

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 06  
**Address:** Abbotsbury School Lane Itchen Abbas Winchester Hampshire SO21  
1BE

**Parish/Ward** Itchen Valley

**Proposal Description:** Demolition of The Paddock and Abbotsbury and erection of 10 dwellings comprising 2 no. one bedroom flats, 3 no. two bedroom houses, 1 no. three bedroom house, 2 no. four bedroom houses, 1 no. five bedroom house and 1 no. six bedroom house with associated garages/parking, landscaping and alterations to access (REVISED APPLICATION)

**Applicants Name** Banner Homes Wessex Limited

**Case No:** 05/01834/FUL

**W No:** W02980/04

**Case Officer:** Lorna Hutchings

**Date Valid:** 27 July 2005

**Delegated or Committee:** Committee Decision

**Reason for Committee:** Parish Council submitted representations contrary to officer recommendation

**Reason for Committee:** The Officers consider the application to be controversial or potentially controversial

**Reason for Committee:** The application is for a major development

**Reason for Committee:** 4 or more representations contrary to the Officer's recommendations have been received

**Site Factors:** Oil Pipeline

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### Site Description

- The site, located in northeastern part of Itchen Abbas and to the south of School Lane, measures 0.33Ha.
- There are two detached single storey dwellings on site at present, Abbotsbury and the Paddock which are to be demolished.
- The land rises by 4m across the site, from the School Lane access, in the northwest, to the south eastern corner.
- There is a 1m high grassed bank along the eastern boundary of the site with the Itchen Abbas Primary School. This boundary is marked by a 1m high fence, shrubs and a mature sycamore which will be replaced. The playing fields abut the site to the east behind the school.
- There is a 4m high beech hedge on the northern boundary of the site to School Lane, this hedge is to be retained.
- The western boundary of the site with Stradling House, is marked by a 1.8m high close boarded fence. 3m into the site, beyond a tarmac drive leading to Abbotsbury lies a second beech hedge which also measures 4m in height.
- The southern boundary is marked with a 1.5m post and wire fence.
- There is an M.O.D. oil pipeline running north south through the site with a 6.5m easement.
- Listed buildings are located some distance to the southwest of the site, including the Old Post Cottage and The Old House.

### Relevant Planning History

**W02980/02** Demolition of existing bungalows and residential redevelopment comprising 7 No. three bedroom and 7 No. two bedroom dwellings with associated garaging, parking and alterations to access - Abbotsbury School Lane Itchen Abbas Winchester Hampshire SO21 1BE -Application Refused - 09/09/2004.

**W02980/03** Demolition of existing bungalows, Abbotsbury and The Paddock; residential redevelopment of 10 no. dwellings with associated garages/parking, landscaping and alterations to access - Abbotsbury School Lane Itchen Abbas Winchester Hampshire SO21 1BE - Application Withdrawn – 29.07.2005.

### Proposal

- Demolition of 2 no. bungalows and erection of 10 new dwellings.
- 2 no. one bedroom flats and 1 no. three bedroom house provided for affordable housing.

### Consultations

#### Building Control:

- Revised drainage details will meet building regulations.

#### Conservation:

- No objections in terms of impact on setting of Listed Buildings; would prefer any access to adjacent land via this site to protect settings of these buildings.

#### Engineers:Drainage:

- Satisfied with drainage proposals provided the details meet building control regulations.

#### Engineers:Highways:

- Previously attended Viewing Sub Committee where confirmed no highway objections in principle.
- A scheme for highway improvements is being promoted to reduce traffic flows through the area and a £10,000 contribution to the scheme should be made and secured through S106.
- A shared surface arrangement is proposed which is adequate for a service vehicle.
- Car parking has been provided at a realistic level given the remote location away from any significant employment areas or public services.

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- Secure undercover cycle parking to be conditioned.

English Nature:

- No response received.

Environment Agency:

- No objections subject to conditions for ground water protection.

Landscape:

- Recommend approval subject to conditions, regarding hard and soft landscaping, implementation, management. Comments include – footprint J is visually incongruous creating problems in terms of external areas left, all hedging needs to be outside garden areas so it can survive and provide long term amenity, planting to be confirmed in easement area, previous concerns addressed regarding lack of landscaping structure screening along school boundary.

Southern Water:

- No adverse comments.

Archaeology:

- No objection subject to a condition securing a written scheme of investigation.

Housing Enablement:

A balanced mix of accommodation is proposed, which is suitable for single people and couples, but predominantly the accommodation is suited to families with younger children as well as families with older children. The close proximity to the Primary School is one strong advantage of this development with the mix of housing proposed. Upon a summary inspection of the plans it appears that one disadvantage of this development is the lack of amenity space either within the site or in the vicinity. This is of some concern considering the likelihood of families with children occupying the majority of the accommodation.

The site is in excess of the five dwelling threshold detailed within the current Local Plan so I would be expecting a minimum of 30% of the units to be offered for affordable housing. However, no reference has been made by the developer for the provision of the affordable units.

There is a considerable Housing Need within Letting Area 7, where Itchen Abbas is located. This need is greatest for one bedroom units with a current shortfall of 80 units of affordable housing required according to the 2002 Housing Needs Survey. There is also a shortfall of 12 affordable three-bedroom units and 8 affordable four-bedroom units, with a current surplus of 64 affordable two-bedroom units.

I would be in favour of this scheme progressing in its current form with the affordable housing element comprising of the 2 one-bedroom flats and the three bedroom house. I believe this to be a realistic mix that should not be unreasonable for the developer to provide, while still meeting the housing need for this area.

HCC Ecology, Development and Biodiversity:

- Support the recommendation of the ecology report, DEFRA bat licence required, no shrub clearance in bird breeding season, retained vegetation to be protected from storage of materials.

Serco Gulf Engineering:

- Development requires a Section 16 Consent for any works within the 6m pipeline easement which must be in place before any works carried out within the wayleave. No objection in principle. S16 Consent is agreed between Fisher German responsible for the pipeline, the developers and the Secretary of State.

Arboriculture:

- Recommend approval subject to Tree Protection being carried out in accordance with the latest Barrell Treecare plan and conditioned. Replacement tree and shrub planting acceptable; Sycamore T13 is a poor tree and not worthy of long term retention.

AONB Panel:

- No Objection, comments include - would have preferred all small dwellings, addition of Chimneys as rooftops visible from B3047, removal of PD, limits on fencing around gardens, restrictions on lighting, samples of materials for hardstanding, bonded gravel suggested.

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**Representations:**

Itchen Valley Parish Council

- Objects – within south downs national park boundary, 500m of SSSI and 0.1 miles of River, candidate SAC, oil pipeline through site, not suitable location through PPG3 housing, not in scale with neighbouring properties or in accordance with VDS and DP.3 policy, no employment / transport / facilities nearby, school unlikely able to take more children, not in urban capacity study, visible housing (3 storey), too many 2 and 5 beds, unsuitable for downsizing, no visitor parking, no cycle parking, drainage objections as below, traffic increase, access not wide enough for cars to pass, narrow lanes to School Lane, Lane was bollarded to prevent more traffic through, piecemeal development should be avoided and adjacent site dealt with together, lack of detail in terms of pipeline depth.
- Winchester Group for Disabled People – standard comments regarding making buildings accessible.
- Upper Itchen Valley Society – density at lower end of PPG3 advice but still not in keeping with rest of village and VDS, dangers to highway / pedestrian safety through increased traffic.
- Campaign to Protect Rural England – object – no mitigation for traffic, drainage and access impacts, design, mix and general layout unacceptable, overlooking, little private amenity space, future discord due to share access and lack of private space, unsuitable to rural environment.

Letters of representations have been received from 32 Neighbours plus 12 included from previous application agreed to be taken into account.

- Objection grounds include – lack of detail, density too high – pipeline easement should be taken out of calculation, not suitable for rural location, 6 houses preferable, hedges should be retained, loss of vegetation, lack of parking particularly visitor, only 6 houses access via School Lane at present, cramped design and layout, detrimental impact on character and scale of the area, retirement houses and bungalows should be provided, design and detail poor, unacceptable living conditions re: light, outlook, layout for proposed houses, traffic too close to houses, lack of privacy, inappropriate boundary treatment, highway safety concerns due to increased car numbers particularly to school children, drainage insufficient as exiting flood problems from rainwater, foul drainage too close to housing noisy and smelly, affects hedge, pipes cross oil pipe, existing soakaways don't function properly, maintenance problems with landscaping, 3 storey building on highest part of site inappropriate, overlooking, proposed tree hindering turning, disturbance to neighbourhood during construction, not in accordance with Village Design Statement (VDS), size of houses not meeting village needs, public transport servicing site is poor,

School

- Comments on previous application include – welcome construction of properties in catchment area, potential for additional traffic and increased risk to children should be considered, no visitor parking particularly difficult in School Lane. School satisfied with replacement boundary planting.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

UB3, T2, T4, T5, T12, H2, H7, H8, H11, R2, E1, E6, E8, E16, E17.

Winchester District Local Plan

EN1, EN4, EN5, EN9, EN13, H1, H5, RT3, T8, T9, T11.

Winchester District Local Plan Review Deposit and Revised Deposit:

DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5.

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Itchen Abbas Village Design Statement
- Winchester Housing Needs Survey
- Movement, Access, Streets and Spaces

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- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPS 1 Planning for Sustainable Communities.
- PPG 3 Housing
- PPG 13 Transport

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics.
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Drainage/flooding
- Affordable housing / mix
- Comments on representations

Principle of development

- The principle of development on this site for new housing is acceptable as it lies within the settlement envelope of Itchen Abbas.
- The site area is 0.33ha with 10 dwellings resulting in 30.3 dwellings per hectare at the lower end of PPG3 advice. 14No. dwellings was previous refused at 46.6 dwellings per ha as this was considered overdevelopment and out of character with the area.
- PPG 3 states that "net site density" includes: access roads within the site; private garden space; car parking areas; incidental open space and landscaping; and children's play areas where these are to be provided. Net density excludes: major distributor roads; primary schools; open spaces serving a wider area; and significant landscape buffer strips.
- The oil pipeline easement which will be used as front gardens and driveways cannot therefore be excluded from calculations of net density.
- This part of Itchen Abbas has retained an H2 settlement boundary in the Local Plan Review. The area has the level of services and facilities, necessary to meet the criteria in the Local Plan Sustainability Matrix.
- It is not considered that there is any overriding reason to reduce the density below the Government Guidance and policy requirement in DP.3 below 30 dph. The impact on character of the area has been considered drawing this conclusion (see below).

Impact on character of area

- The character of the area is mixed on School Lane and Northington Road with large detached houses in large plots and with the higher density development at Hazeldene Gardens. It is surrounded by mature trees and hedges but affording open views as noted in the VDS generally, of the terraced bungalows at Hazeldene Gardens, opposite the junction with School Lane.
- The existing mature and high hedge screening on the front (north) and west boundaries will be protected through condition and tree protective fencing and will effectively minimise views and mitigate the impact of the development. The proposal introduces significant tree and shrub replacement planting along the entire eastern boundary with a 2m wide area for a 2m high Beech hedge, so it can be effectively established, with tree retention and protection on the rear and west boundary.

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- The traditional form of terrace layout, broken up with gaps, altering roof forms with chimneys on the largest properties, will allow views of the School beyond. The proposal significantly reduces the density from the previously refused scheme and has a larger green aspect. It is therefore considered that it will settle into the surrounding environment with only some rooftops visible from any possible longer distance views. Good material and chimneys will mitigate this impact.
- The two existing properties are set in particularly large plots in this particular area of Itchen Abbas (considered above) and so the smaller plot sizes and mixed sized footprints will not detract from the character of the area.
- The general form and scale of the dwellings proposed are of a 2 storey mass with accommodation in the roof of one plot, therefore this aspect of the development will also be in keeping with the area and VDS.
- Details of on going landscape management and hedging outside garden areas will be subject to condition.

Detailed design

- Section details have been provided which show dwellings dropping down the site following site level changes; detailed existing and proposed levels in relation to boundaries and any vegetation are conditioned to ensure overall heights of buildings are acceptable.
- The houses at the higher level eastern side of the site will be partially cut into the site with the highest dwelling measuring 10m above finished ground level, to a pitched roof ridge. The higher dwellings (A and I) will give a focus to the main public viewpoint from School Lane through the access. The mass of the large buildings is broken up by single storey and lower 2 storey elements added.
- A mixture of brick, render and timber and slate and roof tiles are proposed with good fenestration and brick detail with overhanging roof eaves. It is considered that the design of the proposal will not cause material harm to the character of the area and fits in to the mixture of building architecture in the area.

Residential amenities

- The relationship between the proposed new dwellings is acceptable as a higher density scheme. Properties with windows facing each other are limited to non habitable rooms or are not directly opposite living spaces. Privacy and light is retained to an acceptable level by the orientation of buildings and main outlooks and fencing to gardens is conditioned so a suitable solid boundary can be implemented.
- There are no primary windows to the west side of plot H which will overlook Stradline House, and vegetation and position will minimise impact on residential amenity.

Highways

- One space per one bed dwelling is proposed with 2 spaces for all others which is considered acceptable. Cycle storage provision is conditioned and a contribution to on going highway improvements will be sought through legal agreement to mitigate highway safety concerns.
- It is not considered that the addition of 8 extra houses within School Lane will result in a harmful increase in traffic flows at peak hours of 8am and 5-6pm for the residential use and will therefore have no harmful impacts, to highway safety. This issue has been considered at length given that it is a common grounds for objection.
- The Highways Officer considers adequate visibility (both out of the site and onto Northington Lane) and parking can be achieved and a highways objection could not be sustained at appeal given PPG3 and PPG13 guidance which is a material consideration of significant weight. It would also be unreasonable to refuse the application on this ground given that no highways refusal reason was included by Members in refusing the previous application (W02890/02).

Public Open space / affordable housing.

- A financial contribution from Banner Homes for the proposed new dwellings has been

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received.

- The housing enablement officer is in favour of this scheme progressing in its current form with the affordable housing element comprising the 2 one-bedroom flats and the three bedroom house. This amounts to around 30% of the houses proposed in line with policy requirements and will be secured through legal agreement.

Drainage

- This is subject to many grounds for concern and was a previous refusal reason. It is considered that the issue is now resolved by further porosity tests undertaken and the provision of a Klargestor Bio Disc Treatment Tank of sufficient capacity and location to meet building regulations. It will be sited 12m from Stradline House and 12m from the nearest proposed dwelling. A full report detailing the foul and storm water drainage forms part of the application and is conditioned for implementation before the occupation of dwellings.
- An amended plan was received to marginally adjust the position of the tank away from the retained Beech hedge with surface irrigation detailed so that it would meet building regulations and Environment Agency requirements; this marginal change was not considered to require re-consultation and the Parish Council have been sent details.

Comments on representation

- It is considered that the objection grounds are addressed in the above report.
- Concern is also raised regarding the pipeline. Serco Gulf Engineering responsible for advising the Council on this matter are satisfied that the proposal is acceptable and made these comments in the light of drainage proposals with drainage lines crossing over the Oil Pipeline. A Section 16 Consent is required before any works affecting the pipeline are commenced, which will consider the issues in more detail.
- A scheme for demolition and construction in close proximity to the pipeline is also conditioned.

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for affordable housing and highway improvements, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

**Recommendation**

**APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):**

**APPROVE – subject to a Section 106/Section 278 Agreement for:**

- 1. A financial contribution of £10,000 towards highway improvements**
- 2. The provision of 03 units of affordable housing (2 no. 1 bed and 1 no. 2 bed).**

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

**Conditions/Reasons**

01 The development hereby permitted shall be begun before the expiration of five 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).

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02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings, garages, external staircases, fencing and railings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 No development shall take place until 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 the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

Soft landscape details shall include the following as relevant:

- implementation programme:
  - planting plans, including replacement trees and hedges, in accordance with plan BT3, drawing no. Barrell-5116-AMS2-DC.dwg and with letter dated 02/09/2005 from Barrell treecare.
- schedule of plants, noting species, plant sizes and proposed numbers / densities where appropriate and in accordance with plan BT3, drawing no. Barrell-5116-AMS2-DC.dwg and with letter dated 02/09/2005 from Barrell treecare.

03 Reason: To improve the appearance of the site in the interests of visual amenity.

04 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

05 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner for its permitted use. The proposed boundary hedging shall not form part of the residential curtilages to the dwellings hereby approved, the management of which shall be included in the management plan hereby required. The landscape management plan shall be carried out in accordance with the details hereby approved.



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- 05 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.
- 06 No sewage or trade effluent should be allowed to enter surface or groundwaters.
- 06 Reason: To prevent pollution of the water environment.
- 07 Soakaways shall not be located in areas identified as contaminated land.
- 07 Reason: To prevent pollution of the water environment.
- 08 All surface water from roofs shall be piped to an approved surface water system using sealed downpipes. Open gullies should not be used.
- 08 Reason: To prevent pollution of the water environment.
- 09 Any facilities for the storage of chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
- 09 Reason: To prevent pollution of the water environment.
- 10 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.
- 10 Reason: In the interests of highway safety.
- 11 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 15m metres from the highway boundary.
- 11 Reason: In the interests of highway safety.
- 12 Before the development hereby approved is first brought into use, visibility splays of 2.4m metres by 23.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1.0m in height above the level of the adjacent highway shall be permitted within the splays.
- 12 Reason: In the interests of highway safety.
- 13 The garages and parking areas hereby approved shall be provided in accordance with the approved plans and shall not be used for any purpose other than the parking of cars.
- 13 Reason: To ensure the provision and retention of the parking spaces the interests of local amenity and highway safety.

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14 Before the development commences, details of secure and undercover cycle storage for the dwellings hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority.

14 Reason: In the interests of sustainability and highway safety.

15 Before development commences, a DEFRA bat licence will be required to be obtained to cover the demolition of Abbotsbury.

15 Reason: As the presence of bats has been established and under the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and The Countryside and Rights of Way Act 2000.

16 Tree and shrub clearance shall not take place within the bird breeding season between the months of March to late August inclusive.

16 Reason: In the interests of nature conservation.

17 The existing trees shown as being retained on the approved plan reference BT3, drawing no. Barrell-5116-AMS2-DC.dwg and by covering letter dated 02/09/2005 from Barrell treecare, in association with impact appraisal reference 5116AIA-AMS-DC, shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of tree protective fencing, as detailed on the above referenced drawing in accordance with BS 5837, before development commences. The Councils Arboricultural officer shall be contacted, after the erection of such fencing, to ensure compliance with the above approved drawing. The new custom designed surfacing outside the tree protection zone shall be installed in accordance with the above approved drawing and thereafter retained.

17 Reason: To retain and protect the trees which form an important part of the amenity of the area.

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 in relation to the boundaries of the site, new planting and the height of the ground floor slab and damp proof course, 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.

19 No street lighting or other lighting whether free standing or affixed to any structure shall be provided on site unless the prior approval in writing of the Local Planning Authority is obtained.

19 Reason: In the interests of the amenities of the locality.

20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,D,E,F of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

20 Reason: To protect the amenities of the locality and to maintain a good quality environment.

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21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A of Parts 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

21 Reason: To protect the amenities of the locality and to maintain a good quality environment.

22 The hedgerow identified as the existing hedge to the north of the western boundary shall be retained and maintained at a minimum height of 3.0 metres in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

22 Reason: In the interests of the visual amenity of the area.

23 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

23 Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

24 None of the dwellings hereby approved shall be occupied, until the sewage disposal and drainage works have been completed in accordance with the Foul and Storm Water Drainage Appraisal revised 08/09/2005 submitted by Barnard and Associates Ltd, unless otherwise agreed in writing by the Local Planning Authority.

24 Reason: To ensure satisfactory provision of foul and surface water drainage, in the interests of the public health and amenities of the area.

25 No development approved by this planning permission shall be commenced until a scheme for demolition and construction in close proximity to the oil pipeline, which must include risk assessments associated with different aspects of the work, and detail the procedures that would be incorporated in the event of pipeline breach / failure, has been submitted and approved in writing by the local planning authority.

25 Reason: In the interests of the protection of the water environment.

**Informatives**

01. 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.

02. Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries, and coastal waters.) The Applicant is advised to contact the Hants and IOW Area Office (Environment Management Itchen Team) to discuss this matter further.

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03. This development will require Section 16 Consent for any works within the 6m pipeline easement which must be agreed with Fisher German and the Secretary fo State, with all resolutions adhered to by the developer.

04. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

Hampshire County Structure Plan Review: UB3, T2, T4, T5, T12, H2, H7, H8, H11, R2, E1, E6, E8, E16, E17.

Winchester District Local Plan Proposals: EN1, EN4, EN5, EN9, EN13, H1, H5, RT3, T8, T9, T11.

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP4, DP5, DP6, DP9, DP12, H2, H5, H7, RT3, T1, T2, T3, T4, T5.