

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 9 November 2005

Item No: 05
Address: Land Surrounding Sheildaig, Hill Crest and Heathfield House,
Warnford Road, Corhampton, Hampshire

Parish/Ward Corhampton And Meonstoke

Proposal Description: (Amended Plans) Redevelopment of land to provide 26 no. new residential units, to include: 11 no. three bedroom units, 9 no. two bedroom units and 6 no. one bedroom units (comprising semi-detached houses, terraced houses and apartments), retention of Heathfield House, provision of roads and car parking spaces and garages, provision of public open space and landscaping

Applicants Name Antler Homes (Wessex) Ltd

Case No: 04/00919/FUL

W No: W18894

Case Officer: Mrs Jill Lee

Date Valid: 6 April 2004

Delegated or Committee: Committee Decision

Reason for Committee: 4 or more representations contrary to the Officer's recommendations have been received

Site Factors: East Hampshire Area of Outstanding Natural Beauty.
Area liable to flood.

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SITE LOCATION PLAN

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Site Description

- The application site is located on the western side of the A32 between Corhampton and Warnford.
- Most of the site is within the H1 frontage of Corhampton although some of the proposed amenity space is within the countryside.
- The site is within the East Hampshire Area of Outstanding Natural Beauty and is also within an area likely to flood, being close to the River Meon.
- The application site is currently occupied by dwellings in large gardens and has newer terraced houses in the centre fronting the A32 which it is proposed to keep.
- Sheildaig and Hill Crest are to be demolished to make way for the proposed new development but Heathfield House is to be retained but with a reduced garden area.
- The site has a large house set in substantial garden to the west boundary and a semi – detached property with garden down to the river to the northern boundary.
- The site has many mature trees to the boundaries most of which are not considered good enough specimens to warrant a tree preservation order but which together contribute to the rural character of the area.
- The majority of the site is grassed garden area with the exception of the two dwellings to be demolished.

Relevant Planning History

- There is no planning history relevant to the development of this site.

Proposal

- As per Proposal Description
- It is proposed to demolish Sheildaig and Hill Crest and redevelop the garden areas including some of the garden of Heathfield House for 26 residential units including 11no three bedroom units, 9no two bedroom units and 6no one bedroom units, provision of roads, car parking spaces, garages, public open space and landscaping.

Consultations

Engineers:Drainage:

- Do not consider that the applicant has adequately proved that the underground sewage system would operate during times of flooding. Given the proximity to the River Meon this is important. Would require a flood risk assessment.

Engineers:Highways:

- Hampshire County Council have dealt with the access onto the A32. Many traffic counts and proposed traffic calming measures have been put forward but the required visibility splays cannot be achieved and so the scheme is recommended for refusal.

English Nature:

- want an informative relating to bats and birds.

Environment Agency:

- no objection in principle but require conditions including slab levels for the houses to be agreed to prevent flooding, details of drainage

AONB Board.

- Strong objections to the application. Density is inappropriate and will visually alter the landscape character of the site. Village design statement identifies linear development along the A32. Rural barn design not appropriate for area. Concern over flooding potential. Not a sustainable location. Traffic calming scheme inappropriate for rural area.

Landscape:

- little opportunity for tree planting given the layout of the proposed development. The loss of trees and vegetation to allow for visibility splays would open up the site and be detrimental to

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the character and amenities of the area which is within the AONB.

- Open space provision within the site is acceptable.

Southern Water:

- no comments to make on the application.

Campaign to protect rural England.

- Overdeveloped site with too much hardsurface, too little private space, alien to its location in the AONB. Possible problems with flooding and drainage. Difficulties with the access onto the A32. Doubts over the architecture of the scheme does not blend in with location.

Housing enablement officer.

- Mix and amount of houses is acceptable. Location of affordable housing, grouped together in 2 areas is acceptable only because of its prominent position.

Hampshire and Isle of Wight Wildlife Trust.

- No objection but possibilities for improving the site. Need to avoid contamination of the water course. There should be agreement for ongoing appropriate management of the river bank and adjacent area.

Representations:

Mark Oaten MP

- Size of development not suited to location. Problems with access. Development not suitable in AONB. Flats out of character. Dangerous bend in road. Proposals go against PPG for provision of rural housing.

Corhampton And Meonstoke Parish Council – strong objection to the application.

- proposed traffic calming would be visually intrusive and detract from the rural character of the area.
- Loss of lay - by unacceptable.
- Site is in AONB proposes an urban character which is inappropriate.
- Density out of character.
- Sewage treatment plant and LPG are located within the countryside and so are contrary to policy. Site is liable to flood.
- May adversely affect bats by removing hedgerow.
- Site is not sustainable.
- Development too large for the settlement.
- No need for the affordable housing within the parish. Existing provision exceeds the need.
- Design of units out of character, not appropriate or in sympathy with the character of the area.

Letters of representations have been received from 94 neighbours. 6 letters supported the application on the basis that the affordable housing is needed by local families.

88 letters opposed the application for the following reasons:

- Loss of lay – by unacceptable.
- Dangerous road, not suitable for access.
- Proposed development would be detrimental to the AONB.
- Adversely affect views from local footpaths.
- Danger to wildlife.
- Open space would not be open to general public.
- Proposed traffic calming not acceptable for rural location.
- Sight lines are unacceptable.
- Loss of trees and vegetation would damage visual appearance and character of area.
- Re – siting of bus stop unacceptable.
- Danger of vehicles parking on the A32.
- Open space is within the countryside.
- Density out of character with surroundings
- Design unacceptable.
- Area likely to be affected by flooding.
- Buildings too high.
- Not enough planting proposed.

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- Proposed new lay – by on Parish Council land without their consent.
- Village doesn't need high level of development and cannot support it.
- Proposed garden areas too small.
- Loss of lay – by will adversely affect shop.
- No safe place to cross the A32.
- Street lighting would adversely affect the area.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3, T5, T6, H8, R2, E2, E7, E8

Winchester District Local Plan

EN4, EN5, EN7, EN9, EN13, H1, H5, H7, RT3, T9,

Winchester District Local Plan Review Deposit and Revised Deposit:

DP1, DP3, DP5, DP6, C7, H2, H5, H7, RT3, T2,

Supplementary Planning Guidance:

- Achieving a Better Mix in New Housing Developments
- Corehampton & Meonstoke Village Design Statement
- Winchester Housing Needs Survey
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Drainage/flooding
- Affordable housing

Principle of development

- The application site is located within the H1 policy boundary of Corhampton. All of the built form with the exception of the sewage treatment works and LPG storage tanks which are in the countryside to the rear of the site. Although the area to the rear of the site is not within the H1 boundary it has always been garden area rather than agricultural land.
- Within H1 designated areas the principle of residential development is acceptable subject to normal development control criteria.
- In the case of the application site, impact on the East Hampshire Area of Outstanding Natural Beauty also has to be considered.

Detailed design

- The scheme has more than one element in design terms. The development fronting the A32 has been designed to reflect the existing terraced cottages with a larger unit containing the affordable housing designed as a large country house. The materials are traditional brick and

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tile, with a small element of render to reflect existing houses in the vicinity of the application site.

- The site layout has been arranged to take advantage of the area of open space which runs down to the river. The buildings to the rear of the site have been designed to look like rural/agricultural buildings with large roofs and vertical openings.
- The design of the buildings is considered to be suitable for the location, particularly if good quality traditional materials are used.

Residential amenities

- The application site has existing residential properties on three sides. To the east are existing residential properties which front onto the A32. Heathfield House is losing part of its garden to the development and is having a new garage built. The scheme has been amended to try to protect the amenity of the cottages which are built in tandem next door to Heathfield House. An opening in the development has been left to allow continued views through to the river and open space from these cottages.
- To the west is a large detached property set in substantial grounds separated from the application site by the River Meon Rill and substantial trees.
- The revised landscaping scheme has shown an increased numbers of trees to be lost within the proposed visibility splay which would adversely affect the screening currently available to the occupier of the Mill house, making the garden more open to the road and noise from the road.

Highways

- There have been very protracted negotiations regarding access on to the A32 which have been dealt with by HCC. After many traffic counts and speed surveys and potential road calming measure proposals HCC have made the determination that the lines of sight required for a 40mph road cannot be achieved. There is a reason for refusal relating to the fact that the developer cannot achieve a satisfactory access onto the A32.
- The applicant put forward traffic calming measures with the aim of reducing speed on the A32 to 30mph. These plans received mixed response with most people in favour of the reduction in speed but not happy with the signs and road painting that would form part of the scheme considering that they would be out of character with the rural area and intrusive within the AONB.

Public Open Space Provision

- The applicant has not made provision for the payment of contributions towards off site open space and so a reason for refusal to that effect has been added to the recommendation.

Drainage/flooding.

- The application site is in an area likely to flood and the private sewage treatment system is underground in the area of open space to the rear of the development close to the River Meon. The WCC drainage engineer has not had evidence to show that the sewage treatment system will operate correctly during times of flood and would expect this information to be forthcoming for any development close to a river. A drainage reason for refusal has therefore been added to the recommendation.
- The environment agency has been consulted on the application but do not require a flood risk assessment to be submitted. They have requested that the slab levels of the proposed houses be at a certain height to avoid the risk of flooding.

Impact on character of area

- The proposed development is large in relation to the surrounding village but it is a site within the H1 allocation and so is in principle a site which could be developed for housing. A new

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development of 26 dwellings will undoubtedly impact on the village, but the developer is required to take into account the requirements of PPG3 and make best use of the land. This would therefore rule out frontage development only.

- The proposed density of the site would be 26dph this low figure is a result of the significant area of open space which is within the red line but not available for building because it is outside the H1 designation.
- The buildings have been designed to reflect their rural location with traditional materials. The layout is fairly dense taking advantage of the large area of open space between the development and the River Meon. The scheme does not allow space for any substantial planting within the layout and this is unacceptable given the nature of the area and its situation within the AONB.
- The proposed sight lines although not acceptable in highways terms would also result in the loss of a significant amount of trees and vegetation which currently screen the site and provide a sense of enclosure for the road.
- Many objections have been received citing that the development would be out of character with the area and would have an unacceptable impact on the AONB.

Affordable housing.

- The application provides the required level of affordable housing. It is in two blocks rather than spread throughout the site but because it is on the road frontage and in a prominent position this has been found to be acceptable by the housing enablement officer.

Recommendation

REFUSE – subject to the following refusal reason(s):

Reasons

01 The available length of frontage to the A32 is insufficient to enable a satisfactory road junction with adequate visibility splays to be provided. This would be detrimental to the road safety of users of the adjoining highway.

02 The Applicant has failed to satisfy the Local Planning Authority that the underground sewage disposal facility will operate efficiently during periods of flooding which must be expected in a plant sited close to the River Meon.

03 The proposed visibility splays would result in the loss of trees and vegetation which make an important contribution to the appearance and character of the area and whose loss would be detrimental to the street scene and the East Hampshire Area of Outstanding Natural Beauty.

04 The proposed layout fails to make provision for the planting of trees within the site to compensate for those to be lost in implementing the scheme.

05 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.
(No Open Space)

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Informatives

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

Hampshire County Structure Plan Review: UB3, T5, T6, H8, R2, E2, E7, E8

Winchester District Local Plan Proposals: EN4, EN5, EN7, EN9, EN13, H1, H5, H7, RT3, T9,
Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5,
DP6, C7, H2, H5, H7, RT3, T2,