

SPECIAL MEETING OF PLANNING DEVELOPMENT CONTROL COMMITTEE

27 March 2014

Attendance:

Councillors:

Ruffell (Chairman) (P)

Clear

Evans (P)

Izard (P)

Johnston (P)

Lipscomb (P)

McLean (P)

Pearce (P)

Pearson (P)

Read (P)

Others in attendance who did not address the meeting:

Councillors E Berry, J Berry, Weir, Learney, Scott, Tait and Weston.

1. **BARTON FARM, ANDOVER ROAD, WINCHESTER**

(Report PDC989 and Update Sheet refers)

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of these applications, as he was a member of the Council of the City of Winchester Trust, which had commented on the applications, but he had taken no part in that process. Therefore, Councillor Lipscomb spoke and voted thereon.

The Chairman explained that this was a special meeting of the Committee to consider the Design Codes and Reserved Matters applications for the Barton Farm Major Development Area (MDA), Andover Road, Winchester. This application was outside the area of the South Downs National Park and the Committee had visited the site with officers on 25 March 2014.

The Chairman also announced that the presentation, Members' questions and public participation for the Design Codes and Reserved Matters applications would be considered together, as set out below. In addition, he clarified that the access arrangements for the development, in particular the re-routing of vehicular traffic from Andover Road, had already been approved by the Secretary of State in granting the outline permission.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC989. In summary, this clarified that the application was within the City Council ward of Sparsholt and the Parish of Headbourne Worthy; that the Head of Housing raised no objection to the Affordable Housing Reserved Matters Strategy; and dealt with amendments to Condition 6 (regarding a link with Courtney Road) and minor amendments to Conditions 8 and 9 (regarding landscaping).

Item 1: Application to Discharge Condition 03 (Design Code) of Permission Reference 13/01694/FUL – Barton Farm, Andover Road, Winchester – 13/02467/DIC

The application set out the design code details in order to comply with Condition 3 of permission Reference 13/01694/FUL. The site was an area of agricultural land of 93.1 hectares located on the northern boundary of Winchester town. The land had been designated for residential development for up to 2,000 houses through Policy WT2 of the adopted Winchester District Local Plan Part 1 – Joint Core Strategy, and granted outline consent by the Secretary of State in October 2012.

This outline consent had been subject to a Section 73 planning application to vary three conditions, which was approved by Committee on 15 October 2013. This enabled the applicant to submit the Design Codes alongside the first reserved matters application, which were the subject of consideration of this meeting.

The officer's presentation explained that the Design Codes set out minimum standards to develop the whole Barton Farm MDA and that it had taken references from existing development in Winchester, and the topography and landscape of the application site. Following lengthy consultation with the applicant, the original Design Code had evolved to that before Members at Committee, and it was the officers' view that this Code would ensure a high standard of architectural and landscape design.

Following consideration of the above and for the reasons set out in the Report, the Committee agreed that the Design Code be approved, pursuant to Condition 03 of Planning Permission 13/01694/FUL.

RESOLVED:

That the Design Code be approved, pursuant to Condition 03 of Planning Permission 13/01694/FUL.

Item 2: Reserved Matters Application for Details (layout, scale, appearance and landscaping) of the first phase of development (Phases 1A and 1B) of the Barton Farm site comprising a total of 423 dwellings (200 in Phase 1A and 223 in Phase 1B) including public open space in pursuance of Conditions 05, 11 and 12 of permission 13/01694/FUL (Amended Description) at: Barton Farm, Andover Road, Winchester – 13/02257/REM

The Head of Development Management introduced Phases 1a and 1b for the MDA. These were the first of an anticipated five phases to build out the MDA over a ten year period. Phase 1a proposed 200 dwellings at the south of the site and 1b 223 dwellings at the north. If granted, both phases would be constructed concurrently.

From the officer's presentation, Members noted that Phase 1a differed from the Outline Consent, by the introduction of a roundabout which replaced the previously granted traffic signal controlled southern access to the MDA from Andover Road. The proposed roundabout would create a smaller junction based on shared spaces principles, giving greater priority for pedestrians and cyclists. Aside from a small additional delay for inbound motorists during the morning peak, traffic modelling predicted that the roundabout would create fewer traffic delays than the signalled junction throughout the rest of the day and result in a more aesthetically pleasing entrance to the MDA.

Phase 1a also included an area of public open space along the dry valley of the site and this would include a dry pond to hold storm water in extreme weather. Facing onto this area of public open space was the proposed Meadow Court development, an informal pattern of larger detached houses with larger gardens.

The main avenue linking the north and south of the site featured buildings of higher density with slate tiles, rather than the proposed clay tiles for dwellings away from the main avenue. Phase 1a included part of the southern end of this avenue and Phase 1b included part of the northern end.

Phase 1b at the north of the development included an area of public open space (Wellhouse Wood) adjacent to Wellhouse Lane and continued the design of less dense development away from the main avenue.

The Committee noted the comments of the Highway Authority (Hampshire County Council) officer, who outlined the traffic considerations relating to the development of the MDA. In summary, this included:

- a new traffic light system to control the use of the narrow Wellhouse Lane bridge, and that this would include a phase for pedestrians;
- that the applicant's proposal to feed the southern footpath into Courtney Road (rather than along the rear of these properties and onto Worthy Road) was, in principle, supported;
- the Park and Ride site for 200 vehicles at the north of the MDA;
- the Section 106 Transport contributions (including £1.3m to support buses);
- the temporary northern access point (which was suitable for construction traffic);
- and the process by which the roads within the site would be adopted by the Highway Authority.

Regarding the Phases before Members, the Highway Authority had raised no objection, subject to detailed technical checks.

In response to questions, Members noted the proposed measures to control parking on the site, which included swales alongside the green verges of the main avenue and raised mounds around areas of open space. The Highway Authority Engineer added that the proposed parking met the required

standards. It is intended that maintenance of the areas of public open space would be transferred to the City Council.

Members noted that the proposed two-form entry school would be triggered on the occupation of the 250th dwelling. Before then, there was sufficient capacity in the existing school system to accommodate the first children living on the MDA.

In response to Members' questions, the Head of Development Management explained that the proposed conditions controlled the use of the dark wood cladding to ensure its long term durability.

Members also noted that the development would comply with Sustainable Homes Code Level 4, regarding energy efficiency, and that the majority of domestic roofs would include solar panels to heat water. In addition, there was the potential to introduce a Combined Heat and Power Unit in the centre to supply nearby businesses.

In response to Members' concerns, the Drainage Engineer explained why he had raised no objection to the application and outlined the applicant's proposed system of swales and dry ponds to manage surface water. It was also explained that Southern Water was required to upgrade the foul water infrastructure from the site, although it was likely that the existing provision had sufficient capacity for the MDA.

Members noted that the majority of the proposed affordable housing would be located on the main avenue. In response to Members' concerns about "pepperpotting" affordable housing, the Head of Housing explained that officers had negotiated the location of the affordable housing with the applicant to create a strong, cohesive and integrated community. This had translated into locating the affordable housing near open spaces, transport links and shared parking areas, where residents from different housing types and tenures were likely to meet.

During public participation, Messrs Thomson, Renshaw and Baker (representative of City of Winchester Trust), and Ms Saunders (Littleton and Harestock Parish Council) spoke against the application. On behalf of the applicant, Mr Adams spoke in support of the application.

During debate, Members raised strong concerns regarding the location of the affordable housing and expressed their preference that future phases adopt a greater distribution of the affordable housing units. However, on balance, the Committee agreed that the reserve matters application was of a high standard and therefore agreed the application as set out in the Report, subject to the minor amendments to the Conditions within the Update Sheet.

RESOLVED:

That the application be permitted subject to the conditions set out in the Report (as amended in the Update Sheet).

2. **WEST OF WATERLOOVILLE – JOINT PLANNING COMMITTEE**
(Report PDC990 refers)

The report set out proposals to create a new Joint Planning Committee with Havant Borough Council to consider future applications at the West of Waterlooville MDA (Major Development Area).

In response to Members' questions, the Head of Legal and Democratic Services explained the safeguarding procedure within the proposed Terms of Reference. This enabled two Members of the Joint Committee to refer a decision of the Joint Committee back to the relevant parent authority Committee. It was clarified that this referral should take place immediately after the Joint Committee's decision and at the same meeting.

During public participation, Mr Lander-Brinkley (Chairman of Denmead Parish Council and also conveying the views of Councillor Stallard, a Ward Member, and the West of Waterlooville Advisory Group) spoke against the recommendations in the Report.

During debate, Members discussed the numbers of each Council's representation on the new Committee and the rationale for its creation. Members were also conscious that the Joint Committee was likely to meet on an ad hoc basis and therefore to maximise the likelihood of full representation, agreed that Council be recommended to appoint two deputies per political party. The Committee also noted the advice of the Head of Legal and Democratic Services that appointments to the new Joint Committee should either have experience of Planning or have completed the appropriate training.

Subject to the above amendment, the recommendations were agreed as follows, for the reasons set out in the Report.

RECOMMENDED

1. **THAT A JOINT WEST OF WATERLOOVILLE MDA PLANNING COMMITTEE BE APPOINTED IN ACCORDANCE WITH SECTIONS 101(5) AND 102 OF THE LOCAL GOVERNMENT ACT 1972.**
2. **THAT FIVE CITY COUNCIL MEMBERS (CHAIRMAN OF THE PLANNING DEVELOPMENT CONTROL COMMITTEE AND FOUR OTHERS, PLUS TWO DEPUTIES PER POLITICAL PARTY) BE APPOINTED TO THE JOINT WEST OF WATERLOOVILLE MDA PLANNING COMMITTEE AT FULL COUNCIL ON 2 APRIL 2014, AND THE MEMBERSHIP BE REVIEWED AT ANNUAL COUNCIL ON 4 JUNE 2014.**

- 3. THAT THE CONSTITUTION AND TERMS OF REFERENCE OF THE JOINT WEST OF WATERLOOVILLE MDA PLANNING COMMITTEE BE AS SET OUT IN APPENDIX 1 TO THE REPORT.**
- 4. THAT THE CHIEF OPERATING OFFICER ACT AS MONITORING OFFICER, AND THE CHIEF FINANCE OFFICER ACT AS SECTION 151 OFFICER, IN RESPECT OF THE CITY COUNCIL'S INVOLVEMENT IN THE JOINT COMMITTEE.**
- 5. THAT THE DEVELOPMENT MANAGEMENT FUNCTIONS IN THE WEST OF WATERLOOVILLE MDA BE DELEGATED TO THE JOINT WWMDA PLANNING COMMITTEE AS SET OUT IN THE CONSTITUTION AND TERMS OF REFERENCE.**
- 6. THAT THE SCHEME OF DELEGATION TO OFFICERS BE AMENDED SO THAT WHERE A MATTER IS REQUIRED TO BE DETERMINED BY COMMITTEE, AND IT FALLS WITHIN THE TERMS OF THE JOINT WWMDA PLANNING COMMITTEE, THE MATTER SHALL BE DETERMINED BY THE JOINT WWMDA PLANNING COMMITTEE, RATHER THAN THE PLANNING DEVELOPMENT CONTROL COMMITTEE.**

The meeting commenced at 9.30am and concluded at 2.30pm.

Chairman

WINCHESTER CITY COUNCIL

SPECIAL PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISION

27.03.2014

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Winchester Town

Ward

St Barnabas

Conservation

Area:

Case No: 13/02467/DIC

Ref No: W

Date Valid:

Grid Ref: 447468 131155

Team: 2_STH

Case Officer: Nick Parker

Applicant: Cala Homes (South) Limited

Proposal: Development of approximately 93.1 hectares of land at Barton Farm to the east of Andover Road, Winchester to provide 2000 dwellings (to include 40% affordable housing); a local centre including: a new primary school, a children's pre-school nursery, a retail food store up to 2000 sq m, a community building, a health centre, a district energy centre, car parking and other commercial, leisure and community floor space (to include use classes A1 (food and non-food retail), class A2 (financial and professional services), class A3 (restaurants and cafes), class A4 (drinking establishments), class A5 (hot food take away), class D1 (non-residential institutions), class D2 (assembly/leisure) and class B1 (a) (offices)); formal and informal recreational spaces; park and ride facility for up to 200 cars; land for allotments; hard and soft landscaping; storm water attenuation and foul and surface water drainage measures; the re-routing of Andover Road through the site; the closure of Andover Road to vehicular traffic in the vicinity of Henry Beaufort School; the creation of a pedestrian and cycle route along the route of Andover Road; new roads infrastructure; the formation of new public rights-of-way across the site and new route linking the railway underpass to Worthy Road; improvement and upgrading of existing public rights of way; provision of and diversion of services as necessary and provision of on- and off-site infrastructure necessary to facilitate development of the site (OUTLINE).

Location: Barton Farm Andover Road Winchester Hampshire SO22 6AX

Officer: PER

Recommendation:

Committee Decision:

APPROVED:-

Reasons

1 That the Design Code submitted on 16th October 2013 as amended by details submitted on 21st February 2014 be approved pursuant to condition 03 of planning permission 13/01694/FUL.

Winchester Town

Ward

St Barnabas

Conservation

Area:

Case No: 13/02257/REM

Ref No: W00942/22

Date Valid: 30 October 2013

Grid Ref: 447468 131155

Team: 2_STH

Case Officer: Nick Parker

Applicant: Cala Homes (South) Limited

Proposal: Reserved Matters application for details (layout, scale, appearance and landscaping) of the first phase of development (Phases 1A and 1B) of the Barton Farm site comprising a total of 423 dwellings (200 in phase 1A and 223 in phase 1B) including public open space in pursuance of conditions 05, 11 and 12 of permission 13/01694/FUL (AMENDED DESCRIPTION)

Location: Barton Farm Andover Road Winchester Hampshire SO22
6AX

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 Before development of this phase commences 1:20 scale fully annotated plans, elevations and sections for each house type, garage and other buildings, of the following details shall be submitted to and approved in writing by the local planning authority:

- Eaves, verges, bargeboards, fascias, parapet walls, ridge tile profiles, parapet roof divisions, valleys, hoppers and rainwater goods
- Chimneys
- Windows including oriels, bays and dormers which shall include materials (NB all

windows frames shall be recessed from the face elevation by 75mm)

- Doors including garage doors which shall include materials
- Canopies/porches and supports including eaves and cladding materials
- Standing seam zinc cladding and their junctions with other elevation material
- Timber cladding and the junctions with other elevation material
- Balconies including supports
- Solar panels including their positions within the roof planes and the fixings to the roofs
- Metre boxes/cabinets including positions, colours and materials
- Decorative brick detailing on the apartment buildings
- All boundary treatment including garden gates

The above details shall be implemented in accordance with the approved details before each building is occupied.

Reason: To ensure that the external appearance of the building and the public realm is of a high order and complies with the guiding principles and mandatory requirements of the approved design code.

2 Before development of this phase commences samples panels of all the external materials of the building and external hard landscaping surfaces shall be set out on site for inspection the details of which shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is of a high order and complies with the guiding principles and mandatory requirements of the approved design code.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A-H of Part 1, Class A of Part 2 and Classes A and B of Part 40 of the Order shall be carried out without the prior written consent of the Local Planning Authority, including:

- Means of enclosure (walls, fences, railings, gates and other boundaries) which are adjacent to the public realm or across access roads and drives)
- Extensions
- Alterations to roofs (include dormer windows)
- Solar panels

Reason: To protect the amenities of the locality and to maintain a good quality environment to ensure that the development complies with the guiding principles and mandatory requirements of the approved design code.

4 Prior to the commencement of this phase of development details of any sub-stations, gas governors or any other associated utility buildings and structures for this phase of development shall be submitted and approved in writing by the Local

Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and to maintain a good quality environment to ensure that the development complies with the guiding principles and mandatory requirements of the approved design code.

5 An Arboricultural Method Statement, Arboricultural work method statement and tree protection plan in accordance with BS5837:2012 for this phase of development shall be submitted to and approved in writing by the Local Planning Authority, prior to any demolition, tree works, construction or groundwork commencing on the site.

- Inspection of fencing: 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 on 01962 848403.
- Construction of special engineering surface treatment under tree canopies: the Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.
- Limit of Arboricultural work: no Arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement.
- No deviation from agreed method statement: any minor deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.
- Arboricultural Supervision: a person (Arboricultural Supervisor) who is suitably qualified and experienced in Arboriculture and who has a sound knowledge of BS 5837 (2012) shall be employed to write the Arboricultural Impact Assessment, Arboricultural Work method statement and tree protection plan. The appointed Arboricultural supervisor shall supervise the installation of the tree protection measures.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

6 No development shall take place until details of both hard and soft landscape works for this phase of development have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The landscaping works shall be in accordance with the ecological enhancement measures outlined in the approved Ecology Survey Report (RPS, January 2014) covering Phase 1A and 1B.

These details shall include the following:

- existing and proposed finished levels, contours and gradients with any changes of level for all external hard and soft amenity spaces
- details of retaining walls including exact location, material, colour and manufacturer

- exact location and detail of edge treatment in adoptable highway margins. To include material, colour and manufacturer.
- written specification for hard surfacing materials within public realm, including kerbs and path edgings. To include colour, material and manufacturer.
- written specification for minor artefacts and structures including exact locations (eg. street furniture, play equipment, refuse or other storage units, signs, lighting, fencing etc).
- type and location of proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines, including lines, manholes, soakaways etc.) To include SuDs features eg check dams as set out in the Design Code.

Soft landscape details shall include the following as relevant:

- detailed planting plans
- written landscape specification (including cultivation and other operations associated with plant and grass establishment
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
- exact location of instant hedging
- implementation programme.

Reason: To improve the appearance of the site in the interests of visual amenity and to maintain a good quality environment to ensure that the development complies with the guiding principles and mandatory requirements of the approved design code.

7 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with the ecological enhancement measures outlined in the approved Ecology Survey Report (RPS, January 2014) covering Phase 1A and 1B. 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

8 Construction of the last four dwellings of this phase (details of which shall be specified) as shown on the approved plans, shall not continue above slab level until the landscaping on the remainder of the application site has been planted in accordance with the approved landscape details.-

Reason: To ensure the implementation of the approved landscape scheme in the interests of visual amenity.

9 Prior to the occupation of this phase of development the detailed maintenance schedules for all hard and soft landscape areas (other than small, privately owned, domestic gardens) shall be submitted to and approved in writing by the Local Planning Authority for its permitted use. The maintenance schedules shall accord with the measures outlined in the approved Ecology Survey Report (RPS, January 2014) covering Phase 1A and 1B. The landscape management plan shall commence at Practical Completion and apply during the 10 year construction period or until completion of the development (whichever is the later) and be carried out in accordance with the details hereby approved.

Reason: A landscape management plan for each phase of the site is required to deliver long term design objectives and management responsibilities as set out in the Design Code and LOSS document. This condition will 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.

10 No development of this phase shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected (including permanent or temporary treatment). The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

11 No development, or works of site preparation or clearance, of this phase 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. Development shall be undertaken in accordance with the approved details.

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

12 No development of this phase shall take place until details of the width, alignment, gradient and type of construction proposed of the main Avenue serving the development including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting, landscaping, the method of disposing of surface water, and details of a programme for the making up of the roads and footways has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

13 No development shall take place until details of the lighting scheme for this phase of development is submitted and approved in writing by the Local Planning Authority. The lighting scheme shall accord with the ecological enhancement measures outlined in the approved Ecology Survey Report (RPS, January 2014) covering Phase 1A and 1B. The development shall then be carried out in accordance with the approved plans prior to the occupation of the dwellings or in accordance with a programme agreed with the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and to protect wildlife interests.

14 The development hereby permitted shall be implemented in accordance with the noise mitigation measures as set out in the submitted acoustic report by Philip Acoustics Ltd (Report Ref 13162-002). All properties identified as falling within NEC cat B and C shall be provided with the scheme of mitigation measure detailed within this report with particular reference to "higher than standard" glazing for NEC C premises and Mechanical Ventilation Heat Recovery for all NEC B and C premises (noise rated to an LAeq of 30 dB for living rooms and 25dB for bedrooms).

Reason: In order to protect the amenities of future residents from noise sources associated with the development.

15 The development hereby permitted shall not begin until final surface water drainage plans, based on the sustainable drainage principles included within the Surface Water Drainage Strategy Report for the overall site (RSK, 131910-1 (03), November 2013), have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the completion of this phase of development and thereafter managed and maintained in accordance with the Surface Water Drainage Strategy Report.

Those details shall include:

- information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater;
- supporting surface water drainage calculations.

Where the drainage scheme relies on drainage features outside of the phase boundary these features must be completed to a point where that particular phase can be serviced.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance.

16 The development hereby permitted shall be carried out in accordance with the measures as set out in the submitted Code for Sustainable Homes Report (Abbey Consultants 26th September 2013) and Energy Demand Statement (Abbey Consultants 3rd October 2013).

Reason: In order to ensure a sustainable development in accordance with the requirements of the outline consent

17 Following a period of ten years from the commencement of development (or an alternative time to be agreed with the Local Planning Authority), the marketing suite car parking area as shown on the approved drawing D2097_LAN_PH1A_28 shall return to amenity space as shown on approved drawing ref. D2097_LAN_PH1A_127.

Reason: In the interests of the amenity of the area.

18 The development hereby permitted shall be carried out in accordance with the approved plans and documents set out below:

Masterplans: Detailed Planning Phase 1A and Phase 1B - JTP
555_MP01 Rev P3 1:2000@A0 Existing Topographical Survey
555_MP02 Rev P3 1:2000@A0 Redline Plan: Phase 1A_Phase 1B
555_MP03 Rev P3 1:2000@A0 Masterplans in Context: Phase 1A_Phase 1B
555_MP04 P2 1:500@A0 Detailed Masterplan: Phase 1A
555_MP05 P2 1:500@A0 Detailed Masterplan: Phase 1B
555_MP06 P2 1:500@A0 Housing Typologies: Phase 1A
555_MP07 P2 1:500@A0 Housing Typologies: Phase 1B
555_MP08 P2 1:500@A0 Parking Strategy: Phase 1A
555_MP09 P2 1:500@A0 Parking Strategy: Phase 1B
555_MP10 P2 1:500@A0 Tenure Strategy: Phase 1A
555_MP11 P2 1:500@A0 Tenure Strategy: Phase 1B
555_MP12 P2 1:500@A0 Proposed Levels: Phase 1A
555_MP13 P2 1:500@A0 Proposed Levels: Phase 1B
555_MP14 P2 1:500@A0 Refuse Strategy: Phase 1A
555_MP15 P2 1:500@A0 Refuse Strategy: Phase 1B
555_MP16 P2 1:500@A0 Renewable Energy Strategy: Phase 1A
555_MP17 P2 1:500@A0 Renewable Energy Strategy: Phase 1B

House Types_Plans_Sections_Elevations - JTP
555_FOG P2 1:100@A1 Flat Over Garage - Plans & Elevations
555_HT_A.2.1 P2 1:100@A1 House Type A.2.1 - Plans & Elevations
555_HT_A.3.1 P2 1:100@A1 House Type A.3.1 - Plans & Elevations
555_HT_A.3.2 P2 1:100@A1 House Type A.3.2 - Plans & Elevations
555_HT_A.4.1 P2 1:100@A1 House Type A.4.1 - Plans & Elevations
555_HT_P.2.1 P2 1:100@A1 House Type P.2.1 - Plans & Elevations
555_HT_P.2.2 P2 1:100@A1 House Type P.2.2 - Plans & Elevations
555_HT_P.3.1 P2 1:100@A1 House Type P.3.1 - Plans & Elevations
555_HT_P.3.2 P2 1:100@A1 House Type P.3.2 - Plans & Elevations
555_HT_P.3.3 P2 1:100@A1 House Type P.3.3 - Plans & Elevations
555_HT_P.3.4 P2 1:100@A1 House Type P.3.4 - Plans & Elevations
555_HT_P.3.5 P2 1:100@A1 House Type P.3.5 - Plans & Elevations
555_HT_P.3.6 P2 1:100@A1 House Type P.3.6 - Plans & Elevations

555_HT_P.3.7 P2 1:100@A1 House Type P.3.7 - Plans & Elevations
555_HT_P.4.2 P2 1:100@A1 House Type P.4.2 - Plans & Elevations
555_HT_P.4.4 P2 1:100@A1 House Type P.4.4 - Plans & Elevations
555_HT_P.4.5 P2 1:100@A1 House Type P.4.5 - Plans & Elevations
555_HT_P.4.6 P2 1:100@A1 House Type P.4.6 - Plans & Elevations
555_HT_P.4.6B P1 1:100@A1 House Type P.4.6 B - Plans & Elevations
555_HT_P.4.8 P2 1:100@A1 House Type P.4.8 - Plans & Elevations
555_HT_P.4.9 P2 1:100@A1 House Type P.4.9 - Plans & Elevations
555_HT_P.4.10 P2 1:100@A1 House Type P.4.10 - Plans & Elevations
555_HT_P.4.11 P2 1:100@A1 House Type P.4.11 - Plans & Elevations
555_HT_P.4.12 P2 1:100@A1 House Type P.4.12 - Plans & Elevations
555_HT_P.4.13 P2 1:100@A1 House Type P.4.13 - Plans & Elevations
555_HT_P.4.13B P1 1:100@A1 House Type P.4.13 B - Plans & Elevations
555_HT_P.4.14 P2 1:100@A1 House Type P.4.14 - Plans & Elevations
555_HT_P.5.1 P2 1:100@A1 House Type P.5.1 - Plans & Elevations
555_HT_P.5.2 P2 1:100@A1 House Type P.5.2 - Plans & Elevations
555_HT_P.5.3 P2 1:100@A1 House Type P.5.3 - Plans & Elevations
555_HT_P.5.4 P2 1:100@A1 House Type P.5.4 - Plans & Elevations
555_HT_P.5.5_a P2 1:100@A1 House Type P.5.5_a - Plans & Elevations
555_HT_P.5.5_b P2 1:100@A1 House Type P.5.5_b - Plans & Elevations
555_HT_P.S P1 1:100@A1 House Type P.S Phase 1b sales -Plans and Elevations

Flat Blocks_Plans_Sections_Elevations - JTP

555_FBA1_P P2 1:100@ A1 Flat Block A1 - Plans
555_FBA1_E P2 1:100@ A1 Flat Block A1 - Elevations
555_FBA2_P P2 1:100@ A1 Flat Block A2 - Plans
555_FBA2_E P2 1:100@ A1 Flat Block A2 - Elevations
555_FBB_P P2 1:100@ A1 Flat Block B1 and B2 - Plans
555_FBB_E P2 1:100@ A1 Flat Block B1 and B2 - Elevations
555_FBC_P P2 1:100@ A1 Flat Block C1 and C2 - Plans
555_FBC_E P2 1:100@ A1 Flat Block C1 and C2 - Elevations
555_FBD_P P2 1:100@ A1 Flat Block D1 and D2 - Plans
555_FBD_E P2 1:100@ A1 Flat Block D1 and D2 - Elevations

Details - JTP

555_AS_01 P2 1:100@ A1 Garage Details
555_AS_02 P2 1:100@ A1 Car Barns and Substation Details
555_AS_03 P2 1:100@ A1 Refuse & Cycle Storage Details

Street Elevations -JTP

555_SE_01 P3 1:100@ A0 Phase 1A Street Elevations 1&2
555_SE_02 P2 1:100@ A0 Phase 1A Street Elevations 3&4
555_SE_03 P2 1:100@ A0 Phase 1B Street Elevations 1&2
555_SE_04 P2 1:100@ A0 Phase 1B Street Elevations 3&4
555_SE_05 P3 1:100@ A0 Phase 1B Street Elevations 5&6
555_SE_06 P2 1:100@ A0 Phase 1B Street Elevations 7&8
555_SE_07 P2 1:100@ A0 Phase 1B Street Elevations 9

Landscape Plans Phase 1A - Fabrik

Ph1A_110 Rev C 1:200 @ A1 Legend & Plant Schedule for Phase 1A Hard and Soft General

Arrangement Drawings

Ph1A_111 Rev B 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 1 of 17

Ph1A_112 Rev C 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 2 of 17

Ph1A_113 Rev B 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 3 of 17

Ph1A_114 Rev B 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 4 of 17

Ph1A_115 Rev C 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 5 of 17

Ph1A_116 Rev B 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 6 of 17

Ph1A_117 Rev C 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 7 of 17

Ph1A_118 Rev B 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 8 of 17

Ph1A_119 Rev C 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 9 of 17

Ph1A_120 Rev C 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 10 of 17

Ph1A_121 Rev C 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 11 of 17

Ph1A_122 Rev C 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 12 of 17

Ph1A_123 Rev C 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 13 of 17

Ph1A_124 Rev B 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 14 of 17

Ph1A_125 Rev B 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 15 of 17

Ph1A_126 Rev B 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 16 of 17

Ph1A_127 Rev A 1:200 @ A1 Phase 1A Hard and Soft General Arrangement
Drawing 17 of 17

Ph1A_128 1:250@A3 Phase 1A Hard and Soft GA - Sales and Marketing area

Ph1A_131 1:1000@A0 Phase 1A Footpath and Cycleway Network
Drawing Landscape Plans- Phase 1B - Fabrik

Ph1B_110 Rev C 1:200 @ A1 Legend & Plant Schedule for Phase 1B Hard and Soft General Arrangement Drawings

Ph1B_111 Rev B 1:200 @ A1 Phase 1B Hard and Soft General Arrangement
Drawing 1 of 14

Ph1B_112 Rev B 1:200 @ A1 Phase 1B Hard and Soft General Arrangement
Drawing 2 of 14

Ph1B_113 Rev C 1:200 @ A1 Drawing 3 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_114 Rev B 1:200 @ A1 Drawing 4 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_115 Rev C 1:200 @ A1 Drawing 5 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_116 Rev C 1:200 @ A1 Drawing 6 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_117 Rev B 1:200 @ A1 Drawing 7 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_118 Rev C 1:200 @ A1 Drawing 8 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_119 Rev B 1:200 @ A1 Drawing 9 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_120 Rev B 1:200 @ A1 Drawing 10 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_121 Rev B 1:200 @ A1 Drawing 11 of 14	Phase 1B Hard and Soft General Arrangement
Ph1B_122 Rev B 1:200 @ A1 Drawing 12 of 14	Phase 1B Hard and Soft General Arrangement
PH1B_123 Rev B 1:200 @ A1 Drawing 13 of 14	Phase 1B Hard and Soft General Arrangement
PH1B_124 Rev C 1:200 @ A1 Drawing 14 of 14	Phase 1B Hard and Soft General Arrangement
PH1B 131 1:1000@A0 Drawing	Phase 1A Footpath and Cycleway Network

00555 Material Schedule Rev P1 Phase 1 Materials Schedule (JTP)

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

The application was submitted following an extensive and comprehensive pre-application process that involved officers and Members of the City Council and the County Council and other Agencies and the local community. The submitted scheme was amended following further advice from the City Council and has resulted in the approved scheme.

2. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review

DP2, DP3, DP4, DP5, DP10, DP12, H3, SF1, SF3, RT16, T2, T3, T4

Winchester Local Plan Part 1 - Joint Core Strategy

DS1, WT1, WT2, CP1, CP2, CP3, CP6, CP7, CP8, CP10, CP11, CP12, CP13, CP14, CP15, CP16, CP17, CP19, CP20, CP21.

4. During Construction, 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

5. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk