

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA 24 April 2008

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	07/03187/FUL	<b>Valid Date</b>	31 December 2007
<b>W No:</b>	18197/04	<b>Recommendation Date</b>	7 April 2008
<b>Case Officer:</b>	Mrs Julie Pinnock	<b>8 Week Date</b>	<b>31 March 2008</b>
		<b>Committee date</b>	<b>24 April 2008</b>
<b>Recommendation:</b>	<b>Application Permitted</b>	<b>Decision:</b>	<b>Committee Decision</b>

<b>Proposal:</b>	Conversion of existing building to provide office space and redevelopment to provide 88 dwellings with ancillary parking and landscaping
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<b>Site:</b>	Highcroft Romsey Road Winchester Hampshire SO22 5DH
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
YES	YES	NO	YES	NO		

COMMITTEE ITEM SIGN OFF		
<b>APPROVE</b> Subject to the condition(s) listed		
	<b>Signature</b>	<b>Date</b>
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

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**ADDITIONAL PLANS RECEIVED:- 28<sup>th</sup> February 2008 (Architectural Details)**

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**Item No:** 2  
**Case No:** 07/03187/FUL / W18197/04  
**Proposal Description:** Conversion of existing building to provide office space and redevelopment to provide 88 dwellings with ancillary parking and landscaping  
**Address:** Highcroft Romsey Road Winchester Hampshire SO22 5DH  
**Parish/Ward:** Winchester Town  
**Applicants Name:** Barrat Southampton And Codex Land Ltd  
**Case Officer:** Mrs Julie Pinnock  
**Date Valid:** 31 December 2007  
**Site Factors:** Within 50m of Listed Building  
**Recommendation:** Application Permitted

### General Comments

This application is reported to Committee because it is for a significant development and because of the number of objections received.

### Site Description

The site is situated on the south side of Romsey Road which runs south-west out of Winchester. It is a 1.7 hectare site which has two frontages, one onto Romsey Road and the other onto Sleepers Hill.

Romsey Road (B3404) is a main road leading from the city centre out of Winchester. Sleepers Hill is a privately owned narrow road which rises from east to west to its junction with Romsey Road.

The site is currently used by Winchester and Eastleigh Healthcare NHS Trust, predominantly for offices. Building heights vary from single storey to three storey.

There are a large number of stand-alone and linked buildings on the site, of various dates and architectural styles. The earliest buildings date from the early 1900s. As the number of buildings has increased, so too has the amount of car parking on the site.

With the exception of the lodge (early 1900's building), the buildings are set well back from Romsey Road and Sleepers Hill behind tall mature trees, which provide good screening.

There are three vehicle accesses to the site; two onto Romsey Road and one onto Sleepers Hill Road, and a single exit only onto Romsey Road. There is also a separate pedestrian access onto Sleepers Hill, which is gated.

### Proposal

The proposal is to demolish all buildings at the site, with the exception of the lodge which fronts Romsey Road, and redevelop the site to provide 88 units of residential accommodation and 227sq.m of offices (B1). The office accommodation will be in the refurbished lodge building.

There are 8 distinct blocks at the site, labelled A to H. Block A will be the offices and the other 7 blocks will provide 64 flats, and 24 dwellings. The flats comprise 13 x 1 bedroom units and 51 x two bedroom units, and the houses are all 3 bedroom dwellings.

Some of the dwellings have integral garages, with the remainder of the site served by parking areas. There is cycle parking, and bin storage areas.

Vehicle access is via one single entry/exit point onto Romsey Road which utilises the existing

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access adjacent to the lodge. The other vehicular accesses (on Romsey Road and Sleepers Hill) will be stopped up and reinforced with planting. A new pedestrian footway onto Sleepers Hill is proposed at the south west corner of the site.

The density equates to 52 dwellings per hectare.

The application is supported by a series of documents including:

- Design and Access Statement
- Geo-Environmental and Geotechnical Interpretative Report
- Road Safety Audit Stage 1 Report
- Flood Risk Assessment
- Assessment of Noise Impact
- Archaeological Desk Based Assessment
- Arboricultural Method Statement
- Arboricultural Implications Assessment
- Landscape Design Statement
- Tree Survey
- Transport Assessment
- Flora and Fauna Report
- Landscape and Visual Assessment of Tree Removal
- Sustainability Report
- Additional Landscape and Visual Appraisal
- Opportunities and Constraints Plan
- Planning Statement
- Design details – Architectural detailing

### Relevant Planning History

**W18197** - Convert existing tennis court to temporary car parking during construction of new hospital - Permitted - 01/04/2003

**W18197/01** - Continued use of tennis court to temporary car park during construction of new hospital - Permitted - 30/06/2004

**W18197/02** - Continued temporary use of tennis court for car parking during construction of new hospital wing (renewal of temporary permission) - Permitted - 02/08/2005

**W18197/03** - Continued use of tennis court for car parking - Refused - 03/11/2006

### Consultations

#### Archaeology:

No objection subject to recommended condition - concur with findings of archaeological desk based assessment. (Condition 4)

#### Engineers: Drainage:

Flood risk assessment is acceptable. No objection, subject to Environment Agency approving flood risk assessment and Building Regulations being complied with.

#### Engineers: Highways - WCC:

Comments on internal details relate to the size of garages, which are 2.6m x 5.2m rather than the standard of 3m x 6m. Also comments that it is unclear which cycle parking relates to which units, and comments that, for flatted development, cycle storage should be integral to the main building and allocated in separate cages or cupboards for each individual unit.

#### Environmental Health:

No adverse comment to make, subject to recommended condition to require a scheme for protecting dwellings from noise from road traffic. Comments that an above-ground fuel tank is located in the south west corner of the site, and therefore requires a scheme to deal with potential contamination. Also suggests informatives about working hours during construction works, that there should be no burning at the site, and method of dealing with asbestos if found within the

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fabric of the buildings. (Conditions 5 to 9 and 19, and informatives 4, 5 and 6)

Landscape:

Open Space Project Officer: Provision of 4,371 sq.m. of undeveloped open space acceptable. Comments that there is a Neighbourhood Equipped Area of Play (NEAP) at Thurmond Crescent, Stanmore, which is only 200m or a 5 minute walk away from the southern edge of the site. It will not be necessary to require a children's play facility on site, provided there is footpath access out onto Sleepers Hill from the southern corner of the site. Also requires a proportion of the wooded green space to be accessible and child-friendly. Also provides details on the financial contribution towards off-site adult sport facilities; a returnable bond for the laying out and preparation of the open space; an open space inspection/supervision fee, and a commuted sum for maintenance if the open space is to be transferred to the Council for ongoing maintenance (although he understands that this will not be the case, and that maintenance will be arranged privately).

Landscape Officer: No landscape objection subject to conditions. Comments that tree cover at the site is important to the character of this approach to the centre of Winchester and the upper reaches of Sleepers Hill. Acknowledges the loss of some key TPO trees within the centre of the site, however, comments that semi-mature trees are to be planted, both at the entrance to the site and within the circular courtyard as a focal point to blocks D, E, F & G. Comments on the boundary planting and along the central spine road. Also comments on the strip of land to be dedicated to Hampshire County Council. (Landscape Conditions 13, 14 and 15)

Arboricultural Officer: Comments that the tree survey accurately reflects the quality and status of the trees in line with the criteria in Table 1 of BS 5837:2005. Comments on the loss of trees protected by a Tree Preservation Order (TPO), acknowledging that they are of good quality but will be compromised as a result of the development. New planting should include a variety of trees and a significant Atlas Cedar as a feature tree. Raises some concern over species choices in relation to block B. Therefore, suggests some attention to the detail of the landscape plan. Confident that, despite some tree loss, the retention of existing trees can be successfully achieved, which will maintain the tree cover in this area. Proposes to TPO the landscape plan, once submitted, to ensure long term tree cover is achieved.

Strategic Planning :

Principle of development/redevelopment is acceptable. Whilst Policy E.4 normally resists the provision of any office floor space, (i.e new offices in the lodge) the overall effect of the proposal will be to substantially reduce the amount of employment at the site, therefore not exacerbating the problems which Policy E.4 seeks to address. Sleepers Hill Local Area Design Statement (LADS) has been adopted as a supplementary planning document, and is a relevant planning consideration.

Strategic Housing – Policy :

There is a requirement for 40% provision of affordable housing at the site, which equates to 35.2 units. Thirty-five units are proposed on site, with a commuted sum of 0.2 of a unit. Provision of 6 no. three bedroom houses, 23 no. two bedroom flats and 6 no. one bedroom flats. These will be split between rent and shared ownership/new building home-buy. The affordable housing element is therefore acceptable.

Environment Agency :

No objection in principle subject to conditions – provide detailed comments on contamination and flood risk and information on water resources, water conservation, and domestic appliances. (Conditions 10, 11 and 12)

Hampshire Constabulary – Crime Prevention:

Provides detailed comments on perimeter planting/boundary treatment, surveillance and lighting to parking areas. Provides general comments on cycle storage, bin storage and dwelling security, entry system, children's play areas and street lighting.

Hampshire County Council :

HCC Ecology: Development must be carried out in accordance with Arboricultural Method Statement, Arboricultural Implications Assessment and Tree Protection Plan. Not clear if Management Plan has been submitted, although requests one, which should include management of the woodland areas within the site for the benefit of wildlife. Raises concern regarding understorey planting in open areas which may compromise existing ground flora and understorey removal in other areas which may result in loss of wildlife habitat. Also would resist

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mass removal of ivy from site. The ecological impacts of proposed management/enhancement should be considered.

HCC Highways : No objection subject to the dedication of a strip of land adjacent to Romsey Road. The principle of rationalising access provision is supported. Trip generation will be reduced following the development, therefore the change of use of the land and access arrangements will have no detrimental impacts on the operation of the local highway network. Comments that a scheme for localised widening to accommodate bus priority, in association with Park and Ride (south), has been prepared by the County Council, therefore requires the dedication of a small strip of land.

Natural England:

No objection

Southern Water:

Comments that there is inadequate capacity in the local network to provide foul sewage disposal to service the development. Additional off-site sewers or improvements to existing sewers may be required. Southern Water can provide a water supply. Request condition and informative. (Condition 3 and informative 3)

Others: Architects Panel:

Comments that, in principle the elevations work, and there is a consistent style and integrity, but raises concern over need for very high quality detailing standard being carried through to implementation. Also comments that it is a pity that parking cannot be broken up by planting to a greater extent. Detailed conditions are required. (Conditions 2 and 20)

Others: CTC Hampshire Cycling:

Council is absolutely right in requesting cycle/footpath link onto Sleepers Hill. Also suggests a second footpath link at or near the north corner of the site onto Romsey Road or Sleepers Hill, to facilitate access to the nearby convenience store at the top of Battery Hill. Paths need to be adequately wide; surrounded by flat ground on each side; clear of trees, bushes, fences and other objects; and adequately lit. Comments that these qualities would discourage antisocial behaviour. Considers reference to promoting travel by other modes of transport is not adequately covered in design and access statement, or transport assessment. Comments on siting of cycle storage.

## **Representations:**

City of Winchester Trust:

Consultations undertaken with local residents, and welcomes information that the architect will be involved throughout the construction work. Approach to layout seems well considered and good to see large specimen trees included as key components. Good to see affordable housing allocation including 3 bedroom houses. Pepper-pot siting was thought sensitive and successful.

Using car parking as buffers around the edges seems a good idea, although it was felt that these would benefit from a few more small trees being included in their layout. Will be important that these areas are paved with porous materials and it is suggested that various large expanses should be broken up by delineating the parking spaces with edges in bricks or something similar.

Major cause for concern was the chain link fence proposed for the Sleepers Hill boundary, which would be an alien feature in the road. Suggested that one of the first steps should be the installation of a post and wire fence, together with planting of hedging shrubs.

On the whole, it was the elevations with simpler detailing that were most liked. Rear elevations of Blocks E and F were felt the most successful, while the battered and rusticated element on the south west elevation of Block D seemed inappropriate, and the large feature windows at the front and rear of Block H seemed contrived. Felt they detracted from the appearance of the building for no good reason. Windows such as this would normally have a double height room behind them, which is not the case here. It was felt that the brick detailing on some gables of all blocks other than E and F is an unnecessary embellishment, of no particular benefit to their appearance. Suggested that this feature should only be used to emphasise where there is an entrance into the

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building.

If a traditional design is chosen, the eye expects to see chimneys or something similar on the roof. Urged that all buildings should have some features on their roofs.

A high standard of materials, detailing and craftsmanship will be essential for the success of the development. It is urged that thought be given to the use of lime mortar, since this would be appropriate for the chosen style of architecture and would remove the need for expansion joints. It is assumed that the white areas on the elevations are to be rendered, but it is suggested that they would look better coloured buff or off-white.

Urged that position of burglar alarms should be included on original design of the elevations or preferably be installed as part of the development. Position of rainwater goods will also be very important to the appearance of the buildings.

The question of sustainability had not been raised at the presentation. It is urged that a development of this type and size should incorporate more innovative sustainable technology than is required by prevailing building regulations.

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

- No merit in and disadvantage in provision of footpath onto Sleepers Hill, which poses security concerns.
- Little benefit for residents, and will open up the site to non-residents which will result in car crime and burglary
- Provide easy access to near residential dwellings
- Lack of information on landscaping
- Should be better public involvement at pre-application stage
- No consultation with Kerrfield residents
- Proposal does not take into account LADS
- Bulk and closeness of block adj. to Highcroft Cottage
- Character of Sleepers Hill developed over 100 years, proposal will destroy character of area
- Excessive height, massing and scale of building out of context with grain of the locality
- Should be kept to 2 storey
- Terrace and blocks of flats alien to character of Sleepers Hill
- High density development out of character with surrounding area
- No local precedent for blocks of flats
- Overdevelopment
- Sleepers Hill is a collection of individual houses
- During winter months site will be visible across Winchester adding to skyline already blighted by Police HQ
- Inward looking scheme
- Lack of information on landscaping
- Request new boundary treatment adj. to Highcroft Cottage
- Result in loss of trees protected by TPO 1887
- Highway safety – dangerous junction at Romsey Road
- Proposal will result in increased traffic
- Should retain existing vehicular access onto Sleepers Hill
- Should retain employment use at the site
- Siting of bin store close to existing residential dwellings
- Impact to neighbours as a result of proximity of parking bays, which will cause noise and light pollution
- Bin stores will attract animals
- Overlooking

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- Loss of light
- Increased rainwater run-off to Sleepers Hill – cause flooding
- Increased sewerage – how will this be managed
- Presence of owls and bats on site – loss of habitat
- Balance of housing should be in favour of family homes
- Provision of cycle storage is necessary and desirable
- Should consider two accesses.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

H1, T5

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.6, DP.8, DP.10, DP.13, CE.5, CE.10, HE.1, H3, H5, H.7, E.2, RT.4, T.1, T.2, T.3, T.4, T.5, T.6, T.8, W.1

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 3 Housing

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

PPG 16 Archaeology and planning

PPG 17 Planning for Open Space, Sport and Recreation

PPS 22 Renewable Energy

PPS 23 Planning and Pollution Control

PPG 24 Planning and Noise

PPG 25 Development and flood risk

Supplementary Planning Guidance

Achieving a Better Mix in New Housing Developments – August 2002

Sleepers Hill Local Area Design Statement : July 2007

Other Planning Guidance

Guide to the Open Space Funding System

Housing Monitoring Report

Movement, Access, Streets and Spaces

Parking Standards 2002

Technical Paper: Open Space Provision and Funding

The Future of Winchester Study

Winchester District Urban Capacity Study

Winchester Housing Needs Survey

**Planning Considerations**

Principle of development

The site is currently used primarily as offices. Policy E.4 of the Local Plan specifically resists the redevelopment of the sites as offices (B1 use) unless a need can be demonstrated. Therefore, the principle of an alternative use is acceptable. The site is situated within the policy boundary of Winchester, where there is a presumption in favour of residential development, subject to an assessment that the proposal accords with a variety of key policies of the Local Plan.

The proposal for 88 dwellings provides a site density of 52 dwellings per hectare, which is just higher than the upper range recommended in Policy H.7 of the Local Plan.

Policy H.7 of the Local Plan also requires all development to provide a range of dwelling sizes, with at least 50% small 1 or 2 bedroom units with a gross floor area of no more than 75 sq.m. The proposal achieves 62 smaller dwellings, all with a floor area of no more than 75 sq.m.

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Policy DP.3 of the Local Plan requires, amongst other things, that development responds positively to the character, appearance and variety of the local environment; keeps parking to a minimum; does not have an unacceptable impact on adjoining land uses and property; provides sufficient amenity and recreational space, and makes adequate provision for the storage of refuse and recyclables.

Policy H.5 of the Local Plan requires 40% affordable housing on sites within the defined built-up area of Winchester, which equates to 35.2 dwellings at this site. The proposal meets the aims of this policy and provides 35 affordable dwellings in a mix of 1, 2 and 3 bedroom, and a commuted sum towards 0.2 of a dwelling.

Policy RT.4 of the Local Plan seeks to provide and improve public recreation space within the district. All new residential developments are required to provide sufficient space and facilities to meet the needs of their residents. In this instance, an off-site financial contribution is proposed, and the applicant has indicated a willingness to enter into a legal agreement to fulfil the aims of this policy.

Sleepers Hill Local Area Design Statement (LADS) was prepared following detailed community involvement. It has been adopted as supplementary guidance and provides a structured framework for development within the wider Sleepers Hill area.

The LADS establishes character areas. Highcroft falls within character Area H, which is classified as the entrance area onto Sleepers Hill Road, overall dark and shaded from mature vegetation.

The LADS also refers to Sleepers Hill Road itself, explaining that it is a privately maintained road with public highway rights.

The LADS has a series of development guidelines that deal with density, scale of development, character, building lines, footpath connections, architectural treatment and highway design. It also has landscape guidelines and transport guidelines.

The principle of development as proposed is acceptable and conforms with the guidelines of the LADS.

#### Design/layout

The design and layout has evolved following detailed discussions with Officers prior to the submission. The design of the dwellings takes their cue from the "*Arts and Crafts*" period and provides a mix of 2, 2.5 and 3 storey development. There are a number of "*Arts and Crafts*" buildings within the suburbs of Winchester and the materials and detailing of these have been studied to inform the development.

Initially Officers were concerned that poor detailing would detract from the principle of providing an "*Arts and Crafts*" style development. The applicant has allayed these fears by producing additional drawings which give detailed information on the architecture. These details include: the materials to be used, porches, balconies, doors, windows, garages, open eaves, dormers (both pitched and flat roofed), roof detail including bonnet hip tiles and other components. A condition has been added that requires the scheme to be implemented in accordance with these details (Condition 20)

The layout and form of the development provides strong enclosure, with the houses and flats facing onto the interlinked spaces. The tall, strong perimeter planting provides a robust landscape framework and will allow the site to accommodate 3 storey buildings and the car parking areas. Moving through the site from the entrance at Romsey Road, the development takes advantage of the drop in levels within the site. The layout and form of development follows a single spine road, which runs within the site parallel to Romsey Road, culminating in a

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circular turning area around which houses are aligned.

The layout incorporates a pedestrian link through the site, which exits onto Sleepers Hill at the south west corner of the site. National and Local Plan policies actively encourage permeability through sites to encourage walking and cycling. On the west side of Sleepers Hill, where the footpath emerges, is Dawn Gardens, the pedestrian access continues through Dawn Gardens into Thurmond Crescent, where there is an existing children's play area. Pedestrian access then continues via a number of alternative routes onto Battery Hill and beyond to Stanmore and Badgers Farm.

Impact on character of area and neighbouring property

The proposal results in the redevelopment of the site, and the removal of all but one of the buildings on site. Currently the buildings on site occupy a large area and a great deal of car parking is spread throughout the site, close to site boundaries.

The character of the area in the LADS is described as being difficult to define, and that the general impression is rather different from the rest of Sleepers Hill, and that the entrance to Sleepers Hill is poorly defined. It goes on to state that "The Highcroft healthcare development on the northern corner of Sleepers Hill Road with its institutional building extensions and overcrowded parking areas is clearly out of character with the rest of Sleepers Hill." It is considered that the redevelopment of the site, with an attractively designed housing scheme, and the retention of the coach house, will enhance the character of the area and will respond positively to the special character of the area.

To the north east of the site are the rear gardens of Nos. 1, 20 and 21 Kerrfield. These are separated from the site boundary by the garden of The Grange, which is one of four dwellings to the south east of the site, which are accessed from a small road from Sleepers Hill. There has been concern that the proposal will result in overlooking and loss of light. However, the dwellings are all situated a good distance from the site boundaries and, whilst the boundary treatment needs improvement in places, the proposal does will not result in the loss of residential amenity to neighbouring properties.

Landscape/Trees

The proposal does result in the loss of some mature trees to facilitate development. The Arboricultural Officer has examined this closely, however, he considers that the long term health of the trees would be at threat, and is confident that the replacement of these trees with mature and semi-mature trees will not detract from the important tree cover the site provides, both in close and distance views.

Subject to an appropriately detailed landscape plan including a landscape management plan, the proposal is acceptable. An important factor will be the enhancement of perimeter boundary treatment, particularly in relation to adjacent dwellings.

Policy DP4 requires proposals to maintain or enhance the district's townscape and landscape by protecting important public views and skyline features and slopes, trees and hedgerows, and open areas important to the townscape, the landscape framework and areas of ecological importance.

Highways/Parking

Hampshire County Council have confirmed that they have no objection to the rationalisation of the existing vehicular access arrangements at the site, with the closure of the vehicular access onto Sleepers Hill, and one single entry/exit access onto Romsey Road. They also advise that the proposal results in an overall reduction in the trip generation at the site, and therefore raise no objection. There is, however, a specific highway requirement for the provision of a small sliver of land to facilitate a scheme for localised road widening to accommodate bus priority in association with Winchester Park and Ride (south).

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The City Council's Highway Engineer has provided advice relating to the internal layout of the site. He initially raised concern over the size of garages and the relationship of cycle parking to respective dwellings.

In response to this, the applicant has submitted an amended drawing which more fully details the cycle parking. It is not practical or desirable in this instance to require larger garages, which would have an impact on the internal layout and elevation details of the dwellings. Whilst the desire to provide enlarged garages is acknowledged, given the provision of separate cycle parking (which is usually incorporated within the garages), this element of the proposal is, in this instance, acceptable.

#### Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

#### **Recommendation**

That, provided:

- satisfactory amended plans are received with appropriate drainage details
- amended landscape plans are received
- legal agreements are secured to provide for
  - the provision of a public open space commuted sum
  - the provision of affordable housing
  - the dedication of a strip of land to Hampshire County Council for localised widening to accommodate bus priority in association with Park and Ride(south)
  - the provision of a public footpath link through the site connecting Romsey Road to Sleepers Hill

planning permission be granted, subject to the following condition(s):

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

#### **Conditions/Reasons**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 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. 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 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

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3 Reason: To ensure satisfactory foul sewerage and surface water disposal.

4 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

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

5 Prior to the commencement of the development approved by this planning permission (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 practise and include unless otherwise 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 competent 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 future occupants.

6 Prior to the occupation of the development, written verification by the competent person approved under the provision of 05 clause (c) 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 conditions 05 clause (c) has been implemented fully unless varied with the written agreement of the Local Planning Authority in advance of implementation.

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

7 If, during any stage of the development, unexpected contamination is identified then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until an assessment by the competent person approved under the provisions of 05 clause (c) has been completed and a scheme to deal with any additional contamination shall be submitted to and approved in writing by the Local Planning Authority.

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

8 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing by the Local Planning Authority:

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1. A preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors;
  - potentially unacceptable risk arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

8 Reason: The applicant has identified a number of potential sources of contamination in the Geo-Environmental Report (reference 12370040/001) however the Environment Agency do not consider that these have been fully investigated. The site lies above the Upper Chalk Formation, a major aquifer. The Environment Agency is concerned that any contamination present could potentially pose a risk to groundwater.

9 If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted an obtained the written approval of the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

9 Reason: To protect controlled waters.

10 No filtration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

10 Reason: To protect controlled waters.

11 Piling or any other foundation designs using penetrative methods shall not be permitted, other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

11 Reason: To protect controlled waters.

12 Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

12 Reason: To prevent the increased risk of flooding and to improve water quality.

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13 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:

- existing and proposed finished levels or contour;
- means of enclosure, including any retaining structures;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.);
- retained historic landscape features and proposals for restoration;
- soft landscape details shall include the following as relevant;
- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- manner and treatment of watercourses, ditches and banks;
- implementation programme;

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

14 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.

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

15 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the

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sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

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

16 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

16 Reason: In the interests of the amenities of the locality.

17 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 development permitted by Classes A, B, C, D, E, F, G, H of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

18 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 development permitted by Classes A or B of Parts 2 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

19 Details of a scheme for protecting the proposed dwelling(s) from noise from road traffic shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

19 Reason: To ensure that acceptable noise levels within the dwellings and the curtilage of the dwellings are not exceeded.

20 The architectural detailing of the buildings shall be carried out strictly in accordance with the drawings contained in the document entitled 'Architectural Details' submitted by Paul Hewett RIBA and received by the Local Planning Authority on the 28 February 2008. In addition, all of the windows and doors shall be constructed of timber.

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

### **Informatives**

1. This permission is granted for the following reason:

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:-

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Hampshire County Structure Plan Review: H1, T5

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.6, DP.8, DP.10, DP.13, CE.5, CE.10, HE.1, H3, H5, H.7, E.2, RT.4, T.1, T.2, T.3, T.4, T.5, T.6, T.8, W.1

3. The applicant/development should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester. S023 9EH. Tel: 01962 858600, or [www.southernwater.co.uk](http://www.southernwater.co.uk).

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

5. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental 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.

6. The applicant is advised that there may be asbestos within the fabric of the building. The removal of such materials may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestly House, Priestly Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.