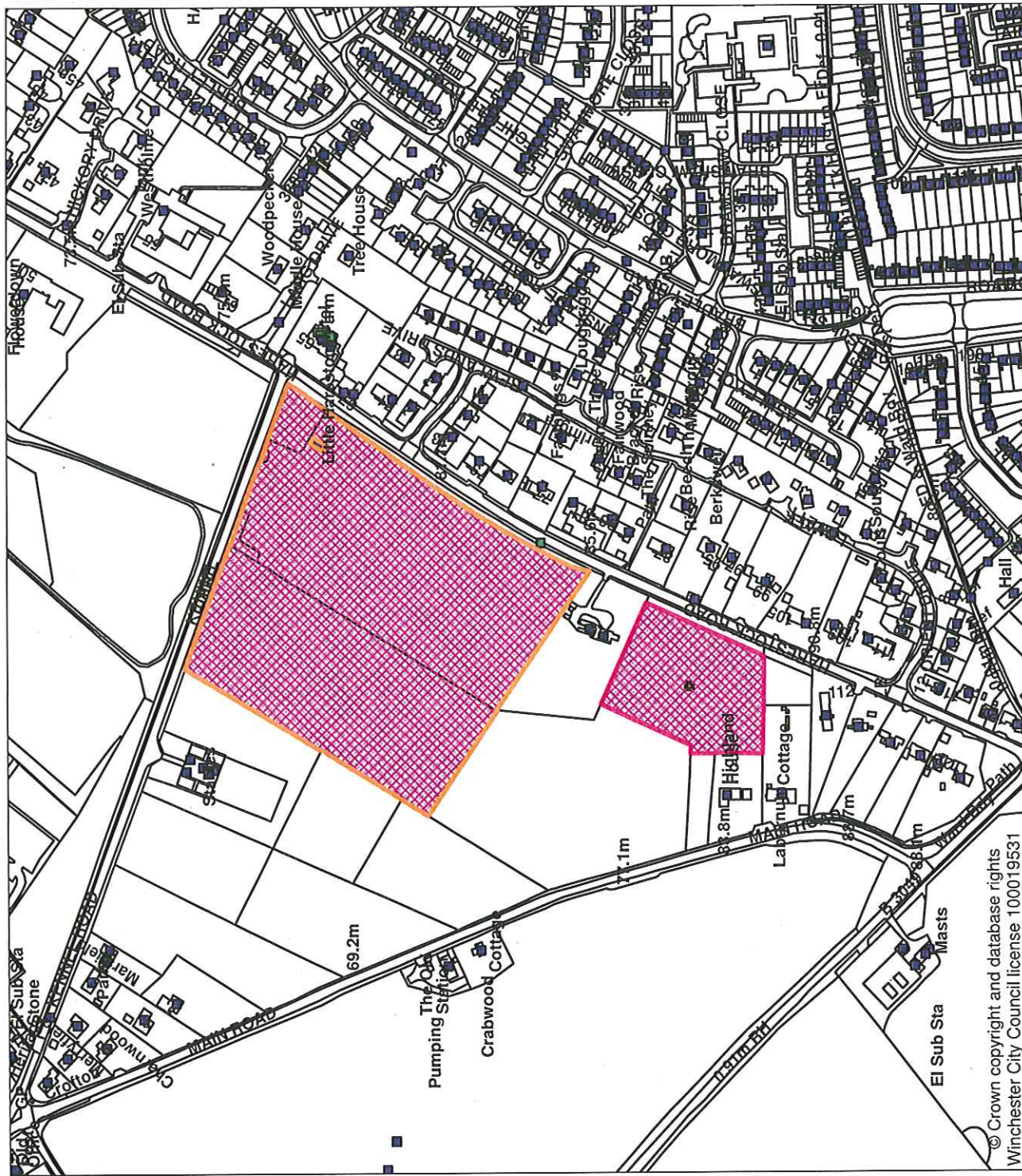


# Land adjacent The Down House, Harestock Road, Winchester



Winchester  
City Council

16/01188/OUT



## Legend

Scale: 0 0.045 0.09 0.18 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	03/08/2016
MSA Number	^MSA Number



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**Item No:** 04  
**Case No:** 16/01188/OUT  
**Proposal Description:** Outline application for the development of the site up to 45 dwellings (including 40% affordable housing and at least 8 self build units), public access, open space and barn for conversion for community use, together with associated landscaping and parking. All matters to be reserved except access.  
**Address:** Land Adjacent The Down House Harestock Road Winchester Hampshire  
**Parish, or Ward if within Winchester City:** Littleton And Harestock  
**Applicants Name:** Messrs A, M, S & N Welch  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 6 June 2016  
**Recommendation:** Application Refused

**General Comments**

This application is reported to Committee because of the number of representations received contrary to the officer's recommendation.

This application is a resubmission of a previously refused application for 'Outline application for the development of the site up to 45 dwellings (including 40% affordable housing and at least 8 self-build units), public access open space, and barn for conversion for community use, together with associated landscaping and parking. All matters to be reserved except for access' (14/02848/OUT).

The previous application was refused for the following reasons:

01 The proposal is contrary to Policies MTRA1 - MTRA4 of the Local Plan Part 1 - Joint Core Strategy, the saved policies of the Winchester District Local Plan Review 2006 (particularly H3), and the National Planning Policy Framework in that it represents residential development outside the settlement boundary of Harestock. There is no justification for making an exception to these policies as the Council can demonstrate an adequate supply of housing land.

02 The proposal would be so significant that to grant permission would undermine the Local Plan Part 2 process by predetermining decisions about the scale, location or phasing of new development that are central to the emerging Local Plan, which is at an advanced stage but not yet formally part of the development plan.

03 The proposed development is contrary to Policy CP13 of the Local Plan Part 1 Joint Core Strategy and Policies DP3 and CE2 of the Winchester District Local Plan Review 2006 in that it would extend development into an area of existing countryside known as the Littleton settlement gap and make a negative contribution to the local environment. The proposals would be detrimental to the landscape in this location by developing a highly sensitive area of countryside (The Littleton settlement gap) that is outside the built-up area of Harestock and provides a landscape buffer between the edge of Harestock and the rural landscape surroundings, which separate this settlement from Littleton and prevent coalescence between the villages.

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04 Insufficient information has been provided within the application to allow the Local Planning Authority to determine the presence, or otherwise, of protected species in the form of bats and reptiles at the site. Without suitable surveys of the site, and where appropriate an assessment of the developments impact on the protected species, and any mitigation strategy/compensation measures, the proposal fails to take account the advice contained in the National Planning Policy Framework. The proposal is therefore contrary to the NPPF and policy CP.16 of the Winchester District Local Plan Pat 1: Joint Core Strategy 2013.

5 The proposed development is contrary to Policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to make appropriate provision for affordable housing.

This application is pursuant to the above refusal and seeks to address the reasons for refusal of application 14/02848/OUT by submitting additional supporting documents relevant to the reasons for refusal. The layout of the proposal has also been amended to exclude development area D and provide some 0.76 HA of additional Public Open Space.

### **Site Description**

The site is located outside of the settlement boundary for Harestock on the west side of Winchester and consists of 2 fields on the western side of Harestock Road.

The site itself comprises of 2 separate plots. The first and smaller plot is located to the south of the larger field and is accessed from Harestock Road. The second and larger plot is separated from the smaller plot by The Down House a residential property outside of the ownership of the applicants and can be accessed from both Harestock Road and Kennels Lane.

The site is rectangular in shape and has an area of approximately 5.3 hectares and slopes to the west of the site.

The boundaries of the site are characterised by relatively dense vegetation, including hedgerows and a number of mature trees which are predominately situated on the northern, eastern and southern boundaries of the site.

The western boundary, where the site adjoins the open countryside is defined by hedgerows and trees of a more limited scale.

To the east of the site, on the opposite side of Harestock Road, are a number of residential properties which run along the length of the application site. To the north, the site adjoins a wooded area which is within the curtilage of a care home. To the west, the site adjoins a paddock area.

### **Proposal**

As proposed description

### **Relevant Planning History**



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76/00876/OLD - Erection of a dwelling. Refused 4th May 1976.

78/00798/OLD - Erection of three dwellings. Refused 14th February 1978.

80/00569/OLD - Erection of five dwellings. Refused 18th March 1980.

86/00474/OLD - House garage and vehicular access. Refused 5th November 1986.

08/01769/FUL - Change of use of land to form a temporary car park with new access. Refused 27th October 2008.

14/02848/OUT - Outline application for the development of the site up to 45 dwellings (including 40% affordable housing and at least 8 self-build units), public access open space, and barn for conversion for community use, together with associated landscaping and parking. All matters to be reserved except for access. Refused 29th May 2015.

**Consultations**

Engineers: Drainage:

The application proposes to use a private sewage treatment plant to serve each phase of the development – The drainage engineer does not find this acceptable if the public sewer is available.

Engineers: Highways:

No objections, subject to suitable visibility splays being provided.

Head of Strategic Housing:

Should the Outline application be permitted, it is recommended that further discussions on this site regarding a community facility and affordable housing provision and placement take place.

Head of Landscape:

Objection –The application relates to the refused application 14/02848/OUT.

An objection to the previous application was raised by the Landscape Team, as it was considered contrary to Policy CP13, CP18 and CP20 of the Local Plan Part 1. The reasons for this were that it constituted development in the countryside, as the site was located outside of the settlement boundary; and that it was located within the local Gap between Winchester and Littleton, which would have resulted in physical and visual diminishing of the Gap, contrary to Policy CP18. In addition, the development would have been contrary to the Winchester District Landscape Character Assessment, which states that the within the Sparsholt Woodlands Character Area, within which the site falls, the impacts of modern non-agricultural land use should be minimised. The previous Landscape objection also noted that the site had been assessed for housing as part of the Local Plan Part 2 process, but was not subsequently allocated. With regards to the LVIA submitted as part of the refused application, it was noted by the Landscape Team that the LVIA concentrated on the individual character of the fields that made up the development site, and failed to refer to the part the site plays in the wider landscape and the local Gap.

Each of these are referred to for clarity below:



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Although Ward boundaries have changed, the site remains outside of the settlement boundary and therefore remains in the countryside for the purposes of planning policy (MTRA4). Policy CP4 does not apply, as the proposals are for only 40% affordable units.

The site remains in the local Gap between Winchester and Littleton. By amending the layout of the site, to omit housing from Plot D, the applicant has, as far as possible, tried to address the visual issues surrounding the local Gap and the visual impact of the development as a whole. However, whilst in summer the housing on Plots A, B and C would be mostly screened by existing vegetation from viewpoints to the west and northwest of the site (Kennel Lane and Main Road in particular), in winter, when intervening vegetation will lose its leaves, views of the development would open up. Along with year-round views from Harestock Road, this would visually diminish the local Gap. Aside from visually diminishing the Gap, the development remains contrary to Policy CP18 as the introduction of housing (and associated roads, driveways, car parks) would physically diminish the local Gap.

The site remains in the Sparsholt Woodlands Character Area, and therefore the need to minimise non-agricultural land use remains.

The previous comments regarding site assessment for the Local Plan Part 2 remain, and there are currently no plans to reassess sites for allocation following the initial comments received by the inspector after the examination of the LPP2 in July.

Previous comments regarding the focus of the LVIA on localised field character types remains true, and this is an unusual approach to take when assessing sites, but particularly when assessing a site within the countryside and a local Gap. Having said this, however, the applicant has reconsidered the impacts of development set out in the LVIA and altered the development (notably by removing housing from Plot D) to take account of the need to minimise the impact of development, which is to be commended. In terms of landscape character, however, a housing development such as this would still have an adverse impact upon the landscape character of the countryside.

In relation to the visual impact of the development, the visual impact of the development would be reduced by omitting housing in Plot D, particularly in views from the west and north west. However, in winter when vegetation loses its leaves the development would become visible from these viewpoints, as well as being visible year-round from Harestock Road and therefore the development would have an adverse impact upon the visual amenity of the local area.

In summary, having reviewed the comments relating to the previous application (14/02848/OUT) and having considered the changes made by the applicant, it is clear that the applicant has made every effort to minimise the impacts of the proposed development on the local Gap, visual amenity and landscape character. However, these changes cannot compensate for the overall effect the development would have on the countryside, the local Gap, and on the visual amenity and landscape character of the area, for the reasons set out above. Therefore an objection is raised to the proposals as they are contrary to Policies CP13 & CP20 in respect of visual amenity and landscape character, and Policy CP18 in respect of the local Gap.

Head of landscape (Open Space):



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Harestock, taken in isolation as a suburb of Winchester, lacks sufficient public open space when assessed against the standard in Policy CP7 of LPP1. There are shortfalls in all categories of open space, except sports grounds.

This outline application is proposing a large quantity of open space to serve the development, significantly in excess of the minimum quantity required under local plan policy CP7 for this number of dwellings. 45 dwellings are being proposed, which would generate a minimum quantity requirement of 0.41ha (1.01 acres) of open space to serve the resident population. This outline application proposes there be 0.76 ha (1.88 acres) of open space to serve the residents, with an additional 3.28 ha (8 acres) of open space to serve the wider community.

In summary, there can be no in principle objection to this outline application from an open space perspective given the nature of the on site open space being offered both in terms of quantity, quality and accessibility.

Head of Strategic Planning:

Objections, see Principle of development section below.

Environment Agency:

No objections

Ecology

No objections, subject to conditions and a legal agreement to secure the open space.

**Representations:**

Littleton and Harestock Parish Council: Objections for the following reasons:

The proposal is contrary to MTRA 3 and 4, and CP18 of the WDL P1.

The proposal is contrary to DG 2, 8, and 11 of the Littleton Village Design Statement.

Littleton is surrounded by agricultural land or woodland. Some is arable land and much is pasture for horses, including, among others, the Littleton Stud. This gives a general impression of a rural settlement encircled with open green space all around the village. Existing buildings are largely screened from outside view. This character should be retained where possible and the village itself and views of its buildings should not normally be permitted to intrude into the countryside.

Areas of landscape within the village and between Littleton and surrounding settlements, provide a highly valued feeling of a green and rural environment and protect the individual character of the various parts of the village. Much of the rural feel of Littleton is conferred by the agricultural land around the village

Whilst we applaud the provision of a public open space to be included in this proposal, together with a barn for community use, we note that the application states that both of these will be given over to a local charity organisation. We are concerned that there will be insufficient funds available within this charity organisation for the proper care and maintenance of these facilities, in particular the collection and disposal of litter, animal excrement, grass and hedge cutting. Being an open space, there would be a likelihood of fly tipping and rubbish disposal or unwanted travellers inhabiting the site. We are

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concerned that all of this would be detrimental to the area within the Parish of Littleton and Harestock.

No area for the parking of motor vehicles by visitors to the open space area is proposed, resulting in the likelihood of traffic congestion in Kennel Lane caused by vehicles being parked on the grass verge. This will also increase the possibility of motor incidents due to the proximity of the access to the proposed development being on the brow of a steep hill, resulting in restricted vision for oncoming traffic in Kennel Lane. It has also recently been agreed by WCC that the nearby Harestock Lodge Hotel is to become a children's day nursery which is located adjacent opposite the end of Kennel Lane and is also going to add to traffic parking and congestion in that area.

We would also refer you to the table 7 of the Estimated Housing Capacity by settlement (non PUSH) figures, issued in 2011 by WCC which shows that between 2011 and 2026 and beyond, there is a zero housing target for Littleton. We therefore believe that there is no overriding need for this development.

Neighbour representations:

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

- The site sits outside the settlement boundary and is therefore contrary to planning policy CE2 and MTRA4.
- The site is also with the gap between Littleton and Winchester and this should not be built on and would be contrary to policy CP18.
- This is contrary to the Littleton Village Design Statement.
- The affordable housing should be spread out over the site and not grouped together.
- This would increase the amount of traffic in the area adding pressure to already dangerous junctions.
- There is insufficient parking, which would put pressure to park on existing surrounding roads.
- The additional access points onto Harestock Road would be dangerous.
- The pedestrian footpaths would need improving to accommodate the additional footfall.
- The character is at odds with the development of Harestock.
- Winchester housing demand is more than satisfied by other developments.
- There is already sufficient open space and community facilities within Weeke and Harestock.
- The Community facility is not in a sustainable location and would require a lot of traffic to the site.
- The proposal would impact on the privacy of houses on Harestock Road.

6 letters of support received.

- There is a need for local houses for local people.
- The affordable housing is needed for people wanting to move back into the area of Winchester.

**Relevant Planning Policy:**

Development Plan;  
WDLPR 2006 (saved policies only) and Winchester District Local Plan Part 1 (LPP1).



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The LPP1 was adopted by the Council on the 20 March 2013. The following policies are particularly relevant to this application:

DS1 – Development Strategy and Principles  
WT1 – Development Strategy for Winchester  
MTRA4 – Development in the Countryside  
CP1 – Housing Provision  
CP2 – Housing Mix  
CP3 – Affordable Housing  
CP6 – Local facilities and services  
CP7 – Open Space, Sport & Recreation  
CP10 – Transport  
CP11 – Sustainable Low and Zero Carbon Built Development  
CP13 – High Quality Design  
CP14 – Effective Uses of Land  
CP18 – Settlement Gaps  
CP20 – Heritage and Landscape Character  
CP21 – Infrastructure and Community Benefit

The LPP1 development strategy focuses substantial growth in three strategic allocations (W of Waterlooville, N Whiteley and Barton Farm) whilst also setting housing requirements for Winchester and the larger villages. The Plan emphasises the importance of providing affordable housing and an appropriate dwelling mix (CP2, CP3). Proposals should be acceptable in terms of open space provision, transport, sustainable construction, design, landscape/heritage impact, efficient use of land, impact on settlement gaps, and infrastructure provision (CP7, CP10, CP11, CP13, CP14, CP20, CP21).

### WDLPR

Various WDLPR policies have been 'saved' following adoption of the LPP1. The following saved policies are particularly relevant to this application:

DP3 – General Design Criteria  
DP4 – Landscape and the Built Environment  
DP5 – Amenity Open Space  
H3 – Settlement Boundary  
CE2 – Local Gaps  
RT16 – Leisure Facilities in the Countryside  
T2 – T4 – Transport and Parking

### Emerging Development Plan (Local Plan Part 2

See Head of Strategic Planning's updated comments above.

### National Planning Policy Guidance/Statements:

National Planning Policy Framework

### Supplementary Planning Guidance

Littleton Village Design Statement  
Winchester District Landscape Character Assessment  
Affordable Housing SPD

### Other Planning guidance



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Winchester District Landscape Assessment

**Planning Considerations**

Principle of development

The Core Strategy proposes a housing target of 4000 dwellings for Winchester Town from 2011 to 2031 (LPP1 policy WT1), of which 2000 are to be provided at Barton Farm. In identifying sites to meet the remainder of the housing requirement Policy DS1 promotes the prioritisation of previously developed land and the explanatory text to WT1 makes clear that the housing target should be met in a plan-led way through an objective review of sites and settlement boundaries, this approach is entirely consistent with the NPPF which stresses the importance of a plan-led system. Therefore, sites outside settlement boundaries should only be permitted where they are shown to be required, through the Local Plan Part 2 or a Neighbourhood Plan.

The Local Plan Part 2 is now further advanced and the fact that it does not include the application site within the settlement boundary (and within the Settlement Gap) carries more weight than previously. As the application notes, the Plan is currently being examined and this could affect the content of the Plan.

The site lies outside the defined settlement boundary of Harestock (WDLPR saved policy H3) and as the existing settlement boundaries are to be maintained until LPP2 has confirmed the need for and assessed greenfield sites, the proposal is therefore subject to the provisions of policy MTRA4, which resists residential development unless it is for a proven need (e.g. agricultural workers). In that respect, the proposed housing is not of a type acceptable in the countryside as set out in LPP1 policy MTRA4. Despite offering 40% affordable housing this does not reach the proportion required (no less than 70%) to make the development acceptable as an exception site to meet local needs under policy CP4. As such there is therefore a clear conflict with the statutory adopted development plan policies.

Whilst the NPPF promotes a presumption in favour of sustainable development, substantial weight can be given to the LPP1 policies where the Council can show an adequate and up to date supply of housing land (NPPF paragraph 49).

The applicant has provided additional information to support the previous application. The application includes an assessment of the Council's 5-year housing land supply, which concludes that the Council is unable to demonstrate an adequate supply of housing land for the period 2013-18, whether using a 5% or 20% 'NPPF buffer'. However, the applicant's assessment of the 5-year housing requirement relies on the incorrect assumption that the housing requirement is 625 dwellings a year and that this results in a backlog since the start of the Plan period. It also applies the 'Sedgefield' method of calculation which requires this 'shortfall' to be addressed in the first 5 years. The National Planning Practice Guidance (NPPG) includes guidance on housing land supply. This clarifies that considerable weight should be given to up to date Plans, such as the LPP1, which have undergone examination and are compliant with the NPPF. The housing requirement as set out in the adopted Plan is not an annual figure of 625 dwellings per annum, but is a total target of 12,500 dwellings distributed across the district to be delivered throughout the plan period. This approach was supported by the Inspector in the recent appeal decision (20 June 2014 - APP/L1765/A/13/2209444) and the way in which an alleged 'shortfall' of housing should be assessed was also



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considered by the Zurich High Court case. The applicant makes references to appeals in other locations but these local decisions are clearly more relevant.

The applicant also questions the Council's assessment of housing land supply and concludes that during the period 2014-2019 the deliverable supply of housing would be 3,450 (3,270 without Silver Hill), instead of 4,311 in the 2013 Annual Monitoring Report (AMR). Since the previous application was submitted the 2015 AMR has been published and within this the Council has re-assessed land supply, with more up to date figures used to calculate the Council's 5 year housing supply. This is more up to date than the applicant's assessment and continues to show the adequacy of supply, taking account of any changes to site capacities, the SHLAA and windfall/Local Plan Part 2 sites.

Due to the long lead in times on major sites it is expected that the supply of housing in the district will increase over the 5 year period. West of Waterlooville is currently under construction and now has 3 major house builders on site, Barton Farm now has detailed consent for the first two phases, and preliminary work commenced on site in December 2014 and further development has commenced June 2016, in addition the Planning Committee resolved to granted permission in Oct 2015 for an application at North Whiteley, where there are likely to be four separate sales offices in the initial phases.

With regard to supply, the promoter suggests some large sites will deliver less than the Council anticipates, some SHLAA sites are not deliverable, and that no LPP2/windfall element should be included. Large sites and strategic allocations are assessed and updated annually, and any adjustments in respect of site capacity/ planning consents (including for Silver Hill and the Police Headquarters sites) have been included in the 2015 AMR. However to balance any loss it should be noted that other sites will increase capacity, and the capacity of West of Waterlooville has already been increased by the grant of permission for an additional 103 dwellings in March 2015 (40% affordable), and a reserved matter application is currently under consideration for an additional 104 dwellings on the Grainger site. The Council's position in the latest AMR regarding the expected contribution of Barton Farm and North Whiteley over the next 5 years and beyond remains essentially up to date.

The site promoters have submitted an analysis of the capacity of the various SHLAA sites and, have revised downwards the number of houses expected in the 2013 AMR from 442 to 345, a reduction of 97 houses. The contribution of SHLAA sites has been reviewed in the 2015 AMR and the resulting estimate for 2015-2020 is 123 dwellings, much less than the applicant's assumption.

The land supply situation remains similar in that the 2015 Annual Monitoring Report shows a supply of 7.0 years for the period 2015-2020 and 8.1 years for 2016-21. This will be reduced slightly as a result of Silver Hill being unlikely to progress in the 5-year period, but there is still an adequate 5 year supply with a substantial 'buffer'. Again, land availability is a matter that was examined through the LPP2 examination, with the Inspector's Initial Findings being that 'the Council has demonstrated that a five year supply of deliverable housing land is presently available across the district and that there is no need to allocate additional or reserve new housing sites in LPP2 over and above those identified in the plan for this reason'. In Winchester itself the Inspector concludes that there is no need to review or materially amend the settlement boundary to allow for further peripheral development.)



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There has been a full and robust assessment of the likely windfall capacity across the district, and this is substantial in Winchester town, and based on this assessment up to 910 new dwellings could be provided. However the Council is only relying on a modest contribution from windfalls to meet its housing requirements, especially in terms of 5-year land supply. The NPPG is clear that sites do not have to be permitted or even allocated to be capable of inclusion in the 5-year supply and the trajectory for both the LPP2 and windfall sites is reasonable and deliverable.

The Council can therefore, demonstrate a 5-year supply of housing land (including a 5% or even a 20% 'buffer'). The Local Plan Part 2 Inspector's 'Initial Findings' support this and conclude that no additional housing allocations or changes to the settlement boundary of Winchester are needed. NPPF paragraph 14 is clear that the presumption in favour of sustainable development only relates to proposals that accord with the development plan (i.e. LPP1 and WDLPR).

In conclusion, the proposal therefore, represents a form of unjustified residential development outside of the settlement boundary of Harestock, which would undermine the development plan process. The Council can demonstrate an adequate 5 year housing supply for the District and as such the final bullet point of paragraph 14 of the NPPF does not apply. The proposed development would therefore remain contrary to Policies DS1, WT1 and MTRA4 of the Local Plan Part 1 – Joint Core Strategy, Policy H3 of the Winchester District Local Plan Review 2006, policy DM1 of the emerging Local Plan Part 2, and the National Planning Policy Framework and there is no justification to make an exception to these for land supply or open spaces reasons.

Impact on character of area and neighbouring property

This site is within the defined countryside and in the defined Winchester – Littleton settlement gap. It is noted that the application includes a visual appraisal of the Gap, which concludes that development of the site would not lead to any adverse effect on the Gap. However, Harestock Road provides a clearly defined edge to the town, and the largely open character of the Gap fulfils the role of providing a clear separation between the outer suburbs of Winchester and the rural village of Littleton. Therefore, maintaining the integrity of the gap is especially important in ensuring that the two settlements do not coalesce and lose their separate and distinct character. Any suggestion that the existing built development in the Gap prevents it from physically separating the settlements is not accepted as the principle and extent of the Gap have been agreed by Local Plan Inspectors taking account of the existing pattern of development.

The Gap is not very wide at this point and any further significant built development would have the detrimental effect of eroding this Gap. The presumption in Policy CP18 is therefore to retain the generally open and undeveloped nature of the Gap, which would militate against any development which would physically or visually diminish the gap.

In conclusion, the residential proposals for this site would extend development into an area of existing countryside, outside of the existing settlement boundary for Harestock, which would be highly detrimental to the overall landscape character of the area and contrary to Policy CP13 of the LPP1. The development would make a negative contribution to the local environment and would adversely impact the effectiveness of the landscape buffer between the edge of Harestock and the rural landscape surroundings, which separate this settlement from Littleton and prevent coalescence between the villages.



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### Affordable housing and housing mix

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 (CP3, CP18). The proposal is for 40% of the homes to be affordable.

The Council's Supplementary Planning Guidance aims to create mixed and balanced communities through a range of housing types and sizes. The provision of affordable housing is more important than the provision of other forms of housing.

Policy CP3 specifies 70% of the affordable homes to be for rent and 30% for intermediate housing. The highest need for rented homes is for 2 and 3 bed properties. The main requirement for intermediate housing is for 2 bed properties.

The mix complies with CP2, there is a mix of sizes proposed for the affordable dwellings, which is welcomed. However, to better meet the current affordable housing need, more provision of 2 bed houses is suggested. However, given that this is an outline application, which considers only access, it is considered that these matters could be resolved if a full application were to be submitted. However in the absence of a mechanism to secure the affordable housing, a reason for refusal is recommended on this basis.

### Highways/Parking

Seven new vehicle access junctions are proposed onto Harestock Road to serve a combined total of 22 no. dwellings and one new vehicle access junction onto Kennel Lane is proposed which will serve 23 no. dwellings. Previous highways comments have been made on a similar proposal when the proposal of another eight vehicle access points onto Harestock Road, and these were accepted in Principle subject to visibility splays of 2.0m by 120m being provided.

The current layout differs in so far as entrance no. three serves 8 no. dwellings and entrance no. five serves 4 no. dwellings. Due to the length and number of dwellings served both of these new access roads must be designed and constructed to allow a refuse freighter to turn into and out of these new access roads in a forward gear. The visibility splays at both of these entrance should have an increased minor road "x" distance of 2.4m to comply with the requirements for Manual for Streets. Car and Cycle Parking must comply with Winchester City Council's Residential Visibility Standards and should include the element for Visitor Parking.

### Drainage

Whilst this is only an outline application considering access, the supporting documents would be expected to demonstrate that the site is capable of accommodating the number of dwellings proposed in order for this to be carried through to a more detailed stage, if permission were granted. The drainage engineer has stated that a connection to the public foul sewer is the only acceptable means for the disposal of foul water in this location unless Southern Water say otherwise. No additional information has been put forward to suggest the development can not connect to the public foul sewer.

### Open space provision

Policy CP7 of the Winchester District Local Plan Part 1 - Joint Core Strategy acknowledges that open space, sport and recreation "play an important role in enabling



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local communities to live active and healthy lifestyles". The policy therefore, sets out the standard of open space provision to be achieved on new housing sites – preferably through on-site provision, where this is feasible.

The proposal would provide a large quantity of open space to serve the development, significantly in excess of the minimum quantity required. As such, in open space terms, the proposed development as shown on the illustrative layout is considered to be acceptable.

**Sustainability**

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. If the application was otherwise acceptable this is a matter that could be dealt with by an appropriately worded planning condition.

**Ecology**

Ecological surveys have been undertaken to assess the potential impacts of the proposals. The Bioscan Land at Harestock Road, Winchester, Hampshire Ecological Appraisal of December 2013 and the subsequent Bioscan report titled Land at Harestock Road, Winchester, Hampshire Update Reptile and Bat Survey Report of June 2015 state that protected species are present on site, so to ensure the proposals result in no impact on protected species, conditions should be attached to the permission such as those outlined below. A significant area of open space comes as part of the proposals, and a section 106 agreement should be agreed and implemented to secure the open space land and suitable reptile mitigation land in perpetuity. Therefore, given the updated ecology report submitted the previous reason for refusal relating to ecology is not relevant to this application and has been removed from the reasons.

**Recommendation**

Application Refused subject to the following condition(s):

**Conditions**

01 The proposal is contrary to Policies DS1, WT1 and MTRA4 of the Local Plan Part 1 - Joint Core Strategy, the saved policies of the Winchester District Local Plan Review 2006 (particularly H3), the emerging Local Plan Part 2 (policy DM1), and the National Planning Policy Framework in that it represents residential development outside the settlement boundary of Harestock. There is no justification for making an exception to these policies as the Council can demonstrate an adequate supply of housing land.

02 The proposal would be so significant that to grant permission would undermine the Local Plan Part 2 process by conflicting with the emerging Plan and predetermining decisions about the scale, location or phasing of new development that are central to the emerging Local Plan, which is at an advanced stage but not yet formally part of the development plan.



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

03 The proposed development is contrary to Policy CP13 of the Local Plan Part 1 Joint Core Strategy, Policies DM14 and DM22 of the emerging Local Plan Part 2, and Policies DP3 and CE2 of the Winchester District Local Plan Review 2006 in that it would extend development into an area of existing countryside known as the Littleton settlement gap and make a negative contribution to the local environment. The proposals would be detrimental to the landscape in this location by developing a highly sensitive area of countryside (The Littleton settlement gap) that is outside the built-up area of Harestock and provides a landscape buffer between the edge of Harestock and the rural landscape surroundings, which separate this settlement from Littleton and prevent coalescence between the villages.

04 The proposed development is contrary to Policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to make appropriate provision for affordable housing.

**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 provided with pre-application advice.
- In this instance the applicant was updated of any issues after the initial site visit.

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

DS1, WT1, MTRA 1-MTRA4, CP1, CP2, CP3, CP6, CP7, CP10, CP11, CP13, CP14, CP18, CP20, CP21, DP3, DP4, DP5, H3, CE2, RT16, T2 - T4