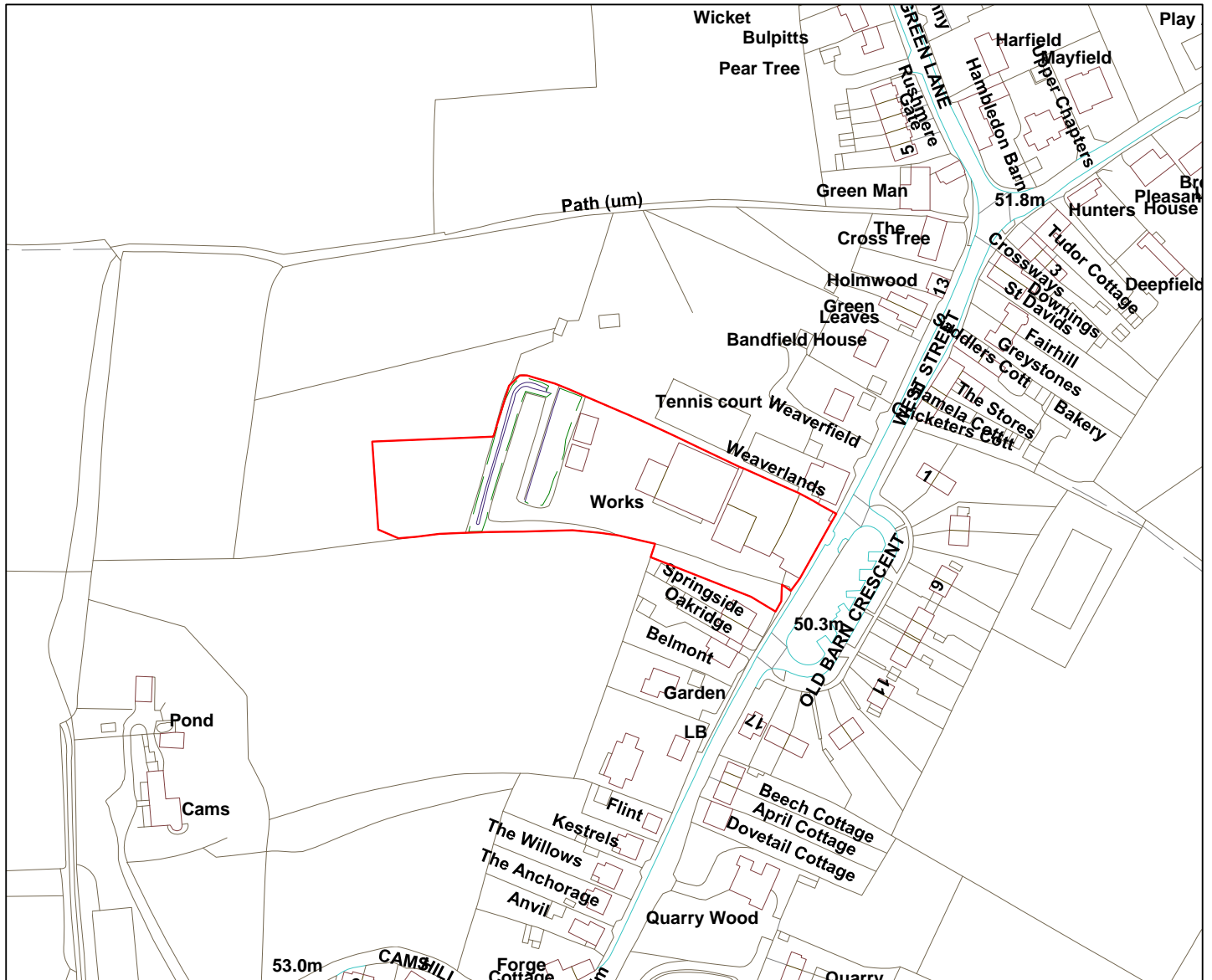




09/00136/FUL



Legend

Scale: 1:2500



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	03 June 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No:	1
Case No:	09/00136/FUL / W01816/25
Proposal Description:	(Amended plans received 22/04/2009). 1 no. one bedroom house, 2 no. one bedroom flats, 4 no. two bedroom flats, 10 no. two bedroom houses, 5 no. three bedroom houses, 6 no. four bedroom houses and 278 sq m B1 Class office space with associated open space and landscaping (This is a departure from the Local Development Plan).
Address:	Hartridge And Sons Ltd West Street Hambledon Waterlooville Hampshire
Parish/Ward:	Hambledon
Applicants Name:	Bargate Homes
Case Officer:	Mrs Julie Pinnock
Date Valid:	24 February 2009
Site Factors:	Area of Outstanding Natural Beauty South Downs National Park Proposed extension of Conservation Area
Recommendation:	Application Permitted

General Comments

This application is reported to Committee as the development is considered significant and is, in part, a departure from the Development Plan.

Since the original submission, amended plans have been submitted. These set plots 1, 2 and 3, along the road frontage to Hambledon Road, back by 3m to overcome concerns raised by the Environment Agency with regard to flooding in Hambledon.

Site Description

The Hartridges site is situated on the west side of West Street, within the defined policy boundary of Hambledon, which lies within the East Hampshire AONB and the proposed South Downs National Park. It is also inside the proposed extension to the village conservation area. The site comprises an office building and industrial buildings relating to the drink manufacturing process formerly undertaken by Hartridges at the site. The manufacturing process has now moved to Petersfield.

The site has an overall area of 0.82 ha, with the land sloping from the north west corner down to the south east corner, a drop of 9.3m across the length of the site.

Towards the frontage is a two storey pitched roof building, which fronts onto West Street, and which contains both office and industrial space. Adjoining this are industrial and warehouse buildings. Further to the west, within the site, is a detached two storey warehouse/distribution building.

To the rear of the buildings is an area of hardstanding with open sided storage canopies. There is also open storage of bottle crates on the hardstanding, along with equipment related to the drinks manufacturing business.

To the rear of the site, beyond a bund, is a level hardstanding area marked out for car

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parking. Vehicular access to the site is from West Street, through timber gates.

The eastern boundary of the site is formed by the existing two storey building along West Street. The northern boundary comprises a mixture of the walls of the industrial building, leylandii hedge, brick walls and trees. The western boundary of the site is formed of semi-mature trees located on a bund, with open countryside beyond. The southern boundary is formed of dense trees (two of which are protected by a Tree Preservation Order), with hedging and a fence.

Proposal

The proposal is to demolish and remove all existing buildings at the site, and redevelop the site for 28 dwellings, with an office unit of 278 sq.m.

The mix of units is as follows:

2 no. 1 bed flats
1 no. 1 bed house
4 no. 2 bed flats
8 no. 2 bed houses
7 no. 3 bed houses
6 no. 4 bed houses

Of the 28 dwellings, 9 are affordable (see Strategic Housing's comments).

The density equates to 34 dwellings per hectare. 63 car parking spaces are proposed, along with 55 cycle spaces.

The materials proposed are red brick, brick and flint and cream white render or painted brick work to the elevations, and clay and slate tiled roofs, along with timber framed windows and doors.

Relevant Planning History

None

Consultations

Conservation:

Comments on the loss of employment, although notes some office use is proposed, and that this part of the village is dominated by small residential properties set out along the line of West Street. Whilst the existing Hartridges building on the road frontage is noted as a 'positive building', comments that it lacks intrinsic architectural or historic interest and can be considered for a replacement of equal or better quality. Notes that the proposal extends the built form beyond the generally established rear building line of development, although this precedent had already been set by the development within Hartridges. Mitigation is important, to provide a quality of landscape structure and there should be controls in place to restrict the insertion of fencing or ancillary buildings, in order to preserve the countryside.

Comments that the site layout is good, and that the street frontage has been maintained.

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Does raise some concern over the creation of two small squares and queries their function, and also raises concern regarding the cycle parking at the entrance.

Engineers: Drainage:

Initial concerns raised regarding development within Flood Zone 3a. Amended plans have overcome these initial concerns. No objection on drainage grounds, subject to building regulations being satisfied.

Engineers: Highways:

Comments that access to the site will be in the position of the existing access. West Street has been traffic-calmed and a pinch point is located to the north-east of the access, which ensures adequate visibility is available. The internal access road will not be adopted as public highway and will remain in private ownership for perpetuity. There will be no material increase in traffic movement, therefore a highway contribution is not required. Comments that the parking for the office will have a shared element of car parking with the residential uses. Suggests a condition to require the detail and allocation of car parking and also requires a plan to show secure and undercover cycle parking (Conditions 3 and 4). No objection, subject to standard conditions to prevent mud on the highway, details of contractor's parking during construction, and ensuring that the car parking, including garages, is available for parking in perpetuity (Conditions 5, 6 and 7).

Environmental Health:

A proposal for dwellings with gardens is the most sensitive end-use regarding vulnerability to the presence of contamination. The development is situated on land where contamination is suspected and a contamination assessment is necessary. Recommends conditions to deal with this (Conditions 8, 9 and 10).

Landscape and Open Space Officer:

No objection. There has been good pre-application communication with the applicant. The main issues are the visual impact on the edge of the village in the East Hampshire Area of Outstanding Natural Beauty (AONB), tree retention and tree planting and open space and green infrastructure. Comments that the site occupies a low lying position towards the bottom of the valley and is open to overlooking from the surrounding Downs, and care must be taken with the appearance of the roofscape and building materials to ensure the development blends in with the rest of the village's colour and texture. Some poor quality trees are to be removed and the proposal involves the planting of several new trees which will significantly enhance the site and contribute to the local amenity. The open space features a formal Local Area of Play (LAP), which is of sufficient size to meet the Local Plan requirement for general open space and children's play. The LAP should be constructed to a standard equivalent to the value of £15,000 and a financial contribution of £27,126.00 is also required towards adult sport in the parish. These matters should be covered in the legal agreement.

Landscape: Arboricultural Officer:

Is satisfied with the arboricultural information submitted in support of the application, although concerned about the size of some of the new tree planting. Conditions are recommended to ensure that existing trees are protected, and details of the excavation in so far as they affect replacement trees (Conditions 11, 12 and 13).

Strategic Housing:

The proposal will provide rural exception housing. Comments that the applicant's

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proposal to offer the affordable housing through a local lettings agreement is not acceptable, and that a legal agreement is required to ensure that the units are safeguarded for local people in perpetuity. Comments on the housing need in the parish, and considers that the proposed mix of dwellings (1 x 1 bed house, 2 x 2 bed flats, 2 x 2 bed houses, and 3 x 3 bed houses and 1 x 4 bed house) will address the need. All dwellings will be offered for social rent, which is where the demand is. The affordable housing will be managed by HydeMartlet Housing Association.

Strategic Planning:

Outlines relevant policies for consideration. Comments on the applicant's assertion that there is a shortfall of housing land in the District, and that this is disputed, but, if there were a shortfall, there would be a presumption in favour of permission. Advises that the site is currently in employment use and that Policy E.2 resists the loss of employment unless there are environmental or traffic problems and/or a greater need for the proposed use. Notes that the proposal is supported by the Parish Council and provides affordable housing aimed specifically at addressing local need, which could outweigh the need for the retention of much of the employment use. The modest level of B1 use that it proposes is appropriate to this rural location within the AONB.

Comments on the extent and scale of the development beyond the defined policy boundary of Hambledon, into the countryside. Not convinced by the applicant's argument that there is extant planning permission for development, justifying an extension to the boundary, which has been through two Local Plan Inspectors. He does note that the viability report suggests that this level and type of development is needed to secure a viable scheme, and this, along with the evidence of local housing need, is a more convincing material consideration in favour of the scale of development proposed.

Concludes that the proposal satisfies the criteria of Policy E.2, which allows for the loss of employment, which applies in this case, and retains an element of employment and housing to meet a demonstrated local need. The need to secure a viable scheme, which removes the problems associated with the current use and provides housing to meet demonstrated local needs, justifies an exception to policy.

Community Action Hampshire:

Supports the proposal as an exception scheme to provide affordable housing for local people in perpetuity.

Environment Agency:

Following the submission of revised plans showing that plots 1 to 3 have been set back from West Street, the Environment Agency has no objection to the development on flood risk grounds, subject to the flood risk mitigation measures detailed being implemented and secured by way of the following planning conditions being placed on the planning permission (Conditions 14, 15, 16, 17, 18 and 19)

National Trust:

Comments that the National Trust owns land to the east of the village at Speltham Down. Notes that the application is advertised as a departure, and that the entire site is within the definition of previously developed land. Acknowledges the benefit of affordable housing, of great importance when maintaining sustainable rural communities. Also comments that the policy boundary should be amended in the future, to allow for consistency in decision making. An appropriate, good quality and vernacular style/type of

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roof materials will be appropriate.

Natural England:

Comments that site is within the AONB and now part of the South Downs National Park. Comments that the mitigation proposal in relation to bats is acceptable and, as recommended, further survey work is required (Condition 20). Requests that aspects of ecological design are incorporated.

South Downs Joint Committee:

Considers the existing site to be visually unattractive and notes that the current use gives rise to problems within the village with HGV movements. Welcomes the proposed office element, to provide employment. Notes that part of the site lies outside the settlement boundary and contrary to countryside restraint policies, although considers that some extension beyond is acceptable because of the provision within the scheme of affordable housing.

Would normally oppose development within the flood plain, but this proposal might improve the situation by reducing the rate and volume of run-off.

The proposal is considered acceptable, well designed and in keeping with the locally distinctive architecture of Hambledon. However, the Joint Committee raises concern regarding the large dwellings at the western end of the site, commenting that this is the highest part of the site and these dwellings would be most prominent from Speltham Down. The Joint Committee objects to this element of the proposal, unless it is demonstrated that the scheme would not otherwise be viable, and recommends conditions to deal with materials, to control external lighting, and the removal of permitted development rights for ancillary buildings and enclosures (Conditions 2, 21 and 22)

Southern Water:

No objection

Representations

Hambledon Parish Council

“Hambledon Parish Council unanimously supports the application, with the following comments:

As part of any consent, conditions be imposed to ensure the future stability of the development – the suggested conditions are:

{1} Removal of all permitted development rights to each property within the development.

{2} No caravan storage be permitted.

{3} That there be no large vehicles kept on site e.g. boat trailers, caravanettes etc.

{4} That there be a condition/covenants to ensure that all vehicles belonging to the residents are parked within the development site and not on nearby public roads.”

5 letters received objecting to the application, for the following reasons:

- No assessment has been undertaken on the impact of traffic on the environment;

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- Increased traffic;
- Highway safety;
- Must ensure that no parking occurs on the B2150;
- Opposed to the use of agricultural land/impact on adjacent agricultural land;
- Open space should be within the site, not to the edge;
- Views from the footpath will be altered drastically;
- Create a precedent to expand into the countryside;
- No justification in H.4 to expand outside policy boundary;
- Development in depth does not reflect Conservation Area;
- Proposal out of character with area;
- As proposal advertised as a departure, Council should not have powers to go against this;
- Loss of employment.

Relevant Planning Policy

Regional Policy Guidance

RPG 9 Q1, Q5, E1, RE1, RE4, RE5, RE10

South East Plan

H1, H3, H4, H5, T4, BE.1, BE6

Hampshire County Structure Plan Review:

H.2, E.16, E.17 (saved policies)

Winchester District Local Plan Review

H.3, CE.1 – CE.28, E.2, H.5, H.7, DP.3, DP.4, DP.5, DP.6, T.1-T.6

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPG 4 Industrial, Commercial Development and Small Firms

PPS 7 Sustainable Development in Rural Areas

PPS12 Local Development Framework

PPG 13 Transport

PPG 15 Planning and the Historic Environment

PPG 17 Planning for Open Space, Sport and Recreation

PPG 25 Development and flood risk

Supplementary Planning Guidance

Affordable Housing SPD (Feb 2008)

Achieving a Better Mix in new Housing Development (Aug 2000)

Other Planning Guidance

Guide to the Open Space Funding System

Housing Monitoring Report

Movement, Access, Streets and Spaces

Parking Standards 2002

Technical Paper: Open Space Provision and Funding

Winchester Housing Needs Survey

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Planning Considerations

Principle of development

The site was occupied until recently by Hartridges and was a soft drinks bottling plant and distribution centre. Hartridges, apart from a small element of office use, has now moved to new premises at Petersfield.

Policy E.2 of the Local Plan resists the loss of employment, unless the retention causes environmental or traffic problems or there is an overriding need for the proposed development. The last use did cause environmental and traffic problems for local residents, and therefore the loss of the employment use can, in principle, be justified.

The principle of residential use at this site is, therefore, acceptable, and the proposal to provide 278 sq.m. of office use retains an element of employment more appropriate to the rural village location.

Part of the site to the rear falls outside the defined policy boundary of Hambledon, where countryside policies apply. Countryside policies generally resist housing, although it must be noted that the site is, in physical terms, a brownfield site. The rear part of the site, which includes housing and a LAP, falls outside of the H3 policy boundary and it is this element that represents a departure from the Local Plan.

The applicant proposed to offer 32% of the dwellings (9 units) as affordable housing, applying the Council's exception policy to justify the fact that some development would take place outside the policy boundary. Policy H.6 allows for exceptions housing schemes where there is a proven need. The Council's Strategic Housing Officer has confirmed that a parish-based housing needs survey was undertaken in 2005, and more recent work on the Council's Housing Registers has revealed a need from 36 local households.

Policy H.5 requires schemes within policy boundaries to provide affordable housing. However, as some of the housing is outside the policy boundary, the 9 units will be exception housing for rent. These dwellings will be "pepper-potted" throughout the scheme, to provide a more integrated development.

The viability of the scheme has been considered carefully and, whilst locating the exception housing outside the policy boundary would accord with Policy H.6, the viability of the scheme as a whole does not allow this and it is considered that this is a material consideration which outweighs the usual policy requirement. The Council's Estates Officer has carefully assessed the viability submission from the applicant and agrees with its findings.

Policy H.7 requires proposals to provide 50% smaller 1 or 2 bedroom units, and 15 of the 28 units have 1 or 2 bedrooms, to accord with this policy.

Policy RT.4 requires new residential development to provide public recreational open space to the required standard, and this has been met.

The principle of residential development at this site, including an element of exception housing to meet a demonstrated local need, along with an element of employment use,

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partly accords with adopted Local Plan policies, and there are material planning reasons why a departure from the Local Plan is acceptable.

Design/layout

The design and layout of the scheme has evolved during pre-application discussions with the Council. The scheme retains a continued frontage along West Street, by the provision of a terrace of three houses, attached to a two storey office building. The existing access is retained, and leads to a square, fronted by housing. A large tree is proposed within the square and this will provide an attractive vista from West Street. The houses front onto a shared surface road through the site leading to public open space and a LAP to the rear of the site.

There is concern that the buildings to the rear of the site, in particular plots 17-21, which are all four bed units, will be visible in views from the countryside. However, they are of a scale and design which does not detract from the character of the area. This, along with a strong planting scheme, will help integrate the development into this edge of countryside location.

The buildings are well designed, and representative of the local character of Hambledon. All the buildings are two storey, and the dwellings include traditional features, designed to take reference from the porches, eaves and gable ends, dormers, chimneys and garden walls.

Impact on character of area and neighbouring property

As detailed above, the proposal retains a continued frontage along this part of West Street and the scheme is designed to reflect the local vernacular. The proposal will have a positive impact on the character of the area, by removing industrial buildings and vehicles associated with the Hartridges use. In the event that the conservation area is extended to include this site, it is considered that the proposed scheme would preserve, if not enhance, the character and appearance of the area.

To the north east of the site is a detached listed building called 'Weaverlands'. There will be no overlooking or material impacts on this dwelling, including its setting, as a result of the proposal. To the south west is 'Springside' and, similarly, there is no overlooking or other impact on this dwelling as a result of the proposal.

Landscape/Trees

The Landscape Architect has been involved in the detailed pre-application discussions and is supportive of the proposal. He is satisfied with the tree retention and provision of the area of open space with a LAP. The Arboricultural Officer does raise a slight concern over the size of trees proposed, and therefore a condition is suggested to ensure that appropriate sizes and species are planted (Condition 24).

Highways/Parking

The Highways Engineer is satisfied that the proposal meets the standards, providing 63 car parking spaces and 55 cycle spaces. He does want to ensure that the parking provision for the residential uses and the office use is clearly marked to avoid ambiguity, and a condition is recommended to deal with this (Condition 3).

In this instance, a highway contribution towards the Council's Sustainable Transport Contributions Policy is not required.

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Conclusion

Overall, subject to a S106 legal agreement and conditions, the scheme is acceptable. Officers are satisfied that developing the land outside the boundary of the village, as part of the overall development, is justified because a scheme to redevelop only the land within the settlement would be unviable. This would mean that none of the benefits arising from the redevelopment of the Hartridges site, including the visual enhancements, and delivery of affordable housing, could be achievable. If development is not brought forward, the site is likely to remain vacant or could even be re-used for less desirable, commercial activities which could be problematic in this village context. This proposal offers the opportunity to bring the site back into productive use and, for the reasons explained above, it is considered that permission is justified for sound planning reasons, notwithstanding that the proposal includes some residential development in the countryside.

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions, 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.

Recommendation

That permission be GRANTED, subject to:

(i) The securing by appropriate legal agreement (the terms of which are to be approved by the Head of Legal Services) of the following provisions under Section 106 of the Town and Country Planning Act, and any other relevant provisions as set out below:

1. Nine units of affordable housing for rent for local people.
2. A Public Open Space contribution of £27,126 towards adult sports provision.
3. The setting up of a management company or other satisfactory provision to ensure the future management and maintenance of all common areas, which do not form parts of private curtilages, and comprising: access roads; footpaths; parking areas; retaining walls; bin storage; hard and soft landscaping, retained trees and the LAP.
4. The provision of a fully equipped LAP.

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

and

(ii) The following conditions:

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Conditions

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

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

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

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

3. Prior to the commencement of development, a detailed plan shall be submitted to and approved in writing by the Local Planning Authority identifying the exact location of car parking in relation to the residential dwellings, along with visitor parking, and parking for the office use. The development shall be carried out in accordance with the approved details.

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

4. Prior to the commencement of development, a detailed plan shall be submitted to and approved in writing by the Local Planning Authority identifying secure and undercover cycle parking in relation to the residential dwellings and office use. The development shall be carried out in accordance with the approved details.

Reason: To ensure that secure and covered cycle parking is provided, in accordance with the Council's policies on promoting sustainable transport modes.

5. 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.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

7. The parking areas, including the garages, shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained

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and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as residences.

Reason: To ensure the permanent availability of parking for the properties.

8. Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of Potentially Contaminated Sites – Code of Practice, and Contaminated Land Reports 7 to 11 or other supplementary guidance, and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the Local Planning Authority:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of the future occupants.

9. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provisions of Condition 8 c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of Condition 8 c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

10. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings, along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

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11. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 8211-AIA-DC written by David Cashman of Barrell Tree Consultancy and submitted to the Local Planning Authority, shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 8211-AIA-DC. Telephone 01962 848 222.

No arboricultural works shall be carried out to trees, other than to those specified, and in accordance with Method Statement 8211-AIA-DC.

Any deviation from works prescribed or methods agreed in accordance with Method Statement 8211-AIA-DC shall be agreed in writing with the Local Planning Authority.

Reason: To ensure the protection of existing trees on the site.

12. Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and, in particular, to avoid unnecessary damage to their root systems.

13. Details of the size, species and positions or density of all trees to be planted, and the proposed time of planting shall be provided to the Local Planning Authority for approval. If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

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

14. No development shall take place until details of the internal finished floor levels (in metres above Ordnance Datum Newlyn) of plot numbers 1, 2 and 3, and the office accommodation, have been submitted to and approved in writing by the Local Planning Authority. In accordance with the letter from WYG (dated 21 April 2009, reference DR/ns/HB07007), the finished floor levels must be raised by at least 600mm above the lowest surrounding ground level.

Reason: To reduce the residual risk of flooding to the proposed development and future occupants.

15. 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), the following components of a scheme to deal with the risks

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associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components will require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that this development proceeds in accordance with the requirements of PPS23. The current and historic uses of the site mean that there is the potential for land contamination to be present. The desk study report has identified potential sources of contamination and sensitive receptors. Due to the location of the site on a principal aquifer, within a groundwater Source Protection Zone 3, and in close proximity to the Hambledon Stream, the risks to controlled waters from any contamination at the site must be fully investigated and understood.

16. A verification report, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation, shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, to demonstrate that the site remediation criteria have been met.

Reason: To ensure the satisfactory remediation of the site, if deemed necessary, in accordance with PPS23.

17. 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 to, and obtained written approval from, the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect controlled waters from contamination. Due to the historic uses of the site, there may be areas of contamination on site that are not identified and characterised during intrusive site investigations.

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18. No infiltration of surface water drainage into the ground shall take place other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To protect controlled waters from contamination.

19. Piling, or any other foundation designs using penetrative methods, shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect controlled waters from contamination. Piling can create pathways for contamination to reach groundwater and, thereby, surface waters.

20. The development hereby permitted shall be carried out in accordance with the recommendations set out in the Bat Activity Survey Report (Haven Wildlife, 2008), unless otherwise agreed in writing by the Local Planning Authority.

Further survey work shall be completed by a suitably trained professional prior to demolition, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with Conservation (Natural Habitats - C.) Regulations 1994 and the Wildlife and Countryside Act 1981 (as amended) and to accord with the Bat Activity Survey Report (Haven Wildlife, 2008) submitted with the application.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, B, C, D, E, F, G and H of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Class A of Part 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

23. Before development commences, detailed drawings at a 1:20 scale shall be submitted to and approved by the Local Planning Authority, showing the following details:

a) Chimneys;

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- b) Eaves detail;
- c) Window details, showing 100mm reveals and being of timber construction;
- d) Front doors and garage doors – timber construction;
- e) Porches;
- f) Arches;
- g) Boundary walls, fence, retaining walls, and gate;
- h) Dormers;
- i) Lead roofs.

The approved detail shall be fully implemented for each dwelling and for each office unit before it is occupied.

Reason: In the interests of visual amenity.

24. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- car parking layout:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- retained historic landscape features and proposals for restoration.

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

25. 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.

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

Informatives

1. The development is not in accordance with Policy H.3 of the Development Plan set out below but there are other material considerations, concerning the viability of the scheme and the provision of affordable housing to meet a local need, which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

2. The development is in accordance with other 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.

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

Regional Policy Guidance: RPG 9 Q1, Q5, E1, RE1, RE4, RE5, RE10

South East Plan: H1, H3, H4, H5, T4, BE.1, BE6

Hampshire County Structure Plan Review: H.2, E.16, E.17 (saved policies)

Winchester District Local Plan Review: H.3, CE.1 – CE.28, E.2, H.5, H.7, DP.3, DP.4, DP.5, DP.6, T.1-T.6

4. It is advised that all bat species are protected under the Conservation (Natural Habitats, &c.) Regulations 1994 and the Wildlife and Countryside Act 1981 (as amended). Legal protection covers bats and elements of their habitats. A European Protected Species licence would be required in order to allow prohibited activities, such as disturbing bats or damaging their breeding sites or resting places, for the purpose of development.