

<b>Item No.</b>	5
<b>Case No:</b>	SDNP/17/02639/FUL
<b>Proposal Description:</b>	Redevelopment of part of an existing commercial site, comprising the demolition of existing buildings in employment use and the erection of new replacement buildings in B1 & B8 use (and ancillary food kiosk), parking, circulation, landscaping and associated works
<b>Address:</b>	Humphrey Farms Ltd, Hazeley Road, Twyford, SO21 1QA
<b>Parish, or Ward if within Winchester City:</b>	Twyford
<b>Applicants Name:</b>	Humphrey Farms Ltd
<b>Case Officer:</b>	Sarah Tose
<b>Date Valid:</b>	22 May 2017
<b>Recommendation:</b>	Application Permitted

### **Executive Summary**

This application is reported to Committee because of a request from the Parish Council which is appended to this report.

### **1 Site Description**

The application site is located in the established Northfields employment area on the north-eastern edge of Twyford Village, near Winchester. The site is approximately 350m to the north of the centre of Twyford, 1.5km to the south and east of the M3. Access to the site is via an existing access road off the northern side of Hazeley Road. The site lies within the designated countryside and the western extremities of the South Downs National Park (SDNP).

The site measures approximately 2.19ha in size. It is situated between the western boundary of Hazeley Enterprise Park (commercial buildings with B1 a/b/c and B8 uses with associated access, parking and turning areas) and the north-eastern boundary of the Northfields Feed Mill site (an operating feed mill and group of associated buildings together with access, lorry park, parking and turning).

The application site is currently occupied by former agricultural buildings originally used as part of the wider Northfields Poultry Farm with associated egg packing facilities. The poultry units once occupied the entire Enterprise Park to the east and part of the mill site to the south. Following the decline of the poultry and egg packing business the buildings gained consent for commercial B8 and B1(a/b/c) uses, and are currently occupied by a number of mainly local businesses.

The site's boundaries adjoin agricultural land to the north, offices within the Enterprise Park to the east, a lorry parking area to the west; and the feed mill site together with the site access and an existing parking area to the south. All of the adjoining land including the farmland to the north is within the applicant's ownership.



The northern boundary of the site is enclosed by mature, low vegetation to the east and established trees to the west. The trees to the west form part of a wider tree belt which extends westwards along the northern boundary of the adjoining Mill site. The eastern boundary lies open to the adjoining Enterprise Park in the north while in the south it is enclosed by a significant belt of trees which enclose the car park. The western boundary largely lies open to the lorry parking area but is partially enclosed to the southern end by a single tree line. The southern boundary is largely open where it adjoins the feed mill site and access road.

Beyond the site and the adjoining uses described above the site is adjoined to the north and east by open fields and countryside interspersed with arable land and other rural land uses. To the west and south (in part) the site adjoins residential and recreation uses located on the edge of the village.

Levels on the site fall from approximately 59m AOD in the south east to 54m AOD in the north-west corner of the site. The site is in an elevated position. The site itself however sits low within the wider landscape, with relatively higher ground beyond the site to the north and north east and across the river valley to the west.

There are no public footpaths through or adjacent to the site. Footpath Twyford 19 lies to the south west of the site and diagonally crosses the field to the east of the access road where it meets Hazeley Road.

## **2 Proposal**

The development comprises the demolition of the existing units T13-T16, T7 and T8 which are currently in B8, B1a and B1b/c use, and the erection of new commercial B8, B1a and B1b/c buildings together with an ancillary food kiosk, parking, circulation and landscaping.

The proposed scheme comprises 5 new commercial buildings which provide a total of 9 commercial units. The proposals will lead to an overall net increase in B Class floor area of approximately 302.5sqm (GEA).

The scheme also includes a food kiosk. This will comprise the relocation of the kiosk consented as part of the Mill redevelopment scheme. Its new position will serve to facilitate the proposed buildings and the wider Enterprise Park and Mill redevelopment to the east and south. The Kiosk has a GEA of 59sqm.

The proposed buildings are two storeys in height although only the B1(b/c) has a first floor in the form of mezzanines. The proposed B1(a) office building provides a small area of basement storage. The proposed materials include timber boarding, profiled metal sheeting, rendered blockwork, metal roofing and aluminium casement windows and doors.

The site area overlaps with part of the Mill redevelopment site to the west. The proposed scheme includes alterations to the land adjoining the B8 units, the



siting and design of the kiosk and the route of the access road. These amendments were considered necessary to deliver a comprehensive scheme which responds to and assimilates with the adjacent land uses, buildings and circulation routes. The proposals will also extend the access road approved under the reserved matters northwards into the site.

### **3 Relevant Planning History**

SDNP/16/04628/COND- Discharge of Conditions 3, 4, 5, 6 of

SDNP/14/05196/REM and Conditions 3, 6, 9, 10, 12, 17 and 20 of 8/02924/OUT. Determined 24 March 2017.

SDNP/16/02914/DCOND - Discharge of Condition 4 in relation to SDNP/14/06034/FUL. Approved 19 January 2017.

SDNP/15/06236/DCOND - Discharge of Conditions 2,3, 4 on SDNP/14/06034/FUL. Approved 2 March 2016.

SDNP/14/05196/REM- Reserved Matters - Redevelopment of Feed Mill & associated buildings for a mix of C2, D1, B1 & B8 uses (re: 08/02924/OUT). Permitted 9 April 2015.

SDNP/14/06034/FUL - New office building, parking and associated works. Approved 6 February 2015.

11/01782/SNMA- (MINOR AMENDMENT to Planning Permission 08/01680/FUL - Conversion of redundant agricultural buildings (T3 -T6) to a mix of B1 (A,B and C) uses, car and cycle parking, landscaping and associated works) Units 12/13; alterations to fenestration; Units 16/17 2 no. additional windows; alterations to glazed link between units; addition of 2 no. air conditioning units; changes to parking spaces, landscaping and cycle/bin stores (RETROSPECTIVE). Accepted 20.09.2011

08/02924/OUT- (VARIATION TO ORIGINAL S106 TO REMOVE THE NEED FOR THE MILL DEMOLITION BY 2021 AND EXTENDED TO 2026) - Demolition of existing feed mill and associated buildings, redevelopment for a mix of C2, D1, B1(A) and B8 uses. (DEPARTURE FROM LOCAL PLAN). Permitted 12.04.2010.

08/01680/FUL- Conversion of redundant agricultural buildings (T3 -T6) to a mix of B1 (A,B and C) uses, car and cycle parking, landscaping and associated works. Permitted December 2008.

07/03231/FUL- Demolition of existing silo and erection of replacement silo. Permitted 08.02.2008.

07/03218/FUL- Variation of condition 8 of permission 03/00302/FUL to allow longer operating hours (0600 to 2300 Monday to Friday and 0700 to 1300 Saturdays). Permitted 21.07.2008.

07/01076/FUL- Change of use of agricultural land to storage of mill related equipment and car park (RETROSPECTIVE). Refused 22.06.2007.

07/00066/FUL- Erection of silo bin and extension of existing silo bin. Permitted 10.04.2007

06/03355/LDC- Storage, packing and distribution of international mail bags. Permitted 19.01.2007.

06/01974/FUL- Removal of condition no. 1 on planning permission 04/02294/FUL relating to the creation and use of a car park. Permitted 22.12.2006.

06/01972/FUL- Removal of condition 1 on planning permission 04/02275/FUL relating to the creation and use of a car/lorry park. Permitted 22.12.2006.

06/01694/LDC- Erection of a class B8 building (Storage and distribution). Withdrawn 27.03.2007.

04/02160/LDP- Erection of conveyor system in relation to feed mill. Permitted 24.02.2006.

93/00126/OLD- Installation of gas scrubber and stack. Permitted 07.09.1993.

#### **4 Consultations**

##### **WCC - Landscape**

No objection, subject to conditions.

##### **HCC Flood & Water Management**

The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.

##### **Sustainability Consultant - Mark Waller-Gutierrez**

Propose that the full CP11 requirement (BREEAM Outstanding certification) be waived but only if BREEAM Excellent certification is achieved for all units, all the mandatory BREEAM outstanding credits are achieved and rain water harvesting is provided on the office building.

##### **WCC - Strategic Planning**

No objection.

##### **WCC - Winchester Highways**

No objection, subject to conditions.

##### **WCC - Drainage Engineer**

No objection, subject to condition.



**WCC - Ecologist & Biodiversity Officer**

No objection, subject to condition.

**Parish Council Consultee**

Object for the reasons below:

- i) This application has no blue line plan showing the extensive areas outside the application site which are in the ownership of the applicant;
- ii) Overlaps the area given consent for the land to the south for the 132 bed Care Home and commercial development of which there is significant revision;
- iii) There is no landscape plan for the site and the application indicates the felling of trees on the north boundary in an area of significant visual impact
- iv) This proposal in context of the development of the area does not show the application in relation to the development proposed for the care home; the Northfields estate, the SHLA sites to the west the SHLA to the SE of Hazeley Park (east end of Bournefields), the development proposed in the Twyford Neighbourhood Plan provides no estimate of proposed employees provides no justification for the additional floor space as required by MTRA3.
- v) There is no traffic plan detailed (an informal one exists to route lorries to the east away from the village) and the traffic statement ignores the potential of increased volume of traffic consisting of employees, most of whom will live outside the village, and commercial visitors accessing the site through the already congested centre of Twyford and Bourne Lane, already a highly used rat-run. The statement indicating a reduction in articulated vehicles is hypothetical.
- vi) Gives no indication how the proposal will relate to the new link to the B3335 to the north to alleviate the impact of the additional traffic that this application will bring and that of the care home for which a northern entrance/exit route is proposed by the Twyford Neighbourhood Plan
- vii) There is no detailed lighting plan and the statement provided suggests no more than the SDNP dark skies policy will be noted
- viii) No detailed noise nor hours of work plans have been tabled given housing and a care home will be located on the adjacent boundary

The consequence of this development will be establishing a significantly large light industrial site, close to the size of Bar End, i.e. approximately 7ha in extent and this is a major commercial site in the SDNP and subject to MTRA4 in the JCS in the countryside alongside a care home and a residential area.

TPC's objection is on the following grounds;

i) The lack of information on the items listed above

ii) No EIA on the site has been undertaken. The proposal is Schedule 2 Development (industrial estate development in excess of 0.4ha) within a sensitive area (National Park) and within approximately 500m of a SAC (River Itchen) as defined by TCPA EIA regulations. Cumulative development requires the adjacent land to be considered (total commercial area approximately 6ha)

iii) Contrary to MTRA4 in that no master plan has been prepared for a major commercial site in SDNPA and that the development of Hazeley Business Park and Northfields Farm has been submitted piece meal

iv) Contrary to MTRA3 in that it proposes additional development which is not in accordance of with the requirements of the policy,

v) Contrary to CP19 in that it will cause environmental harm to SDNP through the routing of heavy vehicles to the B8 warehousing proposed either through the village centre or by a non-sustainable diversion through the SDNP via Hazeley Road and Morestead Hill.

## **5 Representations**

No neighbour representations have been received.

## **6 Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006) and the following additional plan(s):**

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)

Other plans considered

- Twyford Neighbourhood Plan

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.



## 7 Planning Policy

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF07 - Requiring good design
- NPPF11 - Conserving and enhancing the natural environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF:

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- DP3 - General Design Criteria
- DP4 - Landscape and the Built Environment
- T2 - Development Access
- T3 - Development Layout
- T4 - Parking Standards

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- DS1 - Development Strategy and Principles
- MTRA1 - Development Strategy Market Towns and Rural Area
- MTRA4 - Development in the countryside
- CP8 - Economic Growth and Diversification
- CP9 - Retention of Employment Land and Premises
- CP10 - Transport
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character
- CP16 - Biodiversity

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1

The South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16<sup>th</sup> July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2<sup>nd</sup> September to 28<sup>th</sup> October 2015. The responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight and are not relied upon in the consideration of this application.

## **8 Planning Assessment**

#### Principle of development

The proposal lies outside the settlement boundary of Twyford so is subject to countryside policies which normally restrict new built development to that which is essential or involves the conversion of existing buildings (policy MTRA4). LPP1 also seeks to promote and retain existing employment land and buildings (policies CP8, CP9). The site is within the South Downs National Park so development must also satisfy the requirements of LPP1 policy CP19.

The policies of the emerging South Downs Local Plan and Twyford Neighbourhood Plan also seek to retain employment land and buildings. They allow for some additional development/redevelopment, subject to various criteria. However both of these Plans are at an early stage and, if there is any conflict with their policies, these cannot be given more weight than the statutory Development Plan policies at this time.

The proposal is for substantial redevelopment of existing commercial buildings, but involves only a modest increase in built floorspace. The Design and Access Statement suggests that careful consideration has been given to limiting the impact of the proposal compared to the existing development.



Given the aims of policies CP8 and CP9, the principle of retaining the site in employment use and redeveloping it for more modern buildings is to be welcomed. While the site is within the defined countryside and South Downs National Park it is a substantial existing employment area and the buildings on it do not appear realistically capable of being upgraded to extend their useful life. It is, therefore, necessary to take a realistic approach to retaining the employment use of the area.

Policy MTRA4 specifically provides for the possible expansion of buildings used by established businesses, provided the development is proportionate to the nature and scale of the site, its setting and its countryside location (bullet point 3). It is not entirely clear how many of the existing occupiers would remain after the redevelopment, but the proposal does appear proportionate given the scale of the existing floorspace and the limited increase involved. The principle of the development is therefore considered acceptable.

#### Landscape character of the South Downs National Park

The site is located upon a prominent ridge within open and exposed countryside so the impact of the development on the landscape is an important consideration. It is considered that the changes proposed are relatively modest in that existing buildings are removed and replaced and the site would remain in commercial use. The complex of new buildings would be of a similar form and appearance to the adjacent units at Hazeley Enterprise Park. The amount of built form which would be visible from the surrounding landscape to the north would be reduced and there would be increased tree planting replacing areas of hardstanding.

The site is already well screened from the Downs to the south and east, and views from the Itchen Valley are limited by intervening built form and trees. The site is more visible from the north, however the existing trees on the more open north boundary are to be retained and added to with Hornbeam, Maple and Hawthorn. Other tree planting within the site including Copper Beech will in time help integrate the complex into the landscape.

The Landscape Officer has raised no objections to the proposal subject to a condition securing details of how the trees would be planted (pit details) to ensure these trees can flourish going forward. It is also considered important to control the colour and appearance of the new buildings to ensure that the previous strategy of camouflaging buildings on the site by colouring them dark green or brown is continued. These elements have been secured by recommended conditions 4, 10 and 11.

The South Downs National Park is a designated International Dark Sky Reserve. The proposed lighting will need to be sensitive to the location of the site to ensure there is no adverse impact on the intrinsically dark nature of the Park. Low level hooded bollard lighting is proposed along the main movement paths and key access points. Recessed walkover lights will be included along internal walkways and cycleways and downward facing lights would be fixed to external facades to light the entrances to buildings. The proposed lighting is reflective of the approved scheme for the Mill redevelopment site and is



considered more sensitive than the existing lighting at the site. Details have been secured by recommended condition 6.

#### Design/appearance

The proposed B Class buildings are designed to reflect the form and appearance of the adjacent B8 buildings and B1 office pavilions at The Hazeley Enterprise Park and the details for the approved development on the Mill site to the south and west.

The proposed pavilion will effectively enclose the western side of the courtyard between units HEP14- HEP15 and HEP16- HEP17. The ridgeline of the office pavilion will be consistent with the adjacent pavilions, while the proposed B8 and B1 (b/ c) buildings will be set lower to take account of ground levels and help reduce landscape impact.

Proposed materials will match those of the adjacent buildings and include timber boarding, profiled metal sheeting, rendered blockwork, metal roofing and aluminium casement windows and doors. This will complement the adjacent materials palette at the Enterprise Park and the consented Mill redevelopment scheme. The materials have been secured by recommended condition 4. The design and appearance of the development is therefore considered acceptable.

#### Highways/ parking

The existing total floor area of 4818.5m<sup>2</sup> is to be replaced by 3 x B8 units, 5 x B1 (b and c) units, and 1 x B1 unit with a new total floor space of 5121m<sup>2</sup>. The total increase in floor area between the new proposal and the existing use of the site is therefore only 302.5m<sup>2</sup>. In order to comply with Hampshire County Council's Parking standards a total minimum of 95 car parking spaces are required. 105 spaces are being proposed and therefore the proposed parking provision is considered acceptable. The Transport Report has compared the anticipated trip generation of the proposal with the existing traffic flows. Using the nationally recognised TRICS database it has been established that the proposed development is expected to result in 20 additional two way trips in the AM peak and 28 trips in the PM peak. The Highway Authority considers the surrounding highway network has sufficient capacity to safely accommodate this modest increase in traffic generation. The development is therefore considered acceptable from a highway safety perspective, subject to recommended conditions 7, 8 and 9.

#### Drainage

The Council's Drainage Engineer has raised no objections to the development, subject to the submission of detailed proposals for the disposal of foul water, including a successful capacity check from Southern Water (as the development would result in an increase in loading). Condition 3 is recommended to secure this.

Hampshire County Council as Lead Local Flood Authority has assessed the application and confirmed that the proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.



### Ecology

A Phase 1 Ecological survey of the site has been undertaken which included a desk study of existing ecological data in relation to the site and an ecological assessment of the land within the application site. The survey found that the site is dominated by bare-ground which is interspersed with well-managed amenity grassland, standard trees and introduced shrubs. The buildings to be demolished within the application site have been assessed as providing 'negligible' roosting opportunities for bats. Sub-optimal opportunities for reptiles on site are confined to an earth bank and associated ruderal vegetation along the south-eastern site boundaries. Small areas of introduced shrub provide sub-optimal nesting opportunities for birds. There is an opportunity to carry out landscaping to enhance biodiversity at the site level, in compliance with national and local planning policy. No further Phase II Ecological surveys are required on site. The report concludes that the current proposals will constitute a 'low' ecological impact. The Council's Ecologist is satisfied with the recommendations proposed within the survey report so condition 5 is recommended to ensure that the recommendations are adhered to.

### Trees

The proposed redevelopment will result in the removal of a number of mainly decorative or ornamental trees from within the site. Several of these were approved for removal by the Council as part of the scheme for the redevelopment of the Mill site. The proposed landscaping scheme comprises the planting of new trees to replace those lost. Those within the site will improve the amenity of the site, whilst those planted along the northern boundary will supplement the existing northern structural tree belt which in time will obscure views from the north. The trees to be removed are not protected by Tree Preservation Orders and given the proposed replacement planting their removal is not considered to have a significant adverse impact on the character of the immediate area or the wider landscape.

### Sustainability

Policy CP11 requires all new non-residential development which requires an Energy Performance Certificate to meet BREEAM Outstanding standards from 2016. However, the submitted sustainability reports state that it is not possible to achieve BREEAM Outstanding due to the rural location of the buildings, their proposed use and construction. BREEAM 'Excellent' standard and all the required credits for mandatory issues necessary for 'Outstanding' level are therefore being targeted instead. This means that the requisite 85 per cent of available points necessary for a BREEAM Outstanding standard will not be achieved but that the key standards for energy etc. which would also be necessary to meet 'Outstanding' will be met.

The Council's Sustainability Consultant accepts the argument that Outstanding is very challenging to achieve given the site constraints and has advised that the full CP11 requirement (BREEAM Outstanding certification) be waived but only if BREEAM Excellent certification is achieved for all units, all the mandatory BREEAM outstanding credits are achieved and rain water



harvesting is provided on the office building. Condition 12 is recommended to secure these requirements.

Amenities of neighbours

There are no residential properties in close proximity to the application site that would be affected by the development.

**9 Conclusion**

The application is considered acceptable for the reasons outlined above and is recommended for approval.

**10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Detailed proposals for the disposal of foul water, including a successful capacity check from Southern 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 can begin.

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

4. The development shall be carried out in accordance with the approved Materials plan (ref: 2317 Sch 01, May '17) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the landscape character of the South Downs National Park.

5. Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in Section 6 of the following report, unless otherwise approved in writing by the Local Planning Authority:



- PV Ecology, Phase 1 Ecological Assessment (ref Ecology 7457 Issue 01, April 2017)

Reason: In order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

6. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the landscape character of the South Downs National Park from light pollution.

7. 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.

Reason: In the interests of highway safety.

8. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

9. The car parking areas shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. These areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

10. No development shall take place until full details of both 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:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed

buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;

- All boundary treatment;
- Hard surfacing materials;
- Minor artefacts and structures (refuse or other storage units, signs and lighting etc.);

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- tree pit details;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

11. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure the maintenance of a reasonable standard of landscape in accordance with the approved designs.

12. The buildings hereby approved shall achieve 'BREEAM Excellent' Standard and all the mandatory 'BREEAM Outstanding' credits, and shall not be occupied until a final Certificate has been issued for each building certifying that the standard has been achieved.

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).

## **11. Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.



**12. Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

**13. Equality Act 2010**

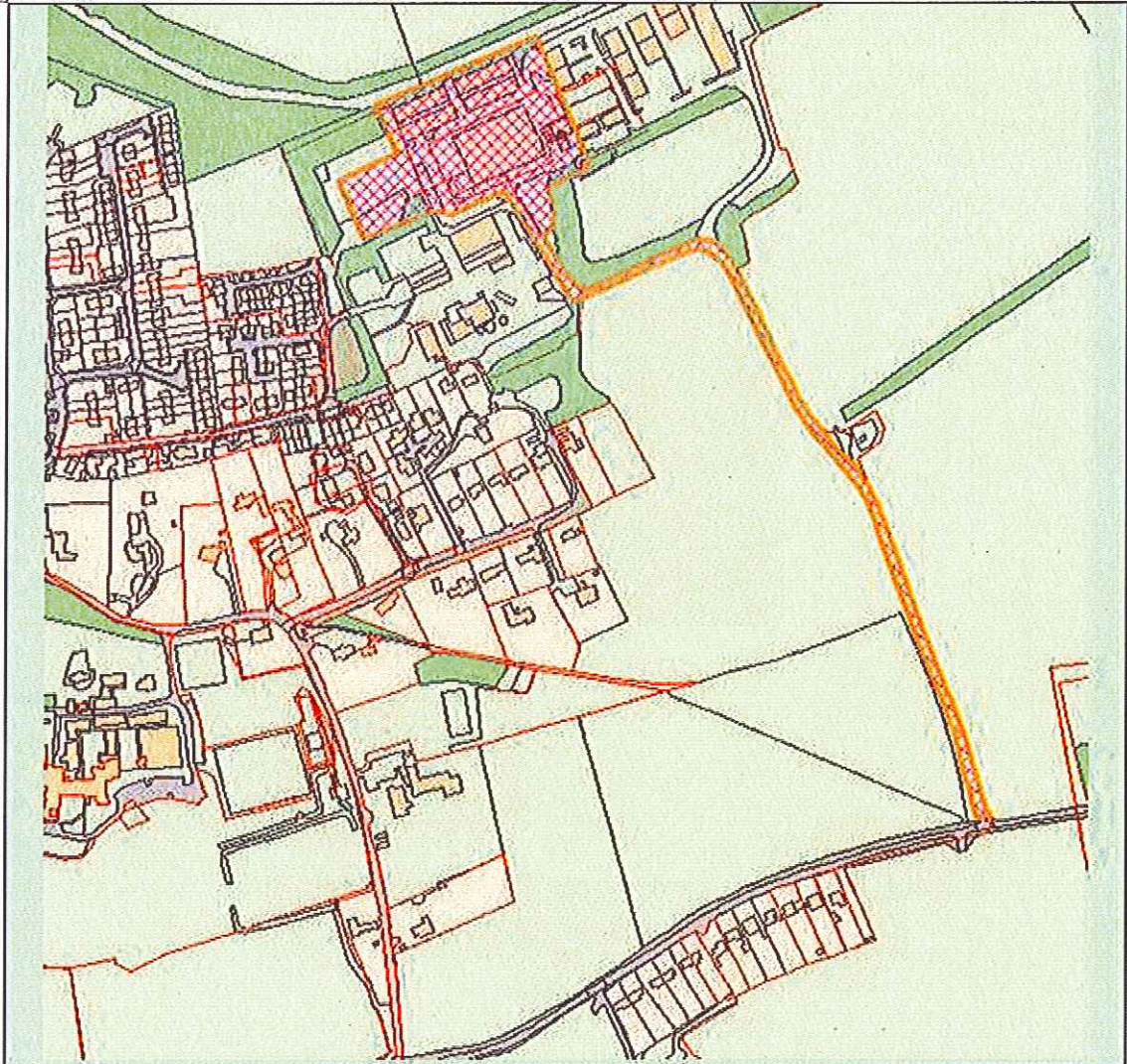
- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

**14. Proactive Working**

The application was considered acceptable as submitted so no further information was required.

## Appendix 1

### Site Location Map



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## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION PLAN	2317 P1-01		19.05.2017	Approved
Plans - PROPOSED BLOCK PLAN	2317 P1-02 B		19.05.2017	Approved
Plans - PROPOSED SITE PLAN	2317 P1-03 A		19.05.2017	Approved
Plans - PROPOSED LANDSCAPE PLAN	2317 P1-05 B		19.05.2017	Approved
Plans - PROPOSED OFFICES PLANS & ELEVATIONS	2317 P2-05 B		19.05.2017	Approved
Plans - KIOSK PLANS & ELEVATIONS	2317 P2-06 B		19.05.2017	Approved
Plans - BINS & CYCLE STORES	2317 P2-07		19.05.2017	Approved
Plans - EXISTING SITE PLAN	2317 S1-01 A		19.05.2017	Approved
Plans - MATERIALS PLAN	2317 SCH 01		19.05.2017	Approved
Plans - PROPOSED UNIT 1 FLOOR PLANS	2317/P2-01 A		19.05.2017	Approved
Plans - PROPOSED UNITS 2-3 FLOOR PLANS	2317/P2-02 A		19.05.2017	Approved
Plans - PROPOSED UNITS 4-5 FLOOR PLANS	2317/P2-03 A		19.05.2017	Approved
Plans - PROPOSED UNITS 6-8 FLOOR PLANS	2317/P2-04 A		19.05.2017	Approved
Plans - PROPOSED UNIT 1 ELEVATIONS & SECTION	2317/P3-01 A		19.05.2017	Approved
Plans - PROPOSED UNITS 2-3 ELEVATIONS & SECTIONS	2317/P3-02 A		19.05.2017	Approved
Plans - PROPOSED UNITS 4-5 ELEVATIONS & SECTIONS	2317/P3-03 A		19.05.2017	Approved
Plans - PROPOSED UNITS 6-8 ELEVATIONS & SECTIONS	2317/P3-04 A		19.05.2017	Approved

Plans - PROPOSED SECTIONS	2317/P4-01		19.05.2017	Approved
Plans - EXISTING PLANS & ELEVATIONS	2317/S2-01		19.05.2017	Approved
Plans - EXISTING PLANS & ELEVATIONS T13-T16	2317/S2-02		19.05.2017	Approved
Plans - EXISTING SECTIONS	2317/S4-01		19.05.2017	Approved
Plans - TOPOGRAPHIC SURVEY PLAN	LDS/7641-TP1/M		19.05.2017	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.



## Appendix 3

Parish Council request for application to go to Committee

### **TWYFORD PARISH COUNCIL MINUTES FOR A PLANNING COMMITTEE MEETING**

held on Thursday 29th June 2017 at 7.30pm  
in the Gilbert Room of the Parish Hall, Twyford

Snippet of comments for SDNPA Planning Comments Submission  
Sent to Sarah Tose 12th July 2017

**SDNP/17/02639/FUL**

**Humphrey Farms Ltd Hazeley Road Twyford SO21 1QA**

**Redevelopment of part of an existing commercial site, comprising the demolition of existing buildings in employment use and the erection of new replacement buildings in B1 & B8 use (and ancillary food kiosk), parking, circulation, landscaping and associated works**

The planning committee agreed to object to the application for the reasons below and wish the application to be referred to SDNPA and to be considered by the Planning Committee either at SDNPA or WCC

TPC noted

- i) This application has no blue line plan showing the extensive areas outside the application site which are in the ownership of the applicant;
- ii) Overlaps the area given consent for the land to the south for the 132 bed Care Home and commercial development of which there is significant revision;
- iii) There is no landscape plan for the site and the application indicates the felling of trees on the north boundary in an area of significant visual impact
- iv) This proposal in context of the development of the area does not show the application in relation to the development proposed for  
the care home;  
the Northfields estate,  
the SHLA sites to the west  
the SHLA to the SE of Hazeley Park (east end of Bournefields),  
the development proposed in the Twyford Neighbourhood Plan  
provides no estimate of proposed employees  
provides no justification for the additional floor space as required by MTRA3.
- v) There is no traffic plan detailed (an informal one exists to route lorries to the east away from the village) and the traffic statement ignores the potential of increased volume of traffic consisting of employees, most of whom will live outside the village, and commercial visitors accessing the site through the already congested centre of Twyford and Bourne Lane, already a highly used rat-run. The statement indicating a reduction in articulated vehicles is hypothetical.
- vi) Gives no indication how the proposal will relate to the new link to the B3335 to the north to alleviate the impact of the additional traffic that this application will bring and that of the care home for which a northern entrance/exit route is proposed by the Twyford Neighbourhood Plan

vii) There is no detailed lighting plan and the statement provided suggests no more than the SDNP dark skies policy will be noted

viii) No detailed noise nor hours of work plans have been tabled given housing and a care home will be located on the adjacent boundary

The consequence of this development will be establishing a significantly large light industrial site, close to the size of Bar End, i.e. approximately 7ha in extent and this is a major commercial site in the SDNP and subject to MTRA4 in the JCS in the countryside alongside a care home and a residential area.

TPC's objection is on the following grounds;

i) The lack of information on the items listed above

ii) No EIA on the site has been undertaken. The proposal is Schedule 2 Development (industrial estate development in excess of 0.4ha) within a sensitive area (National Park) and within approximately 500m of a SAC (River Itchen) as defined by TCPA EIA regulations. Cumulative development requires the adjacent land to be considered (total commercial area approximately 6ha)

iii) Contrary to MTRA4 in that no master plan has been prepared for a major commercial site in SDNPA and that the development of Hazeley Business Park and Northfields Farm has been submitted piece meal

iv) Contrary to MTRA3 in that it proposes additional development which is not in accordance of with the requirements of the policy,

v) Contrary to CP19 in that it will cause environmental harm to SDNP through the routing of heavy vehicles to the B8 warehousing proposed either through the village centre or by a non-sustainable diversion through the SDNP via Hazeley Road and Morestead Hill.