



Agenda Item	SDNP 2
Report to	Planning Committee
Date of Committee	13 th December 2012
By	Head of Planning Management
Local Authority	Winchester City Council
Application No:	11/02509/SFUL
Validation Date	21.10.2011
Target Date:	16.12.2011
Applicant:	Mrs Susie Gwyn
Proposal:	3 no two bedroom dwellings with associated car parking, works to highway and existing lay-by to the land rear of Clematis Cottage (Resubmission)
Site Address	Land to the rear of Clematis, High Street, Droxford, Hampshire
Purpose of Report	The application is reported to Committee for a decision

Recommendation: That the application be approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

Executive Summary

The site is within settlement boundary for which there is a presumption in favour of residential development of this nature. The modest terrace of 3 x two bedroom properties is considered acceptable in policy terms; it provides 3 smaller units, the terrace is of modest scale and its form and design reflect the character of the conservation area. The development is not considered likely to result in adverse harmful impacts on the amenities of the neighbouring properties. The development has been revised to reflect concerns raised to a previous application and has been amended again to reflect officers' comments, which has resulted in a number of positive amendments. This includes removing a section of wall belonging to the applicant which improves sight lines and means that the disabled parking bay can be retained, unaffected by this scheme. The impact on parking has been one of the major concerns in letters of objection. Amended plans have been provided to address Urban Design and Historic Environment officer comments about the siting of the chimneys. The scheme accords with national and local plan policies and there is an absence of material considerations which would warrant refusing this scheme. It is therefore recommended for approval.

1. Site Description

The application site is located on the west side of High Street, Droxford, within the village conservation area. Droxford falls within the South Downs National Park.

The site comprises a 900sq.m parcel of grass land to the rear of Clematis Cottage and Homeland. To the north of the site is St Mary's Close, which is a small development of 6 bungalows. The site has a southern boundary with the rear gardens of a terrace of

properties along South View and a western boundary with Park View Cottage, Union Lane.

There is an existing side access to the site which did serve a garage which has now been demolished.

The topography on site varies, with the site rising up from the high street to the rear boundary. There are a number of mature trees and landscaping on the rear boundary. Other boundaries include brickwork walls and timber fencing.

2. Relevant Planning History

10/02756/FUL - 2 no. two bedroom dwellings and 1 no. three bedroom dwellings with associated car parking, works to highway and existing lay-by to the land rear of Clematis Cottage. Withdrawn 5th May 2011.

3. Proposal

The proposal is for a terrace of 3 x two bedroom dwellings with courtyard parking to the front. The design includes dormer windows front and back to light the first floor accommodation. A simple storm porch is provided on the front elevation and chimneys on the roof ridge. The materials would include facing brickwork, timber doors and windows and plain clay tiles on the hipped roof. The density on site would be 33 dwellings per hectare (dph).

This application is a resubmission. An earlier application for 2 x two bedroom dwellings and 1 x three bedroom dwellings was withdrawn following officer concern about highways, historic environment and design. This application successfully addresses these concerns.

4. Consultations

Head of Historic Environment:

Provided appropriate facing materials are selected for walls and roofs, the new dwellings should blend in reasonably well with the surroundings, and will not cause significant identifiable harm to the character or appearance of the conservation area (Condition 2).

Engineers: Drainage:

The applicant proposes to use a package treatment plant to dispose of foul water without indicating its location or the position of the requisite drainage field. The field cannot be located under the parking area as this is contrary to building regulations and there is insufficient space in the rear gardens to site it. The City Council own land at St Mary's Close where the sewage treatment plant needs replacing. There is some scope for negotiation with the applicant to provide a sewage solution for both sites. If the porosity of the soil is as good as suggested we could accept the single soakaway rather than a drainage field. It would be preferable to separate the foul and storm water and perhaps move the foul soakaway further into the car park but that could be sorted out with a Building Regulation Application. Therefore if the Bio Bubble unit is installed, which produces a high quality effluent, there would be no objection subject to a condition specifying the Bio Bubble in any consent as other units do not provide a similar quality effluent (Condition 14).

Engineers: Highways:

Two car parking spaces each per new dwelling complies with Winchester City Council's

Residential Parking standards and a refuse bin collection area is to be provided within 15 metres of the public highway, which is considered acceptable. Visibility splays should be provided in accordance with drawing no. 3796/F/05 rev.B at the junction of the access and public highway. (Conditions 3, 4)

Ecology:

The Ecological Walkover Assessment (Azurecology, May 2011) has identified that the site has the potential to support reptiles and that reptile survey work is required, but no survey results or mitigation details have been provided with the planning submission. This information is required prior to determination of the application in order to ensure that impacts on reptiles are known and that adequate mitigation can be provided through the development.

Head of Environmental Health:

No objection subject to conditions (Condition 5, 6, 7)

Environment Agency:

No comment to make on the application.

Natural England:

Provided general guidance on their standing advice, and advised that it was for the Council to determine if the proposal was likely to contravene the Habitats Directive, and to consider whether a licence would likely be granted by Natural England.

Southern Water:

No specific comments to make.

Head of Landscape - Trees:

No objection subject to conditions (Conditions 13)

5. Representations

Droxford Parish Council – objects:

- Development of this garden would significantly reduce open space in this particularly sensitive area detracting from the overall character and appearance of the Droxford Conservation Area;
- increase housing density within the Conservation Area;
- detracting from the visual amenity;
- adversely impact the character and setting of the numerous Listed Buildings
- reduction in designated parking spaces in the lay-by adjacent to the retirement bungalows....including the loss of the marked disabled bay. This is the only parking available to the 6 elderly residents within the bungalows and all 4 spaces are in constant use;
- site entrance is close to a sharp, blind bend and any vehicles entering or emerging will significantly increase the risk of an accident or incident;
- Access to the site crosses the only footpath on the main A32 through the village. The footpath is well used by pedestrians from both ends of the village and access to and from the site by vehicles will have a negative impact and is a serious safety concern;
- The proposed entrance to the development adjacent to the St Mary's Close bungalows for elderly persons. Residents walking from the bungalows towards the village (church, village hall, school, etc) will have to cross this entrance on a regular basis causing potential risk to themselves and any vehicles emerging from or entering into the site;

- recently fenced off, the site has always been a garden to Clematis Cottage and the development constitutes garden infill and back land development, against the strongest wishes of the local community, and contrary to recently published national guidelines;
- The development will have an intrusive impact and be harmful to the residential amenity of neighbouring properties in St Mary's Close and South View;
- The volume, speed and nature of the traffic flow through the A32 is a significant and increasing problem and this development would further increase traffic and the risk of a serious accident within the village;
- The traffic survey data presented in support of the original application was conducted between 1 - 2 pm on a weekday in early August. The chosen date and time of the survey coincided with school holidays and did not capture the peak morning and evening time traffic flows associated with commuters and school children;
- The application proposes refuse lorries wait on the main A32 (where the road narrows to a pinch point and near a blind bend) while the operatives retrieve bins for the 3 new properties from down the proposed new access drive. This will put the operatives at increased risk, as well as further aggravate traffic movement and safety in the village;
- A fire engine would be unable to manoeuvre on the site;
- The application states that foul sewage will be disposed of by package treatment plant but this is not referred to on the plan or within the Design and Access Statement.

9 letters of objection received for the following reasons:

- Visual impact;
- Out of keeping with the character of the conservation area;
- Overdevelopment of a small parcel of land;
- Loss of car parking in the village;
- Concern about vehicles crossing the footpath;
- Loss of disabled parking bay;
- Highway safety concerns on tight bend in A32;
- Loss of privacy to properties bordering the site;
- Need to retain boundaries;
- Details of the bus services stated in the D&AS is not correct.

6. Policy Context

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

Government policy relating to national parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that national parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks. Paragraph 116 states that planning permission for major developments within national parks should be refused except in exceptional circumstances.

Paragraph 49 states that “housing applications should be considered in the context of the presumption in favour of sustainable development...”

7. Planning Policy

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the South East Plan and Winchester District Local Plan (Review) 2006.

The South East Plan was adopted by the Secretary of State on 6th May 2009. The Coalition Government’s revocation of the Plan in July 2010 has been found to be unlawful so the Plan remains part of the development plan at this time but the intention to revoke could be a material consideration.

The following South East policies are of key relevance to this application: CC1, CC6, C2

The Winchester District Local Plan Review 2006 policies of key relevance to this application are: HE4, HE5, H3, H7, DP3, DP4, DP9, RT4, T1, T2, T3, T4, T5

8 Planning Assessment

Principle of development

All Planning Policy Statements and Guidance have now been cancelled and the recently introduced National Planning Policy Framework (NPPF) has superseded them. The NPPF introduces a presumption in favour of sustainable development and advises that development proposals that accord with the development plan should be approved without delay.

The application site is within Droxford’s settlement boundary. Winchester District Local Plan policy H3 provides a presumption in favour of development of this nature, subject to normal development control criteria.

Policy DP3 requires that all development in the District makes efficient and effective use of land or buildings is appropriate in design, scale and layout and does not have unacceptable adverse impact on the adjoining land, uses or properties. The residential density of this proposal equates to 33 dph.

The site is within Droxford’s Conversation Area for which policy HE4 applies and requires that development does not detract from the immediate or wider landscape setting of the Conversation Area, and that it conserves attractive views out of and into

the area. Policy HE5 requires that new buildings respond sympathetically to the recognised features of the Conservation Area, the height, massing, materials and plan form of the development are in scale and harmony with adjoining buildings and the area as a whole. Good quality building materials should be used, which is an element that can be controlled by condition (2).

It is considered that the design, scale and massing is appropriate in relation to the surrounding built form. The dwellings are two bedroom dwellings and therefore the scheme accords with policy H7 as it provides smaller dwellings, more affordable, dwellings.

Design/layout

The development is a small scale housing development consisting of 3 x two bedroom units. The dwellings form a terrace approximately 15.5m long by 9m wide and approximately 8m high. The roof is hipped and dormer windows light the first floor accommodation. This scheme differs from the earlier withdrawn scheme in that whilst the number of dwellings remains the same, the amount of built form has been reduced and now a simple terrace is proposed. This has allowed a space to be provided along the southern boundary (to avoid the trees) and the 3 metre gap with number 6 St Mary's Close has been retained. The building line and the low eaves are now straight and not stepped which results in an improved appearance.

A new brick and flint wall is proposed to enclose the reduced garden area of Clematis. A condition requires that large scale drawings are submitted by condition (condition 8) to ensure that it is detailed traditionally (i.e. predominantly flint with brick stringing courses and a rounded brick coping) and is not a brick wall with flint panels inserted.

The introduction of a new landscaped area on the north end of the access drive is also an improvement to the character of the area. Additional landscaping could be required to include a couple of medium sized trees which would help to reduce the impact of the new development when viewed from the High Street and also offer some amenity to the residents of St Mary's Close (conditions 9 and 10).

It was considered that positioning the chimneys as originally proposed on the rear slope of the roof was a weakness in the scheme, because chimneys are a visibly defining characteristic of the conservation area and are traditionally located on the ridge. Amended plans have been submitted which relocate the chimneys to the ridge in response to officers' comments.

Trees

Amenity space for the occupants of the dwellings is acceptable by current standards. It comprises as a minimum 10m length by 6m wide. This includes some storage for bikes and a small patio area. The outer two plots have a gated side access to the rear gardens. Existing trees along the rear (west) boundary and south side will be managed in accordance with the Arboricultural Method Statement. This would mean that the linear group of sycamore trees along the southern boundary would be retained as a high, mixed species hedge, which will provide privacy for neighbouring properties but would reduce overshadowing of the gardens. The group of Norway Spruce on the western boundary are not considered particularly meritorious specimens individually, but are to be retained as is a Beech tree in the south west corner of the plot. Additional bolster tree

planting will be undertaken. These trees will be protected during the construction works (Condition 13).

The west facing rear gardens would receive sun light during the summer months, reduced during the winter when the sun is lower and shadow cast from the dwellings themselves. It is considered that this is an acceptable situation.

Highway

Much public concern has been raised about the loss of a disabled parking space in the public lay-by adjacent to the site's entrance. In response to this, a revised plan (drg. No. 3796/F/05 rev. B) has been submitted which addresses the visibility issue (by removing a section of modern brick wall at the site entrance) without resulting in the loss of this car parking space. This plan has been produced following a joint meeting with highways officers at Hampshire County Council who have confirmed they are willing to allow the required off-site highway works to progress. Visibility to the south meets the required minimum standards. Visibility to the north is considered acceptable at 1.5m by 42m to the centre line of the carriageway (without obstruction by a parked vehicle) or 2.0m by 42m (with partial obstruction of a parked vehicle). This situation is considered acceptable from a highways view point.

The amended proposal will result in only a very small increase in traffic generation to and from the site, and the number of occasions a parked vehicle will obstruct the visibility of emerging drivers will be minimal. Furthermore, visibility looking south is excellent and should a vehicle parked in the lay-by cause a partial obstruction an emerging driver can "slowly nose" their way out from the private driveway entrance at an appropriate time in the traffic flow, as set out in guidance contained in Manual for Streets 2. Due to the alignment of the carriageway and the surrounding built up network, southbound traffic flows are unlikely to be overtaking vehicles (and therefore travelling in the opposing traffic stream). Advice from the Council's highway engineers is that the scheme is acceptable subject to conditions (3 and 4).

Impact on the character of the area and neighbouring properties

The terrace is located in a linear arrangement to the side flank wall of 5-6 St Marys Close. It is proposed that the dwellings will be constructed at the lower ground level of the southern part of the site, which is lower than the northern end. This means that the dwellings should sit some 1.5m below that of St Marys Close and would mean that the eaves of the two developments would be roughly level, reducing the overall impact of the development on that neighbour. Side windows on the proposed dwellings are shown obscure glazed (condition 11). The ground floor window would be a secondary window serving a dining room and the first floor a bathroom. Neither window would result in overlooking. Existing windows on the facing flank wall of 5-6 St Mary Close are currently obscured by the existing fencing which would be replaced to a similar height.

Clematis Cottage and its neighbours, which front High Street, sit at a lower level than the application site; a level equal to the street level. There would be 30m between facing elevations, with rear gardens, fencing and car parking between. Given the distance, it is not considered that material overlooking would occur, sufficient to warrant a reason for refusal.

Existing trees and hedging along the south and west boundaries would screen the terrace from the neighbours beyond.

The development would be visible in the Conservation Area from the main road via the driveway and also in open views across the adjacent open grassed area of St Marys Close. Historic buildings in the Conservation Area tend to be set adjacent to the main road, but in Droxford examples of backland development, including the highest status buildings, such as the Manor House, Church and former Rectory, are set well back from the main road. Non-traditional suburban parts of the settlement, (outside the conservation area), are also visible behind the application site in glimpses from the main road. Otherwise, the site is surrounded by development and well screened by houses and gardens.

Whilst there was general objection from an urban design and conservation area perspective to an earlier application, this revised scheme is considered more appropriate in the context of its setting. Both the Council's Historic Environment Officer and Urban Design Officer comment that the proposed dwellings would have low eaves and reflect the modest scale of the adjacent bungalows. Their fronts align with the bungalows, which would help to relate the new development to its immediate neighbours. Their large set back, small bulk and low eaves, combined with the screening effect of adjacent dwellings and fences, would make the new structures relatively inconspicuous in public views from the main road. Their visual impact is further reduced by the drop in levels.

Although the car parking would be sited in front of the houses, it will not be conspicuous in public views from the main road within the Droxford Conservation Area. From the east and south, views of the parking area would be largely obscured by fences and landscaping, and by the bulk of Clematis Cottage and its neighbours. Views from the northeast, (across St Mary's Close), would be obscured by the existing boundary wall and new fences, combined with the change in levels.

The most noticeable part of the new dwellings would be the roofs. The traditional steeply pitched roofs would help to harmonise the development with nearby buildings. The half-hipped ends should help to further reduce their bulk. The historic environment team had originally expressed disappointment regarding the position of the chimney – this has now been remedied by relocating them to the roof ridge.

Ecology

Ecology surveys carried out by azureEcology Environment Consultants have identified that the site supports slow worms. Slow worms are not an internationally protected species which means that they are not protected by parallel legislation and therefore no requirement for a Natural England licence to deal with them. Slow worms are nationally protected under Countryside and Rights of Way Act 2000 and Wildlife and Countryside Act 1981. It is an offence to intentionally or deliberately kill or injure these species; or sell or attempt to sell any part of them either alive or dead.

An agreement has been reached with Droxford Junior School to act as a slow worm receptor site. A Mitigation Statement has been provided to the school and copied to the Council which sets out the process and what will be required of the School both in the short and the longer term in order to protect the slow worms. This includes the translocation process and additional habitat enhancement and management. The school has provided evidence of their commitment to adhere to the mitigation statement and understanding of the legislation. In exercising its planning function, the Council can demonstrate that it has had regard to the protection of this species in accordance with the legislation. A condition requires that the works are carried out in accordance with the submitted Reptile Mitigation Statement (Condition 12).

Public Open Space/highway contributions

In accordance with the public open space strategy and policy RT.4 of the local plan, a development of this nature is required to make an off-site contribution of £5,538.00, which is based on the identified requirements in Droxford outlined in the open space strategy. The applicant has agreed to enter into a legal agreement in this respect.

In accordance with the adopted Transport Contributions policy and policy DP.9 of the Local Plan, a development of this nature will be required to provide an off-site contribution of £11,235.00. The applicant has agreed to enter into a legal agreement in this respect

The highways contribution is sought in line with the Council's local transports schemes for improvements to Park Lane (identified as School Lane on the list) now that it has been adopted. It is considered that School Lane is within reasonable distance of the application site to warrant a contribution.

9 Conclusion

The proposed development is considered to be in accordance with the purposes of the South Downs National Park and the relevant policies of the Winchester District Local Plan (review) 2006. It would not result in any detrimental harm to the conservation area or other heritage assets and would not lead to unacceptable harmful impacts on neighbour amenities.

10 Recommendation

That planning permission be granted subject to the following conditions and the securing of appropriate legal agreement (the terms of which are to be approved by the Head of Legal Services) for the following provisions under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

- The payment of £5,538.00, towards off-site open space
- The payment of £11,235.00 towards off-site Highway Contribution.

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

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 Notwithstanding the details included in the planning application form and Design and Access Statement, no development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Materials shall include the use of a soft red multi stock brick, rustic and dark plain clay tiles for the roof with a strong camber and bonnet tiles used on the hips, black open eaves and black fascia and barge boards (to include dormer windows). Porches to

be roofed in the same material with timber supports. The window frames shall be timber and recessed by 100mm (including the formers). 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 The proposed access and drive, including the footway crossings shall be laid out and constructed in accordance with specifications 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.

3 Reason: To ensure satisfactory means of access.

4 Before the development hereby approved is first brought into use, visibility splays in accordance with drawing no. 3796/F/05 rev.B shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

4 Reason: In the interests of highway safety.

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

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites - code of practice and Contaminated Land Reports 7 to 11, or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

6 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of Condition 5) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 5 has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

7 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.

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

8 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 dwellings are occupied. The boundary on the south western side of the site with the properties along South View shall be retained as illustrated on drawing 10 Rev 10 dated 15/07/11. Large scale drawings (1:20 scale) of the brick and flint wall between the application site Clematis Cottage, illustrating the traditional flint with brick stringing courses and a rounded brick coping. Development shall be carried out in accordance with these approved details.

8 Reason: In order to secure a visually satisfactory development in the interest of neighbouring properties and the conservation area.

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

i - hard surfacing materials:

ii - retained areas of grassland cover, scrub, hedgerow, trees and woodland;

iii - means of enclosure, including any retaining structures:

iv - Soft landscape details shall include the following as relevant:

v - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

vi - written specifications (including cultivation and other operations associated with plant and grass establishment:

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

10 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.

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

11 The first floor window(s) in the side elevation of the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

12 The development shall be carried out in accordance with Section 2 of the Mitigation Proposals set out in the Reptile Mitigation Statement (azurEcology Environmental Consultants dated 7th July 2012). The applicant, or their successor in title, shall advise the Local Planning Authority when the receptor site (Droxford Junior School) has been made ready in accordance with Section 2.4 'Receptor site enhancements' and following the reptile translocation.

12 Reason: As recommended in the ecological report submitted with this application, and as per the requirements of policy CE11 of the Winchester District Local Plan Review 2006.

13 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 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.

Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 11183-AIA2 written by Barrie Draper of EcoUrban Limited and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. Once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Impact Appraisal and Method Statement reference 11183-AIA2. Telephone 01962 848317.

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. Telephone 01962 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement reference

11183-AIA2. The works shall be carried out in accordance with the agreed method statement.

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

14 The development shall be carried out in accordance with VIVID design studio drawing Drg. No: 13 Rev A Conceptual Drainage Plan (RBB193-SKI) using the Bio Bubble unit as stipulated.

14 Reason: To ensure an appropriate scheme for foul and storm drainage is achieved on this site.

Informatives:

1. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice 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.

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

11 Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

12 Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13 Equalities Act 2010

Due regard where relevant has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010.

Case Officer Details

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