

OFFICER REPORT FOR COMMITTEE

DATE: 15/09/2021

**P/20/1584/RM
VIVID HOMES**

**TITCHFIELD COMMON
AGENT: TURLEY**

RESERVED MATTERS APPLICATION FOR 95 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPE, OPEN SPACE AND APPROVAL OF DETAILS PURSUANT TO CONDITIONS 11, 12 AND 18 FOLLOWING GRANTING OF OUTLINE PLANNING PERMISSION NO. P/18/0068/OA. MATTERS TO BE CONSIDERED: APPEARANCE, LANDSCAPING, LAYOUT AND SCALE

LAND EAST OF SOUTHAMPTON ROAD, TITCHFIELD

Report By

Richard Wright – direct dial 01329 824758

1.0 Introduction

- 1.1 At the meeting of the Planning Committee held on 12th December 2018, Members of the Planning Committee resolved to grant outline planning permission for a proposal for approximately 105 dwellings at this site with associated infrastructure, landscaping, open space and access, including demolition of existing property (reference P/18/0068/OA). All matters were reserved except for access.
- 1.2 A further report was considered at a full Council meeting held on 5th December 2019 concerning the annual review of the Council's constitution. Members resolved, amongst other things, to agree to an amendment to the Scheme of Delegation to Officers giving authority to the Head of Development Management to determine planning applications such as this which had already been considered by the Planning Committee, received a favourable resolution to grant planning permission and where an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017 had been carried out concluding no adverse effect on protected sites. Outline planning permission was granted in a decision notice dated 16th July 2020.
- 1.3 This report relates to the subsequent 'reserved matters' application pursuant to that outline permission. The matter is brought back to the Planning Committee due to the number of third party representations received in response to the application being publicised.

2.0 Site Description

- 2.1 The application site is located to the east of Southampton Road (A27) and comprises 3.31 hectares of former agricultural land used as paddock and grassland designated for planning purposes as countryside. A residential bungalow is located in the centre of the site. There is a mixture of uses in the vicinity of the site, residential dwellings to the north, east and south east of the site (Segensworth Road and Titchfield Park Road). The Segensworth East Industrial Estate is located further to the north east. A commercial nursery is located further south and commercial premises to the west of Southampton Road.
- 2.2 Access to the site is off Southampton Road (A27). Segensworth roundabout is located to the north of the site and links the M27 (Junction 9) with the A27, local distributor roads and Segensworth Industrial Estate.
- 2.3 The site is enclosed by mature and semi mature trees with tree groups that are subject to Tree Preservation Orders along the eastern boundary. Sylvan Glade, Site of Interest for Nature Conservation (SINC) lies to the east of the site. The land is classified as Grade 2 agricultural land.

3.0 Description of Proposal

- 3.1 Approval is sought for reserved matters pursuant to the outline permission. Those matters relate to the appearance, landscaping, layout and scale of the development which now constitutes a total of 95 dwellings in a mixture of 1 & 2-bed flats and 2, 3 & 4 bedroom houses.
- 3.2 The application also seeks approval of details reserved by conditions 11 (levels), 12 (boundary treatment) and 18 (ecological mitigation, compensation and enhancement measures).
- 3.3 The following drawings and documents are included in the final submission by the applicant:
- a) Site layout drawings (including drawings showing site levels, vehicle tracking and bin collection points)
 - b) Elevation drawings and floor plans for each of the proposed buildings
 - c) An Ecological Mitigation, Compensation and Enhancement report
 - d) Detailed planting and hard landscaping plans and a Landscape Management Plan
 - e) Electrical Vehicle Charging plan

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

- CS2 – Housing Provision
- CS4 – Green Infrastructure, Biodiversity and Geological Conservation
- CS5 – Transport Strategy and Infrastructure
- CS6 – The Development Strategy
- CS14 – Development Outside Settlements
- 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

Adopted Development Sites and Policies

- DSP1 – Sustainable Development
- DSP2 – Environmental Impact
- DSP3 – Impact on living conditions
- DSP4 – Prejudice to adjacent land
- DSP6 – New residential development outside of the defined urban settlement boundaries
- DSP13 – Nature Conservation
- DSP15 – Recreational Disturbance on the Solent Special Protection Areas
- DSP40 – Housing Allocations

Other Documents:

- Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
- Residential Car and Cycle Parking Standards Supplementary Planning Document 2009
- National Planning Policy Framework (July 2021)

5.0 *Relevant Planning History*

5.1 The following planning history is relevant:

P/18/0068/OA	OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF APPROXIMATELY 105 NO. DWELLINGS WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING, OPEN SPACE AND ACCESS, INCLUDING DEMOLITION OF THE EXISTING PROPERTY (ALL MATTERS RESERVED EXCEPT FOR ACCESS)
PERMISSION	16/07/2020

6.0 Representations

6.1 Fifteen letters have been received objecting to the application on various grounds (including one from The Fareham Society). The majority of the issues raised are matters of principle or relate to matters already considered at the outline permission stage (for example, increase in traffic and highways concerns relating to the A27 and wider network). The following points that were mentioned are relevant to this reserved matters application:

- Poor and uninspiring layout and design
- Lack of tree planting
- Density out of keeping with surrounding area
- Central open space would be improved by having more houses fronting onto it
- Excessive frontage parking
- Needs to be sympathetic to the closeness of the Sylvan Glade SINC
- Apartment block (plots 1 – 11) will lead to loss of light and privacy to 237 Segensworth Road
- Noise, disturbance and odour from car park to plots 1 – 11, foul pumping station and electricity sub-station
- Concern over adequate privacy screening
- Noise during development

7.0 Consultations

EXTERNAL

Hampshire County Council - Highways

7.1 No objection. The route to the future Toucan crossing on the A27 is suitably connected to pedestrian and cyclist infrastructure internal to the site. Due to this link being the only access for all sustainable travel from the site, the link has been improved from the previous design to see a safer and more desirable route for higher levels of pedestrian usage.

It is advised that early engagement with HCC's Section 38 team is undertaken with regard to the areas to be adopted as part of this development. The proposed shared space roads will not be acceptable for adoption and an APC [Advance Payments Code] notice may be served on these areas.

The parking standards for the site are laid down by Fareham Borough Council (FBC) as the local parking authority, in accordance with their Residential Car and Cycle Parking Standards Supplementary Planning Document (SPD) as adopted in November 2009.

In terms of parking provision, FBC should provide comment on the proposed quantum in their role as local parking authority. It would be requested by the Highway Authority that any unallocated spaces are conditioned to remain unallocated for the lifetime of the development and any unnecessary manoeuvring and displaced parking on-street due to tandem parking provision should be avoided.

Tracking drawings have been updated and no concerns are raised regarding service vehicles entering and exiting the site. Bin collection points for multiple dwellings should be sufficient enough to accommodate the required number of bins without obstruction to highway users.

Cycle storage is not clearly provided for each dwelling, however this can be secured through a suitably worded condition.

INTERNAL

Ecology

- 7.2 No objection. Having reviewed the submitted detailed planting plans and ecological mitigation, compensation and enhancement plan, Officers are satisfied that the approved details in relation to ecology have been incorporated into the new development and the soft landscaping scheme.

Head of Housing Delivery

- 7.3 No objection. The proposal for 95 units includes the provision of 39 affordable homes. This provides slightly in excess of the policy 40% requirement which is a positive. The tenure split also meets the 65:35 split contained in the adopted Core Strategy.

The Affordable Rent provision is a significant improvement from earlier discussions on the scheme. Although it is not strictly in line with the S106 requirement on mix it does avoid the tendency where fewer 3-bed and 4-bed affordable homes are proposed and instead a greater number of smaller flats are included. Although the 2-bed flat provision remains a little high it is not further exacerbated by there also being an overprovision of 1-bed flats [thereby avoiding the tendency to overprovide with smaller flats as opposed to larger homes]. On balance, and taking into account previous discussions on the mix, no objection to the proposed mix.

Trees

- 7.4 No objection. Officers met with Hampshire Homes and their contract arborist during January and February to oversee the vegetation clearance work prior to the nesting bird season. The tree protection fencing has also now been installed.

Public Open Spaces Manager

- 7.5 The principle of a central open space is welcomed in the design as this should provide good surveillance of the spaces and therefore reduces the risk of anti-social behaviour.

The Council would not want to take on any SUDS provision and suggest this is managed by an appropriate management company.

The Council, in line with existing policies, would be satisfied with either of the following options for the future maintenance of the open spaces – for an appropriate management company to be set up on behalf of the residents or for the transfer of the open space land to FBC with the necessary commuted maintenance sum and subject to approval of ground conditions/planting meeting FBC requirements before any transfer is approved.

The general planting palette used for the development is interesting and diverse, will provide year round interest, will help support pollinators with several plant species chosen that will also be resilient to climate change and is therefore supported.

8.0 Planning Considerations

Design & layout

- 8.1 The submitted site layout drawings, along with the soft and hard landscaping proposals, show an arrangement of 95 dwellings either side of a linear park running through the centre of the site from north to south. The layout proposed is broadly in accordance with the parameter plan approved as part of the outline planning permission granted last year. As well as the linear park, the layout shows a proposed play area in the centre of the site adjacent to an ecological enhancement area which provides connectivity to an ecological buffer running north to south along the eastern edge of the site (where it abuts the Sylvan Glade SINC).
- 8.2 The access into the site was approved at the outline planning application stage and is shown in the reserved matters submission to lead onto a 5.5 metre wide spine road running the entire length of the site north to south alongside the linear park. Connection points to land north and south of the application site are provided to enable future access to other parcels of land. From the spine road two looping estate roads are shown both with 6 metre wide shared surfaces.
- 8.3 The dwellings proposed comprise a mixture of apartments in two blocks of 11 units (plots 1 – 11 & 85 – 95) located at the northern end of the site and then

an array of terraced, semi-detached and detached houses. The apartment blocks are three-storey in scale whilst the houses are predominantly two-storeys high with some at 2.5 storeys (dormer windows set within the roof). The houses are arranged to address the linear park running through the site and also face out onto the perimeter buffers (the exception being those plots 45 – 50 which back onto the southern site boundary). Officers welcome this overall layout approach which is representative of good quality urban design.

- 8.4 The dwellings are traditional in their architectural style with simple dual pitched roofs. Building materials are a complementary mix of two different roof tiles and brick types along with some elevations featuring render and tile hanging to add visual interest and variety. The apartment blocks are to be tile hung in places and also feature areas of brick detailing underneath windows to help break up the massing of the buildings. In principle Officers are satisfied that the proposed palette of materials would be capable of delivering a high-quality finish to the development. The exact product specification for the materials to be used could be the subject of a suitably worded planning condition.

Landscaping

- 8.5 The hard and soft landscaping proposals are detailed and of a high-quality. In principle the variety of surface treatments including tarmac, block paving and use of granite setts would be appropriate for the public realm. The planting proposals meanwhile are diverse, attractive and at the same time robust.
- 8.6 The scheme employs a variety of sympathetic boundary treatments including 1 metre high metal railings and hedgerow planting to frontages and 1.8 metre high brick walls with piers and close board timber in-fill panels around rear gardens which abut the public realm.

Parking and highways

- 8.7 The proposal comprises a mixture of allocated and unallocated parking spaces. Twenty-one dwellings would have off-street allocated parking spaces, each dwelling being provided with enough spaces to meet the requirements of the Council's adopted Residential Parking Standards SPD.
- 8.8 The remaining seventy-four homes would make use of the 119 unallocated parking spaces spread across the site, which exceeds the SPD requirement for unallocated parking by 8 spaces. Whilst no visitor parking spaces are provided, the SPD only requires visitor parking spaces where over 50% of the spaces are allocated. It explains that "*In new developments where the majority of spaces are unallocated visitor parking demand will be lower and therefore no additional spaces will be needed*". In any case, the overprovision of parking spaces would assist in providing additional capacity in this regard.

Officers consider there to be appropriate levels of parking provision proposed in a mixture of communal parking courts and on-street parking bays across the site. It is noted that the applicant has taken measures to ensure that the placement of unallocated parking spaces is sufficiently distant from the frontages of dwellings so as preserve the living conditions of residents and that surrounding areas would be landscaped appropriately.

- 8.9 Although the outline planning permission does not contain a planning condition requiring the provision of electrical vehicle charging points, the applicant proposes to ensure all cabling infrastructure is in place to enable the quick and easy installation of charging points in the future. A plan has been submitted to show the location of future charging points. Officers consider this to be consistent with the NPPF paragraph 112 requirement for development to *“be designed to enable charging of plug-in vehicles... in safe, accessible and convenient locations”*.
- 8.10 The applicant has also provided details of where bin storage and collection points would be on the site. Tracking drawings have been submitted to show how a refuse collection vehicle could get round the site.
- 8.11 The highway authority Hampshire County Council has raised no objection to the revised scheme. The applicant has responded to earlier feedback and has provided a dedicated 2-metre-wide footway linking the centre of the site/linear park with the new A27 Toucan crossing on the western side which was secured through the outline planning permission.

Living conditions

- 8.12 The applicant has provided an assessment to demonstrate that the proposed accommodation meets at least the minimum standards set out in the Nationally Described Space Standards Review.
- 8.13 Most of the proposed houses have gardens at least 11 metres long. However, a small number of dwellings in the south-western part of the site have shorter rear gardens which are nonetheless still at least 10 metres in length. The reduced length of those gardens is as a result of negotiations between the applicant and Officers over parking, landscaping and the provision of the dedicated footway mentioned above in the street, following which the houses on either side of the road were set back slightly. Officers consider that the benefits of allowing more space to the front of these units outweighs the minor reduction on rear garden space in this particular instance. With the exception of the relationship between plots 67 - 69 & 57 – 60 where back to back distances are around 21 metres, the separation distances between rear facing windows across the site exceeds the Council’s expected 22 metre criteria set out in the adopted Design Guidance SPD.

- 8.14 The apartment buildings, each containing eleven flats, would not have access to private or communal gardens but instead would have access to a communal roof terrace at second floor level measuring approximately 75 square metres. The Council's adopted Design Guidance SPD says that "*new flats should have access to adequately sized and good quality outdoor space.*" It acknowledges that in the town centre and other centres around the Borough more innovative ways of providing quality outdoor space might be required, for example, courtyards, roof terraces and balconies. This application site is not in a designated centre location, however it is considered appropriate to adopt a similar approach to the provision of outdoor space. The combination of the proposed roof terraces and the close proximity of the central linear park to the apartment blocks is considered a suitable alternative proposal in this instance.
- 8.15 One of the objections received to the application raises concern over the potential loss of light to and privacy to the neighbouring property at 237 Segensworth Road (to the immediate north-east of the site). The nearest proposed building would be the apartment block (plots 1 – 11). The nearest windows to the party boundary set in the northern elevation of that building are around 11 metres away (the minimum ordinarily sought in such circumstances). The rear garden at 237 Segensworth Road is currently not overlooked by neighbouring development and enjoys a high degree of privacy. Whilst the boundary trees and vegetation are likely to screen views to a certain extent, given the circumstances, and in the interests of protecting the privacy of those neighbours, Officers consider the first and second floor windows in the northern wing of that building (secondary windows serving a lounge/diner/kitchen) should be secured by a suitably worded planning condition to be obscure glazed and fixed shut up to a specific height. Other windows in the north elevation of that building are further from the party boundary and because are unlikely to have any material impact on the privacy of neighbours do not need to be controlled in the same way. Whilst it is three storey in scale, due to the distance it is set back from the northern boundary the building is not considered likely to have a material impact on light to or outlook from the neighbouring property. For the same reasons, Officers do not consider noise and disturbance from the car park (some 8 – 9 metres from the vegetated boundary) or foul pumping station and electricity substation would be materially harmful.

Public open space

- 8.16 The application proposes public open space be provided in the central linear park shown on the submitted drawings. Officers are content that the proposed open space is acceptable having been the source of detailed pre-application and subsequent discussions with the applicant. The proposed layout and landscaping of the open space is of a sufficiently high-quality in

design terms and there is good pedestrian connectivity to and through the park to mean this area ought to be a well-used and highly valued piece of public amenity land.

- 8.17 The Section 106 agreement secured with the outline planning permission ensures that such an area of open space is provided in accordance with the means of calculating that area given in the Council's adopted Planning Obligations SPD. Although the Section 106 agreement requires the open space to be transferred to the Council, the applicant has requested that it be retained in private ownership. The details of this request for what is known as a Deed of Variation (DoV) are the subject of a separate item on this Planning Committee agenda.

Summary

- 8.18 Officers consider the submitted reserved matters (scale, layout, appearance and landscaping) to be acceptable. The design and layout of the scheme, including the landscaping proposals, would be of a sufficiently high-quality in accordance with Policy CS17 of the adopted local plan. Appropriate space for parking is to be provided and the scheme delivers adequate internal and external living space for future residents.

9.0 Recommendation

9.1 Subject to:

- i) The applicant first providing revised plans to take account of two minor revisions to the shared surface layout to the satisfaction of Officers;

APPROVE subject to the following Conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a) 19035-PL-2-01 Site location plan
 - b) 19035-PL-2-02 Rev E Site layout
 - c) 19035-PL-2-03 Rev E Site layout - Tenure
 - d) 19035-PL-2-04 Rev E Site layout - Bedrooms
 - e) 19035-PL-2-05 Rev E Site layout – Building Materials
 - f) 19035-PL-2-06 Rev E Site layout – Boundary Materials
 - g) 19035-PL-2-07 Rev E Site layout – Parking_Bins
 - h) 19035-PL-2-08 Rev E Site layout – Building Heights
 - i) 19035-PL-2-09 Rev E Site Layout – Constraints
 - j) 19035-Titchfield – House Type Pack v4 – received 23rd June 2021
 - k) Ecological Mitigation Compensation and Enhancement Report
 - l) 1912057-0310-00 E [Proposed Levels Overview]

- m) 1912057-0310-01 E [Proposed Levels - Sheet 1]
- n) 1912057-0310-02 E [Proposed Levels - Sheet 2]
- o) 1912057-0310-03 E [Proposed Levels - Sheet 3]
- p) 1912057-0310-04 D [Proposed Levels - Sheet 4]
- q) Electrical Vehicle Charging plan - Rev A
- r) DD431SK03 Landscape Management Mark Up Plan
- s) DD431R01D_Landscape Management Plan
- t) DD431L01F_Hard Landscape Plan 1 of 4
- u) DD431L02F_Hard Landscape Plan 2 of 4
- v) DD431L03F_Hard Landscape Plan 3 of 4
- w) DD431L04F_Hard Landscape Plan 4 of 4
- x) DD431L05F_Detailed Planting Plan 1 of 12
- y) DD431L06F_Detailed Planting Plan 2 of 12
- z) DD431L07F_Detailed Planting Plan 3 of 12
- aa)DD431L08F_Detailed Planting Plan 4 of 12
- bb)DD431L09F_Detailed Planting Plan 5 of 12
- cc)DD431L10F_Detailed Planting Plan 6 of 12
- dd)DD431L11F_Detailed Planting Plan 7 of 12
- ee)DD431L12F_Detailed Planting Plan 8 of 12
- ff) DD431L13F_Detailed Planting Plan 9 of 12
- gg)DD431L14F_Detailed Planting Plan 10 of 12
- hh)DD431L15F_Detailed Planting Plan 11 of 12
- ii) DD431L16F_Detailed Planting Plan 12 of 12

REASON: To avoid any doubt over what has been permitted.

2. No development hereby permitted shall proceed beyond damp proof course level until details (including samples) of all proposed external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

3. The windows proposed to be inserted into the following locations of the approved development shall be:

- a) Obscure-glazed; and
- b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

and shall thereafter be retained in that condition at all times;

- 1) The first and second floor windows to the lounge/dining/kitchen room set in the northern elevation of the apartment block (plots 1 – 11);
- 2) The first floor bathroom window in the western elevation of plot 20;
- 3) The first floor hall window in the northern elevation of plot 23;
- 4) The first floor hall window in the northern elevation of plot 29;
- 5) The first floor bathroom window in the eastern elevation of plot 32;
- 6) The first floor bathroom window in the western elevation of plot 33;
- 7) The first floor bathroom window in the eastern elevation of plot 45;
- 8) The first floor bathroom window in the eastern elevation of plot 57;
- 9) The first floor bathroom window in the western elevation of plot 60;
- 10) The first floor bathroom window in the western elevation of plot 67;
- 11) The first floor bathroom window in the eastern elevation of plot 69;
- 12) The first floor bathroom window in the eastern elevation of plot 75;
- 13) The first floor bathroom window in the northern elevation of plot 80;

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property(ies).

4. No dwelling hereby approved shall be first occupied until the approved parking and turning areas (where appropriate) for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.

REASON: In the interests of highway safety.

5. No dwelling hereby approved shall be first occupied until the approved parking and turning areas which, although unallocated to individual dwellings, are sufficient to serve that part of the overall development completed at that time, have been constructed in accordance with the approved details and made available for use. Those areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application made for that purpose.

REASON: In the interests of highway safety.

6. No dwelling hereby approved shall be first occupied until the cabling infrastructure for Electrical Vehicle charging points has been installed in accordance with the approved Electrical Vehicle Charging plan – Rev A.

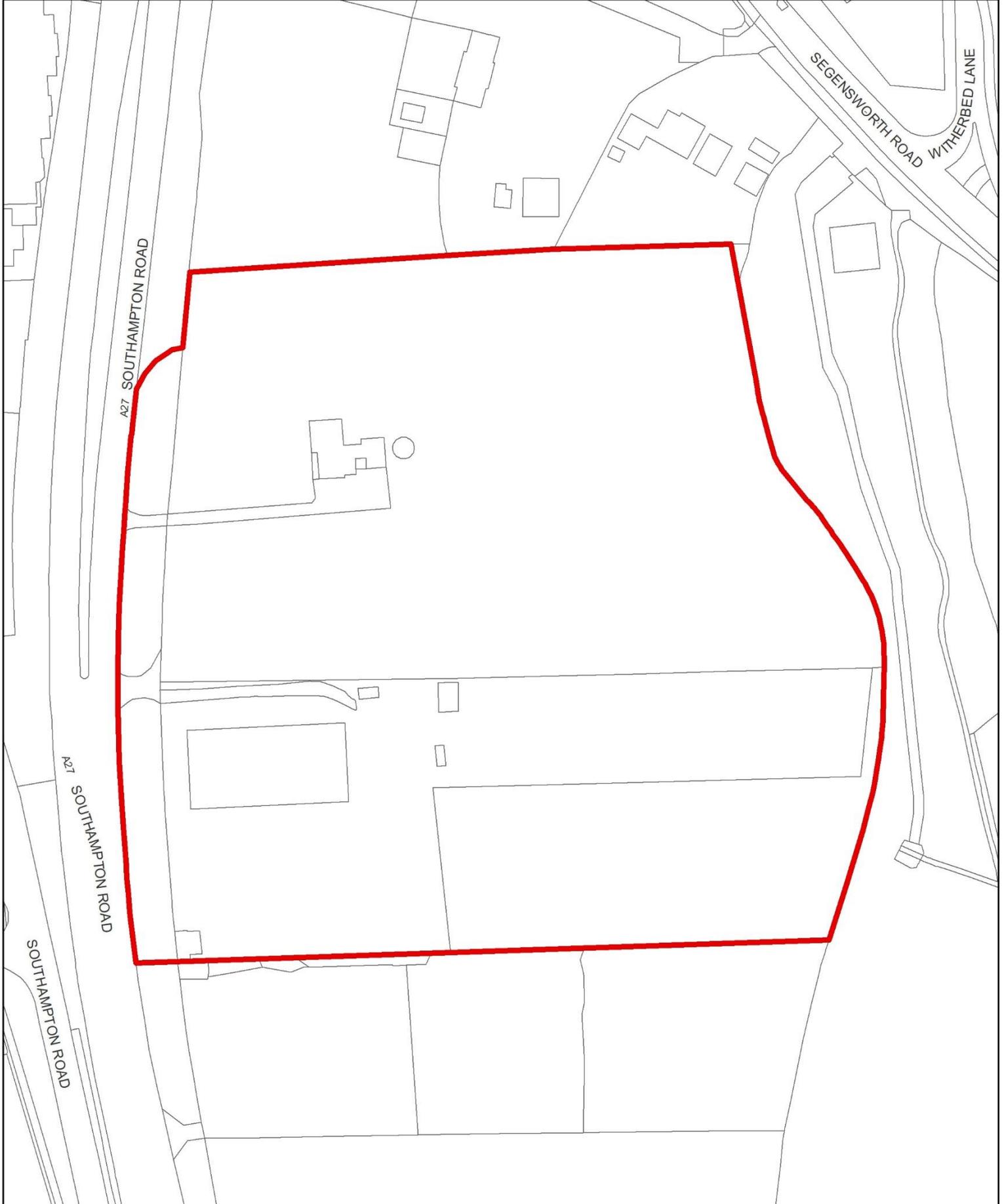
REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

10.0 Background Papers

P/20/1584/RM; P/18/0068/OA

FAREHAM

BOROUGH COUNCIL



Land East of Southampton Road
Scale 1:1,250



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