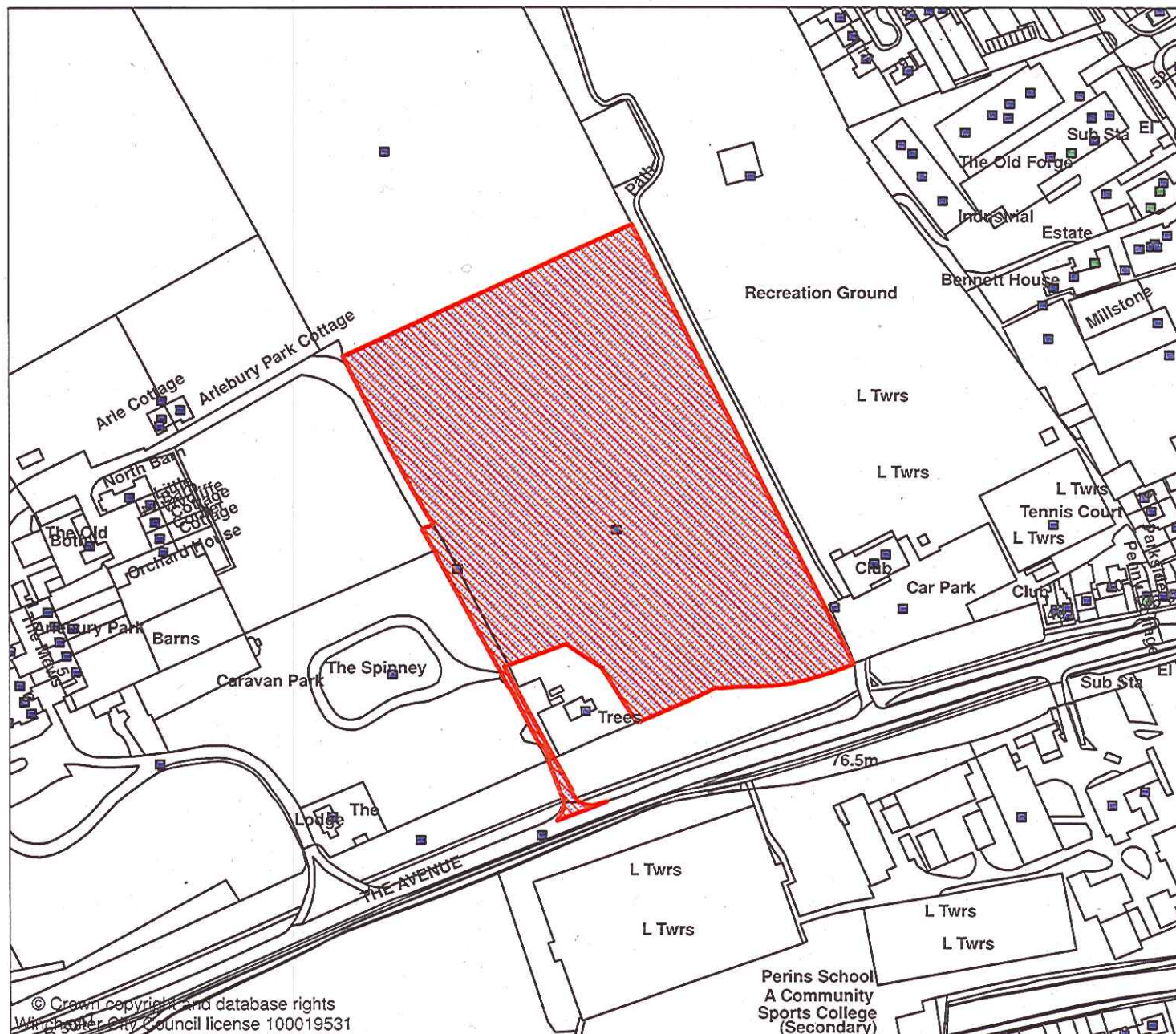


Land North of B3047, The Avenue, Alresford, Hampshire.

16/01201/OUT



Winchester
City Council



Legend

Scale: 0 0.0275 0.055 0.11 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:2500
Date	25/10/2016
PSMA Number	100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 01
Case No: 16/01201/OUT
Proposal Description: Hybrid Application:
- An outline application for up to 60 residential dwellings, a public car park, open space, landscaping and internal access roads with all matters reserved except for access, save in respect of:
- Phase 1 (which comprises 21 dwellings including 19 age restricted units, public car park, open space, landscaping and the site access) which is submitted with all details to be determined and no matters reserved.
Address: Land North Of B3047 The Avenue Alresford Hampshire
Parish, or Ward if within Winchester City: New Alresford
Applicants Name: Alfred Homes Ltd
Case Officer: Mrs Jill Lee
Date Valid: 13 June 2016
Site Factors: New Alresford Conservation Area:
County Heritage Site
Conservation Area
Contaminated Land Consultation
Radon Gas Levels

Recommendation: Application Refused

General Comments:

This application is reported to Committee because of the number of letters of support received contrary to the recommendation.

Site Description

The application site comprises an area of approximately 2.4 hectares of land located within the countryside on the northern side of The Avenue which is the main approach road into Alresford from Winchester. The site is bounded by Arlebury Park and the cluster of dwellings there and The Spinney caravan site to the west. To the north are rugby fields and to the east land, access and car parking associated with the recreation ground. To the south of the site is the wide tree lined grass verge which is characteristic of this approach into Alresford.

There is a single residential dwelling (gatehouse) to the south west corner of the site which fronts The Avenue and shares an access with the proposed development. There are no works proposed to this part of the access.

The dwelling to the south of the site and The Avenue are within the Conservation Area.

Most of the trees along The Avenue are protected by tree preservation orders.

The site is arable land laid to grass. The site has significant planting including trees to the boundaries.

The application has been screened under the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999. The proposed development is schedule 2 10b and the site exceeds 0.5 hectares in size. However the numbers of houses

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does not exceed the likely threshold to require EIA of 150 dwellings. The site is not in or close to a sensitive area and so an EIA is not required.

Proposal

The planning application is a hybrid application with outline consent being sought for the development of the entire site of 60 dwellings, a public car park, open space, landscaping and internal access roads with all matters reserved except for access, and full planning permission for phase 1 which comprises 21 dwellings including 19 age restricted units, public car park, open space, landscaping and the site access with all matters to be determined at this stage.

Phase 1 of the development is located closest to The Avenue and to the rear of the existing lodge house.

Phase 1 will be accessed from a new entrance point taken off the existing access road which in turn leads to Arlebury Park Barns. There will be two substantial detached dwellings either side of the new entrance which then leads into the site where plots 1 – 10 are provided in a terrace which comprises 8 no two bedroom flats and 2 no two bedroom houses. Plots 11 – 19 are also provided in a terrace and include 3 no two bedroom flats and 6 no two bedroom houses. It is proposed that over the entire site 40% of the dwellings will be provided as affordable and this will include some of the age restricted dwellings. Parking has been provided according to the adopted standards. The proposed density over the site is 25 dwellings per hectare.

The proposed dwellings are of traditional design using traditional materials.

Relevant Planning History

There is no planning history directly relevant to this application and no pre application advice was sought.

Consultations

Archaeology:

No objection to the application but conditions would be required should planning permission be forthcoming.

Engineers: Drainage:

Since 15th April 2015 Hampshire County Council is the lead local flood authority and statutory planning consultee on the management of surface water drainage to major developments of ten or more houses and commercial development of floor space greater than 1000m² or sites larger than 1Ha therefore I will leave HCC to comment on surface water drainage.

With regards to foul drainage there is a SW foul main relatively close and as a major development they must connect to this mains foul drainage. I note that the applicant has already been in touch with SW who have identified a capacity issue that needs to be overcome by an investment in the upgrading of the infrastructure to accommodate the additional discharge volumes. In general terms I have no objections as they appear to be covering all possibilities, but if the application were to proceed to a full application the upgrading of the SW foul must be conditioned before building works can begin.

Engineers: Highways:

The application is in outline form with only access a matter to be considered at this stage. The site is accessed via a driveway from The Avenue (B3047). The Avenue has a

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carriageway width of circa 6.2m with footways on both sides. Where the driveway meets The Avenue the speed limit is 30mph and The Avenue is street lit. To the west of the site the speed limit of the Avenue changes to 40mph. Visibility at the access junction with The Avenue is in accordance with advice contained within Manual for Streets.

Access is proposed via the existing driveway that forms the western boundary of the site and is shown on drawing numbered ITB9194-GA-006. The existing width of the drive between The Avenue and the boundary wall to Arlebury Park is sufficient to enable a car and a refuse vehicle to pass. Drawing numbered ITB9194-GA-012 is a Swept path analysis has been submitted which clearly demonstrates this to be the case. Where the site access joins the private drive it is proposed to provide an area with a contrasting surface finish so that cars and a refuse vehicle can pass. This provides inter-visible passing places for refuse vehicles and private cars. The private drive will be a shared surface environment where pedestrians, cyclists and vehicles share the same carriageway space. The vehicle volumes will be considerably less than 100vph that is identified by Manual for Streets as a guide traffic volume for identifying when shared surface environments are likely to be appropriate (paragraph 7.2.14).

The proposed extension to the car park at the Recreation Ground will be accessed via the existing car park. Pedestrians and cyclists would also be able to use this access. No vehicular access to development would be available via this access to the Recreation Ground. An additional point of access for pedestrians and cyclists is also proposed in the north east corner of the site which will provide access to the Recreation Ground.

A TRICS analysis has been undertaken to assess the likely traffic impact that the development would create.

It has been demonstrated that the development proposal is likely to generate approximately 32 two-way vehicle movements in the morning and evening peak hours. This is the equivalent to approximately one vehicle every two minutes in the morning peak and evening peak periods.

Additional junction modelling has been undertaken at the Arlebury Park / Avenue junction which has also demonstrated that with the additional traffic generated, the junction will function wholly within its affective capacity.

In view of the above, I am satisfied that the application for outline consent for 60 dwellings on this site is acceptable from a highway point of view.

Head of Environmental Protection:

No objection to the application but conditions would be needed if planning permission was to be granted.

Head of Historic Environment:

Proposals seeks permission to introduce 60 dwellings of 2- 2.5 storeys set around an irregular layout and accessed via the secondary access to Arlebury Park House.

The site

The development site was once linked to the planned landscape of Arlebury Park House but the land to the east was subsequently sub-divided and sold off in the mid-C20. A secondary access dissects the landscape north-south separating the remaining fields (which contains a caravan site known as The Spinney) and walled garden associated with Arlebury Park House to the west, from the development site to the east. Arlebury Recreation Ground and sports centre lies adjacent to the east and a series of playing fields lie to the north. The development site is bounded by a mature tree line and hedgerows.

Affected heritage assets

The setting of Arlebury Park House and parkland (a non-designated heritage asset)

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The setting of New Alresford Conservation Area (a designated heritage asset)

The setting of Trees (a late C19 dwellinghouse and a non-designated heritage asset)

Assessment and advice

The planned landscape formerly associated with Arlebury Park House has been substantially altered to the eastern and northern flanks reducing it to an area immediately around the main house, the walled garden, and an enclave of outbuildings accessed via a secondary entrance.

The development site was once part of the wider park but is now a separate field that lies outside the property boundary. Isolated features such as the eastern tree line and the flint wall dissecting the field from The Avenue present reminders of the former link with Arlebury Park House, however, the character of the field is open and arable. A caravan site, a walled garden, and another field sits between the development site and the historic house further reducing the appreciation and sense of attachment of the field with its former landscape setting. Therefore, although it is recognised that the proposals would disrupt the wider environs surrounding the historic house, and that they would cause some harm to the mid-to-long views to/from this building, the impact upon the current setting of Arlebury Park House as a whole would be considered low.

The development site is located some distance west of the conservation area where the main village is obscured by mature tree boundaries and back-fill development to the rear of Broad Street. The inter-visibility of the development site in relation to the village would therefore be considered low. In contrast, the development would sit close to the conservation area boundary that follows the east-west alignment of The Avenue, which is an important approach road flanked by ornamental trees and a tall and continuous flint boundary wall to its northern side. Here, medium-to-long range views out of the conservation area to the hillsides north of the river valley are possible. The gap also helps to define the transition between the built form of the village with the open countryside beyond although it is recognised that the land to the north of the development site has been formalised into playing fields and that the surrounding landscape encompasses a variety of land uses. Therefore, given that the proposed development would sit back behind, and some distance from the existing flint wall and set behind a green buffer, and although it is recognised that a series of roofscapes would intrude into existing views through to the site from The Avenue, the impact of the development upon the setting of this part of the conservation area would be considered low.

The dwelling known as Trees flanks the secondary entrance to Arlebury Park House, and whilst it is later in date than the formal entrance lodges associated with the historic house, it is of sufficient age to be considered a non-designated heritage asset. The scale and density of the proposed development would harm the wider context of this building, however, the property sits within its own enclosed plot and the development would not affect the positive relationship this building affords the street scene. Consequently, it would be difficult to refuse the proposals on the harm to the setting of this building alone.

Other matters

Notwithstanding the impact upon the heritage assets noted above, the following observations in terms of the proposed layout are noted. For example, the high density of housing and irregular layout does not particularly relate well with the built form and historic development of the village of New Alresford. The design is very insular with no principle street scene. The sole access route leads to a series of highly urban plots and frontages which terminate at dead ends. The transition through the space is vehicular orientated, rather than pedestrian focused, and the trees appear regimented and ornamental. These issues, combined with necessary bin stores, parking bays, and use of a pair of entrance lodges (which would have historically suggested a much grander building and a lower level of development beyond), would result in a development highly

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urban in character. Reducing the density of housing and introducing a more structured and regular layout would therefore be advised, although I defer to the recommendations of the Urban Design Officer in this regard.

Head of Landscape:

Sensitivity Appraisals and Allocation of Sites in New Alresford

This parcel of land was identified as land parcel no. 2552 in the New Alresford Landscape Sensitivity Appraisal (WCC, November 2013). The Landscape Sensitivity Appraisal identified this parcel of land as moderately sensitive. Reasons for this assessment were that: it is well contained; has restricted views; is furthest from the watercourse (in relation to other sites assessed). Site 2552 is located within the Hampshire Park and Garden boundary identifying the extent of Arlebury Park, and it was noted in the Sensitivity Appraisal that there are impacts on Arlebury Park from this site.

The Landscape Sensitivity Appraisals formed part of the wider assessment of sites for allocation in the Local Plan Part 2, the conclusion of which led to the allocation of other preferred sites for housing within Alresford. Site 2552 has therefore already been considered and was not selected as a preferred site for housing.

In WCC's response to landscape representations at the recent LPP2 examination, the Council's representative stated that "*The inclusion of [2552] within the boundary of the HP&G has influenced the assessment of this part of the local character area as moderately sensitive*".

Landscape Character & Historic Parkland

The site sits within the Arlebury Park estate, which is listed in the Hampshire Register of Parks and Gardens. This means that any change could be harmful to the character of Arlebury Park.

Although the applicant asserts that the site has never formed part of the formal gardens of the estate, it nonetheless forms part of the estate laid out by William Harris in 1774. Indeed, the 1870-1881 and 1910/11 OS Maps show a path laid out from the house along the northern boundary of the site, along with other paths laid out through the wider estate. The flint wall to the south, and the eastern tree line also indicate its inclusion within the historic parkland.

Although its connection with the house has been diminished over time, the site itself still sits within the registered parkland of Arlebury House, and this development would result in a change that would be harmful to the character of Arlebury Park, and to local landscape character more generally, given the site's location in the countryside.

Visual Amenity

The site sits on slightly elevated ground that runs down to the River Alre. The Wayfarer's Walk PROW runs to the north/north east of the site at a distance of approximately 200 metres. However, due to intervening vegetation and landform, the development is unlikely to be seen from this path, except in winter, when it is possible that rooftops could be seen. Given the applicant's proposals to strengthen the boundary vegetation of the site, the development is unlikely to have any negative visual impact from public viewpoints to

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the north, west and east. However, there are views of the site from the footpath running along the northern side of The Avenue (which lies to the south of the proposed development). Although a flint wall precludes some of these views, the proposed dwellings on the site are likely to be visible from this path. The developer has addressed this, in part, by setting some built form back behind a communal garden. However, the landscape proposals do not appear to otherwise attempt to soften the impact of the development on views from this public footpath, which will result in a change in visual amenity from a countryside field to a housing development. Given the location of the site on the edge of Alresford, this change is likely to be harmful to visual amenity.

The Alresford Town Design Statement (2008) does not include any guidance that would suggest that this development does not accord with its intentions. The most relevant sections relate to views of Arlebury Park, but the development would not appear to infringe upon the views identified in the Design Statement.

Conclusion

The proposed development was not allocated as part of the LPP2 process, partly due to its location within the Registered Park and Garden of Arlebury Park.

The principle of building upon a Registered Park and Garden is unacceptable. These parks and gardens have been noted for their historic qualities and these should be preserved. Where parkland forms a large part of the overall setting of a registered park and garden, as with Arlebury Park, these areas should be considered no less important than formal gardens or buildings. To build housing within such a landscape would harm the historic fabric of Arlebury Park, and would harm local landscape character.

Views of the proposed development would be minimal from the north, east and west, and improvements to boundary vegetation would ensure that any harm caused could be minimised.

However, views from the footpath that runs south of the development along The Avenue are likely to be more greatly affected, given the change from a countryside field to a housing development, and given the lack of intervening vegetation between the path and the development.

Therefore, in conclusion I raise an objection to the proposals on landscape grounds, as the proposals are not consistent with Policies CP13 and CP20 of the LPP1, as they would harm the Registered Park and Garden of Arlebury Park, and landscape character. In addition, the proposals would harm visual amenity and the setting of Alresford, and views from the footpath along The Avenue.

Head of Strategic Planning:

The Development Plan:

Winchester District Local Plan Part 1 Joint Core Strategy – Adopted March 2013;
Winchester District Local Plan Review - Adopted July 2006 (saved policies only);
Hampshire Waste & Minerals Plan – Adopted October 2013.

Local Plan Part 1 - Joint Core Strategy (LPP1)

LPP1 was adopted by the Council as a statutory Plan on 20 March 2013. The following

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policies are particularly relevant to this application:

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
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
CP20 – Heritage and Landscape Character
CP21 – Infrastructure and Community Benefit

The LPP1 development strategy sets the requirement for the overall housing growth in the District at 12,500 dwellings between 2011 and 2031. It focuses substantial growth in three strategic allocations (W of Waterlooville, N Whiteley and N Winchester) whilst setting targets for more limited growth in the larger villages, including Alresford, of 500 dwelling dwellings (policy MTRA2). The Plan emphasises the importance of providing affordable housing and an appropriate dwelling mix (CP2, CP3) and proposals should be acceptable in terms of open space provision, transport, sustainable construction, design, landscape/heritage impact, provide net gain in green infrastructure and biodiversity, efficient use of land, landscape, and infrastructure provision (CP7, CP10, CP11, CP13, CP14, CP15, CP20, CP21).

The overall provision for the Market Towns and Rural Area is about 2,500 new homes. Policy MTRA2 proposes a housing target of “about 500 new homes” for Alresford over the plan period 2011-2031. The Local Plan Part 2 is being developed to provide for the necessary housing and site allocations are proposed for other sites in Alresford in the Submitted LPP2 (see below). Policy MTRA2 states that *‘housing.... should be accommodated through development and redevelopment opportunities within existing settlement boundaries first. Sites outside settlement boundaries will only be permitted where, following an assessment of capacity within the built-up area, they are shown to be needed, or to meet a community need....’*

This approach is amplified in paragraph 6.20 of the explanatory text and was supported by the LPP1 Inspector’s Report (paragraph 110): *‘All individual land allocations and site specific issues.... are essentially matters for LP2. This includes the review of all MTRA2 settlement and gap boundaries, taking account of the above, as part of a plan led approach, in accord with the NPPF.’*

Local Plan Review 2006

Various policies of the Local Plan Review (2006) were saved by direction of the Secretary of State in June 2009. Some policies were replaced when the LPP1 was adopted and, of those that were not deleted by the adoption of LPP1, the following are relevant to this application:

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DP3 – General Design Criteria
DP4 – Landscape and the Built Environment
DP5 – Amenity Open Space
CE19 - 24 – Residential Developments in the Countryside
H3 – Settlement Boundary
RT5 – Additional Recreation Provision
T2 - T4 – Transport and Parking

The site is currently outside the defined settlement boundary of Alresford (saved policy H3), as illustrated on the Policies Map. It is subject to countryside policies which resist residential development, unless it is for a proven need e.g. agricultural workers' (CE19-CE24) or identified affordable housing needs (CP4). The site is also allocated for recreational use (RT5). Development should meet requirements regarding design, landscape, open space and transport provision (DP3-DP5, T2-T4).

Hampshire Minerals & Waste Plan

Policy 15 – Safeguarding Mineral Resources.

The application site lies outside the Minerals Safeguarding Area as set out in the Hampshire Minerals & Waste Plan.

Emerging Development Plan – Local Plan Part 2

Preparation of the Local Plan Part 2 (LPP2) began in January 2013. Work has been on-going since then, including liaison with the Town Council and community consultation. This includes assessing sites outside of the settlement boundary to meet the LPP1 housing requirement of about 500 dwellings at Alresford. The assessment included the comparison of sites using various evidence studies and information on constraints, including a transport accessibility assessment, a landscape sensitivity appraisal and a historic environment assessment.

The application site is numbered 2552 in the assessments; the transport assessment indicated 'good' access to facilities and services and did not identify any overriding transport issues. The landscape sensitivity appraisal shows the site as 'moderately sensitive'. The historic environment assessment identifies the site as 'amber' as it lies in the historic parkland of Arlebury Park and views into and out of the conservation area need to be protected.

Through this assessment process, it became clear that the sites which would be best able and suited to meeting the various development needs of Alresford were at The Dean and east of Sun Lane, rather than the application site. These were included in the consultation draft Winchester District Local Plan Part 2 – Development Management and Site Allocations, to meet the requirements of the LPP1. This resulted in substantial objection to the proposed sites, and the production of an 'alternative plan', although there was also significant support for the Local Plan strategy, including from the Town Council. The 'alternative plan', which includes this application site, was assessed but found not to be as suitable or deliverable as the proposed Local Plan strategy. Therefore the application site is not a proposed allocation and the Submitted LPP2 proposes that it remains outside the settlement boundary.

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The public examination hearings for the Local Plan Part 2 closed in late July and the Inspector has produced an 'Initial Findings' letter setting out any areas where he feels there are 'soundness' matters which need to be addressed through modifications to the Plan. This concludes that the Council has demonstrated an adequate housing land supply and that no further site allocations are required. The Inspector has not, therefore, concurred with the applicant's objections to the emerging Plan or their arguments for allocating the application site through LPP2.

Other Material Considerations

The NPPF promotes a presumption in favour of sustainable development, but substantial weight should 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 Council is currently able to demonstrate a 5-year supply of housing land (including a 5% 'buffer'), and the other requirements of paragraph 47 (objectively assessed need, land supply, etc) are satisfied. NPPF paragraph 14 is clear that the presumption in favour of sustainable development relates to proposals that accord with the development plan. As LPP1 is relevant and up to date, the final bullet point of paragraph 14 does not apply.

The Government has published the Planning Practice Guidance. In paragraph 014 it sets out the Government's approach to the circumstances where it might be justified to refuse planning permission on the grounds of prematurity. The granting of planning permission may undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan. The LPP2 is now at a relatively advanced stage of preparation, with representations regarding its soundness having been considered through the public examination and the Inspector's Initial Findings published. Thus, substantial weight may now be given to the LPP2 as a material consideration and to permit this unallocated site would undermine its proposals for Alresford.

The Alresford Town Design Statement was adopted as a Supplementary Planning Document in 2008 and is a material consideration. SPDs have also been adopted in relation to Affordable Housing, Residential Parking Standards, and High Quality Places.

Assessment

The application is for residential, etc. development of 60 dwellings on land at Arlebury Park, outside the defined settlement boundary of Alresford. Existing settlement boundaries are to be maintained until LPP2 has confirmed the need for and assessed greenfield sites. This proposal for residential development outside the settlement boundary of Alresford is therefore subject to the provisions of LPP1 policy MTRA4 and the saved policies of the 2006 Local Plan. In that respect, housing on the application site would not accord with any of the types of development that could be permitted under policy MTRA4, or with saved Local Plan policies on housing development in the countryside (H3, CE19-CE24) or open space (RT5).

The applicant has promoted this site as a potential Local Plan Part 2 allocation and it has been considered and rejected through that process. The Plan is now at an advanced stage, having been subject to the examination hearings by an independent Inspector, who has not identified a need to allocate this or other additional sites for development. The LPP2 can, therefore, be given significant weight as a material consideration as its

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proposals for Alresford are essentially sound and likely to be adopted in early 2017.

The applicant's Planning Statement claims that the Council cannot demonstrate a 5 year land supply, but the Council considers that it can demonstrate a 5 year supply with a 5% buffer, and that a 20% buffer is not required. The 2015 Annual Monitoring Report shows a 7.0 year supply for the 5-year period 2015-2020 and a 8.1 year supply for the period 2016-2021 (excluding a 'buffer'). Even using the 'Sedgefield' methodology, which is not considered appropriate in Winchester's circumstances but is promoted by the applicant, the supply exceeds 5 years with a 5% buffer.

The Council submitted detailed evidence to the LPP2 examination regarding housing land supply issues, covering the matters raised by the applicant and by others claiming that the Council could not demonstrate/maintain an adequate housing land supply. In particular, Background Paper 1 – Housing Requirements and Supply and the Council's Further Statements cover these matters in detail, these are not repeated here. The Local Plan Inspector has now produced a note of his 'Initial Findings' which conclude *'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 already identified'*. The Inspector has not, therefore, concurred with those such as the applicant that claim a 5 year land supply cannot be demonstrated, having considered the evidence from all parties.

The application site is allocated by the 2006 Local Plan for recreation use (policy RT5). The intention was that this land should be developed for sports pitches but land to the north of the application site has now been brought into use for this purpose. Recent assessments of open space provision undertaken for LPP2 indicate adequate provision for sports, and LPP2 allocates land at Sun Lane for other open space purposes. Therefore, while the area remains allocated by the 2006 Local Plan at present, the Open Space Officer will be able to comment further on future requirements.

The type and mix of housing accords with the requirements of LPP1 policy CP2. Local Plan Part 1 policy CP11 expects high standards of sustainability (Code for Sustainable Homes Level 5 for energy and Level 4 for water) but recent Government announcements mean that Code Level 4 for energy would be accepted, and these could be secured by a planning condition. The site lies within a Historic Park and Garden, which suggests conflict with LPP1 policy CP20 and LPP2's policy DM24 – other consultees will be able to advise on the weight to be applied to this matter. Other consultees will also no doubt comment on the acceptability of the application in relation to open space provision, transport, design, landscape impact, biodiversity and infrastructure provision (LPP1 policies CP7, CP10, CP13, CP14, CP20, CP21).

Conclusion

The site lies outside the defined settlement boundary of Alresford (WDLPR saved policy H3 and emerging LPP2 policy DM1) and is allocated for open space provision (2006 Local Plan policy RT5). The proposed housing is not of a type acceptable in the countryside (LPP1 policy MTRA4) and would not meet the requirements for an affordable housing exception site (policy CP4). It has been considered as a potential LPP2 housing allocation, both in its own right and as part of an 'alternative plan', but has been rejected. LPP2 has been examined and the Inspector's Initial Findings do not raise significant soundness issues in relation to the proposals for Alresford, or promote additional housing

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sites.

LPP1 is clear that its proposed housing targets should be met in a plan-led way. The LPP1's approach was supported by the LPP1 Inspector who agreed that any review of settlement boundaries should be through Local Plan Part 2 (LPP2). The NPPF also stresses the importance of a plan-led system and the presumption in favour of sustainable development relates to proposals that accord with the development plan. LPP2 is now well advanced, having recently undergone a public examination, and does not propose development of this site.

The Council can demonstrate an adequate supply of housing land and the LPP2 Inspector's Initial Findings support this conclusion. The development of this site has been considered through the LPP2 process, alongside other options, taking account of all the evidence and the views of the local community. It has not been selected as a housing allocation and the LPP2 Inspector's Initial Findings do not recommend that it should be.

Other consultees will no doubt comment on various other policy requirements such as landscape impact, transport, open space provision, etc. The proposal appears to meet the general policy requirements for housing mix and affordable housing (which would also apply to the 'specialist care' element). Notwithstanding this, the principle of development conflicts with up to date development plan policies and the emerging LPP2, which should now be accorded significant weight. There are no material considerations which would warrant making an exception to these policies.

Landscape Open Space:

All new housing developments are required to make provision for open space, preferably through on site provision where feasible. The provision should be well related to the housing development it serves, but the exact form and type should take into account the nature and size of the development. The detailed quantity requirements for the provision of open space are set out in Policy CP7 (Table 1). The overall standard is 4.00 ha per thousand people, or 40m² per person, broken down into 6 categories of open space. 60 dwellings using an average occupancy of 2.5 people per dwelling would generate a population of 150 people which would give rise to a policy requirement for 0.6 ha or 6000m² on site. However, of these open space categories, not all will be appropriate on this site as it is adjacent to the town's main park / recreation ground which provides sports pitches, a play area and informal green space. The total requirement for recreational space on site therefore will be reduced. Notwithstanding the sites' proximity to Arlebury Park, and the reduced recreational space requirement, the development must still nonetheless, provide adequate amenity space on site in accordance with LPP2 Policy DM5. The site plan: 1923 /02 by Huw Thomas Associates illustrates a layout organised around a series of three green spaces which range from two significant green rectangular spaces of approximately 1500m² to a smaller space of around 300m². These green spaces would meet the requirement of DM5 that there be adequate amenity space. I have no objection at this stage to the proposals from an open space perspective as long as good pedestrian access is maintained from the site into Arlebury Park, as currently shown on the plans.

Hampshire County Council Flood Water Management:

Have identified that additional information is required particularly in respect of Phase 1 which is for full planning permission. There are no calculations submitted to show that the

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size of the proposed SuDs are likely to be able to be provided for within the layout or whether these measures provide enough water quality treatment based on the proposals. It would be expected that the range of 20 – 40% would have been tested for climate change not the 30% figure chosen by the applicant. Additional information has been submitted by the applicant and a revised consultation response received. No objection to the application.

Hampshire County Council Education.

The proposed development of 60 dwellings are expected to generate a total of 12.3 additional primary age children. This is based on a figure of 0.3 primary age children per new dwelling and was derived by conducting demographic surveys of developments that have been completed within Hampshire and calculating the average number of primary age children on those developments.

The development site is served by Sun Hill Infant and Junior School in Alresford and population data shows that these schools will be unable to cater for the additional children that will be yielded from this development. Consequently the school will need to be expanded to cater for the additional 12.3 pupils and a contribution is sought from the developer to pay for this expansion. **The required primary contribution is £240,194.**

Details of the forecasting methodology used along with the current pupil numbers at these schools can be found in Appendix A.

The County Council has used recent past projects to derive costs for the proposed expansions. Details and an explanation can be found in the County Council's Developers Contributions Guidance using the following link:

<http://www3.hants.gov.uk/education/school/school-places>

It is not possible to advise on the detail of the works required to the schools at this stage as feasibility studies and consultation must be undertaken to identify the best way of accommodating the children on site. However, the contribution will be used to directly mitigate the impact of the development and any part of the contribution that is not utilised will be returned to the developer. As more detailed work is undertaken, the County Council can provide a site specific estimate of costs. Financial contributions may change depending on the make-up and timing of the development.

In summary, the contribution towards the expansion of Sun Hill Infant and Junior Schools are necessary because the schools are currently at capacity and without expansion will not be able to accommodate the children from the development. The contribution will be spent on improvements to the schools which serve the site and therefore are directly related to the development. The level of contribution being sought is based on the number of children expected to be living on the development and the expected cost of accommodating these children at the schools and therefore is fairly and reasonably related in scale and kind to the development. This information is supported by the County Council's '*Planning for School Places Guidance Document*' which sets out the methodology for assessing the impact of development on education infrastructure.

Recommendation

The County Council, as Local Education Authority, raises no objection to the planning application subject to the applicant entering into a section 106 agreement to secure a

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contribution of **£240,194** towards expansion projects at Sun Hill Infant and Junior School in order to mitigate the impact of the development on educational infrastructure and ensure that sufficient school places are provided to accommodate the additional children expected to be generated by the development.

Without the provision of a contribution towards providing additional school places, the County Council as Local Education Authority would object to the proposal on the grounds that the impact on the existing infrastructure cannot be sufficiently mitigated and therefore the development is unacceptable in planning terms.

Southern Water:

Do not object to the application but identify that the development might need additional local infrastructure. Conditions would be needed if planning permission was to be granted.

Representations:

New Alresford Town Council: Object to the application for the following reasons;

- On 23rd September 1869 the Reverend Charles Richard, Bishop of Winchester gifted the title of the land on either side of the Avenue (between Pound Hill and Winchester Road) to the Bailiff and Burgesses of the Borough and Town of New Alresford. Subsequently on the dissolution of the Bailiff and Burgesses' NATT became the land owner in 1890. The gift had strict terms attached to it and was to be used for recreational purposes and for no other purpose whatsoever. No building to be permitted and not to be used for an offensive, noxious, noisome or noisy purpose. Grazing of animals was not allowed. This was to try to protect the future of the land. The Avenue has therefore remained a peaceful place to walk or sit in the shade of the trees on the benches provided.
- The Avenue provides a grand entranceway to the Town and is very popular with tourists.
- In the last 5 years NATC asked for the Avenue to become part of the Open Space area for Alresford.
- NATC has been engaged with the community in raising money to keep the Avenue as an iconic feature of Alresford and to commit to spending £6, per annum for ensuring regular grass cutting, tree care as well as dealing with structural upkeep of the Avenue. The "Friends of the Avenue" launched in May 2016 are supported by residents / businesses throughout the Town. The Avenue is one of the most important features of the whole Town and it is important to ensure that nothing is done to harm this.
- The developers intend to use the "Barns Drive" which is a private road, as access across the Avenue and onto the Highway. This road is totally unsuited to serve an additional 60 dwellings and their vehicles let alone the larger and noisier vehicles which come with such a development. NATT would not be prepared to grant any further access or agree a widening of the current access which existed pre 1869 for the use of tradesman to Arlebury Park House.
- Concerns re: development and increased size to Alresford Town.
- Increase in traffic
- Pedestrian safety
- Health of trees adjacent to the access
- Adverse effect on drainage near the access area with the concreting of 60

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dwellings plus infrastructure.

- The additional noise which goes against the historic wishes of Bishop of Winchester.
- The site has been subject to a large number of archaeological finds as it was an important meeting place for gatherings / fairs in the Middle Ages and before. The list of finds have all been seen by FLP and appear on the museum website.
- As the owner NATT has the prime responsibility for ensuring the preservation of the Avenue as originally intended. The NATT conclude that the planning application will be detrimental to the features of the Avenue and thus a loss to the Alresford residents of the iconic / heritage status. Finally the approval of the planning application will inevitably result in further developments along the North of the Avenue starting with the caravan park and continuing down to Drove Land. In a short time there would be 250 such dwellings with new accesses across the Avenue which will be downgraded to an ordinary feature.

New Alresford Town Council: Object to the planning application for the following reasons;

- Impact on residential amenity
- Traffic and highways
- Access to the site is problematic and access to the Avenue over a footpath is dangerous.
- Site is designated countryside.
- Site is not put forward as part of LPP2
- Site is outside boundary as defined by LPP2
- Would be ruinous to peaceful atmosphere of the Avenue
- Views of the Itchen Valley Pathways ruined.
- Could be sensitive archaeological site (see FLO Report)
- Drainage concerns.

The Alresford Society: Object to the planning application for the following reasons;

- The open land to the north of The Avenue and very fine mature trees that form it (mostly English limes, some dating back to the 1860s when gifted to the people of Alresford by the Bishop of Winchester) create one of the major landscape features of the town. At the moment the buildings sited here in the old Arlebury Park estate (mentioned in Pevsner) are limited to Arlebury Park house itself, set very well back from the road, its west and east lodges, the kitchen gardens, old stables and farmery (since converted to form The Mews and The Barns), and Trees, a pleasing late Victorian house, possibly home to the original farm bailiff. Re-modelled over the years, this important group of heritage assets the Avenue stretches from Drove Lane to Pound Hill – dates from the 1770s to 1890s. The only building actually on The Avenue (immediately south of the handsome brick and flint boundary wall) is the old toll house (Grade II listed), once part of the estate.
- This is a Hampshire registered historic park and there are also long views, from the Avenue up to the Hampshire downs beyond the River Arle valley (a SSSI) and from the downs towards the town. The latter were recorded by William Cobbett in his famous Rural Rides, made in the 1820s. For residents throughout the town this is, therefore, a tranquil, much loved historic feature of Alresford and attracts many visitors. An attempt some years ago to build a supermarket on this same site, brought together hundreds of people in a protest meeting, repeated a few years later when another (much smaller) housing development was proposed.
- The site lies outside the agreed development boundary and if permitted will open

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up the whole Avenue for development by setting a precedent; the domino effect. This is a classic thin edge of the wedge situation. Such a development and its effect on the town and landscape would very clearly contravene WCC policies: CP20 (Heritage & Landscape Character), which provides: detail on the particular considerations and features that form part of Conservation Areas, historic townscapes and landscapes and heritage features within the wider landscape. These range from international and national designations to locally important undesignated landscapes and features and should not be adversely affected by development. And Areas of ecological importance also range from internationally and nationally designated areas to local designations. The biodiversity of these areas should not be adversely affected by development

- DM 14 Local Distinctiveness reads Development should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. This development would irreplaceably damage the distinctiveness of the town's grand western entrance. National planning policy (Section 12 of the NPPF) and bodies like Historic England equally identify the importance of the character and setting of heritage assets such as the Avenue for their environmental, social and cultural impact on communities, and the latter says planning should always seek to conserve heritage assets so that they can be enjoyed for their contribution to the quality of life of this and future generations.

In addition to the potential for irreplaceable damage to the iconic gateway to the town and our heritage and landscape quality), there are also:

- Significant legal problems with private ownership of proposed access routes at the entrance to The Barns, over public land at the ARC, and over The Avenue, owned by New Alresford Town Trust on behalf of the residents of the town,
- Design issues including overdevelopment (e.g. too many buildings, impact on local amenity and character),
- Major intensification of traffic (residents, visitors, services, deliveries) over single track roads on privately owned land and safety of pedestrians using the frequently used public footpath alongside The Avenue. This also has to be seen in the context of the Local Plan development at Sun Lane and in The Dean, which are to be considered by the HM Planning Inspector in a few days time. If found sound these sites adequately provide the required housing for Alresford's contribution to Winchester Districts Local Plan (which we have long supported), as well as benefits including a major contribution to public open space, and fit-for-purpose, new employment premises and associated new infrastructure.

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

- Will increase the traffic on The Avenue which will be a hazard.
- Will result in the loss of trees
- Access road to the site is unsatisfactory
- Will damage the attractive approach to Alresford
- Detrimental to Alresford particularly as other houses are already being planned for.

28 letters of support received.

- Sustainable location
- Not a highly sensitive site
- Well screened
- Provides additional public parking
- Design is appropriate to Alresford

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- Support over 55's accommodation and smaller units
- Better site than the Sun Lane LPP2 site.

Relevant Planning Policy:

Winchester District Local Plan Review

DP3, DP4, DP5, HE4, HE5, HE6, HE8, H3, T2, T3, T4.

Winchester Local Plan Part 1 – Joint Core Strategy

DS1, MTRA2, CP1, CP2, CP3, CP7, CP11, CP13, CP15, CP16 CP20, CP21.

Local Plan Part 2 - Development Management and Site Allocations:

DM1, DM2, DM5, DM14, DM15, DM16, DM17, DM22, DM23, DM24, DM25, DM26, DM28.

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Alresford Town Design Statement adopted April 2008. The site is within character area T (north west and Arlebury Park Character Area).

High Quality Places.

Planning Considerations:

Principle of development

The application is a hybrid application with full planning permission sought for Phase 1 and outline for the remainder of the site with access to be considered at this stage along with the principle of development.

The application has been screened under the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 but is not considered to require an Environmental Impact Assessment.

The application is for open market housing with 40% affordable and such development would normally be expected to be proposed within the settlement boundaries and not in the designated countryside.

The applicant is not proposing CP4 (affordable housing exceptions) which is the only residential development that would normally be acceptable within the countryside (other than that essential for agriculture etc.) and the provision of the open market housing on this site without justification is unacceptable, contrary to policy and undermines the normal plan led process of determining planning applications. The application should be determined in accordance with adopted planning policy as required by Section 54A of the Town and Country Planning Act and Section 38 (6) of the Planning and Compulsory Purchase Act 2004. There is no policy justification for allowing such development within the countryside.

There is therefore a clear conflict with the statutory adopted development plan policies. LPP1 is clear that its proposed housing targets should be met in a plan – led way. This approach was supported by the Local Plan Inspector who agreed that any review of the settlement boundaries should be through LPP2. The NPPF also stresses the importance of a plan – led system and the presumption in favour of sustainable development relates to proposals that accord with the development plan.

Although the draft LPP2 is as yet unadopted the local plan has been through the examination in public and has been found sound. LPP2 does not allocate the application site for development. The Council can demonstrate an adequate supply of deliverable housing land and there is therefore no justification for supporting housing on this site.

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Granting planning permission for housing on this site would undermine the proper planning of the area as it fails to take account of the range of development needs that may exist, the potential sites on which to meet them, and the ability of alternative sites to provide for development needs. If this site is to be considered for development then it should be done through the local plan process which would allow it to be compared with other sites, weighed against all the factors, including the views of the local community, in accordance with the development plan process.

The proposed development is therefore contrary to the adopted policies of the existing and emerging development plan and the principle of the development is unacceptable.

Design/layout

Details are available for Phase 1 with an illustrative only layout for the remainder of the site. The layout of the site although only indicative for the area other than phase 1, shows development of a series of cul de sacs. In phase 1 as well as the dwellings and open space proposed there is a public car park with 29 spaces which is to be accessed off the existing car park to Arlebury Park Recreation Ground.

There are two larger dwellings which front onto the existing driveway and form the entrance to phase 1. Both are detached with attached double garages. The boundaries to the rear gardens front the access road into phase 1. The view from the access is planned to be terminated by a dwelling but as this is in the outline area of the site this cannot be relied on at this stage.

Within phase 1 the road swings round to the right and then splits. The northerly part of the road provides access to the parking to plots 1 – 10 and 44 – 46 and then terminates in a cul de sac. The southern part provides access to the series of car parking spaces provided around the landscaped garden and additional parking for plots 3, 4, 5, 6, 14, 15, 16, 17, 18, 19 and two visitor parking bays. This road terminates in a cul de sac with the bin collection point.

There is a pedestrian link which is underneath the buildings 11 – 19 and into the proposed new public car park and then via the new vehicular access into the recreation ground beyond.

The buildings are two storey although differing scale and are of traditional design and materials which are appropriate in the setting.

Impact on character of area and neighbouring property

The nearest neighbour to the site is the lodge house to the south east corner. The closest built form on phase 1 is plot 20 and the double garage to this plot which is approximately 30m away from the existing dwelling and located to the north west so will not cause any unneighbourly impacts in relation to overshadowing or proximity of the built form. To the east of the existing dwelling is the area of proposed landscape garden with the dwellings 11 -19 being approximately 70m away from the existing dwelling.

The likely impacts of the proposed development are more strategic rather than in relation to neighbouring properties

It is considered that the proposed development would have an adverse impact on the character of the area by the provision of unplanned for residential development within the countryside.

Landscape

The application site is located within the designated countryside and is also identified in the Hampshire Park and Garden boundary as identifying the extent of Arlebury Park.

The site has been assessed in the New Alresford Landscape Sensitivity Appraisal and was identified as being moderately sensitive. The Landscape Sensitivity Appraisal formed part

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of the wider assessment of sites for the allocation of development sites to be included in the Local Plan Part 2. This site was not selected for inclusion in Local Plan Part 2.

The development of the site has the potential to be harmful to the character of Arlebury Park by developing land that forms part of its setting and which is included in the Hampshire Register of Parks and Gardens.

There are several points of public access including the road, footpath and amenity land on which forms part of The Avenue from which the proposed development would be visible. Although the development is set back from the road it will still be visible and the change from countryside to housing is considered to be harmful to the visual amenities and character of the area.

The principle of building on a Registered Park and Garden is unacceptable. Areas with such designations have been recognised for their historic qualities and should be preserved.

Highways/Parking

With the exception of Phase 1 the application is in outline with the principle and means of access to be determined at this stage. It is intended to use the existing access point onto The Avenue. This access currently serves properties in Arlebury Park, the caravan site and the gatehouse located adjacent to the application site. The visibility at the access junction with The Avenue is acceptable and accords with the advice given in Manual for Streets. The width of the driveway is sufficient to allow vehicles to pass including a larger refuse vehicle and this is considered to be acceptable and in accordance with standards. Where the site access joins the private drive it is proposed to provide an area with a contrasting surface finish which will allow cars and larger vehicles to pass.

Within the site the private drive will be a shared surface environment. Manual for Streets identified 100 vehicles per hour as a guide for traffic volume where shared environments are likely to be appropriate, vehicle volumes here will much less and so a shared surface approach is considered to be appropriate.

The proposed extension to the car park at the Recreation Ground will be accessed via the existing car park with no vehicular access to the development via this route. There is also a pedestrian access being provided to the north east of the site which will allow access from the site into the Recreation Ground. The parking for cars and cycles within the site is to be provided according to the adopted standards. There are an additional 5 visitor spaces provided within Phase 1.

Affordable housing.

The applicant is proposing to provide 40% affordable housing over the entire site 40% of the dwellings will be provided as affordable and this will include some of the age restricted dwellings. Because the applicant has not yet entered into a S106 agreement to secure the affordable housing a reason for refusal is needed to cover the local planning authorities' position should an appeal be lodged. Reason for refusal number 5 covers lack of affordable housing provision.

Education.

The proposed development is expected to generate 12.3 additional primary age children. The existing primary school Sun Hill Infant and Junior School does not have capacity to cater for additional children without expanding the school. The developer is required to pay for this expansion to mitigate the impacts of the development and a contribution of £240,194 is sought. Because the applicant has not yet entered into a

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S106 agreement to secure the education contribution a reason for refusal is needed to cover the local planning authorities' position should an appeal be lodged. Reason for refusal number 4 covers lack of contribution for education.

Recommendation

Application Refused for the following reasons;

Reasons:

01 The proposed development is contrary to Policies CP13 and CP20 of the Winchester District Local Plan Part 1 - Joint Core Strategy and saved policy DP3 of the Winchester District Local Plan 2006 Review in that it would extend development into an area of countryside and not respond positively to landscape character, the setting of Alresford as well as having a negative impact on visual amenity and views. The proposals would be detrimental to the landscape in this location by developing an area of countryside which lies outside the settlement boundary of Alresford.

02 The proposed development 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 which are central to the emerging Plan. The Plan is at an advanced stage (currently at examination) and the Inspector's Initial Findings indicate that its provisions for New Alresford are sound and that the Local Planning Authority has demonstrated a 5 year supply of deliverable housing land through the Local Plan process. There is no justification or need to allow housing on this site, contrary to the provisions of emerging policy DM1 which can be accorded substantial weight, in that it would result in unjustified development within the defined countryside.

03 The proposed development is contrary to Policies CP13 and CP20 of the Winchester District Local Plan Part 1 - Joint Core Strategy and saved policy DP3 of the Winchester District Local Plan 2006 Review and emerging policies DM14 and DM16 and DM24 of the Winchester District Local Plan Part 2: Development Management and Site Allocations, in that it would extend development into an area of countryside which is also a Historic Park and Garden and not respond positively to landscape character, the setting of Alresford as well as having a negative impact on visual amenity and views. The proposals would be detrimental to the landscape in this location by developing an area of countryside which lies outside the settlement boundary of Alresford.

04 The proposed development would be contrary to policy CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy in that it fails to make provision for mitigating the impact of the additional children expected to be generated by the proposed development on the existing primary school which does not have the necessary capacity to accommodate the additional population. The proposed development would therefore be contrary to the amenities of the area.

05 The proposed development would be contrary to policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy in that it has not made provision for affordable housing and would therefore be detrimental to the amenities of the area.

Informatives:

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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 which was not taken up by the applicant.
- updating applicants/agents of any issues that may arise in the processing of their application. The applicant was advised the Local Plan Part 2 was deemed sound and the housing supply accepted by the Inspector without the inclusion of this site.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA2, CP1, CP2, CP3, CP7, CP11, CP13, CP15, CP16 CP20, CP21.

Winchester District Local Plan Review 2006: Saved policies, DP3, DP4, DP5, HE4, HE5, HE6, HE8, H3, T2, T3, T4.

Local Plan Part 2 - Development Management and Site Allocations; DM1, DM2, DM5, DM14, DM15, DM16, DM17, DM22, DM23, DM24, DM25, DM26, DM28,

03. The decision has been made considering the following submissions.

Completed application form

Drawing pack:

- 1923 - Accommodation Schedule 26-05-16
- 1923/01 - Location Plan
- 1923/03 - Aerial Perspective copy
- 1923/04 - 1-10 GF FF Plans
- 1923/05 - 1-10 GF Plans
- 1923/06 - 1-10 FF Plans
- 1923/07 - 1-10 Elevations
- 1923/08 - 1-10 S Elevation 1
- 1923/09 - 1-10 5 Elevation 2
- 1923/10 - 1-10 N Elevation 1
- 1923/11 - 1-10 N Elevation 2
- 1923/12 - 1-10 EW Elevations
- 1923/13 - 11-19 GF FF SF Plans
- 1923/14 - 11-19 GF Plans
- 1923/15 - 11-19 FF SF Plans
- 1923/16 - 11-19 Elevations
- 1923/17 - 11-19 W Elevation 1
- 1923/18 - 11-19 01 Elevation 2
- 1923/19 - 11-19 E Elevation 1
- 1923/20 - 11-19 E Elevation 2
- 1923/21 - 11-19 NS Elevations
- 1923/22 - 20 GF FF Plans
- 1923/23 - 20 Elevations
- 1923/24 - 21 GF FF Plans
- 1923/25 - 21 Elevations

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Planning and Urban Design:

- Planning Statement
- Design and Access Statement
- PP001 Parameter - Land Use A
- PP002 Parameter - Access A
- PP003 Parameter - Landscape A

Landscaping details:

- Landscape Masterplan - 2617-LA-02_P4
- Drawing 2617-LA -01 LP 2
- Drawing 2617-PP-01_P2
- Drawing 2617-RE-01_P4

Trees:

- TSP-ARLEBURY/001 - Tree Protection Plan TPP
- AIA/AMS-KC/AH/ARLEBURY/001 - Arboricultural Impact Appraisal and Method Statement

Heritage and Archaeology:

- 2306A - Heritage Statement May 2016
- 00243 - Archaeological desk based assessment April 2016:

Drainage:

- 169 FRA April 2016 - Flood Risk Assessment
- 169 DBC SA Calcs Apr 2016 - Drainage Calculations
- 169 SK01 8 Apr 16 - Drawing
- 169 5K02 8 Apr 16 - Drawing
- 169 SK03 8 Apr 16 - Drawing
- Surface Water Pro Forma
- SWU Public Sewer Records

Ecology:

- Arlebury Park, New Alresford Ecology Report - 26/02/2015
- Biodiversity Checklist

Transport:

- ITB9194-004B R - Transport Assessment
- ITB9191-GA-006C – Potential Site Access Arrangement
- ITB9194-GA-009E – Proposed Internal Road Layout
- ITB91921-GA-0115 – Vehicles Swept Path Analysis
- ITI391921-GA-0138 – Swept Path Analysis (Phase 1) Refuse Vehicle
- ITB9194-GA-0148 - Swept Path Analysis (Outline Site) Refuse Vehicle
- 1923/02 - Site Plan with detailed area shown
- 1923/02 - Site Plan
- Drainage plan: 169 5K04 3Apr 16