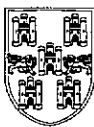
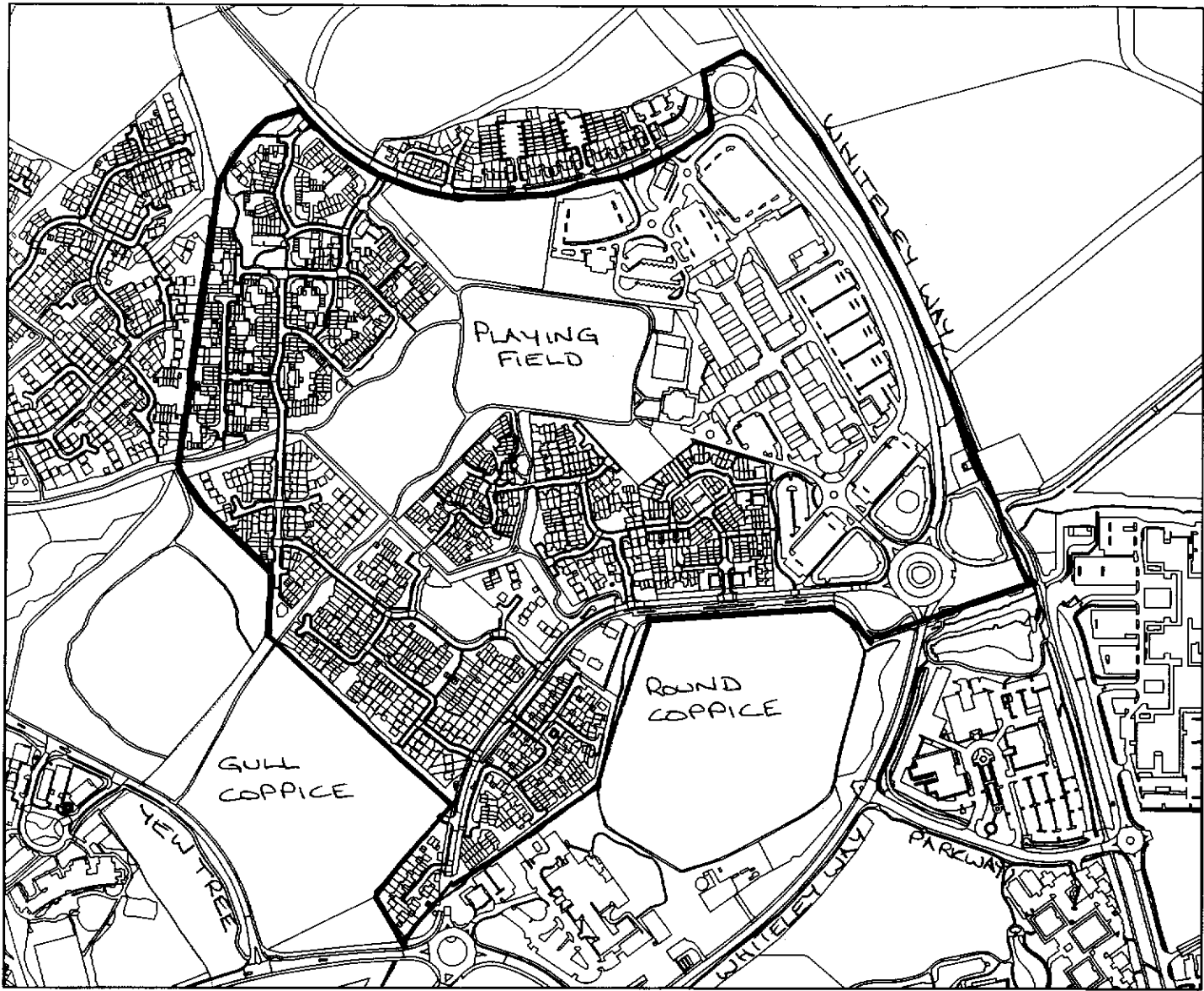


Whiteley Farm, Whiteley

09/02083/REM



Winchester
City Council



Legend

Km 0.1 0.2 0.3 0.4 0.5 0.6

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

Organisation	Winchester City Council
Department	Developmentt Services
Comments	
Date	12 May 2010
SLA Number	00018301

Scale:

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

Item No: 7
Case No: 09/02083/REM / W11433/73
Proposal Description: (AMENDED PLANS) Reserved matters application pursuant to outline permission W11433 for 54 dwellings comprising 2 x 1-bedroom flats, 11 x 2-bedroom flats, 14 x 2-bedroom houses, 13 x 3-bedroom houses, 11 x 4-bedroom houses, 3 x 5-bedroom houses and associated garaging, carparking and landscaping. Provision of cycleway and vehicular accesses from Bluebell Way and pedestrian linkages to Kingswood Close and recreation ground. Approval sought for access, appearance, scale, layout and landscaping.
Address: Whiteley Farm Whiteley Lane Burridge Hampshire
Parish, or Ward if within Winchester City: Whiteley
Applicants Name: Bellway Homes
Case Officer: Mr James Jenkison
Date Valid: 15 October 2009
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee at the request of Whiteley Parish Council, whose request is appended in full to this report.

This application is subsequent to an application (ref: 09/01049/REM) submitted by a previous owner of the site, which was withdrawn in August 2009 as a result in the change of ownership.

Amended plans have been submitted which have reduced the number of dwellings proposed from 55 to 54 in order to achieve a better designed scheme with practical levels of open space that will allow planted trees to mature effectively within the site.

The proposal includes the provision of a combined cycleway/footpath along Bluebell Way.

Site Description

The site comprises approximately 1.352 hectares of undeveloped land that slopes gently downwards from west to east. The north boundary of the site is adjacent to Bluebell Way whilst the east boundary is adjacent to a dis-used parking area of Whiteley town centre and the site of the proposed Whiteley Church. One half of the south side of the site faces over the Meadowside playing fields whilst the other half faces over an area of grass amenity space adjacent to Kingswood Close. Within this amenity space is an equipped children's play area. The site tapers towards the west at the junction of Silver Birch Way and Bluebell Way. Development on the opposite side of the respective streets to the south-west, west and north of the site is dominated by 2-2½ storey dwellings of a suburban character. Meadowside playing fields are set at a lower level onto the application site and separated from it by a grass embankment that has a

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

cycleway/footpath along the higher level. This cycleway/footpath connects the residential areas here to the Meadowside leisure centre and Whitely town centre beyond.

The site has been cleared of trees and comprises overgrown grassland that is managed at intervals. Because of this there are clear views over the site from neighbouring land.

Proposal

The application is a reserved matters application pursuant to the grant of outline planning permission for the residential development of the site and requests the Local Planning Authority to consider access, appearance, landscaping, layout and scale of the approved development.

The proposal is for a new residential development with an internal street network that connects with neighbouring developments. The proposed development is domestic in scale, comprising 2-2½ storey dwellings of a similar scale to surrounding development.

The main vehicular access will be via Bluebell Way and located approximately mid-way along the north boundary. Another vehicular access will be created further to the west along this boundary and will serve 13 of the 54 proposed new dwellings. A driveway is proposed along the south boundary, enabling dwellings so sited to have front elevations facing over the playing fields. Similarly, the internal access and parking arrangements have been designed to ensure that the fronts of the majority of dwellings face over Kingswood Close, Silver Birch Way and Bluebell Way, creating conventional streetscenes of the fronts of dwellings facing over both sides of a street. Parking is either located within shared courtyards or along the side gardens of dwellings.

The layout enables the provision for continuous planting of hedgerows and trees along the north, south and west boundaries of the site, punctuated only by pedestrian/cyclist connections to surrounding streets and paths and the two vehicular accesses onto Bluebell Way.

The arrangement of dwellings, streets, footpaths and parking spaces within the development site promotes distinctive street blocks and logical pedestrian and cycle connections to the surrounding street and parkland network.

Relevant Planning History

W11433 Outline planning application for mixed development of housing, shopping, office, open space and community facilities - Whiteley Farm, Whiteley Lane, Burridge, Hampshire. Application permitted - 09/06/1994

W11433/14 (AMENDED DESCRIPTION) Development without compliance with condition 02 of outline planning permission W11433 (period for submission of reserved matters) - Whiteley Farm, Whiteley Lane, Whiteley, Hampshire- Application Permitted - 30/06/1997.

W11433/26 Development without compliance with condition 02 of Outline Planning Permission W11433 and W11433/14 (Period for submission of Reserved Matters) - Whiteley Farm, Whiteley Lane, Whiteley, Hampshire. Application Permitted - 27/04/2000

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

W11433/55 Variation of planning condition 2 of outline planning permissions W11433 and W11433/14; W11433/26 (period of submission of reserved matters to be extended for two years) - Whiteley Farm, Whiteley Lane, Whiteley, Hampshire. Application Permitted – 29/05/2003.

W11433/61 Variation of planning condition 2 of outline planning permissions W11433 and W11433/14; W11433/26, W11433/55: (period of submission of reserved matters to be extended for two years) - Whiteley Farm, Whiteley Lane, Whiteley, Hampshire. Application Permitted - 17/12/2004.

W11433/66 Variation of planning condition 2 of outline permission W11433, W11433/14, W11433/26 and W11433/55 (Period of submission of reserved matters to be extended for three years) - Whiteley Farm, Whiteley Lane, Whiteley, Hampshire. Application Permitted - 17/10/2006.

W11433/72 - Reserved matter application (Details in compliance with Outline Planning Permission W11433) for accesses, appearance, landscaping, layout and scale for 69 Residential units at Bluebell Way (area of land enclosed by Bluebell Way, Kingswood Close, Silver Birch Way and Recreation Ground). Withdrawn 17th August 2009.

Consultations

Engineers: Drainage: raised no objection to the application and recommended permeable paving surfaces (Conditions 4, 7, 11).

Engineers: Highways: raised no objection to the proposal but noted that parking problems may occur due to the location of some parking spaces in relation to dwellings (Condition 9).

Environmental Protection: noted that the site was not contaminated and raised no objection to the proposal.

Urban Design and Major Projects Officer: considered the amended scheme to be satisfactory subject to conditions.

Landscape: noted that there was sufficient opportunity within the proposed layout for new tree planting, which would result in a net gain in tree cover (Conditions 4, 5, 6). As the development site is adjacent to the Whiteley playing fields and two recently completed children's play areas, on-site provision of public open space was not considered necessary.

HCC Ecology: raised concerns about the potential impact of pets on the nearby SSSI's. Considered that the recommendations of the Habitat Enhancement, Management Plan and Reptile Mitigation Strategy should be adopted.

Environment Agency: recommended conditions for a drainage scheme and advice on ecology and landscape details.

Natural England: commented on the original scheme and noted that the proposal should achieve a net gain in bio-diversity and that the mitigation recommendations of the reptile survey should be adopted. Natural England also noted that the development should

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

provide sufficient provision for open green space (Conditions 4, 5, 6, 12 and 13).

Southern Water: recommended that no surface water should be discharge to the sewer.

National Air Traffic Services: raised no objection to the proposal.

Representations:

Whiteley Parish Council objected to the proposal on the grounds that no further residential development should be allowed until there are sufficient primary school places and the road infrastructure is completed.

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

- Lack of parking spaces.
- Lack of footpaths.
- Lack of on-site amenity and play areas.
- Increased pressure on roads and traffic.
- Site used by wildlife.

Relevant Planning Policy:

South East Plan 2009:
CC4, CC6, H5, NRM11

Winchester District Local Plan Review
DP3, DP4, DP5, H7, T1, T2, T3

National Planning Policy Guidance/Statements:
PPS 1 Delivering Sustainable Development
PPS 3 Housing
PPS9 Bio-diversity

Planning Considerations

Principle of development

Outline planning permission was granted for the residential redevelopment of this site, along with much of the rest of Whiteley, in 1988 and this outline planning permission has been periodically renewed. The principle of the development has been established by this outline planning permission and the Local Planning Authority may now only assess access, appearance, landscaping, layout and scale aspects of the scheme which has now been submitted, which is effectively the final phase of the original Whiteley development.

The proposal achieves approximately 40 dwellings to the hectare which is within the guidelines of PPS3, Policy H5 of the South East Plan and is considered to be an appropriate density for a residential area at the edge of the town centre and within walking distance of shops and other facilities. The proposal also provides an effective mix of dwellings in accordance with Policy H7 of the Adopted Local Plan by ensuring that 50% of the dwellings proposed comprise of 1 or 2 bedroom dwellings.

WINCHESTER CITY COUNCIL DEVELOPMENT CONTROL COMMITTEE AGENDA

Design/layout

The layout of the proposed scheme follows a clear logic of streets allowing pedestrians and cyclists access through the site to places and the surrounding street and footpath network. For example, residents from developments on the north side of Bluebell Way will have short and direct routes through the site to the recreation ground and Kingswood Close. The layout also enables a future connection to the town centre past the church site, which has received planning permission.

Houses have been arranged to ensure their fronts face over the internal and external street network, making the development easier to understand and travel through. This has been enhanced by the creation of three character areas within the site, giving each area its own identity based on logical geographical references and using traditional materials and design features. The main north-south street will consist of painted brickwork buildings and utilises design features that will be unique to that street (such as slate roof, window type, porches and dormer window styles). This street will subdivide and contrast with the character areas to the east and west, which will each utilise a different type of Hampshire red stock brick and plain clay tiles and different head and cill details to windows (Design and materials conditions 1 and 2).

The layout also creates spaces within the street network for large trees to become established and which will have a beneficial effect for habitat and wildlife as well as providing the development with a leafy suburban character. This will be able to be reinforced by the planting of hedges and trees around the site boundaries and within the back garden areas of the development proposed.

Impact on character of area and neighbouring properties

The site will be separated from neighbouring residential areas by existing roads and amenity space, with fronts of dwellings facing over the street. This ensures that the proposed development will not materially harm the privacy of neighbouring properties or have any overshadowing or overbearing impact upon them. Whilst the proposed development will result on a loss of outlook over the site, the land has long been allocated for housing development and the proposal is consistent in design and density with surrounding development. It will also create conventional streets with houses on both sides, with the distance between dwellings on opposite sides of Kingswood Close being between 27 and 34 metres and the distance between dwellings on opposite sides of Bluebell Way being between 20 and 29 metres. These distances are considered to create a comfortable suburban street environment consistent with the surrounding residential areas and will allow the effective provision of tree and hedgerow planting along the streets.

Landscape/Trees

Houses within the proposed development will be set back between 5 and 9 metres from the carriageway of Bluebell Way, allowing for the provision of a shared footpath/cycleway and front garden planting similar to that of development along the north side of Bluebell Way (continuous hedgerows interspersed with trees), thereby promoting a consistent character along both sides of the street. Hedgerow interspersed with trees is also proposed along the boundaries with Silver Birch Way, Kingswood Close and the playing fields which will ensure that views of the development are softened by landscaping. In addition to this, the amended scheme has resulted in the ability to provide mature trees within the site itself and an acceptable level of landscaping adjacent to buildings and walls and fences along the streets, ensuring that

WINCHESTER CITY COUNCIL DEVELOPMENT CONTROL COMMITTEE AGENDA

the development does not present a severe streetscene dominated by hard surfaces (Landscape condition 4, 5 and 6).

Highways/Parking/Sustainability

The application site is in a sustainable location adjacent to playing fields and within convenient walking distance of the town centre, sports facilities and other future facilities proposed for the town centre area. Additionally, the site is approximately 750 metres from Solent Business Park, which is considered to be convenient distance for walking and cycling. The site layout of the proposed development also promotes more direct and convenient routes for pedestrians and cyclists in surrounding developments to the playing fields, town centre and other parts of Whiteley.

An important part of this proposal is the provision of a shared footpath/cycleway along Bluebell Way which is intended to form part of the cycleway network proposed for Whiteley to promote cycling and walking throughout the settlement.

Car parking has been provided either within courtyards or as tandem parking in side gardens. 112 private parking and 5 visitor parking spaces have been provided, which is considered to be an appropriate level of parking for a residential development in a sustainable location such as this. Condition 9 ensures that the development will be provided with clearly defined and allocated parking spaces.

Importantly, the distance between facing houses on the more important streets around the perimeter of the site will be greater than those of the local streets within the site, providing an easy to understand visual differentiation between the main traffic roads and local streets and a legible suburban environment.

Ecology and Habitat

The revised scheme is considered to achieve a good landscape structure throughout the site and provide a positive gain for bio-diversity. The site connects well to local recreation facilities, including children's play areas and sports fields. The existing amenity space along Kingswood Close is substantial and, along with the Meadowside recreation ground an effective place for exercising pets away from the SSSI. Conditions 4, 5, 6, 12 and 13 have been recommended to ensure that the recommendations of the Habitat Enhancement, Management Plan and Reptile Mitigation Strategy, as they relate to the application site are able to be implemented.

Other Matters

Whilst the concerns raised by Whiteley Parish Council regarding the shortage of school places are acknowledged it is considered to be unreasonable to refuse the application on these grounds as planning permission has already been granted in principle for the residential development of this site. As this is a reserved matters application the Council is unable to retrospectively request contributions for facilities within the locality.

Section 22 of The Town and Country Planning (General Development Procedure) Order 1995 provides Local Planning Authorities with the power to impose conditions on reserved matters applications and Section 45 of Circular 11/95 states that the only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those matters. It is considered that the conditions recommended relate directly to the development and are necessary to make the development acceptable. Conditions relating to materials, landscaping, road and

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

footway construction, sewage and drainage disposal and construction management repeat condition requirements established at outline stage and seek to ensure that they are kept relevant to this particular site.

Planning Obligations/Agreements

Planning obligations are only able to be obtained at the time of outline permission being granted and cannot be required for reserved matters applications. Accordingly, it is considered to be inappropriate to require the applicant to enter into planning obligations or agreements for this site in relation to this application.

Recommendation:

Application permitted subject to the following condition(s):

Conditions:

1. The development hereby permitted shall be begun before the expiration of two years from the date of approval of this reserved matters application subject to compliance with the conditions listed below.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces (including window, door, rainwater goods and eaves details) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3. Prior to development commencing on the site fully annotated drawings of typical window sections at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved drawings prior to the occupation of dwellings on the site.

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

4. No development shall take place until details of both hard and soft landscape materials and specifications have been submitted to and approved in writing by the Local Planning Authority and works shall be carried out in accordance with the approved details prior to the occupation of the dwellings on the site (in the case of paving materials) or within the first planting and seeding season following the occupation of the first dwelling on the site or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- paving materials including rumble stones, conservation kerbs, paving blocks, paving brick and paving slabs

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- implementation programme.

Reason: To improve the appearance of the site in the interests of visual amenity.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation of any dwelling on the site. Development shall be carried out in accordance with the approved details.

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

6. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and include provision for the replacement of trees and planting that dies, is removed or becomes seriously damaged. Landscape maintenance shall be carried out in accordance with the approved schedule.

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.

7. No dwellings erected on the land shall be occupied until the proposed accesses, driveways, footways and streets into and within the site (and including the shared cycleway and footpath along Bluebell Way), have been laid out and constructed in accordance with specifications and details to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access and visual appearance to the site and to promote cycling and walking.

8. No dwellings erected on the land shall be occupied until visibility splays of 2.4 metres by 39 metres shall be provided at the junction of the access and Bluebell Way. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 metre in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

9. The garage and parking spaces hereby approved shall not be used for any other purpose than the parking of cars and shall be clearly marked out and allocated in

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

accordance with details and a management plan to be first submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings.

Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

10 The development hereby approved shall be constructed in accordance with the approved plans and details received on 1 April 2010 as listed below unless otherwise agreed in writing by the Local Planning Authority:

Housetype Portfolio, ref: 48-1645 dated March 2010 by Simon Cooper on behalf of Bellway Wessex.

Drg No: 48-1645-WS-4B-001, 002
Drg No: 48-1645-WS-3B-001, 002, 003, 004, 005, 006, 007, 008
Drg No: 48-1645-WS-2B-001, 002
Drg No: 48-1645-WS-2F-001, 002
Drg No: 48-1645-WS-1F-001, 002, 003, 004
Drg No: 48-1645-MS-5B-001, 002
Drg No: 48-1645-MS-4B-001, 002
Drg No: 48-1645-MS-3B-001, 002
Drg No: 48-1645-MS-2B-001, 002
Drg No: 48-1645-MS-1F-001, 002, 003, 004
Drg No: 48-1645-ES-5B-001, 002
Drg No: 48-1645-ES-4B-001, 002, 003, 004, 005, 006, 007, 008
Drg No: 48-1645-ES-3B-001, 002, 003, 004, 005, 006
Drg No: 48-1645-ES-2B-001, 002, 003, 004, 005, 006, 007, 008, 009, 010
Drg No: 48-1645-GAR-001, 002, 003, 004, 005, 007, 008, 009, 010
Drg No: 48-1645-BIN-001, 002
Drg No: 48-1645-PER-01, 02
Drg No: 48-1645-SHED-01

Drg No: 48-1645-001 Rev:C, Drawing title: Planning layout, by Simon Cooper, dated 30.03.10.

Drg No: 48-1645-002/1 Rev:A, Drawing title: Site Sections and levels sheet 1 of 2, by Simon Cooper, dated 29.03.10.

Drg No: 48-1645-003 Rev:C, Drawing title: Street scenes sheet 1 of 3, by Simon Cooper, dated 30.03.10.

Drg No: 48-1645-003 Rev:C, Drawing title: Street scenes sheet 2 of 3, by Simon Cooper, dated 31.02.10.

Drg No: 48-1645-003 Rev:C, Drawing title: Street scenes sheet 3 of 3, by Simon Cooper, dated 31.03.10.

Reason: For the avoidance of doubt as to the scope of this permission.

11. None of the dwellings of the development hereby approved shall be occupied until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site, such as water butts) has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

Reason: To ensure satisfactory provision of foul and surface water drainage and to prevent flooding.

12. Prior to work commencing on the site details for the provision of bird and bat boxes within the site in accordance with Section 3.3 of the Habitat Enhancement, Management Plan and Reptile Mitigation Strategy prepared by Middlemarch Environmental Ltd., Report Number: RT-MME-106596 dated December 2009 shall be submitted to and approved in writing by the Local Planning Authority. The installation of bird and bat boxes in accordance with the approved details shall be undertaken prior to the occupation of any dwelling on the site.

Reason: To ensure the scheme promotes habitat for local wildlife and achieves an appropriate level of bio-diversity enhancements.

13. Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details;

Stages of development, including details of reptile protection and site supervision in accordance with Section 5.3 of the Habitat Enhancement, Management Plan and Reptile Mitigation Strategy prepared by Middlemarch Environmental Ltd., Report Number: RT-MME-106596 dated December 2009

Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.

Provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development.

Dust suppression, mitigation and avoidance measures.

Construction vehicle parking.

Measures for minimising construction waste and provision for the re-use and recycling of materials which shall be used in the construction of the development.

Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic.

Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties, SSSI or adjacent highway).

Code of Construction Practice for all works and operations on the site.

Measure to be taken to prevent contaminants from entering watercourses or the water environment.

The Construction management plan shall be adhered to throughout the duration of the construction period.

Reason: To ensure that all work in relation to the application is undertaken in a sustainable manner and does not cause materially harmful effects on protected species and nearby properties and businesses.

Informatives:

This permission is granted for the following reasons:

**WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA**

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.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H7, T1, T2, T3
South East Plan 2009: CC6

The applicant's attention is drawn to Condition 7 of the outline planning permission which has removed permitted development rights.

Section 22 of The Town and Country Planning (General Development Procedure) Order 1995 provides Local Planning Authorities with the power to impose conditions on reserved matters applications and Section 45 of Circular 11/95 states that the only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those matters. It is considered that the conditions recommended relate directly to the development and are necessary to make the development acceptable. Conditions relating to materials, landscaping, road and footway construction, sewage and drainage disposal and construction management repeat condition requirements established at outline stage and seek to ensure that they are kept relevant to this particular site.

Please return this form to the Case Officer: James Jenkison

From: Whiteley Parish Council
Case No: 09/02083/REM
Location: Bluebell Way Whiteley
Proposal: Reserved matters application pursuant to outline permission W11433 for 55 dwellings comprising 2 x 1 bedroom flats, 11 x 2 bedroom flats, 15 x 2 bedroom houses, 14 x 3 bedroom houses, 13 x 4 bedroom houses and associated garaging, car parking and landscaping. Provision of cycleway and vehicular accesses from Bluebell Way and pedestrian linkages to Kingswood Close and recreation ground. Approval sought for access, appearance, scale, layout and landscaping.

Comments:

Object: no further residential development should be permitted in Whiteley until the settlement has sufficient primary school places to serve the population and the road infrastructure is complete. Residents with children living here are unlikely to secure places at Whiteley Primary School and will have to travel some distance to access alternative schools.

The Parish Council appreciates that this application is for reserved matters but requests it is heard by the Planning Committee in order that it be made aware that it is unsustainable to increase the number of houses in Whiteley until an additional primary school is provided.

Please note request that application be heard by the Planning Committee

Signed:

N Oliver
Parish Clerk

Date: 24th November 2009