

**P/13/0059/OA**

MR & MRS A F W TRIMMINGS

**FAREHAM NORTH-WEST**

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

PROPOSED REDEVELOPMENT BY THE ERECTION OF SEVEN 4-BEDROOMED  
DETACHED HOUSES (OUTLINE APPLICATION)

84 FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LW

***Report By***

Alex Sebbinger - Ext. 2526

***Site Description***

The application site comprises a parcel of land located at the north-eastern end of Fareham Park Road. The site is occupied by the house and garden of No. 84 (Hope Lodge), which has extensive gardens, which lead through to a caravan storage site to the northeast. Land levels in the area slope gradually down to the south however overall the site is largely level. Views into the application site are currently obscured by dense tree and bush screening.

The site is located on what could reasonably be considered as being the border of the urban area with countryside beyond. To the south and east the surrounding area is predominantly residential, with Fareham Park Road characterised with properties of different styles and types, however nearest to the application site on that road are large detached dwellings located in spacious plots. Nearby Cort Way contains two storey flats. The site itself is within the development boundary.

A Site of Importance for Nature Conversation (SINC) is located to the south west of the application site.

***Description of Proposal***

This application is for outline planning permission for the demolition of Hope Lodge and the erection of seven four bedroomed dwellings. Access and layout are to be considered all other matters remaining for subsequent approval. Access would be via the existing vehicular entrance to Hope Lodge, however the turning off Fareham Park Road would be modified with works to the rear garden of No. 80 Fareham Park Road in order to enable the entrance to the site to be revised.

***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

DG4 - Site Characteristics

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

### **Fareham Borough Local Plan Review**

C18 - Protected Species

DG4 - Site Characteristics

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

The following planning history is relevant:

P/13/0137/OA - Erection of 14 two bedroom bungalows for occupation by elderly persons - see report following on this agenda.

P/02/0213/LU - Use of Land for the Open Storage of Touring Caravans - Certificate Granted 30 May 2002

### ***Representations***

Fourteen Letters of objection raising the following:

- Increased traffic and parking problems
- Safety hazard
- Overdevelopment
- Loss of Privacy
- Loss of value
- Not all properties in area are shown
- Inadequate access
- Safety hazard and loss of setting of bridleway
- Where will displaced caravans go?
- Precedent for further development
- Harm to wildlife and the biodiversity of the area
- Not needed with new Community North of Fareham
- This is garden not previously developed land
- Area is of 'special residential character'
- Disruption during construction
- Issues concerning wildlife, habitat, domestic animal predation and light pollution etc
- SINC not shown

Petition of 39 signatories raising concerns about wildlife and biodiversity

Hampshire and Isle of Wight Wildlife Trust -

As you will be aware, Application P/13/0059/OA is for seven four bedroom dwellings that are proposed to be situated at the north-eastern corner of the site, by the access road, this application is now closed and being considered. However Application P/13/0137/OA is still open for comment and comprises 14 bungalows, with the development footprint covering the footprint of the first application, but also extending further into the managed grassland, marked on the proposed wildflower meadow.

Both applications are supported by Ecological Survey reports (Phase 1 Ecological report, ECOSA January 2011 and Phase 2 Bat Survey report, ECOSA August 2012) which consider the full range of protected species. However in the Phase 1 report, the dormice results section the report states the site itself contains no significant areas of suitable mature woodland/scrub habitat and therefore the site is considered to offer negligible potential for supporting dormice. Iron Mill Copse itself does offer potentially suitable habitat in the form of mature semi-natural woodland, although its small size and general lack of suitable habitat linkage to the wider landscape is considered to significantly reduce the potential for the species to occur in a self sustaining population.

The Trust agrees with the statement that the site itself contains no significant areas of suitable mature woodland/scrub habitat, but consider the statement that Iron Mill Copse lacks suitable habitat linkage to the wider landscape to be misleading and incorrect. Iron Mill Copse is linked to the wider landscape by a network of mature hedgerows, motorway and railway embankments and therefore there is more than adequate connectivity between the hedgerows bordering the site, Iron Mill Copse and the wide landscape for dormice to utilise. In addition, the Trust is aware of records of Hazel dormice throughout this area and consider there to be a healthy population in the area, therefore the removal of any areas of woodland and hedgerow habitats could impact on the species.

Another area of concern for the Trust is the boundary of the SINC, which according to the current maps, extends along the south western edge of the area defined as wildflower meadow (drawing 1531/Old, which was received by the council on 26th February). Reviewing aerial photographs this area should be woodland and forms part of Iron Mill Copse SINC. However, this has not been acknowledged on the drawing, and given the increased size of this latest application (P/13/0137/OA), there will undoubtedly be more pressure on the SINC as a whole, but in particular the section which extends along the south-western boundary, and the protected species within it (Hazel Dormice).

The Trust would therefore recommend that the presence of dormice (a European Protected Species) in the suitable habitat surrounding and adjacent to the site should be considered, and that the SINC is protected in order to maintain its value and prevent and increase in public disturbance, which could ultimately impact on the European Protected Species Present.

### ***Consultations***

Director of Planning and Environment (Highways) -

This is a proposal to demolish an existing dwelling and numerous outbuildings and erect seven large detached houses. The proposals include the making up of the unmade entrance from Fareham Park Road that also serves as part of a public bridleway.

The site is currently used for the siting and storage of touring caravans. As such, there is already a degree of vehicular activity at the site access.

The applicant has submitted a revised access layout, including land from the side garden of No. 80 Fareham Park Road, so as to provide a 4.5m wide access road, a 1.8m wide footway and a bellmouth junction arrangement with Fareham Park Road.

Whilst the rear, western portion of the application forms part of an area for the storage of caravans, it is evident that there will be a material increase in use of the site access with the site developed as proposed. Accordingly, it is considered necessary that the access should

be improved to a standard sufficient to be adoptable as public highway.

Given the retained caravan storage use and need for accessibility by refuse vehicles, it is necessary for a car to be able to pass a towed caravan or refuse vehicle. The minimum width for this to be achieved is 4.8m and thus the proposed improvement in width is considered to be unacceptable. Added to this, it has been stipulated by the Rights of Way Officer that, to satisfactorily accommodate bridleway users, a 3m wide unmetalled margin should be incorporated into the access proposals along with measures to calm vehicle speeds at the bridleway crossing point. Further, the alignment of the accessway would be such that there would also be inadequate forward visibility for drivers leaving the site.

Consequently, a highway objection is raised to the application on the grounds that the proposed access improvement would be inadequate to accommodate the demand from the various uses to which the accessway would be put, following development. As a result, users of the accessway would be inconvenienced and highway safety would be compromised.

Further details were received -

Final Comments:

The submitted access layout overcomes previous concerns over both applications, however it will be necessary to demonstrate that a 10.8m long refuse vehicle will be able to turn at the turning head provided.

Subject to satisfactory revision of the layouts and appropriate conditions no highway objection would be raised to the application.

Director of Planning and Environment (Arboriculture) -

No objections subject to conditions.

Hampshire County Council (Archaeology) - no objection

Director of Community (Strategic Housing) -

The current proposal is for a development of 7 four bedroom houses, which fits the Councils expectations for this site under the Strategic Land Assessment (Draft).

On sites that can accommodate between 5 and 9 dwellings, developers are expected to provide 30% affordable units or make an equivalent financial contribution towards off site provision. The preference would be for affordable housing to be delivered on site where it is viable to do so. Should the developer wish to pursue the option of delivering affordable housing on site, based upon current proposals two units affordable (equivalent to 8 bedrooms) should be secured. More detailed plans are required to ensure that the proposals satisfy the Council's requirements in terms of size, layout, and tenure split.

Officers would be pleased to enter into further detailed discussions with the applicant in order to reach agreement on the affordable housing element of the development.

Hampshire County Council (Countryside Officer) -

The bridleways affected (Fareham 82 and 83b) provide an important link across the motorway between the developed area to the south and the countryside to the north.

It is also, we understand, well used by school children attending Henry Cort and horse-riders from the nearby riding school.

As such we would not wish to see the introduction of a vehicular crossing at this point. This would be particularly hazardous for those exiting the trees from the north.

In addition, as this is a bridleway, we would not wish to see the existing surface made up, preferring it to remain as it is, suitable for horse-riders.

If the proposal were to be approved, we would wish to see suitable traffic calming measures, such as raised platforms, introduced for vehicles on their approach to the bridleway. The bridleway itself should remain level.

Director of Planning and Environment (Landscape) -

No objection subject to appropriate landscape condition with particular attention being given to the provision of a native hedgerow along the south-west boundary forming the 'designated' urban edge.

Director of Regulatory and Democratic Services (Contaminated Land) -

No objection subject to conditions requiring appropriate site investigation and mitigation as necessary.

Director of Regulatory and Democratic Services (Environmental Health) -

No objection subject to a condition requiring the submission of a noise assessment in relation to noise from the M27.

Hampshire County Council (Archaeology) -

No Objection

Director of Planning and Environment (Ecology) -

No Objection - No statutory sites area affected.

The site has been subject to a suitable level of survey. Overall the site has low ecological value with the exceptions of the mature treelines at the boundaries, and the identified bat roost within Hope Lodge.

Bats - There will be direct loss of roosts so that the three tests for a licence must be met:

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;
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 Authority must be satisfied on points 1 and 2 but given the measures detailed in the Bat report including measures during construction and compensatory measures it is not unlikely that a licence would be issued.

Conditions recommended.

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

The following are the principle issues arising in respect of this development proposal:

#### Principle of development

The application site is located wholly within the defined settlement policy boundary of Fareham.

This proposal would help to deliver the housing policy objectives of both Policies CS2 and CS7 of the Core Strategy.

Core Strategy Policy CS6: The Development Strategy seeks to prioritise development within the defined urban area boundary and on previously developed land. The proposal represents the redevelopment of a site where a small part is classified as previously developed land (as defined by the footprint of the existing Hope Lodge property and outbuilding to the north of the site) with the remainder of the site being classified as residential garden land.

Paragraph 55 of the NPPF advises that the impact on the local area should be a key determinant of the acceptability of development on garden land. Given the varied densities of the surrounding residential development, where very low density exists to the north / north west (approx. 7 dph) and moderate densities to the southeast (approx. 30 dph) and southwest (approx. 20 dph); this proposal for 7 units (approx. 16 dph) would represent a more efficient use of land and an acceptable median that responds to and respects the surrounding residential density.

The principle of development on this garden site within the urban area is considered acceptable in principle providing that other Policies of the development plan are satisfied. Furthermore, the site is highlighted in the draft Development Sites and Policies (DSP) plan (October 2010). The DSP plan, has undergone a round of consultation where no objections were made to the allocation of this site.

The principle of residential development on this site can be supported.

#### Impact on character of the area

The relative densities of development in the locality have been set out above, from which it will be seen that the proposed development represents a middle of the road density of development at 16 dph. The need to provide an adoptable standard access road and particularly the opening up of the entrance will open the site to wider views than at present, however the frontage form of the development accompanied by planting along the southwestern boundary will create a more firm urban edge than at present.

Although adjacent developments are of varying densities the existing boundaries of the site to the northwest and southwest are firm with strong vegetation creating both visual and physical distinctions. Furthermore the locations of the first plots into the site offer significant opportunities to provide strong landscaping at the entrance to mimic the mature setting of the nearby less densely developed sites.

Were Members minded to grant permission, Officers recommend that a condition be imposed in order to secure that existing site screening is retained, and that additional thorough boundary screening is provided and subsequently maintained on the proposed western boundary of the site. This will ensure that a clear demarcation is retained between the urban area within which the application site lies and the surrounding countryside.

#### Impact on neighbouring properties

To the northeast the site adjoins No.86 Fareham Park Road. That property is a detached chalet style dwelling fronting towards the existing end of Fareham park Road. The side wall of No.86 is located on average about 18.5m from the proposed rear wall of Plot 7. This flank to rear arrangement is fully in line with the guidelines set out in Appendix 6 to the Local Plan; furthermore, there is a substantial tree and hedge screen between the two sites. It should also be noted that while the matter of layout is subject to determination under this application, the final form and style of the buildings is reserved for subsequent approval. Consequently, careful orientation of windows at reserved matter stage would ensure that any overlooking to No. 86 is kept to a minimum.

To the southeast are flats fronting Cort Way. The amenity areas for the flats are a minimum of 15.5m distance and also well screened. Again, the guidelines of Appendix 6 are fully met.

#### Highways

The issue of access has been raised in objections to the development albeit principally in terms of the increased use of the existing road network and the risk to safety associated with that. Objectors have raised concern that the access encroaches upon adjacent properties, however, appropriate notices have been served so that this is not a planning issue and development cannot progress without the mutual agreement of landowners affected.

A highway objection was originally raised to the development on the grounds of safety. The application has subsequently been amended and shows a revised access arrangement that uses a portion of the rear garden area of No. 80 (over which the applicant has control). The concerns previously raised over the access point have been addressed in the amended plans and this objection has now been overcome.

In terms of the increased use of Fareham Park Road, this is not considered in itself to be sufficiently harmful so as to justify an objection to the proposed development.

#### Ecology

The applicants have submitted appropriate surveys concerning ecological issues, such that matters relating to the loss of habitat for bats from the demolition of 'Hope Lodge' could reasonably be secured by condition if permission were to be granted.

Concern was raised that the application drawings showed that part of the woodland SINC to the southwest of the site lies both within the 'blue land' but is also shown on the submitted plans as part of the 'meadow' ecological enhancement area. This has now been removed from the application drawings and the applicant has confirmed that the woodland SINC is not to be affected by this application.

As set out within the consultation section there are three tests (known as derogation tests) which must be applied when considering proposals to grant planning permission.

The site is one which is allocated under an emerging development plan for residential development that will see a more efficient use of the land take place. The demolition of the existing buildings on the site would in the view of officers enable the housing requirements of the Borough to be met, in a location within the defined urban boundary. It is therefore the view of Officers that the proposal satisfies the overriding public interest and no satisfactory alternative is available.

In the event that permission is granted, it would be subject to a condition mitigating the impact on bats, and permanent roosting facilities for bats would have to be provided in the new dwellings, and temporary roosts would be provided before the demolition process begins. Demolition works would be carried out during the period September to April in order to avoid the period where bats are most likely to be present. The proposal would therefore satisfy the alternative test and subject to enforceable conditions would ensure the favourable conservation of the species.

### Other Matters

Affordable Housing - Achievement of affordable housing is a national imperative sought through the National Planning Policy Framework and which is locally sought through Policy CS18 of the Core Strategy. The Policy requires that all new residential development of five or more new dwellings should make proportionate provision for affordable housing. In this case the development involves the loss of a dwelling and the construction of 7 dwellings giving an increase of 6 dwellings.

The Policy requires that on sites proposing between 5 and 9 new dwellings a 30% proportion of affordable housing should be sought.

The applicants have advised in their Design and Access Statement that they are willing to make affordable housing provision. In view of the type of development involved in this case the applicants' preference is to make a financial contribution in this case. In broad terms this is considered acceptable by Strategic Housing.

The application site is located adjacent to a lawful use of land for the storage of touring caravans. Part of the lawful use of that site is taken by part of this application site and the Design and Access Statement advises that an area equivalent to 10 of the lawful 92 caravans will be lost to the development. Access to the caravan storage area would be via a road running through this application site.

Concern has been raised that the grant of permission for the proposed development might lead to pressure for the further development of the remainder of the caravan storage site, perhaps through potential complaint from future residents. Although this concern is acknowledged, the Director of Regulatory and Democratic Services (Environmental Health) advises that potential disturbance from the caravan storage use would not be expected to cause a nuisance. In light of this, Officers are of the opinion that resisting the development on this basis would prove very difficult to sustain in the event of an appeal. It should also be made clear that in the event that a further application is made outside of this application site (for instance on the site of the caravan storage area), this would be dealt with on its merits in relation to extant policy. Without prejudice to any such application, it could potentially be more problematic in its own right due to proximity to the M27 motorway.

### Conclusion

The application site is within the settlement policy boundary. Its redevelopment will



introduce a firm boundary to the open countryside which does not currently exist and may be considered in the context of the locality and the Policies of the development plan. The development is considered to be of a reasonable density in comparison to the surrounding development. Access has been adjusted to meet highway requirements. The development will not adversely affect important ecological interests and will contribute towards the achievement of affordable housing.

***Recommendation***

Subject to

(i) 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 provision of affordable housing

OUTLINE PERMISSION: reserved matters to be submitted; landscaping scheme including retention of existing trees and vegetation submission and implementation; hard landscaping details; boundary treatments; retention of car ports; provision of access road in accordance with submitted details; parking spaces in accordance with approved plan; tree protection plan and method statement; affordable housing; details of compensatory bat roosts; details and implementation of traffic calming at site entrance; Construction Environmental Management Plan; Contamination investigation and remediation as necessary; noise assessment and implementation of recommendations; working hours; no burning on site; no mud on road.

***Notes for Information***

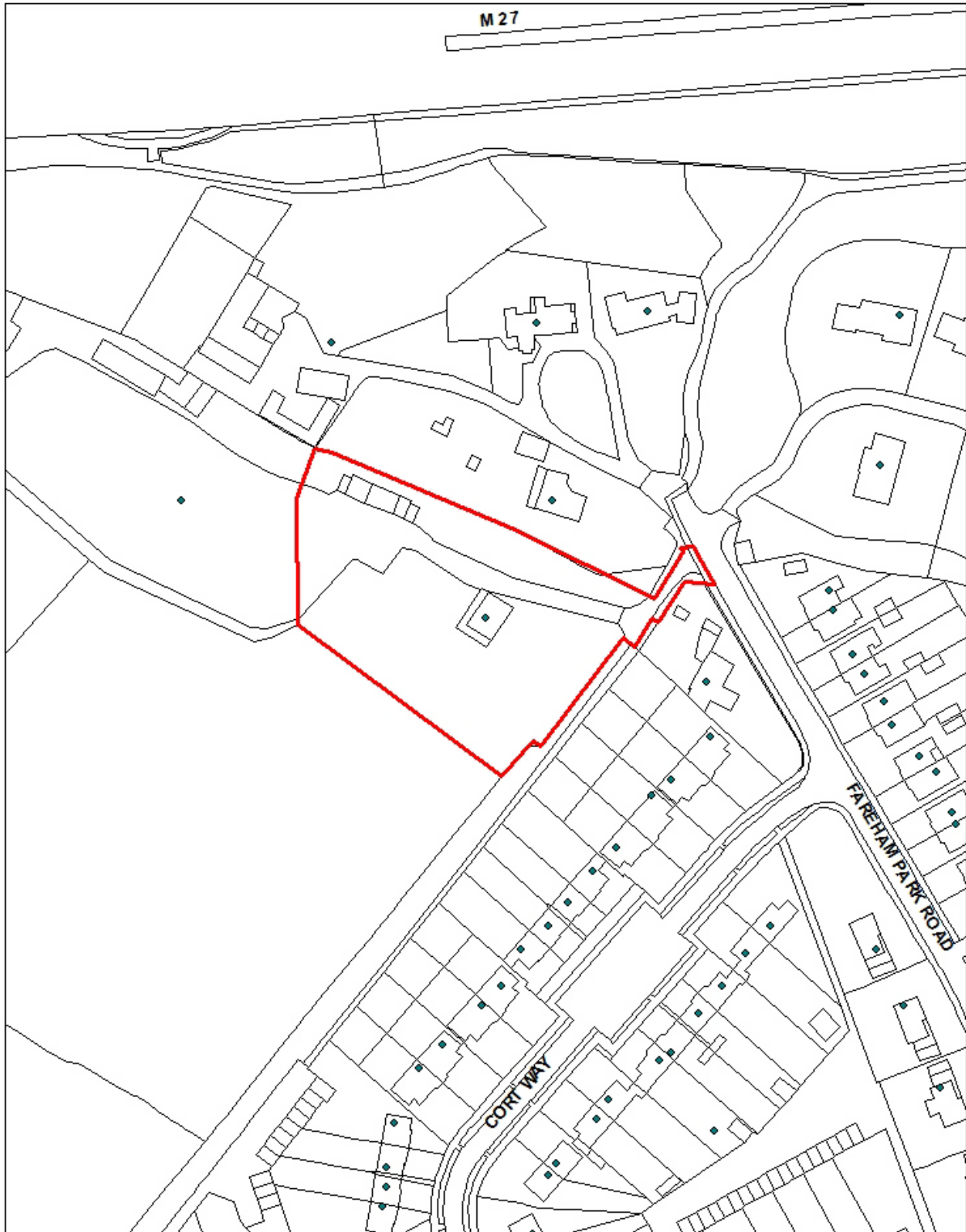
Tree protection; Contamination investigation advice

***Background Papers***

P/13/0059/OA, P/13/0137/OA

# FAREHAM

BOROUGH COUNCIL



84 Fareham Park Road  
Scale 1:1,250



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