

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/01937/FUL	Valid Date	12 August 2008
W No:	21223	Recommendation Date	6 April 2009
Case Officer:	Mr Dave Dimon	8 Week Date	11 November 2008
		Committee date	23 April 2009
Recommendation:	APPLICATION REFUSED	Decision:	Committee Decision

Proposal:	Residential development comprising of 90 dwellings (including affordable housing) associated garaging and car parking, new vehicular/pedestrian accesses to Worthy Road and Francis Gardens and pedestrian footpath from Nuns Walk, landscaping, play area and open space (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
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Site:	Land At Francis Gardens Winchester Hampshire
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

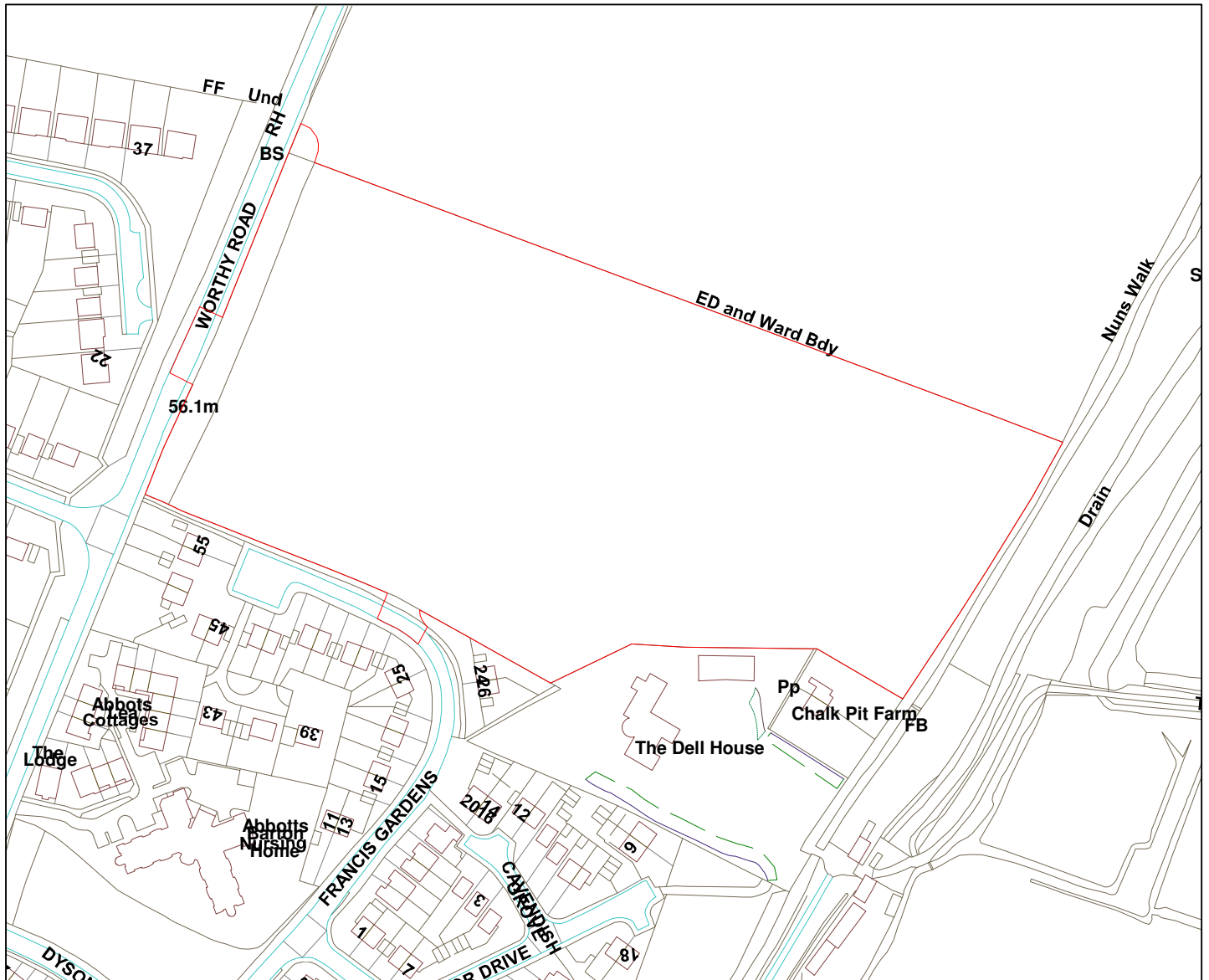
AMENDED PLANS DATE:-

Land at Francis Gardens, Winchester

08/01937/FUL



Winchester
City Council



Legend

Scale: 1:2500



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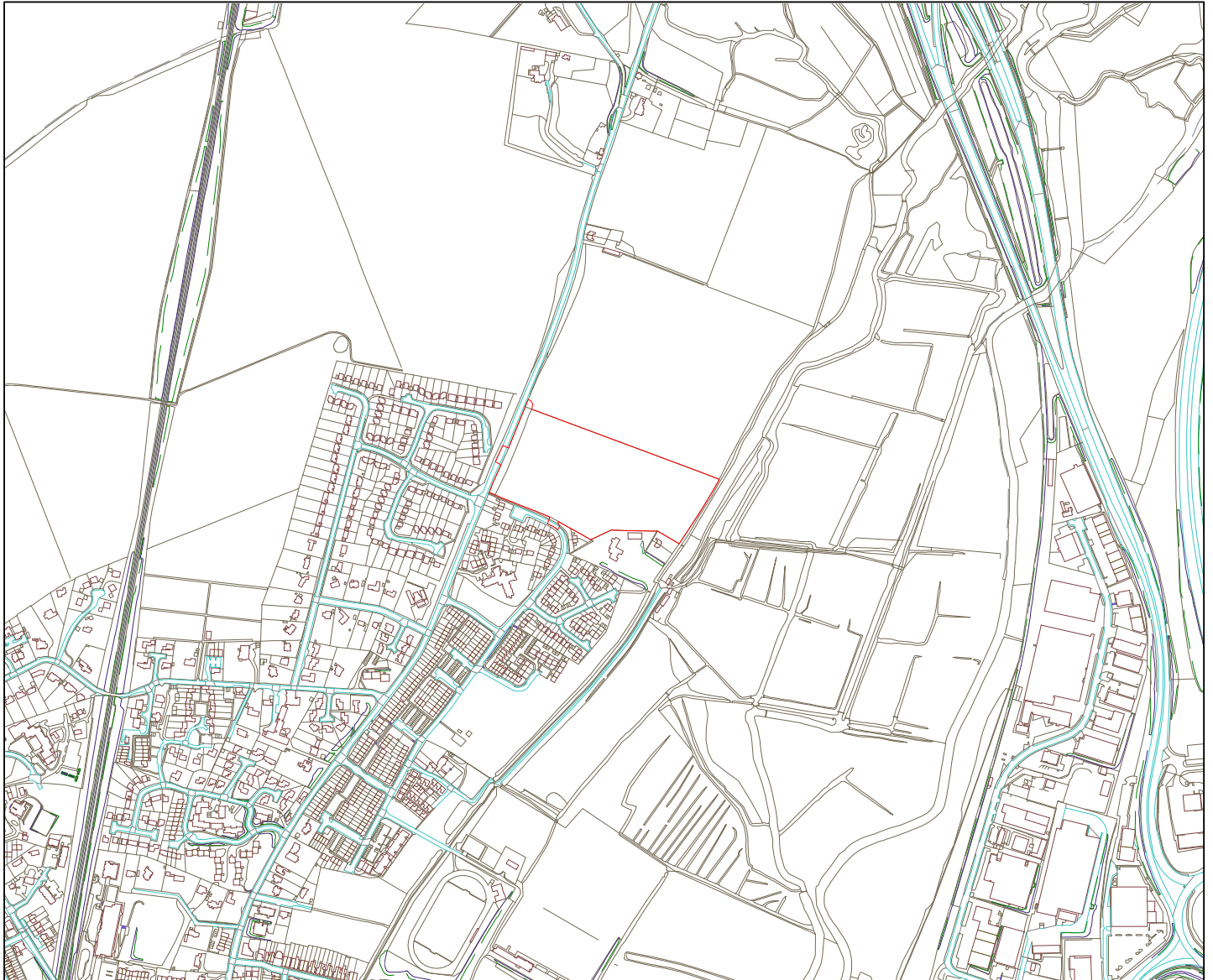
Organisation	Winchester City Council
Department	Development Services
Comments	
Date	08 April 2009
SLA Number	00018301

Land at Francis Gardens, Winchester

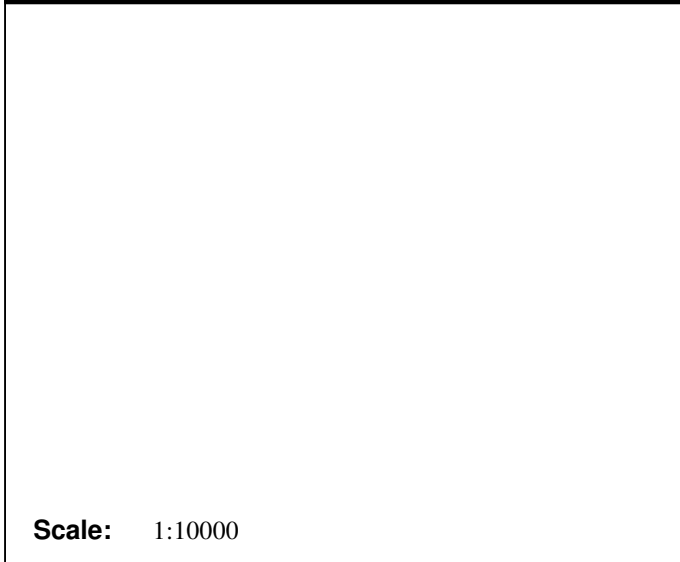
08/01937/FUL



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	08 April 2009
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Item No: 1
Case No: 08/01937/FUL / W21223
Proposal Description: Residential development comprising 90 dwellings (including affordable housing) associated garaging and car parking, new vehicular/pedestrian accesses to Worthy Road and Francis Gardens and pedestrian footpath from Nuns Walk, landscaping, play area and open space (This application may affect the setting of a Public Right of Way)
Address: Land At Francis Gardens Winchester Hampshire
Parish/Ward: St Bartholomews
Applicants Name: Redrow Homes (Southern) Ltd
Case Officer: Mr Dave Dimon
Date Valid: 12 August 2008
Site Factors:

Recommendation: Application Refused

General Comments

This application is reported to Committee because it is for major development.

A number of amendments have been received since the application was submitted, but these do not change the proposal other than the omission of the footpath linking to Nuns Walk over the meadow area and some changes to the designated affordable housing units.

Site Description

The application site comprises an area of approximately 4.48 hectares that lies on the eastern side of Worthy Road and on its southern side it adjoins the cul-de-sac Francis Gardens. The land comprises a single, generally flat field, although it slopes gently from west to east, from Worthy Road down to the valley of the River Itchen, with a more pronounced slope at its eastern end. It is agricultural land currently in use for arable cultivation, as are the adjoining fields to the north. The site is bounded on its western side by Worthy Road and the adjacent footway. A flint wall (approximately 1.5 metres high) defines the back of the footway and there are a number of trees and bushes behind this within the site (especially at its northern end). These trees are protected by a Tree Preservation Order (TPO 20). The boundary wall to Worthy Road is part of a long, unbroken run of flint walling that stretches from the northern boundary of the application site southwards to Abbots Barton Nursing Home and which forms a significant feature on one of the principal arterial routes into the city. The northern boundary of the site is defined by two small groups of mature trees plus a hedgerow which is supplemented with immature tree planting.

The eastern boundary of the site is formed by the Nun's Walk public footpath, adjacent to which is a tributary of the River Itchen. Along this boundary there is a post and wire fence, with the occasional young tree. This part of the site, in particular, provides the setting of the Itchen Valley. The southern boundary of the site is formed by the rear boundaries of properties at Chalk Pit Farm Cottages, Chalk Dale Cottages and by Francis Gardens and its adjoining footway. This boundary is marked mainly by mature trees and other vegetation, although there are significant "gaps", particularly adjacent to Francis Gardens about midway along this boundary. From the boundary of Chalk Dale

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Cottages, a spur of deciduous coppice extends northwards into the body of the site and serves to partly separate the eastern and western parts of the field.

The area that includes the application site has formed a part of the countryside setting of Winchester for many years under the provisions of successive local plans. In particular, the Winchester District Local Plan 1998 and, prior to that, the Winchester Area Local Plan of 1987, also included the site as part of the countryside designation. The former 1998 Local Plan also included the site within a defined Strategic Gap separating Winchester and Kings Worthy. This was changed to a Local Gap in the adopted 2006 Local Plan Review, which also identified the site as a reserve housing site under the provisions of Policy H.2.

Proposal

The application seeks detailed approval for a scheme of 90 dwellings, including roads, footpaths, garages, parking, open space, play area and landscaping. Although in total the site extends to 4.48 hectares the meadow area at the eastern end of the site is to be dedicated as informal amenity open space and wildlife habitat. This is an area of approximately 1.67 hectares, which is over a third of the total site area.

The site is to be served by two access points one from Worthy Road and the other from Francis Gardens, which help to balance traffic movements into and out of the site.

The scheme provides for a good range of residential accommodation and includes 40% affordable housing provision. The development density is approximately 33 dph.

The application is supported by a comprehensive set of specialist reports and it was screened to determine whether an Environmental Impact Assessment was necessary, but it was deemed not to be necessary in this case.

Relevant Planning History

The site has no previous planning history, other than in respect of representations made to the Local Plan review.

Consultations

Archaeology:

An archaeological desk-based assessment has been submitted in support of this planning application (CgMs, Revised Nov 2007, Archaeological Desk Based Assessment: Land at Francis Gardens, Winchester, Hampshire). This assessment comprises a good summary of currently known archaeological remains within the vicinity of the application site and the potential of the site.

Although no known archaeological remains are currently recorded within the application site itself, cropmark evidence identified within the site during the assessment suggests that archaeological remains are present, although their extent, date, nature, state of preservation and significance is unknown. Artefactual material recorded to the north of the application site suggests the site of a possible Anglo-Saxon cemetery; the application site may potentially contain related remains.

The assessment concludes that further intrusive investigations (trial trenching) would be required within the area of the proposed development site. Such a programme of archaeological evaluation will provide detailed information on any archaeological remains, which may be present within the application site, any constraints this may have on the

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proposed development and any further mitigation requirements.

As such, if this application is to be determined without the submission of the requested additional information, then it is recommended that, in accordance with the principles of PPG16 and Policy HE.1 of the Revised Deposit Local Plan, planning consent should only be granted subject to an A010 condition for a programme of archaeological recording in mitigation of development.

Engineers: Drainage

The site is over a hectare in area and a small part is located within Flood Zone 2. A Flood Risk Assessment (FRA) has been provided with the application, which should be forwarded to the EA for comment. My assessment of the FRA is that it proves the site will not suffer from or cause flooding in the location in which it is sited.

Foul water from the development must go to the public sewer and although the documentation states that Southern Water have confirmed that the existing sewers have the capacity to accept the flow that will be generated, they should still be consulted by the Local Planning Authority.

The applicant proposes to dispose of storm water to a single infiltration basin sited in the open space to the east of the site. The reason for using this is the presence of "solution features" within 1500m of the site at Teg Down (4 solution pipes); this information has led to the recommendation that any soakage feature be located a minimum of 20m from the foundation of any proposed dwelling. The presence of the 'solution features' has not been of undue concern to the City Council in the past, as a 20m gap has seldom been available on sites within the City.

The applicant has noted that the storm sewers are to be adopted. However, from previous experience, Southern Water will not adopt a sewer that does not have a recognized outfall - and they will probably consider that the infiltration soakaway is not a recognised outfall and therefore the storm sewer will remain private. This may have a knock-on effect on highway adoption, as the Highway Authority will not adopt under s38 HA 1980 unless the sewers below the highway have been adopted.

The applicant could separate the highway drainage from the domestic by using the infiltration basin for the former and conventional soakaways for the latter, and this would make the highway adoptable as the only storm sewer below the highway would be for highway drainage.

I consider that the site can be adequately drained of foul and surface water and, provided that consideration is given to using porous paving wherever possible and promoting the use of water butts for garden use (in the interests of water conservation), then there is no objection on drainage grounds.

Engineers: Highways:

It is noted that the application site is a "Reserved Housing Proposal Site", which has been subject to examination at the Local Plan Review Inquiry and that the principle of the whole of the site being accessed via Francis Gardens has already been accepted by the Local Plan Inspector in his report on the Local Plan Inquiry.

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In response to public objections raised through the community consultation process, the layout plan now includes two vehicle entry points - one onto Worthy Lane, which is estimated to accommodate 60% of the traffic generated by the proposal, and the other onto Francis Gardens, which will deal with the remaining 40%. This is considered acceptable as it encourages "*a network of streets that provide permeability and connectivity to main destinations and a choice of routes*", which is one of the recommendations contained in the Manual for Streets document (para. 1.6.1).

Following discussions with the Highway Authority, the chosen layout plan has been innovatively designed to allow permeability but discourage the use of the main infrastructure road as a "rat run" for through traffic.

From the information provided it can be established that the anticipated vehicle flows during each of the peak periods (i.e. 08:00 to 09:00 and 17:00 to 18:00) will be as follows:-

New junction onto Worthy Road 30 trips (two way flows)

Existing Dyson Drive (via Francis Gardens) 20 trips (two way flows)

Visibility

The visibility splays at the existing Dyson Drive/Worthy Road junction and the proposed new vehicular access onto Worthy Road junction, are considered to be acceptable.

A Transport Statement dated June 2008, which examines the impact of the traffic generation of this proposal, has been prepared in support of the application by Scott Wilson (on behalf of the applicants). Some extracts taken from Section 10 (Conclusions) of this report are outlined below:-

10.4 "The site is well served in terms of public transport connections"

10.5 "A detailed road safety analysis has been undertaken for the surrounding highway network which has identified that there have been two incidents within the study area, neither of which were attributable to common causes so there is no requirement for mitigation as a result of the proposed development"

10.6 "The layout of the access road has been subject to CAD Autotracking and is also supported by a Stage 1 Road Safety Audit"

10.7 "The parking strategy for the site has considered local maximum parking standards as a marker for determining the suitability of car parking provision. This has identified that a total of 189 car parking and 268 cycle parking spaces will be provided on the site, which accords with the relevant parking guidance with a particular emphasis upon provision of unallocated spaces catering for visitors and avoiding the impact of parking spilling over into adjoining areas".

10.8 "The net impact of the development has been considered in relation to the capacity of the local highway network, and this has identified that the development does not lead to a material increase in flows. Junction capacity assessments have been undertaken and demonstrate that the local highway network can adequately cater for the additional proposed development".

10.9 "In summary, the proposals for this residential development at Francis Gardens have

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been shown to have been prepared in line with local and national guidance. The layout itself is being delivered using best practice guidance from the DfT's Manual For Streets (MfS, 2007) by providing a hierarchy focused on walking and cycling and by promoting active streets for residents...."

I concur with the above extracts and consider that it would be difficult to sustain any highway reasons for refusal at appeal. If you are minded to permit this development, conditions should be attached, as advised.

A financial contribution towards Hampshire County Councils Transport Contributions Policy will be required. The current rates are as follows:- 1 bedroom unit = £1980; 2 or 3 bed unit = £3745; 4+ bed unit = £5457 and therefore a total contribution of £391,728 (three hundred and ninety one thousand seven hundred and twenty eight pounds) is likely to be required. Under the terms of the existing agreement as this contribution is in excess of £50,000 (fifty thousand pounds) the application will need to be forwarded to Hampshire County Council who are responsible for the Transport Contribution requirement.

Strategic Planning:

Development Plan = RPG9, HCSPR (2000) and WDLPR (2006)

RPG9

A number of policies in the Quality of Life Chapter are of general relevance, but the most directly relevant policies are:

Q6 – provision for infrastructure requirements

H2 – provision of 6,030 dwellings per annum in Hampshire;

H5 – making full use of opportunities for housing in urban areas, with at least 60% on previously developed land.

HCSPR (saved policies only)

Saved Policies H.1 and H.2 require the Council to make provision for adequate housing development. Policies E.16 and E.17 seek to ensure that new development is compatible with the character and setting of historic towns

WDLPR

The site is allocated as a 'Local Reserve Site' (estimated capacity of 80 dwellings - Policy H.2), which may be released if needed to meet housing requirements, but will be subject to countryside policies until such time as it is released. Policies relating to affordable housing (H.5), design (DP.3), transport (T.1), etc are also relevant.

Assessment

The site is allocated as a Local Reserve Site so the principle of residential development is only acceptable if there is a need for additional housing sites to ensure an adequate supply of housing land. Policy H.2 reserves 4 sites, including this one, which may need to be released if monitoring indicates that the baseline Structure Plan requirement for housing is unlikely to be met. Since the adoption of the Local Plan the Government has published PPS3, which requires local authorities to maintain a 5-year supply of housing land with effect from April 2007, which may involve releasing sites that are not currently allocated or planned.

The key issue is, therefore, whether the site needs to be released to meet an existing or expected shortfall of housing land. The applicant has submitted a 'Supporting Planning Statement' that suggests the Council is unable to demonstrate a 5-year land supply and

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that this site should therefore be released. An assessment of housing land availability has been undertaken (October 2008) using a 2007 base-date, consistent with the applicant's statement. It was difficult to say conclusively whether a 5-year supply existed because the housing requirement was changing as the Structure Plan was being replaced by the South East Plan.

The 5-year land supply situation has been recalculated using an April 2008 base-date and, following Government advice, an April 2009 base-date. The calculations are based on the South East Plan EIP Panel Report requirements, as the Secretary of State's Proposed Changes have been subject to objections due to factual inaccuracies (although using the Proposed Changes requirement does not affect the conclusions below).

Using an April 2008 base date there is an adequate supply compared to the combined Structure Plan/South East Plan requirement at the District level. This relates to the District-wide situation, as it is not possible to produce a requirement for the Central Hampshire part of the District using Structure Plan figures.

District Requirement	2412
District Supply	3492

Using an April 2009 base date, there is an adequate supply for the Central Hampshire part of the District and this is also the case at the District-wide level, indicating adequate supply in the PUSH area.

Central Hants Requirement	1375
Central Hants Supply	1664

District Requirement	3060
District Supply	3531

The applicant suggests that the deliverable supply is 'fragile'. Whilst this appeared to be the case based on April 2007 figures, more recent and detailed work for the SHLAA shows that the 5-year requirement can be exceeded at a base-date of 2008 (District-wide) and at a base-date of 2009 (in the Central Hampshire area).

My conclusion is therefore that a 5-year supply of deliverable housing land exists at April 2008 and this will continue to be the case at April 2009 for the Central Hampshire part of the District. Although the applicant challenges the delivery of 2 large sites, reasonable assessments of their contribution have been made.

The 'Implementation of Local Reserve Sites Policy' SPD sets out the process for considering the release of sites. As no overriding need has been identified to release land to provide a 5-year supply of land, it would be appropriate to follow the process outlined in the SPD – namely consultation early in 2009 on whether any Local Reserve Sites need to be released.

The proposal appears to meet the requirements for affordable housing, although others will comment on the adequacy of provision in terms of tenure, size, etc. Similarly, the requirements in terms of transport, open space, design, etc will be subject to advice from others.

Other Considerations

The 'Implementation of Local Reserve Sites Policy' SPD is relevant and has been considered above, as has the emerging South East Plan and relevant Government and Inspectorate advice.

Conclusion

The land supply situation has been reassessed taking account of the initial results of the SHLAA and recent Government advice and I have updated the conclusion of my October 2008 consultation as a result. Although the site is allocated as a Local Reserve Site in the Local Plan, my recent assessment of the land supply situation concludes that it is not necessary to release the site in advance of a full assessment of the need to release Local Reserve Sites and consultation on this.

Strategic Housing:

Although reserve sites are required to provide 35% affordable provision (H.5 iv) the applicant has agreed to offer 40% of the site as affordable, which equates to 36 units. Of these, 20 units will be for social rent and 16 for shared ownership.

Due to the need in that area for family accommodation, and using the guidance contained in the Affordable Housing Supplementary Planning Document, the agreed type, tenure, location and mix have been agreed.

Environmental Health

Recommends that, should permission be granted, informatives be included with regard to construction hours of work and no burning of materials on site.

Environmental Protection:

Recommends that, should permission be granted, conditions be included with regard to measures to address any contaminated land issues.

Landscape:

Full and detailed information has been submitted in this application with regard to hard and soft landscape proposals, existing tree retention and removal, ecological assessment, visual impact, public open space and children's play area proposals. These are all largely satisfactory, although I still have the following questions and concerns:

Hard landscape:

1. Surface run-off: A large greenfield area is to be developed and some of the proposed hard landscape surfacing, for example loose gravel/netpave, will allow surface water percolation. Can this be extended to allow a greater proportion of the site's hard surfacing to be permeable?
2. Levels: The site falls from 57 m in the north-west to 48.5m in the south east, i.e. a fall of 8.5m. Can we be assured that, if any retaining walls are required when building houses into this slope, they are considered from the outset and designed to match/complement the architecture? Too often this is an afterthought and unsightly, inappropriate and insubstantial timber log walls are used.
3. Lighting: The proposed lighting strategy shown on Scott Wilson drawing D113709-1300-001, proposes a number of wall mounted street lights in non adopted areas. Can we be assured these are full cut-off (FCO) design, or similar, that limit light-spill above the level of the light. Presumably, the adopted road lights will be FCO

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type too, to avoid any undue night time sky glow on the edge of Winchester. Do we have any influence over the level of lighting and lux levels? Presumably, because this is currently a countryside site and, when finished, will be adjacent to countryside, light levels should be lower than those found in the town centre. Light levels should conform to the Institution of Lighting Engineers 'Guidance for the Reduction of Light Pollution' and be E2 level, i.e. suitable for 'low district brightness area'.

Visual impact:

1. Whilst it is appreciated that the roofscape of the development has been considered in detail, I question the use of "farmhouse red plain clay tiles" in this location. This is an edge of settlement/semi rural location with views toward it from higher ground to the east. It would be desirable to limit visual impact and the conspicuousness of the development using more earthy colours for roofs, as discussed earlier. Would suggest either "Natural Red", "Tudor Brown" or "Breckland Brown", which are all less bright.

Play area:

1. The design of the LEAP is satisfactory but, whilst it has been moved away from adjacent houses so that it is now proposed to be 20m away, this is a minimum distance and we should, in the interests of reducing nuisance for neighbours, insist that it is moved even further away (30m would be ideal). This would still enable a degree of informal surveillance and would allow more space for tree planting.

Ecology:

1. Bat boxes and bat bricks should be integrated into the development as per the recommendations of the applicants' ecological consultants (Ecology Solutions Ltd).

Further landscape-related information has been submitted to address some of the above points. This is largely satisfactory, although there remain some anomalies:

Play area:

1. Play Area location: This is still not a full 20m away from the nearest houses. This is a minimum standard and should ideally be exceeded.
2. Play Area boundary: we had recommended that fencing be omitted. There is no need to fence the play area.

Hard landscape surface run-off:

It is not clear whether concerns regarding the amount of surface run-off that would take place have been acknowledged or acted on. More effort should be made to reduce the amount of surface run-off by the use of more permeable surfacing materials on roads and footways.

Trees

I would suggest that greater variety in the tree palette on public open space be sought. Perhaps alder closer to the river and whitebeam and rowan for biodiversity, also hornbeam as an alternative to beech, in the light of climate change. Otherwise no objection to the scheme, which has resulted from good consultation at an early stage.

Environment Agency:

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Following the submission of a complete Flood Risk Assessment (FRA) by Scott Wilson (ref: D113709, revision 03, dated October 2008) we can confirm that the Environment Agency are satisfied to remove our previous objection to the above development, subject to the inclusion of recommended conditions should planning permission be granted.

Flood Risk:

The FRA proposes that a single large-scale infiltration basin be constructed to drain the site. The lack of alternative drainage means that it is crucial that this be maintained in good condition, to ensure that it is able to accept drainage from the development and perform as designed. Particular care must be taken during the construction phase of the development to avoid washing silt into the basin, as this would significantly reduce its soakage capacity and increase the risk of flooding to the development and elsewhere. To mitigate against this, the practices and procedures set out in Chapter 21 of CIRIA C697 'The SUDS Manual' should therefore be incorporated into the construction programme for the site.

Natural England:

Following consideration of revisions made to the proposals during January 2009, and clarification supplied by the applicants during November 2008, we wish to update our advice of 6th October 2008. Provided certain conditions are met as discussed below, we wish to withdraw our objection to this application regarding potential effects on the River Itchen SSSI/SAC and on protected species.

Following assessment under the Conservation (Natural Habitats &c.) Regulations 1994 and Advice under S281 of the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000), it is our opinion that the proposals are now unlikely to have a significant effect on the features of the River Itchen SAC, either alone or in combination with other plans or projects, or an adverse effect on the features of the River Itchen SSSI, provided that conditions to the effect of the following are attached to any planning permission granted:

- Drainage arrangements will be as specified by Scott Wilson in the accompanying Flood Risk Assessment.
- No heavy machinery will be used, or materials/equipment stored, within 10m of the water's edge (Nun's Walk Stream).
- Works will be carried out in accordance with the Environment Agency's Pollution Prevention Guidelines.

It is our understanding from correspondence with Dominic Farmer of Ecology Solutions that the footpath link to Nun's Walk has now been removed from the application. Should this situation change, Natural England should be re-consulted.

We also advise that the lighting scheme should be designed so as to minimise overspill.

We would also remind you of your duty under the Conservation (Natural Habitats &c.) Regulations 1994 to consider the potential effects of this application on the River Itchen SAC alone or in combination with other plans or projects. We would particularly advise that the issue of water resources be considered for this and other applications. Although this matter was examined in the May 2006 Appropriate Assessment for the Proposed Allocation of Francis Gardens, further consideration may be necessary in the

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light of the outcomes of the Environment Agency's Review of Consents programme for the River Itchen. Although the issue of water resources does *not* give us cause to object in this case, based on the information provided we cannot advise that the application is unlikely to have a significant effect alone or in combination in this respect and must defer this to the judgement of the Planning Authority in its role as Competent Authority.

Protected species:

We now consider that the application would be unlikely to adversely affect any protected species, provided conditions to the effect of the following are attached to any permission granted:

- No heavy machinery will be used, or materials/equipment stored, within 10m of the water's edge.
- Any trees identified as having high potential to support bat roosts will be checked immediately prior to removal, in line with the recommendations of the Ecological Assessment. If bat roosts or evidence of their presence are discovered, any work which may affect them should halt immediately and Natural England should be contacted.
- Removal of trees/scrub will not take place during the bird breeding season (March to August inclusive).

The applicants should be informed that planning permission, if granted, does not absolve them from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06/2005.

Biodiversity

We would also like to reiterate our comments of 6th October 2008 regarding biodiversity, which were as follows:

"We are pleased that a number of biodiversity enhancements have been included in these proposals and hope that, should the Authority be minded to grant permission, every effort will be made to ensure opportunities for biodiversity gain are fully realised. Consultation with Hampshire & Isle of Wight Wildlife Trust in this and other respects may be beneficial, especially considering the proximity of land under their management.

We remind you of your duty to conserve biodiversity under S40 of the Natural Environment and Rural Communities Act (NERC) 2006 which states; every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. The following link to 'Biodiversity by Design, A Guide for Sustainable Communities' may be helpful: <http://www.tcpa.org.uk/biodiversitybydesign.htm> in highlighting further opportunities for biodiversity gain from these proposals".

HCC Ecology:

The application is accompanied by an Ecological Assessment (Ecology Solutions) of July 2008, which appears to provide an adequate assessment of the site.

It is essential that the recommendations of the report (regarding mitigation measures) are

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adhered to during and post development and that the existing features of ecological interest are protected throughout development. This should include adherence to the Tree Protection Plan.

I would also recommend that an approved lighting scheme is a condition of any consent. Such a scheme should be designed to minimise the impacts on wildlife, specifically European Protected bats which have been shown to be using the site at least for foraging/commuting, and the adjacent designated sites. It should incorporate the recommendations of the Ecological Assessment.

Several ecological enhancements are proposed, including various measures around the site and specifically in the eastern end, where habitats will be created. In line with PPS9, it must be ensured that these measures are put in place through development in order to achieve a net increase in biodiversity. I would therefore recommend that adherence to an approved ecological enhancements plan should be a condition of any consent granted, including the future management of these enhancements areas/features.

It is essential that you consult both Natural England (regarding both protected species and impacts on statutory designated sites) and Hampshire and Isle of Wight Wildlife Trust regarding this application and that they are satisfied with the proposals. This should include the proposed footpath access to the existing footpath running along the eastern boundary.

Hampshire & Isle of Wight Wildlife Trust

The application site lies adjacent to the River Itchen Site of Special Scientific Interest (SSSI), and near to the River Itchen Special Area of Conservation (SAC). The site is also adjacent to land that forms part of the Hampshire & Isle of Wight Wildlife Trust Nature Reserve known as Winnall Moors.

Whilst the Trust has no objection in principle to the proposed development, the Trust strongly objects to the provision of a footpath link through to the Nun's Walk footpath, and has other concerns, as detailed below.

Link to Nun's Walk footpath:

The northern part of the Trust's Winnall Moors Reserve is the most sensitive area, and is subject to restricted access with no public admittance, in order to protect breeding waders and other features of interest of the SSSI and SAC from disturbance. However, the Trust is aware of trespassing occurring in this area, and it is known that people are accessing the site from Nun's Walk. It is considered that a path leading from the proposed dwellings to Nun's Walk poses an unacceptable risk of increased disturbance of this sensitive site. Consequently, the Trust *objects* to this part of the application, and would wish to see instead a circular route through the eastern part of the application site. This could be combined with reinforced planting to the eastern boundary of the site. Should the Council be minded to approve the footpath aspect of the application despite the Trust's objection, the Trust would wish to have the opportunity to discuss alternative measures for protection of the northern part of the Reserve from uncontrolled public access.

Management of the Proposed Landscape Adoption Area (eastern portion of site):

Proposals for the management of the eastern portion of the application site have been submitted under the Landscape Management Plan (July 2008). However, it is unclear who is to be responsible for the management of this area, or for what period. The Trust would welcome the opportunity to discuss with the applicant the long-term management

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of this part of the application site, in relation to management of the Trust Reserve at Winnall.

HCC Education:

This application is in the area served by St. Bede's Primary School, which has no capacity to cater for additional children in its catchment area. The developer should therefore make a contribution towards the cost of providing additional facilities at the school. In accordance with the County Council's current standards, this should be calculated as follows: 88 units (2 bedroom or more) x £4,859 = £427,592 index linked from April 2008 prices (PUBSEC index 197).

HCC Rights of Way:

Winchester footpath No.8 runs immediately alongside the eastern boundary of the site and continues northwards as Headbourne Worthy footpath No.701

References on pages 20 and 27 of the Statement of Community Involvement to a permitted footpath to Winchester and Kingsworthy refer to a definitive footpath that is part of the St. Swithuns Way, a County Council promoted route which is not available to cyclists, therefore reference to its potential use by cyclists is inaccurate.

In addition, in view of the potential increased use of the path, HCC would wish to secure a commuted sum towards the future maintenance of the path.

Southern Water:

There is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain a specific location.

The application details for this development indicate that the proposed means of surface water drainage is via a combination of infiltration methods and discharge to the River Itchen.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance, SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:-

- Specify the responsibilities of each party for the implementation of the SUDS

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scheme.

- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

It should be noted that Southern Water would not permit the discharge of land drainage flows from certain types of SUDS structures into the proposed adopted surface water sewer system.

Hampshire Constabulary Crime Prevention Officer:

Insufficient details are provided within the application to clarify the security measures that the applicant will incorporate within the development and to demonstrate that the scheme will comply with Section 17 of the Crime and Disorder Act.

The majority of the development is enclosed by wall or planting. There are two vehicular accesses to the site, which appear to be appropriate. Although the applicant identifies the need for measures to reduce the possibility of these being used as a 'rat run' between Worthy Road and Francis Gardens, the details are unclear and it will be important to ensure that such measures are effective. Recommends that the pedestrian access in the north west corner of the site be omitted and that different coloured /textured materials be used across the mouth of the vehicular entrances to indicate a change from public to semi private area.

Parking within courtyards appears to benefit from good natural surveillance from surrounding properties but this needs to be continued during hours of darkness by lighting to BS5489, which should avoid low-level lighting bollards due to their ineffectiveness and vulnerability to vandalism.

Garages /carports within curtilages should be easily observed from the street and neighbouring dwellings and avoid being sited forward of the building as this obscures surveillance.

Cycle storage should be within secure weatherproof brick built structures with locking systems to secure cycles to a permanent fixture and include vandal proof light fittings. Bin stores should be secure to prevent the removal and use of bins to assist criminal intent.

Rear access paths should be avoided as far as possible but where essential should be gated as near to the front of buildings as possible. Rear gardens abutting public areas should have minimum 1.8 m boundary treatment designed not to be scaleable and gates should be lockable.

Flats containing four or more units should have access control systems. Doors and windows and the children's play area should meet Secured by Design recommendations.

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Representations:

City of Winchester Trust:

The thoughtful approach to the layout and restrained design of the houses is welcomed, as is the planting of semi-mature oaks and other species native to the area, and the retention of the large area of communal land leading down to Nun's Walk.

Whilst the houses have been designed to give them the appearance of having been built in an ad hoc manner over a period of time, it is feared that, without a strong form like a street or a square, some of the blocks might not seem firmly rooted in the street scene because of the use of courtyards for parking, welcome though these are because of the benefits they provide. It is also felt that the somewhat bland appearance of the dwellings would benefit if the supposed period of their construction were extended to include some with a contemporary character, although it will be important that this is skillfully done to ensure that their inclusion does not seem artificial. This could be avoided if they were specially designed to include features that would improve their sustainability, such as solar panels, photovoltaic tiles, two storey glazing for passive solar gain, etc, all of which will become increasingly desirable in the future.

It is, however, very much questioned whether development on a local reserve site such as this should even be considered before it has been proved to be absolutely necessary.

The Trust considers that permitting this scheme would set a very undesirable precedent for development on other similar sites and therefore Strongly Objects to this application as being premature.

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

- Access to the site should only be from Worthy Road and any access from Francis Gardens should be limited to pedestrian, cycle and emergency purposes only.
- Construction traffic should not be permitted to use Francis Gardens.
- The development can only make the existing use of Francis Gardens more dangerous and the Dyson Drive junction to Worthy Road, plus exacerbate on-street parking problems and traffic congestion in the area, to the detriment of pedestrian safety, especially children and older people.
- Will add to traffic congestion and degrading of the area.
- Site should only be developed as a last resort and is not needed when there are many unused brownfield sites available and empty properties.
- Will overload and ruin Abbots Barton, which is currently a pleasant green suburb of the city.
- Increased noise and disturbance, both during construction and when occupied.
- Pressure on local schools, proposal could add a need for 20 places at St Bede's School, which does not have such capacity.
- Lack of local shops will mean more car borne trips adding to congestion & highway danger plus increased impact on pedestrian safety.
- Demographic make up of Francis Gardens has changed in recent years so that there are now more younger families with small children.
- Site is adjacent to SSSI land which is a very sensitive area for the habitat of Buzzard, Deer, Fox, Rabbits etc, and Natural England's views should be noted; also of concern is the linking of a footpath to the Nun's Walk.
- Further development in this area is not appropriate and if it is necessary it should be moved to Barton Farm.

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- Reserve site should not be released until Local Development Framework is published and need is clearly demonstrated. Current downturn indicates that its release would be unjustified and premature.
- Development of this greenfield site, which is part of the local gap separating Abbots Barton and the Worthies, is unwarranted and premature when there are other brown field sites still to be developed e.g. Police HQ, Highcroft, Bushfield Camp, Friarsgate.
- Developer's community consultation failed to engage in any dialogue with local residents.
- Loss of outlook over countryside and erosion of amenity/privacy due to proposed housing opposite.
- Impact on existing trees and wildlife.
- The site is a vital part of the green wedge that extends into the city as part of the Itchen valley.
- Proposal fails to meet Local Plan policy requirements as site is not a sustainable location and has poor access to facilities, thereby increasing dependency on private car.
- Ninety dwellings is too dense a development. Eighty is more acceptable and parking is inadequate and will lead to additional on street parking.
- Traffic speed on Worthy Road will require traffic calming measures to lessen danger created by new junction, which has poor visibility to the north due to topography and vegetation.
- Risk of flooding also the run off during and after development will damage water quality and jeopardize conservation attempts to preserve threatened local wildlife.
- House designs are soulless, lack character and need more variety, including more Georgian windows in keeping with Cavendish Grove and Grosvenor Drive style windows. None of the houses should be higher than those in Francis Gardens and affordable housing should not be built on the very edge of the proposed estate.
- Trees to boundaries should be TPO'd and a covenant made to retain hedgerows.
- The 2m metal railings proposed for the boundary are inappropriate and a flint and brick wall would better reflect local character.

Reasons aside not material to planning and therefore not addressed in this report

- Risk of the development being started then abandoned, due to economic situation.

No letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

T5, H1, H2, E16,

Winchester District Local Plan Review

DP.1, DP.3, DP.5, DP.6, H.1, H.2, H.5, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, W.1,

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 9 Biodiversity and Geological Conservation

PPS 10 Planning for Sustainable Waste Management

PPS 11 Regional Spatial Strategies

PPS 12 Local Development Framework

PPG 13 Transport

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PPG 16 Archaeology and Planning
PPG 17 Planning for Open Space, Sport and Recreation
PPS 22 Renewable Energy
PPG 25 Development and Flood Risk

Supplementary Planning Documents

Winchester District Landscape Character Assessment
Affordable Housing 2008
Implementation of Local (Housing) Reserve Sites Policy 2006

Other Planning Guidance

Assessment of the need for Local Reserve Site Release 2009
Guide to the Open Space Funding System
Hampshire Biodiversity Action Plan
Housing Monitoring Report
Itchen Valley Management Strategy
Site of Importance for Nature Conservation (SINCS): Winchester District
Technical Paper: Open Space Provision and Funding
The Future of Winchester Study
The Hampshire Landscape: A Strategy for the future
Winchester City and its Setting
Winchester District Landscape Assessment
Winchester Sites and Monument Record

Planning Considerations

The main issues that the consideration of this planning application needs to assess are:

- Principle of development and in particular whether the release of this reserve site is appropriate at this time
- Whether the design and layout of the development is satisfactory
- Whether the impact of the development on the character of the area and neighbouring development is satisfactory
- Whether the development is satisfactory in terms of its response to existing landscape features and proposed new landscaping and open space
- Whether highways and parking considerations are satisfactory
- Other matters, including community consultation, ecology, drainage/flood risk considerations

Principle of development

The Winchester District Local Plan Review 2006, under the provisions of Policy H2, allocates four sites as 'Local Reserve Sites'. They are:

- Pitt Manor, Winchester
- Worthy Road/Francis Gardens, Winchester
- Little Frenchies Field, Denmead
- Spring Gardens, New Alresford

These sites will only be released if monitoring identifies that the Structure Plan housing requirement for the District is unlikely to be met. The Council needs to review the supply of housing land annually and come to a view on whether any of the Local

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Reserve Sites should be released.

The figures quoted in the Strategic Planning response above are based on the initial result of the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA has now been completed and published for consultation, along with an Assessment of the Need to Release Local Reserve Sites. The figures have been amended slightly, which has resulted in a reduction of 16 dwellings in the 2009 District supply, which remains in excess of the 5 year requirement.

The Assessment for 2009 has been undertaken and concludes that, at the current time, adequate housing land is available to meet the requirements for Winchester District. On this basis, it will not be necessary to release any of the Local Reserve Sites in the coming year and the situation will be reviewed again in a year.

The Assessment has been published for a six week consultation period which closed on 15th April 2009.

Although the site is an allocated reserve housing site, it remains in the countryside until such time as there is a demonstrable need for its release for housing. The development, as proposed, is therefore at the present time contrary to policy and would prejudice the effective planning of housing provision within Winchester if released prematurely.

Notwithstanding the above objection, the proposed development is otherwise considered satisfactory in terms of the housing density, proposed housing mix and provision of affordable housing, as well as in respect of the general layout of the development, the provision of parking, open space and landscaping.

Design/layout

The proposed layout has been the subject of extensive pre-application discussions between officers and the applicant's design team to achieve a residential environment of appropriate quality to this sensitive edge of settlement site that both adjoins the Itchen Valley and comprises part of the local gap between Winchester and Headbourne Worthy.

Initially, it was proposed to serve the scheme by vehicular access from Francis Gardens, with only an emergency access facility directly to Worthy Road. However, in response to public opposition to this, the scheme was amended to provide access from both Worthy Road and Francis Gardens. This has sought to balance the access benefits with a limited adverse impact on the retention of the important flint wall boundary feature which, together with the adjacent trees, is a strong visual characteristic of the approach into the city along Worthy Road.

The road layout within the development is based on Manual for Streets principles pertaining to the provision of a permeable network of streets and walkable neighbourhoods, which strongly encourage pedestrian and cycle movements in preference to the dominance of the private car.

The key masterplan features of the layout are the retention of a green landscape buffer of 15-22m width to the north, south and west boundaries, a legible movement framework that will provide natural traffic calming with an entrance square 30m into the site from Worthy Road and a gateway to a central green area 30m distance from the Francis Gardens entrance. The adoptable road between the access points is kept away

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from the outer boundaries, with a recognisable hierarchy of streets, lanes and shared surfaces leading off, and will be complemented by footpaths relating to the boundaries of the site and landscape wedges and pockets. Within the layout are four character areas: comprising the Entrance Square, The Arbour, the Central Green and the Meadow, which respectively act as:-

- a formal gateway where the main access road changes direction;
- a rectilinear green space enclosed by short terraced groups on three sides and a tree belt to the north;
- the focus of the development and location for key buildings, vistas and focal points within the design defined by buildings of unified detail and strong architectural character that will emphasise the cohesive character of the space;
- the site's south eastern slopes, which are separated from the development by a north / south dense woodland belt along the break of the slope, form part of the Itchen Valley side and will be managed as meadowland for informal public amenity and wildlife habitat. A local equipped area for play is provided in the gap between the woodland belt and the northern site boundary.

The urban design strategy aims to provide a distinctive development with a cohesive character which will sit comfortably in its context in relation to the neighbouring development and the sites interface with the countryside. To this end, development density is concentrated in the centre of the western part of the site and buffered from the lower density existing pattern of development in Francis Gardens. The density reduces along the boundary with Francis Gardens, to reflect the looser pattern of existing development. The density also reduces to the northern and eastern edges of the site, to give greater visual permeability and softening of views from the SAC and SSSI.

Perimeter blocks of development with a rectilinear configuration respond to local identity and character, providing positive frontage to areas of open spaces, landscaped and vegetated boundaries to allow proper management of these areas.

The height of the buildings is mostly two storey but buildings with dormer windows occupy prominent positions on the east side of the entrance square and at the ends of terraces fronting the central green. Blocks of flats, although two-storey, achieve prominence by massing and form key buildings to the north and east sides of the central green.

The mix of housing comprises the following:

2 x 1 bed flats, 13 x 2 bed flats, 31 x 2 bed houses, 10 x 3 bed house, 24 x 4 bed houses and 10 x 5 bed houses.

36 of the units (40%) are for affordable housing, comprising 1 x 1 bed flat, 11 x 2 bed flats, 15 x 2 bed houses, 6 x 3 bed houses and 3 x 4 bed houses. These are distributed across the layout and provide a split of 20 rented /16 shared ownership. This provision more than accords with the requirements of Policy H.5, which only requires 35% affordable provision for the reserve sites.

The proposal also meets the requirement of Policy H.7 in that 45 (50%) of the units are small dwellings of 75 sq metres or less.

There will be a total of 10 home offices located across the development, all at first floor

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level above garages.

The buildings are mainly of traditional architectural styling and would comprise a range of materials comprising multi-red facing bricks, painted brick and stained timber boarding for elevations, with painted timber windows and doors, plain tiled and man-made slate roofs. Many of the properties have chimneys and some have bays and balconies, adding to the elevational interest.

Sustainability standards will exceed minimum requirements and ground source heat pumps will be used for a proportion of the properties, as will solar thermal panels where the south elevations are not prominently evident from outside the site.

Impact on character of area and neighbouring development

The change in appearance that the development of this site would bring would undoubtedly change the character of the area. However, as the Local Plan Inspector identified when concluding that the site was appropriate as a reserve housing allocation, there is a credible argument that such an extension of the settlement boundary at this point would comprise a logical 'rounding off' in terms of Winchester's form, particularly having regard to the extent of development northwards on the opposite side of Worthy Road.

The site characteristics also provide for the development to be visually contained, particularly from the north and east, such that it does not appear to be "leaking out" into the countryside. Furthermore, the proposed landscaping scheme will supplement the existing boundary vegetation and includes opportunities within the layout for the planting of large trees which will, in time, become significant landscape features.

In terms of the impact on existing residents in Francis Gardens and neighbouring areas, the development will interface sympathetically with a generous area of open space and tree screening to the southern boundary of the site. The scale and form of the dwellings will be similarly well-related to the existing development and there will be no loss of amenity through overlooking or overshadowing. Some residents in Francis Gardens will lose the outlook over the open field that they presently enjoy, but there is no right to a view in terms of considering the planning merits of a proposed development.

Landscape/Trees / Open Space / Ecology

The application is supported by comprehensive information comprising Landscape and Visual Assessment, Landscape Masterplan, Management Plan, and Tree Protection proposals. These are considered generally acceptable by the Landscape and Arboricultural Officers but, in response to some queries, the applicant has submitted amended proposals. In particular the amended plan omits the footpath link to Nun's Walk, which had been considered to conflict with ecological objectives.

In particular, the scheme provides for supplementary planting to reinforce the tree belt along the northern boundary and for clumps of woodland planting within the open space running down to Nun's Walk, as well as boundary trees adjacent to Nun's Walk and The Dell House. Semi mature tree planting is also shown for the large open areas within the scheme and adjacent to the new entrance to Worthy Road to supplement the existing line of mature sycamore and lime trees and the three large mature beech trees. The existing trees are retained as they are virtually all boundary features of the site and the

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design accommodates and supplements them with additional planting. TPOs protect the trees to the western boundary adjacent to Worthy Road and the southern boundary facing Francis Gardens.

Hard landscaping is varied, defining the different functions of the roads, with the adopted areas being in bitmac and the entrance square being in tegular block paving, which is also used as setts for the mews and lane areas, whereas the other shared surface areas are generally of resin bound gravel. Boundary treatments are similarly varied, including brick and flint walls.

An equipped play area is provided on the north east side between the northern site boundary and the existing tree belt that separates the meadow area from the proposed development. This is overlooked by housing which can effect security surveillance of the area but, as it is only 20m. away, could also be a noise nuisance to occupiers. This area relates well to the large informal open space but is physically somewhat segregated from the housing as a whole.

The ecological value of the site is mostly negligible, consisting of arable land, species-poor grassland, defunct gappy hedgerows and secondary (planted) woodland> However, the northern boundary (shelter belt) and mature trees are considered to be of greater ecological value within the context of the site. Ten trees were identified as having the potential for bats but there was no other evidence of protected species. The site is nonetheless important in the context of its juxtaposition to the River Itchen SSSI and Special Area of Conservation and, in view of concerns that the footpath to Nun's Walk would exacerbate the risk of disturbance to these areas, the application has been amended to omit the footpath.

The proposal for the enhancement of biodiversity through the provision of wildlife opportunities within the scheme, especially the meadow area, is welcomed and would need to be secured, in the event of permission being granted, through appropriate management conditions or by way of a legal agreement.

Highways/Parking/ Drainage

Much concern has been expressed in the representations received about the traffic and parking implications of the proposed development. This was also the case when the Local Plan Inspector considered the issue of allocating the site as a reserve housing site and it remained a focus of criticism in the applicant's community consultation exercise.

The Local Plan Inspector considered that Francis Gardens was adequate to serve the development. Nevertheless, the applicant responded to the community involvement views by modifying the scheme to provide for joint access from both Worthy Road and Francis Gardens. This will split the traffic flow of the site to approximately 60% / 40% between the Worthy Road and Francis Gardens accesses, respectively. Many representations received on the application still argue for no vehicular access from Francis Gardens, other than for emergency purposes. However, this would require the Worthy Road access to be designed to a higher specification with increased impact on the boundary flint wall and trees, which is considered to be environmentally undesirable.

The County Council, as Highway Authority, has, in this case, delegated the highway consideration to the City Council's Engineer to advise upon under the Development

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Control Agency Agreement. The Engineer has considered the supporting transport statement and, as set out in the consultations section of this report, is satisfied that the access arrangements and parking provision for the scheme is acceptable.

The parking provision of 189 car spaces (2.1 spaces per dwelling) and 268 cycle spaces (2.97 spaces per dwelling) is sufficient for the development and gives emphasis to the provision of unallocated spaces to cater for visitors and avoiding the impact of parking spilling over into adjoining areas.

Initial concerns regarding surface water run off and the potential for flooding have been addressed in the amended flood risk assessment which the Environment Agency now find acceptable subject to conditions, were permission to be granted.

Other Matters

The scheme was the subject of consultation with the local community in accord with the Council's adopted Statement of Community Involvement. An exhibition in December 2007 was attended by 73 people and drew 32 feedback forms. By far the main concern was that of access. As a result, the scheme was revised to provide a means of access from Worthy Road and the opportunity was taken to substantially change the layout and increase parking provision. The call for a shop to be included was not considered to be a viable option.

The amended scheme was the subject of a second exhibition in June 2008 and further comments were sought. The exhibition drew 42 people, of which 25 offered feedback which still focussed on the access and traffic issue with concerns about parking and road safety, as well as possible overlooking and ecology. The transport consultants have fully appraised the issues and the submitted proposals are considered to provide improved access arrangements, substantially reducing the effect the development will have on Francis Gardens, the parking provision has been improved, overlooking concerns were individually addressed and the ecology strategy offers the opportunity to improve the biodiversity value of the site.

Conclusion

The proposed development is not justified in terms of the release of the reserve site and would therefore conflict with the Local Plan's housing strategy and countryside policies.

The development does fulfill most other policy requirements, as clarified in the report and consultation responses, and, subject to legal agreement provisions and conditions, could otherwise address other detailed concerns.

Recommendation

That planning permission be REFUSED for the following reasons:

Reasons

1. The proposed development is contrary to the provisions of Policy H2 of the Winchester District Local Plan Review in that there is not a current or predicted shortfall in housing supply such as would justify the release of this site. Furthermore, the development of this land, in the absence of a clearly demonstrable need for its release to meet a shortfall of

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house building land, would be premature and prejudicial to the housing strategy and countryside policies of the Local Plan.

2. The proposal is contrary to Policy H.5 of the Winchester District Local Plan Review in that it fails to make adequate provision for affordable housing and would therefore be detrimental to the objectives of the Local Plan and PPS3 to ensure that appropriate provision of affordable housing is achieved within relevant residential developments.
3. The proposal is contrary to Policies DP9 and T.5 of the Winchester District Local Plan Review in that it fails to make adequate provision for transport contributions in accord with the adopted policy of Hampshire County Council for funding of transport improvements to serve the impact of new development and would therefore be detrimental to the existing transport infrastructure.
4. The proposal is contrary to Policy DP5 (v) of the Winchester District Local Plan Review in that it fails to make adequate provision for arrangements for the future management and maintenance of all areas comprising common parts that are not within private areas maintained by individual householders and would therefore be detrimental to the amenities of the area.
5. The development will undesirably add to the existing inadequacy of local school place availability, to the detriment of education provision within the area and contrary to the objectives of policy SF6 of the Winchester District Local Plan Review which seeks to provide new and improved facilities and services to meet the needs of local communities.
6. The proposed development is contrary to Policy E14 of the Hampshire County Structure Plan and Policy HE.1 of the Winchester District Local Plan Review in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.
7. The local sewer network has insufficient capacity to accommodate the proposed development which would result in an increased flood risk for the local area and is therefore contrary to the aims of PPS23: Planning and Pollution Control and Policies DP.3 and DP.8 of the adopted Winchester District Local Plan Review.

Informative

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review T5, H1, H2, E16,
Winchester District Local Plan Review: DP.1, DP.3, DP.5, DP.6, H.1, H.2, H.5, H.7, RT.4,
T.1, T.2, T.3, T.4, T.5, W.1,