

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 11/10/2023**

**P/23/0915/RM  
CALA HOMES**

**SARISBURY**

RESERVED MATTERS APPLICATION PROVIDING DETAILS OF THE LAYOUT, SCALE, APPEARANCE, LANDSCAPING AND MEANS OF ACCESS FOR THIRTY-EIGHT DWELLINGS (FURTHER TO OUTLINE PLANNING PERMISSION GRANTED ON APPEAL UNDER APPLICATION REFERENCE P/20/0506/OA)

EYERSDOWN FARM QUARANTINE KENNELS, 285 BOTLEY ROAD, BURRIDGE

### ***Report By***

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### ***1.0 Introduction***

- 1.1 In October 2020, Members of the Planning Committee resolved to refuse outline planning permission for a development of up to 38 dwellings on this site (application reference P/20/0506/OA). An appeal was subsequently lodged by the applicant and outline planning permission was granted on appeal in June 2022.
- 1.2 Condition 1 of the outline permission granted on appeal requires the details of the access, appearance, landscaping, layout and scale of the development (the 'reserved matters') to be submitted for approval. Other conditions imposed on the outline permission require details to be provided on a range of other matters such as a scheme for the protection of biodiversity interests (condition 5), a Construction Environmental Management Plan (condition 6), surface water drainage (condition 7) and electric vehicle charging (condition 9). The details submitted in relation to these conditions are subject to a separate process for determination and, whilst related to the reserved matters application before Members, are not the subject of this report.
- 1.3 The appellant provided a unilateral undertaking under Section 106 of the Town & Country Planning Act as part of their appeal. This undertaking secured, amongst other things, the amount, type and tenure of affordable housing to be provided on the site. This application seeks approval of the 'reserved matters' pursuant to the outline permission granted on appeal. It is being brought before the Planning Committee because, as part of the reserved matters proposals, the developer wishes to amend the type and tenure of the affordable housing being provided. This report sets out an Officer recommendation with regards the determination of this application and with regards to a Deed of Variation to the Section 106.

## **2.0 Site Description**

- 2.1 The planning application site comprises 2.65 hectares (approximately 6.5 acres) of pasture fields and a number of buildings used for agricultural purposes, commercial cattery and kennels. Some of the agricultural buildings are no longer in active use.
- 2.2 The land is located on the western side of Botley Road and occupies two sections of road frontage and a significant area behind the ribbon development along the road. The cattery, kennels and agricultural buildings are grouped together close to the eastern edge of the site with Botley Road alongside the existing farmhouse (which is not part of the red edged application site and is to be retained). A further cluster of low level, dilapidated poultry sheds are located in the southern part of the site. The land slopes downhill away from Botley Road.
- 2.3 The site is located outside of the defined Urban Settlement Boundary, the urban area being approximately 200 metres away at its closest point to the east (as the crow flies). To the immediate north of the application site, separated by a mature boundary hedgerow, is Burr ridge Recreation Ground and Burr ridge Village Hall.
- 2.4 The northern part of the site lies within an Area of Special Landscape Quality (ASLQ) as defined within the adopted local plan.
- 2.5 An existing private track into the southern part of the site from Burr ridge Road is not included within the red edge of the application site.

## **3.0 Description of Proposal**

- 3.1 The outline planning permission granted on appeal was with all matters reserved. This current application therefore seeks approval of those reserved matters which comprise the scale, appearance and layout of the development, the means of access and how the development would be landscaped.
- 3.2 The application, made by Cala Homes, proposes 38 new homes in a range of 1 & 2 bedroom flats and 2, 3, 4 & 5 bedroom houses. The four flats are to be provided as social rented units as would one of the 3 bedroom houses and two of the 4 bedroom houses. A total of eight houses would be provided for shared ownership leaving twenty-three 3, 4 & 5 bed houses for sale on the private market.
- 3.3 The existing access to the farm is proposed to be retained to provide access to a communal parking court serving units 1 – 8 as well as providing three parking spaces for the retained farmhouse itself. The flats at units 1 – 4

would take the form of a new two storey building which has been designed to reflect the existing barn which currently stands in that part of the farmyard. A footpath would link the parking court with the main part of the development.

- 3.4 A new vehicular and pedestrian access would be formed within the eastern boundary of the site just north of the existing farmhouse. The road would be 5.5 metres wide to begin with 2.0 metre wide footways on either side before narrowing to a shared surface for all highway users varying in width between 3.8 – 5.5 metres.
- 3.5 In the northern part of the site areas of public open space would be created. 'The Green' would provide an area of greenspace along the boundary with the adjacent Burrige Road recreation ground. A new gated link through the boundary to the existing play area would be provided. An area labelled 'The Meadow' would lie to the south of a paddock which lies outside of the red-edged application site between it and the recreation ground to the north. A further area of greenspace to the west would be located around the attenuation pond.
- 3.6 The housing is arranged along the main spine road with two short roads leading off its western side before the road culminates in a cul-de-sac at the southern end of the site. The dwellings are all proposed to be two storey in scale and the majority are detached homes with four pairs of semi-detached houses proposed and a short terrace of three houses along the southern boundary.
- 3.7 The proposals show the majority of trees around the perimeter of the site would be retained. A planted buffer would be provided along the site's western boundary.

#### **4.0 Policies**

- 4.1 The following policies apply to this application:

#### **Adopted Fareham Local Plan 2037**

- DS3 – Landscape
- NE6 – Trees, Woodland and Hedgerows
- NE10 – Protection & Provision of Open Space
- TIN1 – Sustainable Transport
- TIN2 – Highway Safety and Road Network
- D1 - High Quality Design and Placemaking
- D2 - Ensuring Good Environmental Conditions
- D5 – Internal Space Standards

### **Other Documents:**

National Planning Policy Framework (NPPF) 2021

Fareham Borough Design Guidance (excluding Welborne) Supplementary Planning Document (SPD) 2015

Residential Car & Cycle Parking Standards Supplementary Planning Document (SPD) 2009

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

5.1 The following planning history is relevant:

<b>P/20/0506/OA</b>	Demolition Of Agricultural Buildings And Erection Of Up To 38 Dwellings With Associated Landscaping And Access
<b>REFUSE</b>	16 <sup>th</sup> October 2020
<b>APPEAL ALLOWED</b>	6 <sup>th</sup> June 2022

## **6.0 *Representations***

6.1 Three letters of objection have been received raising the following concerns relevant to the determination of this application for reserved matters:

- Number of dwellings is too high
- Terraced houses not in keeping with area
- Alleyway to the rear of plot 24 provides potential hiding place for intruders
- Boundary treatment specification too vague
- Location of drainage ditches and retaining walls
- Badgers are believed to be on the site

6.2 In addition to the above, a letter has been received from the Burridge & Swanwick Residents Association with the following points:

- Small plot sizes due to site constraints – number of dwellings should be reduced
- Some houses too large for their plots
- Alleyways provide opportunities for intruders
- Buffer zone creates a security vulnerability for some plots
- House at plot 20 is very close to boundary
- Boundary fencing must be durable
- Drainage specifications
- No details on street lighting or a construction management plan

## 7.0 Consultations

EXTERNAL

### **Hampshire County Council – Highways (final comments awaited)**

- 7.1 *Access arrangements* - The access proposals were agreed to in principle at the outline planning application stage as stated above and can be viewed via planning application P/20/0506/OA. Site access plan no. ITB18493-GA Rev D has been submitted and visibility splays at the proposed junction are drawn at 2.4 metres by 74 (0.3 metre offset) north of the proposed access and 2.4 metres by 52 metres (0.3 metre offset) south. These splays have been based on 85th percentile speeds recorded on Wednesday the 19th of April 2023 and are considered acceptable.
- 7.2 Visibility at the existing access has been provided as requested by the Highway Authority at the pre-application stage and is shown on access drawing no. ITB18493-GA Rev A. For vehicle crossovers in accordance with Hampshire County Council's technical guidance document, the x and y-distances can be based on the design speed of the adjacent road. For a vehicle crossover adjacent to a 30mph road the x and y distances are expected to be 2.0 metres by 43 metres and drawn to the wheel track edge. As shown on the above plan, visibility at the access falls short of those standards being drawn 2.0 metres by 38 metres to the centreline of the carriageway. It has however been agreed to at the pre-application stage that the existing access, of which will only serve the four flats and parking for four further dwellings, is considered suitable to serve this small element of development. The number of trips expected to be generated with this section of development is estimated to be lower than existing situation. Coupled with there being no existing safety issue within the vicinity of the site access (as confirmed by the submitted Personal Injury Accident Data), the existing situation that is to serve this part of the new development is considered acceptable in this instance.
- 7.3 *Internal layout* - The internal spine road is shown to be measured at 5.5 metres along the initial 45 metres of the road and is flanked by two 2.0 metre footways either side of the carriageway. North of the carriageway, a footway appears to extend north linking the development with the nearby recreation ground and west, across the track to the field gate towards the attenuation pond.
- 7.4 For the remaining length along the majority of the main spine road through the site (beyond plot 7) a shared surface arrangement is proposed. A shared surface approach is not agreed in this instance given the length and geometry of the main spine road which offers little deflection to reduce speeds, although

it is noted there is narrowing at places. Residents living on plots directly adjacent to the main spine road have access from their properties directly onto the carriageway, there is little separation here which is a concern. The narrowing of the carriageway is a cause of concern, pedestrians would have to navigate around the narrowing and by doing so will potentially put themselves into conflict with vehicles that have to move over following the kerb line. It is unclear as to how pedestrians will move through the narrowing and whether vehicles will naturally give way to pedestrians. It is requested the applicant provide a 2.0 metre footway along the main spine road to provide that separation in order to reduce the conflict within the site between pedestrians and vehicles.

- 7.5 It is requested the applicant confirm the reasoning behind the narrowing as a 3.8 metre width may not be narrow enough to deter two cars from attempting to pass one another if in the event they were to meet which would be a cause of conflict and end up with one overrunning the kerb line edge. With regards to the introduction of a 2.0 metre footway, the applicant must detail formal uncontrolled pedestrian crossings at desire lines throughout the development and provide satisfactory visibility from these crossings.

#### **Hampshire County Council – Lead Local Flood Authority**

- 7.6 A holding objection initially raised related to the land drainage systems connecting into the surface water drainage system. This has now been rectified, with much of the property level land drainage being removed and the cutoff drain on the site boundary now discharging to a separate location to the surface water system. The discharge for the land drainage system is not directly into a ditch, rather it discharges over land at the point of the red line boundary, set back from the ditch. This is not advisable, mainly because it is not clear whether this is discharging over third-party land and whether this is acceptable to the possible landowner. It may cause damage or flooding to the land and may easily be lost to a lack of maintenance.

#### **Hampshire Constabulary – Designing Out Crime Officer**

- 7.7 From the plans it appears possible to access the side elevations of plot numbers 26, 30, 31 and 38 from the public realm. This increases the opportunities for crime and disorder, especially if ground floor windows are present within the elevation. To reduce the opportunities for crime and disorder an area of defensible space (garden) must be provided along this elevation. The garden should be enclosed by a robust boundary treatment at least 1m high. Hampshire and Isle of Wight Constabulary cannot support this application if the dwellings do not have this basic level of protection.
- 7.8 Some acquisitive crimes such as burglary and theft are often facilitated by easy access to the rear of the dwelling. For plot numbers 5 to 8 external rear

garden access is via a communal rear access footpath and from a rear parking area. This increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder external rear garden access should be in curtilage. However, if the Local Planning Authority are minded to consent to a scheme with such rear garden access arrangements; we would ask that each rear garden access gate is fitted with a key operated lock that can be operated from both sides of the gate. The lock must be designed for exterior use.

## INTERNAL

### **Trees**

- 7.9 No objections. The development proposals will have no significant adverse impact on the contribution of the trees to the public amenity or the character of the wider setting.

### **Housing**

- 7.10 The applicant has engaged in pre-application discussions with Fareham Housing prior to the submission of this application.
- 7.11 *Quantum* - The Unilateral Undertaking (UU) submitted by the landowner at the appeal and which accompanies the outline planning permission requires 40% affordable housing, which equates to 15.2 units. The applicant is offering 15 units for on-site affordable housing. The remainder (0.2 of a unit) is required as a financial contribution. The calculation for this is detailed in the UU. The UU also details the mix of sizes and tenures required on site, with 65% of the affordable units as affordable/ social rent and 35% an intermediate tenure. The applicant has submitted an Affordable Housing Covering Letter to request a change to this mix of sizes and tenures. The applicants offer is for 45% of the affordable housing units to be for rent and 55% to be for shared ownership. This change in tenure % will allow the applicant to offer all of the rented units as social rent, the most affordable rented product. The applicant is also offering an increase in 4 bed houses for social rent compared to the UU.
- 7.12 Paragraph 5.41 of the Fareham Local Plan 2037 states that individual sites should closely reflect the housing need. The local housing need in this area has been considered to provide the following comments. The inclusion of social rent by the applicant is welcomed. It is understood that to provide social rent, the balance of rent/shared ownership requires some adjustment, and this is accepted in order for the site to best meet local affordable housing need. It is welcomed that all of the 2 bed accommodation is for 4 persons. The 2 bed 4 person maisonettes will have their own front door and access to their own private garden, enabling these units to be suitable for families with children.

The applicant has also offered the majority of the 3 bedroom homes as 6 persons, which again is welcomed, especially in the rented unit to allow flexibility of accommodation. The offer could be improved with the inclusion of a larger 4 bed unit (7/8 persons) for social rent, to meet the housing need for the larger families on the Council's housing register.

- 7.13 *Distribution* - Paragraph 1.7 of the UU requires homes to be seamlessly integrated and distributed throughout the site and outwardly indistinguishable from open market units. The National Planning Policy Framework promotes inclusive communities which enable informal social interaction between members of the community who may not usually come into contact with each other. Mixed tenure developments, with a range of property types and sizes, and a thoughtfully designed street layout, can allow for this. The National Design Guide promotes socially inclusive spaces, and maximising social interaction through layout, form, and appearance (paragraph 119). This is reflected in Paragraph 11.24 of the Fareham Local Plan 2037; well designed places have an integrated mix of tenures. The placement of affordable plots 16-19 and 23-25 enable social interaction across tenures through their placement in an accessible location to all tenures, opposite and adjacent to market homes with similar parking arrangements.
- 7.14 The location of affordable plots 1-8 have been subject to significant pre-application discussion. Segregated affordable housing clusters with their own access, limit the likelihood of informal resident interaction across tenures. It is understood that this part of the site utilises an existing separate access and the design of the building for plots 1-4 accommodates the size of homes which meet an affordable housing need. It is also noted that a widened path has been provided to link plots 1-4 and the parking court for plots 1-8 to the main site. The addition of market houses as plots 5-8 would have increased the tenure mix in this part of the site and due to the car parking arrangements would have enabled social interactions across tenures here. Plots 6-8 are shared ownership homes which provide some mix of affordable tenures in this area (plots 1-5 social rent). Plots 5-7, whilst being at the front of the site and opposite the green, are not opposite or adjacent to market homes. There are significant areas of the site without any affordable homes.
- 7.15 The affordable homes appear to have a noticeably different external appearance to the market homes. Further demonstration as to how the affordable homes will be outwardly indistinguishable from the open market units is requested.
- 7.16 *Conclusion* - The requested amendment to the mix and tenure of affordable homes is acceptable to allow for social rent on this site and to provide a range of accommodation types and sizes. The applicant has sought to make many



of the changes discussed prior to the submission of this application, to help meet the affordable housing need identified. The placement and appearance of the affordable housing could be improved in order to be seamlessly integrated and distributed throughout the site and outwardly indistinguishable from open market units.

### **Ecologist**

- 7.17 The submitted DORMOUSE SURVEY REPORT by Hankinson Duckett Associates (October 2023) confirms that dormouse nest tube checks were carried out between May and October and no evidence of dormice was found on any of the survey visits. Therefore, I am satisfied that the proposals will not have any adverse impact on this species.
- 7.18 The BADGER SURVEY REPORT by Hankinson Duckett Associates (May 2023) states that a badger walkover survey was carried out in February 2023 and a disused outlier sett was recorded in close vicinity to the site. Further information was submitted on 7<sup>th</sup> September 2023 in justification for the 'disused' status of the sett. It was confirmed that during two visits in May 2023, no evidence of badger activity was noted; however in August 2023, the sett was in active use by badgers and subsequently the sett was re-classified as an active outlying sett. A number of avoidance and mitigation measures has therefore been recommended which is acceptable.
- 7.19 Previously, it was stated that full results of the bat survey work was outstanding. In response, a BAT SURVEY REPORT by Hankinson Duckett Associates dated September 2023 has been issued. This confirms that an individual common pipistrelle was found roosting within one of the buildings on site (a non-breeding day roost of an individual common pipistrelle). The proposed mitigation in the form of temporary replacement roost in the form of a bat box, permanent replacement roost in the form of integrated bat boxes, timing of the works, presence of a supervising ecologist, etc. are acceptable and therefore I have no concerns in relation to roosting bats.
- 7.20 The submitted REPTILE SURVEY REPORT AND MITIGATION STRATEGY (Hankinson Duckett Associates, July 2023) confirms the presence of a 'good' population of slow worms on site. The proposed mitigation in the form of habitat manipulation is acceptable.
- 7.21 The submitted Biodiversity Enhancement and Protection Plan is also satisfactory, along with the Landscape Strategy Plan.
- 7.22 Therefore, if you were minded to grant permission, I recommend that the measures detailed in the following ecology reports are secured via a planning

condition, to ensure the implementation of the approved avoidance, mitigation, compensation and enhancement measures.

## **8.0 *Planning Considerations***

8.1 Outline planning permission was granted on appeal in June 2022. The outline planning permission establishes the principle of constructing up to 38 dwellings on this site. Members are now being formally requested to consider the manner in which the houses are accessed, laid out on the site, landscaped and designed.

### a) Access

8.2 During the course of the application being considered, the applicant has provided further information and a response to comments made by the Highway Authority Hampshire County Council to resolve various minor matters and provide points of clarification. The comments provided at paragraphs 7.1 – 7.5 above by the Highway Authority set out the County Council's position in relation to two other matters concerning access arrangements into the site and the internal layout of the development.

8.3 With regards the access arrangements, the Highway Authority have advised that re-using the existing vehicular crossover to the farmyard to provide access to the parking court for units 1 – 8 is considered acceptable in highway safety terms. It is acknowledged that the visibility splays available for vehicles exiting the site at this point are slightly below the standard normally sought. However, the number of vehicle movements associated with the proposed use of this access is anticipated to be less than the existing use generates currently and there is no existing safety issue according to the accident data provided. As a result the Highway Authority have raised no objection.

8.4 The new access north of the retained farmhouse is proposed as a bell mouth junction which would provide visibility splays of 52 metres southwards and 74 metres northwards. These splays are considered acceptable. Pedestrian access into the site would be predominantly via this new junction however there is a footpath connecting the parking court for units 1 – 8 with the rest of the development which may also be used. One further connection for pedestrians is proposed at the site's northern boundary through to the adjacent recreation ground and play area. This connection is considered appropriate given that it would avoid the need for residents to walk back onto Botley Road and use the narrow footpath northwards.

### b) Layout and landscaping

- 8.5 The layout of the development has been produced following pre-application planning discussions and further dialogue during the consideration of the application between the applicant and Officers, including the Council's urban designer. The final proposed layout features a shared surface which avoids the need for a standard suburban arrangement with separate footpaths and carriageways. This approach will give the development a feel more like a rural lane and more befitting of the site's edge of settlement location on the fringes of Burridge village. Ample sized front gardens and frontage boundaries consisting of native hedgerows are proposed along with street trees incorporated into grass verges to further soften the appearance of the development and minimise the urbanising effect of the housing.
- 8.6 The Highway Authority have raised concerns over the use of a shared surface in this way. They are of the view that the length and alignment of the road would offer little to reduce speeds. They do note that there is narrowing at certain points but consider this likely to result in pedestrians having to navigate these 'pinch points' putting themselves into conflict with vehicles.
- 8.7 In response the applicant's own highway consultants have highlighted that the government's guidance in Manual for Streets (MfS) states that shared surfaces are likely to work well in areas such as this when a number of factors are taken into account. Firstly, they say, where the volume of traffic is below 100 vehicles per hour (in this instance the peak hour traffic estimates along the estate road are predicted, at the most, for 18 traffic movements). Secondly, where the shared surfaces are in short lengths or where they form a cul-de-sac (the applicant says their street design includes natural deflection and uses horizontal narrowings which, at 3.8m, are wide enough to support a vehicle and pedestrian passing one another). Lastly, where parking is controlled or takes place in dedicated spaces (in this instance all dwellings have allocated off-street parking spaces in accordance with the Council's adopted Residential Car & Cycle Parking Standards SPD and a further eight visitor spaces are provided in dedicated spaces).
- 8.8 Officers have carefully considered the advice from the Highway Authority and the applicant's proposals, which follow the edge of settlement design approach advocated by Officers during pre-application discussions. The applicant has further pointed out that an independent Road Safety Audit has been carried out and considers the proposals, including the shared surface arrangement, and raises no concerns with the principles of the street design. Whilst the concerns of the Highway Authority are noted, Officers consider the shared surface proposals to be acceptable.

- 8.9 The proposal provides ample amenity space for each of the new homes. The prevailing pattern of the development would result in plot sizes typically smaller than the surrounding area. The Planning Inspector noted that the development would not reflect the surrounding pattern of development in the area but granted outline planning permission after considering that the benefits of the scheme, including the number of houses being provided, were not outweighed by the harm caused. The layout has been proposed accordingly and Officers are satisfied that, whilst not in keeping with the character of Burrige village, the development would not appear unduly cramped and dwellings would be set in reasonable sized plots with appropriately landscaped frontages and streetscene so as to retain an 'edge of settlement' character. Acceptable separation distances are allowed for within the layout to ensure good levels of privacy and amenity for residents. There are no materially harmful impacts on the living conditions of existing neighbouring properties likely to arise from the proposed development.
- 8.10 The provision of areas of open space along the northern edge of the development is a welcome inclusion especially as there is no policy requirement for such open space given the modest size of the development. The layout of this open space complements the layout of the houses in facing out towards the retained paddock and provides connectivity with the adjacent recreation ground. The provision of open space in this part of the site also ensures that the majority of the housing proposed is on parts of the site which either lie outside of the Area of Special Landscape Quality designation or where existing farm building are currently sited thereby minimising the urbanising effects on the landscape.
- 8.11 The proposed buffer along the western edge of the development provides space for appropriate planting and habitat creation. Officers note the comments made by the police Designing Out Crime Officer with regards this area however the buffer is not intended to be an area of public open space and access will be for maintenance purposes only. The buffer is to be planted with a combination of native coppice planting and underplanting to protect the woodland edge and increase biodiversity. The adjacent gardens will have high level boundary fencing to provide security to those properties but in a few places where the buffer abuts the public realm a lower-level post and rail fence is proposed to provide a more satisfactory appearance to the development and to allow access to the buffer for maintenance purposes. Officers do not consider this likely to be a significant security issue for those adjacent homeowners in the future.
- 8.12 Concern has also been raised by the police Designing Out Crime Officer regarding the relative ease of access to the rear of plots 5 – 8 from the parking courtyard to the rear of those properties. Given that parking spaces

for these properties are located in the parking courtyard then it is important to retain easy access. However, the comments made by the police are noted and as a result Officers have ensured that the area of concern is appropriately overlooked from the ground floor flat at unit 1 which has its main elevation (including three habitable room windows) facing on to the rear garden boundaries for plots 5 – 8. A planning condition securing, amongst other things, details of the make up of the parking courtyard and external lighting in that area is also recommended. Furthermore, the developer and/or future owner/occupiers are able to fit key operated locks to the garden gates if they wish to add the additional security measures recommended by the police.

c) Scale and appearance

- 8.13 The two storey scale of the development is in keeping with that of the surrounding area and considered appropriate for the site. Officers recommend that a planning condition be used to remove permitted development rights for additions to the roofs of dwellings, which for example would prevent dormer windows being added, to ensure that this remains the case in future.
- 8.14 The dwellings themselves have been designed to a high architectural standard in a diverse, traditional style. A range of materials are proposed to be used providing visual interest and a greater degree of individualism to the properties. The exact details of the materials to be used is recommended to be the subject of a planning condition.
- 8.15 The application is accompanied by a series of drawings showing how levels on the site would be altered as part of the development. There are some areas of significant level differences between plots and adjacent land meaning the inclusion of engineering features such as retaining walls and terraced gardens in some areas of the site. Officers have worked with the developer to minimise the impact of those features so as not to harm the appearance of the development and to ensure acceptable living conditions for residents.

d) Affordable housing

- 8.16 As set out in the introduction to this report, the Section 106 unilateral undertaking submitted with the appeal, sets out the required level of affordable housing to be provided on site including the type, size and tenure of each unit. The differences between the affordable housing secured in the Section 106 and what is now being proposed is set out above in the comments from the Council's Housing Officer at paragraphs 7.11 – 7.16 of this report. Officers consider the changes to the affordable housing provision to be acceptable having regard to the advice from the Council's Housing

Officer on this including the locally identified need for affordable housing. If Members agree to the changes to the affordable housing provision, a deed of variation to the Unilateral Undertaking will be needed to ensure consistency with this reserved matters.

8.17 As proposed, plots 1 – 8 form a cluster of social rented/shared ownership units with their own vehicular and pedestrian access to the site. Whilst Officers would have preferred such an area to have featured a mixture of private and affordable tenures, it is recognised that there are a number of reasons why this is not practical in this particular instance. These include the design response to replacing the existing farmyard barn with a similar style building which lends itself more to providing the social rent flats.

8.18 Officers further note that, when compared to the private market housing on the site, the affordable housing proposed is identifiable as such by virtue of the fact that all of the detached houses proposed are for private purchase whilst all of the semi-detached houses, terraces and apartments are affordable products. Notwithstanding this, Officers acknowledge that the submitted building materials plan indicates that the same palette of materials is to be used across the development. Should Members be minded to grant approval, a planning condition securing details of materials to be used is recommended. This, in combination with the landscaping scheme which does not differentiate between private and affordable units in terms of the planting proposed, should ensure that the degree to which affordable housing on the site can be distinguished will be satisfactorily minimised.

e) Other matters

8.19 The outline planning permission granted on appeal contains a number of planning conditions to be satisfied. Condition 5 requires a scheme for the protection of biodiversity interests on the site to be submitted which is a separate matter aside from this application for reserved matters. Notwithstanding, the applicant has provided information to support the proposed layout in the form of ecology reports relating to badgers, dormice and bats and the Council's ecologist has raised no concerns that would likely lead to changes needing to be made to the reserved matters proposals.

8.20 Another condition imposed on the outline permission is condition 7 which requires a detailed surface water drainage scheme including a timetable for its delivery and a scheme for future maintenance. Details of this surface water drainage scheme may be submitted separately from this reserved matters application, however as with ecology matters the applicant has submitted a Flood Risk Assessment and Drainage Strategy with this application. The local lead flood authority Hampshire County Council have raised a concern

regarding the location of the discharge for the land drainage system. This issue will need rectifying before approval of the surface water drainage scheme can be given however there is nothing to suggest that this would involve any material changes to the details submitted in relation to this reserved matters application in relation to access, layout, scale, appearance and landscaping or that it would prevent Members from approving those details if so minded.

f) Conclusion

- 8.21 The proposal provides a well-designed scheme of 38 dwellings which Officers consider responds well to the application site's edge of settlement context. The means of access, layout, scale, appearance and landscaping of the development are considered acceptable subject to consideration of any further comments from consultees. A number of planning conditions are recommended to be included on the approval which would complement the conditions imposed by the Planning Inspector when outline planning permission was granted. Lastly, Members are recommended to approve a deed of variation to the Unilateral Undertaking submitted with outline planning permission allowed on appeal, to ensure that the affordable housing provision is consistent with this reserved matters.

**9.0 Recommendation**

9.1 Subject to:

- i) The consideration of any further comments received from the Highway Authority Hampshire County Council;

**THEN**

9.2 APPROVE reserved matters subject to the following conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
  - a) Site Location Plan – 7333 PL01 P1
  - b) Detailed Site Layout - Sheet 1 - 7333 PL04 P7
  - c) Detailed Site Layout - Sheet 2 - 7333 PL05 P8
  - d) Proposed Tenure Layout - 7333 PL08 P8
  - e) Building Types Plan - 7333 PL10 P7
  - f) Boundary Treatment Plan 1 of 3 - DD608L06 C
  - g) Boundary Treatment Plan 2 of 3 - DD608L07 C
  - h) Boundary Treatment Plan 3 of 3 - DD608L08 B
  - i) External Levels Sheet 1 - 00408-FRH-XX-XX-DR-C-2100 P08
  - j) External Levels Sheet 2 - 00408-FRH-XX-XX-DR-C-2101 P08

- k) External Levels Sheet 3 - 00408-FRH-XX-XX-DR-C-2102 P08
- l) Building Materials Plan - 7333 PL06 P10
- m) Landscape Strategy - DD608L01 E
- n) Planting Strategy Sheet 1 of 3 - DD608L02 C
- o) Planting Strategy Sheet 2 of 3- DD608L03 D
- p) Planting Strategy Sheet 3 of 3- DD608L04 C
- q) Planting Lists & Planting Bed Matrix - DD608L05 B
- r) Self Binding Gravel Footpath - DD608D02
- s) Proposed Access Arrangements – ITB18493-GA-001 rev D within the Transport Statement
- t) Internal site layout visibility analysis and street geometry – ITB18493-GA-006 rev G within the Transport Statement Addendum
- u) Priority Signage and Narrowings Plan – ITB18493-GA-019 within the Transport Statement Addendum
- v) Arboricultural Impact Assessment
- w) Arboricultural Review - Levels Strategy
- x) Section through Ecological Buffer - DD608I01
- y) Proposed Plans and Elevations - Type G1 - 7333 PL25 P4
- z) Proposed Plans and Elevations - Type F1, I1 - 7333 PL26 P3
- aa) Proposed Plans and Elevations - Type E2,F2,H1 - 7333 PL24 P3
- bb) Proposed Plans and Elevations - Type E1 - 7333 PL23 P3
- cc) Proposed Plans and Elevations - Type D1,D2 - 7333 PL22 P4
- dd) Proposed Plans and Elevations - Type B1,B2,C1 - 7333 PL21 P3
- ee) Proposed Plans and Elevations - Type A1,A2,A3 - 7333 PL20 P5
- ff) Proposed Plans and Elevations - Garages - 7333 PL29 P4
- gg) Proposed Plans and Elevations - Double Garage, Cart Port, Garage, Hybrid - 7333 PL028 P3
- hh) Proposed Plans and Elevations - Apartments - 7333 PL27 P5
- ii) REPTILE SURVEY REPORT AND MITIGATION STRATEGY (Hankinson Duckett Associates, July 2023)
- jj) BAT SURVEY REPORT (Hankinson Duckett Associates, September 2023)
- kk) REPTILE SURVEY REPORT AND MITIGATION STRATEGY (Hankinson Duckett Associates, July 2023)
- ll) Technical note (Hankinson Duckett Associates, 7th September 2023), in relation to badgers

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

2. No development hereby permitted shall commence until a desk top study of the former uses of the site land and their potential for contamination has been submitted to and approved in writing by the Local Planning Authority (LPA).



Should the submitted study reveal a potential for contamination, intrusive site investigation and risk assessments shall be carried out, including the risks posed to human health, the building fabric and the wider environment such as water resources, and where the site investigation and risk assessment reveal a risk to receptors, a detailed scheme for remedial works to address these risks and ensure the site is suitable for the proposed use shall be submitted to and approved by the LPA in writing.

The presence of any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the LPA. This shall be investigated to assess the risks to human health and the wider environment and a remediation scheme implemented following written approval by the LPA. The approved scheme for remediation works shall be fully implemented before the permitted development is first occupied or brought into use.

On completion of the remediation works and prior to the occupation of any properties on the development, the developers and/or their approved agent shall confirm in writing that the works have been completed in full and in accordance with the approved scheme.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place. The details secured by this condition are considered essential to be agreed prior to the commencement of the development on the site to ensure adequate mitigation against land contamination on human health.

3. No development, with the exception of clearance and demolition works, shall take place until details of the width, alignment, gradient and type of construction proposed for all roads, footways and accesses (and including, for the avoidance of doubt, the parking courtyard serving plots 1 – 8), including all relevant horizontal and longitudinal cross sections showing the existing and proposed ground levels, together with details of street lighting, the method of disposing of surface water, and details of a programme for the making up of roads and footways, have been submitted to and approved by the Local Planning Authority in writing. The development shall be subsequently carried out in accordance with the approved details.

REASON: To ensure that the roads are constructed to a satisfactory standard and in the interests of deterring crime and anti-social behaviour. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that

appropriate measures are in place to avoid the potential impacts described above.

4. No development shall commence until the measures of tree and hedgerow protection shown in the approved "Arboricultural Impact Assessment" and "Arboricultural Review - Levels Strategy" have been implemented and these measures shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

5. No development hereby permitted shall proceed beyond damp proof course level until details, including product specification and finish (and samples where requested by the Local Planning Authority) of all proposed external facing materials have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be in accordance with the general specification shown in approved drawing "Building Materials Plan - 7333 PL06 P10". The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

6. No development hereby permitted shall proceed beyond damp proof course level until details, including product specification and finish (and samples where requested by the Local Planning Authority) of the hardsurfacing materials to be used in the construction of the block paved roads and driveways, visitor and communal parking areas and private front garden footpaths have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be in accordance with the general specification shown in approved drawing "Landscape Strategy - DD608L01 E". The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

7. No development hereby permitted shall proceed beyond damp proof course level until details of the scale and external appearance of the substation shown on the approved "Detailed Site Layout - Sheet 2 - 7333

PL05 P8” 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.

8. No development hereby permitted shall proceed beyond damp proof course level until details of the scale and external appearance of the cycle stores shown on the approved drawings “Detailed Site Layout - Sheet 1 - 7333 PL04 P7” and “Detailed Site Layout - Sheet 2 - 7333 PL05 P8” 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; To ensure satisfactory provision of storage for cycles.

9. No development hereby permitted shall proceed beyond damp proof course level until details of the scale and external appearance of the bin/bike store shown on the approved “Detailed Site Layout - Sheet 2 - 7333 PL05 P8” (at the entrance to the site from Botley Road labelled “Existing access to flats maintained”) 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; To ensure satisfactory provision of storage for bins and cycles.

10. The development hereby approved shall be carried out in full accordance with the measures set out at Section 5 of the approved “Reptile Survey and Mitigation Strategy” and Section 5 of the approved “Bat Survey Report”.

None of the development hereby approved shall be first occupied until any enhancements set out within those documents have been fully implemented. These enhancement measures shall be subsequently retained.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

11. The landscaping scheme shown on the approved drawings “Planting Strategy Sheet 1 of 3 - DD608L02 C”, “Planting Strategy Sheet 2 of 3- DD608L03 D”, “Planting Strategy Sheet 3 of 3- DD608L04 C” and

“Planting Lists & Planting Bed Matrix - DD608L05 B” shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

12. No dwelling hereby approved shall be occupied until the boundary treatment related to that dwelling shown on the approved drawings “Boundary Treatment Plan 1 of 3 - DD608L06 C”, “Boundary Treatment Plan 2 of 3 - DD608L07 C” and “Boundary Treatment Plan 3 of 3 - DD608L08 B” has been fully implemented. The boundary treatment shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

13. None of the development hereby approved shall be occupied until all means of access shown on the approved drawing “Proposed Access Arrangements – ITB18493-GA-001 Rev D”, all priority signage and narrowing measures shown on the approved drawing “Priority Signage and Narrowings Plan – ITB18493-GA-019 within the Transport Statement Addendum” and all visibility and forward visibility splays shown on the approved drawing “Internal site layout visibility analysis and street geometry – ITB18493-GA-006 rev G within the Transport Statement Addendum” have been fully provided in accordance with the approved details. The accesses, priority signage and narrowing measures shall be subsequently retained. The visibility and forward visibility splays shall be subsequently retained and kept clear of obstructions (nothing over 0.6m in height) at all times.

REASON: In the interests of highway safety.

14. None of the development hereby approved shall be occupied until details of the management and maintenance of the public open space being provided as part of the development hereby permitted have been

submitted to and approved by the Local Planning Authority in writing. The public open space shall thereafter be managed and maintained in accordance with the approved details.

REASON: To ensure the satisfactory appearance of the development and appropriate management and maintenance of areas of public open space.

15. Notwithstanding the provisions of Classes B, E and F of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), none of the following works shall be carried out unless first agreed in writing with the Local Planning Authority following the submission of a planning application:

- a) The enlargement of any dwellinghouse hereby permitted consisting of an addition to its roof;
- b) The provision of a hard surfaced area forward of the principal elevation of any dwellinghouse hereby permitted (with the exception of the private driveways and footpaths hereby approved as shown on the approved drawing "Landscape Strategy - DD608L01 E");
- c) The provision of a building within the rear garden of any of the dwellinghouses on plots 10 - 25 hereby permitted.

REASON: To protect the outlook and privacy of the adjacent residents; The proposed development would be likely to increase the number of bedrooms at the property resulting in inadequate on site car parking; To protect the character and appearance of the locality; To ensure the impacts on nearby trees are taken into account.

16. The first floor windows proposed to be inserted into the northern elevation of the dwelling on plot 26 and the eastern elevation of the dwelling on plot 37 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.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

17. The car ports hereby approved shall be constructed in accordance with the approved details. Thereafter each car port shall be retained without doors at all times so they are available for their designated purpose.

REASON: To ensure adequate car parking provision.

18. No dwelling hereby approved shall be first occupied until the three car parking spaces marked "ex." on the approved drawing "Detailed Site Layout - Sheet 2 - 7333 PL05 P8" have been constructed in accordance with the approved details and provided for exclusive use by occupants of the adjacent property 285 Botley Road. These parking spaces shall thereafter be kept available for the parking of vehicles by occupants of 285 Botley Road unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure adequate parking provision for 285 Botley Road.

**THEN**

9.3 DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

**THEN**

9.4 That Members authorise the completion of a Deed of Variation to the Section 106 along the following lines:

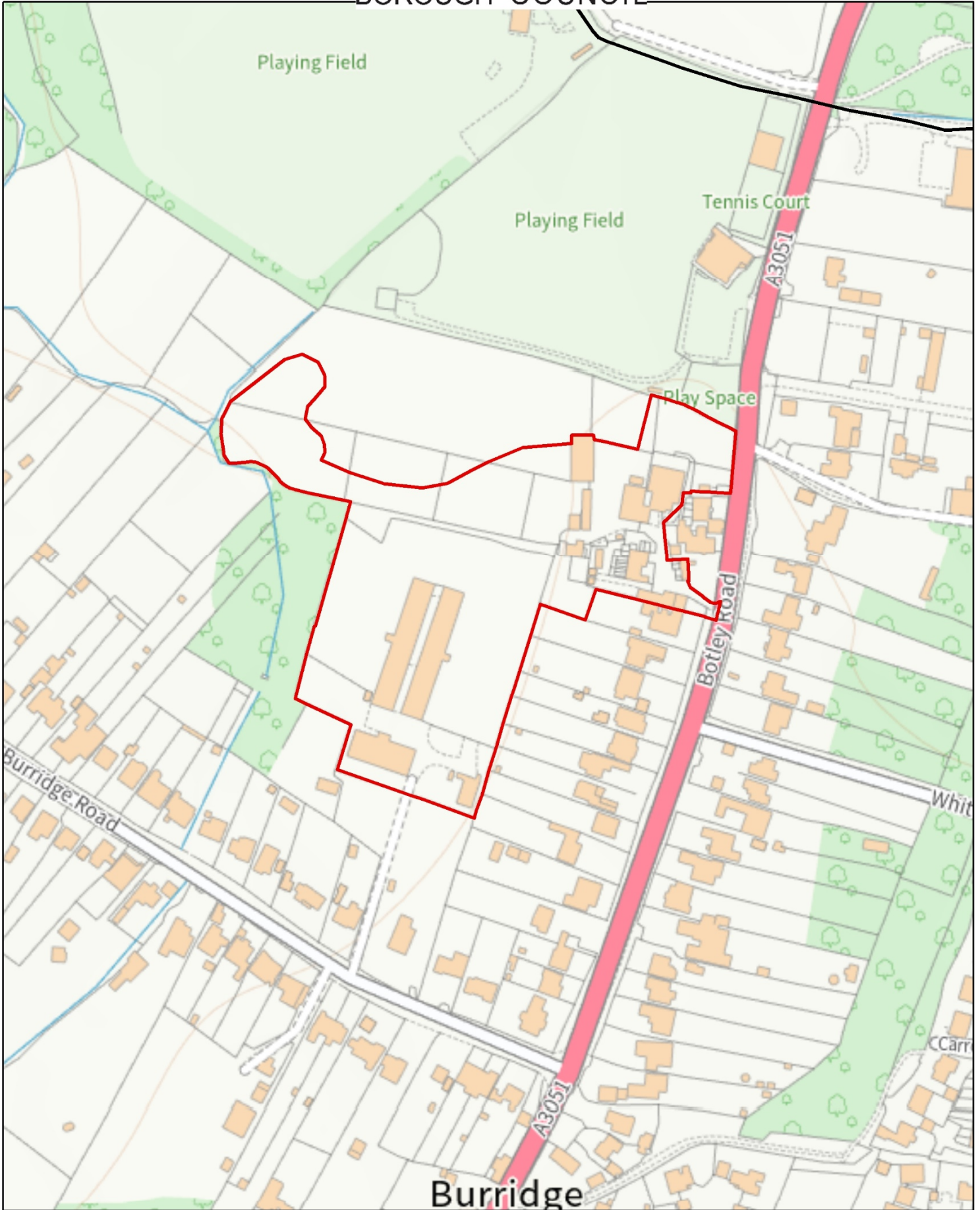
a) To vary the obligation relating to affordable housing provision so as to be consistent with this Reserved Matters approval.

**10.0 Background Papers**

10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

# FAREHAM

BOROUGH COUNCIL



EYERSDOWN FARM QUARANTINE KENNELS  
285 Botley Road, Burridge  
Scale 1:2,500



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