

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 1
Case No: 10/03121/FUL / W12804/47
Proposal Description: Erection of 5 no. buildings comprising the provision of 499 bed student accommodation and 2 no. warden flats together with ancillary learning cafe and gym
Address: Land To Rear Of Royal Hampshire County Hospital Romsey Road Winchester Hampshire
Parish, or Ward if within Winchester City: St Michael
Applicants Name: Accede Limited
Case Officer: Andrea Swain
Date Valid: 22 December 2010
Site Factors: Within settlement
Recommendation: Application Permitted.

General Comments

This application is reported to the Committee as it is for development which is considered to be significant by the Head of Planning Management, and it is indicated that permission should be granted.

Site Description

The site currently forms part of the Royal Hampshire County Hospital estate, between Burma Road and Queens Road. It is on the western side of the city, on the south-facing slopes of the hill (West Hill) which is principally occupied by the many large buildings of the hospital. The site itself is on the southern boundary of the hospital, and is bordered to the south by the University of Winchester King Alfred Campus. It is approximately 1km west of the centre of Winchester and well connected by bus routes and the Park and Ride service which serves the hospital to the north, on Romsey Road.

The site is surrounded on all sides by access roads with one-way traffic direction. To the south are buildings of the University of Winchester King Alfred Campus, which are of varying heights. At the eastern end of the site is the existing hospital multi-storey car park, an utilitarian building of twentieth century date. To the north is the principal historic building in the vicinity – the original Royal County Hospital building by Butterfield, which is listed Grade II. This listed building – and, to a lesser extent, the modern car park - are both prominent in views of the city from the south and east, from Morestead Road and St Catherine's Hill and other vantage points. The western part of the Winchester Conservation Area extends to the eastern boundaries of the hospital complex but does not include the application site. Within the conservation area, to the east of the site, is the historic West Hill Cemetery, which is included in the Hampshire Register of Historic Parks and Gardens.

The site is presently occupied by a variety of buildings, generally of a single storey, but a number are of two storeys in height, all of which sit below the mature trees which occupy and surround the site. The two storey building at the eastern end of the site, adjacent to the multi-storey car park, is presently used as a nursery, and will remain. All the other buildings on the site, which are generally poor in quality, will be removed.

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The site is rectangular in shape, with an area of 0.7ha. It is relatively long in the east-west orientation at approximately 153m, but narrower across its width at approximately 50m. Along the northern end of the site is a large group of trees on a steeply sloping bank, which are an important feature in the area.

Proposal

The redevelopment proposals comprise five separate blocks of accommodation, disposed across the site in slightly varying alignments, although with a broad north-south orientation. The blocks vary in height, the tallest being of eight storeys (plus roof plant) and the lowest of six storeys (plus roof plant), and are set in landscaped surroundings. The proposed student residential development comprises 499 study bedrooms, arranged in groups of 5-8 bedrooms sharing communal kitchen and dining facilities. The blocks also include two 1 bedroom warden's flats. In addition to this, the central block of the five will include a learning café at ground floor level and a gym at lower ground floor level.

The buildings are to have flank elevations of brick (light buff, but dark multi-stock for the two taller blocks) with window openings that span between floors, with inset spandrel panels and reveals chamfered on the south side. The north elevations are to be of brick with a central glazed panel (lighting the spine corridors), flanked by individual windows. The south elevations would have central glazing, with flanking panels in shades of metallic grey, and shading provided by a *brise-soleil* that, on plan, provides a subtle concave profile. At roof level, three angled solar thermal panels would sit in front of a rendered plant. The blocks would be identifiable one from the other by brightly coloured panels to the ground floor elevations.

Cycle parking will be provided for the students. A drop-off area will be created on the site close to the main entrance for deliveries and eight accessible car parking spaces will be provided, seven spaces for disabled residents and one for disabled visitors.

Following receipt of comments from the Landscape Team and the Hampshire Advisory Panel of Architects, further plans were received showing additional tree planting, cross sections of hard landscape areas, sunlight studies, additional views and additional window details.

Relevant Planning History

07/02101/FUL: Erection of student accommodation containing 382 rooms and ancillary facilities, following the demolition of Colebrook and Parchment former nurses' accommodation houses in Queens Road (amended plans, increasing number of units from 375 to 382 and showing reduced height at southern end and consequent increased height to block adjacent to Queens Road and including minor changes to footprint and layout) - Permitted 13th February 2008.

Consultations

Historic Environment Team: No objection.

HCC - Ecology: Conditional permission (Condition 10)

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Engineers - Drainage: Provided that Southern Water agrees that spare capacity exists and building regulations are satisfied, no objection on drainage grounds.

Engineers - Highways: Conditional permission (Conditions 16, 17 and 19).

Environmental Protection Team: Conditional Permission (Condition 15).

Tree Officer: Conditional permission (Conditions 6, 7, 8, 9, and 11.)

Landscape Team: No objections.

Environment Agency: No objections

Southern Water: Conditional permission (Condition 12)

Hampshire Advisory Panel of Architects:

1. Overall concept and arrangement on site: The Panel was generally happy with the design concept on what is a challenging sloping, linear site. The spacing and form across the site sets a main east-west spinal walkway, around a main north-south route which crosses a square outside the learning café. The size and scale of the blocks can be accommodated in this form on this site.
2. Architecture and scale of the buildings in context: Whilst the Panel did express some reservations about the spacing and distance between the blocks for this density (and which is tight in some instances), it was felt that further details of the hard and soft landscape could alleviate these issues in this particular case. The Panel noted that the final details of the windows and angled panels and the elevation, materials and finishes, were still works in progress, and needed to be submitted as part of the application.
3. Landscape strategy and physical impact on the surroundings: The Panel still has some concerns about the question of spacing between the blocks, although this may be resolved when detailed cross sections are available, and the clarification of detailing and enclosure. It would be useful to see how this site connects to the other main routes in the University Master Plan. The resulting townscape relationship between the development and Burma Road needs to be determined.
4. Views into the development: The long views have generally been accommodated successfully, with the development being hardly noticeable from most high vantage points overlooking the city. The medium views still need more work, particularly from Burma Road and from the hospital. The impact upon the setting of nearby listed buildings is minimal, but it is a pity that no views into the development from the existing hospital buildings have been submitted.

Representations

City of Winchester Trust:

The thoughtful approach to the design and layout of this scheme should make it a successful development. However, some practical aspects don't seem clear from the details provided. How do the windows open on a pivot? It would be useful to have some

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indication of what the blocks would look like if some of them were open. It is wondered how they will be cleaned, and what will happen to rainwater on the roof: no rainwater pipes are shown on the elevations, so perhaps it is intended that they should be positioned internally, although this doesn't seem to be shown on the plans.

No letters of objection received.

Relevant Planning Policy

South East Plan 2009:

CC4, CC6, CC7, CC8, T4, NRM5, NRM11, BE6

Winchester District Local Plan Review

DP1, DP2, DP3, DP4, DP5, HE5, HE16, SF6, H3, T1, T2, T3, T4, W1

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

PPG 15 Planning and the Historic Environment

PPG 16 Archaeology and Planning

PPG 17 Planning for Open Space, Sport and Recreation

PPS 22 Renewable Energy

Planning Considerations

Principle of development

The site is within the settlement boundary of Winchester, where local plan policies support the principle of residential development. At present, some students live on the University campus in purpose built student accommodation. However, a number of students live in residential areas close to the University, in private rented housing. The Stanmore estate, in particular, has seen a rise in students renting private housing and this has caused a number of issues, such as noise and disturbance from students.

It is the University's aspiration, therefore, to increase the number of purpose built student flats within and close to the University campus. Permission was granted in February 2008 (ref: 07/02101/FUL) for the erection of 382 student bedrooms and ancillary facilities following the demolition of Colebrook and Parchment former nurses' accommodation houses in Queens Road. That site is to the south west of Burma Road and has now been implemented. The redevelopment of the hospital site at Burma Road has provided the University with a windfall opportunity to further increase its student accommodation on the very edge of the campus. The principle of the development is acceptable, subject to the relevant policies of the Development Plan and Government guidance. The redevelopment of the site will form a natural extension of the King Alfred Campus and it is anticipated that the new accommodation will assist in alleviating problems with student housing in Stanmore.

None of the existing buildings are of historic merit, and the principle of the demolition and redevelopment is not unacceptable on historic environment grounds.

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Design/layout

The blocks are staggered and twisted across the site, 6-8 storeys in height, with bedrooms facing west or east around a central service core, with rooms grouped in two cluster flats per floor. Corridors run north-south from along the length, with windows onto the communal rooms at the ends. The main flank bedroom elevations are treated with a combination of double height fenestration and brickwork, arranged to form a staggered pattern across the elevation. The windows of the study bedrooms incorporate angled panels in order to provide particular views and variation of surface. Solar shading is provided on the south-facing end elevations, with different colours in the panels flanking the windows, for individuality and recognition. It is considered that this design solution creates practical accommodation for the students whilst introducing a high quality building design that will positively enhance the character and appearance of the area.

The consequence of 'twisting' the blocks on the site creates oblique views between the blocks and breaks up the bulk of the built form, particularly from distant views. The bulk of the built form is further broken up by the introduction of two types/shades of brickwork and the varied elevation treatment of the blocks. As part of the planning submission, studies have been undertaken from the four major vantage points - St Giles Hill, Whiteshute Lane, Morestead Road and West Hill Cemetery, which all showed a minimum effect upon the skyline. It is considered that this approach ensures that the development should be almost unnoticeable from most long distance vantage points. The main trees on the site, mostly along the steep north-east side, are to be retained, which will further assist in integrating the buildings into their surroundings. As such, the proposal is considered to be in accordance with Policy DP3.

Because of the arrangement of the blocks on the site, an opportunity has arisen to provide a series of high quality useable spaces between them. These south facing spaces would vary from busy, hard-paved spaces, associated with the café and the gymnasium, to less formal semi-private green spaces between the accommodation blocks. The building entrances and all of these spaces would be linked together by a broadly level, east-west footpath. This central landscaped route will run through the site from east to west, which, it is hoped, will reduce the number of students using Burma Road where there is no formal footpath. The main entrance is on the south boundary from Burma Road via a set of wide steps leading to a central space next to the café. As such, the layout will provide an attractive public area for the students and semi-private amenity areas for the individual blocks. The proposal is considered to be in accordance with Policy DP5 in that it incorporates adequate on-site amenity open space.

Impact on the character of area

In the identified medium range views, it is considered that intervening trees and buildings will largely screen and soften views of the development and the scheme will avoid detriment to the conservation area to the far north-east and east of the site.

The views along Burma Road, which are currently quite green and well-tree'd, will inevitably change. The most significant tree loss will take place here, and therefore additional landscape plans were requested by officers to show how compensatory tree planting will maintain tree cover in this area. There is a space in the amphitheatre area, close to the road, where a new tree could maintain the greenery in views along Burma Road, provide shade to what will be a very hot seating area at certain times of the year,

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and soften the impact of the new blocks from the street. There is also an opportunity to provide a replacement tree on the corner of Burma Road and Queens Road, to compensate for the loss of the significant Cedar in this area. An additional series of plans and sections have been submitted and considered by the Landscape Officer. These visuals demonstrate, firstly, how the external spaces would work more clearly, in terms of levels and tree planting, and, secondly, what measures would be taken to compensate for the loss of trees along Burma Road, particularly the large Western Red Cedar on the corner of Queens Road and Burma Road. As such, the Landscape Officer is satisfied with these additional plans, and the proposal is considered to be in accordance with Policy DP4, subject to the landscape details being controlled by conditions (Conditions 3, 4, and 5)

Impact on the Historic Landscape

The relevant historic environment considerations in respect of this application are the effect of the proposals on the setting of the adjacent Winchester Conservation Area, which includes the historic West Hill Cemetery, and on the setting of the listed Butterfield Wing of the Royal Hampshire County Hospital. National policy advice is contained in *PPS5: Planning for the Historic Environment* (2010) and the accompanying *Historic Environment Practice Guide* (2010) and local policy advice in the Winchester District Local Plan Review. English Heritage has recently (2010) published draft guidance (for consultation) on the setting of heritage assets, which makes it clear that effects on setting can sometimes relate to new development at some distance from a heritage asset.

Also relevant is the effect of the proposals on the wider landscape setting of the city, as identified in the Council's policy guidance, particularly the *Winchester Conservation Area Project* (2003). This document refers to the importance of strategic views of the city and notes that the '*silhouette of important historic buildings on Winchester's skyline forms an important element of its townscape character and should remain pre-eminent.*' (3.6). The *Conservation Area Strategy* further advises that it will be important to '*Protect the setting of the Conservation Area, including control of the height and massing of development and control of impact on landscape settings within key areas outside the Conservation Area, including Sleepers Hill, Bushfield Camp and the Police HQ*' (3.5). It recommends that any proposals within this setting area should be closely examined for impact on the conservation area.

During pre-application discussions, a number of views were identified that were considered to be relevant to the setting of the listed hospital wing and the wider landscape setting of the city, and a visual impact assessment of the scheme was undertaken by the applicants. A series of photomontages or VVIs (Visually Verified Images) was produced to demonstrate the impact of the proposals. These indicate that the effect of the proposals on the setting of the Butterfield Wing in longer views would be limited, as a result of the location of the development at an appreciably lower level on West Hill to that of the listed building (which sits almost on the ridge), with the large modern hospital buildings intervening between the historic building and the development site. In longer views across the city, the layout, form, materials and detailed design proposed for the development would successfully mitigate its impact on the landscape setting of this part of Winchester. The VVIs also indicate that, in views from West Hill Cemetery, an open area to the east of the site, the new development would be screened by existing buildings and trees, to the extent that its impact on the setting of this historic park would be minimal.

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There are, consequently, no historic environment policy objections to the application, although the appropriate conditions should be imposed on any consent granted to ensure that the materials and details of the scheme mitigate its impact (Condition 2). Given the sensitivity of the site in the wider setting of the city, it may also be prudent to ensure that any future changes or additions to the roofscape of the blocks are brought under planning control. As such, the proposal is in accordance with Policies HE5, HE16 and W1.

Impact on neighbours

There are no residential properties in close proximity to the site and, as such, the proposal will not impact materially on the amenities of neighbouring residents. The hospital café is to the immediate north-west of the site. This presently enjoys uninterrupted views across the site towards St Catherine's Hill beyond. Block A, which is 6 storeys high, will be some 43 metres away and situated lower down the slope, and block B, which is 8 storeys high, will be 36 metres away. The blocks have been orientated to allow a gap of 14 metres between the buildings, which will ensure that a view, albeit a reduced view, will be retained for the café users. A sunlight survey has been submitted, which demonstrates that the new buildings will not cause significant loss of light to the café.

The Brinton Wing is to the immediate north of the site. The boundary at this point is heavily tree'd and Block C, which is 6 storeys high, will be 46 metres away and situated lower down the slope. The upper floors of this building are used for administrative purposes. Given the distance of Block C from this building, the fact that it is lower down the slope, and that the boundary is already well-tree'd, it is considered that the new building will not have a materially harmful impact on the users of this building. Blocks D and E will be screened from the Pathology building to the north by the mature trees on this part of the site. Block E will be to the immediate north of the existing nursery building and, as such, will not cause loss of light to the users of this building, which enjoys a south facing aspect.

Highways/Parking

There has been much discussion and negotiations between the City Council, Hampshire County Council (HCC) and the applicant's agents regarding the highway implications of this proposal. The agreement has provided a wealth of comprehensive transportation data in support of the application.

The conclusion of the submission of this data is that there will not be any increase in multi modal trip movements as a result of the proposal. The applicant has demonstrated that any new trips on the network will be offset against the trips lost by the existing permitted uses on site. As such, the Council will not be seeking any transport contributions under the terms of the transport contributions policy.

The Council has been in discussions with regard to the provision of a Travel Plan as part of this application. At present, the application does not form part of the University campus, but, once built, the development will be handed to the University and will form part of its facilities. As such, it is felt appropriate that this development should form part of the overall University Transport Plan, which was produced in 2002 (but which has not been formally updated), subject to the approval of HCC as the Highway Authority. In discussion with the applicant's agent, it was agreed that, if consent were to be granted to this proposal, a condition could be applied which requires the travel plan to be reviewed, in consultation with HCC as the Highway Authority (Condition 19).

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Ecology

The application included an ecological report (Naturally Wild Consultants Ltd, January 2011) which looked at the current conditions on the application site. The main ecological feature on site is the rich boundary planting, consisting of mature trees and shrub species. The County Ecologist has been consulted and has recommended permission, subject to a condition with regard to the protection of bats (Condition 10). As such, the proposal is in accordance with the advice contained in PPS9.

Drainage

The redevelopment of the site will not increase areas of hard landscaping and, provided that storm water is dealt with in a sustainable way, there will not be an increase in surface water runoff. A public foul sewer is laid with Burma Road, onto which the development could connect. Southern Water has been consulted to ensure that spare capacity exists within the sewer to accept the flow, and has advised that the Drainage Assessment demonstrates that the proposed development will be adequately drained by the provision of suitable attenuation facilities. In order to limit the maximum discharge of foul water to the sewer network to a rate no greater than the existing discharge, a foul water collection chamber and a pump installation will be incorporated.

Surface water runoff from the redevelopment site will be discharged directly to soakaways and a system of SUDS, which is accepted by Environment Agency. Southern Water has, therefore, no objections to the proposed foul and surface water sewerage strategy, subject to a planning condition (Condition 12).

Noise and Disturbance

The Head of Environmental Health has commented that the proposed development is for student accommodation which will be directly adjacent to an existing noise-sensitive development, the Royal Hampshire County Hospital. The key issues for concern are, therefore, that the development causes minimal environmental impact to the hospital through noise and dust during the construction phase and that, once in occupation, any noise breakout from the student population can be effectively managed.

The former concern can be controlled through the implementation of a noise and dust management plan, including hours of work, which should be contained as part of any Construction Method Statement (Condition 15).

The latter issue of student noise is more difficult to quantify, as it relates to behavioural noise impacts which may vary and cannot be predicted. It is noted from the site plan that Blocks C and E do have warden accommodation incorporated as part of the development. The inclusion of any on-site supervision, to effectively manage the student population and control any on-site noise break out from the blocks, is therefore encouraged. However, it is considered that this provision or supervision could not be made a requirement of the planning permission. As such, this would be better served by the enforcement of alternative environmental legislation. Notwithstanding this fact, Condition 13 seeks to ensure that the buildings are sufficiently insulated against internally generated noise.

Sustainable Design

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The buildings have incorporated sustainable design solutions, in accordance with the guidance contained in the South East Plan. A thick external wall build-up will be applied to allow for extra insulation, along with high levels of air tightness to minimise heat loss. The proposal also includes the use of solar thermal water heating to further reduce the CO² emissions from the student accommodation. The buildings have been designed and positioned with particular consideration to maximising the penetration of natural daylight, therefore reducing the use of electrical lighting.

Conclusion

The proposal is considered to be in accordance with the relevant policies of the Development Plan and Government guidance, and is recommended for approval.

Recommendation

Application Permitted, subject to the following conditions:

Conditions

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

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 for the construction of the external surfaces of the development hereby permitted, together with details in the form of large scale plans and sections of the fenestration of the building, including eaves detail and finished colours, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3. 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:

- a) existing and proposed finished levels or contours;
- b) means of enclosure, including any retaining structures;
- c) car parking layout;
- d) other vehicle and pedestrian access and circulation areas;
- e) hard surfacing materials;
- f) minor artefacts and structures (e.g. street furniture, play equipment, refuse or other

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storage units, signs, lighting etc);

- g) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.);

Soft landscape details shall include the following, as relevant:

- i) planting plans;
- j) written specifications (including cultivation and other operations associated with plant and grass establishment);
- k) schedules of plants, noting species, planting sizes and proposed numbers/densities, where appropriate;
- l) retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- m) manner and treatment of watercourses, ditches and banks;
- n) implementation programme.

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

4. 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.

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

5. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of commencement of works on site. The management plan shall include the following information:

- i) A landscape management key plan coordinating all requirements for external areas, as covered by other conditions and including landscape, trees, levels and drainage;
- ii) All plans for the external areas, based on an accurate topographical survey.

The landscape management plan shall be carried out in accordance with the details hereby approved and implemented for a period of 20 years following completion of landscape works on site, as agreed with the Local Planning Authority.

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Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by features that contribute to the landscape and historic setting of Winchester.

6. Prior to the commencement of any site groundwork, ground preparation, demolition or construction, an arboriculture impact assessment and method statement shall be submitted to and approved by the Local Planning Authority. The method statement shall be written in accordance with British Standard 5837:2005 and shall include the following information:

- i) Tree protection plan, to an appropriate scale, showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboriculture method statement, which can be shown graphically;
- ii) Clear information on the location of construction exclusion zones, which shall include areas for future planting, to maintain the integrity of soil in such areas;
- (iii) Performance specifications for any technical or engineering solutions which will be required to affect development within the root protection areas or construction exclusion zone;
- (iv) A program of site supervision by the appointed project arborist.

No arboricultural works shall be carried out to trees other than those specified, and in accordance with the Method Statement.

Reason: To ensure the protection of existing trees and areas for future planting.

7. In this condition, "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be subject to any arboricultural works, other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any arboricultural works approved shall be carried out in accordance with British Standard 3998 Tree Work.

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

8. The erection of fencing, and any other protective measures for the protection of any retained tree, shall be undertaken in accordance with details, in the form of an arboricultural Method Statement and associated Tree Protection Plan, to be submitted to and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation or other works be carried out,

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without the written consent of the Local Planning Authority. The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced, so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Ivan Gurdler, 01962 848403.

Reason: To ensure the protection of trees which are to be retained.

9. Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect existing and proposed trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced. Development shall be undertaken in accordance with the approved details.

Reason: To ensure the protection of trees and hedgerows to be retained and, in particular, to avoid unnecessary damage to their root systems.

10. Should the demolition of any buildings on site not be completed within one year of this permission, then prior to commencement, or recommencement of works, the results of update inspections/surveys of the building/site (carried out by a qualified ecologist), along with details of any necessary resulting mitigation and a timescale for works proceeding, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, any agreed mitigation shall be implemented in accordance with the approved details.

Reason: In order to ensure that bats are taken into account at implementation of the permission.

11. No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

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

Reason: To ensure satisfactory provision of foul and surface water drainage.

13. Details of a scheme for insulating the buildings hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development and completed before the use permitted commences. Such noise insulation shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To secure the reduction in the level of noise emanating from the building.

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14. Details of the provision to be made for the storage and disposal of refuse from the units of accommodation shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the units are occupied.

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

15. No development shall take place until a Construction Method Statement and Construction Code of Practice for limiting the emission of noise and dust from all demolition and construction activities on the site, has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence until the measures approved in the scheme have been fully implemented, and they shall be adhered to throughout the construction period.

Reason: To protect the amenities of the occupiers of nearby residents.

16. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

17. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

18. The accommodation hereby permitted shall not be used for any other purposes than halls of residence to serve students of the University of Winchester and Sparsholt College, including university courses run outside of normal term time, and for no other purpose in the Town and Country Planning Act (Use Class) Order.

Reason: The development is not of a type that would be satisfactory for other residential use, and does not incorporate sufficient parking provision for alternative types of occupancy.

19. Prior to the occupation of the development hereby approved, a scheme shall be submitted to and be approved in writing by the Local Planning Authority, for the monitoring of the University of Winchester's Travel Plan.

Reason: To reduce the number of traffic movements to and from the site.

Informatives

1. This permission is granted for the following reason:

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DEVELOPMENT CONTROL COMMITTEE AGENDA

The development is in accordance with the policies and proposals of the Development Plans 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:

South East Plan: CC4, CC6, CC7, CC8, T4, NRM5, NRM11, BE6.

Winchester District Local Plan Review: DP1, DP2, DP3, DP4, DP5, HE5, HE16, SF6, H3, T1, T2, T3, T4, W1.

3. The applicants attention is drawn to the fact that it is an offence to undertake works that affect the habitat of protected species without first undertaking appropriate surveys and providing a mitigation strategy and first obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005. They should accordingly liaise with Natural England to ensure that the provisions of the following legislation are satisfied before any work is commenced on site pursuant to the permission hereby granted: Parts IV and Annex A of Circular 06/2005 'Biodiversity and Geological Conservation'; Section 40(1) of the Natural Environment and Rural Communities Act 2006 and Regulation 3(4) of the Conservation (Natural Habitats & c) Regulations 1994 and section 74 of the Countryside and Rights of Way Act 2000.

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 plans approved in relation to this planning permission are those shown on the accompanying schedule of drawings received. Development shall be undertaken in accord with such approved plans, unless the Local Planning Authority has first approved in writing alternative plans in variation thereto or amplification thereof.