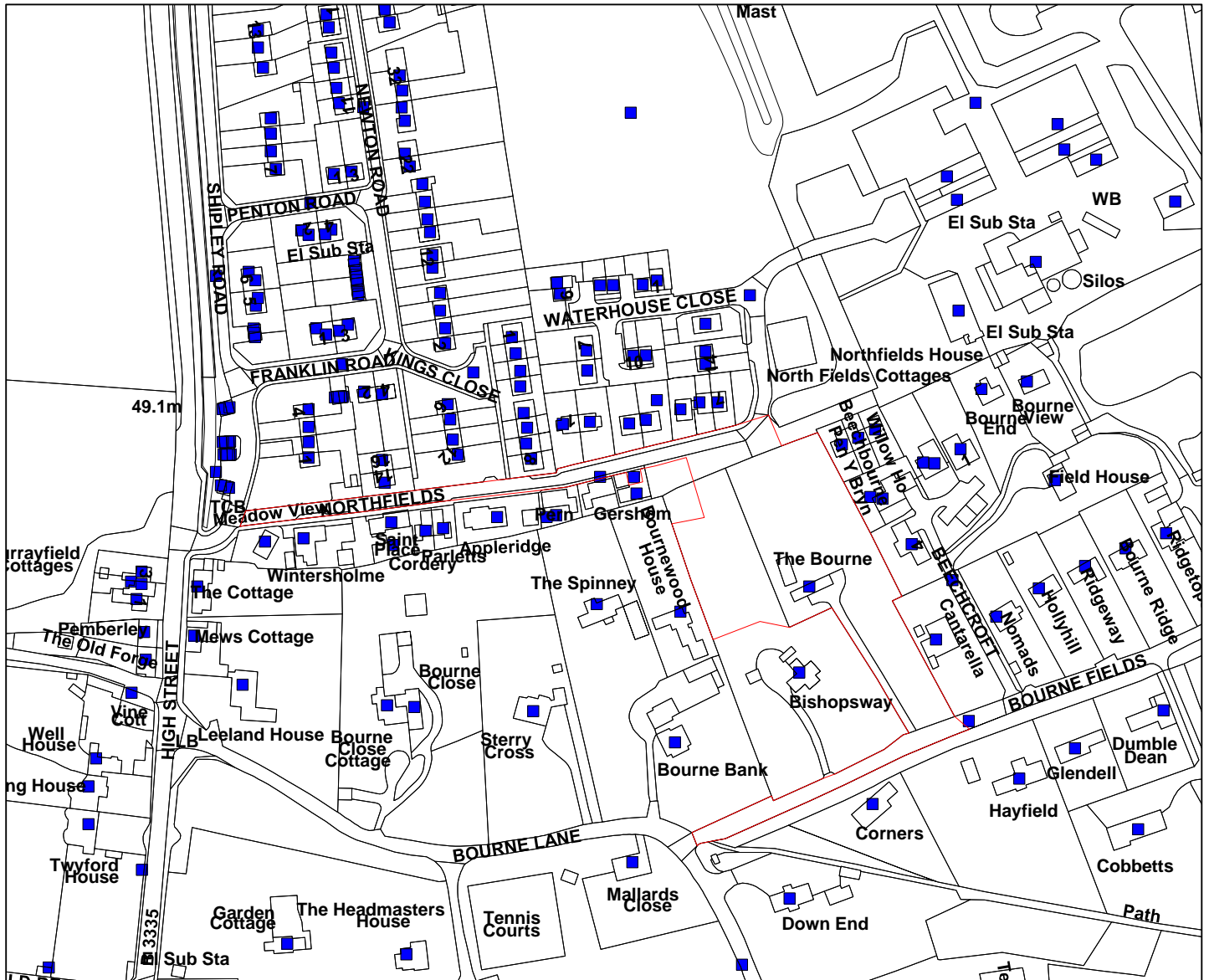


# The Bourne, Twyford

10/00590/FUL

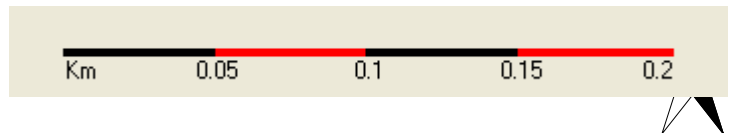


**Winchester**  
City Council



**Legend**

Scale:



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<b>Organisation</b>	Winchester City Council
<b>Department</b>	Development Services
<b>Comments</b>	
<b>Date</b>	24 November 2010
<b>SLA Number</b>	00018301

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**Item No:** 4  
**Case No:** 10/00590/FUL / W17512/09  
**Proposal Description:** 3 no. five bedroom dwellings; 2 no. four bedroom dwellings; 2 no. three bedroom dwellings; 2 no. two bedroom dwellings and 5 no. one bedroom dwellings with associated parking, turning and amenity areas and the formation of a new vehicular access (AS AMENDED)  
**Address:** The Bourne, Bourne Fields Twyford Winchester Hampshire  
**Parish, or Ward if within Winchester City:** Twyford  
**Applicants Name:** Hazeley Developments Ltd  
**Case Officer:** Lorna Hutchings  
**Date Valid:** 24 March 2010  
**Site Factors:** National Pks  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because of the number of objections received.

Amended plans were received which show a revised layout to the site.

There are also associated applications including one at 'The Bourne' site with another site included to the north known as the 'Northfields' site for exceptions affordable housing (10/00589/FUL) and also for a new Local Area of Play (LAP) for informal play and kick about area to be tied into the exceptions site (10/02734/FUL) by legal agreement. There is another application at a site known as 'Appleridge' for a revised layout for 2 dwellings which already have planning permission (10/00557/FUL). This is to be dealt with under delegated powers.

### Site Description

The application site known as The Bourne comprises a site located to the south of Northfields and north of Bourne Fields. It was formally the site of one large detached dwelling which has been demolished. The site slopes gently down to the south and relates in character to the other large detached properties of Bourne Lane to the west. A number of trees have been removed within the site and to the northwest corner but dense boundary vegetation remains along the west boundary and a mature Walnut Tree is growing near the centre of the site. To the east are detached properties in closer proximity to each other and with more open boundary treatment in between. There is however still a Beech hedge at the northern end with some deciduous trees, tall coniferous trees to the centre of this boundary and various shrubbery towards the south. There is existing vehicular access to the south with a close boarded fence bounding the south.

The whole site is now in the South Downs National Park. The area is predominantly residential and with an edge of village rural character. The land falls and rises to the south. There is a mix of densities in the area with very low density development to the west of The Bourne. To the east, development is characterised by a higher density and

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this increases again to the north of Northfields. There is a variety of architectural styles in the area, traditional, post war and modern with a range of materials including red brick, flint, clay tiles, red/brown brick, render and concrete interlocking tiles, some slate and timber and upvc fenestration. Most dwellings are two storey in height. There is a large tarmaced area to the north of The Bourne which is inside the application site, and a small grassed area on the corner of the access road is also included.

### **Proposal**

Amended plans have been received for this site; however the scheme retains the same no. of dwellings unlike the proposal for the exceptions housing site including The Bourne site (10/00589/FUL) which reduces the number and changes the mix. This proposal is for 5 no. one bed, 2 no. two bed, 2 no. three bed, 2 no. four bed and 3 no. five bed dwellings, with associated parking and turning areas with the formation of new vehicular access to Bourne Fields and Northfields.

The Bourne site has two distinct parts with two no. semi detached houses and a terrace of 2 no. houses and 4 no. flats proposed along the northern frontage and large detached properties proposed in the southern part with a central access road off Bourne Fields. The two parts of the site would be separated by a substantial line of planting proposed.

Each property will provide parking in accordance with the latest residential parking standards. The houses fronting Northfields will have parking in front and in a parking court to the side. The larger dwellings in the southern part of the site all have on plot parking and linked and detached garages.

### Changes to the proposed scheme

- Reduction in the height and depth of Units F6, F7, H8, H9, F11, F12.
- Windows provided in the side elevations of Units F11, F12, H13 to provide natural surveillance of the parking court.
- Parking court and hardstanding reduced in size by 50%.
- Revised materials comprising plain clay tiles for roofs and all render or all brick for walls.
- Reduction in the depth and height of Units H3, H4 and H5 and omission of dormer windows with units repositioned around focal point Walnut tree.
- Unit H1 reduced in depth and repositioned back.
- Additional land included to provide new landscaping to improve streetscene.
- Landscaping belt across the site widened.

This proposal is effectively a fallback to a standard redevelopment of this site fully according with policy H.7 of the Local Plan with 30% affordable housing provided on site, should the applicant's preferred option of the scheme proposed by 10/00589/FUL, with the exceptions housing included on a nearby site, not be approved. The main difference in the two schemes on The Bourne is that F10 the central 1 bed 'carhouse' and the flatted accommodation fronting Northfields is retained as originally proposed, unlike for 10/00589/FUL which removed F10 entirely and changed the flats to 3 beds.

### **Relevant Planning History**

None

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**Consultations**

Engineers: Drainage: The only method for the disposal of foul water is to the public sewer and the applicant should liaise with Southern Water to ensure that as much of the proposed sewer network as possible can be adopted under a Section 104 Agreement. The subsoil in this location is permeable and sustainable drainage using infiltration methods is possible. Permeable paving should be used wherever possible and rainwater harvesting promoted. [condition 2]

Engineers: Highways: No objections, road layout and parking accords with standards see main report below. [conditions 8, 9, 10]

Environmental Protection: The development comprises housing with gardens. This is considered to represent the most sensitive end-use regarding vulnerability to the presence of contamination. Given this, the proposal involves a use that would be particularly vulnerable to the presence of contamination. Information has not highlighted any potentially contaminative land uses located on or within the immediate vicinity of the development site. [condition 3]

South Downs National Park Authority: No objection in principle, concerned with some of the detailing, layout and materials. After amendments, materials are improved, setting H1 slightly further back is also improved, as is providing a bit of frontage/parking space in front of H6-H8 (or the alternative H8-H9 and F6,7, 11 & 12), despite the reduction in hedgerow here.

Landscape: Many of the surrounding houses on Bourne Lane, on this south facing slope of the Northfields ridge, are large detached properties with large gardens containing many mature trees and there is no doubt high-quality development is sought, as would befit its position in this 'leafy', low density part of Twyford. The layout is successful and attractively landscaped with generously sized gardens.

Previous concerns are now addressed following this submission of amended plans. There will however need to be a condition requiring fully detailed landscape/external works drawings which should be based on the earlier Indigo plans. In particular, attention should be given to a satisfactory landscape boundary/screen between the Appleridge properties and the G4 and F10 properties on The Bourne site [condition 14, 15]

Trees: No objection to this development subject to conditions. The site layout has not changed significantly, and so the trees will not be affected any further [condition 11].

Environment Agency: No objection in principle to the proposed development as submitted. [condition 2]

Natural England: Site lies close to habitats which form part of the River Itchen SSSI and is a SAC and SDNP. However no objection to the proposed development as it would not be likely to have a significant effect on the sites.

HCC Ecology: The application is supported by an ecological survey which provides adequate ecological survey and assessment. No further comments on amendments. [condition 5, 6, 7]

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Hampshire Constabulary: The Design and Access statement will need to make reference to the security of the dwellings or the safety of those living at or visiting the area in order to comply with Section 17 Crime and Disorder Act 1998.

Archaeology: The archaeological evaluation was undertaken satisfactorily (a monitoring visit was undertaken during the course of the fieldwork) and the submission of the archaeological evaluation report has enabled detailed consideration of this planning application.

The evaluation established that the majority of the application site does not have any significant archaeological issues; however in the southern area of the application site, a single burial was identified. This may be an isolated feature or may relate to further archaeological remains in the vicinity. The archaeological mitigation measures proposed within the evaluation report, comprising of archaeological excavation and a watching brief form an appropriate mitigation strategy. [condition 4]

Southern Water: The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised. It might be possible to divert the public water main so long as this would result in no unacceptable loss of hydraulic capacity and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Consents will be necessary for excavations in proximity to water mains. Additional off site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested by the developer and provided to drain to a specific location.

Strategic Housing: The application is for the erection of 14 dwellings. As Twyford is classed as a larger settlement, there is a requirement to supply 30% of the site as affordable housing. This equates to 4.2 units, which is the amount the applicant has stated in their application, with 4 units on site and 0.2 as a financial contribution. Supports proposal resulting in a net gain of affordable housing in the area. It meets most of the objectives of the supplementary guidance and meets fully the local housing need, see main report below.

Urban Design: Previous concerns detailed below in the character and design assessment have now been adequately addressed by the revisions. Detailing and materials recommended [condition 12, 13]

**Representations:**

Original representations up to June 2010:  
Twyford Parish Council

**The Bourne – 14 Homes (10/00590/FUL)**

**Summary of TPC's Objections (provided by the PC)**

***Main objections***

***Policies***

A Failure to analyse character of site and surroundings  
Failure to identify key features

DP1 (i) (iii)



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- d. Maintain Bournefields character; re-establish boundary hedge between Northfields and Bournefields.
- e. Capacity of Bourne Lane
- f. Precedent, consideration of the future of adjoining sites; in Bournefields, particularly limitations on countryside, open space requirements etc.

13 Objections and 1 support with no grounds from households for the following reasons:

- Traffic health and safety and volume;
- Unsustainable, some distance to village centre;
- Now in the South Downs National Park;
- Impact on Character;
- Green space will be reduced;
- Loss of trees;
- Impact of future development;
- Overlooking;
- Loss of wildlife and protected species;
- Levels and heights inappropriate;
- Lanes are too narrow for additional traffic;
- Density is inappropriate;
- Building line is further back than development;
- Poor visibility out of Shipley Road;
- Scale is out of keeping;
- Location plan is not up to date;
- Not consistent with previously refused applications on land adjacent;
- Will change character of area;
- Out of keeping in size and design and height;
- Overbearing;
- Lack of footpaths;
- Difficult for bin collection;
- Precedent;
- Unmade surface;
- Traffic and speed surveys are inadequate and inaccurate and done on quieter days;
- Loss of light and tranquillity to area.

Representation received from WCC re-advertisement in respect of amended plans:

9 objections and 1 support:

- Inaccurate/lack of traffic survey data;
- Other more suitable sites;
- Poor visibility;
- Near misses; Shipley Road junction dangerous;
- Capacity of roads inadequate; poor access and single lane traffic;
- Congested;
- Amendments insufficient to address objections especially traffic issues;
- Should have a new application.
- Open space area is close to housing which could be affected by anti social behaviour which could be exacerbated by if planting secludes it.
- Road junction should be formalised.

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- Too much traffic generated.
- Overdevelopment, cramped site, impact on character.
- Impact on neighbouring property.
- Loss of open space.

**PC final response received 29<sup>th</sup> November 2010 and appended at the end of this report.**

**Relevant Planning Policy:**

South East Plan 2009:

CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1, SH6, SH8.

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.6, H.7, T.1, T.2, T.3, T.3, T.5.

National Planning Policy Guidance/Statements:

PPS1 Delivering Sustainable Development

PPS 3 Housings

PPS 7 Sustainable Development in Rural Areas

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

PPG 16 Archaeology and planning

PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Affordable Housing SPD

Winchester District Landscape Character Assessment

Other Planning guidance

Guide to the Open Space Funding System

Hampshire Biodiversity Action Plan

Housing Monitoring Report

Manual for Streets

Parking Standards 2009

Rural Housing Information Booklet

Technical Paper: Open Space Provision and Funding

Winchester Housing Needs Survey

**Planning Considerations**

Principle of Development

The proposal as described above in detail is to be considered under policies H.7 of the Winchester District Local Plan Review. There is a presumption in favour of the housing as it is within the defined settlement boundary of Twyford as designated under policy H.3 of the Local Plan. The proposal is also assessed in respect of design policy DP.3 and its impact in the South Downs National Park which main aims are to conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and to promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

Housing

**Dwelling Types**

It has previously been agreed by Strategic Housing that 2 units should be 3 bedroom houses and 2 units will be one bedroom flats. This reflects the need both for larger family



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homes and smaller units for single people/couples.

**Affordable Housing Layout**

The affordable units are provided together rather than dispersed across the site but given the overall scale of the development it is considered that this is satisfactory. However there is little scope to improve the integration. The two affordable flats (F6/F7) are better located than the 2 market flats as the latter have less amenity space and overlook the parking area, though the affordable units have further to walk from the parking area. The two affordable 3 bedroom houses (H8/H9) are larger than the 2 market units to meet with Housing Quality Indicators.

**Quality and Sustainability standards**

The affordable housing units will meet the Code for Sustainable Homes level 3. The affordable housing statement indicates that the units will meet many of the Affordable Housing Quality Indicators set out in The Council's Affordable Housing SPD including Lifetime Homes. Some further internal minor amendments may be required to be made in this respect and are currently being considered if necessary as are very minor amendments to doors or porches widths.

Affordable housing should be indistinguishable from market housing in terms of appearance. The applicant proposes to use the same palette of materials for the affordable units as the open market units on the Northfields side of the site.

**Tenure**

The applicant states that the affordable units will be transferred to and managed by a Registered Social Landlord (RSL). The RSL has not been identified but it is recommended that one of The Council's preferred RSL's is used which will be tied into the legal agreement. These should be for social rent as The Council's Affordable Housing Supplementary Planning Document states that the first 5 units must be for social rent. HydeMartlet have been involved with the proposals for the exception site at Northfields and if the exception site housing application goes ahead The Council would expect the developer to work with HydeMartlet.

Design/layout and Impact on Character.

The Bourne proposal was previously considered to be a little overdeveloped and cramped due to its poor relationship between the two parts of the site H8 to H14 which was very cluttered despite its relatively low density. To the north boundary too much hardstanding and parking was proposed. A number of different house styles were shown with no cohesion and the houses were too tall and bulky for their context which was accentuated by the insertion of large dormers on H3, H4 and H5. H1 was too far forward on the site with F10 being an unacceptable design and focal point and F11/12 presenting development to Northfields with deep unrelieved brick gables, together with the unattractive car parking adversely affecting the character of the area.

The proposal list above identifies the changes made. The Bourne scheme retains the general layout of the original scheme but moves H1 back (northwards) to better reflect the open space to Bourne Fields. The large retained walnut tree becomes more of a focal point with the increased hedge planting behind. It would be preferred if the layout omitted F10 entirely, as is the case for the other scheme (10/00589/FUL), however the retention of this unit is not considered to be so harmful to the proposed layout of the scheme, and integration of the development as a whole into the area to justify a refusal

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of permission. The area in front of F10 provides parking spaces for H3 and access to the garage for H3 and also access to flat F10. F10 is located above the garaging on the ground floor for H3 with garaging and parking either side and in between the flat and the detached houses either side. It is therefore difficult to identify significant harm from the use of this area as a shared space.

The main design changes has been to reduce the depths and heights of the properties and remove dormer windows. The terrace including flats fronting Northfields has been fenestrated to the side elevations which have also been reduced in depth and have a reduction of hardsurfacing and more tree planting to the front.

The proposed dwellings are now considered to be in keeping with the character of the area in accordance with DP.3. The amended design and layout of the proposal accords with PPS3. The mix of unit sizes provide for 50% 1 and 2 bed units in accordance with policy H.7

#### Impact on neighbouring properties

The layout of the site ensures that there are adequate distances between existing and proposed properties to the east and west with planting to protect private amenities of local residents. The development will not impact unnecessarily upon outlook of properties and so will avoid a detrimental impact on the residents' amenities.

H1 on The Bourne site is close to the side of "Canterella". It was moved further northwest into the site to improve its positioning in terms of character of the area and is also considered to improve the situation for the existing dwelling so that it's sun room and general outlook is no longer materially affected by part of proposed H1 being so far forward and thus directly to the south of it. The primary windows for main living areas and main outlooks of "Canterella" face away from the proposed H1 to the side with garaging in between and adjacent the main garden area of the existing neighbour which is acceptable.

#### Landscape/Trees

Many aspects of this proposed layout are successful. The main access route into the development is attractively landscaped, safely overlooked and has good continuity and enclosure provided by buildings, trees and shrub planting. There is, in most cases, a clear distinction between private and semi-public areas. There are generously sized gardens which incorporate several retained mature trees and provide for new tree planting, especially as some of the trees have been removed already. Furthermore, in terms of visual impact, the site, despite being elevated and partially open to the south, is quite well-hidden by the amount of mature tree cover in the locality. The proposal is considered to accord with policy DP.3, DP.4 of the Local Plan and C2 of the South East Plan which considers the South Downs National Park. The development would not conflict with The National Park objectives.

Full financial contributions towards the provision of off-site play and sports open space will be provided for all 14 units equating to £24,140 and will be secured through a Legal Agreement.

#### Highways/Parking

Six of the proposed units are to be served from an upgraded vehicular access onto Bourne Fields, a private access road which connects into the public highway network at

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its junction with Bourne Lane. The remaining units are served from Northfields, a private access road, which joins the public highway network at its junction with Shipley Road and then shortly after onto High Street B3335. Northfields has been recently improved to provide a carriageway width of 4.8 metres, with a couple of traffic calming features, and an adjacent footway measuring 2m in width. This design criteria accords with the modern day standards required for an adoptable housing estate road, which can satisfactorily accommodate the traffic volumes and service vehicles normally expected with this type of development. Bourne Fields is a private road and its width varies throughout its length. Some narrow sections exist between it's junction with Bourne Lane and the proposed upgraded vehicle access junction, but good intervisibility together with passing places exists. Bourne Lane is considered to be a road having low traffic volumes and vehicle speeds and the additional traffic trips proposed will not therefore be detrimental to highway safety.

It was originally considered that the proposal provided inadequate parking remote from the houses with a lack of surveillance for F6 and F7, and F11 and F12 and H9 and H8, at the north of The Bourne site. This has been addressed by the amended layout plan for the site, proposing windows overlooking parking areas in the court and parking much better related to the dwellings it serves (on plot to the front of the flats).

Full financial contributions for the provision of sustainable highways improvements are proposed to be provided equating to £46,708. This will be secured through a Legal Agreement and will specify an upgraded crossing as with the other application (10/00589/FUL).

### Ecology

The application sites have been identified as having potential for bats, badgers, nesting birds and reptiles. An ecological report identifies that the proposal will have no material impact on any of these species and none were actually recorded on the site. A mitigation measure should any such reptiles be found is proposed in the report which identified an area to the east of the development site suitable for reptiles that has been undergoing tree works in order to further enhance it for reptiles. This area is proposed as a receptor site for reptiles should it be necessary for any to be translocated from The Bourne site. The translocation site will maintain longer grass and wild nettlebeds. Conditions are recommended to ensure that this area is not impacted by machinery and to demonstrate how the receptor site will be laid out, and in general will provide ecological enhancements towards a net biodiversity gain.

### Conclusion

The proposal is fully in accordance with Local Plan policy H.7 and DP.3 and therefore is recommended for approval subject to legal agreement and condition. It is however a permission that is not intended to be implemented unless for whatever reason the exceptions housing scheme fails.

### **Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for Sustainable Highways and Public Open Space and Affordable Housing, 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.

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

**Recommendation**

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

- 1. A financial contribution of £46,708 towards sustainable highway improvements, in accordance with the Transport Contributions Policy, to be used for a pedestrian crossing near to the junction of Shipley Road with High Street (B3335) and for such other measures as will contribute to the improvement of highway conditions on parts of the network affected by traffic associated with the Development and benefiting Twyford.**
- 2. The provision of 4 no. units of affordable housing (H8, H9, F6, F7) in association with an RSL.**
- 3. The affordable housing shall be handed over to the RSL prior to the occupation or sale of the third private unit.**
- 4. A financial contribution of £24,140 towards the provision of public open space through the open space funding system.**
- 5. Payment of WCCs reasonable legal and technical costs.**

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

**Conditions/Reasons**

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 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal using SuDS principles have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before occupation of the dwellings hereby approved and thereafter retained.

2 Reason: To ensure effective disposal of the foul and surface water and to protect the principal aquifer and groundwater Source Protection Zone 1 (for a public water supply) beneath the site and ensure appropriate infrastructure is in place prior to re-occupation of the site.

3 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.

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

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

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

5 Works shall be carried out in accordance with the measures set out in sections 5.4.4 to 5.4.6 of the Ecological Survey Report (Hampshire Ecological Services, Feb 2010), unless otherwise agreed in writing with the Local Planning Authority.

5 Reason: To ensure adequate protection of protected species.

6 Prior to commencement of development a detailed reptile mitigation scheme, to be based upon the measures set out in section 6 of the Ecological Survey Report (Hampshire Ecological Services, Feb 2010, and the results of further surveys that have been carried out, shall be submitted to and approved in writing by the Local Planning Authority (LPA). This shall include a plan of the translocation area and location of reptiles fencing, a detailed methodology and a scheme for future protection and monitoring of reptile populations on the reception site (the results of which will be submitted to the LPA). Thereafter the works shall be carried out in accordance with the approved scheme unless otherwise agreed by the LPA.

6 Reason: To ensure adequate protection of protected species.

7 Prior to the occupation of the dwellings, a plan of ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented 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.

7 Reason: To enhance the biodiversity of the site in accordance with PPS9.

08 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.

8 Reason: In the interests of highway safety.

9 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

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9 Reason: To ensure that adequate on-site parking and turning facilities are made available.

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

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

#### 11 Tree protection

Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Bourne001 and AIA/AMS-KC/Bourne001 as amended and sent in October 2010 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

#### Inspection of fencing

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 AIA/AMS-KC/Bourne001 and AIA/AMS-KC/Bourne001 as amended and sent in October 2010 .

#### Construction of special engineering under tree canopies

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out.

#### Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/Bourne 001 and AIA/AMS-KC/Bourne001 as amended and sent in October 2010 .

#### No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Method Statement AIA/AMS-KC/Bourne001 as amended and sent in October 2010 shall be agreed in writing to the Local Planning Authority.

#### Arboricultural Supervision

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The

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arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

11 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

12 Construction of the dwellings hereby permitted shall not commence above ground level until details and samples of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. Construction of the other external buildings and structures including garages, bike sheds and bin stores and any retaining walls and boundary treatments hereby permitted shall not commence above ground level until details and samples of the materials to be used in the construction of their external surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Units H1 – H5 and F10 clay plain tiles or natural slate, timber windows, doors and eaves detail shall be used as agreed with samples to be provided.

It is recommended for units F6/F7, F11/12, H8 and H9, H13 and H14 that the roof materials used are either natural slate or a plain clay tile. Bonnet hip tiles are recommended to be used on units F6/F7, F11/12, H13 and H14. Brick should be a soft stock red or multi red. UPVC windows are acceptable for F6/F7, F11/12, H8, H9 and H13, H14 if recessed as required below.

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

13 Construction of the dwellings hereby permitted shall not commence above ground level until 1:20 fully annotated plans, sections and elevation detail of the following, including annotated reference to the samples of the materials to be used, are submitted to and approved by the Local Planning Authority including:

- Eaves (on units F6/F7, F11/12, H8, H9, H13, H14 eaves to be open with exposed rafters and coloured dark grey or black, to include the colour of the barge boards)
- Hips
- Ridges
- Chimneys and flues
- Windows (to be recessed by a minimum of 100mm)
- Window heads, sills
- Surrounds to windows
- Entrance doors
- Garage doors (to be recessed by minimum of 100mm)
- Porches
- Metre boxes and cabinets

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Development shall be carried out in accordance with the approved details.

13 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with policy DP.1 and DP.3 of the Winchester District Local Plan Review.

14 Construction of the dwellings hereby permitted shall not commence above ground level until full details of the 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:

- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- means of enclosure, including any retaining structures and all boundary treatments:
- other vehicle and pedestrian access and circulation areas:
- existing and proposed finished levels or contours:

Soft landscape details shall include the following as relevant:

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

The landscape works for the approved scheme as amended should be based on the original 'Indigo' landscape drawing.

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

15 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.

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

16 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted



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use. The landscape management plan shall be carried out in accordance with the details hereby approved.

16 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.

**Informatives:**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to divert / protect the public water supply main. For further advice the applicant is advised to contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH tel 01962 858688 or [www.southernwater.co.uk](http://www.southernwater.co.uk)

3. The applicant developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH tel: 01962 858688 or [www.southernwater.co.uk](http://www.southernwater.co.uk).

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

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

South East Plan 2009: CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1, SH6, SH8.

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.7, T.1, T.2, T.3, T.3, T.5, RT.4.

6. No materials shall at any time be burnt on site to protect the amenity of occupiers of nearby properties and in the interests of public health.