



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 1  
**Case No:** 09/02590/FUL / W19471/01  
**Proposal Description:** (AMENDED PLANS) Demolition of existing buildings and redevelopment to provide 19 no. dwellings comprising 3 two bedroom dwellings, 2 no. 3 bedroom, 12 no. 4 bedroom dwellings, 2 no. 5 bedroom dwellings; including 4 work at home dwellings; extension to school playground, public open space, associated landscaping, parking and access  
**Address:** Freeman's Yard School Lane Cheriton Alresford Hampshire  
**Parish, or Ward if within Winchester City:** Cheriton  
**Applicants Name:** Desarex Properties Limited  
**Case Officer:** Mr James Jenkison  
**Date Valid:** 14 December 2009  
**Site Factors:** Cheriton - Boundary amendments December 1998 Published February 1998  
  
Southdowns National Park  
Within 50m of Listed Buildings  
**Recommendation:** Application permitted

### General Comments

This application is reported to Committee because of the number of objections received and at the request of Cheriton Parish Council whose comments are appended in full to this report. The proposal is also contrary to policies E2, S6, H5 and H7 of the Adopted Winchester District Local Plan Review 2006 and is therefore a departure from policy.

The site has planning permission (ref: 05/00859/FUL) for a mixed use development comprising refurbishment of existing offices and barn to offices and workshops and demolition of remaining buildings and redevelopment to provide 6 live/work units and 16 dwellings. The proposal included improvements to the existing access, including the provision of a layby and provision of land for a school playground for the adjacent Cheriton Primary School. Most of the buildings have now been demolished, including the barn intended to be refurbished for offices. Because of this, the planning permission is unable to be implemented.

This application is for an entirely residential scheme of 19 houses and has been amended in response to concerns raised by the Strategic Housing Department about the mix of affordable dwellings. The scheme as originally submitted made provision for 6 x 2-bedroom flats, consistent with the previously approved planning permission (ref: 05/00859/FUL). Since that time new supplementary planning guidance has been adopted in order to better reflect the range of housing need and larger affordable dwellings are expected to be provided as part of the affordable housing mix. The amended plans therefore provide 3 x 2-bedroom houses, 1 x 3-bedroom house and 1 x 4-bedroom house as the affordable housing provision (Plots 15-19, adjacent to the school) in place of the 6 x 2-bedroom flats originally proposed. This has resulted in some minor design alterations to the building for affordable housing, however the bulk, form, design and location of the terrace of affordable houses is similar to the bulk, form, design and location of the original block of flats. The main change in terms of the layout

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of the development is that the double garage of plot 7 has been changed to a single garage, allowing Plots 7 and 11 and 15-19 to be located further to the west in order to give plots 15-19 private back gardens of a practical and useable size. In addition to this the building for plots 15-19 has been taken a further 0.5 metres away from the south side boundary and the number of parking spaces for the affordable housing has been increased from 6 to 11.

Plot 4 and the garages for plot 8 have also been brought further away from the north boundary in response to concerns raised by the landscape department about effective boundary treatment.

### **Site Description**

The application site lies on the east side of Cheriton adjoining the conservation area and comprises approximately 1.4 hectares of the area formerly occupied by Freemans Builders yard and sawmill. The land rises steeply to the east where the site merges into countryside.

There were a number of dilapidated former workshop and storage buildings on the site and adjacent to the entrance are the former offices, which are brick and tile in construction.

Access to the site is via School Lane, a narrow road that also serves Cheriton Primary School and a small number of houses, which adjoin the western boundary of the site.

The Wayfarer's Walk long distance footpath runs parallel to the south east side of the site and forms part of a dense countryside footpath network in the locality.

Cheriton is an historic village located in a valley and surrounded by predominantly pasture farmland on the surrounding land slopes. This allows views over the village and into the application site from the countryside footpaths on the western slopes of the valley. The form of Cheriton is essentially of linear development along the valley floor, with spurs (such as Freeman's Yard, The Pastures, The Goodens and Northend Farm) extending into the fields from the main roads.

### **Proposal**

The proposal is for a residential redevelopment of the site for 19 dwellings and the provision of an area of public open space at the countryside boundary. This area of open space will be located in the defined countryside and is proposed to be managed by either Cheriton Parish Council or Winchester City Council. The proposal also includes providing Cheriton Primary School with a play area to be used as a netball court, and the previously agreed access improvements and footway adjacent to the school.

The proposal essentially represents a continuation of the lane leading to the site, which is now proposed to terminate at the open space proposed at the eastern end of the site and extending across the front of 12-14 to provide front vehicular access rather than rear access as previously approved. Plots are laid out in an informal arrangement and boundary treatment is proposed in a manner that maintains the impression of a rural lane. The houses are proposed to be constructed of traditional materials including slate, plain tiles and thatch for roofs and red stock bricks, flint and render for walls in order to achieve

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consistency with the local context and will range in height between 7.7 and 9.9 metres. Parking has been provided in accordance with adopted standards and includes garage parking, courtyard carparking and driveway parking. A landscaped amenity area is also proposed close to the entrance to the development which includes a pond and space for the provision of a mature tree.

The density of the proposed development is approximately 21.75 dwellings/hectare, which is generally consistent with the rest of the village and which allows generous amounts of landscaping to be provided in the streetscene.

The site is proposed to be served by a package sewage treatment plant to be located at the north-west corner of the site and have a separate surface water drainage system. The pipe and soakaway network for these systems has been laid out in a manner that will not conflict with landscape planting.

### **Relevant Planning History**

**05/00859/FUL** - Refurbishment of existing offices and barn to 3 no. offices (B1a) and 2 no. workshops (B1c); Demolition of remaining buildings and redevelopment to provide 6 no. two bedroom live/work dwellings, 8 no. two bedroom, 2 no. three bedroom and 8 no. four bedroom dwellings; extension to school playground; associated landscaping, parking and access (AMENDED DESCRIPTION). Planning permission granted 8th October 2007 subject to conditions and section 106 legal agreement.

### **Consultations**

Urban Design and Major Projects Officer: was satisfied with the overall layout and approach of the scheme and the initial concerns raised about landslope considerations and the individual design detail of buildings have been resolved.

Conservation: raised no objection to the proposal, noting that there had been improvements to the layout, with the approach to the development consisting of views of landscaping and houses of good design that reflect local building styles. Preference expressed for the retention of the barn which has been demolished, however, with the barn demolished there was insufficient justification for objecting to the demolition of the remaining buildings. The proposed development was also considered to respond effectively to the landslope and materials conditions were important (Conditions 2 and 3).

Archaeology: recommended an archaeological recording condition.

Engineers: Drainage: original details were considered to be inadequate, however, the additional details provided by the applicant's drainage engineer were considered to be workable with foul sewage going to an on site treatment plant and stormwater able to go either to soakaway or to the river via pipework. This latter option was considered appropriate given the known ground conditions of the site. The sustainability of the site could be increased with the use of water butts and permeable paving surfaces.

Engineers: Highways: originally expressed concern with the lack of parking for the affordable dwellings, however, the revised scheme provides 11 carparking spaces for the affordable dwellings which is consistent with adopted standards.

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Environmental Health: was confident that planning permission could be granted subject to conditions for decontaminating land, provision of details for the package treatment plant proposed and a construction management plan. Conditions 10, 12, 20, 21, 22.

Strategic Planning: considered that development of the site was acceptable in principle as it was located within the settlement boundary of Cheriton. Evidence would be required to prove that the provision of employment on the site would be unviable. The Employment Land Study (2007) ranked the site as 'not fit for purpose for employment use' and forms part of the evidence base for the Core Strategy. However, the Local Plan Inspector accepted that the provision of some limited employment opportunities in the village would be of benefit to local residents. Work at home dwellings did not constitute employment use and the proposal would effectively remove the employment element from the site. Concern was also expressed about the low housing density and it was considered that a minimum of 30 dwellings to the hectare should be adhered to until such time as local density policies were in place and that the smaller number of dwellings proposed would impact adversely on housing land supply for the District.

A Strategic Housing Market Assessment was published in 2007 which highlighted the need for a higher number of 2 and 3 bed dwellings across the District rather than 4 and 5 bedroom dwellings, however, as the Core Strategy is not due to be adopted until December 2011 the assessment carries little weight at the present time.

Estates:

Funding for small business unit development has always been difficult to obtain and in the current market it is almost unavailable because the banks consider the risks to be too great. Small business units have traditionally been funded either by local entrepreneurs who have premises available and are willing to take the risk, or Councils. Regrettably in the circumstances of this case it unlikely that the applicant could achieve a viable mixed housing/employment development with rents on the business space which would be acceptable to small companies.

The applicants have identified a sector of the market where they believe a viable development could be built. The development will deliver much needed affordable housing and an element of work from home space which the applicants have agreed can be conditioned to allow for its continued use for this purpose.

In the event that consent is refused there is the potential that the land will remain undeveloped for some time.

Strategic Housing: supported the amended proposal for a terrace of five socially rented houses, noting that subsequent to the issue of the previous planning permission a supplementary planning document has been issued seeking to secure larger family accommodation, noting a high need for 3 and 4 bedroom dwellings in the Cheriton area.

Landscape: raised no objections subject to planning conditions. The arboricultural officer raised concerns about the impact of parking spaces on tree roots and additional conditions have been recommended in relation to this.

HCC Countryside: raised no objection to the proposal and welcome the proposed area of open space and links to the adjacent public path network.

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HCC Property Services: considered the proposal to be more acceptable to the previous application as it would result in less traffic alongside the primary school. A land exchange has also been agreed for improvements to the access track to the development.

HCC Highways: considered that the financial contribution for highways and sustainable transport improvements should be the same as for the section 106 Agreement attached to the planning permission granted in 2005 (£25,000).

HCC Ecology: considered that the layout of the proposal appeared to retain and enhance existing features, noting the provision of bat access points in buildings. A site habitat management plan should be obtained and a precautionary mitigation strategy for reptiles is required. Conditions 11 and 12.

Environment Agency: raised no objection to the proposal and confirmed that the development will not result in an increase in flood risk through surface water runoff from the site if an appropriate drainage system is installed. Conditions 10, 12, 20, 21, 22.

Cheriton Primary School: commented that the provision of the new play areas proposed by the developer would enhance the facilities available to children.

English Heritage: considered that the proposal would have little visual impact on the village and conservation area but that there would be views over the site from the Itchen way public footpath. The proposal needed to deal effectively with the slope of the site and was otherwise considered acceptable.

South Downs Joint Committee: welcomed the revised layout compared to the previous planning permission as being less regimented, however concern was expressed that the tallest buildings would be located on the highest land and that there was not a better mix of dwellings, noting a preference for the reduction in scale of some of the larger dwellings. The SDJC objected to the loss of the barn and considered that the re-use of the building at the front of the site was still achievable. Conditions recommended.

**Representations:**

Cheriton Parish Council noted that the majority of residents appeared to support the application but were concerned about the level of carparking provided and loss of employment activity. Street lighting was considered to be undesirable and concern was expressed that the proposal consisted of too many larger properties and not enough smaller properties or affordable housing. The amended plans for the affordable housing were considered to be a great improvement.

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

- Highways safety and conflict between vehicles and pedestrians.
- Bridge at School Road should not be widened.
- Street lighting not in character with the village.
- Insufficient parking spaces.
- Overdevelopment.
- Houses too big and out of character with Cheriton, where houses tend to be smaller. Height of houses would be visually intrusive, particularly as site on

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hillside.

- Loss of employment site where demand exists.
- No school places or planning gain.
- Not enough affordable housing being provided and shortfall will not create an inclusive community. Flats will not meet the needs of families.
- Sewage treatment plant proposed too close to neighbouring properties.

2 letters of support received noting that an increase in population will support local facilities and organisations, that the architecture was in the style of the local village and that a play area was being provided for the school. Employment provision would result in increased traffic.

**Relevant Planning Policy:**

South East Plan 2009:

CC6, BE5, BE6, C2, C3, NRM11

Winchester District Local Plan Review:

H3, H5, H7, DP3, DP4, DP5, CE6, HE1, HE4, HE5, RT4, T2, T4, T5

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 5 Planning for the Historic Environment

PPS 7 Sustainable Development in Rural Areas

PPG 13 Transport

PPG 17 Planning for Open Space, Sport and Recreation

PPS 23 Planning and Pollution Control

PPG 24 Planning and Noise

PPG 25 Development and Flood Risk

Supplementary Planning Guidance

Guide to the Open Space Funding System.

Housing Monitoring Report

Itchen Valley Management Strategy

Movement, Access, Streets and Spaces

Achieving a Better Mix in New Housing Developments.

Conservation Area Assessment Feb 1998.

Landscape character assessment.

Winchester Residential Parking Standards 2009.

**Planning Considerations**

Principle of development

The proposal is contrary to policies S6 and E2 of the Adopted Plan as it will result in the loss of an employment site where a level of employment use is considered to be acceptable without being materially harmful to neighbouring uses.

The proposal is also contrary to policies H5 and H7 of the Adopted Winchester District Local Plan Review 2006 in that there are only 3 smaller 1 or 2 bedroom dwellings and

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only 5 affordable houses.

In these circumstances planning permission should be refused unless material considerations indicate otherwise. The applicant has submitted a financial viability appraisal outlining how it is not financially viable to implement the previously approved scheme (which included some employment provision) and that the scheme currently submitted is the only financially viable option for developing the site. Taking into account the market conditions for employment uses and nature of this site, including the cost associated with decontaminating the site a mixed use development with employment provision is unlikely to be implemented. The land remediation will provide a positive environmental gain and a viable redevelopment scheme is considered to be beneficial and preferable to the site remaining derelict. Furthermore, the proposed scheme improves upon the previously approved scheme by replacing a flatted development of affordable housing with a terrace of socially rented houses managed by a recognised Registered Social Landlord, and includes the provision of larger housing units, where there is a proven local need.

It is therefore considered that a departure from the above policies is acceptable in this instance.

Design/layout

The design and layout of the proposal is consistent with that of the rest of the village of Cheriton where there are instances of linear development along tracks and streets leading from the main road. Like these existing developments the proposal has a relative consistency of building form throughout the site rather than a dense agglomeration in one part and dispersed building form in another. The adoption of a mixture of terraced, semi-detached and detached houses is consistent with the variety and mix of housing forms in Cheriton as are the materials selected for dwellings and boundary treatment. The proposal allows for large gardens able to effectively accommodate large trees and the main lane created through the site incorporates areas of landscaping where more large trees and effective hedge planting are able to be established. The proposal also includes a pond within the public realm, a common feature in rural villages.

Impact on character of the Village Context, Conservation Area and Southdowns National Park

Whilst it is accepted that the majority of dwellings proposed are large, the density is similar to the rest of the village, with the cluster of dwellings adjacent to the application site being approximately 21.6 dph. This indicates consistency with edge of village development in Cheriton. Like these existing developments the proposal has a relative consistency of building form throughout the site rather than a dense agglomeration in one part and dispersed building form in another.

The proposal reflects the development pattern and variety, design and mix of housing forms in Cheriton (including the adoption of a mixture of terraced, semi-detached and detached houses) and seeks to incorporate traditional materials consistent with local vernacular. The applicant has also submitted a streetscene view demonstrating how the development will follow the landslope and create variety in roof heights. It is therefore considered that the proposal will not appear out of place in distant views of Cheriton from the opposite side of the valley and its layout and building form will therefore effectively assimilate with the rest of the village in these views.



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Landscape/Trees

The amended plans which have been submitted relocate plot 4 and plots 15-19 further away from the site boundaries. This will allow a dense hedgerow interspersed with trees to be established along most of the length of the north boundary. The establishment of large gardens for plots 7, 11 and 14 keep building forms away from mature trees along the south boundary and will allow for effective additional tree planting to take place along this boundary and within the gardens. There are concerns about the potential impact of the parking spaces for plots 15-19 on trees along the south boundary, however, it is possible for such parking spaces to be constructed without harming the root systems of these trees (Conditions 7). The overall layout of the development allows for effective tree and hedgerow planting throughout the development and will provide an acceptable landscape context for the development.

Highways/Parking

The amended plans have resulted in the provision of an additional 5 carparking spaces, bringing the total number of carparking spaces provided for the development to 60. The amended plans have also resulted in a reduction of dwellings to 19. The number of parking spaces provided for the proposed development is therefore considered to be adequate.

As the proposed development does not effectively provide any employment provision and provides fewer houses than the existing approved scheme, traffic along the lane and at the access is likely to be materially less than that for the original use of the site and for the previously approved planning permission. Like the previously approved scheme this proposal involves a land transfer agreement, whereby the lane will be widened adjacent to the front of the school in order to improve access arrangements.

Provision of affordable Housing and Public Open Space

The proposal provides for 26% affordable housing in the form of a terrace of 5 cottages comprising 3 x 2-bedroom houses, 1 x 3-bedroom house and 1 x 4-bedroom house. Whilst this is less than the 30% requirement set out in Policy H5 Strategic Housing are satisfied that the provision of larger dwellings within the affordable housing mix, and the fact that all of the affordable dwellings are now houses is adequate compensation for the slight reduction of affordable housing units on the site. A departure from policy is therefore justified in this case.

An area of 0.29 hectares is provided for public open space on the eastern side of the site outside of the settlement boundary. This area should accommodate a Local Area for Play (LAP) which is required for developments of 15 or more dwellings. It is close to all the dwellings and is overlooked by the adjacent houses to provide security. Additionally the area can provide space for a kick-about area or other sports use and its provision and preparation is included as part of the legal agreement heads of terms set out in the recommendation. There is still a requirement for the provision of a financial contribution for public open space for sport (such as sports fields) in accordance with Policy RT4 and this has been calculated at £23,899.

Site Contamination

The applicant has provided a site contamination survey that has been assessed by Environmental Protection and the Environment Agency. Both are satisfied that the

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development will be able to proceed subject to conditions to ensure that any contamination is properly remediated (Conditions 19-22).

Nature Conservation

The implementation of the landscaping scheme for the site, including the establishment of mature trees and a pond is likely to have a positive impact on conservation values and enhance habitat. The protection of reptiles during the construction phase will be necessary and is able to be achieved through the construction management condition.

Sewage treatment and disposal/ Drainage

The application is supported by a drainage report. The site is to be served by a package sewage treatment system and it will be important to ensure that the system is designed so as not to cause a material harm on the amenities of neighbouring residential properties, including 1 & 2 Yard Cottages, which may include odours and noise. This may include the need to provide a small building to enclose the system and it is considered that if such an enclosure was required it could be constructed in a manner that did not materially harm the amenities of neighbouring residences. Both Environmental Protection and the Environment Agency are satisfied that a system will be able to be provided subject to a condition.

The site is able to be drained either by soakaways or by being piped to the river or a combination of both. Soakaways are considered to be more sustainable, however, if ground conditions are not considered to be suitable for soakaways then the alternative drainage system is able to be adopted. It is therefore possible to condition sewage and drainage details to meet building regulation and Environment Agency requirements (Conditions 10 and 19).

Neighbours Amenities

Plot 1 is located adjacent to 2 Yard Cottages adjacent to the entrance to the site. The dwelling on this plot has been located in a side by side position with 2 Yard Cottages, ensuring that it does not have a materially harmful overbearing impact on that property's main living areas and does not have a materially harmful impact in terms of overshadowing and loss of privacy. This is assisted by the fact that the dwelling on plot 1 has been designed to keep the main mass of the built form away from the common side boundary. It is considered that no other residential properties should be materially affected by the development in terms of overlooking, loss of light, disturbance etc. given the distances between the proposal and existing houses and the nature of the previous use of the site.

Other Matters

Objections to the development going beyond the defined boundary of the S.7 designation in the Local Plan refer to the fact that the built form extends tightly to the boundary with the gardens extending beyond into countryside area. This is not however considered unacceptable as the built form remains within the settlement boundary and the open space effectively limits any further extension of the development into the countryside. Policy RT.7 permits recreation use in the countryside on the edge of settlement locations.

Planning Obligations/Agreements

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In seeking the planning obligations and financial contributions for public open space, affordable housing, highways contributions, open space management and public access 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**

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

- 1. A financial contribution of £25,000 towards highway improvements;**
- 2. The provision of 5 units of affordable housing;**
- 3. The setting up of a management company to undertake the maintenance of the unadopted common areas comprising the access roads and footpaths, parking areas and garage forecourt, and the areas of amenity planting;**
- 4. The provision of a public footpath through the site and continuing eastwards to join the existing public footpath network.**
- 5. The provision, preparation, and laying out of the school play area extension and the dedication of such area to the County Council.**
- 6. The provision, preparation (including any necessary measures to deal with contamination) seeding and laying out of the area of public open space for adoption.**
- 7. A financial contribution of £23,899. towards the provision of public open space through the open space funding system;**

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

**and subject to the following condition(s):**

**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
- 2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces (including window, door, rainwater goods and eaves details) 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.
- 2 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.
- 3 Prior to development commencing on the site fully annotated drawings of typical window sections at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by

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the Local Planning Authority. The scheme shall be implemented in accordance with the approved drawings prior to the occupation of dwellings on the site.

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

4 No development shall take place until details of both hard and soft landscape materials and specifications have been submitted to and approved in writing by the Local Planning Authority and works shall be carried out in accordance with the approved details prior to the occupation of the dwellings on the site (in the case of paving materials) or within the first planting and seeding season following the occupation of the first dwelling on the site or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- paving materials including gravel, rumble stones, conservation kerbs, paving blocks, paving brick and paving slabs
- 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:
- implementation programme.

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

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation of any dwelling on the site. Development shall be carried out in accordance with the approved details.

5 Reason: In the interests of the visual amenities of the area.

6 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and include provision for the replacement of trees and planting that dies, is removed or becomes seriously damaged. Landscape maintenance shall be carried out in accordance with the approved schedule.

6 Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

7 No dwellings erected on the land shall be occupied until the proposed parking spaces and accesses, driveways, footways and streets into and within the site, have been laid out and constructed in accordance with specifications and details to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

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7 Reason: To ensure satisfactory means of access and visual appearance to the site and to promote cycling and walking.

8 The garage and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

8 Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

9 The dwellings and buildings hereby approved shall be constructed in accordance with the approved plans and details received on 30 April 2010 as listed below:

Job No. PL080802, Drg No: SL.01, Rev:H, Drawing title: Site Layout, drawn by ND, dated 04/10.

Job No. PL080802, Drg No: ML.01, Rev:H, Drawing title: Materials Layout, drawn by RDP, dated 04/10.

Job No. PL080802, Drg No: P4.e1, Rev:B, Drawing title: Plot 4 Front and side elevations, drawn by RDP, dated 04/2010.

Job No. PL080802, Drg No: P4.e2, Rev:B, Drawing title: Plot 4 Rear and side elevations, drawn by RDP, dated 04/2010.

Job No. PL080802, Drg No: P4.p1, Rev:B, Drawing title: Plot 4 Ground Floor Plan, drawn by KC, dated 04/10.

Job No. PL080802, Drg No: P4.p2, Rev:A, Drawing title: Plot 4 First Floor Plan, drawn by KC, dated 04/10.

Job No. PL080802, Drg No: WHU.01, Rev:B, Drawing title: Work at Home Unit Plans \_ Elevations Plots 7 \_ 12, drawn by ND, dated .

Job No. PL080802, Drg No: P15-19.e, Drawing title: Plots 15-19 Elevations, drawn by ND, dated 04/10.

Job No. PL080802, Drg No: P15-19.p, Drawing title: Plots 15-19 Floor Plans, drawn by ND, dated 04/10.

Job No. PL080802, Drg No: P1.e, Drawing title: Plot 1 Elevations, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P1.p, Drawing title: Plot 1 Floor Plans, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P2\_3.e1, Drawing title: Plots 2 \_ 3 Front \_ Side Elevations, drawn by AG, dated 03.11.09

Job No. PL080802, Drg No: P2\_3.e2, Drawing title: Plots 2 \_ 3 Rear \_ Side Elevations, drawn by AG, dated 03.11.09

Job No. PL080802, Drg No: P2\_3.p1, Drawing title: Plots 2 \_ 3 Ground Floor Plan, drawn by AG, dated 03.11.09

Job No. PL080802, Drg No: P2\_3.p2, Drawing title: Plots 2 \_ 3 First Floor Plan, drawn by AG, dated 03.11.09

Job No. PL080802, Drg No: P5.e1, Drawing title: Plot 5 Front \_ Side Elevations, drawn by ND, dated 03.11.09

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Job No. PL080802, Drg No: P5.e2, Drawing title: Plot 5 Rear \_ Side Elevations, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P5.p1, Drawing title: Plot 5 Ground and First Floor Plans, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P5.p2, Drawing title: Plot 5 Second Floor Plan, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P6.e, Drawing title: Plot 6 Elevations, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P6.p, Drawing title: Plot 6 Floor Plans, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P7\_11.e1, Drawing title: Plots 7 \_ 11 Front \_ Side Elevations, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P7\_11.e2, Drawing title: Plots 7 \_ 11 Rear \_ Side Elevations, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P7\_11.p1, Drawing title: Plots 7 \_ 11 Ground Floor Plans, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P7\_11.p2, Drawing title: Plots 7 \_ 11 First Floor Plans, drawn by ND, dated 03.11.09

Job No. PL080802, Drg No: P8\_9.e1, Drawing title: Plots 8 \_ 9 Front \_ Side Elevations, drawn by ND, dated 25.11.09

Job No. PL080802, Drg No: P8\_9.e2, Drawing title: Plots 8 \_ 9 Rear \_ Side Elevations, drawn by ND, dated 25.11.09

Job No. PL080802, Drg No: P8\_9.p1, Drawing title: Plots 8 \_ 9 Ground and First Floor Plans, drawn by ND, dated 25.11.09

Job No. PL080802, Drg No: P8\_9.p2, Drawing title: Plots 8 \_ 9 Second Floor Plans, drawn by ND, dated 25.11.09

Job No. PL080802, Drg No: P.10.e1, Drawing title: Plot 10 Front \_ Side Elevations, drawn by RDP, dated 11/09

Job No. PL080802, Drg No: P.10.e2, Drawing title: Plot 10 Rear \_ Side Elevations, drawn by RDP, dated 11/09

Job No. PL080802, Drg No: P.10.p1, Drawing title: Plot 10 Ground and First Floor Plans, drawn by RDP, dated 11/09

Job No. PL080802, Drg No: P.10.p2, Drawing title: Plot 10 Second Floor Plan, drawn by RDP, dated 11/09

Job No. PL080802, Drg No: P.12.e1, Drawing title: Plot 12 Front \_ Side Elevations, drawn by KC, dated 11/09

Job No. PL080802, Drg No: P.12.e2, Drawing title: Plot 12 Rear \_ Side Elevations, drawn by KC, dated 11/09

Job No. PL080802, Drg No: P.12.p1, Drawing title: Plot 12 Ground and First Floor Plans, drawn by KC, dated 11/09

Job No. PL080802, Drg No: P.12.p2, Drawing title: Plot 12 Second Floor Plan, drawn by KC, dated 11/09

Job No. PL080802, Drg No: P13\_14.e1, Drawing title: Plots 13 \_ 14 Front \_ Side Elevations, drawn by RDP, dated 11.09

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Job No. PL080802, Drg No: P13\_14.e2, Drawing title: Plots 13 \_ 14 Rear \_ Side Elevations, drawn by RDP, dated 11.09

Job No. PL080802, Drg No: P13\_14.p1, Drawing title: Plots 13 \_ 14 Ground Floor Plan, drawn by RDP, dated 11.09

Job No. PL080802, Drg No: P13\_14.p2, Drawing title: Plots 13 \_ 14 First \_ Second Floor Plans, drawn by RDP, dated 11.09

9 Reason: For the avoidance of doubt as to the scope of this permission.

10 None of the dwellings of the development hereby approved shall be occupied until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site, such as water butts) has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

10 Reason: To ensure satisfactory provision of foul and surface water drainage and to prevent flooding.

11 Prior to work commencing on the site details for the provision of access points (or equivalent) for bats into the roofs of buildings of the proposed development hereby in accordance with Section 5.5 of the Ecological Phase 1 Habitat Survey prepared by DLA Ltd., Report Number: DLA1356/ECO/Phase1/rpt.1/November'09 dated September 2009 shall be submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved details prior to the occupation of any building on the site.

11 Reason: To ensure the scheme promotes habitat for local wildlife and achieves an appropriate level of bio-diversity enhancements.

12 Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details;

- Details of reptile protection during the construction period
  - Tree protection measure to be undertaken
- Stages of development:
- Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
  - Provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development.
  - Dust suppression, mitigation and avoidance measures.
  - Measures for minimising construction waste and provision for the re-use and recycling of materials which shall be used in the construction of the development.
  - Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
  - A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic.
  - Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties, SSSI or adjacent highway).
  - Code of Construction Practice for all works and operations on the site.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

- Measure to be taken to prevent contaminants from entering watercourses or the water environment.

The Construction management plan shall be adhered to throughout the duration of the construction period.

12 Reason: To ensure that all work in relation to the application is undertaken in a sustainable manner and does not cause materially harmful effects on protected species and nearby properties and businesses.

13 The alteration to the boundary wall to the school shall be undertaken using the original materials or materials to exactly match the original materials and shall match the existing wall exactly in terms of the mortar and bond used.

13 Reason: In the interests of maintaining the character of the conservation area.

14 No work shall take place on site, including further demolition or alteration to structures on the site until the applicant or their agents or successors in title has secured and implemented a programme of archaeological recording to be undertaken by a competent person or professional organization in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

15 No development pursuant to the permission hereby granted shall commence until a site habitat management plan has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved details.

15 Reason: To secure bio-diversity and habitat enhancements of the site in accordance with PPS9.

16 No more than 12 of the open market dwellings hereby permitted shall be occupied before the works to improve the access as shown on Stuart Michael Associates drawing no 2003.1824.001 Rev B (as approved with planning application ref: 05/00859/FUL have been completed to the satisfaction of the Local Planning Authority.

16 Reason: In the interest of highway safety and to ensure satisfactory means of access

17 The dwellings hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

17 Reason: To ensure satisfactory road access is provided to the development.

18 The garages and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

18 Reason: To ensure the provision and retention of the garages and parking spaces in the interests of local amenity and highway safety.



WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

19 Prior to development commencing on the site a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, and including details of future maintenance and management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the dwellings are occupied and shall be maintained and managed in accordance with the approved details.

19 Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

20 Prior to work commencing on the site (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the following details:

(i) A preliminary risk assessment which has identified all previous uses and potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.

(ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(iii) The site investigation results and the detailed risk assessment (ii) 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.

(iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

20 Reason: The site is located above the Newhaven Chalk Formation which is classified as a Principal Aquifer. The Environment Agency is concerned that contamination which is present at the site due to its historical use as a timber treatment yard poses a risk to groundwater underlying the site.

21 On completion of the works outlined in Condition 19 above and prior to works commencing beyond groundworks stage, 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 and shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

21 Reason: To ensure that remediation is carried out in accordance with the agreed remediation strategy.

22 If, during development, contamination not previously identified is found to be present at the site then no further development beyond groundworks stage(unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the applicant received written approval from the Local Planning Authority for any necessary amendments to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

22 Reason: The site is located above the Newhaven Chalk Formation which is classified as a Principal Aquifer and any contamination which is present at the site could pose a risk to groundwater underlying the site.

23 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 and D of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

**Informatives:**

1 The development is not in accordance with Policies H5 and H7 of the Development Plan set out below but there are other material considerations, including land remediation and local context 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 Local Planning Authority has taken account of the following development plan policies and proposals:-

3 Winchester District Local Plan Review 2006: H3, H5, H7, DP3, DP4, DP5, CE6, HE1, HE4, HE5, RT4, T2, T4, T5  
South East Plan 2009: CC6, BE5, BE6, C2, C3

4 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a notice limiting the hours of operation under the Control of Pollution Act 1974 may be served.

5 No materials should be burnt on site, where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under the Clean Air Act. 1993.

6 Under the terms of the Water Resources Act 1991 this development will need a Discharge Consent from the Environment Agency.

7 Under the terms of the Water Resources Act 1991 the prior written agreement is required for discharging dewatering water from any excavation or development to controlled waters. The applicant is advised to contact the Hants and IOW Area office (Environment Management Itchen Team) to discuss which type of authorisation will be required.

Please return this form to the Case Officer. Mr J. Jenkison

---

From: Cheriton Parish Council

Case No: 09/02590/FUL – Freeman's Yard, School Lane, Cheriton, SO24 0QA (Amended Plans)

Location: \_\_\_\_\_  
\_\_\_\_\_

LISTED BUILDING GRADE:

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**Comments:**

The change from flats to various sized housing for the Social Housing is considered to be a great improvement. All the other comments placed for the original application still stand.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signed:  
Mrs Jane Kettle, Clerk to Cheriton Parish  
Council \_\_\_\_\_

Date: 5 May 2010\_\_\_\_\_

Please return this form to the Case Officer, .

OFFICE SUPPORT  
20 JAN 2010

From: Cheriton Parish

WINCHESTER CITY COUNCIL  
20 JAN 2010  
PLANNING CONTROL

Case No: 09/02590/FUL

Closing Date for comments:

21 January 2010

Location: Freemans Yard School Lane Cheriton Alresford Hampshire SO24 0QA

Proposal; Demolition of existing buildings and redevelopment to provide 20 no. dwellings comprising 6 two bedroom dwellings, 1 no. 3 bedroom, 11 no. 4 bedroom dwellings, 2 no. 5 bedroom dwellings; including 4 work at home dwellings; extension to school playground, public open space, associated landscaping, parking and access

Comments:

Please see attached sheet with comments from Cheriton Parish Council.

Also included copies of comments made at public meeting held on 13 January 2010.

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Management if this section completed)

Cheriton Parish Council requests that application is received by committee

Sign

Date

*Cheriton*

*Council*

**09/02590/FUL – FREEMAN'S YARD, SCHOOL LANE, CHERITON SO24**  
**OOA**

**COMMENTS FROM CHERITON PARISH COUNCIL**

Cheriton Parish Council request that this application be decided by the Planning Committee.

Following a public meeting convened by the Parish Council to obtain the views and comments of the villagers, we wish to make the following comments: -

The majority wish of the residents would seem to support development of Freeman's Yard, however, the main concerns are as follows: -

- The new proposals provide for 69 bedrooms from which it can be reliably expected that the allocation of 58 car parking spaces (this includes garage spaces) will be insufficient. This will lead to overspill parking around the village, which already accommodates a large number of parked vehicles. Local residents feel the development must provide it own parking needs.
- The loss of office and live/work units and the refurbishment of the existing buildings does not provide a balanced development of a brown field site. The new development provides only for living accommodation and does nothing to promote or enhance diversity of the lifestyle of the village. The developer has not justified the loss of these items, which exist in the current permitted application and in the Local Development Plan.
- Cheriton currently does not have street lighting and does not wish to see this addition to the village rural atmosphere. This is considered by many residents as an urbanisation of an otherwise traditional small Hampshire village.

Other items of concern raised by residents at the meeting are as follows: -

The existing bridge access over the river should remain unaltered.

Future proposals for land to the east of the development.

The size and number of larger properties, 4 bedrooms and above is a cause of concern and would seem to be at the expense of smaller more affordable properties.

It is pleasing to see the retention of Social Housing in the development however it was felt that the number of units should be greater and the mix of units could be improved. Some single bedroom units and some two-storey units for families should be included. In addition, those at the meeting would like to see some priority given to the local need for low cost housing.

Please see the attached comments sheets, which were received at the meeting.

RHC

# CHERITON PARISH COUNCIL

## 09/02590/FUL - FREEMAN'S YARD

①

### COMMENTS

The Area over the bridge and beside the school needs to be very closely studied - the movements forecast in this application seem to vary wildly to the earlier application (eg. predicted exit movements between 0800 - 0900 are 7 - in the earlier application it was 17) with 20 generation - including 2 S bedrooms - 7 B almost certainly understated.

I am still concerned about overparking in the village and believe this will become a major problem.

Sign

..... Date..... 13.1.2010

# CHERITON PARISH COUNCIL

## 09/02590/FUL - FREEMAN'S YARD

2

### COMMENTS

- I am still concerned about the height of the houses at the top of the development — much taller than the great majority of others in the village — the exceptions being Cheriton House, Cheriton Cottage + The Old Rectory.
- I would like to see Office Availability — not rooms above garages.
- I would like the existing terrace to be renovated — there are prospective purchasers in the area for smaller, terraced houses.
- In other words I would like to see this new plan to include the renovation of the terrace and barn as per the old plan. It is vital that this development in the village centre includes some smaller + cheaper dwellings and some ..... in employment opportunities

Signc

... Date.....13.1.2010.....



**CHERITON PARISH COUNCIL****09/02590/FUL – FREEMAN'S  
YARD**

3

**COMMENTS**

Having lived in the village for over 30 years and studied the plans for the future development of Freeman's Yard. I have the following points to make:

- a) I would not like to see street lighting on the development.
- b) I would not like to see the bridge by the school widened to cater for the potential increase in traffic.
- c) I would like to see 'social housing' made available to local people primarily.

Sign:

.....Jan 2010.....

I you very important to ensure that the character of the village is maintained.

# ERITON PARISH COUNCIL

## 09/02590/FUL – FREEMAN'S YARD

4

### COMMENTS

I object to there being no facility for an office, I did try and buy an office in the early stages but the price was too high. I assumed that was so I could not have the office and there would not be a need to provide office space.

Sig

13-01-2010

# CHERITON PARISH COUNCIL

## 09/02590/FUL – FREEMAN'S YARD

5

### COMMENTS

Not against idea of developing Freeman's Yard. However, the access over School Bridge will be inadequate for the inevitable number of traffic movements, particularly at peak times. A single track access to North End should be considered to relieve pressure on School Road and provide an exit in the event of an emergency.

Signed ..

.. Date... 13/1/10 .....

**CHERITON PARISH COUNCIL****09/02590/FUL – FREEMAN'S  
YARD****COMMENTS**

- There should be a condition which prohibits the use of street lighting
- There should be a condition which requires the developer to complete the scheme, i.e. not just build the houses and not build any office units
- The scheme should require the provision of office accommodation, and not buildings which, following change of use, are converted to full residential units

Signed .....

..... Date..... 13 JAN 2010 .....

# ITON PARISH COUNCIL

## 09/02590/FUL - FREEMAN'S YARD

### COMMENTS

CONCERNS : DENSITY & TRAFFIC PARKING/ACTIVITY

- 69 3(F) UNITS = POTENTIAL OF 138 PEOPLE = 138 CARS  
(MORE THAN LIVE AROUND VILLAGE GREEN)
- + 7 HOUSES WITH 3(B) UNITS = POTENTIAL OF +14 3(F) UNITS
- + 4 WORK AT HOME UNITS = POTENTIAL OF +4 3(F) UNITS

∴ POTENTIAL TOTAL <sup>3(F) UNITS</sup> ~~UNITS~~ = 87

∴ POTENTIAL TOTAL OCCUPANTS = 174

TOTAL NO. OF CAR PARKING SPACES = 54 (58) IF  
GARAGES ALWAYS USED FOR PARKING!

WHERE WILL ADDITIONAL CARS PARK? AROUND  
VILLAGE GREEN!

Signed ..

13-1-10  
.... Date.....

WHAT ABOUT TRAFFIC ACTIVITY? UP & DOWN LANE  
TO SITE ~~AND~~ - IN CLUSTER WHEN CHILDREN  
ARRIVING AT / LEAVING SCHOOL.

# CHERITON PARISH COUNCIL

8

## 09/02590/FUL - FREEMAN'S YARD

### COMMENTS

There seems to be a local demand for work units as local sites are over-subscribed. The work units shown on present plan are flat areas above garage space - these will be converted into teenage bedrooms or similar, so are not long-term work units, with allocated parking. It is a shame if ~~the~~ Cheriton should just be a dormitory rather than bringing employment possibilities.

Will street lighting apply here - if so the height of the land, with lighting, will affect the rest of the village. Houses look a good representation of local architecture.

Signe

Date..... 13/1/14 .....

# CHERITON PARISH COUNCIL

## 09/02590/FUL - FREEMAN'S YARD

### COMMENTS

1. Totally out of character.
2. All that is needed are 6-10 affordable houses for youngsters to attract the heart back into the village
3. Access and car parking are a fudge.
4. Transport movements have been reduced dramatically since the last revision.
5. Work in house used - will be turned into extra bedroom -
6. We do not need anyone people from

Signed ..... Date.....

Carl of Working Statute who can

09/11/11

11

11

11/11/11

3/1/11

# CHERITON PARISH COUNCIL

## 09/02590/FUL – FREEMAN'S YARD

### COMMENTS

- ① Concerned over new block of housing bordering school yard (netball court) – not desirable for either the residents-to-be and somewhat close to the school with associated noise implications (et al).
- ② Ditto bin store.
- ③ Support the proposition of asking for this to be reviewed by the council planning committee

ate.....1.3/1/10.....



**CHERITON PARISH COUNCIL**

(11)

**09/02590/FUL - FREEMAN'S  
YARD**

**COMMENTS**

- ① Houses at top of hill too tall.
- ② Affordable, ground-floor work units needed.
- ③ Road at top of development leads directly to open space. Could some way be found of safe-guarding this space from development that doesn't depend on vague promises from the Council or Developer?

**CHERITON PARISH COUNCIL**

12

**09/02590/FUL – FREEMAN'S  
YARD**

**COMMENTS**

Can the affordable housing be allocated  
to local people only who would otherwise  
have to move away.

.....  
13/1/10  
.....

# CHERITON PARISH COUNCIL

13

## 09/02590/FUL - FREEMAN'S YARD

### COMMENTS

It would be fair to see more reasonably sized 3 bed properties which are within reach of local families on modest incomes. These could possibly include 'work units' that are suitable for artisan workers and not for office use.

A wider scope of property sizes and designs would surely keep the social diversity alive in Cheriton. Surely by having a majority of 4-5 bed dwellings and a token 6 x 2 bedroom flats for "Lucky" young families misses this essential point.

# CHERITON PARISH COUNCIL

(14)

## 09/02590/FUL - FREEMAN'S YARD

### COMMENTS

1. The Developer cannot be trusted - his destruction of the barn was an underhand act of vandalism. He must be watched closely.
2. However, the design is an improvement but I have three concerns:
  - (1) The houses at the top end are not 2½ storeys. They are 3 storeys - not 4/5 beds but 6/7 beds. There is likely to be detrimental visual impact.
  - (2) The 4 work at home units are a shame and a 'sop' to the Council.
  - (3) The land above the development is for agricultural land/paddock + <sup>to be</sup> retained. I believe the parish should asap. try + get it formalised early for this land to be transferred to the Council to be held in trust for the village.

Signed ..... Date .....

RHC

# CHERITON PARISH COUNCIL

15

## 09/02590/FUL - FREEMAN'S YARD

### COMMENTS

Our main concern with any development in Freeman's Yard is the issue of safe access.

Previous plans have shown inaccurate measurements of the bridge and whilst the site plan indicates a widened access road on the school side of Freeman's Lane, (which incidentally appears to have taken over 2m from the school when our understanding was 1m) there is no mention of the narrow bridge approaching the site and which, by necessity, must have a fundamental bearing on the issue of safe access.

I refer to plan no. 2003.1824.001. Par. 3

Sign

Date.....

13/1/2010

R

CHERITON PARISH COUNCIL

16

09/02590/FUL - FREEMAN'S  
YARD

COMMENTS

- ① STREET LIGHTING is COMPLETED IN APPROPRIATE FOR THE DEVELOPMENT
- ② EXTRA 1/2 FLOORS ARE EMPTY ATTIC SPACE AND ADD POSSIBLE EXTRA BATHROOMS. ALSO 2 1/2 FLOORS TOO HIGH AND OVERLOOK VILLAGES TOO DOMINANTLY AT TOP OF HILL
- ③ WORK UNITS ARE POINTLESS IN ONLY MOST EXPENSIVE MANSION
- ④ TOO MUCH LAND BEING TAKEN FROM SCHOOL AT FRONT - NOW > 6 METRES - UNSIGHTLY, UNNECESSARY
- ⑤ AFFORDABLE HOUSING TOO SMALL
- ⑥ SITING OF SEWAGE STATION IS WITHIN 20 FEET OF SITTING ROOM OF YARD COTTAGES

Signed

..... B/c/o .....

# CHERITON PARISH COUNCIL

## 09/02590/FUL – FREEMAN'S YARD

### COMMENTS

1. I hope that the new development will be built as far as possible to fit in with the rest of Cheriton. This is a rural village so no street lighting nor low level lighting
2. If the access bridge over the stream remains as it is (narrow) it will serve as a traffic calmer - so no widening of the bridge
3. I hope that the Affordable Housing will not be in the form of flats and that each dwelling will have a small garden at least.
4. I am against extra footpaths as shown on a former plan

Signed .....

..... Date.....13.1.10.....