



Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	21/02/2017
PSMA Number	100019531

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 01
Case No: 15/02523/OUT
Proposal Description: Erection of 82 dwellings, alterations to junction of A32 and A334 and provision of pedestrian and cycle access. (OUTLINE Application considering access)
Address: Land To The Rear Of 1 To 34 School Road Wickham
Hampshire
Parish: Wickham
Applicants Name:
Case Officer: Mr Simon Avery
Date Valid: 6 November 2015
Site Factors: Civil Aviation
County Heritage Site
Solent Disturbance and Mitigation Zone
Recommendation: Application Permitted

General Comments

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

Amended plans have been submitted making slight changes to the layout and improving the arrangement of affordable housing.

Site Description

This site is located on the south eastern edge of Wickham. It consists of 2 fields which are located behind houses on the eastern side of School Lane and a small section of woodland to the south of these. The fields are historically associated with the Church of St Nicholas which is located to the north of the site on the other side of Southwick Road. Southwick Road itself bounds the northern edge of the application site and an extensive area of land to the north of Southwick Road is an historic parkland called Rookesbury Park. This is within the South Downs National Park. Rookesbury Park Manor house sits within the parkland to the north east and is Grade II* Listed.

The western boundary of the site is enclosed by the rear gardens of houses on the east side of School Road. To the northwest, on the corner of Southwick Road and School Road is a separate development called Glebe Corner. Wickham Conservation Area extends from the centre of the village to the west side of School Road. There are some Listed Buildings opposite the site to the north, near the Church, which itself is Grade II* Listed.

The woodland at the southern end of the site sits adjacent to a roundabout at the junction of the A334 and A32. A vehicular access to the site is located just to the north of this roundabout. A large detached house and grounds (The Old Rectory) is located to the northeast of the site and this is also Grade II Listed. The site is enclosed on the eastern side by hedgerows.

There are some significant protected trees within the site. The land is relatively flat towards the south but rises up gently to the north and more markedly on the eastern edge. The site includes a strip of land linking into School Road which runs between the northernmost house fronting School Road and the dwellings on Glebe Corner.

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

The site is archaeologically sensitive with the northern field being the site of a medieval and post-medieval moated manorial site (Wickham Manor) dating from the 11th century. Within the wooded area at the southern end of the site lie a series of possible infilled fishponds associated with the medieval manorial complex. There is also evidence of Roman and prehistoric remains.

Proposal

- This is an outline application with all matters reserved apart from the access which is proposed in the form of a 4th arm from the roundabout at the junction of the A32 and A334.
- It is for 82 dwellings to include 40% affordable housing.
- The illustrative masterplan shows a framework for how this development can be brought forward at reserved matters stage.
- The proposals include onsite public open space, and pedestrian and cycle access.

Relevant Planning History

15/00946/SCREEN - Request for a screening opinion under the EIA Regulations for proposed residential development comprising of 80 residential units with landscaping, access and associated works on land to the south of Southwick Road. It was found that an Environmental Impact Assessment is not required 28th May 2015.

Consultations

Strategic Planning

- The proposal relates to land which has been selected as a LPP2 site allocation, as it performs better than other sites, being of moderate landscape sensitivity with good accessibility and well contained in the landscape.
- It has been subject to consultation and was supported by the Parish Council as part of the planning strategy for Wickham.
- The proposal is therefore acceptable in principle as it relates to the site allocated by LPP2 policy WK3, provided the requirements of the existing LPP1 and LPP2 are fully met and it is satisfactory in all other respects.
- The drainage issues in Wickham mean that development should not exacerbate flooding problems.

Urban Design

- There are some changes to the illustrative site masterplan which would result in significant improvements, such as a better pedestrian route through the site, car parking more integrated into the scheme, less deep plan buildings, a less diverse palette of forms and materials and more unity, order and cohesion within the individual streets of this development.

Strategic Housing

- The indicative proposals are acceptable.

HCC Education

- An Education contribution cannot be justified.

Landscape

- No objection but the pedestrian 'green route' which connects the open space to the north with the play area and woodland to the south needs more work to make it

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

more legible and attractive.

- (Note: Following the submission of amended plans officers are now satisfied that the green route will be acceptable with appropriate planting and detaining.

Landscape – Open Space

- There will be no shortage of open space available to the new development.
- Arrangements for the phasing / timing of the provision of the open space and play area and their future management need to be the subject of a planning obligation.
- The contribution towards the improvement of Wickham Recreation Ground (replacement of the pavilion) which is required by policy WK3 would also need to be subject to a planning obligation.
- Shared surface streets are proposed for a large proportion of the road network which increases the useable open space even further and is welcomed.

Landscape - Trees

- The internal roadway should be adjusted to optimise protection for high grade trees.
- The enhancement & management of the wooded area is necessary in order to mitigate the impact of the proposed new southern section of access road & improve / manage relationship between woodland and development in the longer term.
- (Note: The amended plans have adjusted the internal layout to avoid the root protection areas of high grade trees)

Environment Agency

- No objections.

HCC Flood and Water Management

- The general principles for the surface water drainage proposals are acceptable.

Drainage

- No objections.

Southern Water

- Southern Water are currently progressing with the design of a solution for the foul drainage arising from the 82 dwellings that prevents flooding from the sewerage system and will ensure any existing problems are not exacerbated.
- Southern Water has a statutory duty to serve development and, as such, cannot refuse new connections. SW therefore look to the Local Authority to ensure that the implementation of an appropriate drainage solution is supported by a planning condition requiring the developer to agree a drainage solution with Southern Water, prior to the start of construction.

Natural England

- No objection as long as a contribution is provided against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP).
- (Note: This is secured by the s106 Legal Agreement)

Ecology

- No objection.

Historic Environment

- No objection.

Archaeology

- No objection.
- The presence of a significant archaeological site which is to be conserved within a public open space and other remains which are to the subject of archaeological investigation and recording presents an opportunity for the provision of

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

interpretation within the site. This could be secured via appropriately worded planning conditions.

Environmental Protection

- No objection.

South Downs National Park

- No objection but the detailed design stages need to consider impact on the SDNP.

Representations:

Wickham Parish Council

- There is no objection to the principle of development on this site as its allocation has been supported by the Parish Council and accords with emerging LPP2 Policy WK2.
- The mix of modest housing suggested in the outline application is supported and changes to the outline proposals to include significant numbers of larger properties would be unwelcome.
- The full application should provide a master plan with phasing details to indicate how and when the housing (including affordable housing), footpath links, crossing of the A32 in School Road, open space to the north of the site and contribution towards sports provision will be made.
- Close liaison with the Parish Council and community is requested to secure acceptable plans for the play area to the south and open space to the north of the site.
- The archaeology will be of particular importance to many of our residents and community involvement with the work would be appreciated.
- The site experiences extreme flooding at times, the applicant should demonstrate that the development will not adversely affect the existing residents in School Road or the residents of the new houses.
- Storm and sewer flooding is a key concern for Wickham residents and a condition is requested requiring the developer to work with Hampshire County Council and key stakeholders to ensure a co-ordinated approach to improving existing problems with flooding.
- Concern about capacity on the road network.

19 letters received from 17 households objecting to the application for the following reasons:

- Impact on rural character and appearance.
- Lack of parking provision.
- Increase in traffic noise and congestion.
- Proposals are in advance of LPP2.
- Impacts of flooding and drainage need to be resolved.
- Poor access for pedestrians.
- No justification since Welborne will build 6000 new homes within a mile radius.
- Cumulative impact with Welborne needs to be considered.
- The development will result in a dangerous access to the site at a very busy junction.
- Increase in poor air quality noise and light pollution.
- Increased load on sewage and increased risk of floods in the village.
- Inadequate transport infrastructure.
- Poor consultation from the developer.

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

- Traffic surveys and projections are inaccurate.
- The choice of this site is totally wrong for Wickham / unsustainable.
- Impact on protected species.

Wickham Residents Association

- Objection on the following grounds:
- The application is in advance of the LPP2.
- The applicant has not engaged with neighbours adequately.
- The drainage proposals are inadequate.
- There is no current Wickham Drainage Area Plan (DAP) and the addition of 82 homes to the Wickham community will have an impact that will not be confined to School Road and the immediate neighbourhood.
- The effect on congestion of traffic to and from the development site has been underestimated but will be significant.
- The application does not take sufficient account of the cumulative effect on the community of traffic to and from the 6,000-home Welborne development.

Wickham Society

- Concern over whether Southern Water will carry out necessary drainage improvements. Any such improvements by SW will be in the form of extra pumping facilities and are very unlikely to address the issues which result in flooding at the bottom of Mill Lane.
- Surface water is unlikely to be able to be infiltrated on site, the site in winter has a high water table and so any SUDS scheme may be rendered useless.
- Doubts expressed about the accuracy of the traffic census figures.
- Concern about congestion at the roundabout junction due to the development and Welborne.
- The proposal to alter the roundabout and install a pedestrian crossing will exacerbate delays.
- The Glebe fields flood in the winter and that situation must not be made worse
- Development on land that floods is short sighted.
- Traffic access problems and surface water drainage issues at the Mill Lane site are capable of being overcome.
- The census where villagers expressed the view that development sites should be geographically separate is no longer valid and should not be followed slavishly.
- The housing site allocations for Wickham should be revisited and Mill Lane reconsidered.

1 letters of comment received.

- Need to provide rain water runoff and screening..

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- DS1, MTRA1, MTRA2, MTRA3, MTRA4, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP12, CP13, CP14, CP15, CP16, CP17, CP18, CP19, CP20, CP21

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

- DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM10, DM11, DM12, DM13, DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24,

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

DM25, DM26, DM27, DM28, DM29, DM30, DM32, DM32, DM33

Supplementary Planning Guidance:

- Residential Parking Standards December 2009
- Wickham Village Design Statement
- High Quality Places March 2015
- Affordable Housing February 2008

National Planning Policy Guidance/Statements:

- National Planning Policy Framework

Planning Considerations

Principle of development

The Winchester Local Plan Part 2 (LPP2) was adopted by the Council on 5 April 2017. The application site is on land allocated for housing and open space in the LPP2 through policy WK3. The proposed application is therefore acceptable in principle as it provides open space on the northern part of the site and residential development in the southern part (which is now effectively within the settlement boundary of the village).

Policy WK3 also has a number of criteria which need to be met for the proposals to be acceptable in detail. In addition to this the LPP2 includes policy WK1 which specifically deals with drainage in Wickham due to problems that are currently experienced in the village with surface and foul water drainage. The criteria of WK1 must also be satisfied by this proposal. The requirements of WK1 and WK3 are as follows:

- Provision of about 80 dwellings at the southern end of the site.
- Public Informal Open Space and Parkland in the northern part of the site.
- Open Space within the housing development (Local Equipped Areas for Play)
- A masterplan and phasing plan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area and timing of provision.
- A contribution towards the improvement of Wickham Recreation Ground.
- Safe vehicle, pedestrian and cycle access to the site and crossing arrangements for School Road.
- Substantial landscaping.
- Investigation and proper preservation / recording of archaeology.
- Proper assessment of flooding and drainage issues.
- Suitable connection to the sewerage and water supply networks.
- Management measures and / or contributions to address the risk of flooding.

It is considered that the proposal satisfies all of these criteria as follows:

- The scheme proposes 82 dwellings which meets the requirement of 'about' 80.
- It provides the necessary open space in the north of the site and another area to the south of the housing.
- The application is supported by an illustrative Masterplan which provides the basis for a high quality scheme which it is considered will create a successful place.
- The applicant has agreed a contribution of £150,000 towards a new pavilion at Wickham Recreation Ground.
- The scheme provides a new access off the roundabout and suitable pedestrian and cycle routes and links including a crossing over School Road.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- Suitable landscaping is provided around boundaries and within the site.
- Southern Water are working with the developer to engineer a drainage solution that prevents flooding from the sewerage system and will ensure any existing problems are not exacerbated. The details of this are not yet resolved but a planning condition is attached requiring the developer to agree a drainage solution with Southern Water, prior to the start of construction (condition 8a). On this basis it is considered that the drainage issues relating to this application have been addressed as far as they can at this stage and that there are adequate safeguards in place to ensure that development cannot proceed until the necessary infrastructure to serve this development is in place.

The requirements of policies WK1 and WK3 are therefore considered to be met by the application.

In addition to these requirements the proposal also has to be acceptable in terms of housing mix and the provision of affordable housing.

Following negotiations with the Council's New Homes Delivery Team and revisions to the scheme, the proposals now meet the requirements of LPP1 policy CP3 in respect of affordable housing provision as follows:

- It is proposed that 32 of the 82 dwellings are for affordable housing. This equates to 39.02 % on site provision for affordable housing. A financial contribution will be made to make up the shortfall to 40% provision.
- The tenure split between affordable rented and shared ownership is 71.88% rented and 28.13% for Shared Ownership. The proposed tenure split accords with the requirements of Planning Policy CP3.
- The plans supplied as part of the application show an indicative layout with affordable homes well dispersed within the scheme.
- The size of the proposed units meets the requirements of policy DM2 of LPP2 and the applicant has been informed of the requirement that all of the Affordable Homes meet building regulation standard M42 (accessible homes).
- Detailed matters regarding affordable housing will be considered at the time of the determination of a reserved matters planning application.

In terms of housing mix, the affordable and market housing provides a majority of 2 and 3 bed properties in accordance with LPP1 policy CP2. The specific mix for the affordable units is:

- 8 One bed units (all for rent)
- 13 Two bed units (9 for rent and 4 for Shared Ownership)
- 11 Three bed units (6 for rent and 5 for Shared Ownership)

The mix is considered to be acceptable and has regard to housing need within the district.

The housing development would also need to meet the requirements for sustainable construction required by policy CP11 of the LPP1, (as modified by Government announcements) which means all dwellings meet code 4 of the Code for Sustainable Homes. However, the detail of this can be resolved at the reserved matters stage.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

The County Council are not seeking education contributions for this development.

In summary, the proposal is considered to meet the specific criteria of LPP2 policies WK1 and WK3 and satisfies other relevant planning criteria (some of which are discussed in more detail below). It will provide much needed housing in what is considered to be a sustainable location in the village. On this basis, given the Government guidance in the NPPF in presumption in favour of sustainable development and following the adoption of LPP2, the principle of permitting this development is considered acceptable.

Design/layout

The design and layout of the scheme has been amended from the original submission following negotiations with the Council's Urban Design officer and Landscape architect.

The layout essentially consists of six perimeter blocks of housing with dwellings facing outwards to the open space areas to the south and north or onto internal streets within the development. The majority of the streets will be shared surfaces and there is a pedestrian route through the centre of the site. This provides the opportunity for some large trees in the middle of the development to complement the existing trees within the fields. This route has been revised from the original submission to ensure more houses are fronting on to it, providing better surveillance and avoiding gaps and stretches of garden fences lining the pathway. It will be expected to be landscaped to a high standard to ensure it is an attractive route through the centre of the scheme running south from the LEAP to the open space to the north.

Car parking has been revised to more sensitively integrate into the scheme with less parking to the front of dwellings and more located in small courts or between buildings.

The design of the buildings has been considered carefully. The original submission showed a number of deep plan buildings which are uncharacteristic of development within the surrounding area. In response to concerns about this the applicant has revised some of the house types to show narrow span buildings which are more reflective of traditional building forms in the village.

The scheme initially included a diverse palette of forms and materials across the development. This would have resulted in a lack of order and legibility as one 'street' may have ended up appearing much the same as another. The context of development along School Road and along the streets to the west of School Road, has more distinction, and within individual streets there is order and cohesion. In response to this the applicant has revised the scheme to provide more unity, order and cohesion within the individual streets through the forms of the buildings and the consistent use of materials and render, giving the development a stronger and more distinct architectural language.

The layout provides an area of informal open space to the north which will include fairly informal / unobtrusive pathway route northwards. At the southern end of the site a small area of woodland will be opened up and managed to space for a Local Equipped Area of Play (LEAP) and some more informal open space around it in the woodland. As such the layout reflects the requirements of policy WK3 and good links are provided around and through the housing development to give access to the open space areas.

Overall, it is considered that the design and layout as shown in the revised Masterplan

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

is of high quality, and demonstrates that housing, open space, access points and linkages can be accommodated in an appropriate fashion. It will result in a development which is sympathetic to its context, is sustainable and inclusive, and which has sense of place. As such it is considered to be in accordance with the Council's adopted design policy CP13 of the LPP1, policies DM14 to DM16 of the LPP2 as well as the guidance found in the Council's High Quality Places SPD.

Impact on character of area and neighbouring property

While providing a reasonably large number of houses, the site is generally well screened from views by existing trees. It is open to nearby views from a short section of the Southwick Road to the north and a short section of the Fareham Road to the south. However, additional planting is proposed to help further screen and soften the proposed housing. This planting will be along the northern edge of the proposed housing, along the western boundary with the existing properties on School Road, within the existing hedgerow to the eastern boundary and within the body of the development in association with a pedestrian 'green route' which connects the open space to the north with the play area and woodland to the south. On the basis of this landscape framework and the high quality of the design and layout, it is considered that the development will not be intrusive and will result in a scheme which provides an attractive, distinctive and yet cohesive extension to this edge of the village. It will have a positive impact on the character of the area and providing much needed housing.

The character of the area is also defined by a number of heritage assets which are the Listed Buildings St Nicholas Church and its churchyard (listed tombs), Beverley and the Old Rectory to the north and northeast of the site, the historic parkland on the north side of Southwick Road, and the Wickham Conservation Area to the west.

The church is the most prominent of these assets as recognised in its Grade II* listing. As the new housing is however proposed to be located on the southern part of the land, its overall impact on these heritage assets is limited, being restricted to direct views southwards from the section of Southwick Road that bounds the site. The use of the northern field as informal open space would maintain the immediate open setting of the church and its neighbouring listed buildings. It will also ensure the views from within the conservation area, looking east from Bridge Street (beneath the disused railway bridge) are not affected. The retention of the large trees that visually separate the northern and southern fields will also moderate views of the new development, which will be to some extent screened by them in views from the north.

Another important feature of the site is its archaeology. The northern field is the site of a medieval and post-medieval moated manorial site (Wickham Manor) dating from the 11th century. It survives as both upstanding earthworks and as buried archaeological remains. Although not currently designated, the remains of the moated manor site are considered to be of high archaeological significance, potentially of national importance and the majority of the complex is well preserved under a pasture regime. The retention of the northern field as informal open space ensures that the remains of the moated manorial complex will be conserved, including the legibility of the surviving earthworks. It is important that the undeveloped nature of this part of the site is maintained and any landscaping / ecological / drainage proposals need to be carefully controlled to ensure that they do not affect or diminish the ability to 'read' and appreciate this highly significant heritage asset.

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

In addition to the archaeology in the norther field there is evidence of Roman and prehistoric archaeology within the site and at the southern end within the wooded area, lie a series of possible infilled fishponds associated with the medieval manorial complex. These archaeological resources are not considered to form an overriding constraint to development but will need to be the subject of archaeological investigation and recording. The proposals are therefore considered to be acceptable in terms of archaeology.

In terms of its impact on neighbouring properties, the housing is enclosed within the site. Properties on School Road back onto the site but the new housing will be set back from these gardens with the internal roadway in between. The new housing will not therefore compromise the privacy or enjoyment of these gardens. Aside from this the new housing will be surrounded by the open space areas to the north and south and fields to the east. Other neighbouring properties such as the Old Rectory as some distance away.

The proposals will result in additional traffic but it is not considered that this will result in an unacceptable impact on the existing properties.

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

Landscape/Trees

The site has substantial planting around its boundaries and there are large trees along the boundary between the two fields which are a significant asset. On the initial layout the perimeter roadway encroached into the root protection areas of some high quality trees that are to be retained. However, this was amended by the applicant and the roadway located further away from the trees. As such the layout now respects the landscape setting and enables this to be substantially retained and strengthened and enjoyed by future residents.

An important element of the design is to introduce trees along the central pathway which will in due time help to break up the scale and mass of the development.

Overall it is considered that the scheme has a strong landscape framework which will help contribute towards a successful place.

Highways/Parking

This is an outline planning application with only the access to be considered at this stage so the details of the internal road layout and parking will need to be resolved at reserved matters stage. As the number of dwellings proposed is under the 100 a Travel Plan is not required, however a Traffic and Transport Assessment should be submitted with a reserved matters application covering all aspects relating to highway matters.

Hampshire County Council have confirmed that the proposed new road access and improvements to the roundabout junction of School Road with the A334 are acceptable in principle as is the uncontrolled crossing over School Road.

Ecology

The site is within the 5.6 Kilometre Zone of Influence for the Solent and Southampton Water Special Protection Area. A contribution of £181.00 per dwelling is therefore required to mitigate against adverse effects from recreational disturbance on the Solent

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP). The applicant has agreed to this and the contribution is being secured through the s106 legal agreement.

A preliminary ecological assessment has been submitted with the application to assess any potential adverse ecological impacts of the proposal, as well as identify areas where biodiversity enhancements can be achieved.

The Phase 1 habitat survey shows that the main habitats to be impacted by the proposals would be arable land and improved grassland which have negligible ecological value.

The area of woodland at the south of the site is the most diverse area ecologically and a small area of this woodland would be lost to allow for access. However, there are no overriding ecological objections to this but all necessary ecological surveys will need to be submitted at the reserved matters stage.

Planning Obligations/Agreements

In seeking the planning obligation and financial contributions for affordable housing, open space, a sports pavilion, an Employment and Skills Plan, and the Solent Recreation Mitigation Partnership Contribution the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Conclusion

This site has been allocated through policy WK3 of the adopted LPP2 for housing and open space. The proposal meets the requirements of policy WK3 (and WK1 in regard to drainage) and following revisions to the masterplan it now provides the framework for a high quality scheme which will make a positive and distinctive addition to Wickham. It will provide much needed housing and open space and will create the opportunity for important archaeological remains to be better appreciated. It is therefore recommended for approval.

Recommendation

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

- 40% affordable housing
- Provision and management of open space
- A contribution towards a sports pavilion
- An Employment and Skills Plan
- Contributions towards the Solent Recreation Mitigation Partnership

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

And subject to the following condition(s):

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Conditions/Reasons

01 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

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

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

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

03 The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the approved plans and documents. Where reserved matters details substantially differ from these approved details then a statement shall be submitted with the reserved matters application setting out the specific justification for the changes. The approved plans and documents are as follows:

- Illustrative Site Masterplan 1503/P/101/B
- Roundabout Access Proposal ITB9148-GA-006
- Pedestrian Crossing ITB9148-GA-016
- Sketch Site Layout with Housing Mix 1503/P/102/E
- Proposed Affordable Housing Schedule March 2017
- Illustrative Site Sections and Elevations Sheet 1 1503/P/201/A
- Illustrative Site Sections and Elevations Sheet 2 1503/P/204
- Illustrative Site Sections and Elevations Sheet 3 1503/P/205
- Illustrative Site Sections and Elevations Sheet 4 1503/P/206
- Artists Impression – Sketch View from South 1503/P203/B
- Artists Impression – Sketch View from North 1503/P202/A
- Wickham House type concept layout (plots 8-9) 25/04/16
- Air Quality Assessment J2292/1F1 26 October 2015
- Arboricultural Implications Report SJA air 1507-01b March 2016
- Archaeological DBA NS/15934 September 2013
- Magnetometer Survey Report May 2014
- Archaeological Evaluation WINCM: AY560 October 2014
- Archaeology Statement WB/15934 November 2015
- Built Heritage Statement TC/20053 November 2015
- Design and Access Statement 1503DAS Revision B 22 June 2016
- Ecological Assessment October 2015
- Flood Risk Assessment EF1523FRA/WLF 2 November 2015
- Landscape and Visual Matters 0230/A4/L1/F/DHW 26th October 2015
- Planning Statement
- Community Involvement Report
- Transport Assessment ITB9148-007CR 5th November 2015
- Noise Assessment A091483 31st March 2015

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Reason: To define the scope of this permission.

04 The number of dwellings permitted to be constructed at the site shall be about 80.

Reason: To accord with the emerging Policy WK3 of the Winchester Local Plan Part 2 and to define the scope of this permission.

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

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

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

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

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

(a) The layout, siting and scale of all buildings and structures, including the finished levels (above ordnance datum) of both the ground floor of proposed buildings and the surrounding ground levels

(b) The design and external appearance of all buildings and structures, including details of the colour and texture of external wall and roof materials to be used, with samples and/or sample panels of the materials to be made available and/or constructed on site for inspection by the Local Planning Authority where directed. The materials and detailing shall comply with the guidance in High Quality Places Supplementary Planning Guidance March 2015 and shall include only clay plain tiles and/or natural slates, 'soft stock' type bricks and natural timber. No GRP shall be used on porches or chimneys. Window frames and door frames shall be recessed by a minimum of 75mm.

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

(d) Hard and soft landscape details including:

- (i) existing and proposed finished levels or contours
- (ii) the position, design and materials of all proposed boundary treatments (including all walls, fences and other means of enclosure)

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- (iii) the car parking layout and other vehicle and pedestrian access and circulation areas
- (iv) hard surfacing materials
- (v) details for the storage of waste
- (vi) minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc)
- (vii) proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)
- (viii) retained historic landscape features and proposals for restoration
- (ix) lighting to roads, footpaths and other public areas
- (x) details of all trees, bushes and hedges which are to be retained. This shall be submitted to and approved in writing by the local planning authority before any work, including survey/investigative work or s278 highway work is commenced
- (xi) planting plans which must conform to the British Standard for planting BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- (xii) written specification (including cultivation and other operations associated with plant and grass establishment
- (xiii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- (xiv) tree pit details, sections and detail plans showing how any street tree planting will thrive and grow without lifting adjoining paving
- (xv) the location of all landscape planting in relation to existing and proposed underground services
- (xvi) retained areas of grassland cover, scrub, hedgerow and woodland
- (xvii) manner and treatment of watercourses, ditches and banks
- (xviii) implementation programme

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

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

07 The following details shall be submitted with the reserved matters application and approved in writing by the local planning authority before any development, site clearance or preparation occurs on site:

- a) A drainage strategy detailing the proposed means of foul and surface water disposal and an implementation timetable. This shall be approved in consultation with the relevant Sewerage Undertaker and the Lead Local Flood Authority. The strategy shall include:
 - (i) A foul drainage solution to accommodate additional flow from 82 dwellings that prevents flooding from the sewerage system and will ensure any existing problems are not exacerbated.
 - (ii) Full calculations on the assessment of surface water runoff for the 1:30 year and 1:100 year + climate change event; flow path analysis and storage / piped

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

drainage calculations; details for securing long-term maintenance of the proposed infrastructure.

The development shall be carried out in accordance with the approved scheme and timetable.

- b) A comprehensive ecological report including all necessary ecological surveys which should be completed upon submission. The report shall include a bat sensitive lighting scheme and enhancements to biodiversity.
- c) An archaeological site plan detailing how the relevant landscape elements required by conditions 7 d (i) to (xvii) and the drainage scheme and ecological enhancements required by conditions 8 a and b can be implemented to preserve the highly significant archaeology on the site. The details shall include a management plan specifying how the open space area in the north will be managed in relation to archaeology.
- d) A Construction Management Plan to include the following details:
- Measures to be undertaken to minimise impacts on surrounding land.
 - Timetable and dates for stages of the development, including land restoration at the completion of construction works.
 - Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
 - Provisions to be made for the parking and turning of operative and construction vehicles during the period of development including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
 - Dust suppression, mitigation and avoidance measures.
 - Measures for minimising construction waste and provision for the re-use and recycling of materials.
 - Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
 - A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of pointsmen etc.
 - Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties or adjacent highway).
 - Code of Construction Practice for all works and operations on the site.
 - Measure to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
 - Use of fences and barriers to protect adjacent land, footpaths and highways.

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

- e) Details of a scheme for protecting the proposed dwellings from external noise. Such a scheme shall ensure that, upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:
- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
 - ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
 - iii. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

f) Written Approval in Principle from the Highway Authority of the details of the proposed new road access and improvements to the roundabout junction of School Road with the A334. No dwelling should be occupied until all the construction works associated with the new road access and improvements to the roundabout junction have been completed to the satisfaction of the Local Highway Authority.

g) A Written Scheme of Investigation which sets out the implementation of a programme of archaeological mitigation work which shall include:

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

No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the local planning authority.

h) Details of the provision of onsite public interpretation in relation to archaeology.

i) Detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes). The development shall be built in accordance with these findings.

The development shall be carried out in accordance with the details approved in respect of 8 a) to i).

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

09 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available in accordance with policy CP20 of the Winchester District Local Plan Part 11 - Joint Core Strategy.

10 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

10 A noise validation report, demonstrating compliance with the above noise criteria in condition 8e), shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

11 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

12 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Report SJA air 1507-01b March 2016 shall be installed prior to any demolition, clearance, construction or groundwork commencing on the site including any works relating to ecological mitigation or s278 works. No arboricultural works shall be carried out to trees other than those specified and in accordance with Report SJA air 1507-01b. Any deviation from works prescribed or methods agreed in accordance with Report SJA air 1507-01b shall be agreed in writing to the Local Planning Authority.

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

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

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- (iii) prior to the commencement of construction of special surfacing under tree canopies.

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

Informatives

01. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

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

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

02. This permission is granted for the following reasons:

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

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, MTRA4, CP1, CP2, CP3, CP4, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17, CP19, CP20, CP21
Local Plan Part 2 - Development Management and Site Allocations: BW4, DM1, DM5, DM14, DM15, DM16, DM17, DM22, DM23, DM25

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

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

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

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

private roads. Any damage to these areas should be remediated as soon as is practically possible.

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

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

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

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

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