



**FAREHAM BOROUGH COUNCIL
LOCAL PLAN PART 2
DEVELOPMENT SITES AND POLICIES PLANS**

ISSUE 7: HOUSING ALLOCATIONS

REPRESENTATION DREP 408

**LAND EAST OF BYE ROAD, SWANWICK
FOR SELF BUILD**

FOR MR S. DUNLEAVY

Prepared By:

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October 2014

1.0 INTRODUCTION

- 1.1 Representations have been made separately in respect of the Duty to Cooperate and the “soundness” of the Plan. The representations in respect of the Duty to Cooperate and “soundness” issues respond to the Inspector’s Questions 7.1-7.4 and it does not seem necessary to refer to these again.
- 1.2 This Representation refers specifically to the site specific considerations.

2.0 INSPECTOR’S QUESTIONS

- 2.1 With regard to Question 7.5, it is contended that the Council has not made sufficient allocations to meet the ‘shortfall’. More allocations must be made.
- 2.2 The site on land east of Bye Road adjoins the existing settlement boundary and it could make a modest contribution towards housing numbers. However, the proposal is to provide 9 plots for self builders.
- 2.3 The land owner is strongly supportive of the development of self build unhits and in support of this proposal a Pre-Application proposal has been submitted to the Council (a copy has been attached to this Representation). A response has not been received to the Pre-Application proposal as yet.
- 2.4 It can be seen from the Pre-Application submission that most aspects that would support a planning application have been investigated.
- 2.4 Local Plan Part 2 provides a very supportive policy in favour of “Self Builders” but, as far as can be ascertained, there are no allocations to provide for self builders and no known self build proposals.
- 2.5 There is strong government support for self build projects and Councils have been exhorted to make appropriate provision.

3.0 CONCLUSION

- 3.1 The Inspector is requested to recommend the modification the Plan to allocate this site for a self build project. Appropriate revision to the settlement boundary should be made.



PLANNING STATEMENT

FOR

**ERECTION OF 9 DWELLINGS, GARAGES AND
ACCESS
FOR SELF BUILD**

ON

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PRE-AMBLE: SELF BUILD

There is strong government support for the self build movement. Nick Boles, the former Planning Minister stated earlier this year that:-

“There is huge potential for many more people to take up the opportunity to build their own home as a cost-effective way into home ownership,” he added that self-build isn't just for retirees or “people who want to build an amazing house out of goat hair.”

“The reality is that custom building a house can be a cheaper way to provide a home for you and your family, and I want to see many more people making use of it.”

The government has even provided a “self build portal” to provide information for self builders.

Self build also facilitates very sustainable solutions as self builders tend to maximise the use of sustainable options such as rain water harvesting and ground source heating.

The site adjoining Bye Road offers the opportunity to provide some common and shared solutions for the mitigation of surface water disposal and foul drainage.

If the principle can be agreed, a Development Brief will be prepared to guide the prospective self builders so that a coordinated approach is ensured.

1.0 INTRODUCTION

- 1.1 This pre-application is submitted to Fareham Borough Council on behalf of Dunleavy Holdings. A development of 9 plots is proposed for sale to “self-builders”. The government has shown strong support for self build. The plots will be marketed to prospective self builders.
- 1.2 The land east of Bye Road has been owned by Dunleavy Holdings for over 17 years. It was acquired when a company within this group, August Homes, developed a house on the frontage to Swanwick Lane. The purchase of the site included the land to the rear. When the new house was sold, Dunleavy Holdings retained the land within the same ownership.
- 1.3 The site was promoted in the course of the previous Borough Local Plan. The development was rejected at that time primarily because the local planning authority had made adequate housing provision elsewhere in the Borough.
- 1.4 The land has subsequently been submitted to the Council in response to the Strategic Housing Land Availability Assessment (SHLAA) process and, more recently, as part of the ‘call for sites’.
- 1.5 The landowner has consistently supported the proposal for a self build development on the land. This proposal has been submitted as a Response to the emerging Local Plan (copy attached).

2.0 SITE DESCRIPTION AND LOCATION

- 2.1 The site lies within the area of the Borough known as Lower Swanwick. The land is bounded to the north and west by the houses on Bye Road and Swanwick Lane respectively. To the east, there is the ‘garden land’ attached to N^o 177 and beyond this further garden land to properties on Swanwick Lane which gradually narrows as the Lane becomes a track.
- 2.2 The site within the ‘red line’ measures 0.48 hectares. There is additional land in the same ownership shown edged ‘blue’ that comprises a copse.

- 2.3 The site is relatively close to a wide range of shops and facilities. The nearest shops are located in Bridge Road at Sarisbury Green at 2 kms (1.3 miles) with the Tesco's Superstore at Windhover Roundabout at 2.8kms (1.78 miles).
- 2.4 There are bus stops in Swanwick Lane. There are a wide range of bus services on Swanwick Lane and there are an even wider number of services along the A27. Bursledon Railway Station provides services to Southampton and Portsmouth and beyond.
- 2.5 There is the major employment area at the NATS Air Control Centre which is within walking distance. There is a Primary School at Sarisbury Green at about 2kms (1.34 miles) from the site.
- 2.6 The land has been unused for many years and it was formerly used a paddock. It is an isolated area of land as the land beyond to the east forms the gardens of properties on Swanwick Lane and Walpole Lane.

3.0 DEVELOPMENT ISSUES

- 3.1 Consultants have been engaged to examine the development issues that have to be addressed. All of the relevant issues have been resolved. The main points are set out the following paragraphs.

Highway Access

- 3.2 The Highway Consultants, Bellamy Roberts, have prepared a Report that demonstrates that access can be provided to the land from Bye Road. The Richard Parker Consultancy has provided a detailed plan showing the access arrangements.
- 3.3 Access to the site is proposed from Bye Road. August Homes, a subsidiary of Dunleavy Holdings, also constructed the dwellings at N^{os} 23, 25 and 27 Bye Road and retained the land in front of the houses to facilitate access to this land.
- 3.4 Mr Dunleavy of Dunleavy Holdings previously owned the property at N^o 21 Bye Road and he retained land to provide the necessary is radii to ensure access can be provided. This is shown on Plan 3.

Flood Risk and Surface Water Disposal

- 3.5 The site lies in Flood Zone 1. The land slopes down from Swanwick Lane to the stream at the south western end of the site. There have been no flood incidences of any type. The drainage engineers, Opus International, produced a Flood Risk Assessment in 2010 that demonstrated that there are no issues.

Surface Water

- 3.6 Surface water drainage has been investigated by consultants and it is likely that a reed bed/swale system will be provided to drain surface water within the development down to the stream.

Foul Drainage

- 3.7 Discussions with Southern Water have indicated that there is capacity for up to 14 dwellings at the site. Foul water could be discharged to the public sewer by gravity without any requirement for a pumping station.
- 3.8 A planning application will be accompanied by an updated report to confirm that capacity is available for 9 dwellings.

Ecology

- 3.9 The ecological consultants, ECOSA, have undertaken Phases 1 and 2 of the required ecological surveys. However, these surveys were undertaken in 2010 and will require updating.
- 3.10 A total of seven Phase 2 reptile survey visits were made between 28 May and 23 June 2010. The survey revealed an estimated minimum population size of 40, indicating that the site currently supports an exceptional slow-worm population.
- 3.11 On the basis of ECOSA's findings, an ecological mitigation strategy will need to be devised and a scheme for the translocation of all reptiles from the site prior to development works commencing will need to be agreed.

Trees

- 3.12 The trees have been surveyed by CBA Trees Ltd. Most of the trees are around the perimeter of the site with the exception of the copse in the southwest corner which is now the subject of a Tree Preservation Order. Tree Preservation Order FTPO 605 described as Land east of 23 Bye Road was made on 23 January 2008. It covers the significant trees towards the southern portion of the site.
- 3.13 There is an area of trees in the form of a copse that it is proposed to retain. This land is shown edged 'blue' on the plan.
- 3.14 The main body of the site is free of trees. It has recently been cleared of scrub.
- 3.15 To facilitate the proposed development, a small amount of tree felling of category 'R' trees will be required along the site's western boundary.
- 3.16 An updated Tree Survey and Root Protection Plan will be provided with a planning application.
- 3.17 It is recognised that most of the above information will require updating.

4.0 POLICY CONSTRAINTS

- 4.1 There are few policy constraints. There is policy support for Self Build Housing at paragraph 5.181 of Local Plan Part 2 but there is no criterion for the selection of sites. I have identified the two most significant policy issues.

Countryside Designation

- 4.2 The land lies adjacent to the urban boundary but it lies within the countryside. However, the land is isolated from other areas of countryside which means its future use for agriculture or horticulture is very limited. The land is bounded to the north and west by the houses on Bye Road and Swanwick Lane respectively. To the east, there is the 'garden land' attached to N^o 177 and beyond this further garden land to properties on Swanwick Lane which gradually narrows as

Walpole Lane divides from Swanwick Lane and the gardens become shorter.

- 4.3 The land has not been used for the past 17 years and prior to this it was used to graze horses.

SINC

- 4.4 There is a stream on the southern boundary beyond the copse. The stream and its valley are designated as a SINC (see Plan). The SINC and the copse severely limit development opportunities and the usefulness of the land.

- 4.5 The ecological report advises that it is necessary to provide an 8 metre buffer between the stream and the nearest dwellings/development. This has been met by excluding this land from the proposed development site. This buffer includes the copse which also performs this function of separation and protection.

The Local Gap

- 4.6 The site adjoins the urban area boundary (see extract from the Proposals Map of the Local Plan). It is understood that the Local Gap designation is due to be dropped once Local Plan Part 2 has been adopted.

Landscape Issues

- 4.7 A Landscape Assessment has been prepared by Terra Firma Landscape Architects. Their Report demonstrated that most of the site could not be seen from the wider countryside and, furthermore, the houses that were visible were the existing ones on Swanwick Lane that protrude above the skyline. This will remain the case as any development will be on lower ground.

Housing Layout

- 4.8 A housing layout has been prepared that indicates that 9 dwellings can be accommodated on the site.

Sustainability

- 4.9 The site lies on the edge of the settlement known as Lower Swanwick and relatively close to a wide range of shops and facilities. The nearest shops are located in Bridge Road at Sarisbury Green at 2 kms (1.3 miles) with the Tesco's Superstore at Windhover Roundabout at 2.8kms (1.78 miles).
- 4.10 There are bus stops in Swanwick Lane. There are a wide range of bus services on Swanwick Lane and there are an even wider number of services along the A27. Bursledon Railway Station provides services to Southampton and Portsmouth and beyond.
- 4.11 There is the major employment area at the NATS Air Control Centre which is within walking distance. There is a Primary School at Sarisbury Green at about 2kms (1.34 miles) from the site.
- 4.12 The River Hamble which flows to the Solent offers excellent sailing opportunities and the marinas provides both employment opportunities and major leisure facilities.

5.0 THE PROPOSAL

- 5.1 The proposed layout shows 9 detached dwellings which provide for 4 and 5 bedroom units. The scheme includes car parking provision of 3 spaces per unit, in accordance with the Council's Residential and Car Parking Standards SPD.
- 5.2 The site area is 0.49 hectares. This excludes the copse as it cannot be developed (0.3 ha). There is a stream at the bottom of the site beyond the copse which adjoins the SINC and there is a requirement to provide an 8 metre buffer from the stream. As a result, the land that adjoins the Copse has limited potential which means that residual land upon which development is proposed is all that is available for development in respect of the land.

Development Brief

- 5.3 It is proposed to sell the plots to "self builders". A Development Brief will be prepared to guide development and to ensure that there is

Land east of Bye Road, Swanwick, Southampton

consistency in the design of the housing. It is proposed to submit an outline planning application with layout and access to be approved.

- 5.4 The Brief will ensure that all of the dwellings are constructed to the highest sustainable standards. It is proposed that there will be common facilities on site such as rain water harvesting and ground source heating.

Access

- 5.5 Access will be provided from Bye Road. The access road to serve the plots will be constructed independently of the sale of the plots. It will be constructed to adoptable standards and maximising sustainability by the provision of permeable paving. If necessary a revised radii into the site from Bye Road can be provided (see Plan 3).
- 5.6 The attached layout shows a 5.5m wide highway with a 1.8m footpath on one side. It may be preferable to reduce the width of the highway.
- 5.7 The access road and main services will be provided to serve the individual plots.

Affordable Housing

- 5.8 It is proposed to make a financial contribution towards the provision of affordable housing. The development of the “self-build” plots makes it difficult to accommodate affordable housing within the scheme.

Landscape

- 5.7 A landscape scheme will be submitted with the planning application.

Other Matters

- 5.8 Cycle and refuse storage can be provided within each curtilage.

6.0 CONCLUSION

- 6.1 The land that is the subject of this Pre-Application submission is an isolated area that has been left following the development of housing on Swanwick Lane. It has been vacant for many years.
- 6.2 The site is relatively small and if the scheme was supported it is proposed to market the plots to self builders. All of the purchasers will be obliged to meet the government's requirements with regard to self build ie funded by the purchaser and occupied for a minimum of three years.
- 6.3 The purchasers will be obliged to meet the highest standards of sustainability for each house and contribute towards the achievement of high sustainability levels in the common areas (ie SUDS, rain water harvesting and ground source use where appropriate).
- 6.4 A Development Brief will be prepared to which all purchasers will be obliged to commit. This is to ensure that there is common design theme for all of the plots. It is anticipated that the designs will have the appearance of traditional housing.
- 6.5 The land owner will provide the access and services and ensure that there is a management scheme in place to maintain the common areas including the trees within the copse and the proposed swale.
- 6.6 It is proposed to appoint a Project Manager to coordinate the projects.
- 6.7 The site adjoins the settlement boundary and an objection has been submitted to the emerging Local Plan Part 2 seeking its inclusion within the urban area.

APPENDICES AND PLANS

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|------------|-----------------------------------------------------------------------------------------|
| Appendix 1 | Copy of the Objection to the Definition of the Settlement Boundary (Local Plan Part 2). |
| Appendix 2 | Article in the Planner re Self Build |
| Plan 1 | Location Plan |
| Plan 2 | Draft Layout for 9 dwellings |
| Plan 3 | Highway Plan showing revised radii close to the entrance to the site. |



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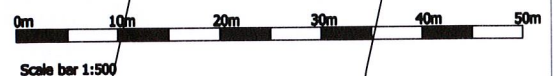
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Land at Bye Road Swanwick
Pre-application Consultation Plan

Scale: 1:500

Plan no. WW190/SP/09.09.14

OS Lic No 100017622



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25.00

potential impact of proposal // Planning officers express concern over impact of proposed three-tier system

Impact of Budget shake-up

BUDGET MEASURES

Budget revealed that the government will support a new garden city at Ebbsfleet in Kent and a development prospectus will be published "by Easter 2014". It said a development corporation will be formed to "drive the creation" of the new garden city. The government will consult on new proposals to allow warehouses to be converted into homes and to expand car parking without planning permission. A specialist planning court will be set up on 6 April to "fast-track" disputes, including big infrastructure projects", according to the Budget document. The government will fund a pilot scheme "for passing a share of the costs of development directly to local households".

at the prior approval process for the bills of the planning actually it risks more efficiency of decision-making and administrative burden." The CLG would not reveal any details about the proposals. A spokesman said: "We'll be consulting on measures shortly."

Self-builders to be given the right to a plot under proposal influenced by think-tank

By Jamie Carpenter

A proposal in the chancellor's Budget to give self-builders the "right to a plot" from councils appears to be the latest in a growing list of government policies to be drawn from recommendations published by the Policy Exchange think-tank.

George Osborne last week revealed that the government will consult on a new "right to build", giving custom builders a "right to a plot from councils". His Budget document said that the government would test the operation of this approach with "vanguard" local authorities.

The announcement echoes a recommendation in a report written last year for Policy Exchange by Alex Morton, who joined Number 10 to advise the Prime Minister on housing and planning in December.

Morton's March 2013 report – titled *A Right to Build* – recommended that councils that fail to hit their own housing targets should be required to release land for self-build housing to local people.

The report proposed that once local authorities know their housing shortfall "and so the total of new self-build homes required to hit housing targets is known, councils



Self-build housing in Woolwich: councils may have to allocate plots to self-builders

should use land auctions to procure cheap land for self-builders".

Ted Stevens, chair of membership body the National Self Build Association, said that the organisation was "excited by the potential" of Osborne's announcement.

He said that the "biggest hurdle" facing self-builders is getting hold of land. "It's the killer for most self-builders," he added.

Stevens said that he understood that the proposal would "add some teeth" to the National Planning Policy Framework. "What this is likely to do is say that if a council has a lot of demand [for self-build plots] and it's doing nothing, then

self-builders can challenge the council to pull its finger out."

The government's recent permitted development changes, including controversial measures to allow offices to be converted to homes without planning permission, followed a 2011 Policy Exchange report which urged ministers to make it easier to convert vacant buildings in the A and B use classes to homes.

The Budget contained proposals for a further shake-up of change of use rules, including new permitted development rights allowing warehouses and light industrial buildings to be converted to homes (see *News Analysis*, p8).

Further Budget details can be viewed online at PlanningResource.co.uk/march-2014

PLANNING STATS

74%
Proportion of major planning applications decided within 3 weeks between October and December, according to CLG statistics

3,000
Number of seats in a new stand at Lord's cricket ground given the green light by Westminster City Council



15,000
The number of homes in the garden city that chancellor George Osborne wants to build at Ebbsfleet, Kent

58
The number of storeys in a residential tower at Canary Wharf approved by the London Borough of Tower Hamlets

