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| APPLICATION NO. | 20/01959/FULLS |
| SITE | Land At Plot 64 Oxlease Meadows, Romsey, Hampshire, SO51 7AB, ROMSEY EXTRA |
| COMMITTEE DATE | 16 March 2021 |
| ITEM NO. | 8 |
| PAGE NO. | 27-59 |

1.0 **AMENDMENTS**

1.1 Additional updates are provided in relation to affordable housing requirements, highways and ecology. An amendment to the recommendation is proposed in addition to an amendment to Condition 21.

2.0 **CONSULTATIONS**

2.1 **Planning & Building (Ecology)** – No objection to amended details submitted but further details required in relation to;

- Further details on the construction of the woodland pathway, and the subsequent habitat clearance.
- Clarification of the location of the boundary fences to take into account the SSSI buffer.
- Further information on the proposed management of the ecological buffer and retained areas of woodland.

3.0 **PLANNING CONSIDERATIONS**

3.1 **Affordable Housing**

An assessment of the need for affordable housing provision is provided at paragraphs 8.17 and 8.18 of the Officers recommendation. However this assessment is on the basis that the site is treated separately from the Oxlease Development to the south. This approach was agreed with the Housing Officer but the background information was not presented in the recommendation. For members information those considerations are outlined below.

3.2 The Affordable Housing Supplementary Planning Document (SPD) 2020 seeks to address potential scenarios whereby the provision of affordable housing could be avoided. Specifically paragraphs 6.21 and 6.22 provide examples whereby sites are developed at a deliberately low density or in a piecemeal fashion in order to avoid affordable housing provision.

3.3 In this case the second example would be more relevant. However, as is indicated in the principle of development considerations, the time limit for the submission of reserved matters as part of the previous outline consent has expired and as a result the application site has to be considered independently as a development for 4 dwellings rather than an expansion of the Oxlease

development from 63 to 67 dwellings. As is stated in the SPD “The Council reserves the right to scrutinize site/ownership boundaries, density and unit mix” in order to assess if there has been any attempt to avoid the provision of affordable housing. In this case it is apparent that the ownership of the site was retained by the applicant whilst the remainder was sold to Bellway some time ago. The previous intention to develop the site for a single dwelling did not come forward and could not now be submitted as a reserved matter. In this instance it was agreed with the Housing Officer that there was no attempt to circumvent the provision of affordable housing and the site should properly be considered as a new and separate development from Oxlease Meadows.

3.4 **Highways**

Firstly it is necessary to clarify a contradiction in the Officers report in relation to the access arrangements permitted under the Outline application relating to Oxlease Meadows. Paragraph 8.7 identifies that the outline permission granted a residential use of the site, albeit for a single dwelling, accessed via the Oxlease Meadows development to the south. However this is incorrect and the outline permission granted access to the site from Cupernham Lane to the northeast as is stated in paragraph 8.29 under the highways considerations. The safety of the proposed access remains as considered in the Officers report but further consideration of the restriction of any through route is required.

3.5 Condition 25 of the Oxlease Outline permission limited the use of the access from Cupernham Lane to access to Plot 64, the maintenance compound and emergency access to the remainder of the site. However it did not secure details of any physical works to restrict the use. This is likely to be as a result of the development to the north not having been proposed at that time.

3.6 However the current application would effectively replace the outline permission with a new full planning permission for the proposed access from the south. Given the development to the north it is considered necessary to secure details of physical restrictions to limit any vehicle movements between the Oxlease Meadows and Meadow View sites. In addition the proposed plans do not currently include details of the provision of pedestrian and cycle access between the sites which is considered necessary. As a result an amended condition (21) is proposed to reflect the requirements.

3.7 **Ecology**

3.8 The Officers recommendation included provision for completion of consultations with Natural England. However those consultations have been completed with Natural England raising no objection to the proposals subject to the imposition of conditions to protect the SSSI which are already recommended. As a result the recommendation has been amended to reflect the completion of the consultation.

3.9 As is described at paragraphs 8.45 and 8.46 of the Officers report some

additional ecological information was under consideration at the time the recommendation was drafted. The Ecology Officer has raised no objection to the details of the 10m buffer from the pond to Plot 4 and the details of the new relocation but has advised that further details be submitted as indicated above (para 2.1). As a result the recommendation has been amended to allow the completion of satisfactory consultations with the Ecology Officer and the addition/amendment of conditions to resolve the outstanding matters which are relatively minor and are not considered to alter the overall consideration of the application.

4.0 AMENDED RECOMMENDATION

Delegate to Head of Planning & Building for completion of satisfactory consultation with the Ecology Officer, including the addition or amendment of relevant ecology conditions, and s106 legal agreement to secure;

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land, and**
- **New Forest SPA contribution.**
- **Future management of on-site landscaped and biodiversity enhancement areas outside of residential garden areas for a minimum period of 10 years.**
- **Provision of off-site Ecological Compensation and Enhancement Strategy land and detailed future management plan for a minimum period of 10 years.**

Then PERMISSION subject to Amended Condition 21 below and as listed in the agenda:

AMENDED CONDITION

- 21. Prior to the first occupation of the dwellings hereby permitted details of the physical restrictions to limit the use of the vehicular access from Cupernham Lane to emergency access only and the provision of a pedestrian and cycle link shall be submitted to and approved in writing by the local planning authority. Emergency access restrictions and the pedestrian/cycle link shall be installed in accordance with the approved details and retained in perpetuity. Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.**