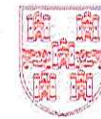
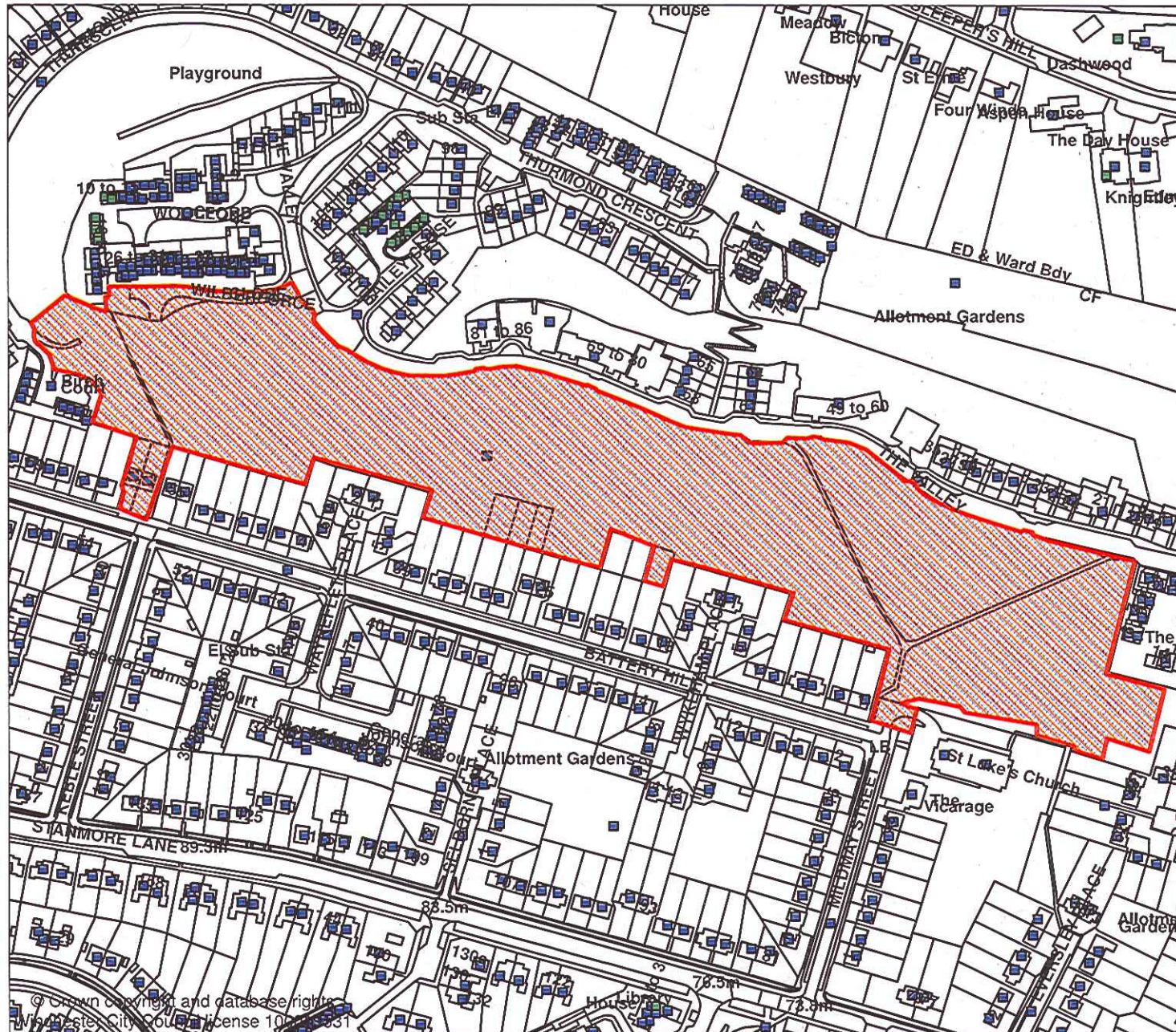


# Land at Stanmore Estate North of Stanmore Lane, Winchester

17/00641/FUL



**Winchester**  
City Council



## Legend

Scale: 0 0.0275 0.055 0.11 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:2500
Date	11/07/2017
PSMA Number	100019531



**Item No:** 03  
**Case No:** 17/00641/FUL  
**Proposal Description:** AMENDED PLANS 05.06.2017. Outline application for the development of approximately 9 family houses behind St. Luke's Church including the construction of a new access road from Mildmay Street. Full planning application for the development of 5 dwellings North of Battery Hill, including a new access road. 39 dwellings off Wilberforce Close, associated parking spaces and hard and soft landscaping. 23 dwellings off the Valley, associated parking and landscaping Improvements to footpath network across the Valley and landscaping improvements.  
**Address:** Land At The Valley Stanmore Winchester Hampshire.  
**Parish, or Ward if within Winchester City:** St Luke  
**Applicants Name:** Debbie Rhodes Winchester City Council New Homes Team.  
**Case Officer:** Mrs Jill Lee  
**Date Valid:** 3 March 2017  
**Site Factors:**

**Recommendation:** Article 4 Direction  
Civil Aviation  
Southern Water Operational Area  
Application Permitted

### General Comments

This application is reported to Committee because the Council is the applicant and objections have been received.

The amended plans are in respect of the positioning of the proposed terrace of three houses adjacent to the church in the outline part of the scheme to allow for the retained trees to be properly protected. The bungalow to the rear of Battery Hill has been handed with its garden again to allow for retention of the trees adjacent to the site. There are no other changes to the originally submitted scheme.

### Site Description

The application site covers an area of approximately 3.4 hectares of land known as The Valley, Stanmore. The area is currently open space surrounded by residential development and St Lukes church. The site has steep sides and is largely grassed. There are pockets of tree planting and the most significant trees are located on the ridge to the rear of the dwellings on Battery Hill to the southern boundary of the site.

To the south of the site on the ridge of the hill is Battery Hill which is characterised by two storey semi detached properties built in red brick with plain tiled roofs of similar style and design. The properties date back to the 1930's and form part of the larger Stanmore Estate. The properties feature gables and steeply pitched roofs.

The lower part of The Valley has a distinctly different character with newer and higher buildings featuring 4 storey built form with a higher percentage of flats. These blocks are constructed in red and yellow brick with tiled pitched roofs, some of the buildings feature white wood cladding.



Along the top of the site to the rear of the gardens of the properties on Battery Hill is an informal unsurfaced path known as the "chicken run" which is a well used path. There are other routes through The Valley but the slope of the land limits accessibility in some areas. St Luke's Church is also adjacent to the southern boundary of the site.

## **Proposal**

This is a hybrid planning application seeking full planning permission for 62 flats and 5 houses and outline consent for 9 houses.

The scheme proposes:-

30 x 1 bedroom flats

29 x 2 bedroom flats

2 x 3 bedroom shared homes for young single people under 35 years of age

11 x 2 bedroom houses

2 x 3 bedroom house

1 x 3 bedroom wheelchair user bungalow

1 x 3 bedroom wheelchair user flat.

The proposed development will be in four locations within The Valley. Area 1A is adjacent to Wilberforce Close at the north western end of The Valley, Area 1B is on the southern side of The Valley to the rear of the existing houses on Battery Hill. Area 2A is adjacent to Valley Court at the north eastern end of the site and Area 2B at the top of the slope adjacent to St Lukes Church.

Phase 1A comprises four apartment blocks which range between 2 and 4 storey and contain 39 flats and a partial basement car park. Area 1B requires the demolition of one of the existing dwellings on Battery Hill to provide an access to the site and provides five 2 and 3 bedroom dwellings.

Area 2A provides three apartment blocks containing 23 flats. Area 2B is in outline only and likely to be developed at a later stage. This area is planned to contain 9 houses.

All of the dwellings are proposed to be affordable homes.

A new access road will be provided from Battery Hill to serve the 5 dwellings to be provided at the southern end of the site.

It is also proposed to provide improvements to the footpath network across The Valley and landscaping improvements over the site.

Cycle parking will be provided to Winchester City Council's adopted standards and the proposed car parking is deemed to be acceptable based on likely demand from the occupiers of the new units which has been backed up by evidence in the transport assessment.

## **Relevant Planning History**

There is no planning history relevant to this application.

## **Consultations**

Urban Design: No objection to the application.

The design and access statement sets out clearly the wide contextual analysis that has been undertaken and how this has informed the principles of design/design framework and in turn the siting, forms and detailing, both of the buildings and the landscape. The resulting detailed scheme works very well within the context of this part of Stanmore by respecting the formal orthogonal layout of Battery Hill, to the south and the informal arrangement and alignment of buildings and spaces to the north along the bottom of The Valley.

The proposals in my view will more than compensate for the loss of some of the open



space and as a result the Valley green space will be enhanced. This is because improved pedestrian routes through the steeply sloping land are to be provided, because there will be more opportunities to access the land for casual recreational use (rather than to just pass through it) and because the buildings have been designed to positively overlook and address the open space and provide better edges and enclosure.

Currently some of the existing buildings do not relate well to the public open space. This is particularly the case with the 4 storey flats at Wilberforce Close, which have an abrupt relationship and exhibits unsightly hard standing, car parking and ground floor garages along the south elevation. This edge will be improved with the informal arrangement of the new flats (phase 1A), which will directly face onto the open space. As a result the space between Wilberforce Close and phase 1A will become a 'street' with landscaping and will be overlooked from both sides. I question if the amount of hard standing between Wilberforce Close and phase 1A is really necessary and whether it might be possible to decrease the maneuvering space between the existing and proposed development and maximize areas for soft landscaping.

From the top of the valley (at the west end) long views east to the countryside are maintained and framed by phase 1A on the lower land and phase 1B houses on the higher land.

The development provides for the demolition of a house in Battery Hill to provide a wide access into the Valley from the south. Currently there is a narrow 'ginnel' between gardens, which is unfriendly to use. The new entrance will be landscaped and will provide access and car parking for phase 1B. From here there will be a much improved pedestrian route down to the valley bottom.

The entrances to some of the blocks of flats have changed from the pre-application submission stage and this is an improvement. They are now in keeping with the architectural aesthetic and consistent throughout the development.

The proposed sub-station enclosure and cycle store (see Technical Design drawing) should be built of the same buff brick and crisp metal eaves and gutter/downpipe detail to reflect the materials of phase 1A. This is not clear from the drawing. Also it is not clear from drawing 1292\_GA\_10 where the location of this building/enclosure will be.

Details are needed of the other sub station adjacent to Valley Court (see condition). This should be designed in the same architectural language and materials as the phase 2 buildings.

Details of the cycle store/sheds for phase 1B and the bin stores are required (see condition). These are shown on drawing 1292\_GA\_101, but are too small, (1.2m x .75m). I assume that the supports/framing to the corners on blocks B, C, and D and E, F and G will be clad in the same brick? This needs to be clarified.

The oriel windows are not described in the key on drawings of the elevations of the flats. Overall this is an intelligent design, which is very much informed by the landscape and by the existing suburban context. However it is disappointing that natural materials are not to be used on the roofs of the building. The scheme would be much improved if natural slate was proposed for the roofs. Natural slates weather gracefully and unevenly over time and give a pleasant textured appearance. Artificial slate (as proposed) is very uniform and give an inferior appearance. The roofs will be very visible in the scheme given the levels of the site and the way they come down to meet the landscape. (the submission describes them as an important fifth dimension). Natural slates are recommended in the Council's SPD High Quality Places. The DAS makes no reference to this document.

Nonetheless from an urban design perspective this is well considered development which deserves support. (conditions 4, 5 and 6).



Engineers: Drainage: No objection to the application. Details of drainage required condition 12.

New Homes Delivery Team: Support the application as applicant but have also provided advice on how the proposed development meets local housing need.

The proposal is for 76 new homes in the Valley, Stanmore which sits within the settlement boundary of Winchester Town. The homes will contribute to the provision of 4000 new homes in Winchester Town in the period 2011-2031. The dwellings are a mix of one, two and three bedroom flats, two and three bedroom houses, and a three bedroom bungalow. The proposed development includes a range of housing types and tenures which will help develop a mixed, cohesive and sustainable community.

At this stage it is envisaged that the proposed scheme will be 100% affordable housing prioritized for local people, in compliance with policy CP4, with a mix of affordable rent and shared ownership to reflect priority housing need and to help create a mixed and sustainable community.

However we note that there may need to be a modest amount of market homes in order to make the scheme financially viable. The Council has prepared a financial appraisal of the scheme, which demonstrates that the scheme is not currently viable if all the homes are provided as affordable housing. The financial appraisal suggests that the scheme should be viable if up to 20 homes (26%) are sold/rented on the open market.

Policy CP4 says ' *In exceptional circumstances a modest element of other tenures may be allowed on the most suitable identified sites in order to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs. The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.*'

The Stanmore Planning Framework suggested that the area between Birch Drive and Wilberforce Close could support around 35 new homes. Local Members identified an opportunity to increase the numbers substantially by providing further homes at the bottom end of the Valley between St Luke's Church and Valley Court, whilst retaining the principles set out in the Framework. This would reduce the pressure to provide housing at Cromwell Road recreation ground in Stanmore, also identified in the Planning Framework.

Consultation responses to the Framework proposals supported this site as a prime opportunity to provide homes and upgrade connectivity and the public realm.

Policy Win8 sets out the principles and proposals from the Stanmore Planning Framework. It says that planning permission will be granted for development that accords with the Development Plan and is consistent with the objectives of the Stanmore Planning Framework. The proposals meet the objectives of the Stanmore Planning Framework as required by WIN8 and are compliant with WIN8.

### **Housing Need**

The scheme comprises:

30 x 1 bedroom flats

29 x 2 bedroom flats

2 x 3 bedroom shared homes for young single people under 35 years of age

11 x 2 bedroom houses

2 x 3 bedroom house

1 x 3 bedroom wheelchair user bungalow

1 x 3 bedroom wheelchair user flat

The majority of the homes proposed will be 1 and 2 bedroom flats with a smaller number of 2 and 3 bedroom houses, rather than 50% as required by Policy CP2.

This is acceptable as::

- The housing need registered with Hampshire Home Choice for affordable rented accommodation shows that 90% applicants need 1 or 2 bedroom accommodation



and 10% need 3 or 4 bedroom accommodation. These percentages are consistent for applicants with a local connection to Stanmore. The increase in need for 1 and 2 bedroom dwellings and decreasing need for 3 and 4 bedroom properties is partly a result of welfare reform and allocation policies which discourage under-occupation.

- The Help to Buy South register for shared ownership homes shows that 2 bedroom homes are the most popular size.
- The need for 3 bedroom bungalows/ flats suitable for wheelchair users has been identified by the Council's Occupational Therapist
- The need for shared homes for young people under 35 has been identified by The Council's Housing Options team

The decision with regard to the mix of affordable accommodation has taken into account the housing needs of people on the Housing Register with a local connection to Stanmore, most of whom require one or two bedroom accommodation.

#### **Quality and Sustainability standards**

The dwellings have been designed to meet sustainability requirements, including Code level 4 for energy and water. All the dwellings meet the nationally described space standards. Two dwellings are designed for wheelchair users and meet Building Regs M4(3): wheelchair user category. The remainder of the dwellings meet most of the requirements of Building Regs M4 (2): accessible and adaptable dwellings. However some of the requirements are not met: including lifts in all the blocks of flats, level access from all car parking areas to the flats and some of the flats do not have the full 750mm access around the bed in all double bedrooms. This is because the scheme would not be viable if all the requirements are met.

Engineers: Highways: No objection to the application.

The application includes some minor off site highway works which will need the formal approval of HCC as highway authority. t Wilberforce Close, the proposed development consists of 5 no. houses and 39 no. flats in four blocks. The houses will be served by vehicular access from Battery Hill to the south of the site, where 11 no. car spaces will be located. The flats will be served by vehicular access from Wilberforce Close, including an underground car park for 7 no. vehicles under Block A. In addition, 27 no. new on-street bays will be provided on Wilberforce Close and another 4 no. new on-street bays will be provided on The Valley, opposite the junction with Bailey Close. As part of the scheme, part of Wilberforce Close will cease to be public highway and will become a private road. In terms of cycle parking, 52 no. secure cycle spaces will be provided for the flats and 38 visitor cycle spaces.

At St Luke's Church, the proposed development consists of 9 no. houses and 23 no. flats in three blocks. The houses will be served by vehicular access from Battery Hill to the south of the site, where 21 no. car spaces will be located. The flats will be served by vehicular access from The Valley, including an underground car park for 6 no. vehicles under Block F. In addition, 22 no. off-street car parking bays will be provided opposite Block F. Secure cycle parking for 30 bicycles will be provided in store-rooms in the blocks, and a further 22 visitor cycle spaces will be available in the courtyards.

The application is supported by a detailed Traffic Impact Assessment which addresses the highway impact and implications of the proposals on the surrounding highway network. The two sites are located within the Stanmore Estate that is considered to be highly accessible with regard to pedestrian and public transport provision. The site is also close to Winchester Town Centre as well as many other more local and major retail



facilities such as Sainsbury's at Badger Farm. There are also numerous schools within the area. In order to estimate the trip generation of the proposed development, the TRICS database has been consulted. TRICS is a nationally-recognised database which calculates the trip generation of various land uses based on surveys undertaken at sites around the UK, Northern Ireland and also the Republic of Ireland.

Utilising the TRICS Database it can be established that for the proposed dwelling mix at Wilberforce Close, a total of up to 232 daily vehicle trips can be expected, including up to 22 trips during the AM highway traffic peak and up to 28 trips during the PM highway traffic peak. For the proposed dwelling mix at St Luke's Church, a total of 168 daily vehicle trips can be expected, including 16 trips during the AM highway traffic peak and 20 trips during the PM highway traffic peak. The proposed developments are likely to generate a combined total of 400 daily vehicle trips, including 38 trips during the AM peak and 48 trips during the PM peak. These levels of traffic are not in themselves significant in terms of their peak and daily impact on the local roads within the Stanmore Estate. The layouts of the proposed residential developments have been designed with regard to Winchester City Council Car Parking Standards (adopted 2009). They have also been examined in terms of servicing requirements. The proposed car parking provision has been shown to meet projected demand based on local car ownership data from the 2011 Census. A high level of good quality cycle parking has been provided which meets with local authority parking standards. The proposed layouts give suitable provision for deliveries and servicing vehicles to enter the sites, turn and leave in a forward gear. The application is therefore deemed to be acceptable from a highway safety point of view. The increase in traffic as a result of the development is likely to have limited impact on the surrounding highway network and will disperse through a number of junctions and roads. The level of car and cycle parking proposed is deemed to be acceptable based on likely demand from the occupiers of the new units. The servicing of the site is also deemed to be acceptable. Any planning consent therefore granted will need to include a suitably worded condition to cover any off site highway works that HCC may approve. The following standard conditions will also be needed, Prevention of mud on highway during construction (condition 16), Parking During Construction (condition 17), Car Parking Availability (condition 15).

HCC Highways: No objection to the application. The proposed off site works are deemed acceptable.

Head of Historic Environment: No objection to the application.

**Key issues:**

1. The preservation, conservation, investigation and recording of archaeological interest (LPP2 Policy DM26 / Saved Policy HE.1; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 12).

**Comments:** Archaeological background:

- The proposed dwellings north of Battery Hill (5 in number) together with a new access road and landscaping works, lies on the periphery of an Iron Age settlement site first identified in 1921 and subsequently recorded during development works in 1927. The site included a number of probable 'hut platforms, with clay floor deposits, flint hearths, finds of daub, together with an oval oven made of daub and puddled clay with traces of wattle impressions, possibly built into a natural depression. Middle-Late Iron Age pottery was recovered from the oven and from the wider site, together with some early Roman pottery. An inhumation burial was also located nearby, placed in a clay-lined grave cut into the natural chalk. Grave goods comprising an iron knife and sickle were



placed next to the skeleton. Pottery sherds from the grave fill date to the Late Iron Age.

- A number of stray finds (of pottery and Roman coins) have been located within the vicinity of the They Valley / Battery Hill. Further afield, a further Iron Age occupation has recently been excavated at Cromwell Road and scattered Romano-British cremation and inhumation burials have been located in the Cromwell Road, Airlie Lane, Airlie Road and Sleepers hill area. This whole valley is therefore considered to have potential to contain further archaeological remains, although these are unlikely to occur on the very steep valley sides, unless there has been historical terracing.

Consideration:

- The Iron Age settlement at Battery Hill is located on the crest of the hillside, overlooking what is now the Valley. As far as can be ascertained from the records made at the time, the proposed new houses to the north of Battery Hill lie on the periphery of the Iron Age site.
- Although the topography falls away quite quickly to the north and east, the new dwellings are sited on areas of less steep ground. Depending on the extent of groundworks undertaken in the area during the construction of the Stanmore Estate and any subsequent landscaping / development works, then these less steep areas may retain some archaeological potential. Further remains of the Iron Age settlement may be present within the area of these proposed dwellings.
- Elsewhere along the Valley, there is considered to be some potential for archaeological remains, given previous finds in this area; however existing development and landscaping undertaken here may have adversely affected any such remains.
- Any archaeological remains which may be present within the application site are unlikely to be deemed worthy of preservation and thus form an overriding constraint. Accordingly there is no objection in principle to the proposal on archaeological grounds.
- A programme of archaeological investigation and recording, comprising in this instance of strip, map and record in the area to the north of Battery Hill and an archaeological watching brief elsewhere within the site are considered to form an appropriate mitigation strategies for this proposed development.
- Conditions 8 and 9 cover archaeology.

Head of Landscape and open space: No objection to the application.

**Open Space**

While Stanmore is quite well served by formal public open spaces, for example play areas, parks and recreation grounds and allotment gardens, there is a deficit in accessible informal green space and natural green space.

Moreover, this attractive green space at the Valley is, as an objector points out, '*a natural, well loved public area that benefits the community*'.

It is, therefore, regrettable that the Valley area of informal green space has been selected as a site for new housing as part of the Stanmore Planning Framework (July 2013).

Approximately half of the parkland area is now proposed to be built on.

However, it was agreed as part of the Framework that some open spaces would by



necessity need to be built on and that as part of the package, the quality, attractiveness, access and usability of remaining areas of open space would be enhanced.

Furthermore, Local Plan policy CP7 permits the loss of public open space if the benefit of the development to the community outweighs the harm caused by the loss.

There is no question that new housing is needed in the area – the test is therefore whether the loss of the open space will be 'harmful'.

The Valley green space is approximately 5 hectares in size, however its steeply sloping topography limits the degree to which it can be used intensively for ball games and similar recreational uses and events, unlike the flatter recreation grounds at Somers Close and Cromwell Road.

Nevertheless, this proposal aims to '*enable the park resource to be enhanced for fuller use by the local community*' (Landscape Design Statement – Ubu Design March 2017) and improve accessibility across the site, making for better connections from the surrounding urban area.

New seating will exploit views and provide occasional resting spots. The naturalistic character of the park will be enhanced by improving natural habitat and ecology, thereby enhancing biodiversity. Overhanging trees will be crown lifted in order to open up views and some understory will be removed.

There will be new tree planting consisting of an orchard of fruit trees (Apple, Pear, Plum and Cherry) while some low key sculptural 'features' are proposed for the woodland at the top of the site. The footpath through the trees will be upgraded.

Policy DM6 (LPP2) requires new residential development to provide on-site open space in accordance with the local plan standard. However, where a new development is adjacent to an existing open space as in this case, then this becomes less appropriate.

The requirement then becomes to facilitate better access to that open space from the new residential development and clear improvements to that open space. Examples of where this has worked well are the housing development at the New Queens Head site on Stanmore Lane where proximity to Somers Close Rec obviated the need to provide on site open space and also the Broadview Close development on Lovedon Lane, Kings Worthy, where the proximity of the housing to the Broadview Recreation Ground meant that the need for new on-site open space was deemed to be unnecessary.

In summary, the proposed access improvements and enhancements to the open space at the Valley sufficiently compensate for the loss of open space this development will entail and, in addition, overcome the requirement of Policy DM6. I have, therefore, **no objection**.

## **Landscape**

Landscape proposals are set out in the document 'Landscape Design Statement' – (Ubu Design March 2017). This document satisfactorily explains the thinking behind the



landscape enhancements and proposals are on the whole considered acceptable. The only exceptions to this are:

1. Rather than using *three* different hedge species in the parking courts– I would suggest using just one (*Taxus?*), in order to reinforce the objective of creating a more distinctive place;
2. Around apartment blocks, retaining walls will be formed of *brick*, but then the retaining walls around the raised planting beds will be formed of *timber 'sleepers'* – I would suggest instead, for the same reason, using the same brick for *all* the retaining walls as used on the buildings;
3. I would ask that *Betula pendula* is omitted and replaced with something else.

I raise no objection subject to a condition requiring that full details of proposed hard and soft landscape works are submitted.

Condition 5 covers hard and soft landscape details and the requested changes to the landscape species can be secured through the condition.

Head of Strategic Planning: No objection to the application.

The Development Plan: Winchester District Local Plan Part 1 2011- 2031 (LPP1), and Winchester District Local Plan Part 2 (LPP2)

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

DS1 – Development Strategy and Principles  
WT1 – Development Strategy for Winchester  
CP1 – Housing Provision  
CP2 – Housing Provision and Mix  
CP7 – Open Space, Sport and Recreation  
CP11 – Sustainable Low and Zero Carbon Built Development  
CP13 – High Quality Design  
CP14 – Effective Use of Land  
CP15 – Green Infrastructure  
CP16- Biodiversity

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

Formally adopted by the Council on 5th April 2017. Note amended policy numbering post-Adoption. The following policies are particularly relevant to this application:

WIN1 – Winchester Town  
WIN 3 – Views and Roofscape  
WIN 8 – Stanmore  
DM2 – Dwelling Sizes  
DM5 – Protecting Open Areas  
DM6 – Open Space Provision for New Developments  
DM15 – Local Distinctiveness  
DM16- Site Design Criteria  
DM17- Site Development Principles  
DM18- Access and Parking

Assessment



This development is being proposed by WCC in order to provide a large amount of affordable housing to meet local needs. The main issue in this application is the principle of development of housing on the current open space area in The Valley. Although development is generally allowed for within settlement boundaries (DM1), this is not normally the case on areas with an open space designation under DM5. However DM5 and CP7 (Open Space) allow for loss of open space in exceptional circumstances. It is considered that this application satisfies the criteria in these policies and that it will not therefore need to be an exception site.

#### Housing Provision & Affordable Housing

The two parts of this proposal taken as a whole would result in the development of 76 units of primarily affordable housing within The Valley area of Stanmore, Winchester. The strategy outlined in LPP1 identifies a need for additional housing within Winchester to meet a range of community needs, including affordable housing as outlined in CP1 (Housing Strategy) and supported by the SHMA and the Council's Housing Strategy. The spatial strategy for the District, DS1 (Development Strategy and Principles) seeks provision for about 4,000 new homes over the plan period at Winchester Town, through a range of accommodation to meet the needs of the whole community. The strategy for Winchester Town (WT1) specifically identifies a need for 'affordable homes to ensure social inclusion'. As part of the housing strategy, opportunities for development will be sought within the identified built up area of Winchester for about 2,000 new homes of all types, in total.

The applicants' supporting Design & Access statement shows how the proposed development reflects local affordable housing needs through Hampshire Homes Choice and Help to Buy South figures (p46). The affordable homes are a mixture of rent & shared ownership. These still fall within the definition of affordable housing, but better reflect local priority need according to the Council's New Homes Team comment. The Design and Access Statement states that the aim was to provide 100% affordable housing, however it may be that some other (non-affordable) open market homes may be necessary on viability grounds in order enable the development to proceed. The proportion is thought to be 'up to 20 homes (26%)'. As a guide, this would be within the parameters of acceptable proportions of market housing that can be allowed on affordable housing exception sites.

Further advice supporting the particular details of the proposal has been received from the Council's New Homes Team, which would assist in identifying the specific housing needs of the local area, that the development is aiming to fulfil and, also, the requirement for an enabling proportion of market housing development.

#### Stanmore Planning Framework

The Stanmore Planning Framework (SPF) was approved in 2013. Its objectives are arranged in 4 themes, of which Theme One is 'Delivering Housing Growth and Renewing the Built Environment'. A main aim was to increase the number of affordable family homes to meet the needs of local residents. Theme Three seeks to improve existing green spaces and connections, tree planting, encouraging local growing and natural play, all of which are relevant to the current proposal. This area was identified as one of the Key Projects in the SPF. The SPF states 'Consultation response supported this site as a prime opportunity to provide homes and upgrade connectivity and the public realm. This is a high priority site and can be brought forward in the short term.'

The Stanmore Planning Framework suggested about 35 homes at the Valley and 20 at



Cromwell Road Recreation Ground. This was included in the draft LPP2 2014. Subsequently, the New Homes Team letter of support states that local members identified opportunity to substantially increase the numbers and locate some additional development at St Luke's Church area. This would negate the need to develop at Cromwell Road. This was subsequently included in LPP2, which refers to the provision of 75 homes at The Valley in the supporting text to WIN8.

LPP2 Policy WIN8 (Stanmore) states the Council will implement the key principles and proposals set out within the SPF. The Framework identifies a need for additional affordable housing in the area and specifically identifies the area of the application site as a potential location for new housing. The proposal accords directly with WIN8 (iv) 'providing new housing to meet local need, in particular affordable housing, and improved open space.'

#### Open Space

LPP1 Policy CP7 (Open Space, Sport and Recreation) states that there is a presumption against the loss of any open space, except where it can be demonstrated that 'the benefit of the development to the community outweighs the harm caused by the loss of the facility'. LPP2 Policy DM5 (Protecting Open Areas) seeks to protect open areas of value that are identified on the Policies Map, unless the 'benefit to the community clearly outweighs the harm caused by the loss of the facility, and the options for developing elsewhere have been explored.'

The large area of open space at The Valley is shown on the Policies Map and is therefore subject to DM5.

The proposal will result in significant community benefits in terms of the new affordable housing being provided. The Stanmore Planning Framework has been developed with the local community and has been subject to an extensive process of consultations and the chosen location has broad community support. The proposal will result in some benefits in terms of the quality and variety of open space provision and community access, although some quantity of open space will be lost. Significant improvements will be made with regard to landscaping, planting and seating provision. A new path and lighting will assist in making the space more attractive and usable than is currently the case, including disability access. A variety of new environments and experiences will be provided, such as wooded areas with a variety of trails including a Informal sculptural play trail an orchard (eastern end), meadow (western end), tree planting and viewing areas. This should result in improvements in relation to Green Infrastructure (CP15) and Biodiversity (CP16).

In summary, it is considered that the proposal would result in community benefits that outweigh the loss of some of the open space, as required by CP7. There is a clear community benefit in terms of the new affordable housing and the enhancements of the remaining open space; alternative options have also been fully explored as part of the Planning Framework as required by DM5. The proposal also accords with Development Plan policy WIN8.

#### Housing Mix

Policy CP2 (Housing Mix) states that housing should meet a range of community needs, with priority being given to the provision of new affordable housing, as this proposal does. CP2 also states that the majority of new housing should be in the form of 2 and 3 bed houses. However, the policy allows for an alternative approach to be taken where local



circumstances indicate an alternative approach.

30 1bed, 40 2 bed and 6 3 bed units are proposed, so the vast majority will be 1 and 2 bed (70 out of 76 units). In terms of types of units, only 14 units will be houses, with the rest being flats or maisonettes. The applicants' Design and Access Statement states that this better reflects identified local needs.

As this proposal is specifically to provide affordable housing to meet local need, it is appropriate for it to address the identified need more directly.

#### Landscape Setting

WIN1 states that proposals should protect and enhance the special character of Winchester Town, including its setting, heritage assets and treed skylines. WIN3 seeks to protect views that are integral to local character and distinctiveness, particularly treed skylines which connect Winchester with its setting. Important views and vistas to and from key historic features should be protected. The local distinctiveness of the vicinity should be respected. DM15 refers to landscape and townscape frameworks and any 'key characteristics' identified in local character assessments.

5.5.8 of 'Winchester City and its Setting' (1998) refers to 'stunning downland views eastwards from Stanmore Lane and Battery Hill and the Valley open space. 11d of the 'Townscape & Landscape Integrated Character Assessment' (HCC 2010) states in relation to Stanmore that, 'Stanmore Lane and Battery Hill travel across a spur of land which is steeply inclined, generating spectacular views'.

The proposal states that long range views will be maintained. A few sketch illustrations have been provided, however, it seems likely that there will be some change in the character of the area, including parts of the view from Thurmond Crescent.

#### Design & Details of Scheme

The development should comply with all of the criteria of DM16 (Site Design Criteria) and DM17 (Site Development Principles). DM18 (Access and Parking) provides criteria relating to access to and movement within sites and parking provision.

DM6 (Open Space Provision for New Developments) would normally seek on-site open space provision for a development of this scale. However, account will be taken of local circumstances. There are playing pitches and play spaces in the locality and the Open Space Officer considers that local needs are best served by the enhancements to the existing informal open space at The Valley proposed as part of this development.

#### Sustainable Development

Taking account of government planning policy, CP11 (Sustainable Low and Zero Carbon Built Development) seeks a minimum of the equivalent of Code Level 4 for energy and 110 litres per day water consumption for new dwellings.

#### Dwelling Standards

DM2 (Dwelling Sizes) states that affordable housing should meet the nationally described space standards in full and should be constructed to Part M4 Category 2 of the Building Regulations, where practical and viable. The Design and Access Statement states that it has not been possible to construct all dwellings to this standard due to practicality and viability issues. It is noted that some wheelchair accessible properties Part M4 (3) are being developed, which is a great benefit of the scheme.



Head of Landscape Trees: No objection to the application. The amended plans have moved the proposed buildings out of the tree protection zone and the bungalow has been handed so that the garden area is now underneath the trees. When the details come in for the outline phase the dwellings will need to be 10m away from the root protection zone in order to retain the trees and this has been indicatively shown on the amended plans.

Head of Landscape Ecology: No objection to the application provided that the recommendations in the ecological appraisal are adhered to and a lighting plan is submitted. Conditions 10 and 11.

Southern Water: No objection to the application no conditions required.

### **Representations:**

City of Winchester Trust: Neutral comment. This ambitious scheme uses the context of the Estate and the surrounding landscape most sensitively. The site analysis is impressive using its outcome to preserve the character and environment of the Valley, and the consultation process is to be commended for the scope of consideration given to the existing neighbourhood. The designs of the dwellings seem compatible with and complementary to the nature of this important landscaped site. It was felt to be a very satisfactory proposal for additional housing on Stanmore Estate, although it is recognised that this does come at the cost of a loss of open space, which is valued by some existing residents, and that there are traffic implications for Mildmay Street.

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

- The Valley is home to many endangered and protected species such as slow worms, bats and newts.
- Don't want more student accommodation.
- Will adversely impact on residential amenity of existing residents.
- Additional traffic not welcome.
- Already parking issues in the area.
- No capacity in local schools.
- Will reduce car parking for existing residents.
- Actual building works will cause noise nuisance to residents especially those working shifts.
- Loss of outlook for existing residents especially in Wilberforce Close.
- Do not agree with the principle of building on The Valley.
- Do not agree with any trees being felled.
- Do not agree with paths being lit.
- Not enough publicity for this scheme.
- Children use these areas for play.
- Existing roads are busy and dangerous this will be made worse.
- Mildmay Street is very busy when there is an event at the church.
- Don't need any more houses.

1 letter of support received.

- Scheme will improve the area.
- Some open space will be lost but the proposed planting, play and recreation space will make the remaining space more user friendly.



- Local people have had the opportunity to be involved with the scheme from an early stage.

### **Relevant Planning Policy:**

#### Winchester Local Plan Part 1 – Joint Core Strategy

DS1 - Development Strategy and Principles  
 WT1 - Development Strategy for Winchester Town  
 CP1 - Housing Provision  
 CP2 - Housing Mix  
 CP3 - Affordable Housing  
 CP4 - Affordable Housing on Exception Sites  
 CP7 - Open Space, Sport & Recreation  
 CP10 - Transport  
 CP11 - Sustainable Low and Zero Carbon Built Development  
 CP13 - High Quality Design  
 CP14 - Effective Uses of Land  
 CP15 - Green Infrastructure  
 CP16 - Biodiversity  
 CP17 - Flooding and Water Environment  
 CP20 - Heritage and Landscape Character

#### Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:

WIN1 - Winchester Town.  
 WIN3 - Views and Roofscapes.  
 WIN8 - Stanmore.  
 DM1 - location of new development  
 DM2 - Dwelling sizes  
 DM5 - protecting open areas  
 DM6 - open space provision in new developments  
 DM15 - local distinctiveness  
 DM16 - site design criteria  
 DM17 - site development principles  
 DM18 - access and parking  
 DM26 - Archaeology

#### National Planning Policy Guidance/Statements:

National Planning Policy Framework: Chapter 6 Delivering a wide choice of high quality homes. Chapter 7 Requiring good design. Chapter 8 Promoting healthy communities. Chapter 11 Conserving and enhancing the natural environment.

#### Supplementary Planning Guidance

Stanmore Planning Framework 2013 and Update Autumn 2014.

### **Planning Considerations**

#### Principle of development

This is a hybrid planning application with full planning permission sought for 39 dwellings on phase 1a with access off Wilberforce Close, 5 dwellings on phase 1b with a new access road off Battery Hill, 23 dwellings on phase 2a with access off The Valley and



outline consent with access only (from Mildmay Street) to be determined for approximately 9 dwellings in phase 2b adjacent to St Lukes Church.

The proposal is for 76 new homes in The Valley, Stanmore which is located within the settlement boundary of Winchester. The proposed dwellings will contribute to the provision of 4000 new homes in Winchester Town in the period 2011-2031. As the application site is located within the settlement boundary of Winchester the principle of new development is acceptable subject to compliance with other plan development plan policies. However the site is currently utilised as open space so there are two additional points of principle that need to be addressed, firstly whether the site is acceptable as an exception site for affordable housing and secondly whether the loss of open space is acceptable.

Policy CP4 of the LPP1 allows the Local Planning Authority to exceptionally allocate sites for the provision of affordable housing on land which would not normally be available for development if it is to meet the specific local needs of particular settlements. In this case the land has been identified as an exception site as part of the Stanmore Planning Framework 2013 and through policy WIN8 of the LPP2 which identifies land at The Valley for housing. The Framework was produced in order to meet the need for affordable housing in Winchester and was approved in 2013.

The NPPF requires local authorities to provide for a wide choice of quality homes both market and affordable. Paragraph 50 requires that where there is an identified need for affordable housing that policies for meeting this need are included in local plans. To accord with policy CP4 the proposal must be suitable in terms of its location, size and tenure to meet an identified housing need. The proposed development would provide 30 x 1 bedroom flats, 29 x 2 bedroom flats, 2 x 3 bedroom shared homes for young single people under 35 years of age, 11 x 2 bedroom houses, 2 x 3 bedroom house, 1 x 3 bedroom wheelchair user bungalow and 1 x 3 bedroom wheelchair user flat which addresses local need identified in the area. This mix of dwellings is in accordance with policy CP2 (LPP1) which requires the majority of homes to be 2 and 3 bedrooms.

The aspiration for this site has always been to provide 100% affordable homes but the financial appraisal of the scheme has demonstrated that the scheme is not currently viable if all the homes are provided as affordable. It is therefore proposed that a condition is added (condition 3) to ensure that at least 70% of the housing to be provided is affordable rented. This will ensure that if viability demands that some market housing is provided, the scheme will still be policy compliant. It may still be possible for the Council to provide 100% affordable homes but this will not be known until the tenders are returned for the project. At this point the Council will then be able to re-run the financial appraisal to clarify the proposed tenure mix for the scheme. Clearly the priority will be to provide the maximum number of affordable rented homes to meet local need, which in any case will be at least 70% of the homes. It is intended that permission to go out to tender on this scheme will be sought at Cabinet on 4<sup>th</sup> October 2017.

The proposals will involve the loss of land which forms part of an area of informal open space for Stanmore. Policy CP7 of the LPP1 and DM5 of LPP2 seek to protect areas of open spaces such as this, unless the benefit of the development to the community outweighs the harm caused by the loss of the open space, or replacement open space can be provided nearby. Policy WIN8 goes into more detail and states that housing development will be acceptable on the basis that the proposals provide for new or improved open spaces and green infrastructure; including the introduction of natural play



facilities, multi use games areas, teenage play structure, junior pitch, dedicated community gardening opportunities as well as the better use of existing spaces. This policy also seeks to improve the accessibility of the neighbourhood, including permeability through well lit and sign posted footpaths and cycle routes. This policy also provides the support for new housing to meet local need in particular affordable housing. For the proposed development to be acceptable, it should either provide replacement open space in the Stanmore area or, where this is not feasible, make meaningful and high quality improvements to existing areas of open space nearby.

The application is supported by a landscape design statement which sets out the proposals for improving the remaining open space in The Valley. The proposals include new paths, some DDA compliant, new orchard planting, new seating areas, enhancement of the existing woodland spine, new planting to the park edge, new planting areas associated with the development and improvements to the surfaces of existing footpaths. These proposed improvements are included in a landscape master plan.

The Council has made a commitment to provide mitigation measures and has put aside a significant sum for the mitigation works which has been accounted for in the budgeting for the scheme. Condition 7 requires details and a timetable for the provision of the proposed improvement works to be submitted for approval. It is considered that the range of options being proposed are appropriate and that the mechanism for selecting and delivering the mitigation is robust and will appropriately mitigate for the loss of open space.

The development is therefore considered to be in accordance with the Council's policies for providing affordable housing on exception sites as set out in policies CP4 and WIN8 and the Stanmore Planning Framework and in the NPPF. The proposals also satisfy the requirements of policy CP7, DM5 and WIN8 in regard to loss of open space. The application is therefore acceptable in principle.

#### Affordable housing.

This scheme is provisionally proposing to provide 76 affordable homes. The proposed dwellings will be a mix of one, two and three bedroom flats, two and three bedroom houses and a three bedroom bungalow which will be wheelchair user compliant. One of the flats is also wheelchair user compliant.

A financial viability assessment for the proposed development has been prepared and this shows that 100% affordable housing may not be viable. The appraisal suggests that the scheme should be viable if up to 20 homes (26%) are made available to the open market. The exact level of affordable housing will not be known until the scheme has been out to tender at which point a revised financial viability appraisal shall be submitted to the Local Planning Authority. In any event the percentage of affordable housing will not fall below 70% and this is covered in condition 3. On this basis the scheme is considered to be acceptable.

#### Design/layout

Policy CP13 of LPP1 expects new to meet the highest standards of design and this is supported by the Council's supplementary planning document High Quality Places. New development should make a positive contribution to the local environment and create an individual place with a distinctive character while respecting its context and surrounding development. These requirements are re-enforced in the development management policies in LPP2.

The proposed dwellings are considered to be of a very high standard of architecture and



urban design. The dwellings proposed to the rear of Battery Hill on phase 1b reflect the design of the existing dwellings on Battery Hill with strong gables and constructed in brick elevations with composite slate roofs. To allow for the new access number 57 Battery Hill will be demolished and the remaining side of 59 Battery Hill will be reclad in brick to match the existing and a feature chimney added to the side. These dwellings include a single storey dwelling, a pair of 2 storey 2 bedroom dwellings and a pair of 3 storey 3 bedroom dwellings.

On phase 1a it is proposed to provide 4 blocks containing 39 dwellings. Block A is three storeys with an undercroft car park, cycle store and refuse store. The ground and first floor each contain 3 two bedroom flats; the second floor has 2 two bedroom flats. Each flat has a private balcony. Block B contains 4 storeys. The ground floor contains 3 bedsit rooms with shared kitchen and sitting area. The first and second floor contain 3 one bedroom units all with private balconies, the third floor contains 1 two bedroom and 1 one bedroom flat each with private balconies.

Block C is 4 storeys with an element of 3 storey accommodation. The ground and first and second floors each contain 3 one bedroom flats, the third floor contains 1 two bedroom and 1 one bedroom flat. Other than one ground floor flat all have private balconies. Block D is 3 and 4 storeys. The ground floor contains 1 one bedroom flat, the first and second floors contains 3 one bedroom and 1 two bedroom flat. The third floor contains 1 one bedroom flat and 3 single bed sitting rooms with shared kitchen and sitting area.

The dwellings in phase 1a are of similar design, brick built with composite slate roofs and brick detailing to add interest to the elevations. The projecting balconies are aluminium. The rainwater goods are steel or aluminium. In phase 2a the buildings are of similar design and materials but with a contrasting brick colour to phase 1a to provide individual identity. The accommodation is provided in 3 blocks with access off The Valley with car parking provided within a landscaped court.

Block E varies in height from 2 – 4 storeys to reflect the levels on site. The ground floor contains 3 one bedroom double person units with shared kitchen, dining, sitting and bathrooms. The first floor contains 2 two bedroom units, the second floor 3 two bedroom flats the third floor has 2 two bedroom flats. Each flat above ground floor has its own private balcony. Block F is the block closest to Valley Court and contains 3 and 4 storey accommodation. The ground floor contains parking, secure cycle storage and refuse store. The first and second floors contain 3 two bedroom flats and the third floor contains 2 two bedroom flats.

The blocks have been designed to respond carefully and uniquely to their specific context and site constraints and care has been taken to reflect the character, scale and form of surrounding development and limit adverse impacts on residential amenity. The layout adheres to sound urban design principles with properties generally fronting onto public spaces and providing active and interesting forms and spaces.

The proposed dwellings will meet the Lifetime Homes criteria. They also aim to achieve the standards set by Building for Life and the Secure by Design requirements. The dwellings have been designed to meet housing quality indicators and sustainability requirements, including Code level 4 for energy and water.

Therefore it is considered that the scheme being proposed complies with policy CP13 of



the LPP1, LPP2 DM design policies and High Quality Places. It has been developed through a proper analysis of the constraints and opportunities of the site and its surroundings and it is considered that the design responds positively to its neighbours and the local context and will create an individual place with a distinctive character. The scheme will also provide funds to improve the quality and appearance of the remaining open space in The Valley and so will help to improve the quality of the area as a whole. The design and layout of the proposed scheme is considered to be acceptable.

#### Impact on character of area and neighbouring property.

The proposed development has been designed to provide good quality affordable housing which respects the constraints of the site including the existing neighbouring properties. It is accepted that the outlook for some occupiers of the existing flats on Wilberforce Close will change as they will be looking out onto new development. The blocks have been designed to allow for views through but clearly this will be much more limited than currently. There is no right to a view in planning considerations. The impact of the proposed built form on existing properties has been assessed and the proposed relationships are considered to be acceptable. The proposed dwellings on phase 1a have distances of 20 – 30m from the existing flats and are set at angles to allow for views through. The proposed dwellings on phase 1b vary between 20 – 30m from the rear elevations of the properties on Battery Hill. Phase 2a ranges between 23 – 30m from the existing dwellings on The Valley and again are set at angles to the road both to take into account the levels and to ensure that they do not dominate the existing dwellings. There is a gap of between 23 – 31m from the rear of block F to the adjacent Valley Court buildings. The proposed dwellings on phase 2b are in outline only but are adjacent to St Lukes Church rather than residential dwellings.

The buildings have been designed to take into account the slope of the land and also ensure that the built form is contained within two restricted areas so that sufficient open space can be retained. The proposed development also provides funds to allow the remaining open space to be improved which will positively enhance the character of the area.

The impacts of the proposed development on the character of the area and neighbouring property are therefore considered to be acceptable.

#### Landscape/Trees

The application site is on two sections of The Valley in Stanmore which is an attractive open space which is well used and provides a high level of amenity to local residents. The Stanmore Planning Framework has identified The Valley as a site suitable for new housing and so the principle of developing on some of this area is acceptable in principle. The mitigation for the loss of some of the open space is that there will be funds available to improve the remaining area which is something that has been identified as a benefit to the area through public participation that has been carried out prior to submission of the application. It was also identified that certain areas such as the "Chicken Run" which is a well used path that runs along the southern boundary of the site should be retained. Because the open space is quite steeply sloping the use it is fairly limited in terms of many recreational uses. As part of the improvements to the remaining open space new paths will be provided and new seating. The natural habitat and ecology will be improved as well as new tree planting.

Any significant existing trees on site are to be retained and the proposed buildings have been sited to ensure that the trees will not be damaged during construction and that



they can be retained in the long term. For phase 2b the siting of the proposed dwellings is not to be approved at this stage, only the access. The indicative siting of the buildings however shows that it is possible to provide 10m clearance to the root protection zone and still provide the level of development requested. This is acceptable and will ensure that the significant trees can be retained. The proposed bungalow on phase 1b has been handed so that the garden area rather than the house is adjacent to the retained trees and this is considered acceptable by the tree officer and has overcome any objections.

It is considered that the proposed access improvements and enhancements to the remaining open space will provide adequate mitigation against the loss of some of the open space. The landscape and tree proposals for the site are therefore considered to be acceptable.

#### Highways/Parking

The application includes some minor off site highway works which will need the formal approval of HCC as highway authority. These works have been agreed informally and include part of Wilberforce Close becoming a private road, loss of some informal parking on the side of Wilberforce Close but this will be mitigated through the provision of 27 new formal parking bays which will be maintained by Hampshire County Council. In addition 4 new on-street bays will be provided on The Valley, opposite the junction with Bailey Close. The application is supported by a detailed Traffic Impact Assessment which addresses the highway impact and implications of the proposals on the surrounding highway network. The need for car and cycle parking has been assessed against this and provided accordingly.

The site is located within the Stanmore Estate which is considered to be highly accessible with regard to pedestrian and public transport provision. The site is also close to Winchester Town Centre as well as many other more local and major retail facilities such as Sainsbury's at Badger Farm. The applicant has employed a transport consultant who has calculated the levels of traffic expected to be generated by the proposed development and they are not considered to be significant in terms of their peak and daily impact on the local roads within the Stanmore Estate. The layout of the site has been assessed in terms of the ability to accommodate service vehicles and allowing turning on site and is acceptable.

The highways, parking and off site highways improvements are considered to be acceptable.

#### **Recommendation**

Application Permitted subject to the following conditions:

#### **Conditions**

##### **Relating to the full planning permission.**

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 Development shall be undertaken in accordance with the following approved plans and documents;



Proposed Site Plans

UBU Proposed Site Plan rev A

UBU Proposed Site Plan Wilberforce Close rev A

UBU Proposed Site Plan St. Luke's Church rev A

Proposed Plans

BLOCK A 061 Ground, first, second, third and roof Plans

BLOCK B 062 Ground, First, Second, Third, Roof Plans

BLOCK C 063 Ground, First, Second, Third, Roof Plans

BLOCK D 064 Ground, First, Second, Third, Roof Plans

BLOCK E 065 Ground, First, Second, Third, Roof Plans

BLOCK F 066 Ground, First, Second, Third, Roof Plans

BLOCK G 067 Ground, First, Second, Third, Roof Plans

HOUSE UNITS 068

2 Bed Unit Floor Plan

3 Bed Unit Floor Plan

Battery Hill Unit Proposed Plan

ANCILLARY ITEMS 069

Proposed Cycle Store/ Sub Station Wilberforce Close

Proposed Sub Station St. Lukes

Proposed Illustrative Site Sections

WILBERFORCE CLOSE SITE 071

WILBERFORCE CLOSE SITE 072

ST. LUKE'S CHURCH SITE 073

ST. LUKE'S CHURCH SITE 074

Proposed Elevations

BLOCK A 081 Elevation AN, Elevation AS, Elevation AE, Elevation AW

BLOCK B 082 Elevation BN, Elevation BS, Elevation BE, Elevation BW

BLOCK C 083 Elevation CN, Elevation CS, Elevation CE, Elevation CW

BLOCK D 084 Elevation DN, Elevation DS, Elevation DE, Elevation DW

BLOCK E 085 Elevation EN, Elevation ES, Elevation EE, Elevation EW

BLOCK F 086 Elevation FN, Elevation FS, Elevation FE, Elevation FW

BLOCK G 087 Elevation GN, Elevation GS, Elevation GE, Elevation GW

HOUSE UNITS 088

2 Bed Unit Elevations

3 Bed Unit Elevations

Bungalow Elevations

Battery Hill Unit Elevations

3D Views and additional Documents

91 CGI

92 CGI

93 CGI

94 CGI

95 Physical Model Photograph

96 Physical Model Photograph

97 Physical Model Photograph

98 Physical Model Photograph

99 Physical Model Photograph

100 Physical Model Photograph

Design and Access Statement

Schedule of Accommodation Summary

Supporting Documents

Planning Application Forms



Energy Statement  
 Landscape Design Statement  
 Arboricultural Impact Assessment and Method Statement  
 Flood Risk Assessment  
 Preliminary Ecological Appraisal  
 Southern Water Capacity Check  
 Southern Water Sewerage Details  
 Survey HV Cable  
 Arboricultural Tree Protection Plan 1  
 Arboricultural Tree Protection Plan 2  
 Transport Statement  
 Stage 1 Road Safety Audit  
 RSA1 Key Plan  
 Proposed Vehicular Access  
 RSA1 Response

02 For the avoidance of doubt and to ensure that the scheme is carried out in accordance with the approved details in the interests of the amenities of the area.

03 At least 70% of the housing on site shall be provided as affordable rented housing. A revised financial viability appraisal shall be submitted to the Local Planning Authority once tenders are returned. The appraisal shall contain recommendations on whether there can be any increase in the percentage of affordable housing on site and what the tenure of any alternative housing will be. Works shall not commence until the details and recommendations of the revised financial viability assessment are approved in writing by the Local Planning Authority. The tenure of the housing shall be in accordance with these approved details.

03 To ensure that the site delivers the maximum amount of affordable housing in accordance with Policy CP4 of Local Plan Part 1 - Joint Core Strategy.

04 Prior to any development taking place above damp proof course commencing fully annotated drawings at 1:20 scale showing typical detail (including plans, elevations and sections) for the following shall be submitted to and approved in writing by the local planning authority. The drawings shall specify materials and colour and where appropriate the manufacturer's name. The approved detail, relating to each building, shall be implemented before it is occupied/brought into use.

- o Eaves, verges, soffits, fascia's
- o Ridge tiles and valley details
- o Roof PV panels, to including their locations within the roof planes
- o Rainwater goods (including gutters, hoppers and downpipes)
- o Windows to include casements, patio/balcony, oriels, bays and any roof lights.  
(windows shall be recessed from the brick face by a minimum of 75mm)
- o Window cills and headers/lintels
- o Door headers/lintels
- o Doors to include entrance and front doors, doors to utilities/stores. (doors shall be recessed from the brick face by a minimum of 75mm)
- o Projecting brick header detailing
- o Perforated brick detailing
- o Any canopies/porches (including supports)
- o Projecting balconies (including any supports)
- o Supports to the internal balconies including the perforated screen walls to balconies



- o Meter boxes/cabinets fixed to the exterior of buildings
  - o Gas pipes on external walls visible from the public realm, (these shall where ever possible be concealed behind RWGs or within recesses)
  - o The identification letter/sign for each block (i.e. A, B, C, D, E, F, G).
- Development shall be carried out in accordance with the approved details.

04 Reason: to ensure that the external appearance of the buildings is of a high order on this sensitive and publically accessible and visible land.

05 No development shall take place above damp proof course level until details of both on-site hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines, intruder alarm boxes, communal aerals, including lines, manholes, supports etc).
- o Refuse chute (to the front of block F)
- o External bike stands,
- o Retaining walls
- o Gabion walling
- o Sleeper retaining structures and planters
- o Close boarded fence and garden gates
- o Timber knee rail
- o Steel railing features
- o Sculptural play features
- o Steps adjacent to phase 2A
- o Other steps on the paths within the development

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland, hedgerow and trees;
- implementation programme:

All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscaping works shall be completed prior to the occupation of the dwellings. The soft landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.



05 Reason: to improve the appearance of the site in the interests of visual amenity.

06 Prior to development above slab level commencing on site details and samples of all of the external materials of the buildings, walls, other structures and external hard surfaces shall be submitted to and approved in writing by the Local Planning Authority. The approved detail relating to each building shall be implemented before the building is occupied. The approved hard surfaces shall be implemented before the penultimate dwelling is occupied.

06 Reason: To ensure that the external appearance of the buildings and the hard landscaping is of a high order within this sensitive and publically accessible and visible site.

07 Prior to the first occupation of the development hereby permitted a detailed scheme of mitigation measures for improvements to local open space shall be submitted to and approved in writing by the local planning authority including a timetable for implementation. The development shall be carried out in accordance with the approved details and timetable.

07 To provide and mitigate for the loss of the open space granted by virtue of this planning permission and to accord with policy CP7 of the Winchester District Local Plan - Joint Core Strategy.

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

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

08 REASON: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations

Policy HE.1 Winchester District Local Plan Review; Policy CP20 of the Winchester District Joint Core Strategy

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.

09 REASON: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available.



Policy HE.1 Winchester District Local Plan Review; Policy CP20 of the Winchester District Joint Core Strategy.

10 The recommendations in section 5 of the Peakecology Preliminary Ecological Appraisal dated 26th January 2017 submitted in support of this application shall be adhered to and implemented in full.

10 To ensure that the ecological interest on the site is protected and enhanced.

11 Prior to any work commencing on site above damp proof course details of all proposed external lighting shall be submitted to and approved in writing by the local planning authority. Development shall be undertaken in accordance with the approved details.

11 To ensure that any proposed lighting is appropriate and will not damage the ecological interest of the site.

12 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development is first occupied.

12 Reason: To ensure satisfactory provision of foul and surface water drainage.

13 Prior to the commencement of the development hereby permitted 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) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

13 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.

14 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.

14 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.

15 The parking areas shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles.

15 Reason: In the interests of highway safety.



16 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.

16 Reason: In the interests of highway safety.

17 Prior to work commencing on the site, including demolition, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall 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.
- 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.

17 Reason: To ensure that all works carried out in relation to the application do not cause materially harmful effects on nearby land, properties and residents.

18 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

18 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

**Conditions relating to the outline part of the site only phase 2b. Access only approved.**



19 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. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

20 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

A The layout including the positions and widths of roads and footpaths.

B Landscape considerations including:

(i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the

steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

(ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

C The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.

D The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

E The details of materials/treatment to be used for hard surfacing.

F The layout of foul sewers and surface water drains.

G The provision to be made for the parking, turning, loading and unloading of vehicles.

H The alignment, height and materials of all walls and fences and other means of enclosure.

I The provision to be made for the storage and disposal of refuse.

J The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

20 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

21 At least 70% of the housing on site shall be provided as affordable rented housing. A revised financial viability appraisal shall be submitted to the Local Planning Authority once tenders are returned. The appraisal shall contain recommendations on whether there can be any increase in the percentage of affordable housing on site and what the tenure of any alternative housing will be. Works shall not commence until the details and recommendations of the revised financial viability assessment are approved in writing by



the Local Planning Authority. The tenure of the housing shall be in accordance with these approved details.

21 Reason: To ensure that the site delivers the maximum amount of affordable housing in accordance with Policy CP4 of Local Plan Part 1 - Joint Core Strategy.

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

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

22 REASON: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future Generations Policy HE.1 Winchester District Local Plan Review; Policy CP20 of the Winchester District Joint Core Strategy.

23 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.

23 REASON: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available. Policy HE.1 Winchester District Local Plan Review; Policy CP20 of the Winchester District Joint Core Strategy.

24 Prior to any work commencing on site above damp proof course details of all proposed external lighting shall be submitted to and approved in writing by the local planning authority. Development shall be undertaken in accordance with the approved details.

24 Reason: To ensure that any proposed lighting is appropriate and will not damage the ecological interest of the site.

25 The recommendations in section 5 of the Peakecology Preliminary Ecological Appraisal dated 26th January 2017 submitted in support of this application shall be adhered to and implemented in full.

25 Reason: To ensure that the ecological interest on the site is protected and enhanced.

26 Prior to the commencement of the development hereby permitted 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) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

26 Reason: 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.

27 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.

27 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.

28 Prior to work commencing on the site, including demolition, a Construction Management

Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall 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.
- 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 avoiding mud from construction vehicles being deposited on the public highway.
- 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.



28 Reason: To ensure that all works carried out in relation to the application do not cause materially harmful effects on nearby land, properties and residents.

**Informatives:**

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 - Development Strategy and Principles

WT1 - Development Strategy for Winchester Town

CP1 - Housing Provision

CP2 - Housing Mix

CP3 - Affordable Housing

CP4 - Affordable Housing on Exception Sites

CP7 - Open Space, Sport & Recreation

CP10 - Transport

CP11 - Sustainable Low and Zero Carbon Built Development

CP13 - High Quality Design

CP14 - Effective Uses of Land

CP15 - Green Infrastructure

CP16 - Biodiversity

CP17 - Flooding and Water Environment

CP20 - Heritage and Landscape Character

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations:

WIN1 - Winchester Town.

WIN3 - Views and Roofscapes.

WIN8 - Stanmore.

DM1 - location of new development

DM2 - Dwelling sizes

DM5 - protecting open areas

DM6 - open space provision in new developments

DM15 - local distinctiveness



DM16 - site design criteria  
DM17 - site development principles  
DM18 - access and parking  
DM26 - Archaeology

Stanmore Planning Framework July 2014 and update Autumn 2014..

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. 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](http://www.winchester.gov.uk).