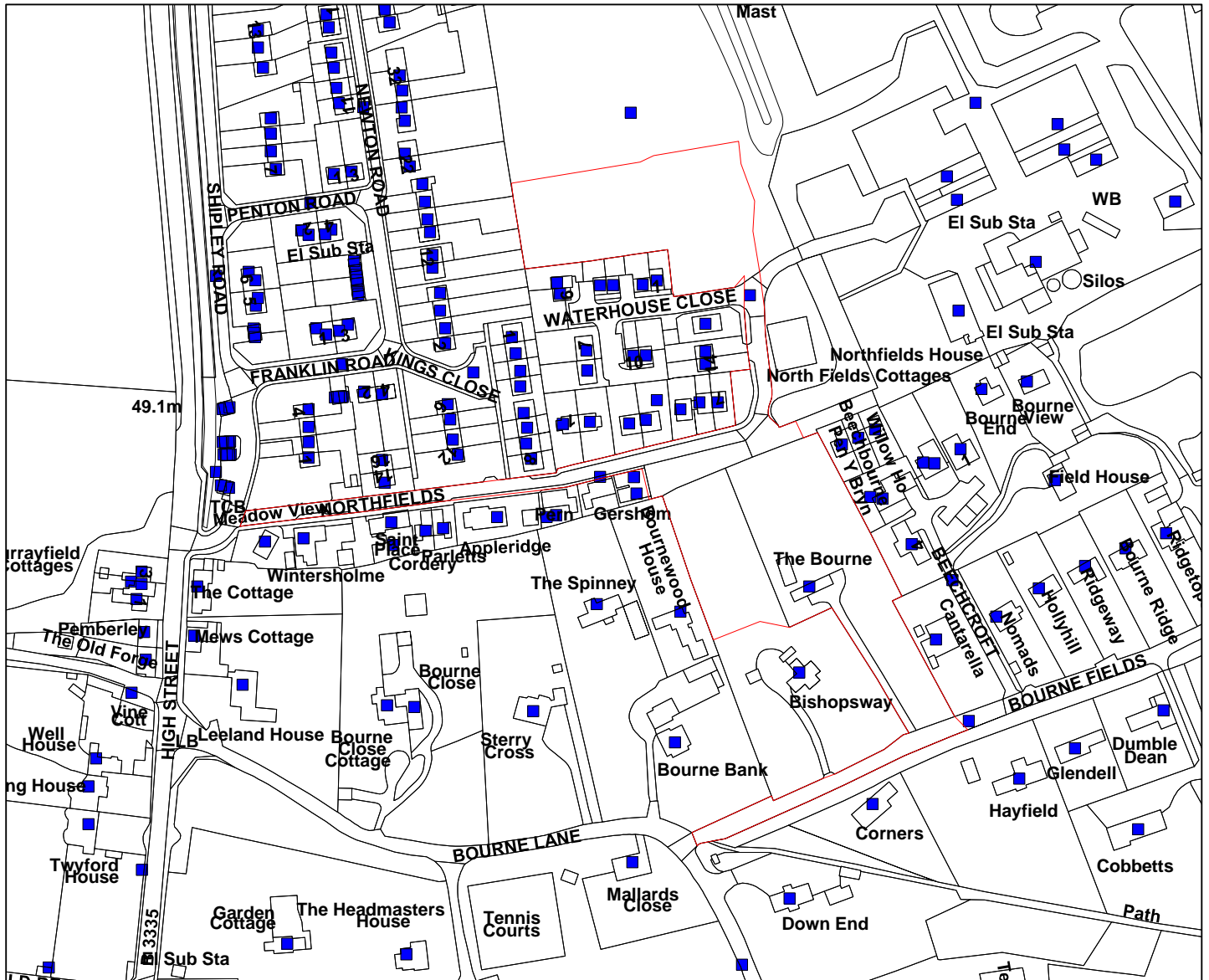


The Bourne, Twyford

10/00589/FUL

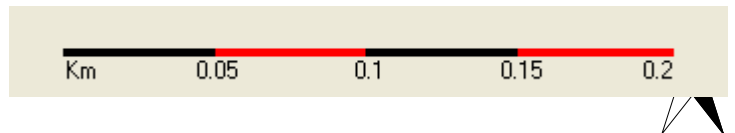


Winchester
City Council



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	24 November 2010
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	2
Case No:	10/00589/FUL / W17512/08
Proposal Description:	Erection of 6 no. three bedroom dwellings, 2 no. four bedroom dwellings and 3 no. five bedroom dwellings; and 4 no. one bedroom, 6 no. two bedroom, 3 no. three bedroom and 2 no. four bedroom affordable dwellings, with associated parking, turning and amenity areas and the formation of a new vehicular access (AMENDED DESCRIPTION)
Address:	The Bourne and Northfields, Twyford Winchester Hampshire
Parish, or Ward if within Winchester City:	Twyford
Applicants Name:	Hazeley Developments Ltd
Case Officer:	Lorna Hutchings
Date Valid:	24 March 2010
Site Factors:	National Park
Recommendation:	Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

Amended plans were received which show a revised layout to the 'exceptions' site and revised design to 'The Bourne' sites and also a revised viability report and contributions level with head of terms for a legal agreement which is currently progressing.

There are also associated applications including one at 'The Bourne' site without the 'exceptions' element (10/00590/FUL), for housing and also now for a new Local Area of Play (LAP) for informal play and kick about area to be tied into the exceptions site (10/02734/FUL). These applications are included elsewhere on this agenda. There is another application at 'Appleridge' for a revised layout for 2 dwellings which already have planning permission (10/00557/FUL) and is being dealt with as a delegated item.

Site Description

The application effectively relates to two separate sites linked by Northfields which forms part of the application site. The northern site is located on the northern edge of Twyford, outside the defined settlement boundary, and adjacent to North Fields Farm and the housing of Waterhouse Close and Newton Road. It is a relatively flat greenfield rectangular site adjoining an open field to the north with a line of boundary trees beyond to the countryside. Levels rise and fall towards this point and then fall away more steeply beyond the tree line further north. There is a field access gate to the southeast corner with the ends of rear gardens bounding to the south and west.

The Bourne site is located to the south of Northfields and north of Bourne Fields and lies within the settlement boundary. It was formally the site of one large detached dwelling which has been demolished. The site slopes gently down to the south and relates in character to the other large detached properties of Bourne Lane to the west. A number of trees have been removed within the site and to the northwest corner but dense boundary

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vegetation remains along the west boundary and a mature Walnut Tree is growing near the centre of the site. To the east are detached properties in closer proximity to each other and with more open boundary treatment in between. There is however still a beech hedge at the northern end with some deciduous trees, tall coniferous trees to the centre of this boundary and various shrubbery towards the south. There is existing vehicular access to the south with a close boarded fence bounding the south.

The whole site is now in the South Downs National Park. There is a footpath to the north approximately 300m away following White Lane. The area is predominantly residential and with an edge of village rural character. There is a mix of densities in the area with very low density development to the west of The Bourne. To the east, development is characterised by a higher density and this increases again to the north of Northfields. There is a variety of architectural styles in the area, traditional, post war and modern with a range of materials including red brick, flint, clay tiles, red/brown brick, render and concrete interlocking tiles, some slate and timber and upvc fenestration. Most dwellings are two storey in height. There is a large tarmaced area to the north of The Bourne which is inside the application site, and a small grassed area on the corner of the access road is also included.

Proposal

Amended plans have been received and so the proposal is now for the erection of 6 no. three bedroom dwellings, 2 no. four bedroom dwellings and 3 no. five bedroom dwellings (at The Bourne and all private market housing); and 4 no. one bedroom, 6 no. two bedroom, 3 no. three bedroom and 2 no. four bedroom affordable dwellings (all to the north of Northfields), with associated parking, turning and amenity areas and the formation of a new vehicular access to the affordable housing.

The affordable units are located outside the settlement boundary of the village within the countryside and so need to be considered as 'exceptions' housing in accordance with policy H.6 of the Local Plan and provides for local need although the scheme has not been led by the Parish Council. The Bourne site has two distinct parts with semi detached houses proposed along the northern frontage and large detached properties proposed in the southern part with a central access road off Bourne Fields. The two parts of the site would be separated by a substantial line of planting proposed.

Each property will provide parking in accordance with the latest residential parking standards. On the exceptions site there is a mix of on and off plot parking with spaces proposed along the rear boundary. On The Bourne site the houses fronting Northfields will have parking in front and in a parking court to the side. The larger dwellings in the southern part of the site all have on plot parking and linked and detached garages.

The Bourne site amendments include the following:

- Reduction in the number of proposed dwellings on The Bourne from 14 to 11 units,
- Replacement of a terrace of 4 no. one bed flats and 2 no. three bedroom houses with 2 no. pairs of three bed semi detached houses.
- Reduction in the height and depth of the proposed 3 bed semi detached houses.
- Windows provided in the side elevations of Units H9 and H10 to provide natural surveillance of the parking court.
- Reduction in the height and depth of Units H9 and H10.
- Parking court and hardstanding reduced in size by 50%

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- Revised materials comprising plain clay tiles for roofs and all render or all brick for walls to consolidate the large variety of styles and materials.
- Deletion of triple garage with one bedroom flat over and replacement with single storey double garage.
- Reduction in the depth and height of Units H3, H4 and H5 and dormer windows removed with units repositioned around focal point Walnut tree.
- Unit H1 reduced in depth and repositioned further back from Bourne Fields.
- Additional land included to provide new landscaping to improve streetscene to north of H6 – H11; and
- Landscaping belt across the centre of the site widened between the detached and semi detached dwellings.

Northfields Exception Site amendments.

- Site layout amended so proposed affordable dwellings better address the streetscene and have a more perpendicular layout with more space to edges and soft landscaping and hedges.
- Parking spaces rearranged and landscaped to reduce impact of hard surfacing at the north and to relate better to the dwellings they serve.
- LAP relocated and provided with an area of informal open space.
- Depths of Units E8 to E13 reduced to allow for proposed dwellings to have more traditional architectural proportions and conventional roof pitches.
- Units E2 and E7 amended to better address streetscene and provide more active corner frontages.
- Boundary treatments of Units E2 to E7 to comprise hedgerows and gates to access and privacy to facilitate use of front gardens and to reflect the rural setting of the site.
- Boundary planting enhanced to west and south.
- Northern site boundary landscape treatment revised to provide clusters of trees to allow views over adjacent field and so more in keeping with the open character of the field site.

General contributions

- 398sqm of Informal amenity space/LAP now proposed on a new area of land released for development (10/02734/FUL).
- No financial contributions were originally offered. Following negotiations with the applicant full public open space provision for all 26 no. dwellings is proposed, made up with almost full on site general and play provision with the rest of the play requirement taking the form of a financial contribution and the full sports financial contribution, equal to £47,718.
- No financial contribution was previously offered by the applicant for sustainable highway improvements; the maximum requirement for the revised scheme is £107,241 and £61,205 is now proposed to be paid equating to 11 of the private market houses and 4 of the exceptions houses with 11 exceptions houses provided for a transport contribution. This has been justified to the satisfaction of officers further to the submission of a revised viability report. This issue is discussed further in the main report.
- A financial contribution of £8,925 towards traffic management schemes (anti skid patches) on the B3335 or such other measures as will contribute to the improvement of highway conditions on parts of the network affected by traffic associated with the Development and benefiting Twyford.
- A contribution from the transference in value of the 4 affordable units that would have

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been required on the private market scheme at The Bourne has also been agreed equating to £72,540. The method of calculating this figure has been agreed with the Head of Estates and will be secured through the legal agreement. It will be for the Council to agree how the money is spent on affordable housing with the Registered Social Landlord (either for improvements to the affordable housing being provided as part of the development, such as better materials or code level 4 or for other affordable housing). Consultation on this with local Councillors and the Parish is on going.

Final amendments

- Final minor amendments have been agreed as the parking shown bounding the informal amenity space was unpopular with consultees as it effectively blocks views of the site from on-coming vehicles and ball sports may conflict with parked cars. So parking space for E6 is moved on plot with the second spaces for E6 and E3 in the parking bays along the north with an informal drop off area for E4 in front with another formal space in the parking bay. Plans may be subject to further minor alterations which will be updated at Committee.

Relevant Planning History

None

Consultations

Engineers: Drainage: The only method for the disposal of foul water is to the public sewer and the applicant should liaise with Southern Water to ensure that as much of the proposed sewer network as possible can be adopted under a Section 104 Agreement. The subsoil in this location is permeable and sustainable drainage using infiltration methods is possible. Permeable paving should be used wherever possible and rainwater harvesting promoted. [condition 02]

Engineers: Highways: There are fewer dwellings on the lesser development at The Bourne and the layout plan has been amended on the proposed Social Housing development served via Northfields in order to address previous concerns regarding car parking. As discussed, the new access road will take the form a "shared space" which will assist in reducing vehicle speeds and allow vehicles to use the full width of the hard landscape areas. Following, a recent meeting with representatives of Twyford Parish Council we are liaising with Hampshire County Council in order to include an item in the List of Local Transport schemes which aims to provide a pedestrian crossing facility on the B3335 close to the junction of Shipley Road.
No objections in principle subject to condition. [condition 10, 11, 12]

Environmental Protection: The development comprises housing with gardens. This is considered to represent the most sensitive end-use regarding vulnerability to the presence of contamination. Given this, the proposal involves a use that would be particularly vulnerable to the presence of contamination. Information has not highlighted any potentially contaminative land uses located on or within the immediate vicinity of the development site. [condition 04]

South Downs National Park Authority: Original scheme: Welcomes the provision of affordable housing that meets need and supports rural exceptions sites for this purpose;

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opposes the fact that no affordable housing is proposed on the Bourne site; concerned that the proposal would not ensure the delivery of affordable housing on the rural exceptions site. If approved the affordable housing needs to be secured and remains affordable in perpetuity by being transferred to an RSL; concerned with some of the details of the proposal including roof form and material, design and layout and should also achieve code level 4.

Amended scheme: The amendments to the Northfields/Waterhouse close site (specifically E2-E7) are preferable to that previously proposed, which appeared cramped and too close to the road. The additional open space is to be welcomed too. I would therefore withdraw the previous concerns regarding the layout on this site. As for the two layouts for The Bourne/Bournefields, setting H1 slightly further back is welcomed, as is providing a bit of frontage/parking space in front of H6-H8 (or the alternative H8-H9 and F6,7, 11 & 12). Timber windows for the exceptions housing would be preferred. The legal agreements linking the sites addresses the concerns raised before regarding affordable housing provision as long as it doesn't set a precedent for 'ghettoisation' elsewhere.

Landscape: No objection. The Landscape and Visual Impact Assessment (Indigo Landscape Architects, January 2010) satisfactorily demonstrates that there will be negligible wider harmful impact on the surrounding landscape. Despite being on top of an elevated ridge, the development would be viewed in the context of surrounding mature trees and other housing. The Concept (hard and soft) Landscape Proposals (Indigo drawing 328.02 Rev.A) are satisfactory at this scale but further detail (eg. a Conditioned full planting plan) will be required. [conditions 16, 17, 18]

Open Space: There have been constructive discussions with the applicant that have improved the scheme by providing a more substantial area of public open space / kick about space. No objection.

Trees: The Arboricultural Implications Assessment (AIA) reflects accurately the quality and category of tree stock. Previous concerns are now addressed so no objection subject to conditions. [conditions 13]

Environment Agency: No objection in principle to the proposed development as submitted. [condition 02, 09]

Natural England: Site lies close to habitats which form part of the River Itchen SSSI and is a SAC and SDNP. However no objection to the proposed development as it would not be likely to have a significant effect on the sites.

HCC Ecology: The application is supported by an ecological survey which provides adequate ecological survey and assessment. [conditions 06, 07, 08]

Hampshire Constabulary: The Design and Access statement will need to make reference to the security of the dwellings or the safety of those living at or visiting the area in order to comply with Section 17 Crime and Disorder Act 1998.

Archaeology: The archaeological evaluation was undertaken within the garden of The Bourne and to the rear of the adjacent property, Bishopsway and is satisfactorily (a monitoring visit was undertaken during the course of the fieldwork). Although no archaeological evaluation has been undertaken on land to the north of Waterhouse Close

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(location of proposed affordable housing), this area is not considered (on the basis of existing information) to have any archaeological issues. The submission of the archaeological evaluation report has enabled detailed consideration of this planning application. The evaluation established that over the majority of the application site to the south of Northfields (The Bourne and part of the garden of Bishopsway) does not have any significant archaeological issues. In the southern area of this part of the application site, a single burial was identified; this may be an isolated feature or may relate to further archaeological remains in the vicinity. Provided the archaeological mitigation measures proposed within the evaluation report, comprising of archaeological excavation and a watching brief within the development area to the south of Northfields forms an appropriate mitigation strategy no objection. [condition 05]

Southern Water: The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised. It might be possible to divert the public water main so long as this would result in no unacceptable loss of hydraulic capacity and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Consents will be necessary for excavations in proximity to water mains. Additional off site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested by the developer and provided to drain to a specific location.

Strategic Housing: Supports proposal resulting in a net gain of affordable housing in the area. It meets most of the objectives of the supplementary guidance and meets fully the local housing need, see main report below.

Urban Design: Previous concerns have now been adequately addressed by the revisions. Detailing and materials recommended [condition 14, 15]

Estates: The viability report is acceptable and demonstrates realistic costs and values and the financial contributions that the site can reasonably provide.

Representations:

Original representations up to June 2010.

Twyford Parish Council:

Bournefields and Northfields – 29 Homes (10/00589/FUL)

'The Bourne' site

Summary of TPC's Objections (provided by the PC)

Main objections

Policies

- | | | |
|---|---|---------------|
| A | Failure to analyse character of site and surroundings
Failure to identify key features
Failure to prepare master plan | DP1 (i) (iii) |
| B | Failure to review WDLP policies to take account of SDNP and SEP (SDNP) | DP2 |

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Esp: Density: 30 – 80 too high
Settlement: Change to take account of countryside

- C Conflict of character of Bournefields.
Breaking down of character areas between Northfields and Bournefield.
Adverse impact on surroundings land and property
- D Lack of accessible facilities – (see table) DP (ii) (iv) (vii) (viii)
- E Vehicular and Pedestrian access, inadequate and unsafe DP4 (i) (v)
- | | | | | | |
|---|------------------------|--------------------|----------------------|---------------------------|----|
| - | <u>Via Bourne Lane</u> | Foot/cycle/c
ar | Day/night
/danger | Main Rd/use of
Main Rd | T3 |
| - | <u>Via Shipley Rd</u> | Foot/cycle/c
ar | Day/night
/danger | Main Rd/use of
Main Rd | |
- F Precedent for similar schemes, the cumulative effect on which roads and landscape should be taken into account. DP2
- G Impact of Mill on living conditions not taken into account and harmful. DP11
- H Premature as WCC have not reviewed its own policies to take account of their impact on SDNP as required by Environmental Act 1995 DP12 / DP13
- I Failure to plan comprehensively with adjoining lane of which it forms part of (10/587/FUL) in provision of affordable housing and on site open space. DP

Conditions if approved

1. Open space provided for football etc at Northfields
2. Footpath route to countryside via Northfields
3. Highway contributions for safe access to village (T10)
4. Design details
5. Full analysis of Mill impact and redevelopment as Care Home etc.
6. Full archaeology

TPC vision for site

- a. Entirely new scheme to be worked out following review of WDLP Policies, as required by Environment Act.
- b. Full analysis of landscape character, relationship to Industrial Estate and Mill and Care Home.
- c. Lower density; access only via Bournefields
- d. Maintain Bournefields character; re-establish boundary hedge between Northfields and Bournefields.
- e. Capacity of Bourne Lane

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- f. Precedent, consideration of the future of adjoining sites; in Bournefields, particularly limitations on countryside, open space requirements etc.

2. Northfields – Conflict with Development Plan etc (other than Exception Site)

- | | | |
|---|---|---|
| A | Failure to prepare overall plan | DP2 |
| B | Inadequate access to facilities (see schedule) | H6, DP5, T1 |
| C | Lack of accessible Open Space | DP5, RT4 |
| D | Access inadequate for foot, cycle, car. Day / night danger. Use of Main Road | T1 |
| E | Impact of Mill on new housing: (smell / noise / hours of work) | DP12 |
| F | Impact of Care Home etc (redevelopment process, hours of work, cumulative traffic) | DP12 |
| G | Too many affordable houses in one area; Affordable to be mixed in with market housing. | H5 |
| H | The proposal isolates several areas of land, which are in the countryside but with no designated use. The consent here would be prejudicial to countryside policy in countryside and a National Park in that it would commit further land for development (see plan) in the absence of any special justification. | H3 & countryside policies (PPS7)
South East Plan |
| I | Excessive density (45 dph) for village situation. Too cramped, overlooking; lack of landscaping and amenity space. | |

3. Exception Site Considerations

Not “exception” site because:-

- | | | |
|---|--|---------------------------|
| A | Part of development site i.e. transferring affordable element required by H6 within single application. | H6 |
| B | Availability contingent upon consent for other land i.e. The Bourne. This consent would be contrary to the wishes of the Parish Council, harmful to SDNP, premature, contrary to policy; enabling development. | |
| C | Not a community exercise. Community excluded at key points. | Rural Housing Development |

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D Deeply unpopular in Village

Not in conformity with H6

- | | | |
|---|---|----------|
| A | Exercise not done on capacity of village to accommodate extra e.g. on land owned by WCC | H6 (i) |
| B | Not well related to village facilities | H6 (iii) |
| C | No access to countryside | I |
| D | Inadequate open space | H6 (iv) |

Should not be approved unless

- Scheme redesigned at lower density
 - Playing field provided
 - Access to countryside for pedestrians and cyclists
 - Future of land between site and industrial area established
 - Archaeology investigation
 - Highway contributions
- See also T10
T10

TPC Vision for the Bourne as above

For Northfields: include in TPC survey

Other considerations

Precedent for further similar schemes throughout district

No policy support
e.g. Taylor
Review

19 letters received objecting to the application for the following reasons:

- Segregation of affordable housing and isolated;
- Traffic health and safety and volume;
- Unsustainable, some distance to village centre;
- Now in the South Downs National Park;
- Another suitable site is in the process of being found with Parish Council;
- Impact on Character;
- A better mix of housing is needed;
- Green space will be reduced;
- Loss of trees;
- Impact of future development;
- There is housing need elsewhere;
- Overlooking;
- Loss of wildlife and protected species;

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- Levels and heights inappropriate;
- Lanes are too narrow for additional traffic;
- Density is inappropriate;
- Lanes are too narrow;
- Building line is further back than development;
- Poor visibility out of Shipley Road;
- Affordable housing should be better integrated;
- Scale is out of keeping;
- Location plan is not up to date;
- Not consistent with previously refused applications on land adjacent;
- Will change character of area;
- Out of keeping in size and design and height;
- Overbearing;
- Lack of footpaths;
- Difficult for bin collection;
- Precedent;
- Unmade surface;
- Traffic and speed surveys are inadequate and inaccurate and done on quieter days;
- Loss of light and tranquillity to area.

1 letter of support received:

- site designated for housing for many years;
- high standard of design;
- thoughtful provision of affordable housing.

Representation received from WCC re-advertisement in respect of amended plans:

9 objections and 1 support in principle

- Open space area is close to housing which could be affected by anti social behaviour which could be exacerbated by if planting secludes it;
- Road junction should be formalised.
- Inaccurate/lack of traffic survey data;
- Other more suitable sites;
- Poor visibility;
- Near misses; Shipley Road junction dangerous; poor pedestrian safety.
- Capacity of roads inadequate; poor access and single lane traffic;
- Congested;
- Amendments insufficient to address objections especially traffic issues;
- Should have a new application.
- Too much traffic generated.
- Overdevelopment, cramped site.
- Concentration of affordable housing in one area.
- Loss of open space.
- Loss of amenity.
- Gardens too small for proposed houses.
- No provision for refuse collection.

PC final response received 29th November 2010 and appended at the end of this report.

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Relevant Planning Policy:

South East Plan 2009:

CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1, SH6, SH8.

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.6, H.7, T.1, T.2, T.3, T.3, T.5.

National Planning Policy Guidance/Statements:

PPS1 Delivering Sustainable Development

PPS 3 Housing

PPS 7 Sustainable Development in Rural Areas

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

PPG 16 Archaeology and planning

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Affordable Housing SPD

Winchester District Landscape Character Assessment

Other Planning guidance

Guide to the Open Space Funding System

Hampshire Biodiversity Action Plan

Housing Monitoring Report

Manual for Streets

Parking Standards 2009

Rural Housing Information Booklet

Technical Paper: Open Space Provision and Funding

Winchester Housing Needs Survey

Planning Considerations

Principle of development

The proposal as described above is to be considered in part under policies H.6 and H.7 of the Winchester District Local Plan Review. There is a presumption in favour of development for the market houses as they are within the defined settlement boundary of Twyford in accordance with policy H.3, and also for the affordable housing as all of it is proposed on an edge of settlement site in accordance with policy H.6. H.6 requires development to be provided in perpetuity for local people in proven housing need, the site to be accessible by public transport, cycling or walking to local facilities, to be well related to the scale and character of the adjacent settlement and does not intrude unduly into the countryside or harm the landscape character. The report below discusses compliance of the proposed affordable housing with these criteria.

The two sites are linked by the red line along Northfields. The proposal is also assessed in respect of design policy DP.3 and its impact in the South Downs National Park whose main aims are to conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and to promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

There is some precedence locally for decanting the affordable housing usually required on a market scheme to another site outside the settlement boundary as this occurred at

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Land Adjacent to Beechcroft (04/01363/FUL) and the previous outline permission for single dwellings adjacent (01/02743/OUT, 01/02747/OUT & 02/01346/OUT). Each scheme is of course considered on its own merits. In this instance the recommendation is to allow the decant of affordable housing due to the net gain of affordable housing provided with the proposal and considerable weight to be given to the provision of such housing which will meet local need in accordance with corporate objectives. The Parish Council has been pursuing its own research and site analysis into finding suitable sites to provide exceptions housing. This work is on-going but does not preclude the assessment and determination of this application site.

Affordable Housing

The application is for the erection of 26 dwellings. Part of the site is a rural exception site requiring 100% affordable housing. The applicant intends to 'decant' the 30% requirement for affordable housing from 'The Bourne' site onto the exception site. This result is a net gain of 10.8 affordable homes. It has been agreed by the Corporate Housing Enablement Group that the applicant must be able to demonstrate a transference of value of the affordable units that should be provided within The Bourne site. This should be based on the plot value of the 4.2 affordable units on The Bourne site and therefore results in the exception site land being provided free with any surplus covered by a financial contribution for affordable housing purposes. The value of this contribution has been negotiated with the developer and is now proposed and agreed by the Council's Head of Estates. It will be secured through the legal agreement and will be spent on 'affordable housing requirements'. It is not yet agreed how the money will be used, as this is still subject to consultation with the Parish Council and Local Councillors, but will be controlled by the Council and equates to £72,540.

Housing Need

There are currently 58 households on the Hampshire Homechoice Housing Register with a local connection to Twyford parish. Twyford is considered to be one of the priority rural parishes for provision of affordable housing for local people as shown on the matrix of need in Winchester's Rural Housing Development Action Plan.

Consultation on exception site

The developer approached members of HARAHA (Hampshire Alliance for Rural Affordable Housing), including Winchester City Council (Strategic Housing) in July 2009 to discuss the development of the exception site at Northfields as part of The Bourne development. HARAHA officers subsequently approached the Parish Council to discuss the site and following this a community exhibition was undertaken, the results of which are included in the application in the Statement of Community Involvement.

At a meeting with Twyford Parish Council in September 2009, the Parish Council asked for other exception sites to be considered, which is part of the usual process when selecting an exception site. The Rural Housing Enabler (RHE) provided a site appraisal of 9 sites. The Parish Council considered additional sites, of which they shortlisted 8 sites. Site visits have been undertaken of all the sites considered by the RHE and the sites shortlisted by the Parish Council. Of all the sites, 2 were considered to be good sites in relation to the criteria set out in policy H.6, and 2 were considered to merit further investigation if the 2 good sites were not available. The site at Northfields included in this planning application was one of those considered to be a good site.

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The Northfields site offers the opportunity to provide 15 affordable units for local people. The proposed mix of dwellings (4 x 1bed, 6 x 2 bed, 3 x 3 bed and 2 x 4 bed) relates well to the need of the households on the Housing Register, particularly as larger units are preferred as more flexible units in rural areas. The households in need have the following requirements: 33 require 1 bedroom; 14 require 2 bedrooms; 4 require 3 bedrooms; 7 require 3 or 4 bedrooms. The mix has been discussed and agreed by Strategic Housing. The site is well located with respect to the amenities and facilities within the village, including the village shop and primary school, which can be reached by foot or cycle.

Quality and Sustainability standards

The affordable housing units will meet at least the Code for Sustainable Homes level 3. In addition the units will meet most of the Affordable Housing Quality Indicators set out in Winchester City Council's Affordable Housing SPD including Lifetime Homes. Some further internal minor amendments may be required to be made in this respect and are currently being considered if necessary as are very minor amendments to doors or porch widths.

Affordable housing should be indistinguishable from market housing in terms of appearance. It is considered that the affordable homes will fit in well with the housing in the immediate vicinity. Although the affordable units are not integrated across the two parts of the site, the overall mix with 15 affordable homes for local people and 11 open market homes provides a good tenure mix.

The RSL

The homes are being provided on an exception site in a rural village and fall within the HARA partnership. HARA officers have been involved in the project to date. HARA's development partner, HydeMartlet has worked with the developer on the project and has written a letter supporting the planning application, without prejudice. HydeMartlet is required to be named as the partner RSL in the S106 agreement. It will also set out the local connection criteria that households should meet to be considered for the homes. In the Design and Access Statement, affordable housing section 6.7, the applicant states that the tenure of the proposed affordable dwellings will be agreed with the Housing Association (HydeMartlet) who will be managing the proposed affordable units and will include rented and shared ownership properties for people with a local connection to Twyford. However the overwhelming demand is for social rented homes (58 households on the Housing Register with a local connection to Twyford) and HydeMartlet have been awarded Homes and Communities Agency funding for 15 rented units. This will be agreed.

Design/layout and Impact on Character

In respect of the affordable housing on the exceptions site to the north, the original scheme was considered to be too cramped with a lack of space particularly around the corners of the site (buildings E3/E4 and E5/E6/E7), some private gardens were considered too small, the parking was considered visually intrusive at the front (southern edge) of the site (P1-P4), there was a lack of robust landscape structure which needed more space and relief around edges of houses and parking to the north was very hard in appearance to reflect the rural location. There was an under provision of on site amenity open space with Local Areas of Play needing to be combined within the site. In the main it was considered that the design of the dwellings were acceptable (subject to some blank end elevations to be detailed), although there was scope to use better materials.

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A combination of clay tile roofs, dark eaves and fascias, timber cladding and render elevations is acceptable. UPVC fenestration is acceptable if recessed in combination with a number of design details and treatments that are recommended and subject to conditions 14 and 15 and on-going discussion with the developer. At the time of writing samples are awaited but are also conditioned.

The proposal now provides for clean lines of semi detached properties and terraces that follow the line of the road curving into the site. There is now fenestration detailing on end elevations facing roads which provide for active frontages especially necessary at the end of E2 and E7. This is set within a more robust landscape structure with effective green space left around the corners and hedging. The relationship of parking to the houses is greatly improved and the long area of hardstanding along the north boundary has been reduced and broken up with clumps of trees interspersed. Four no. parking spaces were proposed at the immediate entrance to the site which was not acceptable in visual terms. There is now less parking here and is well landscaped. There is a reduction in the amount of hardstanding proposed at the western end of the site with a simpler block paved drive and turning area.

The exceptions housing is considered to be well related in its spatial characteristics to the surrounding development in terms of the intensity of development and layout and also in respect of design. It is well tucked into the main residential area and any longer distance views will not be intrusive even though this end of Twyford is relatively elevated. The levels dip down here rising to the north and the proposal will be well related in scale, form and materials to surrounding development. Its impact will be lessened again by the existing line of and proposed groups of tree planting. For these reasons the proposal would not conflict with the National Park objectives.

The Bourne element of the proposal was previously considered to be overdeveloped due to the cramped space and its poor relationship between the two parts of the site, H8 to H14, which was very cluttered. To the north boundary too much hardstanding and parking was identified. The site proposed a number of different house styles with no cohesion and the houses were too tall and bulky for their context which was accentuated by the insertion of large dormers on H3, H4 and H5. H1 was too far forward on the site with F10 being an unacceptable design and focal point and F11/F12 presenting development to Northfields with deep unrelieved brick gables, together with the unattractive car parking adversely affecting the character of the area.

The proposal list above identifies the changes made. The Bourne scheme retains the general layout of the scheme but moves H1 back northwards to better reflect the open space to Bourne Fields and omits the 'carhouse' type dwelling to the north which was positioned in between and in close proximity to the two large detached properties of H4 and H3, sharing access. The large retained walnut tree becomes more of a focal point with two simple garages behind and the increased hedge planting. The main design changes have been to reduce the depths and heights of the properties and remove dormer windows. The terrace, including flats fronting Northfields, has been split into two pairs of semi detached houses with fenestrated side elevations, the reduction of the hardsurfacing and more tree planting.

The proposed dwellings of both sites within the proposed application are now considered to be in keeping with the character of the area in accordance with criterion iv) of H.6 and DP.3. The reduced density and amended design and layout of the

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proposal accords with PPS3. The mix of size of units provides less than a 50% provision of 1 and 2 bed units, but this is due to the revised unit mix requested by Strategic Housing. This has been negotiated in order to meet the specific needs of the locality and release a greater value to enable financial contributions and a transference of value from the houses that would have been allocated for affordable housing on The Bourne site, to be made. This transference will be ploughed back into the affordable housing and the contributions used to improve the accessibility of the site. Some of the smaller units fronting Northfields were increased to 3 beds. This need and requirements of the affordable housing policy supplementary guidance outweighs the provisions criterion i) of policy of H.7 and policy H.6 also allows for such exceptions to be made where there is merit in doing so.

Impact on Neighbouring Properties

The layout of the site ensures that there are adequate distances between existing and proposed properties with planting to protect private amenities and so that the development will not impact outlook to the material detriment of existing residents' amenities. The proposed properties back onto Waterhouse Close; however this will be mitigated by the distance coupled with new tree planting to prevent significant harm.

H1 on The Bourne site is close to the side of Canterella. It was moved further northwest into the site to improve its positioning in terms of character of the area and is also considered to improve the relationship with the existing dwelling so that it's sun room and general outlook is no longer detrimentally affected by part of proposed H1 being so far forward and thus directly to the south of it. The primary windows for main living areas and main outlooks of Canterella face away from the proposed H1 to the side with garaging in between and adjacent the main garden area of the existing neighbour which is acceptable.

Landscape/Trees

The revised site layout has changed and improves the situation for the trees. The previous uncomfortable arrangement with F10 and H3 has now been removed, which now is an opportunity for some additional tree planting. Within the exception site, properties have been moved away from the trees on the western boundary, and some trees have since been removed also. As a result of these changes to the development, the trees will not be materially affected. Many new large trees are proposed which will improve the biodiversity and amenity of the scheme and mitigate trees lost. The layout of the schemes will integrated successfully with the surrounding landscape but conditions are required to ensure boundary treatments and hard and soft landscaping and planting is appropriate and meaningful.

Open Space

An increased area of Local Amenity Play and General Open space has now been provided on the area to the west of the exceptions site and this is the subject of a separate application (10/02734/FUL). The 398m² area provided on site enables the open space contribution to be reduced by £4,370 so the full on and off site contribution is made (£47,718) for all proposed dwellings. The 'LAP' is in the same ownership as the rest of the site and is recommended to be unequipped and free of apparatus and not fenced in except for a timber knee rail to prevent cars parking on this green space. In general Twyford has no shortfall of land for play or sport and the Northfields equipped play area is a five minute walk away. The proposed space is a well-planned public space that will provide opportunities for physical activity, recreation and kick about

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space.

A route to the equipped area of play as noted above has been requested by the Parish Council and has been explored. It would be preferable to agree a short path north from the west side of the exceptions site (on land owned in the same ownership as rest of application) linking to a new cut through to Newton Road (precise location to be agreed and this is Council land), rather than a much longer exposed route on steeper land around the properties. This would also take the route right outside a number of properties rear elevations, which is not desirable. It has been provisionally agreed with the developer, Strategic Housing and the Landscape team that the land would be released at no cost to the Council from the developer with the financing of the path itself coming from the Public Open Space funds including money contributed by the developer in connection with this application. This will be written into the legal agreement with a clause for the monies to be spent elsewhere should any problems arise after consultation. A plan has been submitted showing the land to be released by the developer which will be incorporated into the Legal Agreement. Its provision will then be reliant on the Landscape Team, Housing and Estates departments of the Council.

Highways/Parking

It was originally considered that the proposal provided inadequate parking remote from the houses, with a lack of surveillance for E1, E2, E4 (visitor parking) and E6 and E7 on the exceptions site and for F6 and F7 at the north of The Bourne site. This has been addressed with the layout plan amended for both sites proposing windows overlooking parking areas and on the proposed exceptions housing development with parking much better related to the dwellings it serves.

The new access road to the exceptions site will take the form a "shared space" which will assist in reducing vehicle speeds and allow vehicles to use the full width of the hard landscape areas including the 'footpath' now shown bounding the LAP. With the reduction of the number of dwellings at The Bourne site, and with the general highway improvement works including traffic management schemes on the B3335 and such other measures as will contribute to the improvement of highway conditions on parts of the network affected by traffic associated with the development (on the HCC list for Twyford), the proposal is considered to be acceptable.

Following a recent meeting with representatives of Twyford Parish Council and Local Members, officers are liaising further with Hampshire County Council (HCC) in order to include an item in the List of Local Transport schemes which aims to provide a pedestrian crossing facility on the B3335 close to the junction of Shipley Road. A crossing at this point would take pedestrians over the main road to the pavement on this side from Shipley Road, so safe access can be gained to the centre of Twyford to the south. Arrangements will be made in the legal agreement to require the monies collected for the highways contribution to be used for this with a clause so it can be spent elsewhere in Twyford should any problems arise which mean that the crossing cannot be delivered otherwise the money could not be used. At the time of writing this report, a firmer commitment is awaited from HCC to demonstrate that they are happy to provide this and that it will be amongst their priorities and also a costing for the crossing to ensure that there is enough money collected already to make up any short fallings of the developer contribution in this case. An update will be given at Committee.

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The developer contribution proposed for the sustainable highway improvements is £61,205 to be secured through a legal agreement. This effectively equates to 15 of the 26 houses proposed (2 no. 1 bed; 2 no. 2 bed, 6 no.3 bed and 5 no.4 which will be for all 11 private market units and 4 of the exceptions houses). The maximum contribution has been reduced and negotiated to a level considered acceptable in light of the material traffic impacts of the scheme and in light of the amended viability assessment submitted which is considered acceptable by the Head of Estates. Officers are satisfied that the development of the affordable units can only support the reduced contribution in order to allow exceptions housing to proceed with the benefits which will follow. The traffic impacts as discussed further below are not considered sufficiently harmful as to warrant an entirely separate contribution, and S278 agreement which would require the development on its own to provide for the crossing. The contribution of a number of smaller schemes to collectively fund new schemes on the list identified by HCC is a simpler and is the preferred mechanism for such infrastructure improvements.

Car parking and cycle parking provision is in accordance with current standards.

The Transport Assessment provides an estimate of the anticipated increase in trip generation based on survey information obtained from the TRICS database. This information has been obtained from 12 hour vehicle surveys at several sites nationally that have similar geographical locations. The results clearly demonstrate when the morning and evening peak hours are likely to occur and what percentage of the daily trip generation can be expected in each of these hours. This is considered in the context of the existing traffic flows, which are considered low together with the suitability of the highway network to accommodate the additional volumes of traffic. The anticipated trip rates are considered to be well within the ability of Northfields and Shipley Road and the junction of Shipley Road with High Street to satisfactorily accommodate the anticipated increase in traffic. It must also be noted that the applicants propose to maintain road safety and to highlight the presence of a Junction, a coloured anti skid surface is proposed to be laid on the Twyford Road approach to the junction as shown on Drawing 3207.005 in the Transport Assessment. These off site highway works are to be welcomed as they will benefit existing users of the public highway in addition to any new occupiers of the proposed dwelling units, and will be secured in the same way as the crossing with an additional financial contribution for the improvement, to be secured through the Legal Agreement.

The visibility at the junction of Shipley Road, looking northwards towards Winchester, is good and complies with the standards as set out in the Manual for Streets. Visibility looking south it is partly obstructed by the presence of a low brick wall measuring approximately 0.9m high. As carriageway markings exist, prohibiting overtaking for northbound traffic approaching the site, visibility in this direction can be relaxed in accordance with Manual for Streets. There have been no accidents recorded here in the last 3 years.

Ecology

The application sites have been identified as having potential for bats, badgers, nesting birds and reptiles. An ecological report identifies that the proposal will have no material impact on any of these species and none were actually recorded on the site. A mitigation measure, should any such reptiles be found, is proposed in the report which identified an area to the east of the development site suitable for reptiles that has been undergoing tree works in order to further enhance it for this species. This area is

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proposed as a receptor site for reptiles to be translocated from the Bourne site. The translocation site will maintain longer grass and wild nettlebeds. Conditions are recommended to ensure that this area is not impacted by machinery and to demonstrate how the receptor site will be laid out and in general will provide ecological enhancements towards a net biodiversity gain (conditions 06, 07, 08). A plan has been submitted which shows the location of the translocation site which will not interfere with the proposed location of the LAP.

Sustainability

All of the proposed 4 & 5 bedroom private market houses will achieve Code Level 4 of the Code for Sustainable Homes. The rest of the proposal and all the affordable houses will provide for Code Level 3 as a minimum and it still being agreed if the affordable homes will be Code Level 4. A condition is recommended so that any resulting changes to the external appearance of the dwellings can be assessed through the provision of details

Conclusion

In summary the proposal is considered to be acceptable as it provides much needed affordable housing on a site which will be in keeping with the existing housing settlement on the northern edge of Twyford whilst having no detrimental impact on the character of the area or South Downs National Park in accordance with policy H.6. It is acknowledged that the delivery of the affordable housing provision associated with the development at The Bourne is not usual practise of "on-site provision" as it is being decanted to the nearby exceptions site. However, it is considered that this approach is acceptable as it will help to facilitate a total of 15 much needed affordable units and the developer will also make a financial contribution towards affordable housing provision based on transference of the value of the affordable units that would have been provided at The Bourne.

The southern site will make more efficient use of the land in the defined settlement boundary utilising an existing very large garden whilst retaining the leafy residential character of the area with large plots and detached houses as required by amended PPS3. The housing types fronting Northfields will fit in well and continue the development at the eastern end of this road successfully in accordance with H.7 and DP.3 of the Local Plan.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for Open Space, Sustainable Highway Improvement, Transference Value and affordable housing, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

APPROVE – subject to a Section 106 Legal Agreement for:

- 1. The provision of all 15 units on the site known as 'land to the north of Northfields exceptions site' (blue land) for affordable housing in association with HydeMartlet.**
- 2. The affordable housing shall be provided for people with a 'local connection' in accordance with a definition to be provided and agreed with Strategic Housing and Twyford Parish Council.**

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3. The affordable housing shall be handed over to the RSL prior to the occupation or sale of the third private unit.
4. Should the affordable housing element of the approved application not proceed for reasons reasonably beyond the Developers control, then the Developer can revert to Planning Application no. 10/00590/FUL to carry out the development of the Bourne area (red land), as a fall back position.
5. A financial contribution of £72,540 for the 'transference value' shall be paid to WCC to be used for 'affordable housing purposes'.
6. A financial contribution of £47,718 towards the provision of public open space through the open space funding system. This money shall be used to provide a footpath north on the west side of the exceptions site to a cut through to Newton Road linking the site to the existing LEAP, or for other open space requirements to benefit Twyford if this cannot be provided as agreed. The Council to have an option for a 10 year period to call for the Owner to provide land to be enabled for use as a footpath from the Northfields exceptions site to the recreation area along the route marked (annotated black lined land).
7. The provision of 398m² area on site in the area to the east of the exceptions site (green land) for an unequipped Local Area of Play and general amenity. The planning application reference 10/02734/FUL grants planning permission for the use of this site and shall be laid out and provided 12 months after practical completion of the last dwelling. In the interim an area of equivalent size and purpose shall be provided for the temporary period on the area immediately north of the exceptions site (colour land). Ownership of the LAP shall remain as is.
8. A financial contribution of £61,205 towards sustainable highway improvements, in accordance with the Transport Contributions Policy, to be used for a pedestrian crossing near to the junction of Shipley Road with High Street (B3335) and for such other measures as will contribute to the improvement of highway conditions on parts of the network affected by traffic associated with the Development and benefiting Twyford.
9. A financial contribution of £8,925 towards traffic management schemes (anti skid patches) on the B3335 and for such other measures as will contribute to the improvement of highway conditions on parts of the network affected by traffic associated with the Development and benefiting Twyford.
10. Payment of WCCs reasonable legal and technical costs.

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Application Permitted subject to the following condition(s):

Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal using SuDS principles have been submitted to and approved in writing by the Local Planning Authority. The approved details

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shall be fully implemented before occupation of the dwellings hereby approved and thereafter retained.

2 Reason: To ensure effective disposal of the foul and surface water and to protect the principal aquifer and groundwater Source Protection Zone 1 (for a public water supply) beneath the site and ensure appropriate infrastructure is in place prior to re-occupation of the site.

3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Pro Vision Planning and Design (their reference 934/SY, dated February 2010) and the following mitigation measures detailed within the FRA:

- a. Limiting the surface water run-off generated by the 1 in 100 critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- b. Provision of a detailed drainage strategy showing that the increase in surface water will not pose a flood risk on and/or off site.

3 Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

4 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

4 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

5 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

5 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

6 Works shall be carried out in accordance with the measures set out in sections 5.4.5 to 5.4.6 of the Ecological Survey Report (Hampshire Ecological Services, Feb 2010) unless otherwise agreed in writing with the Local Planning Authority.

6 Reason: To ensure adequate protection of protected species.

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7 Prior to commencement, a scheme of habitat protection relating to protection of reptile populations, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as part of the plans unless otherwise agreed in writing by the Local Planning Authority.

7 Reason: To ensure the adequate protection of protected species.

8 Prior to commencement of development a detailed reptile mitigation scheme, to be based upon the measures set out in section 6 of the Ecological Survey Report (Hampshire Ecological Services, Feb 2010, and the results of further surveys that have been carried out, shall be submitted to and approved in writing by the Local Planning Authority (LPA). This shall include a plan of the translocation area and location of reptiles fencing, a detailed methodology and a scheme for future protection and monitoring of reptile populations on the reception site (the results of which will be submitted to the LPA). Thereafter the works shall be carried out in accordance with the approved scheme unless otherwise agreed by the LPA.

8 Reason: To ensure adequate protection of protected species.

9 Prior to the occupation of the dwellings, a plan of ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority.

9 Reason: To enhance the biodiversity of the site in accordance with PPS9.

10 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

10 Reason: In the interests of highway safety.

11 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

11 Reason: To ensure that adequate on-site parking and turning facilities are made available.

12 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwellings. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification of the highways engineer to an existing highway.

12 Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

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13 Tree protection

Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Bourne001 and AIA/AMS-KC/Northfields001 as amended and sent in October 2010 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AIA/AMS-KC/Bourne001 and AIA/AMS-KC/Northfields001 as amended and sent in October 2010 .

Construction of special engineering under tree canopies

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out.

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/Bourne 001 and AIA/AMS-KC/Northfields001 as amended and sent in October 2010 .

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Method Statement AIA/AMS-KC/Bourne001 and AIA/AMS-KC/Northfields001 as amended and sent in October 2010 shall be agreed in writing to the Local Planning Authority.

Arboricultural Supervision

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

13 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

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14 Construction of the dwellings hereby permitted shall not commence above ground level until details and samples of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. Construction of the other external buildings and structures including garages, bike sheds and bin stores and any retaining walls and boundary treatments hereby permitted shall not commence above ground level until details and samples of the materials to be used in the construction of their external surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

For The Bourne site clay plain tiles or natural slate, timber windows, doors and eaves detail shall be used as agreed with samples to be provided.

It is recommended for the exceptions site and The Bourne units F6/F7, H8 and H9, F11/12, H13 and H14, that the roof materials used are either natural slate or a plain clay tile. Bonnet hip tiles are recommended to be used on units E8-E9 and E10-E13 and F6/F7, F11/12, H13 and H14. Any brick to be used for the housing on both sites shall be a soft stock red or multi red. UPVC windows are acceptable for the exceptions site and F6/F7, H8 and H9, F11/12, H13 and H14 if recessed as required below.

14 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

15 Construction of the dwellings hereby permitted shall not commence above ground level until 1:20 fully annotated plans, sections and elevation detail of the following, including annotated reference to the samples of the materials to be used, are submitted to and approved by the Local Planning Authority including:

- Cladding
- Eaves (on the exceptions site and F6/F7, F11/12, H13, H14 eaves to be open with exposed rafters and coloured dark grey or black, to include the colour of the barge boards)
- Hips
- Ridges
- Chimneys and flues
- Windows (to be recessed by a minimum of 100mm)
- Window heads, sills and lintels (on the exceptions site lintels over the downstairs windows are not exposed and the render is taken down to the window heads and finished in a traditional way)
- Surrounds to windows
- Entrance doors
- Garage doors (to be recessed by minimum of 100mm)
- Porches
- Metre boxes and cabinets

Development shall be carried out in accordance with the approved details.

15 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with policy DP.1 and DP.3 of the Winchester District Local Plan Review.

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16 Construction of the dwellings hereby permitted shall not commence above ground level until full details of the hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- means of enclosure, including any retaining structures and all boundary treatments:
- other vehicle and pedestrian access and circulation areas:
- existing and proposed finished levels or contours:

Soft landscape details shall include the following as relevant:

- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- planting plans:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:

The landscape works for the approved scheme as amended should be based on the original 'Indigo' landscape drawing.

16 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

17 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

17 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

18 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

18 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

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19 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

19 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

20 Details of any solar panels or other items or works required in association with providing details in compliance with the Code for Sustainable Homes Code Level 3 and 4 as required, affecting the external appearance of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings. Development shall then be carried out in accordance with those approved plans.

20 Reason: In the interests of the visual amenities of the area.

Informatives

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to divert / protect the public water supply main. For further advice the applicant is advised to contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH tel 01962 858688 or www.southernwater.co.uk

3. The applicant developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd Anglo St James House, 39A Southgate Street, Winchester, S023 9EH tel: 01962 858688 or www.southernwater.co.uk.

4. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300; Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

5. The Local Planning Authority has taken account of the following development plan policies and proposals:

South East Plan 2009: CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1, SH6, SH8.

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.6, H.7, T.1, T.2, T.3, T.3, T.5, RT.4.

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6. No materials shall at any time be burnt on site to protect the amenity of occupiers of nearby properties and in the interests of public health.