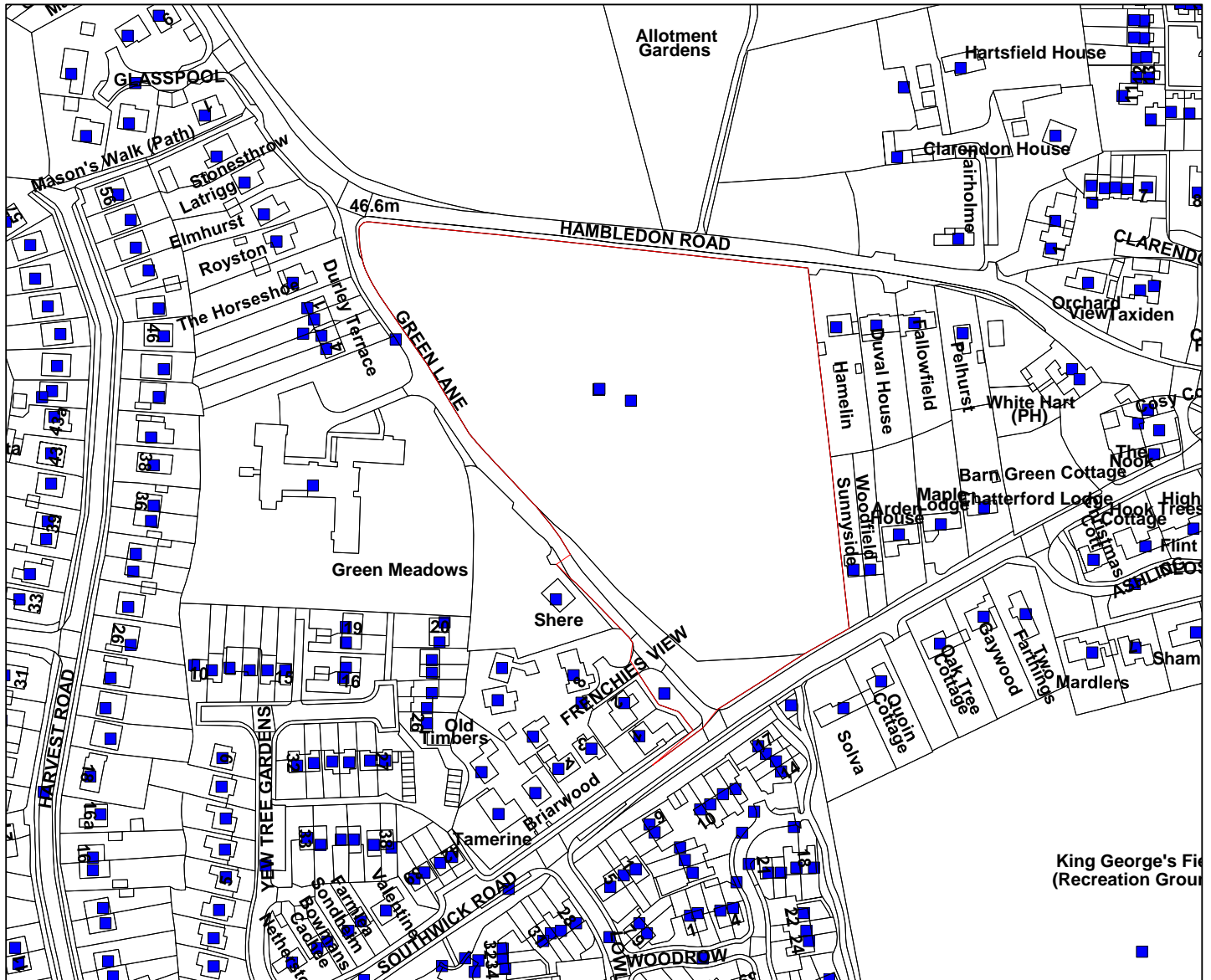


# Little Frenchies, Hambledon Rd, Denmead



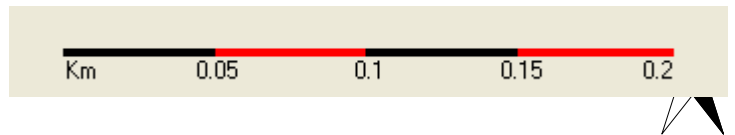
**Winchester**  
City Council

10/02506/REM



**Legend**

Scale:



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<b>Organisation</b>	Winchester City Council
<b>Department</b>	Development Services
<b>Comments</b>	
<b>Date</b>	27 January 2011
<b>SLA Number</b>	00018301

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<b>Item No:</b>	2
<b>Case No:</b>	10/02506/REM / W07439/03
<b>Proposal Description:</b>	Erection of 80 dwellings together with new vehicular access (including changes to Green Lane/Southwick Road junction) and pedestrian linkages, landscaping, public open space provision and parking on land at Little Frenchies Field (details in compliance with Outline Planning Permission 09/00289/OUT)
<b>Address:</b>	Little Frenchies Field Hambledon Road Denmead Hampshire
<b>Parish, or Ward if within Winchester City:</b>	Denmead
<b>Applicants Name:</b>	Taylor Wimpey Southern Counties Ltd
<b>Case Officer:</b>	Nick Parker
<b>Date Valid:</b>	11 October 2010
<b>Recommendation:</b>	Application Permitted

### General Comments

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

Amended plans were received on 9<sup>th</sup> December 2010 and 18<sup>th</sup> January 2011 and indicated the following changes to the original submission:

- Addition of flint onto principal elevations of plot numbers 1, 3, 44, 60, 64 and 80
- Addition of false chimneys to plot numbers 4, 39, 40, 63, 69 and 70
- Provision of hedgerow around the proposed public open space
- Provision of black rainwater furniture
- Provision of ornate street lamps
- Revised materials plan ref. A-02-103 Rev P03
- Revised hard landscape plan ref. CSa/1386/105 Rev C
- Amended site plan ref. A-02-101 Rev 04 indicating minor changes to road geometry throughout site, to comply with HCC Highways requirements

This application relates to the “reserved matters” pursuant to the outline permission ref. 09/00289/OUT for the erection of 80 dwellings on the Little Frenchies Field (housing reserve site allocated in the adopted Winchester District Local Plan) which was allowed on appeal on 24<sup>th</sup> May 2010.

The matters reserved, and for consideration under this application, relate to:

- Appearance
- Landscaping
- Layout
- Scale

A number of conditions were imposed on the outline permission by the Inspector and are relevant to the development of the site as a whole. All conditions will need to be complied with alongside the details shown within this application.

The outline consent also secured a Section 106 Legal Agreement which required:

- The provision of 35% affordable housing

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- The provision and future management of on-site open space areas and financial contribution towards off-site recreational facilities
- The provision of a financial contribution of £302,176 towards transportation improvements
- The implementation of off-site highway improvement works including the new access into the site from Southwick Road.

### Site Description

The site relates to a triangular shaped area of land that is currently used for agricultural purposes by a tenant farmer and measures approximately 2.24ha in area. The site occupies a gap in development along the south side of Hambledon Road between dwellings built along Green Lane and houses with large gardens fronting Hambledon Road and Southwick Road to the east. The Hambledon Road frontage of the site is planted with a mature 2.1m high hawthorn hedgerow that separates the site from the footway. The Green Lane boundary of the site consists of mature trees and vegetation. The Southwick Road boundary of the site consists of grassed verge and a stock fence. A mixed species 1.5m high hedgerow runs along the east boundary with the neighbouring properties of Sunnyside and Hamelin. The site relates to grassed pasture and is generally level. A small portion of the north west corner of the site is occupied by allotments owned by Winchester College.

### Proposal

This application relates to the “reserved matters” pursuant to the outline permission ref. 09/00289/OUT for the erection of 80 dwellings on the Little Frenchies Field which was allowed on appeal on 24<sup>th</sup> May 2010. The matters reserved, and for consideration under this application, relate to:

- Appearance,
- Landscape,
- Layout, and
- Scale.

Access from Southwick Road and Green Lane was agreed at the outline stage. As part of the proposals it was agreed to realign and close off the southern section of Green Lane to vehicles resulting in all vehicular traffic being diverted through the site to Southwick Road.

The layout of the development broadly reflects the indicative layout shown in association with the outline planning application ref. 09/00289/OUT with the proposed open space area located towards the south west of the site, merging with the existing green space alongside Green Lane. The new access from Southwick Road would lead to the principal area of open space located along the western side of the site. The Design and Access Statement identifies four principle “character areas” within the development each exhibiting a distinctive character and include:

- Southwick Green: The entrance to the site leading to the open space along the western boundary. Open space fronted by a mix of dwelling types including 2 and

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2.5 storey houses and flats above garages.

- The Courtyard: Mix of flats and houses set around a series of courtyard enclosures.
- The Fringe – Hambledon Road: Creating a frontage to Hambledon Road with predominantly 2 storey houses with 2.5 storey houses in selective key locations. Informal drive access along frontage with pedestrian links to surrounding area. The retention and enhancement of the existing hedgeline along Hambledon Road.
- The Fringe – Green Lane: Lower density with mix of detached and semi-detached dwellings. Retention and enhancement of existing trees and hedgelines.

The application is supported with a schedule of affordable housing which indicates the location, size, type and tenure of the units. In summary it is proposed to provide a total of 26 affordable units (35% of total) comprising:

- 5 x 1 bed flat
- 5 x 2 bed flat
- 7 x 2 bed house
- 5 x 3 bed house
- 4 x 6 bed house

The application is also supported with the following details:

- Storey heights plan
- Housing mix plan
- Gateways and features plan
- Landscape and open space schedule
- Materials distribution plan

Details of drainage (foul and surface water), materials, levels, service providers' equipment, landscape management, archaeological investigation and on-site roads and footways are all subject to conditions imposed on the outline permission.

### Relevant Planning History

Two planning applications have previously been submitted for the proposed residential development of the site. The first application ref. 09/00289/OUT related to an **outline** planning application for 80 residential units and was refused by the Council on 15<sup>th</sup> May 2009 and subsequently allowed on appeal on 24<sup>th</sup> May 2010. The second planning application ref. 09/01305/FUL related to a **detailed** planning application for 80 residential units and was also refused by the Council on 1<sup>st</sup> October 2009 and subsequently dismissed at appeal on 24<sup>th</sup> May 2010. A copy of the appeal inspector's decision letter is appended to this report and a summary is provided below.

**09/00289/OUT** - Outline application for the erection of 80 dwellings with new vehicular access including changes to Green Lane/Southwick Road junction and pedestrian linkages, landscaping, public open space provision and parking. Refused 15<sup>th</sup> May 2009. Allowed on appeal 24<sup>th</sup> May 2010.

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The Inspector concluded that the release of the site for housing would be consistent with the objectives of PPS3 and with the thrust of development plan policies. Therefore the Inspector accepted that the release of the site for housing was justified.

In terms of character the Inspector concluded that the illustrative layout submitted demonstrated that green spaces and soft landscaping, sufficient to preserve the character and appearance of Denmead, could be provided on the site at the proposed density and therefore accorded with policy DP.3 (ii) of the Local Plan. In terms of open space the Inspector concluded the scheme provided sufficient on-site play space in accordance with policies RT.4 and DP.3 (vii) of the Local Plan.

The Inspector also concluded that the development would have an acceptable impact on the highway network subject to the highway improvements and that the site is located within reasonable distance of services and facilities that could be reached by non-car modes of travel.

The Inspector concluded that the development would not add to the risk of flooding in Southwick Road subject to conditions securing the implementation and maintenance of a surface water attenuation scheme that would restrict discharges from the site.

The Inspector agreed with the Local Education Authority (LEA) that sufficient capacity to accommodate children from families occupying the proposed development, once built, would be available within the Denmead schools.

In terms of residential amenity the Inspector was satisfied that a layout could be achieved that would protect the privacy of adjacent residents in accordance with policy DP.3 (vii) of the Local Plan.

The Inspector accepted the S106 legal agreement to secure affordable housing, highway improvements and contributions towards transport network improvements and off-site sports and play provision. The Inspector disagreed that the provision of additional informal open space was required.

**09/01305/FUL** - Erection of 80 dwellings together with new vehicular access (including changes to Green Lane/Southwick Road junction) and pedestrian linkages, landscaping, public open space provision and parking on land at Little Frenchies Field. Refused 1<sup>st</sup> October 2009. Dismissed at appeal 24<sup>th</sup> May 2010.

The Inspector concluded that the size, layout and location of the central green space/play space and the impact this would have on the verdant character of the development and surrounding area, would have a significant detrimental effect on the character and appearance of Denmead contrary to policy DP.3 (ii) of the Winchester District Local Plan.

Despite dismissing the appeal the Inspector found little to criticise in terms of detailed design and reached conclusions that are considered relevant to the assessment of the current reserved matters application, including:

- The deep plan dwellings and 2.5 storey buildings would not appear obtrusive;
- Variations in style, detail and scale reflects the mix of dwelling type and size proposed and would not be inconsistent with the informal variety of building

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- designs evident in the village as a whole;
- Harm arising from a lack of traditional chimneys in this context has not been demonstrated;
  - The gap between units 7 and 8 would be a legible and pleasant route; and
  - The revised parking arrangement was acceptable.

## Consultations

Strategic Planning: No objection. The proposal satisfies the housing mix requirements of WDLP policy H7 and the affordable housing requirements of policy H5. Others will comment on design, open space, parking, etc. The Design and Access Statement refers to “aiming” to achieve Code for Sustainable Homes Level 3 but this is required by condition on the outline consent.

Engineers: Drainage: No objection. The revised drainage strategy addresses the drainage issues in a more sustainable way. The strategy is to send water from the highway to the existing highway drainage system which is a requirement of HCC in order to make the highway adoptable. For the dwellings and hardstandings an infiltration system into the sub-service gravel layer is proposed and in addition each dwelling will have a 200 litre water butt provided.

Foul water will be discharged to the public sewer which is considered acceptable.

Environment Agency: No objection subject to a drainage scheme based upon SUDS principles. The updated drainage scheme proposed the use of permeable block paving and soakaways as a primary means of managing surface water runoff from buildings and private driveways.

The discharge of highway water to the adjacent highway drain is acceptable provided flows are attenuated to 5 litres/second and sufficient storage is provided within the system to cater for the increased volumes of runoff generated.

Engineers: Highways: No objection. The proposal is acceptable from a non-strategic highway point of view.

Archaeology: No objection. Appropriate mitigation measures are secured through the archaeological condition placed upon the outline planning consent for this site. Accordingly I raise no objection to the detailed proposals for development at this site, subject to the linking of any approval of this reserved matters application, to the conditions placed upon the Outline consent.

Landscape: No objection. The revised hardstanding materials, planting proposals and landscape management plan are considered satisfactorily.

Trees: No objection subject tree protection measures during construction.

Hampshire Constabulary: Recommend gated courtyards and garden fences of 2.2m high (with trellis fencing making up the additional height).

Urban Design: No objection to layout, architectural styles, forms and heights of the

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buildings which are based on the findings of the Inspector.

Comments provided on suggested materials:

“ ROOFS

I consider that the roofs of the dwellings and garages should be clay plain tiles (with a textured and weathered appearance) and natural slate. These are traditional materials used in the area and a defining characteristic. Where dwellings have pitched roofs they should incorporate bonnet hip tiles and not roll hips. The proposed roof pitches will be able to accept these good quality materials.

I do not support what is being proposed i.e. the use of Duoplain Rustic Brown tiles (which are interlocking concrete tiles designed to simulate clay plain tiles) or Redland Cambrian slates (which are interlocking tiles designed to simulate natural slate). Both these products are poor substitutes for the real products. They weather uniformly, appear very flat and lifeless and have very little visual texture”.

*Update* – Revised roof materials have been submitted to include clay plain tiles and natural slate which are considered acceptable.

“ELEVATIONS

Where brick is proposed this should be a soft stock (red or multi red)

I have no objection to the flint elevations proposed by the parish council but we will need to see a sample constructed on site.

Render should be off- white or ivory in colour.

Painted brickwork should be off white or ivory in colour”.

*Update* – Revised brick materials have been submitted to include a soft stock and multi-red which are considered acceptable.

“GARAGE DOORS

These should be of a vertical close boarded style and should be in a dark colour/tone”.

“HARD SURFACES

I do not support the proposed paving which to my mind has a suburban appearance. I would recommend that the hard surfacing is a combination of Tegula and tarmac. I understand from the Council’s Landscape Architect that the developer has agreed to this”.

*Update* – Revised hard landscaping plan includes a “tegular” block paving for the shared access drive and raised table areas now considered acceptable.

“BOUNDARY WALLS AND FENCES

Where boundaries to private gardens are adjacent to, or in full view from the public realm, they should be constructed of brick or brick/railings. Typical elevations of the proposed boundary treatment should be submitted for consideration. Timber fences should not be used in these situations”.

**Representations:**

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Cllr Stallard

- The Applicant has failed to 'promote a design led approach' which must include local consultation, working with residents and local organisations.
- The scheme fails 'to respond positively to the character, appearance and variety of the local environment' (Policy DP3(ii)).
- The application fails to address both Policies DP 8(i), (ii) and DP 10 with regard to foul and surface water drainage.
- 63% of the proposed new dwellings are 1 and 2 bed roomed, exceeding the previous requirement for 50% and failing Policy H7 which requires development to include 'types of housing known to be in short supply in the area. Winchester has identified the need for more 2 and 3 bed roomed dwellings.

Denmead Parish Council

Raised a strong objection against the proposal for the following reasons:

- a) Insufficient parking not conforming with Winchester City Council's adopted parking standards leading to road parking in Hambledon Road, Southwick Road and Green Lane, consideration should be given to parking restrictions on these roads
- b) Landscaping does not show the continuation of the hedging as agreed around the open space at Green Lane/south western corner of the development to prevent children running into the road
- c) The use of Warnham Red Stock brick as proposed for part of the development is not in keeping with the village and that area in particular. There is no detail of fenestration in the Design and Access Statement, the general principles of the Denmead Village Design Statement should be complied with in regard to fenestration, fascia and rain water furniture. Grey material should not be used as on the MDA, flint and thatch as traditional materials would also accord with the Denmead VDS.
- d) The property 'Shere', Green Lane is privately occupied and should not be included as existing Landscape bought onto the site (page 21 of Design and Access Statement)
- e) Proposed drainage structure is not adequate to deal with storm water. It is noted the flood risk assessment has not been updated since January 2009
- f) Members wish to see chimneys to enable use of wood/multi fuel burning stoves to negate the need for stainless steel flues in the future
- g) Certificate of Ownership, certificate B, has not been served on the Parish Council for land owned by the Parish (Green Lane) and included in the proposed development site
- h) There has only been initial contact from Engage Planning and no further consultation with both the Parish Council and the general public
- i) Appropriate barriers should be installed at the entrances to pedestrian linkages and zebra/pedestrian crossing installed on Southwick Road at the developers expense

Denmead Village Association

Raised a strong objection to the planning application in the spirit of;

- a) Coalition Government's instructions to engage local communities on significant planning proposal
- b) Winchester City Council's emerging 'Blueprint' proposals



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Grounds for objection:

- DENSITY – Outline planning permission was given with regard to the then minimum density policy of 30 dwellings per hectare, approximately double of the immediate vicinity. The Government's decision to remove this policy gives Winchester City Council the ability to demand a lesser density in keeping with the local area. The applicants request for 80 dwellings is an unacceptable example of 'density creep'. Previous Inspectors have noted 'On sites where spaciousness is an intrinsic part of the character, such spaciousness should be respected' Note: the Grainger site at the MDA have responded positively to a request for density reduction
- DESIGN – The proposed housing styles, brickwork and roofing materials are in the main, stark, dark and dreary, with no chimneys or aesthetic touches giving an unwelcome utilitarian appearance. Materials are more suited to an urban, modernist development, not a rural community
- DESIGN AND LOCATION PLAN – Local consultation statement reports 50% of residents in favour of the proposal this is based on 2 letters only, one in favour, one not
- ON-SITE PARKING – Previous minimum parking standards have been recognised as unrealistic and inadequate for communities reliant on the car. They led to pavement and soft edge parking, causing hazard, damage and detract from street scenes. The parking proposals should be substantially increased as lessons learnt from near-by high density schemes
- DISPOSAL OF FOUL AND SURFACE WATER – Advice has been given to Winchester City Council stating 'The applicant must rethink storm water disposal and come back with a strategy that uses SUDS methods – swales, attenuation basins, balancing ponds and the like' The sustainability must be considered in the wider context of the 2 - 3 thousand dwellings proposed on the MDA.
- RECREATIONAL SPACE – Denmead is severely short (over 9 hectares) of sports pitches and recreational space, this proposal provides no mitigation. More residents means less recreational space per head now and in the future, green areas within the development should be increased, failure to do so makes something of a mockery of the 'Blueprint' amenity work
- SUSTAINABILITY – formal and independent Impact Assessment should have been done to assess sustainability.
- LOCAL DEMOCRACY AND VILLAGE STATUS – If local democracy is to have any real substance within the government's 'Big Society' and Winchester's 'Blueprint' this proposed development needs to be rethought to lessen its likely adverse visual impact on a very sensitive, rural area

Update 24<sup>th</sup> December 2010 - After meeting the developer, despite some small additions of flintwork styling, an increase to two parking spaces per dwelling and proposed soakaway systems, DVA still maintain the proposed development remains overbearing and unsympathetic to a rural location.

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

- Density of 80 dwellings per hectare (editor's correction: should read 80 dwelling units.) is not in keeping with the surrounding area. Local Plan Inspector's report stated 70 dwellings per hectare (editor's correction: should read 70 dwelling units).

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Government targets have now been removed.

- Design is insensitive and stark, not sympathetic to the village and fails to respond to the character, appearance and variety of the local environment
- Parking is inadequate for growing families and could cause hindrance to emergency vehicles
- Unacceptable increase in traffic generation on local roads
- Play area is next to the only vehicular access and is a safety issue
- Drainage system already causes flooding, drainage strategy should be approved before number of units agreed
- There is no mitigating open space and Denmead is 9ha short of sport and open space
- No impact assessment done
- There has been a total lack of community consultation as referred to in the Statement of Community Involvement
- No increase in local infrastructure: public transport, schools, employment and medical facilities, including an NHS Dentist, to support this development
- Gardens are too small for families
- Already flooding in Southwick Road/Green lane
- Loss of allotments
- No local employment, affordable infrastructure or public transport for affordable homes
- Site should not have been a reserve site but left as local amenity land.
- Should only have been released as a reserve land if the local MDA had proved insufficient to satisfy local need.
- Population of Denmead has increased 50% in 25 years but local facilities have been lost, like the petrol station, bank and retail
- Developer stated 50% of residents in favour of the development, this was based on two letters, one in support and one against
- It was claimed the property known as 'Shere' in Green Lane was unoccupied, it is in fact occupied by an elderly lady
- See no benefit in closing current pedestrian path and proposed alteration to access road into Frenchies View from Southwick Road.

Other matters not material to the determination of the application:

- Development will lower local house prices

**Relevant Planning Policy:**

South East Plan 2009:

Policies SP.3 (Urban Focus for Development), CC.4 (Sustainable Design & Construction), H.1-H.5 (Housing Provision/Affordability/Mix/Design/Density), T.2 (Mobility Management) T.4 (Parking), NRM.4 (Flood Risk), NRM.11 (Energy Efficiency/Renewables), C.4 (Landscape & Countryside Management), SH.1 (Strategy for South Hampshire), SH.5, SH.6 (Housing Provision/Affordable Housing), SH.8 (Sustainability).

Winchester District Local Plan Review

Policies H2 (Identified Reserve Sites), H5 (Affordable Housing), H7 (Density and Housing

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mix), DP3 (General Design Criteria), DP4 (Landscape and Built Environment), DP5 (Design of Amenity Open Space), DP9 (Social and Physical Infrastructure).

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development  
PPS 3 Housing  
PPG 13 Transport  
PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Denmead Village Design Statement  
WCC Residential Parking Standards

Other Planning Guidance

Manual for Streets

## **Planning Considerations**

The main planning consideration relates to whether the proposed development as set out in this Reserved Matters submission gives rise to a form of development appropriate to the area in terms of its appearance, landscaping, layout and scale.

### Principle of development

Outline permission was granted at appeal through application 09/00289/OUT for the erection of 80 residential units on this site. This relates to a density of approximately 36 dwellings per hectare. The site is designated as a Local Housing Reserve Site through policy H2 of the adopted Winchester District Local Plan Review. The access to the site via Southwick Road and Green Lane was also agreed at the outline stage. In reaching her judgement on the principle of development through the earlier appeals the Inspector concluded that the provision of 80 dwellings (36 dwellings per hectare) would accord with Government policy set out in PPS3 which seek more efficient use of housing land and it would be at the lower end of the scale of 30-50 dwellings per hectare given in LP policy H7.

Since the appeal decision changes have occurred to national planning legislation and national planning guidance. In particular PPS3 has been amended in relation to guidance on housing densities, resulting in the removal of the minimum housing density target of 30 units per hectare. There have also been changes to the status of the Regional Spatial Strategies and, in association, the status of regional housing requirements. Despite these changes the outline consent secures the development of 80 residential units at a density of 36 units per hectare and the changes to national planning policy or legislation since the granting of consent do not alter this established position.

The only issues for consideration in relation to this reserved matters application relate to the acceptability of the scheme in relation to details of its layout, landscaping, scale and appearance and the following sections of this report assess the details submitted. As stated in the planning history section above the Inspector made several statements on

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the arrangement of green spaces within the site and detailed design comments that are relevant to the assessment of this application.

Layout and landscaping

The proposed layout generally follows the illustrative layout accompanying the outline proposal ref. 09/00289/OUT and in particular shows a large area of public open space located towards the south-west corner of the site. The Inspector supported the indicative layout shown within the outline application and she considered it demonstrated “a strategy that could provide the opportunity to draw a continuous finger of green into the site and provides a sufficiently generous space to allow the planting of large forest trees”. In addition the Inspector considered it (the open space) would “form part of a green chain of spaces (similar to other parts of Denmead) and it would, in common with the rest of the south west corner space, benefit from the established verdant character of Green Lane and its mature boundary vegetation”.

In relation to tree planting the Inspector confirmed that she had seen convincing evidence that whilst large forest trees are a distinctive feature of Denmead, they are most frequently found along historic field boundaries. She commented on the outline application that opportunities would exist for supplementing forest trees along the northern and western boundaries of the site, and in open space areas provided they are designed to be sufficiently generous. She concluded that, in this respect, the development would be consistent with the established pattern within the village.

The detailed scheme now submitted follows the Inspector’s advice in that it provides a large area of public open space to the south west of the site that merges with Green Lane. This is considered to draw a large finger of green space into the site and provides sufficient space for the planting of large trees (extra-heavy standard trees) that would supplement the existing vegetation in this area of the site. In addition the detailed layout ensures that the integrity of the northern and western boundaries of the site, which provide strong planted edges, are retained and further supplemented with adequate planting.

The internal layout of the scheme shows a main internal street through the site linking with several minor residential streets providing access into the remainder of the site. The buildings are positioned to face the streets and a high degree of pedestrian and vehicular permeability is shown throughout the proposed layout. Sufficient space is also provided for the planting of trees and vegetation along street frontages, within parking courtyards and parking bays. In addition the spacing and arrangement of the proposed residential plots are considered acceptable and do not create any significant residential amenity concerns in relation to overlooking, overshadowing or loss of light.

The parking proposals reflect the details provided for the dismissed appeal scheme. The Inspector had no objection to the proposed parking arrangements. In total it is proposed to provide 160 parking spaces. The parking proposals involve the provision of parking spaces in lay-bys adjacent to the street and this would assist significantly in meeting a demand for on street parking evident in other developments in Denmead and has allowed more space within communal courtyards for planting. Parking is split between shared communal parking courts, private driveways and garages. Both allocated and communal parking is provided. The parking provision complies with the adopted Winchester City Parking Standards and the Highways Engineer has no

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objection to the proposed parking details.

Whilst the residential density of the scheme exceeds the prevailing density of development in the surrounding area the quantum of development has been fixed through the appeal decision granting consent for 80 residential units. In any case the detailed layout follows the advice given by the Inspector in relation to providing sufficient green space and soft landscaping. As such the detailed layout and associated landscaping is considered acceptable in that it would aid in integrating the scheme into the existing pattern of development in the surrounding area and demonstrates an acceptable layout that responds positively to the character, appearance and variety of the local environment; provides for ease of movement and does not have an unacceptable impact on adjoining land, uses or property. The proposals therefore accord with policy DP3 of the WDLPR.

Appearance and scale

The Inspector commented on the appearance and scale of the proposed buildings in association with the detailed planning application 09/01305/FUL. She considered that the general form of buildings, simple front and back pitched roof spanning deep span, was untypical of older houses in the area but did note examples of similar houses within newer developments and in this context she considered the proposals did not appear unusual or jarring. She also noted that the ridges of the wider span 2 storey buildings and the taller 2.5 storey buildings would be set within the development and, whilst they would be glimpsed from views along the Hambledon Road, they would be seen amongst the many and varied roof tops of the village, and against development on rising ground to the south west of the village. On this basis the Inspector concluded that the proposed deeper span 2 storey and 2.5 storey buildings would not appear obtrusive and did not object to the proposals in terms of detailed design.

The detailed scheme now submitted is similar to the appeal scheme assessed by the Inspector, aside from the relocation of the public open space and re-arrangement of the grouping of buildings within the centre of the site and surrounding the public open space.

Since submitting the application amended plans have been provided indicating the introduction of flint elevations and false chimneys on the principal elevations of “marker” buildings within the site. Clarification has also been provided in relation to other materials including a commitment to use quality stock bricks, plain clay tiles and natural slates and the use of a more appropriate “textured” brick paviors for residential access roads and raised tables across the site. The developer has also committed to using traditional street lamps to reflect the character of the area.

The detailed proposals indicate an acceptable variation in style, detail and scale that would reflect the mix of dwelling type and size proposed and would not be inconsistent with the informal variety of building designs evident in the village as a whole. The application is supported with a series of street frontage plans through the site which demonstrate varied and interesting street scenes and an acceptable relationship between buildings and adjacent spaces.

Overall it is considered that the appearance and scale of the development as set out in the reserved matters is acceptable and responds positively to the character, appearance and variety of the local environment and accords with policy DP3 of the WDLPR.

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Public Open Space – Children’s Play and Sports Grounds and General Use

Quantity required - Local Plan Policy RT.4 states that where recreational open space and facilities are deficient, residential development will only be permitted where appropriate amounts of space and facilities for children's play, sports grounds and general use are provided. Winchester City Council's Open Space Strategy identifies a shortfall in Denmead of children's play space and sports grounds. For this reason this development proposal is required to provide on-site public open space and an-off site contribution to sports grounds. For a development of this size, ie 80 dwellings 1,680m<sup>2</sup> of public open space is required to be provided on site as the following table demonstrates:

Size:	Quantity:	General*	Play space m <sup>2</sup>	Sport*	population
1 bed	17		204		25.5
2 bed	33		660		82.5
3 bed	18		432		54
4 + bed	12		384		48
<i>Totals</i>	<i>80</i>		<i>1,680m<sup>2</sup></i>		<i>210</i>

\*NB the appeal inspector believed that Denmead had no deficiency in ‘general’ recreational open space so this category is not being sought. It was further agreed that a sum in lieu of sports grounds should be provided (see below).

A revised site plan (26641 SK-07) was received in August 2010 which showed that this quantity of on-site open space had been met following an adjustment of the accommodation schedule (7 less 4 bed properties and 7 more 3 bed properties). There is thus no objection to the quantity of public open space being provided on site.

Facilities - The local plan requires there to be open space ‘facilities’ provided as well as space. In discussion with Denmead Parish Council however it was agreed that a sum should be required in lieu of a facility on the site. This could then be used to improve the children’s play facilities across the road on the main recreation ground. It is a stated policy of the parish council, supported by the City Council, not to take transfer of small play facilities in new housing developments but to improve centralised facilities instead where there is a direct relationship. A sum of £50,000 has been requested but there has been no confirmation yet that this has been accepted by the applicant.

Arrangements for future maintenance - It has been agreed with the parish council that they will take transfer of the public open space following a 12 month maintenance period. It has further been agreed with the applicant that a commuted sum to the value of £15,590 will be paid to the parish council to assist with the maintenance costs. A bond has been agreed to the value of £37,312 to cover the eventuality of the developer failing to satisfactorily lay out the public open space. An open space inspection fee to the value of £784.16 has been agreed with the applicant.

Off-site open space contribution to sports ground provision - A figure of £81,555 has been agreed by the applicant.

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Residential amenity

The site borders existing residential properties along the eastern side of the site and other residential properties are located across the roads on the west and south sides of the site. It is considered that there is sufficient space and intervening vegetation to provide an acceptable relationship between the proposed housing and existing properties on the west and south sides of the site.

The detailed scheme under consideration broadly follows the layout of residential properties along the eastern part of the site as indicated in the detailed appeal scheme 09/01305/FUL. The Inspector considered that the layout of development successfully demonstrated that new dwellings can be set out on the eastern part of the site without resulting in any undue loss of privacy to occupiers of the adjacent houses. The current scheme indicates minimum rear garden lengths of properties on the eastern part of the site are approximately 13m and it is proposed to supplement the existing boundary hedgerow with a number of garden trees. In addition a 3.5m wide green buffer (defensive planting mix) is proposed towards the northern section of the boundary with the neighbouring property of Hamlin. On the above basis it is considered the detailed layout adequately protects the privacy of adjacent residents in accordance with policy DP3 (vii) of the WDLPR.

Other Matters

Many objectors have raised concerns with the ability of the developed site to be adequately drained and the problems associated with resulting flooding on Southwick Road. The issue of surface water drainage was assessed by the Inspector at the outline stage. The Inspector commented that the proposed surface water attenuation scheme would restrict discharges from the site to 5 litres per second which would be substantially less than the current uncontrolled 37.7 litres per second run-off rate and therefore represented an improvement on the current situation. The Inspector concluded that the proposed developments would not therefore add to the risk of flooding in Southwick Road and imposed a condition to ensure implementation and maintenance of the drainage scheme.

The issue of surface water drainage was therefore considered at the outline stage and a condition was imposed to secure an acceptable scheme is submitted and implemented.

The applicant has submitted an up to date drainage strategy based on Sustainable Drainage Systems. The strategy is to send water from the highway to the existing highway drainage system which is a requirement of HCC in order to make the highway adoptable. For the dwellings and hardstandings an infiltration system into the sub-service gravel layer is proposed and in addition each dwelling will have a 200 litre water butt provided. The drainage strategy has been examined and approved in principle by the Environment Agency and the Council's Drainage Engineer.

Conclusion

The principle of developing the site to provide 80 residential units was established through the appeal decision to grant planning permission on 24<sup>th</sup> May 2010 (ref. 09/00289/OUT). This reserved matters application provides details of the proposed

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layout, landscaping, appearance and scale and broadly follows the advice set out in the Inspector's decision letter. The assessment of these details has confirmed that the proposals would give rise to a form of development appropriate to the area in terms of its appearance, landscaping, layout and scale. It has also been concluded that the proposed details in relation to layout and scale would not adversely affect residential amenity. On the above basis the proposals are considered acceptable and accord with the relevant design, landscaping and amenity policies of the adopted Winchester District Local Plan Review.

**Recommendation**

Application Permitted subject to the following condition(s):

**Conditions**

1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the following elevation(s) hereby permitted unless otherwise agreed in writing by the local planning authority:

Plot 69 - south elevation  
Plot 63 - north elevation  
Plot 64 - north elevation  
Plot 80 - east elevation

Reason: To protect the amenity and privacy of the adjoining residential properties.

**Informatives:**

1 This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: Policies H2 (identified reserve sites), H5 (affordable housing), H7 (density and housing mix), DP3 (general design criteria), DP4 (landscape and built environment), DP5 (design of amenity open space), DP9 (social and physical infrastructure).

South East Plan 2009: Policies SP.3 (Urban focus for development), CC.4 (Sustainable Design & Construction), H.1-H.5 (Housing Provision/Affordability/Mix/Design/Density), T.2 (Mobility Management) T.4 (Parking), NRM.4 (Flood Risk), NRM.11 (Energy Efficiency/Renewables), C.4 (Landscape & Countryside Management), SH.1 (Strategy for



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South Hampshire), SH.5, SH.6 (Housing Provision/Affordable Housing), SH.8  
(Sustainability).