

# Knowle Village Business Park



14/00421/OUT



## Legend

Scale: 0 0.075 0.15 0.3 KM

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Organisation	Winchester City Council
Department	Winchester GIS
Comments	
Date	08/09/2014
MSA Number	100019531

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**Item No:** 1  
**Case No:** 14/00421/OUT / W22932/01  
**Proposal Description:** Residential development of 6 no. sites including change of use of former pumping station for residential use; Site A: 4 no. terraced dwellings; Site B: 2no. semi-detached dwellings; Site Ci: 4no semi-detached dwellings; Site Cii: 5no. flats; Site D: 2no. detached dwellings and Site E: 1no. detached dwelling following demolition of existing see drawing number: GML 870\_OS for individual sites (OUTLINE - considering access and layout) (Amended description-27/06/14)  
**Address:** Knowle Village Business Park Mayles Lane Knowle Hampshire  
**Parish, or Ward if within Winchester City:** Wickham  
**Applicants Name:** Homes And Communities Agency  
**Case Officer:** Nicholas Parker  
**Date Valid:** 7 March 2014  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received contrary to the officers recommendation and at the request of Wickham Parish Council whose request is appended to this report.

The following amended plans and documents were received on 20<sup>th</sup> June 2014:

- Revised layout plan- Site A Park Cottages
- Revised layout plan- Site B Dean Villas
- Public open space plan
- Revised Arboricultural Impact Assessment & Method Statement- Site A Park Cottages
- Revised Tree Protection Plan- Site A Park Cottages

Updated Ecology information was submitted on 4<sup>th</sup> August and 25<sup>th</sup> September 2014

### Background

The proposal relates to an outline application with details of access and layout to be considered at this stage. The application is submitted on behalf of the Homes and Communities Agency (HCA) and follows a review of currently vacant land and buildings within its control at Knowle, Hampshire.

The HCA have sought to prepare development proposals for six land parcels in order to make the best use of these assets and to assist with their disposal.

Each of these sites have been considered individually and in conjunction with the Council's New Homes Delivery Team. However the proposals are advanced as a package in order to optimise the community benefits arising from the re-use of the land.

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The scheme consists of a total of 19 units and open space, with 10 being affordable and 9 for open market representing 52% affordable housing.

**Site Description**

The LPP1 identifies Knowle as a smaller rural settlement with a defined settlement boundary (policies DS.1, MTRA1, MTRA3, and WDLPR H3 are relevant). Much of the land around Knowle is within defined settlement gaps, either between Whiteley and Fareham (policy CP18, the 'Meon Gap - land to the west) or between the proposed New Community North of Fareham (Welborne) and Knowle/Wickham (policy SH4, land to the east and north). The six individual sites are described below:

Site A- Park Cottages

This is an irregularly shaped site that measures around 0.54 hectares that is located to the west of 1-4 Totsome Cottages, lying outside of but adjacent to the settlement policy boundary. This site accommodates the remains of a terrace of four residential properties that faced northwards with long rear gardens. These dwellings are in a poor, dilapidated and uninhabitable state of repair, with the area surrounding the cottages comprising overgrown mature trees and vegetation. An existing access to the site is provided from Dean Villas to the east. The Tree Preservation Order information contained on Winchester City Council's online mapping identifies that there are no protected trees or groups of trees on site. There are however several good quality trees on site that will need to be carefully considered as part of any development proposals.

Site B- Dean Villas

This is a triangular shaped area of land that measures around 0.07 hectares located within the defined settlement policy boundary of Knowle and forms the northernmost point of Dean Villas, situated north and west of existing residential properties. This is a previously developed site that formerly accommodated 11 domestic garages, which have now been demolished, and now accommodates hardstanding and is fenced off from the adjacent road.

Site Ci- Business Park North

This is a roughly triangular shaped area of land that measures around 0.26 hectares located to the north eastern corner of Knowle Village Business Park and adjacent to Mayles Corner. The site has an east-west downward slope towards the existing business units at Knowle Village Business Park and comprises an area of generally open land with a grassed surface and evidence of an historic area of hard standing. The site is bounded by Mayles Lane to the north and east, with these boundaries marked by mature trees and vegetation, with an existing access from Mayles Lane provided to the north. There are two existing underground bunkers also located towards the north western corner of the site, in an area of undergrowth. The site is located within the settlement policy boundary of Knowle, as shown on the local Plan Proposals Map. The Tree Preservation Order Information contained on Winchester City Council's online mapping identifies that the trees along the eastern boundary of the site are protected by group TPO 1762G 1.

Site Cii- Business Park South

This is a triangular shaped area of land that measures around 0.21 hectares located within the southern part of Knowle Village Business Park and comprises an area of generally open rough grass with the eastern and western boundaries with Mayles Lane marked by

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mature trees and vegetation. Access to the site is currently provided by the access road to Knowle Village Business Park, with an open northern boundary. The site is located within the settlement policy boundary of Knowle, as shown on the local Plan Proposals Map. The Tree Preservation Order Information contained on Winchester City Council's online mapping Identifies that the trees along the eastern boundary of the site are protected by group TPO 1762G 1.

### Site D- Funtley Cottages

This is a roughly triangular shaped site that is located off Mayles Lane, around 10m south west of the settlement policy boundary (as the crow flies), beyond the railway which is located in close proximity to the site's eastern boundary with access to the settlement provided via a narrow railway bridge. The site accommodates the remains of three residential dwellings that fell into a poor state and have largely been demolished. This is part of a wider landholding owned by the HCA which includes the adjacent agricultural land. Outline planning permission was approved on this site on 1st October 2002 for the erection of three replacement terraced cottages (application reference 02/02020/OUT). No reserved matters application however was made and the outline consent has now lapsed. The Tree Preservation Order information contained on Winchester City Council's online mapping identifies that there no protected trees on site.

### Site E- Pumping Station and adjacent dwelling

This is an irregularly shaped site that is located at the southern end of Mayles Lane, close to its junction with River Lane/Funtley Road, beyond the railway with access to the settlement provided via a narrow railway bridge. The site is located within an area identified as Strategic Gap, as identified in the adopted Winchester District local Plan Review (2006). The site is close to the administrative boundary with Fareham Borough Council. The site accommodates the existing former pumping station with period character and its associated outbuildings and an adjacent detached house that is in a dilapidated and poor state of repair and is currently uninhabitable. Outline planning permission was approved on this site on 30th June 2003 for the erection of a replacement dwelling (application reference 03/01010/OUT). No reserved matters application however was made and the outline consent has now lapsed. A further planning application was granted on 17th February 2005 for the change of use of the pumping station to a live/work unit (application reference 03/01077 /FUL). This permission was also not implemented and it has now lapsed.

### The agricultural land

The applicant also owns an area of agricultural land extending 3.5 ha to the east of Mayles lane at its southern end. Due to a need for public open space in and around Knowle, this land provides a potential opportunity for community recreational use. The proposed open space will sit between the proposed developments at Funtley Cottages to the north and the Pump House to the south. The open space will be accessible via the Public Right of Way that runs from Park Cottages, over a railway bridge and south to the proposed open space.

### **Proposal**

This application seeks outline planning permission for six small development sites located on land and buildings which are under the responsibility of the Homes & Communities Agency (HCA), the locations of which are indicated on the submitted layout plan (drg. No.GML870\_OS).

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Amendments to the original submission have been proposed, which involve a reduction of two dwellings and a change to the suggested tenure as summarised below:

**Site A:**

- number of dwellings reduced from 6 to 4
- dwellings will now be located on the footprint of the existing vacant dwellings
- dwellings will now be 100% affordable (previously 4 market and 2 affordable)

**Site B:**

- 1 dwelling will now be affordable and the other a market house (previously both market)
- the layout has been amended to provide hard surfacing at the northern part of the site where the tight angle of the bend in the road causes access problems

**Site Ci:**

- 4 dwellings will now be market houses (previously 4 affordable)

The amended proposal is now as follows:

Site A – Park Cottages – 4 affordable houses

Site B – Dean Villas – 2 houses, 1 market, 1 affordable

Site Ci – Business Park North – 4 market houses

Site Cii – Business Park South – 5 affordable flats

Site D – Funtley Cottages – 2 market houses

Site E – Pumping Station and adjacent house – 2 market houses

Total of 19 houses - 10 affordable and 9 market

**Relevant Planning History**

The main housing development at Knowle was granted planning permission over 20 years ago with subsequent reserved matters being approved over this period. Planning permission ref 95/01639/OLD represents the original outline consent for the new housing development.

The current Knowle Village Business Park was established through the original permission ref. 02/01477/FUL granted February 2003.

The current proposals relate to 6 specific sites that are located adjacent to the new residential area and on the edges of the business park and each have their own specific planning history:

Site A – Park Cottages: 02/02019/OUT – Outline permission approved October 2002 for the erection of four replacement terraced cottages. No subsequent reserved matters submitted. Permission lapsed

Site B – Dean Villas: 03/01005/OUT – Outline permission approved February 2005 for the erection of two semi-detached dwellings. Permission lapsed.

Site Ci – Knowle Village Business Park North: Formed open area of space linked to permission 02/01477/FUL.

Site Cii – Knowle Village Business Park South: Approved in September 2003 as a B1 office building through consent 02/02363/FUL.

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Site D – Fontley Cottages: 02/02020/OUT – Outline permission granted for 3 replacement dwellings October 2002. No subsequent reserved matters received. Permission lapsed.

Site E – Pumping Station and adjacent house: 03/01010/OUT - Outline permission granted June 2003 for the erection of a replacement dwelling. No subsequent reserved matters received. Permission lapsed.

03/01011/FUL – Permission granted in February 2005 for the change of use of the pumping station to a live/work unit. Permission not implemented and subsequently lapsed.

**Consultations: Original submission**

Head of Strategic Planning: No objection

Head of Strategic Housing/New Homes Delivery Team: No objection

Comments (in full):

The New Homes Delivery Team has been working closely with the Homes and Communities Agency over the past 12 months with regard to delivering new housing on the HCA owned sites in Knowle. We recognise the need for the HCA to realize an appropriate land value for the sites, which will enable the affordable housing to be delivered without public subsidy.

We accept that each site does not meet planning policy if considered individually. However we support the approach presented by this outline planning application of presenting the sites as a package which results in a higher proportion of affordable homes (52%) than market homes (48%). We consider that it makes good sense to locate most of the affordable housing on the sites nearest to Knowle village and the bus route. i.e. the two sites next to Knowle Village Business Park, even though these sites are located in the settlement boundary and could be used for market housing. We believe it is better to have market housing on the sites which are further from Knowle village and therefore less accessible, at Funtley Cottages and the Pumping Station. Of the remaining two sites, Park Cottages lies outside the settlement boundary and Dean Villas is located within the settlement boundary. The mix suggested of market housing at Dean Villas and a mix of 4 market and 2 affordable homes at Park Cottages is acceptable, within the package presented as a whole.

Our preference is for a single Registered Provider to undertake the whole development of affordable and market homes, which has been communicated to the HCA.

We are aware that the Hyde Group has been involved in discussions with the HCA as they already have a presence in the area, having recently completed a rural exception scheme, together with Wickham Community Land Trust, at Houghton Gardens, Wickham.

The New Homes Delivery Team has had a number of meetings with Ward Members and Parish Council representatives to discuss the package of sites. The most recent meeting, at which the HCA and their agent discussed the draft proposals also included representatives of the Knowle Residents Association.

The local Members and representatives appeared to be broadly supportive of the approach of presenting the development as a package of sites.

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### Housing Need

There are currently 14 households on the Hampshire Home Choice Housing Register who have indicated a local connection to Knowle. A range of accommodation is required. In addition there are a further 79 households on the Register who have indicated a local connection to Wickham Parish, in which Knowle is located. They also require a range of accommodation sizes. The affordable rented accommodation proposed for the sites provides a mix of dwelling types and sizes with 5 x 2 bedroom, 4 person flats; and 4 x 3 bedroom, 5 person houses. This mix of accommodation would be supported by the New Homes Delivery Team.

With regard to the shared ownership properties, 2 bedroom houses are the most popular and affordable dwelling type. 3 bedroom houses may also be appropriate provided they meet the Council's affordability test.

### Integration of market and affordable homes

Policy CP3 sets out that the affordable dwellings should be indiscernible from and well integrated with market housing. They should be of a similar character and materials. Policy CP2 states that the majority of dwellings should be 2 and 3 bedroom houses.

### Quality and Sustainability standards

With regard to quality standards, affordable housing should meet the Homes and Communities Agency minimum standards. They should conform to Lifetime Home Standards and meet Code level 4 for water and Code level 5 for energy. They should meet the other quality standards set out in the Council's Affordable Housing SPD and Housing Quality Framework.

The new dwellings should be designed to reflect the character and qualities that exist in the locality. The materials and detailing should produce high quality buildings whilst the energy and water efficiency features should mean they are economic to run for the residents. The HARAH Rural Design Guide provides useful design guidance.

Head of Landscape (Trees): Objection to Site A due to loss of trees. No objection to sites B-E, subject to conditions 09 and 10.

Head of Landscape (Landscape): No objection to Sites A-E. Objection to change of use from agricultural land to public open space as concerns with suburbanisation of field located in sensitive gap. Conditions 02 and 03.

Head of Landscape (Open Space): No objection to what is being proposed in principle from an open space perspective however further detail will be required going forward.

HCC Ecology: Objection. Site A- the presence/likely absence of roosting bats within the trees to be removed is currently unknown- further survey work required. Sites D & E- a revised assessment of potential impacts on great crested newts should be undertaken. A decision cannot be made until the LPA has been provided with the outstanding detailed ecological survey and impact assessment work, together with an appropriate strategy to demonstrate how any identified impacts will be avoided, mitigated or compensated for.

Engineers: Highways: No objection, subject to conditions 05 and 06.

Engineers: Drainage: No objection at outline stage- comprehensive drainage strategy

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must be provided by the developer when full application received. Condition 07.

Environment Agency: No objection

Head of Historic Environment (Archaeology): The proposal to develop a further 6 sites in Knowle is not considered to have any archaeological issues and there is no objection on archaeological grounds, nor are any particular conditions recommended.

**Further consultation responses received in response to the proposed amendments:**

Head of Strategic Planning: No objection to changes

Head of Strategic Housing/ New Homes Delivery Team: No objection to changes

Head of Landscape (Trees): No objection to changes, subject to conditions 09 and 10

HCC Ecology: No objection. Satisfied that the provided information represents the current conditions of the application site. Information has been provided to demonstrate that the outline mitigation, compensation and enhancement measures are functional, deliverable and appropriate. Therefore, if minded to grant permission, suggest that these and any required updating survey and assessment work be secured in any future reserved matters applications through an appropriate condition (08)

**Representations: Original submission**

**Wickham Parish Council**

- Objection to proposals for Park Cottages, Site A.
- Proposals for development outside of the defined boundary of Knowle (sites A, D and E) are contrary to Policy MTRA3.
- The applicant has not demonstrated 'clear community support' for the development of these sites as required by Policy MTRA3.
- There are strong objections to the proposals to develop Park Cottages- this site is surrounded by Dean Copse, Parish Council owned ancient woodland with SINC status.
- Development of the site will require the unacceptable loss of trees which make a significant contribution to the character of the area.
- Development adjacent to this ancient woodland will adversely impact on the existing and potential biodiversity of Dean Copse.
- A proposal to make the site safe so it can be incorporated into Dean Copse would be welcomed.
- A proposal for a site to the immediate east of Park Cottages- 11/01708/OUT Land to South of Dean Villas- was refused 05.09.11 for reasons which also apply to Park Cottages.
- This site adjoins 'Knowle Triangle' which is under significant pressure from the Welborne proposals and by returning it to woodland offers the opportunity to both enhance and strengthen the green buffer and infrastructure between Knowle and Welborne.
- The bus service for Knowle is fully funded by Hampshire County Council and under constant threat of reduced provision, if the proposals are granted permission

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a contribution towards bus services should be sought to ensure public transport provision for residents without access to cars.

1 letter from George Hollingbery MP objecting to the application for the following reasons:

- This application does not meet the sustainability criteria set out in the NPPF.
- The inclusion of several disparate sites around Knowle in a single application has confused residents and decreased local scrutiny of and comment on this application.
- Giving the application the address 'Knowle Business Park' (which is a physical place in the village separate from some of the sites at issue) has unintentionally hidden those aspects of the application not connected to the physical business park.
- Objection focuses only on 'Site A'. This site is connected to an ancient woodland with SINC status. There is no natural barrier between the SINC and non-SINC areas of the woodland. To allow building on Site A would jeopardise the SINC woodland and have a massive impact on local wildlife.
- The site is not sustainable.
- There are currently derelict buildings on a small portion of the site which would require heavy machinery to remove- the impact of this construction traffic on local roads would be significant.
- Construction traffic would either have to come through the village of Knowle and have permission to access the bus gate or via several narrow country lanes from Wickham or Fareham.
- Access to the site would also require the felling of a number of mature trees.
- If the application should be granted Tree Protection Orders should be placed on mature trees on Site A and that construction traffic access routes be added as a planning condition.
- Non-construction traffic will add a significant number of vehicle movements to local roads, some of which are unadopted. The added congestion from all of the sites contained within this application drastically impact this neighbourhood which is not served by easy transport access.
- There is no surface drainage on the site or surrounding areas. Much of the woodland currently acts as natural drain. Excess surface water runs down the road. Building on this natural drain will exacerbate flooding problems and make the road hazardous to drivers during times of inclement weather.
- Development on Site A moves the edge of this part of Knowle closer to the planned town at Welbourne and removes a part of the green gap between the Winchester District and Welbourne.

1 letter from County Councillor objecting to the application for the following reasons:

- Misleading to reference the name "Knowle Business Park" which is not actually part of the application.
- Contrary to the spirit of open Government that one application should cover 6 sites, when residents can clearly differentiate between the different building proposals and may wish to object to one, or just some of them. This is not possible if this is to be a single application, which is either approved or refused. Not a democratic process.
- Site A would have an adverse impact on the adjacent SINC.
- Development of Site A will have a detrimental effect on the character and environmental ambience of the area and detract from amenity value for the public.

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- Contrary to CP16- adverse impact on biodiversity.
- Diminish the extent of woodland and amenity area between Knowle and the proposed Welborne development for over 6,000 houses.

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

- Site A (Park Cottages): loss of trees; harm to biodiversity; adverse impact on adjoining SINC and ancient woodland; outside settlement boundary; additional burden on available parking; inaccessible location; road not suitable for more vehicles.
- Site B (Dean Villas): exacerbate existing on-road parking problem; tight angle of the bend in the road causes access problems
- Application should not be put forward as a package- each site should be judged on its own merits
- Address is misleading- sites are not in 'Knowle Business Park'
- Mayles Lane poorly maintained- condition will worsen
- Highway safety issues- drivers, pedestrians, cycles, horse riders all use Mayles Lane, narrow, no footpath
- Sewage system already overloaded

Friends of Deans Copse Petition with 186 signatures

### **Representations received in response to the proposed amendments:**

Wickham Parish Council:

- Wickham Parish Council maintains its objection to site A.
- Request that the woodland is transferred to the Council.
- The site is NOT supported by the Council as an exception site.
- The Council would expect to be offered ownership of the recreation land that is being transferred as part of the scheme.

1 letter from County Councillor objecting to the application for the following reasons:

- Comments as per original representation (detailed above)

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

- Area will be overpopulated
- Level of affordable housing too high and unnecessary
- Worsen condition of Mayles Lane
- Mayles Corner access onto Mayles Lane is too narrow and has poor sight lines
- Pressure on existing drainage system and surface of access roads
- Site B should provide additional parking for existing residents
- Site A: loss of woodland, harm to biodiversity and SINC; isolated location, car use is essential, bus service limited, shop limited; no local or parish council support; bins left on roadside for collection would block access to neighbours' properties; sewage system already overloaded; detrimental to amenities of neighbouring properties; outside settlement boundary

### **Relevant Planning Policy:**

On 11 February the Council received confirmation from the Planning Inspector dealing with the Council's new Local Plan that the Winchester Local Plan Part 1 - Joint Core

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Strategy (LPP1) is sound subject to the Council accepting a number of modifications recommended by him. On 20th March 2013 the Council formally adopted the plan incorporating the Inspector's changes.

The policies set out in the LPP1 now form part of the development plan of the District and therefore applications must be determined in accordance with this plan unless material considerations indicate otherwise. Some policies in the 2006 Local Plan remain saved, even though the LPP1 has been adopted, and they deal primarily with detailed matters or with development management issues and these also form part of the development plan. In due course these saved policies will be replaced by policies in Winchester Local Plan Part 2.

### Winchester District Local Plan Review

Policies DP2, DP3, DP4, DP5, CE1, CE2, CE23, H3, T2, T4

### Winchester Local Plan Part 1 – Joint Core Strategy

Policies DS1, MTRA1, MTRA3, MTRA4, SH4, CP1, CP2, CP3, CP4, CP6, CP9, CP10, CP11, CP13, CP14, CP16, CP18, CP20.

### National Planning Policy Guidance/Statements:

National Planning Policy Framework – chapters 6 and 7

### Supplementary Planning Guidance

Wickham Village Design Statement

### Other Planning guidance

Parking Standards 2002

## **Planning Considerations**

The following section assesses each site in turn in relation to the key planning matters. It should however be noted that the 6 sites form a package of development and the report refers to the package where it forms a material planning consideration.

### **Site A- Park Cottages (4 affordable dwellings)**

#### Principle of development

This site immediately adjoins and is part of a group of properties known as Dean Villas, however, it is currently outside the settlement boundary of Knowle and within the countryside, but outside the defined Fareham SDA/Knowle Gap. The site originally accommodated 4 terraced cottages and only limited remains now occupy the site.

The revised proposal is to replace the original cottages with 4 affordable houses sited on the same footprint. Countryside policies would normally allow for the replacement of the existing dwellings, provided they are not derelict or demolished. However the new dwellings should not significantly change the character of the site or involve the loss of smaller units (WDLPR CE23). The site is also located within good walking distance of the local facilities that the village of Knowle provides and this weighs in favour of the development. In addition as the proposals represent the provision of 100% affordable dwellings the development is considered to provide wider benefits to the community and this weighs significantly in favour of the principle of development in this sustainable location.

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Although site A is outside of the settlement boundary it is well related to the adjoining residential properties in Dean Villas and provides good connections to the local village facilities and provides 100% affordable housing. So providing that there are no overriding ecological concerns (discussed below) this proposal is considered acceptable in principle.

Development would also need to meet the requirements for dwelling mix under policy CP2 and this is secured through condition 13.

### Impact on character of area

The revised proposals have reduced the number of units from 6 to 4 and repositioned the footprint to match the position of the original dwellings. Whilst it is anticipated that some of the existing vegetation will be removed to allow for adequate construction, access and parking the site will remain generally wooded in character. The relationship with Dean Villas is considered acceptable and sufficient vegetation would remain to adequately screen the site from Mayles Lane to minimise visual impact, taking into account the historic presence of dwellings within the site. It is considered that through a carefully implemented landscape scheme and tree protection measures (conditions 02, 03, 09 and 10) the wooded character of the site can be maintained whilst providing accommodation to meet affordable needs.

### Impact on the amenities of neighbouring properties

Sufficient space and intervening vegetation exists between the proposed siting of the terraced properties and the adjacent dwellings resulting in a limited impact on the residential amenities of neighbouring properties.

### Landscape/Trees

The application is supported with an Arboricultural Impact Assessment (AIA) which has been assessed by the Councils Tree Officer and following revisions to site A the tree officer offers no objection to the proposed development subject to conditions covering tree protection during construction works. Whilst the proposals result in the loss of some existing trees (to provide adequate private garden space to the rear of the properties) their loss is not considered significant given the number and quality of trees that remain within the woodland area. The tree protection works as set out in the AIA can be controlled through conditions 09 and 10.

### Biodiversity

Site A is located adjacent to Park Cottages SINC and concern from HCC ecology was initially raised in relation to the potential for pollutants to enter the SINC during the construction and operational phases of the development as a result of run-off. In order to overcome this objection it is now proposed to build low earth bunds around the construction footprint (outside of the area of the SINC), which would prevent any run-off entering the designated site. It is also proposed that permeable materials will be used for the access track and parking area. The above mitigation works can be conditioned (08).

In response HCC Ecology are satisfied that the proposed pollutant control measures are appropriate and would adequately avoid impacts on the ecology, however, greater detail is required prior to commencement including location, size and material information for bunds, as are details of the proposed permeable road surface material which can be secured through condition 08.

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The application was accompanied by an extended Phase 1 Habitat Survey Report, Dormouse Survey Report and Bat Survey report which have been updated following initial comments from HCC Ecology. The additional survey work has been reviewed by HCC Ecology who are satisfied that the development will not harm protected species provided that the findings of the reports are adhered to and this forms a condition (condition 08).

### Highways/Parking

It is proposed to provide 8 parking spaces in an area to the front of the dwellings with vehicular access provided from the existing access. This conforms with the adopted parking standards to serve this development and the Highways Engineer has no objection to the proposed development.

### Sustainability

The developer has committed to meeting the policy requirements of policy CP11 in terms of Code 5 for energy and Code 4 for water. In order to achieve these targets appropriate conditions have been applied (conditions 11 and 12).

### Drainage

The outline application has been assessed by the Council's Drainage Engineer who offers no objection to the proposals provided that a condition is applied to ensure that a comprehensive drainage strategy is submitted (condition 07).

For information none of the sites are in Flood Zone 2/3 so a flood risk assessment is not required. The sewers in Knowle are under the control of Albion Water and the applicant must obtain the consent of that company before any connection to the foul water infrastructure is made. Storm water must be disposed of in a sustainable way using SuDS techniques and this can be secured through condition.

### **Site B- Dean Villas (2 dwellings: 1 affordable/1 market)**

#### Principle of development

This site is within the settlement boundary of Knowle, and previously accommodated 11 garages to serve the surrounding properties. The site is currently fenced off by a post and rail fence and is vacant hardstanding with scrub appearing. The southern boundary with 5 Dean Villas is fenced and an existing belt of trees exist on this boundary. An outline consent was granted in 2005 for two dwellings but this was not implemented and has subsequently expired. This site can, therefore be developed for housing (or other) uses. The proposal is for 2 houses (1 affordable and the other open market), which is acceptable in policy terms. Development would also need to meet the requirements for dwelling mix under policy CP2 and this is secured through condition 13.

Site B is within the settlement boundary and is previously developed land. Based on the above it is considered that the principle of development for 2 dwellings (1 affordable and 1 market) is acceptable.

#### Impact on character of area

The site lies within the settlement boundary of Knowle and is located in a residential area. The indicative layout shows the provision of a pair of semi-detached properties facing the road following the street pattern and building line of Dean Villas. Each dwelling is proposed to accommodate its own off-street parking (2 spaces each), provided alongside the

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dwellings to fit with the local street character. Subject to adequate landscaping and design (reserved matters) it is considered that the redevelopment of the site for 2 new dwellings in the form of a semi-detached building would be in keeping with the character of the area.

Impact on the amenities of neighbouring properties

The indicative layout indicates that the dwellings are located in a position that should not adversely affect the residential amenities of adjoining properties. The existing trees along the southern boundary should be retained in order to provide both visual softening and privacy to the adjoining neighbour at no. 5.

Landscape/Trees

Landscaping is a reserved matter but it would be expected that a suitable landscaping scheme is provided to assist in integrating the development into the surrounding area (conditions 02 and 03).

Biodiversity

The application was accompanied by an extended Phase 1 Habitat Survey Report, Dormouse Survey Report and Bat Survey report which have been updated following initial comments from HCC Ecology. The additional survey work has been reviewed by HCC Ecology who are satisfied that the development will not harm protected species provided that the findings of the reports are adhered to and this forms a condition (condition 08).

Highways/Parking

Each dwelling is proposed to accommodate its own off-street parking (2 spaces each), provided alongside the dwellings to fit with the local street character. This meets the adopted parking standards and the Highways Engineer has no objection to the proposed development.

Sustainability

The developer has committed to meeting the policy requirements of policy CP11 in terms of Code 5 for energy and Code 4 for water. In order to achieve these targets appropriate conditions have been applied (conditions 11 and 12).

Drainage

The outline application has been assessed by the Council's Drainage Engineer who offers no objection to the proposals provided that a condition is applied to ensure that a comprehensive drainage strategy is submitted (condition 07).

**Site Ci- Business Park North (4 open market dwellings)**

Principle of development

This site is within the settlement boundary of Knowle but forms part of a permitted employment site. The revised proposal is now for 4 open market houses. The site was originally identified as a future extension of the adjoining employment development and LPP1 policy CP9 seeks to resist the loss of employment land unless retention of the business use would not be reasonable, having regard to various factors. These factors include consideration of other potential employment uses, or mixed use, development to meet particular local requirements, access arrangements, the strength of local demand and the benefits of the proposed use compared to retaining the existing use. Access to this

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employment area is along the un-adopted Mayles Lane and is of poor quality particularly for commercial traffic, which no doubt accounts for the number of vacant business units in the adjoining business park.

Although the proposal suggests that development of this site for employment would not be viable, no clear evidence of this has been provided to demonstrate compliance with CP9. However, the existence of a number of vacant properties, together with the constrained access and package of development providing over 50% affordable housing weighs in favour of the development when considered as a whole. Taking the above into consideration the Head of Strategic Planning considers that development of the site for residential purposes would be acceptable in principle. Given the package of affordable housing proposed it is not considered necessary to require an affordable housing contribution in this instance.

Development would also need to meet the requirements for dwelling mix under policy CP2 and this is secured through condition 13.

### Impact on character of area

This site is located adjacent to Mayles Corner. The site is largely screened from views along the road frontages due to existing vegetation and trees. The site is currently grassed over and slopes considerably to the south west where it adjoins the business park. The submitted layout plans demonstrate that adequate space exists to accommodate the development in a linear form of 2 blocks of semi-detached properties facing the road frontage to the north east. In addition the siting of the buildings away from the road allows the existing tree belt to be retained further reducing the impact of the development. Subject to the substantial retention to the existing road frontage vegetation, an appropriate landscaping scheme and detailed levels information to ensure the buildings relate well to the surroundings it is considered that the proposal would have an acceptable impact on the surrounding area (conditions 02, 03, 09 and 10).

### Impact on the amenities of neighbouring properties

The indicative layout indicates that the dwellings are located in a position that should not adversely affect the residential amenities of adjoining properties. It will be considered essential that the rear boundaries of the site are adequately defined and re-enforced so as to separate the residential development from the adjacent business park both to prevent disturbance and to ensure an appropriate visual relationship. This will be secured through condition 02 and 03 as part of the landscaping scheme.

### Biodiversity

The application was accompanied by an extended Phase 1 Habitat Survey Report, Dormouse Survey Report and Bat Survey report which have been updated following initial comments from HCC Ecology. The additional survey work has been reviewed by HCC Ecology who are satisfied that the development will not harm protected species provided that the findings of the reports are adhered to and this forms a condition (condition 08).

### Highways/Parking

The proposed development would provide 8 car parking spaces (2 per dwelling) which complies with the adopted parking standards. It is proposed to use an existing access from Mayles Lane to the north and then to serve the dwellings through an internal shared drive. The Highways Engineer has no objection to the proposed development.

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### Sustainability

The developer has committed to meeting the policy requirements of policy CP11 in terms of Code 5 for energy and Code 4 for water. In order to achieve these targets appropriate conditions have been applied (conditions 11 and 12).

### Drainage

The outline application has been assessed by the Council's Drainage Engineer who offers no objection to the proposals provided that a condition is applied to ensure that a comprehensive drainage strategy is submitted (condition 07).

### **Site Cii- Business Park South (5 affordable flats)**

#### Principle of development

This proposal is for a single block of 5 affordable units and the policy considerations are the same as for site Ci. The site lies within the settlement boundary of Knowle and therefore subject to assessing the loss of a potential employment site, the principle for new housing is acceptable. It was indicated in the original masterplan for the business park that the site would accommodate an office building. However the site was never developed and remains open space.

Although the proposal suggests that development of this site for employment would not be viable, no clear evidence of this has been provided to demonstrate compliance with CP9. However, the existence of a number of vacant properties, together with the constrained access and the benefits accruing to the affordable housing package, weighs in favour of the development when taken as a whole. Taking the above into consideration the Head of Strategic Planning considers that development of the site for affordable housing would be acceptable in principle.

Development would also need to meet the requirements for dwelling mix under policy CP2 and this is secured through condition 13.

#### Impact on character of area

The location and shape of the site, along with existing important protected trees along the road side are important constraints that must be considered when looking at any scheme to develop this site for housing. It is noted that the proposal is for a single block of affordable flats located to the north of the site, and kept away from the trees as far as is possible. Whilst the relationship with the business park is not ideal it is noted that residential development exists to the east of the site across Mayles Lane and the proposals indicate that a footpath/cycle link could be provided (subject to third party agreement and outside the scope of this application) to connect the site across Mayles Lane and through to the existing residential area. On balance it is considered that the site could be successfully developed for a block of affordable housing without harming the character or appearance of the surrounding area.

#### Impact on the amenities of neighbouring properties

The indicative layout shows that the residential flats are located in a position that should not adversely affect the residential amenities of adjoining properties.

The Fareham to Eastleigh railway line runs to the west of the site across from the existing road and is set at a much lower height than the application site with intervening trees between. The railway line has an approximately hourly service in each direction. Given the

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distance, level difference, tree cover and frequency of trains passing the site it is considered that this does not create conditions that would otherwise harm the residential amenities of the residents occupying the proposed flats.

### Landscape/Trees

The existing trees along the frontage of the site facing Mayles Lane are protected under group order TPO 1762G 1. The building and associated parking are shown on the illustrative plan as being located away from this important group of trees which is considered acceptable. In terms of amenity space it is proposed to site some outside of the canopies of the trees, around the building, but due to the extent of the tree belt and lack of alternatives, some amenity space will be provided under the tree canopy providing an alternative amenity experience. On balance this is considered acceptable.

### Biodiversity

The application was accompanied by an extended Phase 1 Habitat Survey Report, Dormouse Survey Report and Bat Survey report which have been updated following initial comments from HCC Ecology. The additional survey work has been reviewed by HCC Ecology who are satisfied that the development will not harm protected species provided that the findings of the reports are adhered to and this forms a condition (condition 08).

### Highways/Parking

It is proposed that each flat will be provided with 2 car parking spaces located mainly in a communal car park court (8 spaces) to the south of the main building which would be accessed off the road to the west. A further 2 spaces would be provided to the north of the building accessed through the business park. The proposed parking complies with the adopted parking standards and the Highway Engineer does not object to the proposed development.

The application also indicates that there is the potential to provide a pedestrian link from the site into the existing residential area owned by Berkley Homes. This would allow a much improved and safer route for pedestrians of the new development to access the local village facilities. Negotiations between parties are on-going and as the land falls outside of the application site the link cannot be secured through this permission. However sufficient space is provided within the application site to allow the link to be provided if this can be secured through further negotiations. The lack of such a route does not render the scheme unacceptable as alternative means of reaching to village centre facilities are available.

### Sustainability

The developer has committed to meeting the policy requirements of policy CP11 in terms of Code 5 for energy and Code 4 for water. In order to achieve these targets appropriate conditions have been applied (conditions 11 and 12).

### Drainage

The outline application has been assessed by the Council's Drainage Engineer who offers no objection to the proposals provided that a condition is applied to ensure that a comprehensive drainage strategy is submitted (condition 07).

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**Site D- Funtley Cottages (2 market dwellings)**

Principle of development

This site is outside the settlement boundary of Knowle, and within the countryside and the 'Meon Gap'. Countryside policies would normally allow for the replacement of the 3 existing dwellings, provided they are not derelict or demolished. In this case the buildings are all but demolished with very little of the original structure left standing. The proposal is for two market houses. Outline consent was granted in 2002 for three replacement dwellings, but no reserved matters were submitted. It is not clear whether the buildings were demolished preparatory to commencing the redevelopment of the site.

The site is surrounded by heavy duty security fencing and has a lot of building rubble within its boundaries and as such presents something of an 'eye-sore'. With the national presumption in respect of re-using previously developed land, it could prove difficult to sustain a reason for refusal solely on the grounds of the demolished state of the three properties, given the history of the site and the wider benefits of the affordable housing package.

It is noted that an important footpath/ bridleway runs past the eastern boundary of the site which joins up with the former railway line. This would give good access to the local facilities of Knowle including Fareham and Henry Corte secondary school by foot or cycle, it also provides access to the agricultural land subject of this application to be used as public open space.

The most marginal site in policy terms is site D as the former properties have largely been demolished, but given the history of the site, the improved layout of the two dwellings and the wider benefits of the package of affordable housing mix it is considered that on balance the proposed development of site D can be supported in policy terms. Given the package of affordable housing proposed it is not considered necessary to require an affordable housing contribution in this instance.

Development would also need to meet the requirements for dwelling mix under policy CP2 and this is secured through condition 13.

Impact on character of area

The site is located opposite two existing cottages to the south of the village of Knowle and it is acknowledged that the site used to accommodate a terrace of three cottages, which have since been demolished and little remains exist. The site is overgrown at present and the proposals to redevelop the site for two dwellings will inevitably open up views of the site. However the new buildings will form a cluster with the existing cottages across the road and through careful attention to design and landscaping the potential to integrate the properties avoiding harm to the surrounding countryside should be achieved. On balance it is considered that the development of this site for residential purposes should not adversely harm the character or appearance of the surrounding countryside or adversely diminish the Meon Gap.

Impact on the amenities of neighbouring properties

The indicative layout shows that the properties are located in a position that should not adversely affect the residential amenities of adjoining properties across the road.

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The Fareham to Eastleigh railway line runs to the east of the site, adjacent the footpath and is set at a much lower height than the application site with intervening trees between. The railway line has an approximately hourly service in each direction. Given the distance, level difference, tree cover and frequency of trains passing the site it is considered that this does not create conditions that would otherwise harm the residential amenities of the residents occupying the proposed dwellings.

### Biodiversity

The application was accompanied by an extended Phase 1 Habitat Survey Report, Dormouse Survey Report and Bat Survey report which have been updated following initial comments from HCC Ecology. The additional survey work included further clarification on the possible location and habitat conditions for Great Crested Newts (GCN). HCC Ecology have confirmed that although the surveys have revealed no reasonable likelihood of terrestrial GCN occurring on-site, it should be recognised that GCN are present within the area and therefore would recommend that a precautionary approach to the removal of suitable GCN habitat. HCC Ecology recommend the removal of any suitable GCN habitat such as brick rubble, scrub and rough grassland within the development area referred to as 'Site D' (WYG, September 2014) should be carried out by hand and this should be within any reserved matters application information relevant to 'Site D' and secured by condition 08

In relation to the other survey work HCC Ecology are satisfied that the development will not harm protected species provided that the findings of the reports are adhered to and this forms a condition (condition 08).

### Highways/Parking

The proposal indicates the provision of two car parking spaces and double garages located either side of the dwellings. Given the size of the properties and plots it is considered that the parking would be adequate to meet the needs of the occupiers and complies with the adopted parking standards. The Highways Engineer has no objection to the proposed parking or access which is formed where the existing access was located directly on to Mayles Lane.

### Sustainability

The developer has committed to meeting the policy requirements of policy CP11 in terms of Code 5 for energy and Code 4 for water. In order to achieve these targets appropriate conditions have been applied (conditions 11 and 12).

### Drainage

The outline application has been assessed by the Council's Drainage Engineer who offers no objection to the proposals provided that a condition is applied to ensure that a comprehensive drainage strategy is submitted (condition 07).

## **Site E- Pumping Station and adjacent dwelling (2 market dwellings)**

### Principle of development

This site is well beyond the settlement boundary of Knowle, within the countryside and the 'Meon Gap'. The proposal is to replace the existing house and refurbish the pumping station to provide a residential unit. Countryside policies would normally allow for the replacement of the existing dwelling, provided it is not derelict. If a replacement dwelling is

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accepted in principle it should not significantly change the character of the site or involve the loss of smaller units (WDLPR CE23) and should maintain the undeveloped character of the Gap.

The pumping station building could potentially be treated as a facility/service (CP6) or employment (CP9) use, but in either case the presumption would be in favour of the retention of such uses. Full consent was granted in 2005 to convert it into a live work unit. It is difficult to see how this building could be retained in this rather isolated location for a facility/ service type use, and previously the building has been treated as if it was an employment use, although it is understood that it is currently occupied for residential purposes. As such, the site would be subject to CP9 and the approach would be similar to sites Ci and Cii above. The applicants claim that the high costs required to renovate this building to bring it into employment use would make it unviable. Given the package of affordable housing proposed it is not considered necessary to require an affordable housing contribution in this instance.

Site E sees a locally important building being brought back into beneficial use, together with a replacement dwelling. Based on the above assessment the Head of Strategic Planning considers that there are no policy objections to the principle of this proposal.

Development would also need to meet the requirements for dwelling mix under policy CP2 and this is secured through condition 13.

Impact on character of area

The sensitive conversion of the existing pumping station should enhance its appearance and the curtilage has been drawn tightly around the building to prevent further encroachment into the countryside. The replacement of the existing dwelling with a building of similar size and appearance will not adversely affect the surrounding countryside subject to careful consideration of design and landscaping which would form details in any future reserved matters application.

Impact on the amenities of neighbouring properties

The indicative layout shows that the properties are located in a position that should not adversely affect the residential amenities of neighbouring properties in the vicinity.

Biodiversity

The application was accompanied by an extended Phase 1 Habitat Survey Report, Dormouse Survey Report and Bat Survey report which have been updated following initial comments from HCC Ecology. The additional survey work has been reviewed by HCC Ecology who are satisfied that the development will not harm protected species provided that the findings of the reports are adhered to and this forms a condition (condition 14).

Highways/Parking

Adequate provision is proposed for parking for both sites and the Highways Engineer does not object to the proposals in relation to parking, access or traffic generation.

Sustainability

The developer has committed to meeting the policy requirements of policy CP11 in terms of Code 5 for energy and Code 4 for water. In order to achieve these targets appropriate conditions have been applied (conditions 11 and 12).

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### Drainage

The outline application has been assessed by the Council's Drainage Engineer who offers no objection to the proposals provided that a condition is applied to ensure that a comprehensive drainage strategy is submitted (condition 07).

### Planning obligations/Community Infrastructure Levy (CIL)

The proposed scheme relates to a mix of open market and affordable housing development and has been submitted as a package of sites that together are considered acceptable in principle as they provide for over 50% affordable housing.

In order to secure the delivery of the affordable housing in an appropriate timeframe and not to prejudice the sites that would not be supported if it was not for the affordable housing delivered on other sites within the package then it is appropriate to require the applicant to enter into a S106 Legal Agreement to secure the appropriate delivery of affordable housing. The market housing proposed would be liable for CIL payments.

### Highway infrastructure

The objections from the local community are noted in relation to the inadequacy of Mayles Lane to support the proposed development. Whilst it is understood that the HCA own approximately 1.6km of Mayles Lane (transferred from Department of Health in 2005) and that they have a separate strategy to deal with the repair of the road, it is also noted that there are no objections to the proposed development from the Highway Engineers advising on the planning application. Based on this technical advice it would be unreasonable to require the HCA to make improvements to the road through this planning application as it would fail the tests of entering into a S106 as set out through Circular 05/2005.

### Public Open Space Land

As part of the package of proposals it is intended that an area of existing farmland measuring approximately 3.5ha to the south of Mayles Lane is provided as Public Open Space to serve the development and wider village community. The proposed open space would sit between the proposed developments at Funtley Cottages (site D) to the north and the Pump House to the south (site F) and has links to the Public Right of Way that runs from Park Cottages, over a railway bridge and south to the open space. Concerns have been expressed by the Head of Landscape that the use of this area of farmland for recreational purposes may have a suburbanising effect on the edge of the village and that careful attention should be given to its function and infrastructure to ensure it retains its appearance as a gap between Knowle and Funtley. Given that this is an outline planning application full details of the function and appearance of the open space have not been finalised, although it is understood that it will form low intensity informal open space that would provide public access. It is recommended that conditions are applied to secure the details of the open space to be submitted prior to the submission of the first reserved matter (condition 14) and that public access and future management is secured through the S106 legal agreement.

### Solent Recreation Mitigation Strategy

The Solent is internationally important for its wildlife interest and much of the Solent coastline is protected by environmental designations including three Special Protection Areas (SPAs) designated under the Conservation of Habitats and Species Regulations 2010 as amended. Under these Regulations, Winchester City Council may not permit a plan or project (including applications for planning permission) which will have an adverse effect on a SPA.

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Recreational activity resulting from housing development in the vicinity of the Solent can impact upon the coastline's ecology and the Council has to take this into account when making planning decisions. In order to deal with the effects of new housing, councils on or near to the Solent coastline have agreed to support a mitigation strategy known as the Interim Solent Recreation Mitigation Partnership Strategy. Under the Strategy, all residential development within 5.6km of the SPAs resulting in a net increase in dwellings will usually be asked to contribute £172/dwelling (index linked).

The application proposals fall within the 5.6km catchment and therefore a sum of £3268 (19x£172) will be required in order to mitigate the impact of the development on the Solent Coastline's ecology.

### Conclusion

Taken as a package of small scale residential sites in peripheral locations adjacent to and surrounding the village of Knowle the development provides an opportunity to provide a significant number of affordable housing units to meet a local need that may otherwise not be delivered in the quantum proposed. This is recognised as a major material planning consideration that weighs in favour of the development. Notwithstanding this each site has been assessed carefully in accordance with the relevant policies of the Local Plan and LPP1 and each site is considered appropriate for residential development subject to the package of development being delivered. Given the outline nature of this application details such as design, external appearance and landscaping are reserved for later assessment but will form very important considerations to ensure that the development integrates well with its rural surroundings.

### **Recommendation**

That planning permission be granted subject to the following condition(s) and a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

- (i) Programme for the provision and implementation of 10 affordable housing units
- (ii) Provision of Public Open Space, public access and future maintenance arrangements
- (iii) Financial contribution of £3268 towards the Solent Recreation Mitigation Strategy

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

And subject to the following conditions:

### **Conditions**

1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

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2 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

- The siting and layout of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.
- The design and height (external appearance and scale) of all buildings, (detailed elevations and floor plans) including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- The layout including the positions and widths of roads and footpaths.
- The layout of foul sewers and surface water drains.
- The provision to be made for the parking, turning, loading and unloading of vehicles (including cycle parking provision).
- The alignment, height and materials of all walls and fences and other means of enclosure.
- The provision to be made for the storage and disposal of refuse.
- The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.
- Landscape considerations including:
  - (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
  - (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
  - (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

2 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).

3 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any

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tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 The dwellings hereby permitted shall be no greater than 2 storeys.

4 Reason: To ensure the development integrates into the character and appearance of the area.

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

5 Reason: In the interests of highway safety.

6 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.

6 Reason: In the interests of highway safety.

7 A comprehensive drainage strategy based upon SUDS principles shall be submitted to and approved in writing by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved Drainage Strategy.

7 Reason: To ensure that adequate foul and surface water sewerage disposal is provided.

8 Prior to the commencement of development of that particular phase of development full details of all ecological mitigation, compensation and enhancement measures (to be informed as necessary by up-to-date survey and assessment) required for each reserved matters application (including both ecological works directly related to that reserved matters area and any works associated with that area but lying outside of the boundary of that area) shall be submitted for approval to the Local Planning Authority. Such details shall be in accordance with the outline ecological mitigation, compensation and enhancement measures detailed within the Extended Phase 1 Habitat Survey (WYG, July 2014), Dormouse Survey Report (WYG, July 2014), Botanical Survey Letter Report (WYG, July 2014), Reptile Survey Report (WYG, July 2014), Bat Survey Report (WYG, July 2014) GCN and SINC Letter Report (WYG, September 2014). Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

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8 Reason: To provide ecological protection and enhancement in accordance with Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and Policy CP16 of the Winchester District Local Plan Part 1.

9 All works prescribed both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information ref: 13002-AIA2-PB, 13006-AIA-PB, 13003-AIA-C1-PB, 13003-AIA-C2-PB, 13004-AIA-PB, and 13005-AIA-PB written by Phillip Brophy of Barrell Tree Consultancy and submitted to the Local Planning Authority.

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

10 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: 13002-AIA2-PB, 13006-AIA-PB, 13003-AIA-C1-PB, 13003-AIA-C2-PB, 13004-AIA-PB, and 13005-AIA-PB written by Phillip Brophy of Barrell Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

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

11 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data) demonstrating that all homes meet the Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: In order to comply with policy CP11 of the Local Plan Part 1 Joint Core Strategy.

12 Prior to the occupation of the development hereby permitted detailed information (in the form of SAP as built stage data) demonstrating that all homes meet the Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: In order to comply with policy CP11 of the Local Plan Part 1 Joint Core Strategy.

13 The development hereby permitted shall provide a mix of dwellings that will ensure over 50% of the properties are either 2 or 3 bed in size. Prior to the submission of the first reserved matters application a full breakdown of dwelling sizes that accords with this mix shall be submitted to and approved in writing by the Local Planning Authority.

13 Reason: To ensure compliance with policy CP2 of the Local Plan Part 1 Joint Core Strategy.

14 Prior to the submission of any reserved matters in association with this outline consent hereby permitted details of the public amenity area including purpose, landscape

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works required, public access, on-going management and implementation shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

14 Reason: In order to ensure an acceptable use of the land in the interests of local amenity.

**Informatives:**

1 This permission is granted for the following reasons:

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

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

Winchester District Local Plan Part 1 - Joint Core Strategy: Policies DS1, MTRA1, MTRA3, MTRA4, SH4, CP1, CP2, CP3, CP4, CP6, CP9, CP10, CP11, CP13, CP14, CP16, CP18, CP20

Winchester District Local Plan Review 2006: Policies DP2, DP3, DP4, DP5, CE1, CE2, CE23, H3, T2, T4

3 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. The applicant was updated of any issues after the initial site visit.

4 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6 The sewers in Knowle are under the control of Albion Water and the applicant must obtain the consent of that company before any connection to the foul water infrastructure is made.

7 It is recommended that the Tree Officer is informed once protective measures have been installed so that they can be inspected and deemed appropriate. Evidence will also

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be required to demonstrate that the protective measures have been installed prior to any demolition, construction or groundwork commences on the site and to show that it has remained until the development is completed before the relevant condition may be discharged.

Please return this form to the Case Officer: Sarah Tose

From: Wickham Parish Council

Case No 14/00421/OUT

Location HCA Sites Mayles Lane Knowle

Proposal Residential development of 6no. sites including change of use of former pumping station for residential use; Site A: 6no. semi-detached dwellings; Site B: 2no. semidetached dwellings; Site Ci: 4no semi-detached dwellings; Site Cii: 5no. flats; Site D: 2no. detached dwellings and Site E: 1no. detached dwelling following demolition of existing see drawing number: GML 870\_OS for individual sites (OUTLINE – considering access and layout)

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### Comments:

#### Objection to proposals for Park Cottages, Site A

Proposals for development outside of the defined boundary of Knowle (sites A, D and E) are contrary to Policy MTRA 3 Winchester District Local Plan Part 1.

The applicant has not demonstrated 'clear community support' for the development of these sites as required by Policy MTRA 3.

There are strong objections to the proposals to develop Park Cottages; this site is surrounded by Dean Copse, Parish Council owned ancient woodland with SINC status.

Development of the site will require the unacceptable loss of trees which make a significant contribution to the character of the area.

Development adjacent to this ancient woodland will adversely impact on the existing and potential biodiversity of Dean Copse.

A proposal to make the site safe so it can be incorporated into Dean Copse would be welcomed.

A proposal for a site to the immediate east of Park Cottages: 11/01708/OUT Land to South of Dean Villas, was refused 5<sup>th</sup> September 2011 for the following reasons which also apply to Park Cottages:

(ii) [The site does not qualify as an infill site under Policy H4 (or criterion 4 of the Supplementary Document 'Implementing of Infilling Policy') in that it is immediately adjacent to an H3 settlement boundary. ] The development of this site adjoining, but outside of a settlement boundary, would be harmful to the character of the settlement and intrusive in the countryside.

(iii) The site falls between the built-up part of Knowle and the Strategic Development Area (SDA) to the north of Fareham. Policy SH.2 of The South East Plan requires the retention of open land between Knowle and the proposed Fareham SDA. Its development could therefore prejudice the proper planning of the SDA and associated green infrastructure or open land and would result in built form sprawling out into the undeveloped, open countryside to the east which would be harmful to the character and appearance of the landscape.

It should also be noted that this application was for a green field site and not sensitive woodland.

This site adjoins 'Knowle Triangle' which is under significant pressure from the Welborne proposals and by returning it to woodland offers the opportunity to both enhance and strengthen the green buffer and infrastructure between Knowle and Welborne.

The bus service for Knowle is fully funded by Hampshire County Council and under constant threat of reduced provision, if the proposals are granted permission a contribution towards bus services should be sought to ensure public transport provision for residents without access to cars.

Request application is heard by committee if the officer is minded to use delegated powers to approve.

Signed:

Nicki Oliver  
Parish Clerk

Date: 7<sup>th</sup> April 2014