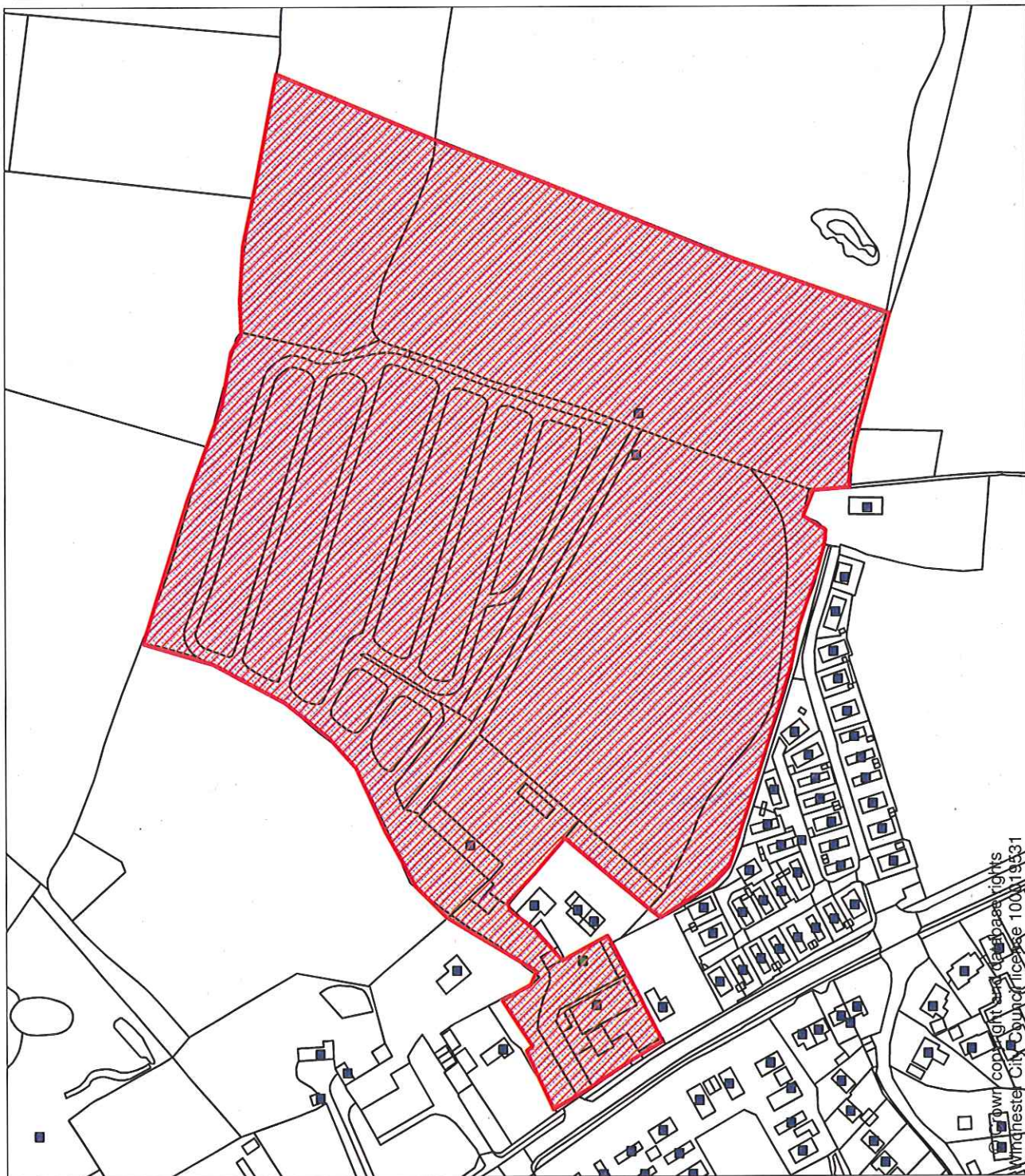




14/01993/OUT



Legend

Scale: 0 0.0275 0.055 0.11 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	06/04/2016
MSA Number	^MSA Number

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 06
Case No: 14/01993/OUT / W23240/02
Proposal Description: AMENDED PLANS INCLUDING REVISED INDICATIVE SITE LAYOUT FOR UP TO 165 DWELLINGS, LANDSCAPE STRATEGY AND OTHER SUPPORTING DOCUMENTS.
165 no. dwellings and associated works (OUTLINE)
Address: Sandyfields Nurseries Main Road Colden Common Winchester Hampshire
Parish, or Ward if within Winchester City: Colden Common
Applicants Name: Mr S Carrington
Case Officer: Mr Simon Avery
Date Valid: 26 August 2014
Site Factors: Civil Aviation
Recommendation: Application permitted

General Comments

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

Amended plans have been received showing a revised illustrative layout and providing additional information in respect of the proposed public access to the adjoining woodland, landscape and public open space strategy, ecology, drainage, highways affordable housing and housing design.

Site Description

This site is located on the eastern edge of Colden Common, outside the settlement boundary, to the north east of the B3354 Main Road. Only a small section of the site fronts Main Road and this contains a garden centre (now closed), parking forecourt and the vehicular access. Immediately behind this are three dwellings and some nursery buildings which are set back into the site.

The rest of the site is set back from the road behind these buildings and Glen Park Mobile Home Park and there is a bank of trees separating the mobile park from the site. The northern half of this part of the land is used for the storage of caravans. The southern part of the land is currently an open field which also has permission to be used for the storage of mobile homes or caravans.

To the north of the site are paddocks and to the east is a section of woodland which is part of Stratton's Copse and is classified as a Site of Importance for Nature Conservation (SINC). There is a telecommunications mast within this section of woodland. Stratton's Copse to the east and land to the north of the woodland are within the South Downs National Park (SDNP), but the field immediately to the north is not with the SDNP.

The boundaries of the site are generally enclosed by hedgerows and trees. The land is fairly flat and mostly open within the site, apart from a line of trees and hedgerow dividing the caravan park from the southern field and a less substantial line of planting running east-west across the middle of the caravan park.

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At the front of the site there is a neighbouring property located to the south east of the garden centre (no. 111 Main Road). This is not included within the application site but is part of the overall site which is allocated within the emerging Local Plan Part 2 for the development of about 165 dwellings (policy CC1 of the LPP2). The section of land within the site containing 3 dwellings is also excluded from the redline area but within the CC1 allocated area.

Proposal

- This is an outline application for about 165 dwellings with only access and the number of units to be considered.
- The illustrative masterplan shows a framework for how this development can be brought forward at reserved matters stage.
- This plan and the supporting documents include two smaller sections of land outside of the application site (land within the site currently containing 3 dwellings and land at 111 Main Road) to demonstrate how the CC1 site as a whole can be comprehensively developed and can deliver the estimate of 165 dwellings.
- The application includes the provision of public access into the adjoining woodland at Stratton's Copse and on site open space and play areas.

Relevant Planning History

86/00566/OLD - Use of land for storage of touring caravans. Permitted 24th June 1986.

91/00481/OLD - Use of land for storage of caravans, alterations to access. Permitted 26th March 1991.

91/00482/OLD - Change of use of land for storage and extension to car park. Permitted 29th May 1991.

95/00475/OLD - New vehicular access and closure of existing vehicular access. Permitted 3rd July 1995.

97/01080/TCP - Erection of free standing 15 metre high pole with 3 no cross polar sector antennas and dish antenna, equipment cabin and ancillary equipment. Permitted 10th July 1997.

98/01618/CHU - Change of use from agricultural land to open storage for touring caravans. Permitted 4th December 1998.

01/02056/FUL - Telecommunications equipment comprising 22.5 metre high lattice tower, antennae and associated equipment cabinets, concrete bases and compound. Permitted 19th October 2001.

11/01153/FUL - Change of use of existing field to caravan and mobile home storage site (B8); to provide an additional 196 spaces to the existing caravan and mobile home storage facility and erection of a new office building. Permitted 24th November 2011.

12/02370/FUL - Demolition of existing nursery building and erection of 4 no. three bedroom dwellings with associated parking. Refused 22nd April 2013. Dismissed at appeal.

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14/00179/SCREEN - Request for a screening opinion under the EIA Regulations for proposed residential development comprising in the region of 150 dwellings. Not Required 11th February 2014.

Consultations

Head of Strategic Planning

- The Submitted LPP2 represents the Plan that the Council would wish to adopt including the allocation of the application site through policy CC1 and the drawing back of the settlement boundary to accommodate the proposed allocation.
- The site has been critically assessed and found to be within a sustainable location to facilitate the growth of the settlement.
- However, there has been further public consultation which has resulted in objections to the proposed allocation.
- The Council has now submitted the Plan for Examination and it is expected that the hearing part of the examination process will take place late June / early July 2016.
- In the context of the presumption in favour of sustainable development in the NPPF there is an argument that the application should be approved if the proposal fully conforms to the requirements of the policy.
- The latest indicative site layout shows how the overall number of dwellings expected in LPP2 Policy CC1 of about 165 dwellings can be accommodated on the site.
- Subject to other consultee / expert comments the proposal broadly conforms to the requirements of Policy CC1 and it is concluded that there are arguments in favour of granting permission in this case.

Urban Design

- The developer has used urban design, landscape and ecological guidance provided by officers and has completely revised the layout and the design of the buildings, spaces, landscape (including access to and management of the adjacent woodland).
- This has resulted in an acceptable urban design solution, which if followed at reserved matters stage, will result in a development which is sympathetic to and connects with its surroundings and which has a unique identity and character and sense of place.
- The revised layout and supporting information and landscape strategy clearly show that 165 dwellings can satisfactorily be accommodated on the site in a positively way which will enhance the area.
- The developer has stated that it is his intention to submit reserved matters applications which follow the revised design and include good quality materials and detailing which can be seen in traditional buildings in the area and the recent development in Boyes Lane.

Strategic Housing

- The applicant has provided an indicative affordable housing mix that is acceptable and which is welcomed to provide a wide range of affordable homes.
- An indicative tenure split has also been provided, with 70% of the affordable properties as rented accommodation and 30% as intermediate accommodation.

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This is policy compliant.

- A reserved matters application should include a high level of integration to support an inclusive, mixed community for the whole site.

HCC Education

- Contributions of £784,575 are required towards the expansion of places at Colden Common Primary School.

HCC Flood and Water Management

- No objections

HCC Highways

- No objection in principle but further information / analysis required on some highway issues.

WCC Highways

- Given the numbers involved the highway implications of this application are strategic and highway advice must be provided by HCC.

Head of Landscape – Landscape and Open Space

- No objections

Head of Landscape – Arboriculture

- No objections

South Downs National Park

- Objection due to concerns about open space being provided partly by allowing access to Stratton's Copse which is sensitive ecologically.
- Concern that it has not been demonstrated that the site has the capacity to accommodate 165 dwellings.
- Implications for the dark night sky given the nocturnal species likely to be present.
- The SDNP have not yet responded to the revised plans / documents and their comments will be provided as an update to the committee report.

Environment Agency

- No objections

Drainage Engineer

- Foul water drainage will go to the public foul sewer albeit via a pump station and this is acceptable.
- Storm water is to a SuDS and HCC as Lead Local Flood Authority must comment on this aspect of the drainage layout.

Southern Water

- Additional off-site sewers, or improvements to existing sewers, will be required.
- The layout for the proposed pumping station needs to be revised.
- Arrangements for the long-term management of the SUDS will need to be provided.
- Southern Water can provide a water supply to the site.

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Natural England

- The existing green infrastructure could be enhanced by providing more extensive public access through the wood, linking the development to the wider public right of way network as it enters the north east tip of the wood (Park Copse).
- Much of the proposed woodland is "wet woodland", and is likely to be significantly less suitable for recreation than dry woodland.

Head of Landscape – Ecology

- No objections

WCC Archaeology

- The proposed development may impact on buried archaeological remains; however appropriate archaeological mitigation measures (archaeological investigation and recording) can best be secured by the placing of linked conditions on any planning consent granted for the site.

Environmental Protection

- Given the scale of the development and its location within a residential area, a Construction Environmental Management Plan is required.
- Further research on contamination is also required.
- This information can be secured by conditions.

Representations:

Representations received in response to the original submission:

Colden Common Parish Council

- Although endorsed by the Parish Council to fulfil the target for new housing in Colden Common, the Parish Council feels that this application is premature as site allocations for housing outside the existing settlement boundary will be dealt with by the Winchester District Local Plan Part 2.
- As an application for development outside the existing settlement boundary this application should be refused as it is contrary to existing policy.

27 letters received objecting to the application (including 2 from consultants representing other developers) for the following reasons:

- Overdevelopment / overly large and incongruous extension of the built up area into open countryside.
- Failure to respect the character and setting of the area / poorly related to the settlement pattern / surrounded on three of its four sides by open countryside.
- The proposed extent, scale and density of development would have a significant adverse impact on the setting of the National Park.
- Failure to provide housing in other areas / other smaller sites in Colden Common should take some of the development.
- Smaller developments would ease the traffic flow and construction is easier to control.
- Increase in traffic congestion and highway danger.
- Plans do not show new access and transport statement is not available online.
- Noise disturbance to Glen Park.
- Impact on wildlife and nature areas, through development and construction

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activity.

- Site is poorly related to the village centre.
- The 'Welbeck' site opposite the village centre would be a better option for building on.
- Poorly connected to facilities, school and public transport, resulting in more car journeys, congestion and highway dangers.
- Lack of parking at the school.
- Part of the proposed development is still a green field site.
- Loss of the caravan storage facility to many families.
- Concern about re-siting of mobile phone mast.
- Access to the woodland / use as open space / lack of future management plan will be detrimental to ecology / biodiversity.
- The woodland will not be easily accessible for villagers.
- Inadequate surface water drainage from this site.
- Commonview does not accurately reflect the community's aspirations.
- Site is not accessible for pedestrians due to narrow pavements and fast road.
- Concern about dwellings near electrical pylons due to adverse effect on health.
- There is not a clear Landscape and Visual Impact Assessment.
- Adverse impact on the setting of listed buildings / heritage assets to the north.
- The development will undermine the Local Plan Part 2.
- Unacceptable in advance of LPP2 / Following the Welbeck and Bargate Homes refusals this should be refused on the same grounds.
- It would be legally unsafe to place weight on the outcome of the Commonview exercise and the emerging LPP2.
- The supporting information provided at this stage is inadequate for the Local Planning Authority to assess the impact of the proposals.

1 letters of support received.

- This is one of the sites identified by Colden Common residents as being most favoured for development.
- We would support the building of houses in the front of the property, where the old shop currently stands.
- Sandyfields would provide an excellent site for larger 5 bedroom houses.
- It would be secure, good views, secluded and good access to many towns and cities with the motorway links.
- It is a brownfield site, which is exactly what we should be using for new homes.
- It will result in an area of woodland being handed to the Parish for use by the Parish.

Representations received following re-advertisement of revised plans and documents:

Colden Common Parish Council

- Commonview and the Parish Council have identified the most appropriate sites for development are along the eastern side of the village with good transport links and access to village amenities and Sandyfields Nurseries and adjoining site fronting Main Road is the preferred sites to fulfil the target for the new housing in the village.
- The Sandyfields site is a brownfield site.
- Strattons Copse is a privately owned area and over the past 30+ years has

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received no protection whatsoever and as such the area is in great need of sensitive, corrective management.

- As part of this planning application it is proposed that future care of this old woodland area be passed to public ownership.
- Colden Common Parish Council would welcome working alongside SDNP, the Woodland Trust and the Hampshire Wildlife Trust to fully protect the true character and appearance of the woodland and to properly enhance the area for the future benefit of wildlife and local community enjoyment.
- The Parish Council feels that the plan for development has been positively produced in accordance with principles of localism and fully satisfying the housing supply target for the village contained in Local Plan Part 2 and as such this application should be approved by the Council.

8 letters of objection (including 3 from consultants representing other developers):

- The LPP2 process underpinning the proposed allocation is flawed.
- 165 units cannot be supported on reasonable planning grounds when there are acceptable alternative sites available.
- Consent prior to the LPP2 examination in public would be premature.
- Overdevelopment / the village, facilities, school and road network cannot cope with this increase in numbers.
- Loss of caravan storage.
- This is a congested area and the assessment on transport is outdated and should be revised in light of the current houses in the area.
- Risk of flooding.
- The public transport links / bus service need to be improved.
- The proposed size and density of units is almost indistinguishable from the adjoining caravan park.
- It is the 'wrong side' of Main Road to provide an inclusive community.
- It is unsustainable due to distance from village facilities / centre / park.
- Highway safety concerns about Main Road.
- This number of people living next to the National Park, Ancient Woodland and SINC will cause serious adverse impacts.
- The POS strategy is poor and does not address the shortfall in Colden Common or meet the required standards.
- Great weight needs to be attached to the protection of the National Park and the "exceptional circumstances" test for the National Park is not passed.
- The mix does not suit an edge of village setting.
- Winter time caravan storage will have substantially less impact than housing, including in relation to light pollution
- The shade and orientation do not suit solar gain for passive energy.
- The proposed scheme is a crammed town-like scheme.
- The 'artificial' promotion of one site, Sandyfields, to detriment of good planning appears flawed.
- The negatives for Sandyfields do not appear to support the high, urban density.
- The Layout and Scale indicates that the scheme can only ever be poorly resolved.
- The cumulative impact of the proposals will harm the site's setting and fail to promote positively sustainable development.
- The streetscape is not an active shared space.
- The layout shows the street as a car-park with continual parking.

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- There is no sequential need to cram Colden Common's future into an 'out of village' dormitory site.
- Negative impact on the character and settlement pattern of Colden Common
- A number of the gardens offer a poor level of amenity for occupiers.
- Negative impact on Landscape and SDNP
- The LVIA submitted is based on a scheme of 140 units not 165 and is outdated and inadequate.
- Negative impact on Ancient Woodland and Biodiversity.
- Development would encroach into the 15m buffer from the woodland.
- Detrimental impact on the wider setting and significance of listed buildings.
- Proposals would have significant implications for the road network and highways safety.
- The proposals would increase flows to the public sewerage system and existing property and land may be subject to a greater risk of flooding.
- A satisfactory foul drainage system to serve the development cannot be achieved.
- It would be unreasonable to grant planning permission having argued elsewhere that allowing potential alternative sites would predetermine decisions about the emerging LPP2.
- This site is demonstrably worse in sustainability terms than other potential sites at Colden Common.
- If there is a 5-year supply of housing land then there is no imperative for this application to be approved.
- 105 to 111 Main Road are not included within the application and the illustrative layout plan should be amended to refer only to the application site.
- Stratton's Copse is included within the red line site on the illustrative layout which is misleading.
- The majority of the site is not brownfield.
- Loss of employment land / conflict with Policy CP9 of the LPP1.
- Conflict with the Village Design Statement in that development east of Main Road will encroach into countryside.
- Conflict with the SDNPA concerns about use of Stratton's Park.
- Use of the woodland outside the site as open space is not appropriate / acceptable and is not of the type required to meet a shortfall in Colden Common.
- Cramped and urban layout.
- The proposed access may be substandard.
- There is no updated Design and Access Statement.

8 further letters of support received from 6 households:

- This application is within the plan for Colden Common, agreed by it's residents.
- It is within the boundary and uses land already having been in use for buildings or storage rather than green fields.
- There is direct access to the Main Road and it does not impinge on or look over a building in the National Park.
- This site compliments the area and does not impose a radical change to the area.
- If the development does not go ahead, the only way this village can meet housing requirements is to build on wild flower meadows.
- The Sandyfields site would not have a great visual impact.

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- Access onto the B3354 will change the main road geometry, reducing speeds and making it a safer road through the village.
- Brownfield site should be developed for housing before any greenfield sites are used.
- There has been overwhelming support from the villagers in favour of developing Sandyfields for housing.
- The scheme will provide the additional housing the area needs.
- The B3354 is an easier route in and out of the village with the 30 mph already in place, making this a safer option for development.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3 – General Design Criteria
DP4 – Landscape and the Built Environment
DP5 – Amenity Open Space
CE19 - 24 – Residential Developments in the Countryside
H3 – Settlement Boundary
HE1 – HE2 – Archaeology
T2 - T4 – Transport and Parking

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles
MTRA1 – Development Strategy for Market Towns and Rural Area
MTRA2 – Market Towns and Larger Villages
MTRA4 – Development in the Countryside
CP1 – Housing Provision
CP2 – Housing Mix
CP3 – Affordable Housing
CP4 – Affordable Housing on Exception Sites
CP7 – Open Space, Sport & Recreation
CP10 – Transport
CP11 – Sustainable Low and Zero Carbon Built Development
CP13 – High Quality Design
CP14 – Effective Uses of Land
CP15 – Green Infrastructure
CP16 – Biodiversity
CP17 - Flooding and Water Environment
CP19 – South Downs National Park
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

Winchester Local Plan Part 2 – Development Management and Site Allocations (LPP2)

CC1 – Sandyfields Housing Allocation
DM1 – Location of New Development
DM5 – Open Space Provision for New Developments
DM14 – Local Distinctiveness
DM15 – Site Design Criteria
DM16 – Site Development Principles
DM17 – Access and Parking
DM22 – Rural Character

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DM23 – Special Trees, Important Hedgerows and Ancient Woodlands
DM25 – Archaeology

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance

The Colden Common Village Design Statement December 2012

High Quality Places March 2015

Affordable Housing February 2008

Residential Parking Standards December 2009

Winchester District Landscape Character Assessment (South Winchester Downs
Character Area) March 2004

Planning Considerations

Principle of development

The application site is currently within the countryside but is included within the proposed settlement boundary for Colden Common as shown in the Submitted LPP2. The Submitted LPP2 represents the Plan that the Council would wish to adopt and land at Sandyfields Nurseries and fronting Main Road is identified in Policy CC1 of the LPP2 as a sustainable location for the development of about 165 dwellings in order to facilitate the growth of Colden Common.

The Council can demonstrate an adequate 5-year housing land supply (confirmed in the Annual Monitoring Report 2015), so there is no compelling justification for the early release of this site to meet any local or district wide housing requirements. However, in the context of the presumption in favour of sustainable development in the NPPF there is an argument that the application should be approved if the proposal fully conforms to the requirements of policy CC1 and meets other general planning requirements. The Council has already approved a number of other sites in advance of LPP2 being adopted where they have met all the specific LPP2 policy requirements and have demonstrated that they are high quality schemes, providing the appropriate mix and type of housing, a robust landscaping framework, a layout based on good urban design principles, as well as satisfying other important requirements such as highways and drainage.

In this case, Policy CC1 sets out a number of specific development requirements for the site, which in summary are:

- A masterplan establishing principles for the disposition of housing, open space, access points and linkages.
- A single point of access from Main Road.
- A footpath link through the site to the adjacent Stratton's Copse woodland.
- Retention of planting / green areas along existing boundaries to accommodate public open space and ecological connections.
- On-site open space
- Managed access to the adjacent woodland at Stratton's Copse for public use as Natural Green Space.
- An ecological assessment.
- A housing density and layout which respects the location of the site in relation to the National Park.

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- Contributions to the expansion of Colden Common Primary School.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network.

It is considered that the proposal satisfies all of these criteria to the degree required for an outline application as follows:

- The layout, design and landscaping of the scheme has been developed through negotiations with the Council's Urban Design officer and Landscape team and the revised masterplan now provides the basis for a very high quality scheme. While the detail of the layout would be subject to reserved matters, the masterplan provides the framework for creating a successful place. It is based on sound urban design principles and demonstrates that housing, open space, access points and linkages can be accommodated on this site in an appropriate fashion. The layout shows how 165 dwellings can be accommodated, with 157 illustrated within the application red line and 8 without. Based on this masterplan it is considered that the housing density and layout respects the location of the site in relation to the National Park.
- The masterplan shows a single point of access from Main Road, a footpath link providing managed access to Stratton's Copse woodland, the retention of planting along existing boundaries, and on-site open space.
- The application is supported by an ecological assessment which also covers the woodland area.
- Contributions to the expansion of Colden Common Primary School will be provided through a S106 Legal Agreement.
- The applicant will be required to liaise with Southern Water in order to provide additional off-site sewers, or improvements to existing sewers, in order to ensure adequate capacity in the sewerage network.

In addition to these requirements the housing mix and tenure of the scheme also meets the policy requirement of providing 40% affordable units. As such, it will help meet identified local housing needs.

It is therefore considered that the scheme meets all the CC1 requirements and satisfies other relevant planning criteria (some of which are discussed further below). It will provide much needed housing in what is considered to be a sustainable location in the village. On this basis, given the Government guidance in the NPPF in presumption in favour of sustainable development, the principle of permitting this development in advanced of the adoption of LPP2 is considered acceptable.

Design/layout

The amended masterplan includes land at 111 Main Road and properties at 105 to 109 Main Road. These were not covered by the original masterplan submitted with the application and are also outside the redline of the application. They are however part of the LPP2 allocated site and it is considered essential that the masterplan demonstrates how they and the application site can be developed comprehensively. The masterplan therefore identifies that they are outside of the redline but part of the emerging scheme. Separate applications will need to be submitted to secure outline permission for these two plots of land in due course to tie in with this larger application and subsequent reserved matters.

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The masterplan also excludes the woodland area (which is in the SDNP) from the application site but identifies it as land in the ownership of the applicant (and therefore is outlined in blue). Removing the woodland from the redline of the application simplifies the application process as the site now sits solely within the boundary of one Local Authority but allows for a S106 Obligation to ensure the woodland is made available for public access.

The masterplan shows housing fronting Main Road and then addressing the main street running into the site. The housing within the site is then split up into 6 perimeter blocks with a large central area of open space. The streets link into pedestrian routes into (and around) the woodland. The plan also shows a 5-15m peripheral public open space that surrounds the site providing a multi functional natural green area.

The application is also supported by a Landscape and Public Open Space Strategy which describes the approach and concept behind the landscape zones, and illustrates how the layout can handle the incorporation of trees and other planting, greening the streets with species that can provide food for residents and wildlife and provide an appropriate transition to the adjacent SDNP at Stratton's Copse. This document establishes the design principles and also sets out the approach to the future management of the adjoining Stratton's Copse. Management of the woodland is also explained in the Proposed Woodland Trail and Woodland Management Plan.

The masterplan also makes provision for possible future pedestrian access from the site northwards to link up to the Colden Common recreation ground. Public access to all footpaths/cycle ways and future possible access to the footpath network is to be secured through a S106 Obligation.

A supporting affordable housing plan indicates that the appropriate number, mix and tenure of affordable houses are being provided. It is likely that these could be better located to ensure a more inclusive mix of affordable and market housing but that is a detail which can be further addressed at reserved matters stage.

Overall, it is considered that the design and layout of the proposal as shown on the masterplan and other supporting documents is of high quality will result in a development which is sympathetic to and connects with its surroundings, is sustainable and inclusive, and which has a unique identity and character and sense of place.

Impact on character of area and neighbouring property

The site is not highly visible in public views being mainly set back from Main Road and enclosed on other boundaries by trees and planting. The smaller section of the site along Main Road will present an ordered form development fronting the road with trees to the front of buildings, continuing the green character of the street at this point. The street leading into the site has a particularly strong rhythmic character of buildings and trees curving round to head eastwards towards the woodland. As noted above, once in the site, the masterplans provides the framework for distinctive and ordered scheme. The development will relate sensitively to the adjacent woodland, providing managed access which will be controlled by the Parish Council. On the basis of the masterplan and supporting documents it is considered that the proposal will result in a scheme which has a very positive impact on the character of the area, providing much needed housing and a distinctive and attractive place.

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While the land is proposed to be used efficiently, it is not considered that the site represents an overdevelopment, but rather that there is a good balance and mix of unit sizes and types being provided. The layout proposes a lower density arrangement to the north (on the edge of the countryside) with larger gaps between buildings, and a tighter arrangement of houses in the southern half. The revised layout and supporting information and landscape strategy clearly show that 165 dwellings can satisfactorily be accommodated on the site in a positive way which will enhance the area and respect the location of the site in relation to the edge of the settlement and the National Park.

In terms of its impact on neighbouring properties, the majority of the site is either adjacent to woodland or paddocks or is separated from the adjacent mobile home park to the south by a dense band of trees. There are neighbouring properties on either side of Main Road, but the proposed layout shows new housing sufficiently set away from these to avoid any adverse impacts on residential amenity.

The layout internally indicates adequate distances between properties and sufficient private amenity space for appropriate living conditions to be achieved for future occupants.

Landscape/Trees

As part of the LPP2 process of site allocation, the site, along with other sites around the settlement, has been assessed for its sensitivity in terms of the local landscape. The site was found to be 'moderately sensitive', suggesting that it is one of the best development opportunities outside the current settlement boundary in terms of visual impact and reflects the fact that the site is well screened from most viewpoints and already contains development of various types.

The landscape strategy for the development has been to retain and reinforce the perimeter of mature trees, with particular attention given to the relationship with the adjacent Stratton's Copse. The development footprint is required to be 25-30m away from the edge of this woodland in order to provide a buffer between the buildings and Stratton's Copse. This buffer consists of green open space and a similar green buffer is proposed to wrap around the entire perimeter of the site. This is proposed to provide a circuit of accessible recreational open space with play features and items of trim trail equipment as well as some ecological connectivity for wildlife.

New tree planting is proposed,

- At the entrance – large native trees will form a continuity of the green corridor along Main Road;
- Along the avenues and residential estate roads – space has been created for single lines of trees;
- Within car parking areas - to break up their impact.

A 23m x 66m communal open space is proposed in the middle of the site which will provide a significant visual amenity at the heart of the scheme and will also provide an opportunity for informal games and community events. Further details of this will be required at reserved matters.

It is regrettable that a belt of trees running east-west across the site would be lost, but the amount of tree planting proposed elsewhere on site would compensate for this.

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In terms of public open space, Colden Common is lacking in accessible open space and this housing allocation is intended to provide an opportunity for additional on site provision of open space to meet current and future needs.

In addition to the open space proposed to be provided on site, the adjacent Copse is offered to the local community as accessible natural green space. The woodland is a semi-natural ancient woodland and a Site for Importance for Nature Conservation (SINC). Access to the woodland is explained in the Landscape and Public Open Space Strategy and the Proposed Woodland Trail and Woodland Management Plan.

The woodland access strategy sets out the provision of a nature walk / trail of about 450m that enables views of the bluebells, wild daffodils and orchids without encroaching directly on these and other sensitive areas. The Woodland Management Plan includes details relating to protected species and how timings and good practice techniques will be employed to avoid disturbance. The management strategy also aims to enhance areas that have been degraded by paintballing activity and previous tree clearance, and remove invasive plants to improve the environment for both ground flora and fauna.

Managed access to the woodland was a requirement proposed by the South Downs National Park when they were consulted on the allocation of the site through the LPP2. They subsequently raised concerns that access to the woodland might have an unacceptable impact on biodiversity in their initial response to this application. The Park have been re-consulted with the revised documents which include the Landscape and Public Open Space Strategy, the Proposed Woodland Trail and Woodland Management Plan and various ecological surveys. The Park has not yet provided a response. Notwithstanding this, Winchester City Council's specialist officers have assessed the various documents and are satisfied that public access to the woodland can be achieved and managed in a fashion which will provide an accessible natural green space for the community while also protecting and enhancing the biodiversity of the woodland. Further details of the walkway will need to be provided at reserved matters.

Ecological surveys with detailed survey and mitigation work have also been undertaken to assess the potential impacts of the proposals on all aspects of ecology across the site and there are no unacceptable impacts.

Overall, it is considered that the scheme provides a robust landscape strategy, protecting existing planting, trees and ecological interests, providing robust on site planting and allowing for improved management and enhancement of the adjoining woodland.

Highways/Parking

The application involves the formation of a new vehicle and pedestrian access from B3354 Main Road, approximately 20 metres south-east of the existing access to the site. These works will need to be secured through a Section 278 Agreement.

The development provides parking to meet Winchester City Council's Residential Parking Standards. This parking is provided through a mixture of on-street parking, off-street spaces and parking courts. The on-street parking will be broken up visually through landscaping.

A Framework Residential Travel Plan has been produced for the site and supports the

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application. The Travel Plan aims to encourage a reduction in the amount of car travel to and from the site, particularly in the morning and evening peaks. The Travel Plan would be secured through a S106 Obligation.

Other Matters

Concern has been raised that Paragraph 116 of the NPPF states planning permission should be refused for major developments in National Parks except in exceptional circumstances. However, this site is not within the Park, is well screened from wider views from the park and has been found to be moderately sensitive in landscape terms. The introduction of the woodland walk (within the Park) is considered to be a positive method of managing and enhancing this part of Stratton's Copse and will secure the long-term benefit to the Park. It is not therefore considered that the proposal is in conflict with the NPPF.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for affordable housing, highway works, education contributions and management of the woodland, 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.

Recommendation

That the application be approved subject to a S106 Obligation to secure the following:

- 40% affordable housing;
- education contributions;
- management of the woodland;
- mitigation works described within the supporting GCN mitigation strategy
- highway works
- public access to all footpaths/cycle ways and future possible access to the footpath network.

(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 condition(s):

Conditions/Reasons

01 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.

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

02 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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02 Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

03 The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the following plans and documents:

- Location Plan 14.128.01 Rev A
- Indicative Site Plan 14.128.02 Rev C
- Indicative JA / Parking Layout 14.128.03 Rev. A
- Typical 3 Bed Semi Detached 14.128.SK20
- Typical 2 Bed Terrace 14.128.SK21
- Typical Corner Plot Semi's 14.128.SK22
- Typical Terrace 14.128.SK23
- Illustrative Landscape Layout S199(20)001 Rev B
- Site Survey including Woodland
- Road Centre Line Sections - Sheet 1 15-2448-611 P2
- Road Centre Line Sections - Sheet 2 15-2448-612 P2
- Road Centre Line Sections - Sheet 3 15-2448-613 P2
- Foul and Surface Water Drainage Strategy
- Combined Drainage Layout Overall Site Plan 15-2545-200 P2
- Pre-Development Impermeable Areas 15-2448-901 P1
- Post-Development Impermeable Areas 15-2448-902 P1
- Combined Drainage Layout Sheet 1 of 4 15-2448-2001 P2
- Combined Drainage Layout Sheet 2 of 4 15-2448-2002 P2
- Combined Drainage Layout Sheet 3 of 4 15-2448-2003 P2
- Combined Drainage Layout Sheet 4 of 4 15-2448-2004 P2
- Site Layout 15-2448-600 P2
- Site Sections Sheet 1 15-2448-601 P2
- Site Sections Sheet 2 15-2448-602 P2
- GCN Mitigation
- Ecology Assessment
- Woodland Trail Ecology Report
- Illustrative Landscape Plan Rev B
- Landscape Strategy
- Landscape Visuals
- Transport Assessment
- Arb Impact Assessment and Tree Protection Plan
- Woodland Management Plan with Woodland Walk

03 Reason: To define the scope of this permission.

04 The number of dwellings permitted to be constructed at the site shall not exceed 165.

04 Reason: To accord with the emerging Policy CC1 of the Winchester Local Plan Part 2 and to define the scope of this permission.

05 The dwellings permitted to be constructed at the sites shall not exceed two and half storeys in height.

05 Reason: In the interests of local amenity and to define the scope of this permission.

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06 The number of car parking spaces for the residential development shall comply with the requirements set out in the Winchester City Council Parking Strategy 2014-2018, or any replacement requirement in force at the time of the Phase application.

06 Reason: For the purposes of sustainability and to define the scope of this permission.

07 Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced. Plans and particulars of the reserved matters shall be submitted to and approved in writing by the Local Planning Authority. The reserved matters details shall be carried out as approved and fully implemented before the buildings are occupied: The plans and particulars shall specify the following detailed proposals:

(a) The layout, siting and scale of all buildings and structures, including the finished levels (above ordnance datum) of both the ground floor of proposed buildings and the surrounding ground levels
(b) The design and external appearance of all buildings and structures, including details of the colour and texture of external wall and roof materials to be used, with samples and/or sample panels of the materials to be made available and/or constructed on site for inspection by the Local Planning Authority where directed. This shall include the following external materials and detailing:

- The roofs materials on all buildings shall be clay plain tiles and/or natural slates.
- Where hipped roofs with clay tiles are proposed then clay bonnet hip tiles shall be used.
- The roof materials of porches shall be the same as those proposed on the host building or they shall be lead or an alternative metal. No GRP shall be used.
- The eaves and bargeboard details shall be a matt dark grey or matt black colour.
- All rainwater goods shall be black.
- Window frames and door frames shall be recessed by a minimum of 75mm.
- Window frames and door frames and doors shall be timber or metal.
- Garage doors shall be of a vertical slatted design.
- Brick elevations shall be of a 'soft stock' type.
- Only 'natural' timber cladding shall be used on elevations.
- Only clay plain tiles shall be used on elevations.
- Where garden boundaries are adjacent to the public realm they shall be constructed as walls.
- The external materials of the chimneys shall be the same as those used on the host building and no GRP shall be used.

(c) Details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways.

(d) Hard and soft landscape details including:

- i. a landscape design showing the planting proposed to be undertaken
- ii. the materials to be used for paved and hard surfaces including finished ground levels, the location and design of street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon

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- iii. contours for all landscaping areas
- iv. details of all trees, bushes and hedges which are to be retained
- v. the position, design and materials of all proposed boundary treatments (including all walls, fences and other means of enclosure)
- vi. tree pit details, sections and detail plans showing how any street tree planting will thrive and grow without lifting adjoining paving
- vii. the location of all landscape planting in relation to existing and proposed underground services
- viii. planting plans and schedules of plants, noting species, sizes and numbers/densities of the trees and shrubs to be planted
- ix. lighting to roads, footpaths and other public areas, and
- x. a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment).

The particulars submitted in relation to the soft landscape plans shall include:

- 1. a plan showing the location of, and allocating a reference number to, each existing tree 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
- 2. details of the species, diameter (when measured in accordance with (1) above), approximate height and an assessment of the health and stability of each retained tree
- 3. details of any proposed topping or lopping of any retained tree
- 4. 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.

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

07 Reason: To ensure satisfactory comprehensive development and proper planning of the area.

08 The reserved matters application shall be accompanied by:

- a) A detailed surface water and foul drainage scheme. The scheme shall include detailed engineering plans, supporting calculations, materials plans and cross sections for all required infrastructure. The scheme shall be managed and maintained in accordance with the approved details.
- b) Details of the provision being made for the storage of waste.
- c) A Construction Management Plan to include the following details:
 - Measures to be undertaken to minimise impacts on surrounding land.
 - Timetable and dates for stages of the development, including land restoration at the completion of construction works.
 - Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.
 - Provisions to be made for the parking and turning of operative and construction

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vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.

- Dust suppression, mitigation and avoidance measures.
- Measures for minimising construction waste and provision for the re-use and recycling of materials.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc..
- Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
- Code of Construction Practice for all works and operations on the site.
- Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- Use of fences and barriers to protect adjacent land, footpaths and highways.

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

d) A statement demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes).

e) A comprehensive Habitat Management Strategy document that combines all ecological issues including compensation and mitigation.

08 Reason: To ensure satisfactory comprehensive development and proper planning of the area.

09 Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in section 5 of the submitted EcoSupport Ecological Assessment, Sandyfields, Colden Common, of March 2016, in the submitted badger mitigation strategy by Julian Brown Consultancy Ltd dated 23rd April and in section 4 of the submitted Great Crested Newt Survey, Assessment & Mitigation Strategy Rev March 2016 by Adam Jessop unless otherwise approved in writing by the Local Planning Authority.

09 Reason: In order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

10 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference FOR19408wmp written by M Welby and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

11 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with FOR19408wmp. Telephone 01962 848210.

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

12 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848210.

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

13 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement FOR19408wmp.

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

14 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement FOR19408wmp shall be agreed in writing to the Local Planning Authority.

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

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

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

16 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the appointed arboriculturalist and the Local Planning Authority tree officer.

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

Informatives

01. 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

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solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

02. 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.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, CE19 - 24, H3, HE1 - HE2, T2 -T4

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, MTRA4, CP1, CP2, CP3, CP4, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP19, CP20, CP21

Local Plan Part 2 - Development Management and Site Allocations: CC1, DM1, DM5, DM14, DM15, DM16, DM17, DM22, DM23, DM25

04. 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.

05. 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.

06. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice on this please refer the Construction Code of Practice
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

07. The applicant is advised that one or more of the Conditions attached to this permission

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need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

- The name of the planning officer who dealt with application
- The application case number
- Your contact details
- The appropriate fee.

Further information, application forms and guidance can be found on the Council's website www.winchester.gov.uk.

08. The applicant / developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, S02 2SW, Tel: 0330 3030119 or www.southernwater.co.uk

09. A formal application for connection to the water supply is required in order to service this development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, S02 2SW, Tel: 0330 3030119 or www.southernwater.co.uk