





WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 01  
**Case No:** 15/00053/OUT / W24082  
**Proposal Description:** Outline Planning Application (All matters reserved except access): Erection of about 120 no. Dwellings (including affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage and servicing.  
**Address:** Street Record Albany Drive Bishops Waltham Hampshire  
**Parish, or Ward if within Winchester City:** Bishops Waltham  
**Applicants Name:** Southcott Homes Limited  
**Case Officer:** Mr Simon Avery  
**Date Valid:** 13 January 2015  
**Recommendation:** Application Permitted

### General Comments

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

Amended plans have been received reducing the number of units from 150 to 120 and also reducing the proposed area of residential development. These changes are to ensure that the proposal accords with the requirements of emerging Policy BW4 of the Local Plan Part 2 (LPP2). The most recent amendments have also revised the illustrative masterplan and supporting Design and Access Statement to provide a more successful design with an improved layout, landscaping framework and footpath connections.

A corresponding application 15/01097/FUL is under consideration which seeks permission for a change of use of the adjoining paddock to the south west to informal open space, which is another requirement of emerging Policy BW4. This open space is to be provided in conjunction with the housing and the two applications are proposed to be linked through a S106 legal agreement.

### Site Description

The application site lies to the south-west of Bishops Waltham. It is outside the current settlement boundary but is a site which has been identified for housing as part of the of the Local Plan Part 2 process.

The site fronts Winchester Road to the north east and there is currently a vehicular access from Winchester Road into the site. There is an avenue of mature trees along this road. To the south east the site adjoins properties on Albany Road and Albany Drive and some allotments further to the south. To the south west is Woodlea Nursery. To the north west is an area of scrubland which forms part of the former medieval deer park of the Bishop of Winchester. Known as the Park Lug, this comprised a large bank with an internal ditch. Beyond this to the north west is the former Tollgate Sawmill site.

The application site is currently used as paddocks or for low key agricultural purposes. It slopes gently downwards towards the south. In general it is fairly well enclosed by trees and planting around its boundaries.

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### Proposal

- This is an outline application for about 120 dwellings with all matters reserved except for access which is proposed in the form of a new access from Winchester Road.
- The illustrative masterplan shows a framework for how this development can be brought forward at reserved matters stage.
- The proposal would provide 40% onsite affordable housing.
- It also includes onsite public open space, a sustainable urban drainage system and pedestrian links to Winchester Road and the adjoining sites.

### Relevant Planning History

**14/02223/SCREEN** - Request for a screening opinion under the EIA Regulations for proposed residential development. EIA not required 10th December 2014.

**15/01097/FUL** - Change of Use of Paddock to Informal Open Space. Under consideration.

### Tree Preservation Orders

**00123-2003-TPO** - Park Lug, Bishops Waltham. REC .

**00055-2004-TPO** - Park Lug, Winchester Road, Bishops Waltham. CONFIRMED.

### Consultations

#### Head of Strategic Planning:

- The site currently lies outside the defined settlement boundary of Bishops Waltham and the proposed scale and type of housing would not be acceptable in the countryside under adopted local plan policy (LPP1 policy MTRA4).
- However, the application site(s) are an allocation under policy BW4 in the submitted local plan part 2 and contribute towards meeting the outstanding requirements of the LPP1 policy MTRA2. Given that this stage plan making has been reached, LPP2 carries some weight as a material consideration in the determination of these planning applications.
- The various revisions to the illustrative masterplan, together with the inclusion of the additional land as informal open space, albeit subject of a separate planning application go some way to complying with the requirements of Policy BW4.
- In the context of the presumption in favour of sustainable development in the NPPF the argument for developing this site in advance of the LPP2 being adopted is compelling.
- A refusal of planning permission solely on the grounds of prematurity would be difficult to substantiate because as set out in the PPG the Council would need to clearly demonstrate how any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.
- Furthermore other sites allocated in LPP2 have subsequently been granted planning consent.

#### Urban Design:

- Significant changes have been made to the illustrative masterplan and the design and access statement.



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- The revised details show that 120 units can be accommodated on the site in a way that will provide development which has unique identity and sense of place.
- The revised scheme responds positively to the new open space and has the potential to provide a good landscaped village edge.
- The layout is now more formal and will fit better with the surrounding development.
- There is a wide curved treed avenue which provides a good connection to the open space.
- The layout is formed of perimeter blocks and there is well defined street enclosure. There are now good pedestrian links within the site and potentially good connections to adjacent sites and recreational/community facilities.

### Head of Strategic Housing:

- Policy CP3 requires 40% of the gross number of dwellings to be affordable housing. This should be on site provision, related to the size and type of development and indiscernible from and well integrated with the market dwellings.
- Policy CP3 specifies 70% of the affordable homes to be for rent and 30% for intermediate housing.
- Current Affordable Housing Supplementary Planning Guidance would expect to see no more than 5 affordable dwellings in one cluster, except when they are provided as flats.

### HCC Education:

- In order to mitigate the impact of this development on school places in the area contributions towards the provision of education infrastructure must be paid.
- Primary School contribution £795,204
- Secondary School contribution £731,275.

### HCC Highways and Transport:

- No objection.
- To create the required visibility splays the plan shows the loss of two mature trees.
- The proposals have been reviewed and are considered to be acceptable in principle.
- The works will be subject to a detailed design check and the applicant entering into a Section 278 agreement with Hampshire County Council.
- The applicant will also need to enter a Legal Agreement to secure the implementation of a Residential Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan.

### HCC Water and Flood Management:

- The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.
- The mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority.

### WCC Highways Engineer:

- Under the terms of the HCC Highway Agency Agreement, the highway implications of this proposal will be dealt with by HCC as the proposal is deemed to be Strategic.
- Should outline consent be granted WCC will deal with the internal details of the development.

### Head of Landscape:

- No objection.
- The proposal now conforms with the requirements of Policy BW4 as the revised application includes an undertaking by the applicant to provide land as Informal Amenity Space, which will be secured through a Planning Obligation in the S.106

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Agreement.

Head of Landscape - Ecology:

- Further ecological information is required.

Environment Agency:

- No objection.

WCC Drainage Engineer:

- Foul water must go to the public foul sewer.
- A foul sewer crosses the site which will need to be diverted to accommodate the proposed layout.
- Storm water will be drained using SuDS techniques with run off rates set at a level below that which exists on the green field.
- The applicant has submitted a Flood Risk Assessment which covers all aspects of the proposed foul and surface water disposal as well as addressing flood risk.
- This assessment is acceptable and is a framework on which a detailed drainage strategy can be based.

Southern Water:

- A foul sewer needs to be diverted and details of this need to be agreed with Southern Water.
- Arrangements for the long term maintenance of the SUDS need to be agreed.

WCC Archaeology:

- No objection.

**Representations received in response to the original submission:**

Bishops Waltham Parish Council

- Objection on the grounds that it is contrary to the Local Plan Part 2 draft in that it proposes 150 houses rather than the 120 agreed for the site.

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

- Overdevelopment.
- Impact on residential amenity from increased volume of traffic.
- Development should be kept within the settlement boundary.
- Increase in traffic congestion.
- Highway safety concerns about access.
- General impact on highway safety.
- The application proposes more houses than have been allocated in LPP2.
- The LDP process becomes farcical if developers ignore it.
- Lack of capacity at the local schools.
- Lack of infrastructure and facilities in Bishops Waltham to accommodate development.
- Lack of parking in the town centre.
- The South West boundary is outside that proposed in the LPP2.
- The open space play area provision is inadequate.
- There is no apparent provision for pedestrian access to both the allotment site nor the existing recreation areas.
- Provision of a pavement may disturb the avenue of oaks.
- Bishop's Waltham offers very limited employment opportunities.
- Lack of public transport.
- Requires a roundabout at the Wintershill junction with the Winchester road



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- Development would blur the boundaries with Durley.
- The site is not accessible.
- The proposed wild meadow along the edge of the development should be extended along the entire boundary to protect residential amenity.
- The Sainsbury's site may become available for housing as an alternative.
- The proposed location of the attenuation pond is likely to cause flooding within Woodlea Nurseries.
- The outfall from the attenuation pond is shown via the existing ditch to the North of the proposed pond but there is no ditch in this location and the installation of a ditch or outfall pipe will block a right of way and also necessitate digging through the historic park lug.
- Ditches do not have the capacity to deal with the storm water from the site.
- The application documentation refers to Woodlea Nursery as redundant buildings but these buildings remain in use.

2 letters of comment received.

- Southcott Homes are doing their best to take note of the concerns of local Residents and address them. The number of dwellings at 150 is too high.
- The proposals blur the boundaries with Durley village.
- Contradictions between the Masterplan document and the Design Statement.
- The traffic report is unrealistic.
- Concerns about highway safety and accessibility.
- Highway improvements are required.
- The local infant and junior schools are currently full with waiting lists.
- The Lower Lane GP practice is also stretched to capacity.

**Representations received following amended plans and re-advertisement of the application June 2015:**

Bishops Waltham Parish Council

- Support – the proposal is in line with the development plan.

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

- Development should be limited to 120 homes with a possible future maximum of 30 more in future.
- Concern about traffic and parking congestion / road safety issues for all road users.
- The speed limit at the Durley/Ashton junction needs to be reduced.
- A roundabout at the Winchester Road / Durley / Ashton junction slow speeds and allow greater traffic movement from all directions.
- Impact on the natural environment, particularly trees and bats.
- Impact of construction, increase in traffic and degraded air-quality on the environment and on the enjoyment of neighbouring properties.
- The Sainsbury's Abby Mill site is better suited for housing.
- Danger for pedestrians' attempting to cross the B2177 at the bus stop nearest the Durley/Ashton junction / pedestrian traffic islands need provided.
- There needs to be provision to make it safer for cyclists.
- Trees should be removed for reasons of disease and safety.
- Overdevelopment / number of dwellings should be reduced to 80.

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- Site is far from the school.
- More than one access should be provided.
- Facilities such as Doctors, Dentists and schools will not cope with extra housing.
- Lack of employment opportunities will add to commuter traffic.
- Loss of green fields / blurring or village boundaries.

### 2 letters of comment

- The submitted bat surveys are isolated 'snapshots' of the real situation.
- Albany Farm site is visited by several badgers and there may be at least one badger sett active on the site.
- Strong springs flow across the road and gardens towards the Albany Farm site.
- The traffic flow information about the B2177 is misleading and this road gets very congested.
- Walking time to schools and other village amenities has been underestimated.
- The Abbey Mill / Sainsbury's site should be taken into consideration.
- The number of houses at 120 complies with the requirements of LPP2.
- Traffic and Public Amenity
- The development needs to provide an adequate footpath and cycle track linking the development with the town centre and avoiding the main road including pedestrian access / a traffic island across the B2177.

### The South Downs Society:

- Letter of comment:
- The development site is not currently visible from the national park due to the mature vegetative screening.
- In terms of ecology and landscape character it is highly desirable that this screening is conserved. This is essentially a rural view at present with very few buildings in sight.
- Extended 30mph speed restrictions and other traffic measures would slow the traffic on the B2177, and enhance the south east boundary of the national park in terms of noise reduction and the safety of national park users.

### **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



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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)

BW4 – Albany Farm Housing and Open Space 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  
DM23 – Special Trees, Important Hedgerows and Ancient Woodlands  
DM25 – Archaeology  
DM28 – heritage assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

- Bishops Waltham Design Statement February 2016
- High Quality Places March 2015
- Affordable Housing February 2008
- Residential Parking Standards December 2009
- Winchester District Landscape Character Assessment (Durley Claylands Character Area) March 2004

**Planning Considerations**

- Principle of development
- Design/layout
- Impact on character of area and neighbouring property
- Landscape/trees
- Highways/parking
- Other matters

Principle of development

The application site is currently within the countryside but is included within the proposed



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settlement boundary for Bishops Waltham as shown in the Submitted LPP2. The Submitted LPP2 represents the Plan that the Council would wish to adopt and land at Albany Farm is identified in Policy BW4 of the LPP2 as a sustainable location for the development of about 120 dwellings in order to facilitate the growth of Bishops Waltham.

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 BW4 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 BW4 sets out a number of specific development requirements for the site, which in summary are:

- A masterplan establishing the disposition of housing, open space, landscape framework, access point and linkages.
- Safe vehicle, pedestrian and cycle access to Winchester Road which minimises the loss of trees and hedgerows
- A footpath/cycleway through the site linking the Tollgate Sawmill site, housing and open space at Albany Farm and the Vineyard site.
- Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park.
- Substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south.
- Protect, retain and reinforce existing treed boundaries and retain sufficient space to support trees and tree belts.
- On-site open space including a substantial area of informal open space on the undeveloped part of the site.
- Contributions to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure.
- 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 revised through negotiations with the Council's Urban Design officer and Landscape team and the revised masterplan 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 in conjunction with application 15/01097/FUL it demonstrates that housing, open space, access points and linkages can be accommodated on this site in an appropriate fashion.



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- The scheme provides a suitable vehicular access from Winchester Road and two access points onto Winchester Road for pedestrians and cyclists.
- The scheme will provide pedestrian and cycle routes through and around the site which will also link into the adjoining sites.
- The layout includes a suitable buffer between the development and the Park Lug and Palace Deer Park to avoid unacceptable impacts on these heritage assets.
- The layout indicates planting along the southern edge of the housing to create a settlement edge, substantial planting within the site and a suitable buffer zone around existing planting to ensure it can be retained.
- There will be an area of formal open space adjoining the housing and the area to the south west will then provide a large expanse of informal open space.
- Contributions to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure will be provided through a S106 Legal Agreement.
- The applicant will be required to enter a separate agreement with Southern Water in order to divert the on-site foul sewer and ensure adequate capacity in the sewerage network.

In addition to these requirements the housing mix and tenure of the scheme also meets policy requirements and will provide 40% affordable units in accordance with Policy CP3, and over 60% 2 and 3 bed properties in accordance with CP2. As such, it will help meet identified local housing needs.

It is therefore considered that the scheme meets all the BW4 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 illustrative masterplan shows a proposal for 120 dwellings, the extent of which corresponds with the allocated area for housing. The remainder of the site is proposed as informal open space as required by the Policy and to address a deficit of informal open space provision in Bishops Waltham (covered by application 15/01097/FUL).

The masterplan has been revised from the original submission through discussions with officers. It now shows that 120 units can be accommodated on the site in a way that will provide a development which has unique identity and sense of place. The scheme responds positively to the new open space and has the potential to provide a good landscaped village edge. The layout is now more formal and will fit better with the surrounding development. There is a wide curved treed avenue which is the main route into the site off Winchester Road. This will provide a good connection to the formal and informal open space. The layout is formed of perimeter blocks and there is well defined street enclosure. There are now good pedestrian links within the site and potentially good connections to adjacent sites and recreational and community facilities.

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, character and sense of place.



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### Impact on character of area and neighbouring property

While providing a substantial amount of housing, the site is well screened by existing trees and this will be supplemented by more planting to the south. On the basis of this landscape framework and the masterplan as described above it is considered that the proposal will result in a scheme which provides an attractive, distinctive and yet cohesive extension to this edge of the village. It will have a positive impact on the character of the area and providing much needed housing.

In terms of its impact on neighbouring properties, the housing is enclosed within the site and will not have an adverse impact on properties on Albany Road or Albany Drive or on the opposite side of Winchester Road. 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. It was classified as being 'Least Sensitive' in landscape terms in comparison with other Bishops Waltham sites. The site is quite substantially enclosed by trees and planting along Winchester Road and along the side boundaries with the Tollgate Sawmill site and properties to the south east on Albany Drive. The masterplan shows further planting to be added along the south western edge of the housing to provide a new settlement edge and enclose this boundary too. There is scope for this new edge planting to be quite substantial to reflect the other boundaries which are characterised by Oak trees. The new housing would therefore sit within these treed boundaries, reducing its impact on the surrounding landscape character.

The proposed housing, roads and footpaths will be sufficiently far away from the surrounding boundary trees to ensure these can be retained. New tree planting is proposed with a row of 8 Oaks to be located behind the existing avenue of trees which line Winchester Road. This is to compensate for the loss of two of the avenue trees which need to be removed to accommodate the new access. Within the site the masterplan indicates trees and hedges fronting the streets with more Oak trees along the main spine road and smaller species along secondary roads. As noted there is the potential for substantial planting along the south west edge to create a new settlement edge. The full details of this planting would be secured at reserved matters stage.

An area of formal open space is proposed at the end of the main spine road into the site on the southern edge of the new housing. This area will contain a Local Equipped Area for Play (LEAP) which is a requirement of BW4. To the south west of the housing the paddocks would become a substantial area of informal open space. This will create a landscaped green edge to the development and so contribute to the setting of the new settlement edge. This informal open space is proposed in the separate application 15/01097/FUL but can be linked to this application via a legal agreement to ensure that the open space comes forward in conjunction with the housing.

Overall, it is considered that the scheme provides a robust landscape strategy, protecting existing planting and trees and introducing significant new planting. This will be complemented by the large area of informal open space to the south west and the various footpaths and linkages being proposed which will link the scheme into the wider landscape and recreational network.



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### Highways/Parking

The application involves the formation of a new vehicle access from the B2177 Winchester Road. The works will be subject to a detailed design check and will need to be secured through a Section 278 agreement with Hampshire County Council.

The supporting Design and Access Statement states that the development will provide parking to meet Winchester City Council's Residential Parking Standards. The detail of this will be worked out at reserved matters stage but the masterplan indicates a mixture of on-street parking, off-street spaces and parking courts which is considered to be the right approach as it breaks up the parking.

A Residential Travel Plan is required for the development to encourage a reduction in the amount of car travel and this will be secured through the S106 Legal Agreement.

A key element of the scheme is also the requirement in Policy BW4 to provide linkages with the adjoining sites. In conjunction with these other sites (BW2 to BW5) this will facilitate the development of a strategic footpath / cycleway which is proposed to run along the southern edge of the town. The aim is that this will provide opportunities for both new and existing residents to access local open space and recreational facilities and the town centre by means other than the car. The masterplan indicates that there will be alternative routes available within the application site which will link into the Tollgate Sawmill site, Winchester Road, the new open space to the south and through to the Vineyard site to the south east. As such it will be necessary to ensure suitable signage is provided to guide users through the site. This detail would be worked out at the Reserved Matters stage. In terms of links the precise location and nature of these will also need to be worked out in detail to limit impacts on trees and the Park Lug. The developer will need to make funding available through the S106 to provide the links and contribute towards the footway / cycleway. The cost and means of funding the strategic footpath is being assessed by HCC.

### Other Matters

Further information is required in respect of various ecological interests but this can be secured through the reserved matters application.

### Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for affordable housing, highway works, education contributions, public access to adjoining sites, a strategic footpath and cycleway and management of the open space areas, 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.

### Conclusion

This site is one of the locations identified by the local community for additional housing in Bishops Waltham. The proposal meets the requirements of Policy BW4 and following revisions to the masterplan and supporting documents it now provides the framework for a high quality scheme which will make a positive and distinctive addition to Bishops Waltham. It will provide much needed housing, open space and will improve pedestrian and cycle connections along the south of the town. It is therefore recommended for



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approval.

**Recommendation**

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

- 40% affordable housing;
- Education contributions;
- Management of open space;
- Highway works
- A Residential Travel Plan.
- Public access to all footpaths/cycle ways
- Contributions towards strategic footpath and cycleway

(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.

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
- Existing Site Survey 0246-XS/100-A
- Illustrative Layout PP1163/29-00-P2
- Landscape Strategy Plan 2241/P16c
- Landscape Strategy Note 2241/R05
- Design and Access Statement Amendment C
- Planning Statement Updated March 2015
- Planning Statement Addendum - March 2016
- Preliminary Drainage Layout 0246/pdl-100C
- Transport Assessment by AWP dated 17 December 2014
- Site Access Junction Visibility 0246-SK-04-A
- Site Access Junction Visibility Audit by AWP dated 8 May 2015
- Preliminary Site Access Proposals 0246-PHL001-C

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- Arboricultural Implications Assessment and Method Statement 11274 - AIA dated 9 January 2015
- ECO 2 - Tree Protection
- Flood Risk Assessment Revision C Date 21 March 2016
- Ecological Assessment 2241\_R04e\_AH\_SMC by Anthony Hiscocks 05 May 2016
- Sustainability Assessment 22793/01 dated 7th January 2015
- Archaeology & Heritage Assessment SOU18220AHA August 2013
- LPP2 supporting document 'Park Lug potential crossing area between BW4 and BW5

03 Reason: To define the scope of this permission.

04 The number of dwellings permitted to be constructed at the site shall be about 120.

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

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.



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- 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 which shall include eight Heavy Standard Oak trees to be planted behind the existing avenue of trees on Winchester Road. All planting must conform to the British Standard for planting BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations
- 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
- 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).
- xi. detailed plans, sections and supporting technical reports defining the footpath / cycleway route and links to the Sawmill Tollgate Site, the Vineyard site, Winchester Road, the informal open space to the south, and anywhere else on site where this route would affect trees or the Park Lug. For the link between BW4 and BW5 these details need to comply with - LPP2 supporting document 'Park Lug potential crossing area between BW4 and BW5'.

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



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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 and details of measures to be taken to divert the public foul sewer. 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.
- Details of construction traffic routes.
- Provisions to be made for the parking and turning of operative and construction 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.



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- 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 Details of the means of access as shown in principle on plan 0246-SK-04-A shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

09 Reason: To ensure a satisfactory means of access to the highway.

10 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

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

10 Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy HE.1 of the Winchester District Local Plan Review.

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

11 Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

12 No development shall commence until fencing has been erected around the area agreed with, and to a design approved by, the Local Planning Authority in writing. No

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works shall take place within the area inside that fencing unless approved in writing by the Local Planning Authority.

12 Reason: To ensure the protection of archaeologically, sensitive areas, structural remains and other features within the development site, during demolition and construction operations.

13 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 11274 - AIA written by Barrie Draper and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. No arboricultural works shall be carried out to trees other than those specified and in accordance with 11274 - AIA. Any deviation from works prescribed or methods agreed in accordance with 11274 - AIA shall be agreed in writing to the Local Planning Authority.

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.

The Local Planning Authority Arboricultural Officer (Telephone 01962 848210) shall be contacted:

- (i) to arrange a pre-commencement meeting on site before any of the site clearance and construction works begins. This will be attended by the site manager and the appointed arboriculturalist.
- (ii) once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected.
- (iii) prior to the commencement of construction of special surfacing under tree canopies.

13 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 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:



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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: BW4, 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 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

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- 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](http://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, SO2 2SW, Tel: 0330 3030119 or [www.southernwater.co.uk](http://www.southernwater.co.uk)

09. A Heavy Standard is defined as having 12-14cm girth at planting and having a height between 3.5 and 4.25metres at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition have not been met.