Item No:	**1**
Case No:	**07/01188/FUL / W00590/23**
Proposal Description:	Demolition of existing industrial buildings, construction of new offices/workshops and 70 new dwellings with ancillary roads, parking and amenity areas, upgrading work to Abbey Mill, Abbey Field and South Pond (RESUBMISSION)
Address:	Abbey Mill Station Road Bishops Waltham Southampton Hampshire
Parish/Ward:	Bishops Waltham
Applicants Name:	James Duke And Son (Holdings) Ltd
Case Officer:	Mr Neil Mackintosh
Date Valid:	9 May 2007
Site Factors:	Bishops Waltham Conservation Area Within 50m of Scheduled Ancient Monument Within 50m of Listed Building Within Bishops Waltham Policy Boundary Tree Preservation Order Area Liable to Flood
Recommendation:	Application Permitted

General Comments

This application is reported to Committee because of the number of objections received; at the request of Bishops Waltham Parish Council, whose request is appended in full to this report; and as it is for major development.

A similar proposal was withdrawn in April 2007, as the Environment Agency had objected on the grounds of flood risk. The Agency has since completed flood alleviation works that have reduced the possibility of flooding. This has enabled them to withdraw their objection.

Amended plans have also been submitted in respect of the current application, which alter the disposition of affordable and market housing, as well as amending the parking layout and vehicle manoeuvring areas.

Site Description

The application site includes not only the office/industrial site at Abbey Mill but also the land between the Mill and Palace House, known as Abbey Field, and the South Pond, which is on the other side of Station Road. For this reason the site area is just under 4 hectares. However, the area for redevelopment is approximately 1.9 hectares.

The South Pond is part of the former medieval fish pond that was created by forming a dam, across which Station Road now passes. At one time the pond stretched 0.5km to the north, but over the years it silted up and it was bisected by a new road in the 1960's. The South Pond remains as a valuable body of open water that is a visual amenity as well as a facility for the local fishing club. The trees surrounding the ponds are in need of attention.

Abbey Field is used as an overflow car park when events are held at the historic Palace remains. Apart from this it would appear to have little other use. Some of the trees that were on this part of the site have been felled recently, in connection with works by the Environment Agency.

Abbey Mill is an historic, but unlisted, red-brick building on the edge of the Bishops Waltham Conservation Area. The South Pond and Abbey Field are also in the Conservation Area, but the land to the south and west of the Mill is excluded.

The Mill, when viewed from Station Road, appears to be two storeys with rooms in the roof, lit by dormer windows. However, as it is built on a dam the rear elevation comprises five storeys. This

indicates the difference in levels between the road and the land to the rear of the Mill, which is almost 5m in places. The lower land has metal and fibre cement-clad industrial buildings on it that are clearly visible from Station Road. These buildings do not make a positive contribution to the setting of the Mill, the Conservation Area or the Palace ruins.

Access to the site is via a ramped roadway off Station Road close to the B2177 roundabout.

The site also contains a row of trees which would have to be felled if this application were to be permitted. The southern edge of the application site is bounded by deciduous trees, which would be retained, and beyond them is open countryside,

There are also trees to the west of the site abutting the former railway line, now a permissive footpath. Beyond this the land rises and contains mainly C20 housing.

Proposal

The proposal is to retain the original Abbey Mill building and continue its use, after refurbishment, for 737 sq.m. of offices. A later wing would be demolished to make way for a new office block, comprising 1404 sq.m., fronting on to Station Road.

The more recent industrial buildings appended to the rear of the Mill would be demolished and this site, together with land to the west which is currently used for vehicle storage and repairs, would be used for the erection of 70 dwellings comprising;

Open market	Housing Association
16 x 2 bed houses	4 x 1 bed flats
21 x 3 bed houses	4 x 2 bed flats
12 x 4 bed houses	21 x 2 bed houses
	2 x 3 bed houses
Total: 49 dwellings (70%)	Total 21 dwellings (30%)

50% of the total number of dwellings have a floor area of 75sq.m. or less, measured internally.

Residential density is approximately 46 dwellings per hectare.

Abbey Field and the South Pond will be improved and a fund established for future maintenance before being passed into public ownership.

Relevant Planning History

W00590 et seq., in particular;
/03 – use of part of site as garage and for servicing of vehicles, permitted 1980
/04 – warehouse building, permitted 1980
/08 – change of use of warehouse to vehicle repair workshop, permitted 1986
/15 – change of use from B8(storage and distribution) to B2 (general industrial), permitted 1996
/16 – erection of 5x B1 and B2 buildings, refurbishment of building for offices, erection of 24x 2 and 3 bed houses and 6x 2 and 3 bed flats, refused by Committee 2002 for the following reasons;
1 The proposal is contrary to Policies S6 and E2 of the Winchester District Local Plan and Policies E2 and S4 of the emerging Winchester District Local Plan (Review) in that it would result in the loss of mixed employment uses.
2 The proposal is contrary to policy R2 of the Hampshire County Structure Plan (Review) and Policy RT3 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.
/16 was later allowed on appeal in 2003 and the permission is still extant. The site owner has suggested that some of the conditions are too onerous and have prevented her from building the development.

Consultations

Strategic Planning:

WDLPR Policy S3 states - *Mixed employment and residential development will be permitted on 1.9 hectares of land at Abbey Mill, Bishops Waltham provided that: (i) employment Use Classes B1(Business), B2(General Industry), or B8(Storage and Distribution) constitute the majority of floorspace on the site and are integrated well with adjoining housing. A reduced level of employment provision may be accepted if it is necessitated by constraints and the need to achieve a viable development which meets other requirements of the Plan;'.*

'The applicant has now demonstrated that viability issues could justify a departure from the minimum proportion of employment floorspace sought in Local Plan Policy S3(i). The scheme should meet a range of business needs and currently appears to be designed only with office uses in mind. The design and/or conditions should be used to ensure that floorspace can be used flexibly within the various parts of Use Class B1. In other respects, the scheme appears satisfactory, subject to the detailed comments of specialist consultees.'.

Estates Section:

Savills appraisal of the mix of development between housing and B1(Business)Use has been carefully studied and is considered to be well documented. The site has a number of physical restraints and this, combined with the need for a pumping station for drainage, makes this a marginal site, unless the residential element is sufficient to pay for the infrastucture and other additional costs.

'It is not surprising to me that there needed to be a substantial change in mix of residential/ employment uses here to make the site viable'.

Strategic Housing:

No objection, subject to minor amendment (now incorporated) and a Section 106 Agreement to secure 21 affordable dwellings.

'The affordable housing element proposed is 30%, as per policy, and the tenure mix, size and type of units are as previously agreed.'

'The design of the affordable units, as well as the size, is acceptable, as these are comparable with the market units'

The integration of the affordable units was poor but this has now been amended in accordance with a suggestion from the Housing Department and as shown on an amended plan received on 18 June 2007.

Engineers: Highways:

No objection, subject to conditions (14-17) to secure satisfactory construction standards and measures to be taken during construction.

The internal layout and car parking ratio (1.7 spaces per unit) are acceptable.

Environmental Protection:

No adverse comments but recommend conditions (8-11) to ensure that potential contaminants are identified and remediated

Landscape:

No objection, subject to a Section 106 Agreement to secure a contribution to the Open Space Funding System in respect of off-site Sports provision and the transfer of Abbey Field and South Pond to the Council, following maintenance, and the provision of a dowry for future maintenance.

Archaeology:

No objection, subject to the issuing of Scheduled Monument Consent, conditions (6 and 7) to secure a programme of archaeological work and recording, and the provision of interpretive signage.

Conservation:

Response to be reported on Update Sheet or at Committee.

English Heritage:

Scheduled Monument Consent has been granted, subject to conditions, which allows for ground works and associated services in connection with the proposed development.

With regard to visual amenity and historic character of the scheduled ancient monument, *'….the proposed development may be considered to offer a considerable improvement*' and *'…it is considered that the design, materials and limited elevation of the proposed commercial and residential development is broadly acceptable and appropriate to this location.'*

Highway Authority:
Full response awaited, but it has been agreed that significant works to Station Road, as approved under the previous (2002) scheme, will not be necessary. Any necessary works, including possible measures to prevent traffic from turning right into Station Road when exiting the application site, will be the subject of a Section 278 Highways Agreement.
A financial contribution of £2,000 per dwelling (total £140,000) should be made in respect of highway improvements to be made under the Central Hampshire Area Rural Transport Strategy.
Environment Agency:
No objection, in principle, but conditions (8-13) are required with regard to a surface water regulation system, details of foul and surface water drainage, a scheme to deal with contamination risks and other design-specific conditions.
Southern Water:
No objection, provided that foul drainage is to public mains foul sewer.

Representations:

Bishops Waltham Parish Council
Object – to the loss of light industrial provision in Bishop's Waltham

Bishops Waltham Society
Object – loss of industrial use and bus parking, impact on the Palace (particularly Abbey Field)

Seven letters received objecting to the application for the following reasons:
- Inadequate public consultation
- Should be kept for employment not housing
- Loss of light industrial provision
- Loss of bus parking facility
- B2(General Industrial)Uses could co-exist with housing, subject to sound proofing etc.
- There is no justification for more housing
- Inadequate sewerage system
- High risk of flooding
- Ground is polluted by oils, chemicals and asbestos
- Can Bishops Waltham infrastructure take it? eg. schools, youth provision, doctors etc.
- Additional strain on parking in the area.

Two letters of support received;
- Grateful for the loss of current non-conforming uses and substitution by light industry
- South Pond and Abbey Field will be an attractive public amenity
- Development will be well balanced with 1-4 bedroom units, mainly houses, including social housing.

Relevant Planning Policy:

Hampshire County Structure Plan Review (HCSPR):
UB1, UB2, UB3, EC1, EC2, T2, T4, T5, H1, H5, H7, H8, R1, R2, E1, E2, E6, E14, E16
Winchester District Local Plan Review (WDLPR):
Site specific – S1, S3, S4
General – DP1, DP3, DP4, DP5, DP8, DP11, DP13, HE1, HE4, HE5, H1, H5, H7, E1, E2, SF6, RT1, RT4, T1, T2, T3, T4, T5, T10
National Planning Policy Guidance/Statements:
PPS 1 Delivering Sustainable Development
PPG 3 Housing
PPG 4 Industrial, Commercial Development and Small Firms
PPG 13 Transport
PPG 15 Planning and the historic environment
PPG 16 Archaeology and planning
PPG 17 Planning for Open Space, Sport and Recreation

PPS 23 Planning and Pollution Control
PPG 24 Planning and Noise
PPG 25 Development and flood risk
Supplementary Planning Guidance
None
Other Planning Guidance
Guide to the Open Space Funding System
Hampshire Historic Landscape Assessment
Housing Monitoring Report
Movement, Access, Streets and Spaces
Parking Standards 2002
Rural Housing Information Booklet
Technical Paper: Open Space Provision and Funding
Winchester District Landscape Assessment
Winchester District Urban Capacity Study
Winchester Housing Needs Survey
Winchester Sites and Monument Record

Planning Considerations

The main matters to be considered are whether the proposed development would;

a) result in the loss of employment potential to the detriment of the local economy,
b) ensure that the type of employment uses permitted are appropriate for the location,
c) not cause highway safety problems but provide for access by public transport, cycling and walking
d) enhance and/or preserve the setting of the Conservation Area, including the Palace ruins,
e) protect and preserve a Scheduled Ancient Monument (SAM) and other features of archaeological interest,
f) maintain and enhance views, trees, historic features and water features,
g) provide housing of an appropriate density and mix, including tenure,
h) provide for sufficient open space, recreational and play facilities,
i) improve the range of recreational facilities,
j) avoid the risk of flooding and contamination.

Principle of development

The Winchester District Local Plan Review, adopted July 2006, contains two Settlement Policies which are specific to this application site and a third which is specific to the Bishops Waltham Ponds.

Policy S3, as referred to above, advocates a mixed employment and residential development on the site and allows for a reduced level of employment 'if it is necessitated by constraints and the need to achieve a viable development which meets other requirements of the Plan'. The applicant states that the extant permission for this site is unviable and, for this reason, has produced an appraisal to substantiate this. This has been studied by the Council's Senior Estates Surveyor who concurs with its conclusion. Consequently, it is considered that it would be appropriate to allow a reduced level of employment floorspace and the Head of Strategic Planning has raised no objections to this proposal (See Consultations above).

Policy S3 contains 5 other criteria that the development must comply with, as follows;
ii) adequate means of access to the B2177 roundabout,
iii) the retention of existing planting and the provision of substantial new planting,
iv) ensure that the development does not intrude into both short and long views,
v) no adverse affect on the setting of Bishops Waltham Conservation Area/Palace & Ponds SAM
vi) appropriate remedial measures to deal with any contamination.
These matters will be dealt with in the following paragraphs.

Policy S4 is specific to the area known as Abbey Fields and requires that the area be used as

public open space and a carefully designed car park. Any development which threatens the open space between Abbey Mill and the Palace is to be resisted.

Policy S1 refers to the Bishops Waltham Ponds ie. North and South. They should be retained and enhanced to form an informal open space amenity area. This has been taken into account and the South Pond forms part of the current application.

Many other policies contained in both the Hampshire County Structure Plan Review (HCSPR) and the Winchester District Local Plan Review (WDLPR) are applicable to this site and these, together with relevant Planning Policy Statements, are listed above. Three policies are particularly relevant:

HCSPR UB1 – promotes urban regeneration by the redevelopment of outworn/underused sites. It encourages an appropriate mix of land uses and activities, particularly in town centres, and the retention and enhancement of open spaces.

WDLPR E1 – encourages small-scale business development within built-up areas, subject to scale, density, character, design, adequate access, accessibility by public transport, cycling and walking, and subject to compatibility with adjoining uses.

WDLPR E2 – resists the loss of B2 and B8 Uses unless 'the Local Planning Authority is satisfied that the need for the proposed development outweighs the benefits of retaining the existing use'. In this case there are numerous benefits and very few deficits, which are covered below.

This is a 'brownfield' site in a sustainable location and current Government Statements (PPS1 and 3) encourage the use of such sites for the provision of much needed housing. The housing mix and density proposed (46 dph) is in accordance with PPS3 and the Development Plan.

<u>Design/layout</u>

The three principal uses proposed – employment, residential and public amenity – fall naturally into three distinct zones of the application site.

South Pond and Abbey Field are natural amenities which will be given over for public use.

The Mill itself has long been an employment site and will remain so as refurbished offices. Grouping other employment uses alongside, in the form of flexible office/light industrial units, has the advantage of grouping the business uses together, with a frontage to Station Road. The new block has been designed in a modern idiom but using traditional materials. The design avoids the use of the roof space, in order not to compete with the appearance of the Mill, and presents a balanced elevation to the road. Most of the car parking for the new block is to the rear, where the difference in levels also allows for a further two south-facing storeys.

Much of the residential development is on this lower level and is laid out around a central 'square' that, in the words of the architect, 'acts as a landmark orientation space and the narrow routes for vehicles and pedestrians link dwellings to routes and spaces within and beyond the site, particularly to Abbey Field and the town centre that is very close by'. The scale and form of the residential development is predominantly two-storey structures with three storey forms 'acting as a mediator between this [*domestic*] scale and the much taller south façade of the Mill'.

The layout of the residential development has been carefully thought out. The view into the site from Station Road, down the access road, will be of trees, 'square' and houses. Cars will be out of sight at the backs of the houses. From the railway line the view will be of rear gardens and from the south longer rear gardens (13-14m) and trees separate two-storey housing from the countryside. On the eastern edge of the site terraced housing addresses the newly constructed watercourse and the Abbey Field. Here again, cars are kept out of sight by the housing.
The architects have adopted a fairly traditional approach to building design, with the roofs being pitched to allow use of slate or plain tiles. Walls are predominantly brick with some horizontal

timber cladding. Although the latter might be regarded as contemporary there are local historic uses of this material, for example the luccam on the Mill. Materials such as render and zinc are not proposed to be used. The fenestration used throughout is contemporary but, in the majority of cases, this sits well with the form of the buildings.

Impact on character of area and neighbouring property

The main public views of the development are from Station Road, the B2177 roundabout and, in the winter, across the South Pond. Care has been taken to ensure that the proposed development, at two storey height, is not dominant in these views. It would be lower in height than other recently approved residential development adjacent to the B2177 roundabout. These developments have little in the way of natural screening, whereas the trees around the South Pond will help to partially filter views of the new buildings.

As the majority of the new-build is at a lower level than Station Road it is considered that it will not have an adverse impact on the setting of the Conservation Area or the Palace. However, the new office block and some of the two-storey flats will be at the higher ground level, although no higher to the ridge than the Mill. These buildings will, effectively, continue the built form from the Mill to the roundabout. At present much of this frontage is open with views down to industrial buildings and vehicle parking and storage. The enclosure of the site in this form will not detract from the character of the area, nor will it be intrusive in views across the Pond from the main road.

There are more distant views of the application site from Botley Road. This road is considerably higher and some 200m from Abbey Field and 280m from the proposed built development. The current views are of the roofs of industrial buildings. Although the height of the proposed buildings has been kept down, and roofs will still be the main feature of the view, there will be far more built form than at present and care will have to be taken to ensure that the roofing materials are appropriate for this location.

The closest houses to the application site are Palace House, adjacent to Abbey Field but separated by a road and a high wall, and Fairlawn, adjacent to South Pond. The amenities of these residents are unlikely to suffer as a result of the proposed development because of the distances involved and the omission of B2 Uses from this scheme. B1 Uses, by definition, are capable of being undertaken without detriment to the amenities of a residential area.

On the other side of the former railway line is a row of four dwellings off Martin Street. They face the application site and two of the occupants have written in to strongly support this application. They welcome the removal of the current uses and the implementation of a housing scheme.

Landscape/Trees

The Council's Arboricultural Officer has been involved in the run-up to this application and has approved the submitted full arboricultural survey and the proposed landscaping measures. As highlighted above, the southern boundary of the development site and Abbey Field will require additional planting to ameliorate views from the surrounding countryside.

Works that have been carried out by the Environment Agency have necessitated the felling of some of the trees that used to screen the site from the east. These will be replaced as part of the landscaping scheme that will be submitted.

Public Open Space

One of the positive benefits that will arise from this application is that, in accordance with Policies S1 and S4 of the Local Plan, Abbey Field and South Pond will be improved and will become informal public open space, which will be beneficial not only to the occupiers of the new dwellings but also to existing Bishops Waltham residents. The applicant has agreed to this, by way of a Section 106 Agreement, and has offered a commuted sum in respect of future maintenance of these areas (£84,570).

The provision of additional sports facilities for the Parish, off-site, will be catered for by way of a financial contribution (£62,394)

Highways/Parking

The existing vehicular access to the site will be retained, with some adjustments to levels to improve safety on gradients.

The Highways Engineer is satisfied that the parking and manoeuvring facilities within the site are adequate. The tracked route of a pantechnicon shows that the proposed road system, which has been designed to limit vehicle speeds, is capable of accommodating large vehicles. Although the road system will be built to Highway Authority standards it is not intended that it will be adopted. Instead, an occupiers' management company will be formed to take care of this, together with landscape maintenance etc.

A total of 118 parking spaces are provided for the 70 dwellings, a ratio of 1:1.7, which is commensurate with other recent residential developments in Bishops Waltham. The site is sustainable, being within easy walking distance of shopping facilities and buses, and covered and secure cycle storage will be provided.

The B1 Use buildings will have 45 car parking spaces, which is considered adequate for the 2,141 sq.m floor area that will result, bearing in mind the location and accessibility of the site.

The views of the Highway Authority are awaited with regard to additional trip generation and any works necessary on Station Road, and will be reported on the Update Sheet at Committee. However, informal discussions indicate that this should not pose any problem. Although works may require a Section 278 Highways Agreement this can be dealt with at the planning stage, by means of a Grampian condition.

The £140,000 contribution that will be made to HCC's Central Hampshire Area Roads and Transport Strategy should help with the provision of local highway improvements, new and improved pedestrian and cycle facilities and improved public transport services.

Affordable Housing

The current application includes 21 units which will be made available to a Registered Social Landlord. The Council's Housing Enabling Officer is satisfied with the number, mix and design of the units that have been highlighted and will be included in a Section 106 Agreement. The 21 units have been distributed around the site, rather than in a particular area of the development.

Flooding

Now that the Environment Agency (EA) has installed flood alleviation measures under Station Road and across Abbey Field, together with an overflow attenuation area, the risk of flooding has been reduced and the EA raises no objection to the development, subject to conditions (2 [part]).

Contamination

The EA is concerned about potential contamination of the water environment and the Council's Environmental Protection Team wants to ensure that future residents are not affected by contaminants. The applicant has commissioned a contamination assessment and both experts are content that this issue may be dealt with by planning conditions (8,9,10,12).

Conclusion

This proposal will result in the provision of less business/industrial floorspace than the proposal that was approved at appeal, and the complete removal of B2(general industrial) Uses. However, employment appraisals have shown that that scheme was financially unviable and that the current proposal will, in fact, generate more jobs within a higher standard development. It would have been uncomfortable for the residential, office and B2 Uses to co-exist and the removal of B2 Uses is welcomed by existing, nearby residents.

The development will result in the improvement of an unsightly and noisy site, as well as providing wider public benefits in the form of Abbey Field and South Pond. It will enhance the setting of the Conservation Area, the Palace, and the appearance of Station Road.

Forty additional houses will be provided, in a sustainable location, making better use of urban land. Twelve of these units will be additional affordable housing. The dwelling sizes and mix are improved.

Planning Obligations/Agreements
In seeking the planning obligations and financial contributions for public open space, affordable housing, highways contributions, public pedestrian access and interpretive signage, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 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.

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

Recommendation

That, provided that the applicant enters into a Section 106 Agreement, in a form to be determined by the Corporate Director(Governance), the Application be Permitted subject to the following conditions:

Conditions

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

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

2 Plans and particulars showing the detailed proposals for all the following aspects of the development 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 buildings are occupied.

2 Details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted.

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

2 The manner of treatment of existing water courses and ditches.

2 The provision of a surface water regulation system and the layout of surface water drains and foul sewers.

2 Landscape considerations including:
(i) 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;
(ii) the arrangements to be made for the future maintenance of landscaped and other open areas.

2 The finished levels, above ordnance datum, of the ground floor of the proposed buildings and their relationship to the levels of existing adjoining buildings.

2 Alterations to the external appearance of the existing building.

2 The proposed phasing of the development.

2 The provision to be made for street lighting.

2 Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers' equipment such as electricity sub- stations, gas governors or telecommunication cabinets.

2 Reason: In order to secure well planned development.

3 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.

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

4 The plans and particulars submitted in accordance with Condition 2 shall include details of the size, species and positions or density of all trees to be planted, and the proposed time of planting.

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

5 Any part of the Mill building exposed by demolition shall be made good utilising matching materials, brick bond and jointing details to those on the existing building. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

5 Reason: In the interests of the preservation and character of the Bishops Waltham Conservation Area.

6 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.

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

7 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

7 Reason: To ensure that the archaeological and historical interest of structures on the site is properly safeguarded and recorded.

8 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and

approved, in writing, by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A further desk study identifying:

a) all previous uses

b) potential contaminants associated with those uses

c) a conceptual model of the site indicating sources, pathways and receptors

d) potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remedial measures required and how they are to be undertaken.

8 Reason: In order to protect the water environment and in the interests of the safety and amenity of future occupants.

9 Upon completion of the remediation detailed in the submitted Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall be detailed in the report.

9 Reason: In order to protect the water environment and in the interests of the safety and amenity of future occupants.

10 If, during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

10 Reason: In order to protect the water environment and in the interests of the safety and amenity of future occupants.

11 No development shall take place until a Construction Method Statement and Construction Code of Practice for limiting the emission of noise and dust from all the demolition and construction activities on the site has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence until the measures approved in the scheme have been fully implemented and they shall be adhered to throughout the construction period.

11 Reason: To protect the amenities of the occupiers of nearby properties.

12 Piling or any other foundation designs using penetrative methods will not be permitted other than with the express consent of the Local Planning Authority, in writing.

12 Reason: To protect aquifers beneath the site and the surface waters surrounding the site.

13 A buffer zone of 7 metres shall be established alongside the new watercourse, details of which shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. No development shall take place within the buffer zone, unless agreed in writing with the Local Planning Authority.

13 Reason: To allow for future maintenance of the watercourse and for the benefit of wildlife.

14 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 to 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 cleaned sufficiently to prevent mud being carried onto the highway.

14 Reason: In the interests of highway safety.

15 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.

15 Reason: In the interests of highway safety.

16 The roads and footways shall be laid out and made up in accordance with a specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it to an existing highway, completed to the approved specification.

16 Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

17 The parking spaces hereby approved shall not be used for any purpose than the parking of vehicles.

17 Reason: To ensure the permanent availability of parking for the development.

Informatives:

1 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.

2 The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: UB1, UB2, UB3, EC1, EC2, T2, T4, T5, H1, H5, H7, H8, R1, R2, E1, E2, E6, E14, E16
Winchester District Local Plan Review: S1, S3, S4, DP1, DP3, DP4, DP5, DP8, DP11, DP13, HE1, HE4, HE5, H1, H5, H7, E1, E2, SF6, RT1, RT4, T1, T2, T3, T4, T5, T10

3 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 Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4 No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

5 The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice.

6 Under the terms of the Water Resources Act 1991, no person should erect any structure in, over or under a watercourse which is part of the main River Hamble without the prior written consent of the Environment Agency.

7 Under the terms of the Water Resources Act 1991 the prior agreement of the Environment Agency may be needed for discharging dewatering water from any excavation or development to controlled waters. These include rivers, streams and underground waters.