

UPDATES

for Committee Meeting to be held on 13/12/2023

ZONE 1 – WESTERN WARDS

6(2) P/23/1141/FP – Sarisbury Ward

Land at Bursledon Brickworks, Coal Park Lane, Swanwick

The consultation response from Natural England has been received and they have raised no objections to the proposals subject to securing the Nitrate Mitigation credits and payment of the recreational disturbance contributions.

6(4) P/23/0944/FP – Titchfield Ward

Meon Bye Farm, Triangle Lane, Fareham, PO14 4HB

Drainage

The lead local flood authority Hampshire County Council has raised no objection to the revised application. Notwithstanding this, following further discussions with the County Council in relation to concerns raised in the representations received, it is recommended that the applicant provide two channels from the back of the ditch adjacent to the road along the northern edge of the site into the pond in the northern part of the site.

Further details of the size of the drainage ditches along the western and eastern peripheries of the site and the maintenance of these ditches, along with the culvert, should be provided.

The recommendation given in paragraph 9.1 and 9.2 of the Officer report to committee is therefore proposed to be amended as set out at the end of this update.

Tree protection

The recommendation is to be amended accordingly to require tree protection measures within the Construction Environmental Management Plan (CEMP).

Recommendation

The Officer recommendation is hereby amended as follows:

At paragraph 9.1, add the following text before the words “DELEGATE authority to...”

“Subject to the applicant providing:

- a) revised drawings to show two drainage channels from the ditch along the northern boundary of the site to the pond in the northern part of the site to the satisfaction of Officers;*
- b) details of the dimensions of the drainage channels to be created along the western and eastern peripheries of the site to the satisfaction of Officers;*
- c) a revised Construction Environmental Management Plan (CEMP) to include tree protection measures to the satisfaction of Officers;”*

At paragraph 9.2, add the following additional planning condition:

“6. Within one month of the date of this decision notice, details of the maintenance of the drainage channels shown on the approved drawings shall be submitted to and approved by the Local Planning Authority in writing. The drainage channels shall thereafter be maintained in accordance with the approved details.

REASON: To ensure appropriate surface water drainage on the site.”

ZONE 3 – EASTERN WARDS

6(10) P/22/0896/RM – Portchester West Ward

Land east of Downend Road, Portchester

Sports pitches

The Section 106 unilateral undertaking provided at the time of outline planning permission being granted requires a Sports Area to be provided on the site which meets the Minimum Requirements set out in the Council’s adopted Planning Obligations Supplementary Planning Document. Taking into account all 350 houses across both Phases 1 & 2 of the development, the Minimum Requirement for Sports Area is 10,079.52 sq metres (just over 1 hectare).

The proposals in this reserved matters application are for three sports pitches each of a size equivalent to a U7-U8 Mini Soccer pitch. In total the three pitches amount to 4,257 sq metres (just over 0.425 hectares). This means there is a shortfall of 5,822.52 sq metres against the amount secured in the Section 106.

However, the Section 106 unilateral undertaking also states that, in the event the Minimum Requirement for the Sports Area cannot be provided on the development site, the Council may, at its discretion, agree to accept a commuted sum payment in lieu of the onsite provision.

Officers have considered the shortfall in sports pitch provision on the site and taken into account a number of factors, including the ability for the site to accommodate the quantum of housing granted planning permission at the outline stage if a full policy compliant Sports Area was to be provided. The layout of the central parkland where the sports pitches are proposed to be located has been arrived at after extensive discussions between Officers and the developer's design team. The final proposals are for a high-quality open space which provides an appropriate balance between the needs of future residents for sports, recreation, informal and formal play and more natural forms of greenspace. Furthermore Officers have worked closely with the developer's team on delivering a series of sports pitches on a hill side site with a gradient which makes doing so challenging. On balance it is recognised that a reduced quantum of Sports Area provision on the site is appropriate given these site constraints and the desire to achieve a well balanced area of open space which meets the needs of all future residents. On this occasion a commuted sum payment towards off-site provision of sports facilities within the local area is considered acceptable and still necessary to make the development acceptable.

The Officer recommendation in the report is amended to ensure that, before reserved matters approval is granted, a Section 106 legal agreement is entered into by the owner/developer to require the shortfall in Sports Area provision to be addressed by way of a commuted sum payment towards off-site sports facilities.

Recommendation

At paragraph 9.1 of the Officer report, before the words "DELEGATE authority to..." the following words are to be inserted:

"Subject to the applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a commuted sum payment towards off-site sports facilities in the local area to address the shortfall in on-site Sports Area provision:..."

At paragraph 9.2 of the Officer report, the following conditions are to be amended as set out below:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

1. P1693.28 Rev C Site Location Plan

2. P1693.21 Rev. ZG Planning Layout
3. P1693.22 Rev. V Materials Layout
4. P1693.23 Rev. U Building Heights Layout
5. P1693.24 Rev. X Tenure Layout
6. P1693.25 Rev. U Parking Layout
7. P1693.26 Rev. U Refuse Layout
8. P1693.27 Rev. V Enclosures Layout
9. P1693.30 Rev. S Garden Dimension Layout
10. P1693.WS.01 Rev. J Planning Layout – Whole Site
11. P1693.P2.L474.01 L474 Type – Style 1 – Brick: Floor & Roof Plans
12. P1693.P2.L474.02 L474 Type – Style 1 – Brick: Elevations
13. P1693.P2.L474.03 L474 Type – Style 2 – Brick: Floor & Roof Plans
14. P1693.P2.L474.04 L474 Type – Style 2 – Brick: Elevations
15. P1693.P2.L472.01 L472 Type – Style 2 – Brick: Floor & Roof Plans
16. P1693.P2.L472.02 L472 Type – Style 2 – Brick: Elevations
17. P1693.P2.L472.03 L472 Type – Style 2 – Tile Hanging: Floor & Roof Plans
18. P1693.P2.L472.04 L472 Type – Style 2 – Tile Hanging: Elevations
19. P1693.P2.L470.01 L470 Type – Style 1 – Brick: Floor & Roof Plans
20. P1693.P2.L470.02 L470 Type – Style 1 – Brick: Elevations
21. P1693.P2.L470.03 L470 Type – Style 1 – Tile Hanging: Floor & Roof Plans
22. P1693.P2.L470.04 L470 Type – Style 1 – Tile Hanging: Elevations
23. P1693.P2.L470.05 L470 Type – Style 2 – Brick: Floor & Roof Plans
24. P1693.P2.L470.06 L470 Type – Style 2 – Brick: Elevations
25. P1693.P2.L470.07 L470 Type – Style 2 – Tile Hanging: Floor & Roof Plans
26. P1693.P2.L470.08 L470 Type – Style 2 – Tile Hanging: Elevations
27. P1693.P2.L467.01 L467 Type – Style 1 – Tile Hanging: Floor & Roof Plans
28. P1693.P2.L467.02 L467 Type – Style 1 – Tile Hanging: Elevations
29. P1693.P2.L467.03 L467 Type – Style 2 – Tile Hanging: Floor & Roof Plans
30. P1693.P2.L467.04 L467 Type – Style 2 – Tile Hanging: Elevations
31. P1693.P2.L467.05 L467 Type – Style 3 – Brick: Floor & Roof Plans
32. P1693.P2.L467.06 L467 Type – Style 3 – Brick: Elevations
33. P1693.P2.L467.07 L467 Type – Style 3 – Boarding: Floor & Roof Plans
34. P1693.P2.L467.08 L467 Type – Style 2 – Boarding: Elevations
35. P1693.P2.L461.01 Rev. A L461 Type – Style 1 – Tile Hanging: Floor & Roof Plans
36. P1693.P2.L461.02 L461 Type – Style 1 – Tile Hanging: Elevations
37. P1693.P2.L461.03 Rev. A L461 Type – Style 2 – Tile Hanging: Floor & Roof Plans
38. P1693.P2.L461.04 L461 Type – Style 2 – Tile Hanging: Elevations
39. P1693.P2.L368.01 L368 Type – Style 2 – Brick: Floor & Roof Plans

40. P1693.P2.L368.02 L368 Type – Style 2 – Brick: Elevations
41. P1693.P2.L368.03 L368 Type – Style 4 – Brick: Floor & Roof Plans
42. P1693.P2.L368.04 L368 Type – Style 4 – Brick: Elevations
43. P1693.P2.L368.05 L368 Type – Style 4 – Painted Brick: Floor & Roof Plans
44. P1693.P2.L368.06 L368 Type – Style 4 – Painted Brick: Elevations
45. P1693.P2.L459.01 Rev. B L459 Type – Style 2 – Brick: Floor & Roof Plans
46. P1693.P2.L459.02 L459 Type – Style 4 – Brick: Elevations
47. P1693.P2.L459.03 Rev. B L459 Type – Style 3 – Brick: Floor & Roof Plans
48. P1693.P2.L459.04 L459 Type – Style 3 – Brick: Elevations
49. P1693.P2.L459.05 Rev. B L459 Type – Style 4 – Brick: Floor & Roof Plans
50. P1693.P2.L459.06 L459 Type – Style 4 – Brick: Elevations
51. P1693.P2.L458.01 L458 Type – Style 4 – Brick: Floor & Roof Plans
52. P1693.P2.L458.02 L458 Type – Style 4 – Brick: Elevations
53. P1693.P2.L367.01 L367 Type – Style 2 – Brick: Floor & Roof Plans
54. P1693.P2.L367.02 L367 Type – Style 2 – Brick: Elevations
55. P1693.P2.L367.03 L367 Type – Style 2 – Tile Hanging: Floor & Roof Plans
56. P1693.P2.L367.04 L367 Type – Style 2 – Tile Hanging: Elevations
57. P1693.P2.L363.01 L363 Type – Style 4 – Brick: Plans & Elevations
58. P1693.P2.L363.02 L363 Type – Style 2 – Brick Side Gable: Plans & Elevations
59. P1693.P2.L363.03 L363 Type – Style 4 – Brick: Plans & Elevations
60. P1693.P2.L361.01 L361 Type – Style 2 – Tile Hanging: Floor & Roof Plans
61. P1693.P2.L361.02 L361 Type – Style 2 – Tile Hanging: Elevations
62. P1693.P2.L361.03 L361 Type – Style 4 – Brick: Floor & Roof Plans
63. P1693.P2.L361.04 L361 Type – Style 4 – Brick: Elevations
64. P1693.P2.L361.05 L361 Type – Style 4 – Painted Brick: Floor & Roof Plans
65. P1693.P2.L361.06 L361 Type – Style 4 – Painted Brick: Elevations
66. P1693.P2.L361.07 L361 Type – Style 4 – Painted Brick: Floor & Roof Plans
67. P1693.P2.L361.08 L361 Type – Style 4 – Painted Brick: Elevations
68. P1693.P2.L361.09 L361 Type – Style 3 – Brick: Floor & Roof Plans
69. P1693.P2.L361.10 L361 Type – Style 3 – Brick: Elevations
70. P1693.P2.L360.01 L360 Type – Style 2 – Brick: Floor & Roof Plans
71. P1693.P2.L360.02 L360 Type – Style 2 – Brick: Elevations
72. P1693.P2.L360.03 L360 Type – Style 2 – Tile Hanging: Floor & Roof Plans
73. P1693.P2.L360.04 L360 Type – Style 2 – Tile Hanging: Elevations
74. P1693.P2.L360.05 L360 Type – Style 2 – Tile Hanging: Floor & Roof Plans
75. P1693.P2.L360.06 L360 Type – Style 2 – Tile Hanging: Elevations

76. P1693.P2.L360.07 L360 Type – Style 4 – Painted Brick: Floor & Roof Plans
77. P1693.P2.L360.08 L360 Type – Style 4 – Painted Brick: Elevations
78. P1693.P2.L358.01 L358 Type – Style 2 – Brick: Floor & Roof Plans
79. P1693.P2.L358.02 L358 Type – Style 2 – Brick: Elevations
80. P1693.P2.L358.03 Rev. A L358 Type – Style 4 – Painted Brick: Floor & Roof Plans
81. P1693.P2.L358.04 Rev. A L358 Type – Style 4 – Painted Brick: Elevations
82. P1693.P2.L356.01 Rev. B L356 Type – Style 2 – Brick: Plans & Elevations
83. P1693.P2.L356.02 Rev. B L356 Type – Style 4 – Brick Hipped: Plans & Elevations
84. P1693.P2.L356.03 Rev. A L356 Type – Style 4 – Brick: Plans & Elevations
85. P1693.BLK9.21 Rev. C Block 9 – Ground Floor Plan – Style 2
86. P1693.BLK9.22 Rev. C Block 9 – First Floor Plan – Style 2
87. P1693.BLK9.23 Rev. B Block 9 – Second Floor Plan – Style 2
88. P1693.BLK9.24 Rev. B Block 9 – Roof Plan – Style 2
89. P1693.BLK9.25 Rev. B Block 9 – Front Elevation – Style 2
90. P1693.BLK9.26 Rev. B Block 9 – Side Elevation – Style 2
91. P1693.BLK9.27 Rev. B Block 9 – Rear Elevation – Style 2
92. P1693.BLK9.28 Rev. C Block 9 – Side Elevation – Style 2
93. P1693.BC.21 Bin/Cycle Store – Block 9: Plans & Elevations
94. P1693.BLK10.21 Rev. B Block 10 – Ground Floor Plan – Style 2
95. P1693.BLK10.22 Rev. B Block 10 – First Floor Plan – Style 2
96. P1693.BLK10.23 Rev. B Block 10 – Second Floor Plan – Style 2
97. P1693.BLK10.24 Rev. B Block 10 – Roof Plan – Style 2
98. P1693.BLK10.25 Rev. B Block 10 – Front Elevation – Style 2
99. P1693.BLK10.26 Rev. B Block 10 – Side Elevation – Style 2
100. P1693.BLK10.27 Rev. B Block 10 – Rear Elevation – Style 2
101. P1693.BLK10.28 Rev. A Block 10 – Side Elevation – Style 2
102. P1693.P2.AL24.01 Rev. A AL24 Type – Style 2 – Brick: Plans & Elevations
103. P1693.P2.AL24.02 Rev. A AL24 Type – Style 4 – Brick: Plans & Elevations
104. P1693.P2.AL24.03 Rev. A AL24 Type – Style 4 – Brick Hipped: Plans & Elevations
105. P1693.P2.AL32.01 Rev. A AL32 Type – Style 2 – Brick: Plans & Elevations
106. P1693.P2.AL32.02 Rev. A AL32 Type – Style 4 – Brick: Plans & Elevations
107. P1693.P2.AL32.03 Rev. A AL32 Type – Style 4 – Brick Hipped: Plans & Elevations
108. P1693.P2.AL32.04 Rev. A AL32 Type – Style 4 – Brick Hipped: Plans & Elevations
109. P1693.P2.AL32.05 Rev. A AL32 Type – Style 4 – Painted Brick: Plans & Elevations

110. P1693.P2.AL32.06 Rev. A AL32 Type – Style 4 – Brick: Plans & Elevations
111. P1693.P2.AL34.01 AL34 Type – Style 2 – Brick: Floor & Roof Plans
112. P1693.P2.AL34.02 AL34 Type – Style 2 – Brick: Elevations
113. P1693.P2.AL34.03 AL34 Type – Style 2 – Tile Hanging: Floor & Roof Plans
114. P1693.P2.AL34.04 AL34 Type – Style 2 – Tile Hanging: Elevations
115. P1693.P2.AL41.01 Rev. A AL41 Type – Style 1 – Brick: Floor & Roof Plans
116. P1693.P2.AL41.02 Rev. A AL41 Type – Style 1 – Brick: Elevations
117. P1693.P2.AL41.03 Rev. A AL41 Type – Style 4 – Brick: Floor & Roof Plans
118. P1693.P2.AL41.04 Rev. A AL41 Type – Style 4 – Brick: Elevations
119. P1693.P2.AL41.05 Rev. A AL41 Type – Style 4 – Painted Brick: Floor & Roof Plans
120. P1693.P2.AL41.06 AL41 Type – Style 4 – Painted Brick: Elevations
121. P1693.GAR.21 Single Garage: Plans & Elevations – Styles 1, 2 & 4
122. P1693.GAR.22 Single Garage: Plans & Elevations – Style 3
123. P1693.GAR.23 Double Garage: Plans & Elevations – Styles 1, 2 & 4
124. P1693.GAR.24 Garage Pair: Plans & Elevations – Styles 1 & 2
125. P1693.GAR.25 Garage/ Car Port: Plans & Elevations – Style 2
126. P1693.GAR.26 Garage/ Car Port: Plans & Elevations – Style 1
127. P1693.GAR.27 Garage Pair: Plans & Elevations – Style 3
128. P1693.SUB.21 Sub Station: Plans & Elevations
129. HED-1426-DR-0101 Rev. P03 Landscape General Arrangement Plan
130. HED-1426-DR-0102 Rev. P04 Play Area Plan
131. HED-1426-DR-0103 Rev. P03 Landscape Strategy
132. HED-1426-DR-0105 Rev. P03 Landscape Fencing Plan
133. HED-1426-DR-0106 Rev. P03 Detail Area 01
134. HED-1426-DR-0107 Rev. P03 Detail Area 02
135. HED-1426-DR-0108 Rev. P03 Detail Area 03
136. HED-1426-DR-0201 Rev. P03 Hard Landscape Plan
137. HED-1426-DR-0202 Rev. P02 Hard Landscape Typologies
138. HED-1426-DR-0301 Rev. P03 Landscape Planting Plan
139. HED-1426-DR-0302 Rev. P01 Landscape Planting Typologies
140. HED-1426-DR-0401 Rev. P01 Section N
141. HED-1426-DR-0402 Rev. P02 Section O
142. HED-1426-DR-0403 Rev. P01 Section P
143. HED-1426-DR-0404 Rev. P01 Section Q
144. HED-1426-DR-0405 Rev. P02 Section R
145. HED-1426-DR-0406 Rev. P01 Section T
146. HED-1426-DR-0407 Rev. P01 Section U
147. HED-1426-DR-0408 Rev. P01 Section V
148. HED-1426-DR-0409 Rev. P01 Section W
149. HED-1426-DR-0410 Rev. P01 Section X

150. HED-1426-DR-0411 Rev. P02 Section Y
151. HED-1426-DR-0412 Rev. P01 Section G
152. HED-1426-DR-0413 Rev. P01 Section H
153. HED-1426-DR-0414 Rev. P01 Section S
154. HED-1426-DR-0415 Rev. P01 Section I
155. HED-1426-DR-0501 Rev. P02 Play Equipment Detail
156. MILL21118-03 RMA2 Rev. B Tree Protection Plan
157. 091.5015.516 Rev. P01 Section through basin 6&7
158. 091.5015.601 Rev. K Site Levels & FFLs – Sheet 1 of 9
159. 091.5015.602 Rev. K Site Levels & FFLs – Sheet 2 of 9
160. 091.5015.603 Rev. L Site Levels & FFLs – Sheet 3 of 9
161. 091.5015.604 Rev. K Site Levels & FFLs – Sheet 4 of 9
162. 091.5015.605 Rev. K Site Levels & FFLs – Sheet 5 of 9
163. 091.5015.606 Rev. K Site Levels & FFLs – Sheet 6 of 9
164. 091.5015.607 Rev. K Site Levels & FFLs – Sheet 7 of 9
165. 091.5015.608 Rev. F Site Levels & FFLs – Sheet 8 of 9
166. 091.5015.611 Rev. E Site Levels & FFLs – Sheet 9 of 9
167. 091.5015.651 Rev. P01 Breedon Gravel Footpath
168. 091.0015-0007 Rev. P06 Pedestrian Crossing Point Plan
169. 091.0015.001 Rev. E Refuse Vehicle Tracking
170. 091.0015.002 Rev. E Fire Tender Tracking
171. 091.0015.003 Rev. C Car Tracking
172. 091.0015.004 Rev. F Internal Visibility Splays
173. 091.0015.004 Rev. B Extent of Adoption and Geometries Plan
174. 091.0015-008 Rev. P01 Pedestrian Visibility at Crossing Points
175. 091.0015-009 Rev. P01 Goods Vehicle and Car Internal Tracking –
Sheet 1 of 2
176. 091.0015-0010 Rev. P01 Goods Vehicle and Car Internal Tracking –
Sheet 2 of 2
177. Plot-by-Plot Schedule - 5th December 2023 – Layout P1693.21 Rev ZG
178. Arboricultural Impact Assessment & Method Statement
MILL21118aia_ams Rev. B 21/09/2023, dated 12/05/2022
179. Road Safety Audit Stage 1, with Designer's Response M&S Traffic,
dated 21st July 2023
180. Updated Ecology Report 22nd September 2023
181. Landscape Management Plan Rev01, dated 27/09/23
182. Open Space Calculation September 2023
183. P1693.WS.03 Rev L - Ownership & Management Plan whole Site

REASON: To avoid any doubt over what has been permitted

And

3. The following windows 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;

- The north facing upper floor windows in plots 229, 245, 298, 306, 314, 340 & 350;
- The south facing upper floor windows in plots 215, 259, 280, 286, 321, 333, 341 & 347 and in Block 10 for flats 05 & 08;
- The east facing upper floor windows in plots 308, 319 & 233;
- The west facing upper floor windows in plots 181, 199, 311 & 315.

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