

PLANNING DEVELOPMENT CONTROL (KNOWLE HOSPITAL) SUB-COMMITTEE

22 February 2005

KNOWLE VILLAGE, KNOWLE AVENUE, KNOWLE, FAREHAM

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

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RECENT REFERENCES:

PDC495 - Knowle Village, Knowle Avenue, Fareham – 13 December 2004

PDC502 – Minutes of Knowle Hospital Sub-Committee, held 13/12/04 – 13 January 2005

EXECUTIVE SUMMARY:

The report updates Members following the last Knowle Hospital Sub-Committee on amended plans submitted and issues for consideration and debate at the Sub-Committee.

RECOMMENDATION:

That the report be noted and any comments be forwarded to the Planning Development Control Committee for consideration.

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DETAIL:

1 Introduction

- 1.1 The Planning Development Control (Knowle Hospital) Sub-Committee met at the Chapel in Knowle Village on the 13 December 2004 to discuss the current application submitted by Berkeley Homes (Southern) Limited for the final 3 phases of development.
- 1.2 At that meeting Officers reported concerns to some aspects of the proposal, and following a presentation by the applicant, public speaking by local residents and debate by Members, the application was deferred to enable negotiation between officers and the applicant.
- 1.3 The report updates Members following negotiations between officers and the applicant, and reports on the amended plans that have submitted following those negotiations.
- 1.4 The amended application comprises phase 3, 6 and 8 of Knowle Village and now comprises the erection of 106 no: dwellings, in two and three storey blocks comprising 18 no: one bedroom; 29 no: two bedroom; 29 no: three bedroom; 15 no: four bedroom dwellings; and 15 no: five bedroom dwellings, associated roads, garages, parking areas and landscaping.
- 1.5 The application seeks the approval of the reserved matters approved by reference W14097/33.
- 1.6 The applicant has withdrawn two elements of the proposal which include the conversion of the sales pavilion and car parking.

2 Detail

- 2.1 Phase 3 is situated to the south western corner of the site adjacent to the listed wall and originally proposed 58 units of accommodation in 3 blocks of flats, with some terraced and some detached dwellings and accommodation over garage.
- 2.2 The amendments include the reduction in the number of units to 50. The main changes in this phase relate to the development adjacent to the listed wall, which has been reduced and now proposes a much looser form of development here with detached housing, which allows for a better relationship between the site and the countryside.
- 2.3 This phase now provides: 6 no. 5 bedroom units, 6 no. 4 bedroom units, 19 no. 3 bedroom units, 15 no. 2 bedroom units and 4 no. 1 bedroom units.

- 2.4 Phase 6 is situated north of phase 3 and occupies a corner plot adjacent to the open space opposite South Block. Originally it proposes 18 units of accommodation which was provided in a block of flats and 5 detached dwellings with accommodation over a garage block.
- 2.5 The amendments include the reduction in the number of units to 11. The main change in this phase relates to the removal of the block of flats adjacent to the open space and the provision of a terrace of 5 town houses.
- 2.6 The provision of town houses provides an enclosure to Phase 6 and retains the formality necessary to address South Block, particularly in views from the east and south.
- 2.7 This phase now provides: 6 no. 5 bedroom units, 5 no. 4 bedroom units and 1 no. 1 bedroom unit.
- 2.8 Phase 8 is situated to the west of south block and originally proposed 47 units of accommodation, provided in 1 large block, some terraced and some detached dwellings and accommodation over a garage block.
- 2.9 Officers were broadly satisfied with this phase, although did have concerns over the flats over the garages proposed, which offered no amenity to the occupiers. The amendments therefore remove the flats over garages in this phase, which reduces the number of units in this phase to 45.
- 2.10 This phase now provides: 4 no. 5 bedroom units, 4 no. 4 bedroom units, 10 no. 3 bedroom units, 14 no. 2 bedroom units and 13 no. 1 bedroom units.

3 Consultations

- 3.1 A detailed consultation exercise was carried out when the application was first submitted, and officers have re-consulted with the relevant consultees on this application.
- 3.2 Consultees include:
- Conservation Officer
 - Hampshire County Council, Highway Engineer
 - Housing Enabling Officer
 - Landscape Architect
 - Arboricultural Officer
- 3.3 At the time of writing this report no responses were received from consultees on the revised application. This will be reported verbally to the meeting.

4 Representations

- 4.1 An extensive neighbour notification was undertaken when the original application was submitted, which generated 39 letters of representation, some of which were received after the Sub-Committee on 13 December 2004.

4.2 A similar extensive neighbour notification has been undertaken with the amended plans, notifying in excess of 100 neighbours including local residents that originally wrote to comment on the application. 7 publicity notices have been displayed in the village and 2 publicity notices displayed in Old Knowle.

4.3 An oral update will be made on any comments received.

5 Planning History

5.1 Outline planning consent for the village was granted in August 1997. The consent was renewed most recently on 21 October 2003 (W14097/33).

6 Relevant Planning Policies

6.1 Development Plan:

Hampshire County Structure Plan Review: UB3, T2, H1, H2, H5, H7, H8, R2, E16

Winchester District Local Plan: NC22, H5, H7, EN5, EN8, EN9, RT3, T9

Winchester District Local Plan Review Deposit and Revised Deposit: NC1, H5, H7, DP3, DP6, DP7, DP12, RT3, RT9, T2, T3, T4

6.2 Supplementary Planning Guidance:

Achieving a Better Mix in New Housing Developments

Knowle Village Development Brief

Knowle Village: A Master Plan for Development

Knowle Village: An Urban Design Framework

Movement, Access, Streets and Spaces

Parking Standards 2002

6.3 National Planning Policy Guidance/Statements:

PPG 1 General Policy and Principles

PPG 3 Housing

PPG 13 Transport

PPG 15 Planning and the Historic Environment

PPG 17 Sport and Recreation

7 Assessment

7.1 The amended application has been submitted following negotiation between officers and Berkeley Homes, taking into account concerns raised by Members at the last Sub-Committee.

7.2 The revisions include the reduction in the number of residential units from 123 to 106 overall, which is a reduction of 17 units in these three phases. Additionally the reduction has predominantly been in the flats and has resulted in the reduction in the number of smaller 1 and 2 bedroom units.

7.3 Phase 3 retains two blocks of flats, which relate to the main loop road through the site. The main changes in this phase have been to remove the blocks of flats which sat adjacent to the listed wall, which would have been visible in views into the site from the south from the countryside and in views from Old Knowle. The new layout provides 2 and 2 ½ storey detached units along this boundary, which helps soften views into the site from the countryside.

- 7.4 The concern over large parking areas has been overcome by the provision of detached units with individual parking. There are still areas of parking, but this has now been broken up and facilitated by the lower density in this phase.
- 7.5 Phase 6 retains the detached 5 no. units which follow the curve in the loop road, which officers did initially raise concerns about. However following discussions between officers and the applicant it is now acknowledged that the constraint of the site by the curve in the loop road and the need for the development to front onto the loop road means that it is difficult to provide the more formal terrace that works so well in Phase 3 on the opposite side of the loop road. Berkeleys have included 500mm high square timber bollards along the back edge of the pavement and provided brick walls with arches to the rear between the dwellings.
- 7.6 The block of flats adjacent to south park (the open space to the front of South Block) has been replaced with a terrace of 5 town houses. Officers consider that the design and formality of this sits comfortably adjacent to South Block.
- 7.7 The flat over the garage has been retained in this phase. It has been re-designed to provide an active frontage onto the green link.
- 7.8 Phase 8 remains predominantly unchanged, with the exception of the removal of 2 flats over garages, which sat in the middle of the phase bordered to the front and back by large car parking areas.
- 7.9 Officers did initially raise concerns regarding the large block of flats which sits to the west of south block. Given the changes in Phase 6 and the removal of the block of flats adjacent to South Park, officers have re-considered this, and consider that the scale, proportion and mass of the building sit comfortably here. It also works well adjacent to the green link.
- 7.10 The application originally included the retention of the salves pavilion, although this along with some informal parking to the south west boundary of the open space area have been withdrawn.
- 7.11 Additionally the applicant has indicated that the application for a new sports pavilion with parking, planning reference W14097/40 will be withdrawn.
- 7.12 The Director of Community Services (now the Acting Director of Development Services) had originally raised strong objections to the application for the new sports pavilion building, and also the insufficient detail relating to the laying out of the sports provision on the open space.
- 7.13 Following a meeting with the applicant, officers from both the Planning Department and Community Services, it has been agreed that a joint consultation exercise will be undertaken by Winchester City Council, Berkeley Homes, Wickham Parish Council and the Knowle Village Residents Association to canvass local opinion on the most appropriate provision at the open space.
- 7.14 The Community Services Department are co-ordinating the consultation exercise, which will involve an initial letter to local residents to seek their views on the type of sport provision they would wish on the site. This will enable a number of designs to be prepared to further consultation, which will include the best location for a sport pavilion, car parking and the laying out of the open space.

7.15 This process will take some time, and it does not seem reasonable to delay the determination of the application for Phase 3, 6 and 8 pending the outcome of the consultation exercise with local residents.

8 Affordable Housing

8.1 The Housing Enabling Officer has yet to comment on the revised application, although in accordance with the outline consent and legal agreement, the applicants are required to provide 20% affordable housing through the site, and 20% of that to be Low Cost Open Market Housing.

9 Conclusions

9.1 Officers consider that the amended plans have taken into account initial concerns outlined in the report submitted to the Sub-Committee on the 13 December 2004 and have taken into account concerns raised by Members at that meeting.

9.2 The publicity for neighbour representations and comments from the Parish Council along with detailed comments from consultees is yet to be provided; therefore it is inappropriate to make a formal recommendation at the time of writing this report.

9.3 A formal recommendation will be made to the Sub-Committee following the receipt of consultation responses and taking into account representations made by the public and Parish Council.

OTHER CONSIDERATIONS:

10 CORPORATE STRATEGY (RELEVANCE TO):

10.1 Homes and Environment: to provide affordable homes in safe and pleasant environments for all sectors of our community.

10.2 Green Agenda: to minimise pollution and waste and to make efficient use of resources

10.3 Social Inclusion: to ensure that everyone can play a full part in the life of their community.

10.4 Customer Service: to provide a high standard of customer service in all that we do.

10.5 Cultural and Leisure Opportunities: to increase access to cultural and sporting activities.

11 RESOURCE IMPLICATIONS:

11.1 To be met from existing budget allocations and staff resources

BACKGROUND DOCUMENTS:

Files: W14097/18, W14097/33, W14097/40

Knowle Village Development Brief
 Knowle Village: A Master Plan for Development
 Knowle Village: An Urban Design Framework