

34310/041 RES Approval of Reserved Matters Phase 2 - Lowsley Farm Development Site

Although this application covers reserved matters of:

- layout
- scale
- appearance
- landscaping

the serious issue of drainage has not been covered as can be seen by EHDC Drainage department comments and therefore this council will also put forward comments on this regard.

Layout and Scale

The layout has merits to there being mix of storey heights, design and size of dwellings throughout the development. It is recognised that the majority of the identified need for affordable housing is for one and two bedroom properties, and this will be provided mainly in the form of apartments. There is no objection to these being centrally sited in the development. We note that other affordable housing has been mixed with the market housing.

We note that there is no provision for purpose built housing for residents with disabilities, nor has it been possible to ascertain whether the size of rooms meets minimum room standards.

The layout of the parking spaces and garages is poor in that tandem parking is likely to result in an increase of vehicle movements on and off private drives. Parking to the front of some of the properties makes good use of frontages but presents a street scene that is predominantly car led. This is exacerbated by limited hedging and screening and it is considered that this should be greatly improved.

Although the bollards (between nos. 23 and 24) to the northern section of the site are designed to prevent public through traffic, it is envisaged that these may present problems of increased traffic movements by drivers trying to access different parts of the development. Therefore clear signage must be displayed to give direction to residents, visitors and delivery vehicles.

Appearance

The applicant proposes a mix of styles including brick and render to match local design. The proposed mix of property types should avoid a uniform appearance to the street scene and add interest.

Car Parking

Mention has already been made above of the possible increase in vehicle movements due to the amount of tandem parking proposed throughout the development.

The amount of car parking provision is considered to be inadequate and only follows minimum parking standards. For a development on the outskirts of Liphook it is likely that the majority of travel will be by vehicle and measures should be taken to avoid on-street parking. The number of visitor spaces is woefully inadequate, only one extra space is located centrally to the development; the others are on boundaries of the site. Two are located close to one of the mature oak trees on an open space area

and are likely to encourage encroachment on to the green areas. No additional allowance has been made for any disabled parking.

Cycle Storage/Parking

The suggestion of a shed space for cycle parking is totally inadequate. Homeowners use garden sheds for the storage of garden implements. Cycling for all the family should be encouraged therefore providing only one cycle space is also inadequate. Consideration should be given to the provision of purpose built cycle hanging space within garages and a separate secure purpose built cycle container for dwellings without garages. This is also beneficial for disabled vehicles such as mobility scooters.

Landscape

There appears to be minimum tree planting proposed. It is acknowledged that consideration needs to be given to maintaining sight lines and access to pedestrian routes but trees provide shade, absorb pollution, provide nesting and roosting sites and are of great public amenity. Consideration should be given to increased provision of both specimen trees and small urban trees together with careful consideration of the species likely to be able to cope with the high groundwater levels.

The proposal for bins to be located in garages or gardens is unacceptable as this either takes up valuable parking space for cars/cycles or detracts from the amenity value in gardens. Properties may have up to four bins (refuse, recycling, green and food waste) and these can be unsightly in the street scene, therefore consideration should be given to discrete, concealed storage areas for bins.

Foul and Surface Water Drainage

The applicant *“recognises that due to the impermeable nature of the underlying site geology and the presence of high groundwater levels that infiltration as a method of surface water is not feasible.”*

Although the open attenuation ponds are only expected to contain water after a significant rainfall event, the gradient and depth of these ponds are of concern whether empty or containing water. Safety signs, toddler proof fencing/hedging are a minimum requirement and conditions should be imposed to ensure adequate maintenance and regular inspections are carried out and that all signs and fencing is vandal-proof and has an adequate life expectancy with conditions imposed to replace as necessary. Any problems or solutions identified from the Phase 1 development should be taken into account and implemented in Phase 2.

Recommend that conditions are imposed on each of the dwellings to ensure that any future ground-works and surfacing are permeable and do not exacerbate potential problems with surface water flooding.

Reassurance sought that all upgrading works to the existing foul sewer network are completed and tested before any construction commences.

Reassurance sought as to the management proposals for regular monitoring, maintenance and evaluation of the proposed attenuation tanks and open attenuation ponds and their proposed protection measures.

Climate Change/Sustainability

The application makes no proposals to address these important issues. There does not appear to be any proposals to implement any renewable energy initiatives, nor to use more environmentally sustainable building materials and design.

Delivery

The applicant seeks early delivery of this development, however this does not align with the EHDC Draft Local Plan which seeks to have phased development (2021/22 for this site). However it does supply 40% affordable housing; and it seems logical to develop the site alongside Phase 1 to avoid/reduce disruption and impact on new residents. Whilst the proposal conforms to existing policies under the JCS, should EHDC be minded to approve this application then the more robust policies should be implemented as part of good practice and considerate developer scheme, since the development was not intended to come forward until after the new EHDC Local Plan.

Until the above concerns are addressed, Bramshott and Liphook Parish Council objects to this application.