

P/14/0639/FP

TAYLOR WIMPEY

PARK GATE

AGENT: WOOLF BOND
PLANNING

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF 18 NO. DWELLINGS, TOGETHER WITH NEW VEHICLE AND PEDESTRIAN ACCESS, ASSOCIATED CAR PARKING, LANDSCAPING AND OPEN SPACE.

PETERS ROAD- LAND TO THE SOUTH OF - PARCEL C LOCKS HEATH HAMPSHIRE

Report By

Kim Hayler - Ext 2367

Site Description

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

This site (Parcel C) and parcel B (P/14/0638/FP refers) subject of the preceding report on this agenda relate to the two remaining parts of the Peters Road Housing allocation.

The site lies on the southern boundary of the Peters Road allocated housing site. The 15 metre buffer zone to the south of the site forms a continuation through the proposed development layout.

A number of trees are located on the west and north boundaries.

Description of Proposal

Erection of 18 dwellings comprising 6 two storey dwellings to the south of the site and a three storey flatted block on the northern side comprising 12 one and two bedroom flats.

The main access into the site is from the new estate roads to the east and the west, linking the site to the wider road network.

An area of public open space would be provided along the northern boundary of the site, joining onto open space permitted under the wider development layout.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

H1 - Housing Allocations

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

H1 - Housing Allocations

Relevant Planning History

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

P/97/0067/OA - Residential Development, access and open space - Non determined - Appeal lodged and dismissed in May 1998

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

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

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

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

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

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

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

undetermined

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

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

P/12/0717/FP - Residential development, erection of 207 dwellings with new vehicle and pedestrian access associated parking, landscaping and open space - Refused - Allowed on appeal - 13 February 2014

P/14/0638/FP - Erection of 9 dwellings with access from Peters Road - see preceding report.

Representations

One objection has been received raising the following concerns:

Against development due to the traffic and noise problems already existing;
Development will increase the traffic - road is already fast and dangerous;
The access should be off Peters Road in one place;
Contractors' vehicles have made it dangerous;
There is no footway on the other side of the road.

Consultations

Environment Agency - No objection

Director of Environmental Services (Refuse and Recycling) -

No objection subject to compliance with the guidance on waste storage and collection requirements for new properties.

Natural England -

The application site is located approximately 1.1 kilometres from Lee-on-the Solent to Itchen Estuary Site of Special Scientific Interest (SSSI). This SSSI forms part of the Solent & Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC).

No objection subject to an appropriate contribution to the strategic mitigation scheme as agreed by the Solent Recreation Management Partnership (formerly SDMP) is secured.

Director of Planning and Development (Ecology) -

No objection subject to the submission of a reptile mitigation strategy (with sufficient detail) sought prior to determination. The approved mitigation measures should subsequently be secured through an appropriate planning condition.

Hampshire County Council (Archaeology) - No objection

Director of Community (Environmental Health - Pollution) - No objection

Director of Community (Environmental Health - Contamination) - No objection subject to conditions

Director of Community (Strategic Housing) -

The planning application proposes the construction of 18 units of residential accommodation. The site forms part of the wider Peters Road application and as such attracts an affordable housing obligation of 40%.

The developer has proposed 6 units will be brought forward as 'intermediate housing' which is regarded as meaning 'affordable housing' in the general sense of the word with the exact tenure still to be determined.

Current policy requires the level of affordable housing offer to be assessed as a measure of the total bedrooms on any proposed development. The developer is proposing to build 18 units representing a total of 39 bedrooms. Nine bedrooms have been proposed as affordable which is equivalent to 23% of the total development.

Further, the application has been submitted alongside another planning application for Peters Road parcel B (P/14/0638/FP) for which the same developer is proposing a further 9 units of housing (29 bedrooms) none of which are proposed to be affordable housing. For the purposes of determining the affordable housing offer it is reasonable to consider the applications in unison.

The combined offer across the two sites equates to 13% of total bedrooms proposed. This is significantly lower than our policy expectations and as such independent viability advice should be sought to ensure the maximum viable proportion of affordable housing is secured.

Director of Planning and Development (Highways) - No objection subject to conditions.

Hampshire County Council (Highways Development Planning) - The site is subject to a Section 106 Agreement between the developer and Highway Authority to secure a Travel Plan.

The off-site highway works associated with this developer are presently subject to a detailed design check and will be secured through a Section 278 Agreement.

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

Southern Water Services - No objection subject to conditions.

Planning Considerations - Key Issues

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

The proposal involves the development of one of the two remaining parcels of land within the housing allocation. The design, scale, massing and appearance of the proposed dwellings reflect that of the wider site approved under P/12/0717/FP.

A continuation of the 15 metre buffer along the southern boundary is provided and an area of public open space is located at the northern boundary which will provide open space linking onto an area of open space to be provided within the approved scheme.

The nearest existing residential property, The Laurels, a bungalow lies to the south west of the site boundary. The nearest proposed dwelling would be sited some 10 metres away at an oblique angle. Officers are satisfied that the living conditions of this property would not be compromised as a result of the new development.

The applicant submitted an affordable housing viability assessment to inform the planning application. The document assessed the viability of both parcels known as parcel C (subject of this application) and parcel B (P/14/0638/FP refers).

The site lies alongside the wider Peters Road development site on which detailed viability evidence was submitted and agreed. The affordable housing contribution was reduced to 10% for the wider site following adoption of CIL.

The current appraisal follows the format and the majority of inputs agreed previously.

The Council has sought independent advice in relation to the viability assessment which has concluded that the general position of the applicant in respect of the case put appears reasonable.

As a result the Council's Director of Community (Strategic Housing) has agreed that the affordable housing offer shall comprise six units in total; all for social rent.

Drafting of the Section 106 Legal Agreement is taking place, and a clause has been added which states that if after 48 months of signing the legal agreement the development is not completed, requesting that a revised viability report be submitted to the Council, to take into account any changes in market conditions and economic conditions which prevail at that time. If the Updated Economic Viability Assessment does not show an increase in the Development as reported profitability at that time there will not be an obligation to provide further affordable housing at that time. There is also a requirement that an updated viability report be submitted annually every twelve months until the completion of the development.

Conclusion

The design principles are considered acceptable and follow the adopted Development Brief for the site. The scheme will bring forward a number of affordable housing units. The relationship with neighbouring properties is considered acceptable. The proposed layout would not compromise the comprehensive development of the remaining areas of the allocated housing site allowed on appeal.

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

Recommendation

Subject to:

(i) the submission of a reptile mitigation strategy;

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

- Contribution towards the Solent Disturbance Mitigation project;
- Provision of affordable housing;
- Suspended contributions and economic viability;
- Retention of and laying out of open space and buffer, including its future maintenance.

PERMISSION:

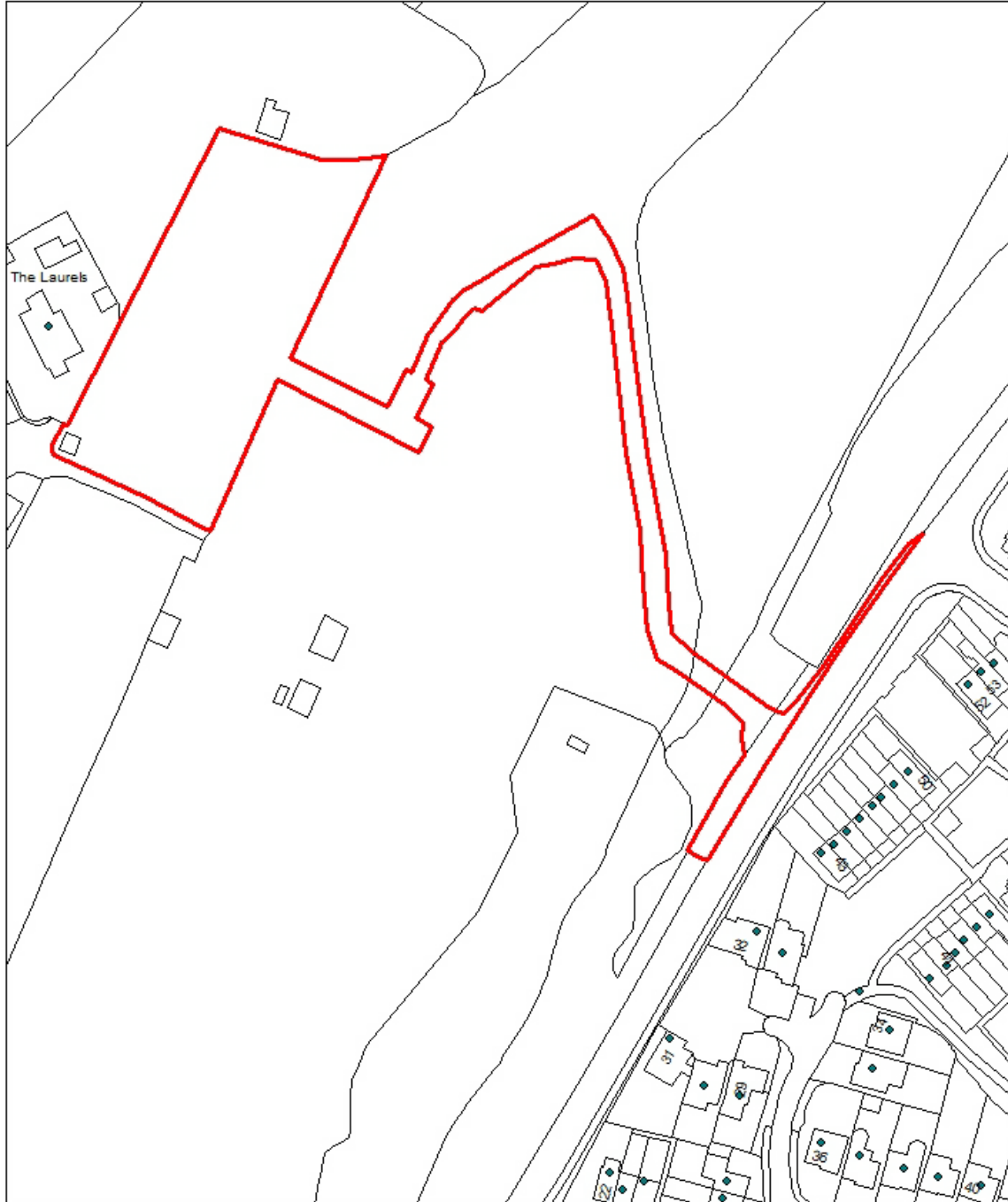
Conditions: materials; levels; boundary treatment; construction traffic management plan; hours of work; no mud on roads; no burning on site; landscaping and implementation; code for sustainable homes level 4; drainage; development in accordance with approved ecology mitigation; details of roads, parking and cycle parking; access and visibility splays; bin storage facilities; contamination; tree protection and remediation of existing soils or the creation of sufficient soil rooting volumes for the proposed amenity tree planting, particularly those within in hard surfaced areas; hard landscaping; parcel A (P/12/0717/FP) to be built out before parcel C.

Background Papers

See site history above.

FAREHAM

BOROUGH COUNCIL



PETERS ROAD
LAND TO SOUTH OF
PARCEL C
SCALE: 1:1,250

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