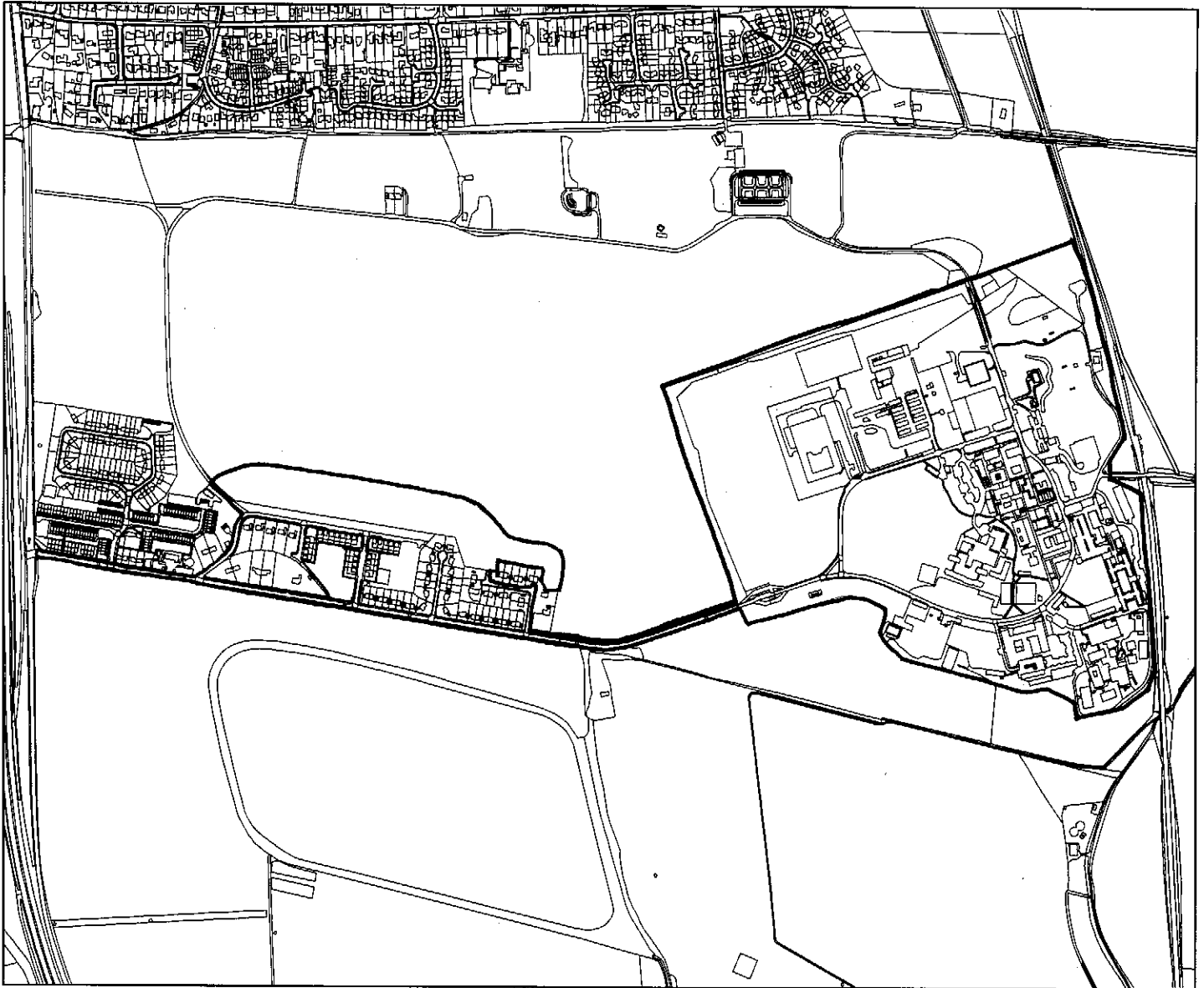


Ministry Of Defence, Worthy Down Camp Winchester

12/02351/OUT

City Council



Legend

Scale: 1:11099



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	05 June 2013
SLA Number	100019531

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 5
Case No: 12/02351/OUT / W21842/04
Proposal Description: Remodelling of Worthy Down Camp involving the demolition of 45,000m² of floor space and the construction of 77,000m² of floor space for training/welfare/offices/SLA/messing/support/stores facilities with associated parking and landscaping; construction of up to 90 dwellings off Connaught Road to accommodate service families (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (THIS APPLICATION IS A DEPARTURE FROM THE LOCAL PLAN)
Address: Ministry Of Defence Worthy Down Camp Worthy Down
Winchester Hampshire
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Ministry Of Defence
Case Officer: Lorna Hutchings
Date Valid: 7 November 2012
Recommendation: Application Permitted

General Comments

This application is reported to Committee by the Head of Development Management as it is for major and significant development.

Amendments have been received to include additional landscape buffers plans, amend the Travel Plan and Transport Assessment to omit references to the on-highway cycle route and additional survey information for ecology and the protection of bats.

Additional information has also been submitted to address concerns raised and provide clarification on certain matters as below:

- Explanation of how the MOD are consolidating nationally;
- How this affects the Winchester site, further to the Design & Access statement (D&A);
- How this affects personnel numbers and how they are moving around, intensifying in Winchester and altering in other parts of the County/Region;
- Specific need for the Service Family Accommodation SFA housing here, in this location on the Worthy Down site and why it couldn't go elsewhere within or outside the district;
- Explanation of contractual obligations that releasing agricultural land can only be used for MOD purposes;
- The explanation of existing MOD commitment to allow use of the sports facilities by civilians;
- Explanation of the need for site wide up to four storeys height parameter plan.

There are no other associated planning applications under consideration. There is an Environmental Statement (ES) with the application as the development is considered to meet the relevant thresholds for Schedule 2 Environmental Impact Assessment (EIA) development. Topics scoped within this document include Noise, Historic Environment, Landscape and Visual, Biodiversity and Water Resources as having the most significant

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environmental impact needing Impact Assessment.

Site Description

Acquired by the War Office in 1917, the Wireless and Observers School (W&OS) first used this site in 1917. When W&OS left for Hursley Park in 1918, Worthy Down Aerodrome opened with the RAF & Army Co-operation School moving in. The grass runway was situated on what was formerly Winchester Racecourse, and currently farmland between the barracks and service family accommodation areas.

In 1938 the site was handed over to the Royal Navy, who commissioned the Camp HMS Kestrel and used it as a land-base for planes of the Fleet Fighter Squadrons Nos. 800 and 803. The site was handed over to the Royal Army Pay Corps in 1960, which merged with the Adjutants General Corps (AGC) in 1992 and became the AGC HQ. The site is now also home to the Food Services Wing.

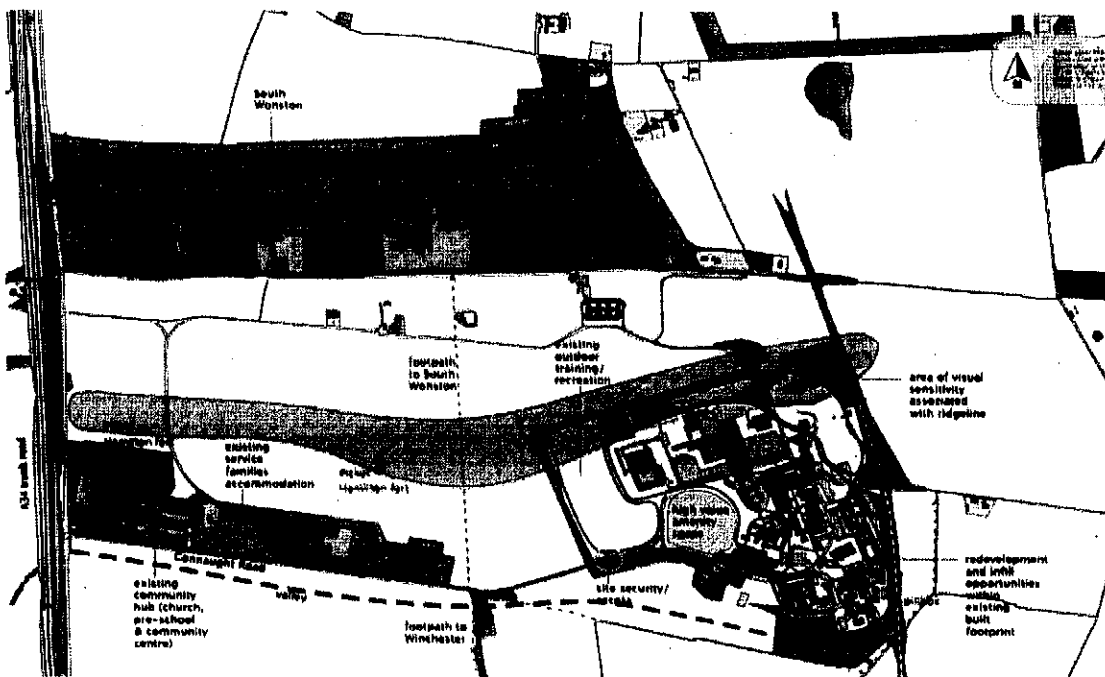


Fig.1 Summary of Opportunities and Constraints

Worthy Down is located north-east of Winchester. It is accessed directly from Connaught Road which is connected to Christmas Hill via a priority junction. The road serves the military base and also provides access to the associated service family accommodation, some of which fronts onto the road but is serviced from the rear.

The eastern site at Worthy Down Barracks is home to the headquarters of the Adjutants General Corps. On site are a number of uses including Single Living Accommodation (SLA), Workshops, Offices, Physical Recreation facilities and Classrooms. Some key buildings on the main site will be retained including the Alexis Soyer House and the Officers Mess.

The western site at Worthy Down comprises a number of SFA along and accessed from Connaught Road and community facilities. All of the SFA housing and community centre in the west will be retained. Between the two areas which make up the site is the location of the former runway, which is now farmed land.

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The SFA at Worthy Down consists of two storey houses of an arts and craft style. The existing built estate on the barracks site varies from one to three-storey buildings. Most of the buildings on the site are single storey and in poor condition, laid out with large, unused spaces, between them.

The Community Centre is centrally located within the SFA on Connaught Road and within it is a pre-school nursery, the HIVE (a support centre) and a church. There are facilities in the wider area at South Wonston approximately 800m to the north of Worthy Down, including another nursery, South Wonston Primary School and a Doctors Surgery. Further south in Winchester there are larger facilities serving the local region. A regular bus service runs between Worthy Down and Winchester.

South Wonston is made up of around 1,500 homes. The predominant building type is bungalows and traditional two storey homes. Most buildings date from the 1970's and are typically brick with shallow pitched roofs. Of a similar size, to the south-east of the site over a kilometre away, is the village of Kings Worthy which comprises mostly two storey properties, with some three storey residences.

Overall the site gently slopes up towards the north. The barracks site then plateaus on its far northern edge. Beyond the site to the south is a shallow valley, before the ground rises up again. To the north is fairly flat, before a slight valley rises up again to South Wonston.

The residences in the eastern part of the SFA area are screened by trees to both the north and south. The rooflines of the residences towards the west end of the site are visible from South Wonston, but are screened by a row of trees to the south.

The area of the main Camp site of greatest visual sensitivity is the northern part which is at the top of the hill and the plateau area which generally falls slightly towards the northern boundary (as identified on the Opportunities and Constraints plan). The barracks site is well screened with trees around the entirety of its boundary.

The Camp site is focused around a central open space, including a cricket oval and football pitch, all overlooked by a sports pavilion. The training estate and accommodation wrap around this focal space from the north, around the east to the south. On the western side are additional football pitches and the camp entrance. Groups of mature trees throughout the camp form a strong landscape framework within which the built development is located. The SFA area has a number of small pockets of open space, including an equipped play area on its western edge.

The Camp and the SFA area support a range of common habitat types comprising amenity grassland, arable land, scrub, standard trees, hardstanding and buildings, most of which are of limited value for nature conservation. There are no nature conservation sites within either the Camp or SFA site. There are six SINC's within 2km of the Site boundary, the closest of which (The Gallops, Worthy Down – agriculturally improved grassland) is 700m from the nearest part of the site. There are two statutory nature conservation sites located within 5km of the Site boundary: the River Itchen Special Area of Conservation (SAC) 4.3km north of the Site boundary and the River Test Site of Special Scientific Interest (SSSI) 2.7km south-east of the Site boundary.

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Numerous sites of archaeological significance in the immediate vicinity of the application site are known, and there are also large complexes of crop marks identified from aerial photographs. This shows that the area has been the focus of significant activity back into the prehistoric period, with the main focus of activity occurring in the Iron Age through into the Romano-British period. Hamilton Pickett forts and listed buildings are located to the west within agricultural land.

Proposal

The proposal seeks outline planning permission for the re-development of part of the site. The application has two key components, one is the demolition of 45,000m² of floor space and the construction of 77,000m² of floor space with 17,000m² retained and refurbished for training/welfare/offices/SLA/ messing/support/stores facilities with associated parking and landscaping; and the other is the construction of up to 90 dwellings off Connaught Road to accommodate service families.

The main college area will contain the training college and other accommodation needed to support the site's training function, including living accommodation for single persons, dining facilities, offices, stores, museum, site management services, gymnasium, sports pitches, external training areas and welfare facilities.

The only detailed matter for consideration in this application is 'access', with all other matters reserved for consideration in a future detailed 'reserved matters' application.

The residential component seeks outline planning consent for 90 no. new houses of 2, 3 and 4 bedrooms, which are proposed to the north of the existing Service Families Accommodation, which are located at the start of Connaught Road, outside of the secure Camp area.

There is an indicative Masterplan illustrating the location and general siting for all the above development which demonstrates the feasibility of the scale and amount of development proposed. A number of parameters plans are included to steer the detailed development in addition to the Environmental Statements and Appendices Volumes 1 – 3 listed. Conditions 01 and 02 clarify the status of the plans and the rest of the conditions are topic related and secure the implementation of the measures in the EIA.

Relevant Planning History

99/01171/GVN Refurbish existing accommodation in buildings 4,5,6 & 7, replacement of roof and building of new accommodation to provide 114 bed spaces (CIRCULAR 18/84 NOTICE) at: JRSLA, AGC, no objection 09.09.1999.

98/00629/GVN Extension to dining room, construction of new kitchen facilities. Provision of new external fire escape and a temporary kitchen. Reconfiguration of access road: at HQ ACGT no objection 11.06.1998.

99/01791/GVN All weather sports pitch (Circular 18/84), objection raised 29.11.1999.

00/00157/GVN (AMENDED DESCRIPTION) All weather sports pitch (Circular 18/84 application) with flood lighting, no objection 02.03.2000.

02/02691/GVN New storage portacabin facility (Circular 18/84), no objection 09.01.2003.

03/00153/GVN New storage portacabin facility (Circular 18/84), no objection 23.01.2003.

04/02626/GVN Siting of a new portacabin (CIRCULAR 18/84), no objection 25.11.2004.

04/02398/GVN Single storey modular building (Circular 18/84 consultation) at: Worthy

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Down Agcc, no objection 16.11.2004.

05/00150/GVN Use of land for the siting of portable buildings (CIRCULAR 18/84) at: Bray House, Worthy Down Support Unit, withdrawn 25.01.2005.

08/01488/FUL 3no. dutch barns with attached storage barn; erection of detached buildings consisting of store, toilet block, classrooms and office; hard standing area for field cooking / dining tents (AMENDMENTS TO PLANNING PERMISSION W20902) at: Bray House, permitted 28.08.2008.

10/01365/FUL and **10/02479/FUL** relating to the erection (and subsequent retention) of temporary accommodation units, permitted 30.08.2010 and 20.02.2011.

11/01554/SCREEN Screening Opinion request under the EIA Regulations – EIA required – 22.07.2011.

12/00367/SCOPE Scoping Opinion request under the EIA Regulations. Scope of Environmental Statement agreed 13.04.2012.

Consultations

Engineers: Drainage:

No Objection: Ensure that Southern Water have been consulted on this application as additional flow to the public foul sewer can be expected. The applicant has provided a Drainage Strategy showing how the site is to be drained of foul water to the public foul sewer and storm water to a Sustainable Drainage System (SuDS). This document is comprehensive and acceptable as a strategy. No objection to the outline consent accompanied by a suitable condition relating to the provision of the Strategy and Flood Risk Assessment phases on receipt of full application. [Condition 27-29].

Engineers: County Highways:

No Objection: The County Council raises no objection from a transport perspective to this application subject to recommended conditions [42-43], and provided the applicant enters into a Section 106 Legal Agreement to secure the following package of mitigation:

Transport Contribution

Payment of a transport contribution of £410,345 towards the Central Hampshire Transport Strategy, in order to fund measures including improvements to the PRowS serving the site; provision of a private mini-bus service and other bus service enhancements; measures identified within the Winchester Town Access Plan; and other measures that directly serve the site.

Highway Works

- The upgrade of the existing bus waiting facilities on Christmas Hill and the provision of a shelter on Christmas Hill.
- Improvement to island on Christmas Hill to provide a pedestrian refuge linking the north bound bus stop with the site.
- Provision of a pedestrian crossing on Connaught Road.

Travel Plan

- Implementation of a site wide Travel Plan.
- Payment of the Travel Plan approval and monitoring fees.
- Provision of a surety mechanism to ensure implementation of the Travel Plan.
- Provision of a mini-bus service for service personnel and the wider public where feasible.

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Access and Infrastructure

No Objection: There is a footpath currently running from South Wonston School through Worthy Down, connecting to Connaught Road. It then continues through farmland, past Down Farm to Down Farm Lane and onwards to Andover Road. There is a scheme in the District Cycling Strategy and in the District Transport Statement to upgrade this link and to make it into a bridleway which would allow cyclists to use it. This is an opportunity to negotiate a contribution and the MoDs agreement to this as part of the application. It would also link the Worthy Down and St John Moors Barrack sites. The proposed road cycle route along Christmas Hill may be problematic. The residents who will occupy the proposed 90 dwellings will have a sustainable way to travel to and from Winchester.

HCC Library and Information Service

No Objection: No comments on the proposal itself but would advise of the Library Service Developers Contribution policy available on the web with contributions calculation model.

HCC Education

No Objection: There is sufficient capacity at the schools that serve Worthy Down (South Wonston Primary and Henry Beaufort Secondary) so would not require additional school places and, consequently, not require a developers' contribution. The development would feed to South Wonston Primary School, so there should be provision for a footpath link from the residential area to enable children to walk to the primary school.

Head of Environmental Protection:

No Objection: The Land Quality Assessment (LQA) (Entec UK Limited, Dec 2009, Ref: 2729_RR145_i2) forms a comprehensive review of the available data however, there are some limitations in respect of the date of the LQA, a majority of buildings are not entered due to practical constraints, some potential contaminations are not identified, boreholes not located, existing samplings and reports need to be provided for underground tanks, there is a potential for unexpected contamination associated with unrecorded waste pits and unexploded ordnance. The need for a detailed ground investigation has been recognised. The scope of this will be dependant on the development proposals and should also take into consideration any additional information obtained following access to all areas of the site. Given the above, conditions are recommended. [Conditions 37-39].

Head of Historic Environment:

No Objection: Little comment as it does not affect the historic environment (see archaeology comment) except that materials to be used should be of a high quality and toned down in colour and appearance to mitigate the wider impact and setting on distant heritage assets in the rural environment.

Archaeology:

No Objection: This site has been under consideration for some time. Recent discussions have centered around the requirement for the applicant to carry out and submit an appropriate level of archaeological assessment and evaluation work in support of any formal planning application. These comments were taken into consideration and an archaeological desk-based assessment and a supporting geophysical survey have been submitted with the application. The results of the archaeological work undertaken so far and the broad conclusions of the submitted information are acceptable. [Condition 40-41]

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Head of Landscape:

No Objection: Close to public rights of way that surround both the main site and the housing area. Topography and existing vegetation limit views of buildings from public rights of way. Houses in South Wonston are visible to the north. Any encroachment of buildings on adjacent recreational green space is to be avoided. Existing planting to site boundaries requires retention and reinforcement to enhance local landscape character and screen. Substantial new planting of large trees is advised along northern boundary of extended housing area to mitigate. Inclusion of green buffer zone between new housing and tree belt to be shown on a parameter plan. Delivering a robust landscape framework alongside new development is imperative. Biodiversity: Ecological enhancement map to be included within the scheme design (fig 10.4). Opportunities exist for the long term improvement of amenity grassland and semi-improved grassland. [Conditions 01, 03, 15, 24].

Head of Landscape – Open Space

No Objection: As there are open space shortfalls in the parish there would be concern without a concurrent improvement in the children's play facilities both on site and within South Wonston. As it is the case that these additional families will use the recreational facilities of the parish, some additional physical open space provision should be made, either on site or off. If this is not possible then financial contributions toward improved play and sports provision in the parish should be required under s106.

Play contributions would allow the purchase of additional play equipment and safety surfacing at the Rec and improvements to the BMX track and skatepark. Sports contributions would allow improvements to (or replacement of) the pavilion and improvements to the tennis courts, the basket ball court and the car-park. These undertakings and contributions are now agreed with the developer so that the proposal accords with policy and provides for the new residents.

Head of Landscape – Trees:

No Objection: The tree information that has been supplied is a tree survey condition report and tree works proposed are essential maintenance. Schedule numbers do not run numerically because not all trees on this site require maintenance. We would require up front before development AIA and AMS documents with each phase to assess what impact any building works at this site have on the trees. [Condition 25-26]

Head of Strategic Planning:

WDLPR

The site is outside any defined built-up area, lying between Winchester, Kings Worthy and South Wonston, and therefore subject to countryside policies (CE.1 – CE.28) which normally resist built development unless it is for a proven need (e.g. agricultural workers or 'exception' sites). Chapter 7 (Employment) of the Plan includes a section on MOD Land in the explanatory text, but no policies. The paragraph on Worthy Down notes its countryside location in an area separating South Wonston and Kings Worthy, and that these characteristics should be retained.

Emerging Local Plan Part 1 – Joint Core Strategy

The proposal is within the defined countryside in the Local Plan, but the emerging Core Strategy includes policies that would allow for the retention and development of establishments such as this. There is, therefore, no 'in principle' objection to the proposal, subject to its impact being acceptable in relation to matters such as landscape,

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ecology, transport, etc. The proposal is considered under MTRA4 and MTRA 5.

The proposal appears to respond to the Core Strategy's requirements for sustainability for non-residential buildings (BREEAM 'Excellent'), but should meet Code for Sustainable Homes level 5 for energy in order to accord fully with policy CP11. The occupancy and future use of the residential element will need to be controlled given the countryside location of the site (S106). In accordance with H.5 it is clear that it would apply to this site (H.5iii refers to 'smaller settlements and elsewhere in the District'). Therefore it is agreed with the Strategic Housing team not to tie down any 'fall back' % for affordable at this stage.

Head of New Homes Delivery:

No Objection: The site lies within countryside where housing proposals need to be considered, in affordable housing terms, against Policy H6 of the adopted Local Plan and CP4 of the Local Plan Part 1. There is a very specific need, a particular end user which should be tied and the development is of a much larger scale than normally permitted. Importantly the housing proposals form part of a much larger plan for the site which would be considered against Policy MTRA5. Consequently, the approach to affordable housing should be to set down broad guiding principles that can be applied should the housing no longer be needed for service personnel. The approach suggested by the applicant is reasonable in principle and represents a long term commitment of the MoD to the use of the application sites. It would be preferable not to fix a percentage of affordable housing at this time.

Southern Water:

No Objection: Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. A SuDS is proposed which are not adoptable therefore arrangements need to exist to maintain in the long term. Southern Water's current sewerage records do not show any public sewers to be crossing the site. Therefore should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. [Condition 28-29].

Following initial investigations there is currently inadequate capacity in the local network to provide a water supply to service the proposed development which requires a Section 41 application. [Informative 04].

Urban Design:

No Objection: The proposals are significant and have potential to impact on the wider landscape and on adjacent communities. Care will be needed in the design of the re-graded land, the design of the new landscaping (hard and soft) and the design of new buildings (particularly their scale, their disposition and their detailing), which will come later at reserved matters stage. The relationship to the retained buildings of the proposed new build and settings of them can be provided for and improved in the layout with enhanced landscaping and boundary treatment. Both the new housing and internal camp development is an opportunity to provide significant improvements to the quality of the landscape, open spaces and quality of buildings and provide a coordinated approach. [Condition 03, 15].

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Ecology (HCC):

No objections: Several issues in respect of retained vegetation, tree planting connectivity, dormouse habitat, survey information on the buildings with negligible potential for bats and tree inspections and impacts to reptiles was unclear based on the originally submitted information. All of these matters have now been addressed with the submission of additional material.

Discrepancies remain in the bat survey information which needs clarifying. The additional technical note provided states that Amec only identified whether features have the potential (or not) to support roosting bats, without classifying the level of potential in line with the Good Practice Guidelines. Confirmation is needed that apart from buildings 4, 5, 6 and 7 (which underwent emergence surveys), all the other buildings were of negligible potential and therefore did not require further surveys. It was confirmed by the ecologist that all other buildings were of negligible potential (however this does not accord with the building descriptions (and noted potential bat access points) in Table C1 of the ecological information which needs clarifying).

Amec ecologists have confirmed that it was considered that the site wide activity transect surveys would have adequately covered these buildings which do have potential. Walked transects are not in line with the Good Practice Bat Survey Guidelines. As none of the buildings with undefined (but not negligible) level of bat potential set out in Table C1 have been subject to specific surveys, the LPA will need to consider if it has sufficient information to have confidence in negative inspections for bats. Specific points and discrepancies also need addressing in Table 1C and section 4.1. It is unfortunate that since the inspection surveys in 2011, further emergence/re-entry surveys have not been carried out for all relevant buildings. Clarification and conditions recommended. [Conditions 01, 17, 19-22].

Environment Agency

No objections: In principle to the proposal as submitted, subject to condition(s) to be attached to any planning permission granted, and that details in relation to these condition(s) (and on which the Environment Agency would wish to comment) be submitted to and approved in writing by the Local Planning Authority. [Condition 28-36].

Natural England

No Objection: Ensure that the relevant species have been considered and confirmed as not being affected by this development before determining this application.

Representations:

City of Winchester Trust: No comments received.

South Wonston Parish Council - Object

Of primary concern is the impact on the local community and infrastructure, and the lack of contribution to local amenities and services.

- Highway improvements on Christmas Hill at the junction with Connaught Road and also Downs Road and Christmas Hill.
- 60 mph speed limit on Christmas Hill will require reduction through these junctions.
- Provision of cycle route from South Wonston to Worthy Down and on to Andover Road and Winchester.
- Allotments

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- Improvements to the Recreation Ground. Funding for a new pavilion and a skate park extension.

There is no contribution towards play area provision but a proportionate contribution towards sports grounds in the area. Further assurances are needed that a shortfall in the capacity of local facilities will be addressed and impact on the local road network. The developer states as the footpath crosses agricultural land it is not practical to remedy deficiencies in cycle provision - not necessarily lit but something of an improved surface would be needed.

The east Camp boundary is defined by a disused railway cutting but it is well used and valued. Currently target shooting goes on regularly in the training area and is indicated by a red flag (noise previously raised). Request that use of the range will be confined to previous levels.

Enormous change to Worthy Down which should improve the whole area, not just the camp. Consultation is expected regarding the redevelopment plan and impact on Primary School, transport services, potential increased traffic levels and footpath/cycle-way connections. Additional bus transport is needed for the school serving new base children - congestion in Downs Road at School times needs to be reduced. The Camp will not be self-sufficient. The bus service from Worthy Down to Winchester and Basingstoke was further cut in September so a joint community bus service might be instigated.

Please note that since this original objection, negotiations have been undertaken to secure such contributions to this infrastructure in liaison with the Parish Council. Their main interests are a cycle route and improved play facilities and sports pavilion. A bus service (or improvements from the Camp to South Wonston and Winchester) would also be important. At the time of writing the Parish are considering lifting their objection, subject to conditions for the infrastructure and contributions. An update will be provided.

Chilcomb Parish Council - Comment

- Concerned with additional use of Chilcomb Ranges which are already heavily used by military personnel causing noise, nuisance and restriction of public access, both to those living nearby and recreational users. Advised that the Defence Industry Organisation (DIO) do not anticipate any discernible increase in the use of Chilcomb Ranges as a result of these proposals as the students will be undergoing Phase 2 and 3 training.

1 letter received commenting on the application for the following reasons:

Winchester Ramblers

- The development crosses or may impact on Several Rights of Way footpaths and request that all these existing rights of way are protected.

1 letter received objecting to the application for the following reasons:

Pine Close resident

- This is building on farm land; building on existing land is ok. Farm land is a natural buffer between Worthy Down and South Wonston and must be kept so. Should be dealt with in the same way as any other application building on farm land which is to refuse it.

0 letters of support received.

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Relevant Planning Policy:

Winchester District Local Plan Review

DP.2, DP.3, DP.4, DP.5, DP.13, HE.1, HE.2, H.3, T.2, T.3, T.4.

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, MTRA1, MTRA4, MTRA5, CP2, CP3, CP4, CP7, CP8, CP10, CP11, CP12, CP13, CP14, CP15, CP16, CP17, CP20, CP21.

National Planning Policy Guidance/Statements (NPPF):

National Planning Policy Framework Sections:

Section 1 Building a strong and competitive economy.

Section 3 Supporting a prosperous rural economy.

Section 4 Promoting sustainable transport.

Section 6 Delivering a wide choice of high quality homes.

Section 7 Requiring good design.

Section 8 Promoting healthy communities.

Section 10 Meeting the challenges of climate change, flooding and coastal change.

Section 11 Conserving and enhancing the natural environment.

Section 12 Conserving and enhancing the historic environment.

Supplementary Planning Guidance

Winchester District Landscape Character Assessment

Affordable Housing 2008

Winchester District Economic Development Strategy 2010-2020.

Other Planning guidance

Winchester District Cycling Strategy 2012

HCC adopted District Statement

Open Space Strategy 2012-2013.

Technical Paper: Open Space Provision and Funding

HCC integrated townscape and landscape character assessment (2010)

Hampshire Biodiversity Action Plan

Movement, Access, Streets and Spaces

Parking Standards 2002

Site of Importance for Nature Conservation (SINCS): Winchester District

The Hampshire Landscape: A Strategy for the future

Winchester City and its Setting

Winchester Sites and Monument Record

Planning Considerations

Principle of development

The proposed development is an outline planning application considering access only in detail. It was advertised as a departure from the development plan as the site is situated in the Countryside outside any defined settlement boundary and at the time of submission, adopted and emerging policy did not provide specifically for Military housing. There is a presumption in favour of sustainable development in the NPPF unless any adverse impacts would significantly and demonstrably outweigh the benefits of it, when assessed against the policies in the NPPF taken as a whole. The relevant sections are listed above.

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The site lies between Winchester, Kings Worthy and South Wonston, and is therefore subject to countryside policies which normally resist built development unless it is for a proven need (e.g. agricultural workers or 'exception' sites). Chapter 7 (Employment) of the WDLPR includes a section on MOD Land in the explanatory text, but no policies and all Employment policies are now unsaved. The paragraph on Worthy Down notes its countryside location in an area separating South Wonston and Kings Worthy, and that these characteristics should be retained.

Policy DP.2 encourages the production of Masterplans for large land-holdings, DP.3 provides general design criteria and there are other policies relating to landscape impact (DP.4), transport and parking (T.2 – T.4). which are also relevant.

LPP1 defines this area as being within the countryside (Policy MTRA4) but also includes a policy MTRA5 dealing with major commercial and educational establishments in the countryside. This specifically includes Defence establishments, including Worthy Down, and supports their retention and development to continue to contribute to the Districts economic prosperity. This is subject to the preparation of Masterplans which should identify opportunities and constraints, promote sensitive land and building stewardship, promote sustainable development, and maximise sustainable transport opportunities whilst limiting impacts on the surrounding environment and communities. It is considered that the proposal fulfils the primary policy of MTRA5 as a whole site Masterplan is submitted. For many years temporary buildings have been utilised to satisfy need (see history above). Other opportunities and constraints are discussed below. The principle of development of the site especially for new housing would not normally be acceptable as the site is outside any defined settlement. However, the existing establishment is a major MOD site and is proposed to expand as part of a national review of defence establishments which is outlined below in more detail. There is therefore, no 'in principle' policy objection to the proposal.

In addition, LPP1 policy CP4 provides for exception sites of housing to meet local needs. It notes that Local Authorities will exceptionally grant permission for the provision of affordable housing to meet the specific local needs of particular settlements on land where housing would not normally be permitted. It is considered after analysis that the proposed Service Family Accommodation (SFA) generally accords with this policy to provide for a very specific housing need for the settlement Camp of Worthy Down. It is recognised that the application proposals are not, however, typical of developments permitted (or likely to be permitted) under this policy. The need is very much more specific than satisfying a general local need (accommodating registered local people), with a particular end user and the development is of a much larger scale than normally permitted. It is not affordable housing as set out in the Annex 2 definition in the NPPF fundamentally as it is not to be registered with a Social Landlord. Notwithstanding this, the housing certainly falls within the general ethos of the definition in that it is available to meet a specific need with end users identified as Key Workers, at a subsidised rent and is not low cost market housing.

In addition a reasonable approach is to consider too what housing is being provided in the broader context of the whole of the Camp redevelopment as it is intrinsically linked (the MOD have specified that the project could not proceed without the proposed SFA), and therefore the housing should also be considered positively in terms of MTRA5.

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CP4 permits housing development where a proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates. The needs of the MOD for the expansion of Worthy Down and need for housing in the location specified to the north of the existing housing and not at another site, has been clearly set out in the application and assessment below (Defence Strategy and Housing Justification below). In addition policy CP4 exceptionally allows housing where the scheme is of a design and character appropriate to its location and avoids harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing. Character and design are discussed below notwithstanding the limitations for this given this is an outline planning application.

A key principle of this, which has long been established for the site, is the extent to which any development extends into currently undeveloped land. The site has long been clearly defined and contained within the limits of the existing secure area and landscape topography, with existing adjoining housing. In addition it is desirable as a principle to maintain the undeveloped gaps between Worthy Down and the existing communities, especially to South Wonston. The communities across these gaps are linked by footpath providing amenity and access. Maintaining and improving these links is a clearly expressed principle for this development set out by the local community, Local Members, consultees, District Cycle Strategy and Local Plan Policy.

Affordable housing approach

LPP1 policy expects the provision of 40% affordable housing (CP3) for new housing development which is included in this assessment due to the considerations above in respect of CP4. If it is also to be considered within the context of the whole site redevelopment and needs, consequently, the approach to affordable housing should be to set down broad guiding principles that can be applied should the housing no longer be needed for service personnel. The principle of this is endorsed by the applicant in supporting material. Not only will the housing be tied to military service personnel use in perpetuity, the supporting planning statement refers to the applicant being prepared to enter into a S106 Agreement regarding the provision of affordable housing should the dwellings no longer be required for service personnel.

This is an unique case and development represents a long term commitment of the MOD to the use of the application site, so it is unlikely new affordable housing would be offered in the near future. Nor is it likely that units would be made available on an ad-hoc basis. In these circumstances it would preferable not to fix a percentage of affordable housing at this time. Therefore it is recommended that there is an obligation for the applicant to agree affordable housing provision with the Council, and disposal to a Registered Provider should the housing no longer be required for the proposed use. Details can then be agreed having regard to the particular circumstances and planning policies that prevail at the time.

Other LPP1 policy

LPP1 policy requires the majority of units as 2-3 bed dwellings (CP2), and has requirements for sustainability (Code for Sustainable Homes level 4 for water efficiency and level 5 for energy / BREEAM 'Excellent') (CP11). Other relevant policies include ecology (CP16), recreation (CP7) and infrastructure requirements (CP10). The Council has also adopted Car Parking Standards however the proposal is an outline application, and the only detailed consideration at this stage is 'access', which falls entirely within the

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remit of HCC highways.

Section 4.17 of the Masterplan and Development Description in the Design and Access Statement notes that the proposed homes will be a mixture of different types of 2, 3 and 4 bedroom homes to accommodate the families of full-time service personnel based at Worthy Down. A condition is recommended as part of the parameter for development. [Condition 04].

Sustainability

It is noted that the non-residential new-build development is proposed to meet the DREAM (equivalent to BREEAM) 'Excellent' standard, which satisfies LPP1 policy CP11. The Design and Access statement however notes that the residential elements are proposed to be built at Code for Sustainable Homes level 4 for both energy and water, whereas CP11 seeks level 5 for the energy element. The MOD do however wish to meet this policy fully however have some concerns due to future requirements and viability. A condition is recommended as a criterion of the Design Parameter (Condition 03) so that the new SFA housing when planned in detail for the reserved matters is compliant with LPP1 policy CP11. The policy makes provision where it is not practical or feasible to meet the CSH levels fully, for development to demonstrate this whereby an onsite provision shall be made as far as possible, with off site or other on site offsetting measures. The MOD have confirmed it has firm aspirations to meet Level 5 for the energy element in the reserved matters application for the SFA housing and notes in section 4.15 of the D&A statement that there are rigorous sustainable design standards for those tendering to design them in this respect.

It is considered that the proposal meets the spirit of the NPPF being positive to allowing sustainable development as it will enhance energy performance in comparison to the existing for which performance is very poor. It meets this also in a broader site wide context with the functionality of the site accommodating all personnel needs within the space without further travel outside, and on a national basis in respect of consolidation of Camps. In addition a SuDS scheme, significant new tree planting, ecological enhancement and site and settlement connectivity with transport and footpath improvements are proposed.

Defence Strategy

The MOD, Defence Infrastructure Estates in the South East, have provided a summary of their strategy as context to this proposal. This is necessary in order to justify the positive recommendation made in light of Local Plan policy considerations above particularly MTRA5 and CP4, matters in the General Comment section, and considering what other options may be available to provide for the MOD need. It is based on the "South East Regional Planning Brief, 2010" and has been updated where possible with strategic context added.

Strategic Context

The broad strategic context for the size, composition and location of the Armed Forces up to 2020 was set by the Strategic Defence and Security Review, (SDSR), October 2010. In general terms, the SDSR envisaged a reduction in the number of service personnel – 17,000 in total (5,000 from the Royal Navy, 7,000 from the Army, 5,000 from the Royal Air Force). With specific regard to Land Forces, the army was to be reorganised with a reduced emphasis on heavy armoured vehicles and artillery and command structures would also be rationalised. In turn, this would lead to opportunities to reconsider the

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requirement for some basing locations and how others were used, in order to create a more coherent and cost-effective basing solution.

The distribution of Armed Forces bases across the UK is largely historic. It is characterised by a large number of relatively small sites which are disproportionately expensive to operate. There has been a long-standing process of rationalising the Defence estate in order to reduce costs, as numbers employed in the Armed Forces have declined.

While the opportunity to rationalise the Defence Estate identified in the SDSR represented the continuation of an ongoing process, SDSR foresaw more fundamental and rapid change than might otherwise have been the case. SDSR proposed to bring forward the move of Army units from Germany to the UK and, with the rebasing proposals associated with the reorganisation of the Army, will contribute to a significant change in the level of rationalisation activity in the short – medium term.

South East Context

The MOD estate throughout the region is made up of 148 principal sites covering some 24,236 Hectares (Ha). This figure excludes the Volunteer Estate (the estate used by the Reserve Forces and Cadets). Of the overall 24,236 Ha, the 'built estate' makes up c.11,056 Ha and the 'rural estate' c.13,180 Ha.

The region currently accommodates a number of military functions of national importance: The Royal Military Academy Sandhurst, Defence Academy Shrivenham, Aldershot Super Garrison, MOD Andover (Head Quarters Land Forces), RAF High Wycombe (HQ Air Command), Bicester Army, Defence Supplies and Distribution Agency Bicester, Her Majesty's Naval Base Portsmouth, Marchwood Military Port, RAF Brize Norton, the Defence Medical Rehabilitation Centre Headley Court, Atomic Weapons Establishment Aldermaston and Atomic Weapons Establishment Burghfield all support the delivery of national defence commitments.

There are also substantial training areas and ranges within the region, centred around Aldershot, Longmoor, Hythe and Lydd. These areas provide essential training including live firing opportunities, for military Units based in the south and south east and the wider UK. Large parts of the training estate in the south east are nationally or internationally designated as Sites of Special Scientific Importance (SSSI), Special Protection Areas (SPA's) or Special Areas of Conservation (SAC's).

Strategic Projects

The MOD has a number of strategic projects within the South East region. Those of particular relevance to Winchester include the Defence Training Review (DTR) / Defence Technical Training Change Programme (DTTCP). It is programmed that Arborfield Garrison in Berkshire (Hazebrouck Barracks, Rowcroft Barracks and West Court Mess) and MOD sites at Bordon in Hampshire (Louiseberg Barracks, Prince Philip Barracks and Quebec Barracks) will be surplus to requirement and released for disposal following the relocation of the Units stationed there. It is also proposed that the Navy's electrical & mechanical training school at HMS Sultan in Gosport will move no later than 2020. If there is no further requirement for HMS Sultan following the relocation of Units, then the property will be declared surplus and considered for disposal. Arborfield Garrison's planned release is being taken forward as part of the Arborfield Garrison Strategic Development Location. The proposed release of MOD land at Bordon has been included

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in the proposed Whitehill/Bordon Eco-town and the DIO team is working closely with the Local Authority and other strategic Government partners to help create a commercially viable development. There are many other projects too which have been listed within the application.

Worthy Down

It is proposed that the Defence College of Logistics and Personnel Administration and Director, the Royal Logistic Corps located at Princess Royal Barracks (PRB) at Deepcut (Surrey) is to move to Worthy Down, Winchester. Accordingly the PRB Deepcut site has been declared surplus to Defence requirements and a planning application for a redevelopment scheme has recently been submitted. The Defence School of Languages at Wilton Park, Beaconsfield (Buckinghamshire) will move in around 2013-14.

Winchester

There are currently three significant MOD sites in Winchester: Worthy Down, Sir John Moore Barracks and Chilcomb Range. All are regarded as Core Sites – i.e., they are considered to have an indefinite operational future and are expected to support Defence outputs for at least 15 years. Worthy Down, the subject of this application, is proposed for significant investment, to update the facilities and enable it to receive incoming units from Deepcut.

Housing Justification

As noted above, in assessing the acceptability of housing outside the defined settlement boundary and in the location applied for in outline, the utilisation of other sites within and outside Worthy Down is a consideration. The MOD have provided some reasoning as below for the proposed site to the north of the existing SFA accessed off Connaught Road.

1. While MOD does, in some circumstances, lease or acquire private dwellings within established residential areas to meet its own housing requirements, this can have significant impacts on local housing markets – particularly if the dwellings are concentrated in relatively small settlements. It also places Service families outside the immediate support network of other Service families, with similar experiences and concerns, and away from MOD community infrastructure such as community centres, crèche etc. The preferred form of provision is therefore to group the proposed dwellings together in one place.
2. The proposed dwellings could be developed at a location other than Worthy Down. (MOD policy states only that housing must be provided within 10 miles of the place of work). However, having regard to the rural location of Worthy Down, the construction of up to 90 dwellings elsewhere would be likely to result in journeys to work being undertaken by private car, increasing the impact of the development on the surrounding road network and the production of greenhouse gas emissions. In addition, other locations are more likely to be suitable for meeting general housing needs, placing an additional requirement on the Council's Housing Land Supply.
3. The proposed location of the SFA would have a significant impact on the distance travelled to work by many of the permanent staff proposed to be based at Worthy Down Camp, ensuring that the Camp is within easy walking / cycling distance of their homes. This is in accordance with the existing Green Travel Plan at Worthy Down Camp, which aims to reduce the carbon footprint of the establishment.
4. The freehold of the land on which the dwellings are proposed to be developed is owned by MOD, ensuring a much more cost-effective solution to meeting the

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housing requirement. This is important in ensuring that the total project – i.e., the remodelling of Worthy Down Camp and the provision of the dwellings - is affordable. (As noted above the project could not proceed without the proposed SFA).

Design rationale

The design for the development of the Worthy Down site has evolved over a number of years, linked to the emergence of MOD initiatives to rationalise the provision of skills and trade training for the armed forces. From a Masterplanning perspective, throughout the process, the Worthy Down site has been recognised to have capacity to accommodate an increased quantity of development through replacement of existing low density, single storey buildings with more efficiently planned and laid out buildings, whilst remaining within the site's established mature landscape framework.

As the training requirement has become refined over time, a number of consultations have taken place with the Council to discuss the emerging rationale for the site and likely scale and quantity of development. During this process a number of issues were clarified and fed into the final Masterplan described in the Design and Access Statement and noted above. From a design perspective the key objectives that have influenced the proposed plan have been:

- To maintain the strategic gap between South Wonston and the new development, and to maintain new development within the northern area of the main camp within the established building height parameters;
- To maintain the strategic gap between the existing service family homes area and the main site entrance;
- To focus new development on the site within the previously developed area to remain within the established landscape framework;
- To extend the existing SFA area rather than to build new housing areas away from existing facilities.

The training requirement has been evolved by a specialist MOD team, led by the Army Recruiting and Training Division in consultation with a wide range of end-users including all of the schools across the Army, Navy and RAF identified to become part of the Defence College of Logistics, Personnel and Administration (DCLPA) at Worthy Down, including the current units, schools and Adjutants General Core (AGC) Headquarters unit located at the site. A thorough analysis of the existing estate was undertaken to determine which buildings and site infrastructure were suitable for retention in the redevelopment of the site which is illustrated in the D&A. Their suitability was determined through a combination of physical condition, location and suitability for continued use or conversion to meet new requirements. In particular the MOD is aiming to improve the standard of living accommodation for all service personnel, and much of the existing living accommodation within the main camp at Worthy Down falls below the current standard, necessitating extensive replacement under Project Wellesley (the initial phase of wider MOD initiative to deliver improved and rationalised training estate across the UK). Economic viability and whole-life sustainability have also been a significant consideration.

Most buildings are in poor condition and not retained. The most significant buildings proposed to be retained are Alexis Soyer House – the home of the Food Services Wing – and the Officers Mess and associated Officers single living accommodation. The

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diagrams below demonstrate how the ground floor footprint of the indicative proposed redeveloped site compares to the current ground floor footprint.

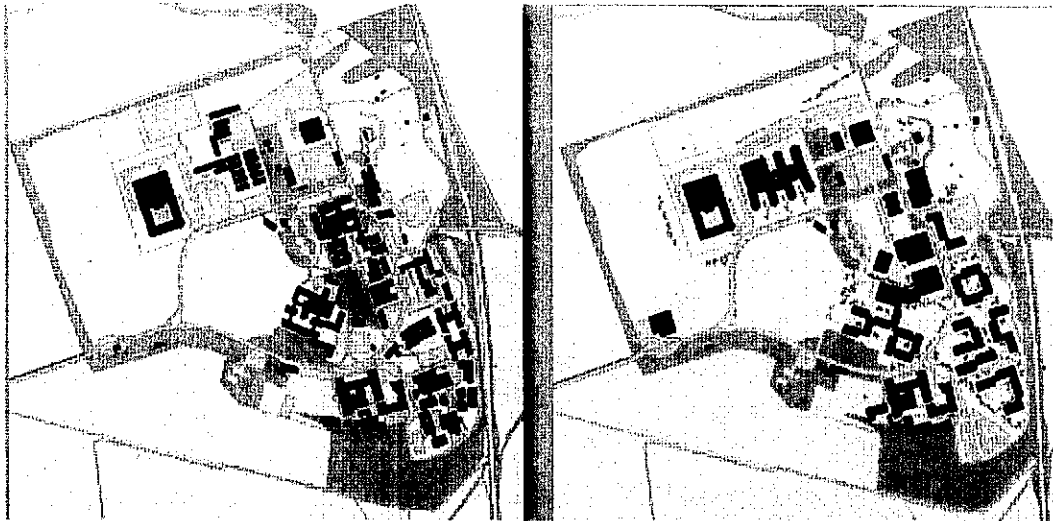


Fig 2. Existing Ground Floor Footprint Indicative Proposed Ground Floor Footprint

Camp

The central and southern parts of the site slope down towards the southern boundary. It is these parts of the site that are least visible from surrounding areas. Development in these areas up to 3 to 4 storeys in height is proposed and considered appropriate to accord with the principles for development. The northern part of the site is more sensitive and across all the site, no buildings will be built higher than the roofline of the retained Food Services Wing (Alexis Soyer House). This will permit the development of the proposed Training College in the location adjacent to the Food Services Wing to be built at a height of up to 2 storeys, provided an appropriately low level roof form is used. A Building Heights Parameter plan sets the principles for this and a condition is recommended with ordnance datum to ensure that nothing is higher than the highest building on the site currently. [Condition 05]

The majority of higher buildings currently occupy the very southerly parts of the site. The site is considered to be able to effectively accommodate up to 3-4 storey and without harm to the wider environment due to the overall height restriction and topography of the land with the strong existing landscape framework. Reducing this parameter to a smaller more southerly area was considered, however this is not considered necessary given its impact and it is preferred that such a parameter remain unrestrictive to accommodate future military requirements. The scale and height can be assessed through the reserved matters application.

Internal access and circulation

Access and circulation around the main college area is proposed to be an enhanced version of the existing arrangement. The main access point to the site for pedestrians and all vehicles will continue to be via Connaught Road. The existing main gate will be remodelled to create additional capacity and a new reception centre will be located adjacent to the main gate where all visitors to the site will be processed and security cleared. Vehicle circulation within the site will remain as existing. Parking areas lost in the redevelopment of the site are proposed to be replaced with two new landscaped car parks areas, one serving the college area, and another serving the Officers and Junior Ranks SLA area.

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Pedestrian and cycle movement around the site will be enhanced, through the creation of safe and direct pedestrian and cycle routes between the main living, welfare and training areas of the site. By retaining the existing road circulation route which forms a loop throughout the site, the proposed layout continues to facilitate good access for bus services. The proposed Landscape Parameter Plan will tie down these principles as they show the retention of the central open area and sports area to the north, which contains the centralised road around and contains the built development respectively. The indicative Masterplan further illustrates these matters. The land use zones indicated in the D&A (pg.21) and below highlights the intended uses and effective circulation of those uses and layout in relation to each other. Currently there is no cohesion at all in this respect on the site.

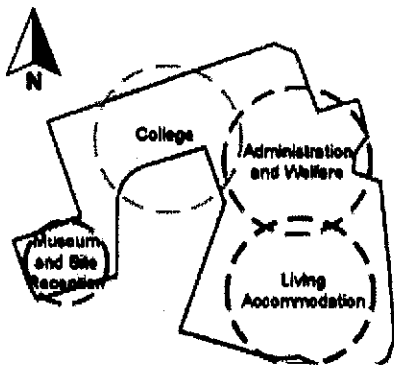


Fig 3. Indicative Land Use Zones Within The Main Camp Proposed

SFA Housing

An area of 4.3ha has been identified as the proposed location for the development of up to 90 no. 2, 3 and 4 bed additional service family homes for full time personnel, with associated pedestrian and vehicle access, and structural landscape planting. The identified site is owned by the MOD and is currently in agricultural use by a tenant farmer.

The overall shape of the identified site has been designed to create a new and improved boundary to the existing housing area, whilst enabling the continuation of the present agricultural use to the north. Depending on the final mix of the proposed homes, and subject to the detailed design of the homes, the likely floor area for 90 homes will be in the range 10-15000m² gross floor area (including garages). Individual home areas (including garage) range from 107m² for a 2 bedroom home for junior ranks, to 275m² for a 4 bedroom home for a senior ranking officer. Homes will all be two storey, to reflect and complement the character of the existing homes in the adjacent service family housing area. [Condition 04]. The homes are intended to be built within an upper height parameter of 7.5m ridgeline, allowing up to 2.5m per floor and 2.5m roof.

SLA Access

Up to 5 potential pedestrian and cycle access points will be provided to the proposed service family homes, linking the homes directly to the adjacent family housing area and facilities. Three of these access points will be shared with vehicle access routes, which are proposed to connect to the existing road network at Coate Drive and Cowley Drive. An exert from the proposed indicative Masterplan illustrates the layout that can be achieved within the red lined outline application.

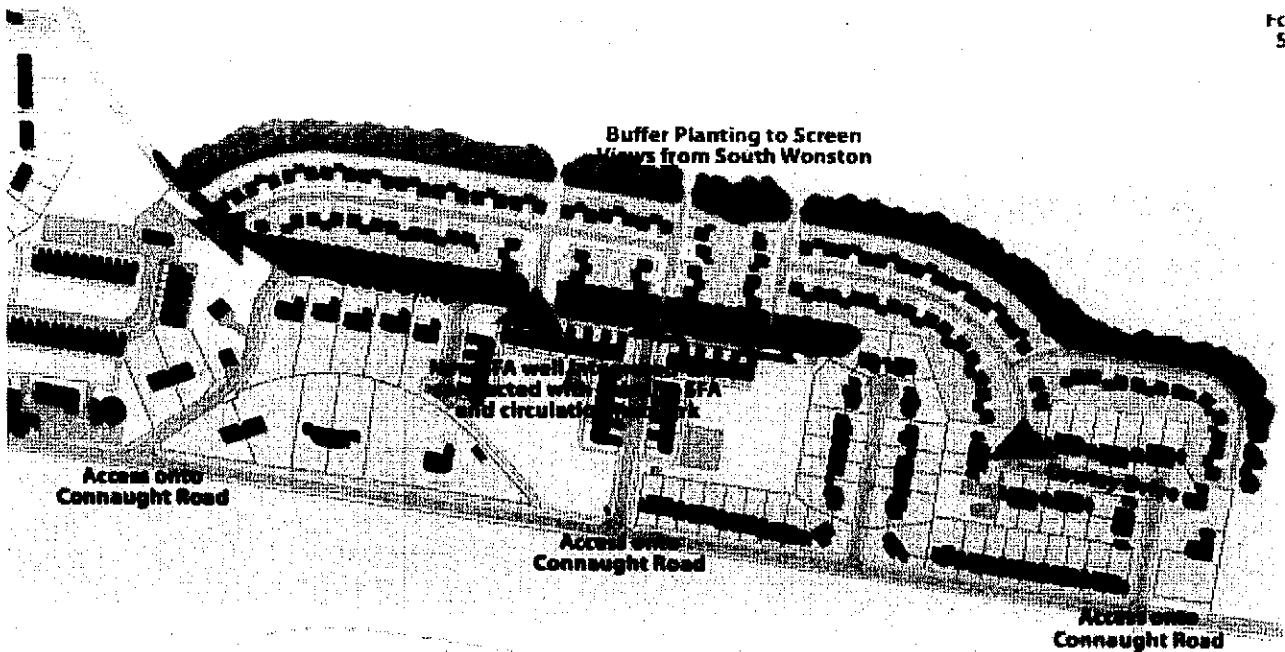


Fig 4. Proposed SFA Housing With Buffer Planting

Landscape planting

To help to screen the new development, which will be partially visible from some viewpoints along the southern edge of South Wonston, a 10m wide margin of native tree and shrub planting is to be provided along the northern edge of the proposed homes with a clear green buffer between it and the housing (or defined garden areas). This will also provide a suitable buffer between the homes and the adjacent agricultural land and potentially provide new wildlife habitat. This is included as part of the application boundary and a landscape parameter plan has been submitted to identify this with additional detail conditioned (. In addition it indicates all areas of tree retention zones, ecological enhancement across the site and the proposal sports and external training areas which are as existing. Included in these areas are the boundary trees to the north, east and west which provide the important landscape framework for the site (other than those outside the site and red line to the east and south). If required in due course, these boundaries can be strengthened in accordance with further visual assessment and tree inspection, upon receipt of a detailed application with specific building proposal. [Condition 15e].

In addition to the screen planting there is potential to lower existing levels as required locally, subject to detailed design, where this would further reduce the visual impact of the homes. The indicative sections illustrate this potential approach.

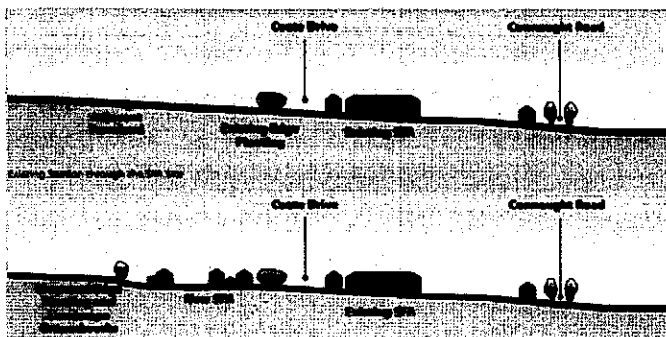


Fig 5. Proposed Indicative Section Through SFA Site.

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Phasing

The college site development is indicated as being built over the course of three phases on the preliminary phasing plan. This is not however certain and therefore a condition is recommended requiring details of the phasing. [Condition 06]. The conditions allow for the details of each phase of the development to be submitted and is split between SFA housing and the main Camp for the Reserved Matters. It is expected that the new Training College will be included within the first phase utilising a large site to be created by the demolition of the single storey structures currently in that location. This will allow clearance of the existing training buildings in the centre of the site, facilitating the construction of the new welfare hub. New Single Living Accommodation may also be built in the initial phase on sites that are currently vacant. This would enable students to be moved in to the new accommodation, facilitating the phased demolition and replacement of the remainder of the single living accommodation in the later phases. It is proposed to construct the new service family homes in two phases to meet demand.

Design and landscape impact

The proposals are significant and have potential to impact on the wider landscape and, because of the increase in the number of people on site, impact on adjacent communities. The site is very close to public rights of way that surround both the main site and the housing area. Topography and existing vegetation do however limit views of buildings from public rights of way and surrounding roads and housing.

Great care will be needed in the design of the re-graded land, the design of the new landscaping (hard and soft) and the design of new buildings (particularly their scale, their disposition and their detailing), which will come later at Reserved Matters stage. Control is however exercised at this outline stage by the requirement for a Design Parameter plan and strategy for the whole site to ensure quality, excellent design and visual cohesion in layout and architecture, which is responsive to its environment and function. [Condition 03]. It will also ensure an effective arrangement of buildings which are not of disparate or low quality design which is a fundamental problem with the site currently. Ensuring such merit to this application proposal is of significant weight in according with policy.

Some of the designs indicated in the D&A are of typical modern service accommodation (SLA) of a traditional idiom and of a style found almost everywhere in the country. This is not considered acceptable in this location. A traditional approach will need to reflect the traditional and defining characteristics of buildings in the Hampshire Downland. A more contemporary approach will need to ensure detailing and materials are of a high order, and expressed in a visually quiet way, so that the development again fits into the open Downland landscape setting (Wonston Downs landscape character area). The new development, its landscaping and the re-grading of the land will need to be designed in a coordinated and cohesive way to reflect the coordinated approach to the design of the existing development (SFA), and to respond positively to its wider rural contextual setting. This will determine how well the new housing and indeed the existing housing are contained successfully within the wider landscape. Aligning the roads, access points and dwellings as shown, is considered a reasonable response to the topography and positions of existing dwellings and facilities.

D&A visuals of the conceptual appearance of the main Camp buildings show a contemporary approach to forms and detailing. This is endorsed and will complement

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the buildings being retained, especially the officers' accommodation, whilst being visually compatible within the wider surrounding area.

In conclusion, the proposal offers a positive opportunity to provide a superior living and working arrangement, for service personnel. Both the new housing and internal Camp development is an opportunity to provide significant improvements to the quality of the landscape, open spaces and the quality of the buildings, and result in a more coordinated and cohesive identity. The disposition and scale of the buildings can be designed to fit into the landscape without intruding on medium and long views, but is subject to suitable new planting being provided as mitigation. The proposal is considered to accord with LPP1 high quality design policies.

Trees and landscape management

The 10m landscape buffer proposed to the north of the housing will be secured through condition within the amended Landscape Parameter Plan [01, 03 and 15]. New tree planting within the SLA site is not a parameter but can be provided for upon further assessment in the detailed applications (as landscaping and layout are reserved matters), to mitigate views in and enhance the rural environment if required. A total of 0.67ha new broadleaved trees to create additional wooded areas across the site are proposed in the EIA as well as a number of landscape management measures, and opportunities for the long term improvement of amenity grassland and semi-improved grassland through provision of a comprehensive long term landscape management plan. [Condition 24]. These are set out in detail in the ES and implementation measures in table 3.3. Updates have been made to the various criteria to tighten up the landscape mitigation proposals and EIA visual appraisal.

Within the developable area there will be some tree loss which cannot at this stage be defined exactly – however any of the trees that will be lost will not be critical for screening the proposed redevelopment. Tree mitigation and protection zones will be conditioned [25-26] for each phase of development and some maintenance has been identified. It is considered that the visual impact assessment and mitigation measures do demonstrate that the landscape impact and harm to visual amenity and character of the area from largely long distant or transient views of roof tops, will not be materially more harmful than, and little above, the existing. Balanced with the enhancements gained by the proposed redevelopment the proposal is considered to accord with LPP1 landscape policy.

Highways and Access

This is the only detailed matter for consideration in this outline planning application with significant additional information being provided by the MOD and re-consultation with HCC Highways.

Traffic generation

In respect of traffic generation, the approach does not take into account the addition of the SFA housing. This approach was further explained and considered and is now acceptable to Hampshire County Council. The redevelopment of Worthy Down is to improve existing facilities and accommodate the transfer of all personnel from the Princess Royal Barracks, Deepcut, Surrey. In agreement with Hampshire County Council, traffic counts were undertaken at the entrance/exit to the existing barracks at Deepcut and applied at Worthy Down. There is no SFA within Deepcut Barracks and therefore all the trips to and from the Barracks are off site on the local highway network.

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Some of the trips from the proposed SFA will be to Worthy Down Camp and therefore will not be on the local highway network and consequently reduce the impact upon Christmas Hill.

To provide background to the issue of additional traffic distribution analysis and to reconcile development traffic distribution with existing patterns of distribution, the applicant has provided the 2011 percentages of existing traffic turning into and out of Connaught Road onto Christmas Hill:

- AM Peak in: 33 % north, 67% south
- AM Peak out: 29% north, 71% south
- PM Peak in: 28% north, 72% south
- PM Peak out: 26% north, 74% south

The Transport Assessment for the proposed expansion, forecast the following movements based upon the 2001 Census Journey to Work data:

- AM/PM Peak – in/out 7.1% north, 92.9% South

This figure shows there are significantly lower proportion of movements to and from the north on Christmas Hill with the development than without. The applicant has sought to reconcile the differences between the existing distribution and future development traffic. Currently there are 250 existing SFA to the west of Worthy Down Camp. It is considered that the existing turning proportions reflect the current proportions of personnel at the camp and the occupants of the SFA. Under the development these proportions will change and the number of personnel on the site will increase by a greater amount than the number of occupants of the SFA therefore the turning proportions will alter and a greater number of personnel will be travelling to and from the Camp.

The Census journey to work data for Kings Worthy Ward was therefore used as a proxy to more accurately model turning movements based on personnel coming from outside of the Camp. It is accepted that this approach provides a reasonable basis on which to forecast trip distribution from the site.

Further information on the number of car parking spaces to be provided for the camp and proposed SFA dwellings was provided. The applicant has stated that the amount of parking associated with the SFA and the Camp will be definitively established at the reserved matters stage. This is acceptable, however the MOD will be expected to demonstrate how the proposed parking numbers relate to car ownership amongst students, as well as the provision for personnel. It should also be noted that parking levels for the SFA should refer to Winchester City Council parking standards. [Conditions 42-43]. Indicative plans illustrate that this can be achieved with the amount of development proposed.

Pedestrian and cycle links

There are no proposals within the application to improve local Public Rights of Way (PRoW) however a contribution has been agreed and the feasibility of implementing such links has been explored (see below). There are two existing PRoW from the camp, one to the north linking to South Wonston and one to the south providing a longer distance route to Winchester. Some of the land over which these routes pass is MOD

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land and some is third party land. The MOD land is farmed under a lease agreement and it is stated that any pedestrian improvements cannot be achieved without significant impact upon the farmers operation which would fall outside the current remit of the lease agreement.

However, as public highway, Hampshire County Council are able to maintain and provide appropriate surfacing of PRowS and it is considered that the expansion of the Camp and SFA would be well served by improved pedestrian and cycle connections using existing PRowS to South Wonston and Winchester. (This is recognised in a variety of consultation responses, and meets a number of key policy criteria in principle for allowing the development, as noted above). As such a contribution towards improving the surfacing of these routes and other measures including signing and local improvements to the routes is appropriate. The enhancement of these routes would create more accessible routes from the site to local facilities, including the school, shops and other community facilities at South Wonston, and encourage longer distance commuting between the site and Winchester for the higher order services. The legal and other matters for Winchester City Council in liaison with HCC and HCC ROW to implement this are discussed further below in the section relating to Contributions.

It is noted that there will be local pedestrian infrastructure improvements, including crossing improvements on Christmas Hill and Connaught Way. HCC Highways is satisfied that these improvements can be secured through the S106 agreement and be delivered either through S278 Agreement for works on the highway or through the reserved matters stage for works on private land.

The proposed on road cycle facility on Christmas Hill has been removed from the Transport Assessment and Travel Plan documents and the plan omitted as there were safety concerns over the provision of this facility as recommended by the County Council. There are not plans to reduce or change speed limits at this location as a result of the proposals. A review of the most recent 5 years personal injury accident data revealed one slight accident at this junction during that time and there are no discernible patterns that would indicate a safety problem with the operation of this junction. As noted above, an improvement is proposed in the form of a pedestrian crossing to the north of the junction.

Bus services

The applicant has been in discussions with Stagecoach regarding the public transport provision to the site. The current service 86 provides two services a day to the Camp as part of a longer route between Winchester and Basingstoke. The demand for these services is currently low and additional services would require the acquisition of an extra vehicle as there is no flexibility in the current service timetable. The cost of purchasing an additional vehicle is likely to be prohibitive for the demand that it would attract. However the transport contribution has the potential to be utilised on service enhancements which is set out in the Heads of Terms for the S106 (HOTS).

It is proposed that a dedicated mini-bus service be provided by the Camp to provide a shuttle service for personnel between the Camp and Winchester. It is agreed that this would provide a good level of service, able to respond to the particular demands of those living, working and studying at the Camp. The provision of the mini-bus service will be secured through the Travel Plan and a proportion of the costs taken from the transport contribution. Such a service could also be made available to the wider

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community. No specific sum has been allocated to this mini bus at this stage but it is included in the HOTS for this purpose and a commitment is made by HCC to explore this with South Wonston Parish Council at the appropriate time.

Transport Contributions Policy

The County Council has an adopted Transport Contributions Policy (TCP), which is a tariff approach to establish the level of funding a new development should contribute to necessary infrastructure, it is based on the number of additional daily multi modal trips a site would generate. The applicant has not provided details of daily multi-modal trip rates. However a calculation for a transport contribution based on the 90 SFA houses has been undertaken using the County Council's Transport Contribution Policy (TCP) cost per dwelling. This identified a contribution for the housing alone of £410,345.

The basis on which this contribution is calculated is acceptable because, even though it relates to just the SFA element of the proposals and not the expansion of the training Camp, the provision of the housing will allow personnel to live on the Camp and will help to limit the number of new trips to and from the Camp. The amount calculated is also in proportion to the measures that have been identified towards which the contribution can be used to mitigate the transport impacts of the proposals in accordance with the CIL regulations.

Upgrading of existing Public Rights of Way (PRoW) for improved walking and cycling.

As noted above two schemes have been identified within the Winchester District Transport Statement to upgrade the PRoWs to the site. A scheme to upgrade the PRoW from Connaught Road to South Wonston and to Winchester would provide a more user friendly routes to facilities. How this may connect to Andover Road via the Barton Farm development and the implementation of the Cycle Strategy is currently being investigated with the Barton Farm Major Projects Team and HCC.

To allow cyclists to legally ride on the footpaths, the status of the footpath needs to be changed which is a legal process that people can object to. Where a footpath exists: "cycling rights will need to be established by means of a legal order. An order can be made by the highway authority under the Cycle Tracks Act 1984 to convert a footpath into a cycle track (a right of way on foot and on pedal cycle). Alternatively a footpath can be converted into a bridleway (a right of way on foot, pedal cycle and horseback) by means of an order under Section 26 or by a creation agreement under Section 25 of the Highways Act 1980". When that goes through, then users can legally cycle on a footpath, but it is not necessarily wide or with a smooth surface etc.

There are two strategies which set out this need and propose schemes. The District Statement which was adopted by HCC and the Winchester District Cycling Strategy as adopted by WCC, but not by HCC.

The references for the District Statement are:

L64 – South Wonston-Andover Road North: Create legal status to allow cycling on existing footpaths.

L157 – Implementation of cycleway between South Wonston and Connaught Road. Upgrade of existing right of way.

References for the Winchester District Cycling Strategy:

WC47 – Andover Road North to South Wonston: Establish status that allows cycle use

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and improve surface.

WM01 – South Wonston to Winchester via Headbourne Worthy: Existing footpath to be upgraded - Ox Drove crosses Connaught Road-cross Down Farm Lane-to Andover Road. Upgrade footpaths to bridleways and sign.

The document gives some weight in respect of requiring contributions for these schemes as it went through WCC's cabinet process, in addition to the identified harm without, and furthering the scheme in respect of according with Local Plan policy. The collection of the transport contribution and changes to the right of ways are covered in the HOTS.

At this stage HCC have confirmed in writing of their commitment to and assurances that as part of any scheme and in accordance with the district transport schemes referred to, that they are proposing to investigate and implement a link for use by both pedestrians and cyclists, subject to obtaining necessary legal orders or permission from land owners. A clause to prevent occupation up to a certain number of SFA dwellings will be built into the Legal Agreement to ensure that it is in MOD interest to assist implementation of the scheme.

Winchester Town Access Plan

It is understood that not all personnel will be accommodated either on the site or within South Wonston. Travel to the site from Winchester for commuter trips, as well as to access Winchester for shopping, education, and health facilities will occur as a result of the expansion. Winchester is a historic city which suffers from localised peak hour congestion, incomplete pedestrian and cycle networks and inadequate parking and waiting facilities at both bus and rail stations. The contribution will also go towards the measures identified within the Winchester Town Access Plan would mitigate the impact of additional demands placed on Winchester as a result of the development.

The provision of a Transport Contribution is in line with the three tests as set out in the CIL Regulations. The contribution is necessary to make the development acceptable in planning terms because it accounts for the transport impact from the site and will help fund measures to need to accommodate that impact across all modes, without which the development would have a significant and unacceptable impact on the local transport network. The contribution will fund measures that mitigate the impact of the additional traffic generated from the development on the local highway network. This is in line with policies contained within the NPPF, the Hampshire County Council Local Transport Plan (3rd Edition) and LPP1 policy CP21.

Open Space Sports and Play improvements

The SLA housing is the only element of the proposal which can trigger a requirement for the provision of Open Space and these houses are located in South Wonston Parish. The main Camp is within Kings Worthy Parish and the SLA is really part of the military training and education establishment and use which also has significant recreational facilities on site. South Wonston Parish has a shortfall in children's play space and recreational facilities and this will be exacerbated with the building of more houses at Worthy Down unless improvements are made to the Recreation Ground.

There are play areas and open spaces on the Worthy Down site itself which, in pure quantity terms, are abundant and, support the population resident there. However, these facilities are not public open space, not available to the village and are sub-

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standard in quality terms. Children tend to look instead to the Recreation Ground at South Wonston for their play and sports recreational needs. It is the only recreational facility serving the village and the latest assessment by the City Council shows there to be a deficit for the population it serves. For this reason any additional housing development in the locality will exacerbate these deficiencies unless some additional play and sport improvements are made.

South Wonston Parish Council have confirmed to WCC that they will use the funds to contribute toward new play equipment and safety surfacing at the recreation ground in South Wonston, improvements to the BMX track and an extension to the skatepark. There are reasonably adequate funds already in the play pot and these type of improvements are very much less expensive in comparison to the proposed sports facilities. Open Space assessments continue to show that the parish has no lack of sports land but that they continue to have sub standard sports facilities requiring significant funding. They need a new sports pavilion or substantial improvements to the existing (DDA related, i.e., entrances and disabled toilet provision) coupled with tennis courts being enlarged (one additional court) and re-surfaced. New goal posts and sockets are also required as the old ones are unsafe. This will then comprehensively enable them to meet their aspiration of starting up a new tennis club. With only £36,289 currently in their S106 sport pot funds are very limited for this and they have some way to go before they can move ahead with these improvements.

The MOD initially made a case to reduce the contribution in respect of Public Open Space contributions (sport and play by 66%) based on their existing arrangements and provision for the community and abundance of play space at the site. It is acknowledged that users of the proposed development have less of an impact on the village's infrastructure because of the high quality facilities within the Camp and that there is much usage by the 'wider community' of the facilities at Worthy Down. Extensive justification of this has been submitted, with clubs and users listed of existing recreational, play and community facilities at Worthy Down.

With Parish Council support, it is accepted and recommended that a small discount is indeed justified on this basis. It is agreed that £86,130 (the full amount) will be collected for Sports and £63,870 for play (reduced by £31,710) on the basis of the specific demands for the type of facilities, ability for the Parish to deliver them and overall positive impact such improvements will have in meeting Recreational policy and community aims. The Parish confirm that these amounts will facilitate their aspirations and any shortfalls can be made up in grants and events, which would then be worthwhile pursuing. Positive impacts will then be further exacerbated by the improved links from the improved footpath and cycle connections (see Highway section).

There is significant community use of Worthy Down and they have a willingness and historic agreement on the part of MOD to accommodate community aspirations where they can. It was evident at community consultation events that the community are looking for more integration between the Camp and them. The MOD have an Armed Forces Community Covenant which has recently been signed with two meetings being held with a Commanding Officer and the Parish. The Covenant is a voluntary statement of mutual support between a civilian community and its local Armed Forces community. A Winchester Community Covenant is currently being prepared. In line with the commitments in the Armed Forces and Community Covenants, the Garrison will continue to support access to MOD facilities (in accordance with relevant policies and

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security considerations) and will explore new opportunities for working more closely with the local community, including further sharing of facilities where appropriate. This will give the current arrangements a firmer basis and also give future requests for further community use of the facilities a greater weight, if they arise.

The MOD have explained that they can only release farm land for the purposes of MOD use under the terms of their contractual obligations, and therefore cannot release land for the provision of allotments. Representation has been made in respect of the need for this by the community however contributions have been secured to mitigate effects of the development for the new users and not to provide for existing community need specifically over and above policy thresholds. In all matters, it is considered that this proposal makes a very fair and positive contribution to community facilities and infrastructure, mitigating its impacts and capitalising on this opportunity to enhance the local built environment.

Archaeology

The proposed development at this application site may have significant archaeological implications. The Councils Historic Environment Record has numerous sites in the immediate vicinity of the application site and there are also large complexes of crop marks identified from aerial photographs. This shows that the area has been the focus of significant activity back into the prehistoric period, with the main focus of activity occurring in the Iron Age through into the Romano-British period.

The Environmental Statement (Volume 1) – Non -Technical Summary (Page 6) outlines the premise that the site has the “potential to contain archaeological remains of considerable significance” and that a geophysical survey has been undertaken to characterise as far as possible the buried archaeological remains. This summarises the results of both the archaeological desk-based assessment and subsequent geophysical survey also submitted with the application in Appendix 8 – Volume 3 of the Environmental Statement.

The results of the archaeological work undertaken so far and the broad conclusions of the submitted information are acceptable. A further phased programme of archaeological work will be required in advance of the development (including archaeological building recording). This work can best be secured by suitable conditions [40]. The broad conclusions are that a further phased program of archaeological works will be required in advance of the redevelopment of the site. Although the details of these further works are still to be decided, the conclusions are generally agreed with.

Groundworks associated with the proposed development may adversely affect buried archaeological remains which may be present within the application site. Consequently, conditions are recommended to mitigate the possible archaeological impact of any development on the site. [Conditions 40-41].

Ecology

The main site comprises buildings, hardstanding, amenity grassland, part of an arable field, and standard trees. There is also an area of semi-improved grassland (supporting reptiles) in the north eastern current assault course area, some broad-leaved woodland, and areas of dense scrub. Adjacent to the site to the south is calcareous grassland

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(also particularly used by reptiles).

The proposals include provision of new housing on an arable area, and demolition and rebuild of most of the buildings within the eastern part of the site and some refurbishment. Some of the most sensitive areas are being retained, to avoid any impacts. Measures are proposed to address potential impacts to off-site designated sites, reptiles, nesting birds, bats and retained habitats (including potential dormice habitat). Enhancements are proposed to create suitable reptile (and invertebrate) habitat, to provide new areas of woodland and scrub, and to provide onsite enhancement features for other species.

A bat roost has been identified within a building which is to be lost in the proposals. Where developments affect European protected species (EPS), permission can be granted unless the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations and is unlikely to be granted an EPS licence from Natural England to allow the development to proceed in accordance with the 3 derogation tests..

The destruction of a roost will constitute an offence. An EPS licence can only be granted if the development proposal is able to meet three tests:

1. *the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))*
2. *there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and*
3. *the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).*

The Local Planning Authority is content that the three tests are satisfied, with the addition of extra information in the ES in respect of protected species particularly regarding bats, in building 15c where the existing bat roost is to be lost. This is in addition to more and amended information regarding the potential of each building inspected to support bats with a rating of potential given and further survey work on buildings which do not have negligible potential. A revised version of the Baseline Biodiversity Report was received. An ecologist has revisited the camp to inspect those trees falling within the developable area but outside of the tree retention zones i.e. those that have the potential to be lost with the methodology and results from that survey provided in a new and separate technical note. More detailed plans were also provided demonstrating all vegetation to be retained and protected where known at this stage (see above comments in Trees).

MOD ecology confirms that they consider that sufficient information has been provided (ES, baseline biodiversity report, bat tree survey) to confirm that the only known bat roost at the site is within building 15C and survey work indicates that this roost is used by one single long-eared bat. Their conclusions from the ES, that effects are unlikely to be significant, remain unchanged. Sufficient and appropriate measures, as stated in the ES, to mitigate potential effects on roosting bats can be incorporated into the proposed development. It is recommended that repeat surveys are undertaken post-consent of the outline application but pre-construction, and if needed, a bat licence obtained from

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Natural England. It is considered that there is no substantial justification presented to the Council to refute these findings at this stage.

Various measures will need to be secured through condition, including a habitat creation and long-term management plan, a Construction Environment Management Plan (including construction lighting), detailed ecological mitigation and enhancement plan, and a detailed low-level lighting scheme (operational). [Conditions 01, 17, 19-22].

The Council is satisfied that there is sufficient information at this stage to determine whether Natural England are not unlikely to issue a licence for the works and as to how harm to individual bats will be prevented during the works (e.g. timing, supervision, provision of alternative roosts) and compensatory roosts which will be provided. These principles of bat mitigation are set out in the ES with adequate survey information with more being required at the reserved matters stage and prior to demolition to satisfy all matters.

Drainage

As the site is over 1ha a Flood Risk Assessment (FRA) is required and is including in Volume 3 of the ES (appendices) - in Appendix 11 and is acceptable. This looks at flood risk assessment i.e the risk of the development being flooded from surrounding areas and the risk that the development poses for existing developments downhill. It is not considered that this site will flood or cause flooding and is only triggered by the size of the site and is not in flood zone 2 or 3. The Environment Agency have no objection to the FRA and consider the drainage strategy to be appropriate.

Southern Water can provide foul sewage disposal to service the proposed development which requires a formal application to them to connect to a public sewer. A Sustainable Drainage System (SuDS) scheme is proposed. The Drainage Strategy deals with disposing of storm water that falls on the new developed area and matters like safe means of escape for residents is considered should flooding occur. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system which may result in the inundation of the foul sewerage system.

Conditions are recommended so that each phase of the detailed development considers these risks and proposes an effective and detailed drainage strategy. The outline application demonstrates in the Drainage Strategy that the site can accommodate suitable drainage for the amount of new development proposed and new housing. [Condition 27-29]

Water Supply

There is currently inadequate capacity in the local network to provide a water supply to service the proposed development. Additional off site mains or improvements to existing mains will be required to provide sufficient capacity to service the development. Section 41 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested, by the developer, and provided to supply a specific site. The utilities strategy in the outline application also analyses this matter positively. An informative is recommended in this respect (04).

Noise and Air Quality

The ES has assessed the affects of the development on these issue and concludes that there will be increases in daytime road traffic noise associated with the development of

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a medium magnitude and significant for existing residential receptors on Connaught Road, but internal noise levels comply with British Standards reasonable criteria for living rooms during the day. Therefore appropriate attenuation is to be included in the development design and construction noise effects minimised via best practice procedures. [Condition 39].

The developer will have responsibility for implementing the above in addition to a condition requiring the Construction Environment Management Plan (CEMP). [Condition 17]. This will identify potential environmental effects associated with construction activities, eliminate or minimise those significant effects that could harm the environment, enhance any positive effects and monitor and audit environmental management progress e.g. implementation measures to mitigate environmental effects against specific objections.

Dust management measures, such as locating machinery and dust causing activities away from receptors, dampening material stockpiles and screens etc, will also be required in the CEMP given the extensive nature of demolition works and construction.

Contamination

The site has been subject to many activities during its history which have the potential to have caused contamination in parts of the site. Most of these areas are restricted to areas in the east of the site within the main Camp complex and to a lesser extent along the northern and south western site boundaries. The impact of identified contamination sources is likely to be limited and localised, hence not widespread, across the site. The Land Quality Assessment forms a comprehensive review of the available data in respect of the existing site as assessed by Environmental Protection and the Environment Agency. A comprehensive list of conditions are attached to ensure remediation where potential contamination could harm human health or cause pollution to controlled waters prior to construction. [Conditions 28-36].

Matters in respect of underground fuel storage have been clarified – existing tanks are not used and none are proposed. Contamination matters are considered to be adequately attended to at this stage with the outline application demonstrating that there are no overriding matters which could prevent the significant increase in density of building at this site or rise in population. The extent of investigation and remediation measures will depend on the extent of the development and proposed land use. [Condition 30].

Other matters

Shooting and Helicopter movements

Concern has been raised in respect of these issues. The MOD have confirmed that the proposals will not have a significant effect on helicopter movements. They are controlled by the AAC at Middle Wallop and Civil Aviation Authority across the region and they do not form a training function of any of the training schools operating at Worthy Down.

The Chilomb Ranges are currently very heavily used however the proposed development will not significantly affect this. It is explained that the new students would be undertaking Phase 2 and Phase 3 training for which there is no requirement for them to use an outdoor range as part of their course. Permanent staff are required to use an outdoor range but this can be accommodated on the existing range at Worthy Down. If

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this was not available and the range at Chilcomb was used as the only alternative location to meet the requirement, the increase in use would amount to no more than an additional 5 days across any training year. That small increase would also be partially off-set by the planned move of some personnel who currently use the range, to locations better suited to delivery of their training.

Floodlighting

It is confirmed that floodlighting of the sports pitches will be no more than existing in terms of hours of operation. When the lighting was originally erected the City Council was consulted in respect of a Circular 18/84 MOD application. The Council raised an objection to the initial siting and amount of floodlighting but this was then agreed in subsequent consultation proposals. There are no planning conditions relating to the existing floodlighting. This application allows the opportunity to consider the floodlighting as a component of the overall application as the sport pitches will attract a materially greater use than previously at the site. Conditions are recommended to prevent further floodlighting without first being assessed, in addition to the requirements for a low level lighting scheme for the rest of the site (for the development and the construction period) as a detail in compliance and a Reserved Matter, in the interests of the character of the countryside, amenity and protection of sensitive ecology. [Condition 15, 17, 22].

Neighbour Amenity

The proposed main Camp development is in a fairly isolated location and well screened by the existing tree belt. Coupled with the mitigation measures listed above in respect of noise, air quality, lighting, tree retention and traffic it is considered that the proposed new buildings and increased intensity of site use will have very limited impact on the amenities of South Wonston and will not result in material harm to the detriment of existing SFA neighbours.

The new SFA Housing is sited directly to the north of the existing housing and so will not affect light and shade to these properties. Gardens are proposed back to back along Coate Drive and Cowley Drive and at a distance which will mitigate any unneighbourly issues with overlooking. In order to accommodate the proposed 90 dwellings, densities are moderately higher than the majority of dwellings within the existing layout which have large rear gardens and significant space to the front of their plots. The improved efficiency of land use is acceptable and still allows for the proposed ribbon development to be in keeping with the character of the area. The proposed outline for development is not considered an overdevelopment of the site. The existing housing will be, in the most part, screened from the new by the existing belt of tree planting. End on side gables and elevations can be designed to prevent any potential overlooking in the Reserved Matters application. There will be a moderate rise in traffic using the existing access roads which Highway Engineers consider can be accommodated without harm to highway safety. Therefore it is considered that the proposed SFA housing will have no materially harmful impacts to the detriment of the existing residential properties.

Education

As noted in the consultation response from HCC, there is sufficient capacity at the schools that serve Worthy Down (South Wonston Primary and Henry Beaufort Secondary) for the anticipated requirements of the additional population, so the development would not require additional school places and, consequently, not require a developers' contribution. The development would feed to South Wonston Primary School, so the provision of the proposed footpath link from the residential area to enable

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children to walk to the primary school is beneficial and is provided for by the Highway contributions to be secured in the Legal Agreement.

Library

This development could attract a requirement for a financial contribution to library improvements. The Council do not have an adopted policy on the collection of contributions in relation to library improvements, although it is noted that HCC Developer Contribution Policy for Libraries does exist for housing development. The nearest, the Winchester Discovery Centre, is however advised as being outside of the catchment area to trigger a contribution. This would potentially be £11,134 in accordance with the HCC Developer Contribution Model for Libraries if it was considered justified. Some of the contribution from HCC Highways could be transferred to this pot if it was considered necessary however this is not recommended. The need for the contribution to the cycle/footway improvements outweighs this contribution policy with associated level of need.

Conclusion

The proposed development is considered to accord with Local Plan policy and the spirit of the NPPF. LPP1 CP14 notes that scarce development land shall be used effectively and recognises that the Council will support higher densities on sites which have good access to facilities and public transport (particularly within the urban areas but not exclusive too them). The development potential of all sites should be maximised and will be balanced against the need to promote high quality design.

The primary determinant of the acceptability of a scheme will be how well the design responds to the general character of the area. As noted above in the landscape and design sections it is considered that the proposal responds well to these criteria and the parameters to enable it to do so are set out in this outline application for the detailed design stage to ensure this. Above all, the proposal will positively contribute to the local area, communities and economic drive for the District. It will provide a much needed and very specific housing need and consolidation of training activities and buildings on the site with a strategic role regionally for defence and the environment. For the above reasons the proposal is recommended for approval.

Recommendation

APPROVE

subject to the following S106 Legal Agreement terms and Condition(s):

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for as detailed in the Heads of Term for the legal agreement below, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF 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.

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

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Heads of Terms

Use restriction and affordable housing

- 1) Restriction on use of the SFA dwellings to service personnel only, in perpetuity (subject to 2).
- 2) Obligation for the applicant to agree disposal to an (affordable housing) Registered Social housing provider at a non fixed, flexible percentage of the total amount of housing, having regard to the particular circumstances and planning policies that prevail at the time, and with flexible timeframe, should the SFA housing no longer be required for Service Personnel as per 1).

Open Space

3) Play – £63,870

To be transferred to South Wonston Parish Council (SWPC) and to be spent on new play equipment and safety surfacing at the recreation ground in South Wonston, improvements to the BMX track and an extension to the skate park and possibly upgrading the existing play areas in the existing play areas of the existing SFA housing (and for any play purposes as required in agreement with SWPC and WCC Open Space Officer).

4) Sports – £86,130

To be transferred to South Wonston Parish Council (SWPC) and to be spent on a new sports pavilion or substantial improvements to the existing (DDA related, i.e., entrances and disabled toilet provision) coupled with tennis courts being enlarged (one additional court) and re-surfaced. New goal posts and sockets are also required as the old ones are unsafe (and for any play purposes as required in agreement with SWPC and WCC Open Space Officer).

Highways

Transport Contribution

5) Payment of £410,345 financial contribution towards the Central Hampshire Transport Strategy (Sustainable Improvements as adopted by WCC). Funding to include the following:

6) Upgrade footpath to cycle path and with surfacing improvements as per the Cycle Strategy with HCC for the schemes:

WC47 – Andover Road North to South Wonston: Upgrade to pedestrian, cycle use and improve surface where necessary.

WM01 – South Wonston to Winchester via Headbourne Worthy: Existing footpath to be upgraded - Ox Drove crosses Connaught Road-cross Down Farm Lane-to Andover Road. Upgrade footpaths surface where necessary and to bridleways and sign (allowing use for cycles).

7) Commencement of footpath upgrade prior to the occupation of a number of SFA dwellings, to be agreed when a timeframe for legal matters and implementation are set out with HCC and WCC or any other measures to secure this as necessary.

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- 8) Provision of a private mini-bus service and other bus service enhancements.
- 9) Measures identified within the Winchester Town Access Plan.
- 10) Any other measures that directly serve the site.

Travel Plan

11) Implementation of a site wide Travel Plan, including payment of the Travel Plan Approval, evaluation and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan, including the provision of a mini-bus service and exploration of wider public use with liaison with SW Parish Council.

Highway Works

- 12) The applicants shall enter into a S278 agreement prior to the commencement of development for off site highway works where relevant.
- 13) The upgrade of the existing bus waiting facilities on Christmas Hill and the provision of a shelter on Christmas Hill.
- 14) Improvement to island on Christmas Hill to provide a pedestrian refuge linking the north bound bus stop with the site.
- 15) Provision of a pedestrian crossing on Connaught Road.

and subject to the following condition(s):

Conditions

1. The development hereby permitted shall not be carried out except in substantial accordance to with:

AMEC Application Boundary (ref. 29161-L111c) red and blue line A0 plan;
Fig 3.2 Storey Height Parameter plan (ref. 29161 L126);
Fig 3.4 – Retained buildings (ref. 29161 L127a) Nov 2012;
Landscape Parameter Plan (ref. 29161 L164) (note that this updates fig 3.3 and fig ref. 29161-L94d) April 2013;
Fig 10.4 - Ecological Enhancement to be included within the Scheme Design (ref. 29161 L141a) Nov 2012;
Building Heights – (ref. 29161-L89d) D&A Sept 2012;
Indicative Masterplan in respect of SLA Housing and Buffer Planting to north of it (as layout is a reserved matter) (ref. 29161-L122) Sept 2012;
Area of Retained Trees (ref. 29161-L161) Feb 2013;
Areas of Retained Zone (ref. 29161-L162) Feb 2013;

and the Design and Access Statement dated October 2012 – including page 26 Retained and New Build floor area totals 94,000m² falling with use classes C2A or Sui Generis, but not including the illustrations of Typical Modern Single Living Accommodation (SLA) and Service Family Accommodation (SFA) shown on pages 29 and 32 which are not acceptable and are hereby superseded (DAS).

1. Reason: To approve the approved plans in the interests of clarity.

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2. The following drawings are authorised by this planning permission:

Supporting Documents/Plans

AMEC DIO Environmental Statement Volume 1, 2 and 3 November 2012 (except where superseded as below);
Bawden Arboriculture Statement – Tree Survey Report with AGCC Tree Site Plan (Feb 2008) August 2012;
AMEC Drainage Strategy Nov 2012;
AMEC Utilities Strategy Nov 2012;
AMEC Transport Assessment June 2013;
AMEC Travel Plan June 2013;

Indicative

Indicative – ES Fig 3.1 Illustrative Masterplan (ref. 29161-L125);
Indicative – Illustrative Masterplan (ref. 29161-L122) D&A;
Indicative proposed sections (ref. 29161-L68) Jan 2013;
Drainage (see Appendix A)
Indicative – Surface water drainage within Camp (ref. 29161-CVD-112);
Indicative – Surface water drainage within SFA (ref. 29161-CVD-113);
Indicative – Foul water drainage within Camp (ref. 29161-CVD-114);
Indicative – Foul water drainage within SFA (ref. 29161-CVD-115);
Indicative – Existing Utility Summary SFA (ref. 29161-CVD-119);
Indicative – Existing Utility Summary Camp (ref. 29161-CVD-120).

Superseded

Drawing ref: 29161-L121 Sep 2012 advisory cycle route, fig 8.1 and section 8.2 and 9.2.10 of the Transport Assessment October 2012 – all superseded by complete TA June 2013 version, and 6.2.3 advisory cycle lane and 6.2.6 of the Travel Plan October 2012 – all superseded by complete TP June 2013 version. Section 4 of ES Volume 3 and plans Bat Transect Routes (ref. 29161-L34a) Oct 2012. Land Use Parameter Plan (ref. 29161-L94d) D&A Sept 2012 and Fig 3.3 Developable Area Parameter plan (ref. 29161 L128).

2. Reason: To approve the supporting, other and indicative plans in the interests of clarity.

3. Prior to the submission of the first reserved matters application, a detailed Design Parameter plan with accompanying Planning Statement (DPPS) for the development shall have been submitted to and approved in writing by the Local Planning Authority. The DPPS shall demonstrate how the objectives of the DAS will be met, and shall take account of the drawings referred to in Condition 1 and 2 above.

A review of the DPPS shall be undertaken before Reserved Matters are submitted for Phase 2 of the SFA hereby permitted, and approved in writing by the Local Planning Authority to take account of changing circumstances, MOD requirements and/or technologies. All Reserved Matters shall be submitted in accordance with the approved DPPS and the development hereby permitted shall be carried out in accordance with the approved DPPS.

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The Design Parameter plan with accompanying Planning Statement shall include the following:

- a) principles for determining architectural approach and coordination of buildings across the site, quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials, across the site and phases;
- b) sustainable design and construction to comply with LPP1 policy CP11 - in order to achieve a minimum Code for Sustainable Homes (CSH) for SFA Housing Level 4 for Water and Level 5 for Energy, except where demonstrated not practical or feasible in meeting the requirements as per the policy (development should then follow the specified hierarchical approach to achieving carbon reductions); and an 'excellent' rating (and where demonstrated not practical or feasible as with the above for SFA, a 'very good' rating) for Defence Related Environmental Assessment Method (DREAM) standard for main Camp buildings;
- c) built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings;
- d) principles for hard and soft landscaping and new tree planting – including: 10m wide (north to south) tree buffer - to the north of the SFA (as a buffer to the countryside) and showing a clear green buffer between the tree buffer and the SFA to the south (as a buffer to the SFA); and important trees and hedgerows and boundary treatments;
- e) open space needs including sustainable urban drainage;
- f) alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways and cycle circulation, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- g) on-street and off-street residential and commercial vehicular parking and/or loading areas and cycle parking and storage;
- h) integration of strategic utility requirements, landscaping and highway design;
- i) an ecological buffer zone up to 10m wide where achievable between retained vegetation, and development and compounds;

3. Reason: As the design parameters for the outline permission are limited and to ensure a cohesive approach across the site as the development is to be phased.

4. No more than 90 dwellings, of a maximum 2 storey's in height, shall be constructed on the site pursuant to this planning permission. SFA housing shall comprise a mix of 2, 3 and 4 bedroom dwellings.

4. Reason: To prevent the increase in dwellings units in the approved area and in accordance with LPP1 policy for mix of houses.

5. No building within the main Camp shall be built higher than the roof of the Alexis Soyer House equivalent to 103.5m AOD in accordance with the Building Heights Parameter Plan 29161.L89d Sept 2012 and Indicative Proposed sections 29161-L68 Jan 2013.

5. Reason: In the interests of the visual amenities of the area and to ensure clarity for the reserved matters applications.

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Approval of Reserved Matters and Phasing Implementation

6. Prior to the commencement of development, a detailed Phasing Plan for the main Camp and SFA housing development shall have been submitted to and approved in writing by the local planning authority. The Phasing Plan shall demonstrate the areas phased for development, type of development within the phased areas (including demolition, building types and landscaping/planting) and implementation timescale for commencement of each phase.

6. Reason: As the site is to be phased but this is only indicative in the Design and Access Statement.

7. Approval of the details of the layout, scale, design and external appearance of all parts of the main Camp hereby permitted and the landscaping associated with it ('the main Camp reserved matters') shall be obtained in writing from the local planning authority before that part of the main Camp is commenced. The development shall not be carried out otherwise than in accordance with the approved details.

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

8. Approval of the details of the layout, scale, design and external appearance of the Service Family Accommodation (SFA) within each phase of the development hereby permitted and the landscaping associated with it ('the SFA reserved matters') shall be obtained in writing from the local planning authority before that part of the SFA is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

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

9. Application for approval of the main Camp reserved matters shall be made to the local planning authority before the expiration of 5 years from the date of this permission.

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

10. The main Camp development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the main Camp reserved matters, whichever is the latter.

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

11. Application for approval of the SFA reserved matters in respect of Phase 1 of the development hereby permitted (60 homes) shall be made to the local planning authority before the expiration of 3 years from the date of this permission.

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

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12. Application for approval of the SFA reserved matters in respect of Phase 2 of the development hereby permitted (30 homes) shall be made to the local planning authority before the expiration of 8 years from the date of this permission.

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

13. Phase 1 of the SFA development hereby permitted shall be begun either before the expiration of 4 years from the date of this permission, or before the expiration of 2 year from the date of approval of the last of the SFA Phase 1 reserved matters to be approved, whichever is the later.

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

14. Phase 2 of the SFA development hereby permitted shall be begun either before the expiration of 9 years from the date of this permission, or before the expiration of 2 year from the date of approval of the last of the SFA Phase 2 reserved matters to be approved, whichever is the later.

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

Reserved Matters Detail

15. Plans and particulars submitted pursuant to Conditions 7 and 8 above shall include the following details:

- a) any proposed access road(s) including details of horizontal and vertical alignment;
- b) the layout, specification and construction program for (1) any internal roads not covered by (a) above, (2) footpaths, (3) parking, turning and loading/unloading areas (including visibility splays), (4) cycle parking areas, (5) cycle storage facilities and (6) access facilities for the disabled (7) individual accesses;
- c) the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;
- d) details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;
- e) contours for all landscaping areas, together with planting and tree plans (including the 10m wide (north to south) tree buffer to north of SFA in accordance with the Landscape Parameter Plan 29161-164 April 2013), and schedules of plants and trees, noting species, sizes and numbers/densities; details of all trees, bushes and hedges which are to be retained (in accordance with Areas of Retained Trees and Zone plan); and a written specification for the landscape works and new tree planting (including a programme for implementation, cultivation and other operations associated with plant, tree and grass establishment) and additional replacement and/or new tree planting within the green lined areas of the Areas of Retained Trees and Zone (where considered necessary upon further assessment of trees in accordance with Condition 25 and visual analysis of building impact for buildings proposed in Reserved Matters for all phases);

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- f) details of compliance with the principles set out in the Design Parameter Plan as approved pursuant to Condition 3;
- g) lighting to roads, footpaths, buildings, housing and other public areas.

15. Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

16. The particulars submitted pursuant to Condition 15 (e) above shall include:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter (when measured over the bark at a point 1.5 metres above ground level) exceeding 75mm, identifying which trees are to be retained and the crown spread of each retained tree;
- b) details of the species, diameter (when measured in accordance with (i) above), approximate height and an assessment of the health and stability of each retained tree;
- c) details of any proposed topping or lopping of any retained tree;
- d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree.

16. Reason: To secure properly planned development as the development is in outline and details of which trees to be retained are still to be agreed.

Construction and Construction Traffic Management

17. Before each phase of the development (demolition and construction) hereby permitted is commenced a Construction Environment Management Plan (CEMP) and Construction Phase Travel Plan (CPTP) in respect of that phase shall have been submitted to and approved in writing by the local planning authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved CEMP and CPTP. Each CEMP and CPTP shall include the following matters and be in accordance with the recommendations set out in Sections 3 (and table 3.3) and associated Sections (including 6, 7, 9, 10 and 11) of AMEC DIO Environmental Statement Main Report Volume 2 Nov 2012 (ES):

- a) construction vehicle routeing including signage (no construction traffic to access site from the north via Christmas Hill);
- b) site parking and turning of vehicles for contractor, deliver, site personnel, operatives and visitors vehicles;
- c) loading and unloading and storage of plant and materials;
- d) programme of works (including measures for traffic management, delivery and operating hours;
- e) measures to ensure that mud and debris is not deposited on the public highway, or other local roads;
- f) provision of boundary hoarding and lighting;
- g) protection of important trees, hedgerows and other natural features (and including protective measures set out in the buffer plan pursuant to condition 03 and 19 to be submitted);
- h) details of proposed means of dust suppression, noise, vibration and light mitigation;
- i) implementation and monitoring of site management measures procedures including removal of construction related litter;

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- j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- k) piling techniques;
- l) methodology for storage of hazardous materials;
- m) methodology for dealing with leaks and spills;
- n) use of appropriate PPE; and
- o) use of standard industry best practice measures for the protection of the water environment.

17. Reason: In the interests of protecting highway safety, biodiversity, on site and off site statutory and non statutory nature conservation, minimising the impacts to the ecological interest of the site, and to reduce the traffic and construction impact of development.

18. No works in respect of the construction of the development hereby permitted shall be undertaken at the following times:

- a) Outside the hours of 0700 - 1800 on Mondays to Fridays (inclusive);
- b) Outside the hours of 0800 - 1300 on Saturdays;
- c) On Sundays and on public holidays.

18. Reason: In the interests of protecting public amenity and minimising disruption through all construction.

Ecology

19. Before the development hereby permitted is commenced a scheme to secure the completion of any ecological mitigation and enhancement measures required for the development, shall have been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and shall be based upon the mitigation and enhancement measures contained within the Environmental Statement AMEC DIO Environmental Statement Main Report Volume 2 Nov 2012 (ES) and particularly section 10 and Fig 10.4 Ecological Enhancement to be included within the Scheme and Figure 3.4 Retained Buildings Plan, and shall include a programme for implementation together with proposals for the following:

- a) buffer zones, during construction and operationally, between retained woodland, trees and scrub habitat (shown as tree retention zones on the Areas of Retained Trees and Zone plans and Landscape Parameter Plan), and any development works and compounds. The plan shall set out the locations and sizes of these buffers, and detail measures to retain and protect these buffers;
- b) hedgerow and grassland management to maximise biodiversity benefit;
- c) corridors of animal movement provided around the site;
- d) woodpiles in appropriate locations created whenever vegetation is pruned or felled (subject to MOD safety considerations);
- e) a detailed planting plan, habitat creation plan with long-term management plan, designed in respect of wildlife ecology;
- f) reptile, bird and bat mitigation and method statement.

19. Reason: In order to protect the ecological interest of the site, to secure ecological enhancement and to compensate for loss of trees and scrub.

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20. A detailed update assessment of trees and buildings to be removed and retained and assessed as of negligible or low potential for bats in the outline application, have been re-inspected and fully re-assessed for their use by bats, along with any necessary resulting mitigation measures should their potential increase, shall accompany any reserved matters application for any phase of development and in accordance with ES Section 10. Details shall be approved in writing by the LPA and mitigation measures and development shall be implemented in accordance with the approved details.

20. Reason: To ensure that any reserved matters application provides sufficient ecological assessment and mitigation.

21. Details submitted pursuant to condition 15 d and g, shall detail low level external/site lighting, designed to minimise impacts on wildlife. Such details shall be approved in writing by the local planning authority prior to the commencement of development and thereafter maintained as approved.

21. Reason: In order to protect the ecological interest of the site.

22. Existing floodlighting at the site associated with the sports pitches shall not be switched on after the hours of 22.00 Monday to Sunday. No new floodlighting shall be installed at the site without the prior approval of the local planning authority. Any approved new floodlighting shall be installed and maintained in accordance with the approved plans.

22. Reason: In the interests of protecting the amenities of the neighbouring properties and the landscape/ecology environment.

23. The existing rifle range at the site shall be limited in its use to between the hours of 08.30 and 17.00 Monday to Sunday.

23. Reason: In the interests of protecting the amenities of the neighbouring properties and ecology.

Landscape

24. Before the development hereby permitted is commenced a Landscape Strategy (covering a period of 10 years or until completion of the development hereby permitted, whichever is the later), in respect of all the land within the red line as shown on Application Boundary Plan, and in accordance with ES section 9 shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Landscape Strategy. The Landscape Strategy shall include:

- a) a programme for implementation;
- b) long-term design objectives;
- c) long-term management responsibilities;
- d) maintenance schedules for all hard and soft landscape areas including the tree retention, new tree planting and amenity grassland and semi-improved grassland and ecology areas (other than privately owned domestic gardens), and any associated features.

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24. Reason: In the interests of ensuring long term landscape management and protecting the visual amenities and character of the area.

Tree Protection

25. The plans and particulars submitted in accordance with Condition 7, 8 and 17(g) above shall, for each phase of the development, include:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
- b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability (Arboriculture Impact Assessment), of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- c) details of any proposed topping or lopping of any retained tree (Arboriculture Method Statement in accordance with BS5837:2012), or of any tree on land adjacent to the site;
- d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site;
- e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development (Arboriculture Method Statement in accordance with BS5837:2012).
- f) In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

25. Reason: In the interests of ensuring long term arboriculture management and protecting the visual amenities and character of the area.

26. A person (Arboricultural Supervisor) who is suitably qualified and experienced in Arboriculture and who has a sound knowledge of BS 5837 (2012) shall be employed to write the Arboricultural Impact Assessment, Method Statement and Tree Protection. The appointed Arboricultural supervisor shall supervise the installation of the tree protection measures.

26. Reason: In the interests of ensuring long term arboriculture management and protecting the visual amenities and character of the area.

Flooding and Drainage

27. The development hereby permitted shall not be carried out otherwise than in accordance with the Flood Risk Assessment Report as contained in Volume 3 of the ES Appendix 11 and ES Section 11.

27. Reason: In the interests of flood prevention.

28. Before the development hereby permitted is commenced, and for each phase, a detailed drainage strategy shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the strategy shall be based upon the principle of sustainable drainage systems ("SuDS") as set out in NPPF technical

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guidance and ES Section 11, and an assessment of the hydrological and hydro geological context of the development. The drainage strategy should also demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development hereby permitted shall be carried out in accordance with the approved drainage strategy and shall include the following:

- a) information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater waters;
- b) a programme and timetable for implementation;
- c) the responsibilities of each party for the implementation of the SUDS scheme;
- d) proposals for the subsequent management and maintenance of the drainage system for the lifetime of the development including any arrangements for adoption by any public authority or statutory undertaker;
- e) and cross reference to the FRA details to be submitted with each phase of the reserved matters, for those specific buildings and connections / details linked to the Drainage strategy hereby approved and FRA.

28. Reason: In the interests of protecting the environment and ensuring sustainable drainage at the site.

29. Before the development hereby permitted is carried out, a scheme for each phase of development, to dispose of foul and surface water shall have been submitted to and approved in writing by the local planning authority. The scheme shall include a programme for implementation. The scheme shall be implemented as approved.

29. Reason: In the interests of protecting the environment and ensuring sustainable drainage at the site. And to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance. The Planning Policy Statement 25 Practice Guide, which has been retained despite the cancellation of Planning Policy Statement 25, advises that surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

30. No development approved by this planning permission shall take place until a remediation strategy for each phase of development, which includes the following components to deal with the risks associated with contamination of the site, shall each be submitted to and approved, in writing, by the local planning authority:

- 1. A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potentially unacceptable risks arising from contamination at the site.
- 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3. The results of the site investigation and the detailed risk assessment referred to in (2)

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and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

30. Reason: The site lies above the Seaford chalk formation, a principal aquifer and is within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply. In support of the planning application, the applicant has provided a copy of the Phase One Desk Study (December 2009). This provides information on the historical use(s) of the site. It identifies potential sources of contamination which may pose a risk to groundwater that require further investigation and assessment, following which a remedial strategy should be developed. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

31. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

31. Reasons: To confirm that remediation has been carried out in accordance with the remedial strategy. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

32. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

32. Reason: The site lies above the Seaford chalk formation, a principal aquifer and is

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within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply. Groundwater is potentially at risk from contamination present at the site. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

33. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

33. Reasons: To protect groundwater. The site lies above the Seaford chalk formation, a principal aquifer and is within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply. National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

34. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

34. Reason: Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example mobilising contamination and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

35. Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

35. Reasons: To prevent pollution of groundwater. The site lies above the Seaford chalk formation, a principal aquifer and is within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply.

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36. If any underground fuel storage tank(s) are required and proposed in any phase of the development, the development hereby permitted shall not be commenced until such time as the scheme for them has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

36. Reasons: There is a below ground fuel storage tank currently at the site as part of its re-fuelling facility (although this is confirmed as having been decommissioned). It is not clear from the application whether underground fuel storage tanks are proposed as part of the redevelopment. Because of the potential risks to groundwater (the site lies above the Seaford chalk formation, a principal aquifer and is within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply) we would prefer for all fuel storage to be above ground (with appropriate pollution prevention measures as detailed above). Below ground fuel storage tanks will only be permitted if a detailed justification can be provided and it can be demonstrated through risk assessment and pollution prevention design that groundwater will be protected. We would like to refer the applicant to our groundwater policies in Groundwater Protection: Principles and Practice available from our website for further information on this.

Contamination

37. Prior to commencement, no development shall take place until a scheme to deal with contamination for each phase, in accordance with the below and the Land Quality Assessment Dec 2009 Desk Study and ES, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2011 Investigation of potentially contaminated sites - code of practice or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

38. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy, in accordance with the following condition and the Land Quality Assessment Dec 2009 Desk

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Study and ES for each phase of the development, shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

39. Prior to any work commencing on site, details of a scheme for all phases of the development, in accordance with ES Section 7 and for:

a) protecting the proposed dwellings from external noise shall be submitted, for each phase of the scheme, and approved in writing by the Local Planning Authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria shall be met:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

b) a noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

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

Archaeology

40. No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work (including historic building recording and in accordance with section 8 of the ES) for both the SFA Housing and main Camp, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- 1. The programme and methodology of site investigation and recording
- 2. Provision for post investigation assessment, reporting and dissemination
- 3. Provision to be made for deposition of the analysis and records of the site investigation (archive)
- 4. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

40. Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with LPP1 policy.

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41. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

41. Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with LPP1 policy.

Highways

42. The number of car parking spaces for the main Camp development shall not exceed the standards set out in the HCC Parking Standard and Strategy 2002 (or any replacement requirement in force at the time of the reserved matters application).

42. Reason: In the interests of highway safety.

43. The number of car parking spaces for the SFA residential development shall comply with the requirements set out in the Winchester City Council Parking Strategy 2009 (or any replacement requirement in force at the time of the reserved matters application).

43. Reason: In the interests of highway safety.

Informatives:

01. Japanese Knotweed is present on the site. Japanese Knotweed has been identified on the site. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to plant or otherwise cause the spread of Japanese Knotweed in the wild. Japanese Knotweed is a highly invasive species which can cause structural damage, and material containing Japanese Knotweed is a controlled waste. Further information is available within the Code Of Practice available at http://www.environment-agency.gov.uk/static/documents/Leisure/Knotweed_CoP.pdf . Measures should be taken to prevent spread, and where possible to eliminate this species from the site.

02. The submitted Flood Risk Assessment identifies the approximate runoff rates from the site and the likely storage volumes required to safely restrict runoff from the site. Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide final drainage details to ensure that the proposed development can go ahead without posing an unacceptable flood risk.

The developer will be required to accommodate surface water runoff according to the following criteria:

- The surface water drainage system must be designed to control runoff and prevent flooding of property in up to a 1 in 100 year storm event, plus an allowance for an increase in storm intensity with climate change in line with Table B.2 of PPS25. In line with CIRIA C635 "Designing for Exceedence in Urban Drainage", events under the 1 in 30 year return period should be contained within the system, while short-term surface flooding in events in exceedance of the 1 in 30 year return period is acceptable, so long as this can be safely stored without risk to people.

We would like to refer the applicant/enquirer to our groundwater policies in Groundwater

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Protection: Principles and Practice, available from our website. This sets out our position for a wide range of activities and developments, including land contamination and drainage.

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our website at for more information.

We would welcome the opportunity to discuss the scope and requirements of the intrusive site investigation prior to any works commencing.

We would highly recommend close liaison with Southern Water to ensure there is adequate capacity in the sewerage system and at the receiving waste water treatment works to accommodate this development. Any required improvements would need to be planned, funded and put in place prior to connection.

In line with the obligations of the Water Framework Directive, full consideration needs to be given to the water quality of ground and surface water bodies in order to meet at least "good status" in all water bodies, or "good ecological potential" in all artificial and heavily modified water bodies, by 2027. It is essential that development does not cause deterioration to the status of that water body and that, where possible, schemes to enhance the status of the water body are undertaken as part of an application.

03. Southern Water - A formal application for connection to the public sewerage system is required in order 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.

04. A formal application to requisition water infrastructure is required in order 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.