A planning obligation will need to cover this and to ensure for the ongoing provision and maintenance of the open space, play areas and planting buffer.

Officers consider on balance that the provision of open space, related facilities and planting buffer proposed at this site is acceptable.

Access, Parking and Permeability -

Access to the site is as envisaged through the Development Brief with one main access point only onto Lockswood Road. There is no direct link for cars between the proposed scheme and that recently permitted for 49 dwellings other than an emergency access. Notwithstanding this, care has been taken to avoid the isolation of the separate parts and to establish appropriate and desirable pedestrian and cyclist routes. No pedestrian and cycle route is proposed through Chichester Close.

Parking has been carefully considered and meets the requirements set out in the Residential Car and Cycle Parking SPD with adequate on street provision for visitor parking, which was a matter of concern in the refused development proposal.

Impact upon neighbouring development -

The proposal only directly adjoins the curtilage of twelve dwellings; 136 to 148 Brook Lane, The Laurels and numbers 22, 30, 32 and 34 Peters Road. Officers have carefully considered what effects there would be upon these properties.

One of the larger buildings close to the site boundary is Flat Block 5 to the rear of and adjoining 144 - 148 Brook Lane. The element of the building facing the internal estate road is three storey in scale with a two storey rear wing towards Brook Lane. The three storey element is 18 metres from the site boundary at its closest point and 35 metres from the nearest neighbouring property. The building separation distances are considered to be acceptable.

The majority of the windows within the proposed flat block 5 exceed the minimum distances from neighbouring properties to safeguard privacy. Some west facing windows which would serve flat number 6 (at first level) face towards the rear garden of 148 Brook Lane. Officers believe these windows should be obscure glazed and fixed shut to a minimum of 1.7 metres above internal finished floor levels. Officers also believe it would be appropriate to require the west facing rooflights serving the flat immediately above (flat number 8) to be high level (i.e. have sill heights at least 1.7 metres above internal finished floor level).

Officers have also highlighted with the applicant the relationship of Plot F39 to 136a Brook Lane. Here the first floor windows of the new dwelling would face towards the private rear garden of the existing property at a distance of less than 11 metres. To overcome this amended plans are to be submitted introducing oriel windows looking southeast, at first floor level on this plot. For visual balance Plot F38 will be altered also.

Existing properties on Peters Road would be adjacent to terraces of two storey dwellings. In the case of 22 Peters Road the flank wall of a plot would adjoin that garden. Numbers 30 - 34 will back onto to a row of terraced houses with roughly 12 metre deep rear gardens. This will result in a rear to rear separation distance of between 26 metres and 33 metres.

The Laurels is an isolated bungalow to the southwest of the site and is some 14 metres from the closest building.

An issue has been raised over the relationship to 22 Peters Road, not in terms of overlooking but in terms of the boundary. No.22 has been subject of separate planning applications for development. It is claimed that the boundary adjacent to Plot B17 is incorrect and should be straight rather than kinked. The applicants are aware of this and

believe their drawing to be correct. Under these circumstances the Council cannot arbitrate and must take the view that the application is correct. Should this prove not to be the case then the applicants would need to address this with an amendment to any permission issued.

In summary Officers consider that the relationships with adjoining residential properties is acceptable subject to the imposition of appropriate conditions and the amendments identified above.

Drainage and Flood Risk -

Adjoining occupiers have raised concerns about drainage and flooding. The applicant has submitted a Flood Risk Assessment to address this issue. The proposals include the provision of a balancing pond to form part of the sustainable urban drainage scheme, which will have the added benefit of contributing to the ecological habitat on the site. The Environment Agency has no objection to the proposal, subject to conditions.

Ecology

Although no part of the development site is designated as an area of any significance for nature conservation, the current nature of this former horticultural land indicates the likely presence of a variety of wildlife habitats.

Nature Conservation issues arise from two areas:

- (i) Off site impact of increased recreational pressure upon designated SPA/RAMSAR sites resulting from the increase in local residents represented by the new development;
- (ii) On site assessment and mitigation of species at the site.

Off site - The Local Planning Authority is confident that based on the information provided the proposal will not result in any likely significant impact on any European site. This conclusion is supported by the Council's ecologist.

On-site - The Council's Ecologist advises that reptile mitigation works (including translocation) have been underway for some time so that much of the site is clear. An area of rough grassland to the west of the site currently still has potential to support reptiles. Further details are sought by proposed condition including potential receptor sites. Further survey work is required which can also be secured by condition.

There are a number of ecological enhancements created by the development, including the stream corridor and the provision of the balancing pond.

Officers are satisfied that the proposals would not cause harm to European sites locally, and impacts upon species at the site can be mitigated through the design of open space areas and the use of planning conditions.

Affordable Housing and Contributions

A residential development of the scale proposed attracts a number of contributions in accordance with planning policies adopted by this Council. The developer would be expected to provide 40% of the units on site as affordable; and make contributions towards open space provision, highways/transportation and expansion of local education

establishments.

The total level of contribution requested in connection with the proposed development (excluding the implications of affordable housing) is £3,638,768, broken down as follows:

- £2,531,195 for HCC Children's Services Department - required for the expansion of Sarisbury primary schools and Brookfield College within the catchment area;
- £773,270 for HCC Director of Environment - to secure improvements to the A27 corridor, enhancements at Swanwick Railway Station, improvements to the no. 28 bus service, cycle and pedestrian enhancements and to secure an acceptable Residential Travel Plan;
- £334,303 for provision/enhancement of off-site sports pitches and other outdoor sports facilities.

The applicant advises that provision of the contribution and affordable housing in full would make the scheme unviable and it would not proceed.

To progress the issue of viability the developer provided detailed financial information setting out the costs associated with the scheme on a confidential basis to the Council's own independent advisers. The viability work undertaken resulted in two offers to the Council:

OFFER A - 23% Affordable Housing and £1,140,00 in financial contributions

OFFER B - 27% Affordable Housing and £500,000 in financial contributions

Offer A is nearly £2.5m below the full contribution requested (essentially the amount sought for education) and somewhat below the affordable housing requirement of 40% specified by Policy CS18 of the Core Strategy.

Offer B makes a better affordable housing offer, still below 40%, with reduced contributions for open space, highways and education.

Both Offers have been subject to separate review by independent advisers appointed by this Council. They conclude that these offers fairly reflect the level of affordable housing and contributions the development can reasonably withstand whilst remaining viable.

Officers are considering the two offers presented and will provide an update to Members at the meeting about this issue.

Conclusion

The application relates to the larger part of an allocated housing site.

The design principles are considered acceptable and follow the adopted Development Brief for the site. The scheme will bring forward a number of affordable housing units. The relationship with neighbouring properties is considered acceptable. There are number of ecological enhancements within the development layout in the form of informal open space, stream and buffer areas. The proposed layout would not compromise the comprehensive development of the remaining areas of the allocated housing site.

Officers therefore consider the proposal is acceptable in all respects subject to matters being secured through planning obligations and conditions.

Reasons for granting permission

The development is acceptable taking into account the policies of the Development Plan and adopted Development Brief for the site. The built form of the proposal is well related to existing development to the north and west and development of this portion of the allocated site, in isolation, would not prejudice development of the wider site. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, nature conservation interests or on highway safety. The proposal has justified provision for infrastructure enhancements in respect of affordable housing, open space, highways/transport and education. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have 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.

Recommendation

Subject to:

(i) Amended plans showing amended fenestration to Plots F38 and F39 and the maintenance of the existing line of Public Footpath No.13;

(ii) the applicant/owner entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms agreed by the Solicitor to the Council to secure:

- a) a financial contribution towards off-site public open space and/or facilities;
- b) the provision of the play area;
- c) the provision and future management/maintenance, by a management company, and retention in perpetuity, of the on site open space (including LEAP), stream corridor, balancing pond and buffer strip planting;
- d) secure access to the adjoining land;
- e) secure the provision of the first section of the footpath link adjacent plot B1

(iii) the applicant/owner entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms agreed by Hampshire County Council to secure:

- a) transport contribution;
- b) education contribution;
- c) travel plan.

PERMISSION

Time limit, approved plans, materials; levels; boundary treatments; parking; hard surfacing; vehicular access restriction through site; landscaping implementation and management; in highway tree planting; retention of carports without doors; open space management plan and implementation; tree protection in accordance with submitted report; site contamination survey and remediation details; archaeological investigation and evaluation; details of street furniture/signage/lighting; adherence to ecological survey and mitigation measures including details of further reptile translocation and receptor sites; further bat and badger survey work

before commencement of work; Construction Environment Management Plan; Construction Traffic Management Plan; details of lighting; Details of access works to Lockswood Road; No further development before construction of access on to Lockswood Road; Details of footway/cycleway improvements between site and Locks Heath Centre; Details of emergency access; details of bin collection points; updated contamination survey; mitigation of contamination if identified; details of treatment of Japanese Knotweed; surface water drainage strategy; Code for Sustainable Homes; update flood risk assessment regarding protection of balancing pond from flooding from watercourse; measures to prevent mud on roads; no burning; construction hours; construction traffic; details of foul sewage disposal via SUDS; details of treatment of watercourse; implementation of off-site highway works; affordable housing; details of the laying out of and future maintenance arrangements for the LEAP, other open space areas and the stream corridor; specified windows obscure glazed and fixed shut to a height of 1.7 metres above internal finished floor level; specified rooflights to be high level; no windows within specified elevations unless permission first obtained.

Informatives:

Clearance of trees and shrubs during bird breeding season; contamination desk study to be in accordance with BS 10175: 2011; consent of Lead Local Flood Authority (Hampshire County Council) to be sought; public sewer diversion needs to be sought; development to be carried out with regard to Planning Advice Note on the Provision of Refuse Storage facilities;

Background Papers

P/12/0717/FP

P/11/0731/FR

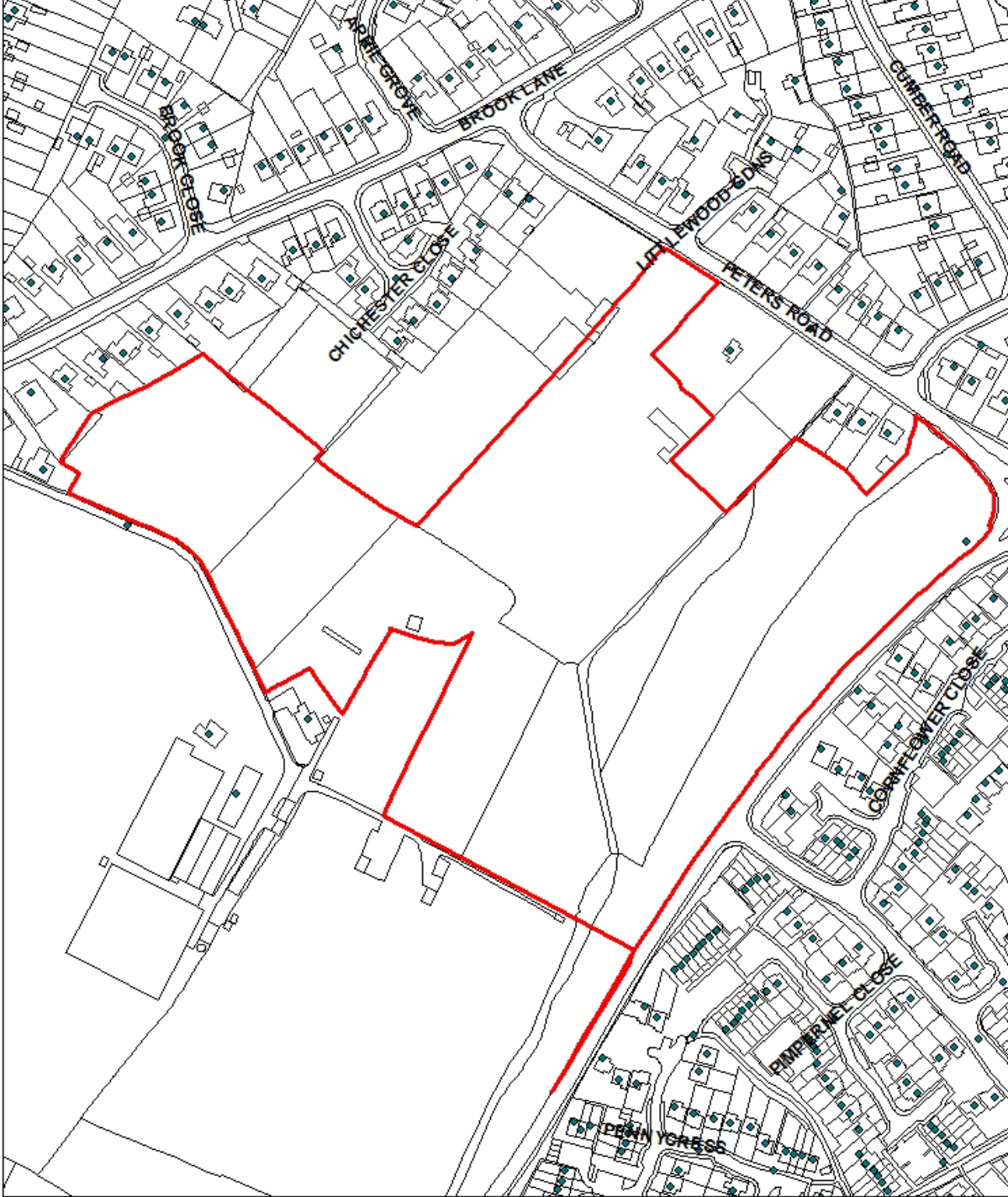
P/12/0974/FP

P/11/0195/FP

P/07/1515/OA

FAREHAM

BOROUGH COUNCIL



Peters Road - Land to the South
1:2500

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