



**Meeting** Planning Committee

**Date and Time** Tuesday, 18th February, 2020 at 9.30 am.

**Venue** Walton Suite, Guildhall, Winchester

**S U P P L E M E N T A R Y   A G E N D A**

Agenda Item.

5. Where appropriate, to accept the Update Sheet as an addendum to the Report (Pages 3 - 18)

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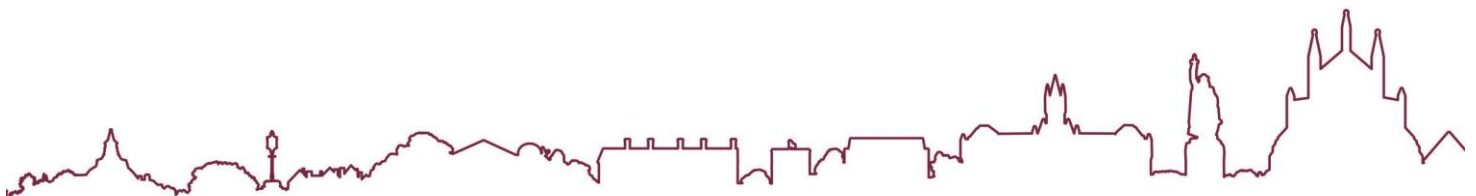
**Lisa Kirkman**  
**Strategic Director: Resources and Monitoring Officer**

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17 February 2020

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## Planning Committee

### Update Sheet

18/02/20

**The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.**



Working in Partnership



Item No	Ref No	Address	Recommendation
07	19/01194/FUL	Whiteley Shopping Centre, Whiteley Way, Whiteley	Permit

**Officer Presenting: Simon Avery**

**Public Speaking**

**Objector:** Phil Robertson, Wendy Blackwell

**Parish Council representative:** Cllr Mike Evans

**Ward Councillor:** Cllr Vivian Achwal

**Cabinet Member:** None

**Supporter:** Adrian Barker-Agent

Update

*Consultation Responses*

A consultation response has been received the following additional consultation response:

WCC Economic Development and Tourism

- The economy team support this application in principle because it is crucial for the long term success and future of Whiteley Shopping Centre to ensure that it remains competitive and provides customers with a compelling experience.
- Traffic management and improving sustainable transport options are ongoing issues for the centre to address.

*Changes to conditions*

There are some minor changes to the wording of conditions 2, 6, 7, 9 and 15 (changes in bold text). These are simple corrections or changes to the timing / mechanism of how conditions are discharged. The changes are as follows:

Condition 2

2 The implementation of the development hereby approved shall be carried out in accordance with the following approved plans and documents:

*Application Plans by Corstophine and Wright*

- Site Location Plan Existing 16146-0300 Rev 01
- Site Location Plan MSCP, Block J & Bluebell Way 16146-0310 Rev 02
- MSCP Site Plan & Ground Floor Plan 16146-0320 Rev 04
- MSCP First, Second & Third Floor Plans 16146-0321 Rev 02
- MSCP Elevations 16146-0322 Rev 04
- MSCP Sections 16146-0323 Rev 05
- MSCP Street Elevations 16146-0324 Rev 02
- MSCP Site sections 1 of 2 16146-0325 Rev 02
- MSCP Site sections 2 of 2 16146-0326 Rev 02
- Block J Site Plan 16146-0330 Rev 01
- Block J Ground Floor Plan 16146-0331 Rev 02
- Block J First Floor Plan 16146-0332 Rev 02
- Block J Roof Plan 16146-0333 Rev 01
- Block J South & East Elevations 16146-0334 Rev 01

- Block J North & West Elevations 16146-0335 Rev 01
- Block J Section 16146-0336 Rev 02
- Block J Site Plan - Highways Option 16146-0337 Rev 01
- Whiteley MSCP Design & Access Statement 16146-8000
- Parking Schedule MSCP & BLOCK J 16146 Rev 06

*Landscape Plans and Documents by **Macgregor Smith***

- Overall Landscape GA Plan 901-2-001-P2
- Landscape GA Plan Block J 901-2-003-P2
- Landscape GA – MSCP 901-2-004-P4
- Tree Protection Removal Plan Block J 901-2-011-P1
- Tree Protection Removal Plan MSCP 901-2-012-P2
- Landscape Section C-CC Block J 901-2-022-P2
- Landscape Section D-DD Block J 901-2-023-P2
- Landscape Section E-EE - MSCP 901-2-024-P2
- Landscape Section F-FF – MSCP - 901-2-025-P2
- Planting Plan Block J 901-2-202-P4
- Planting Plan – MSCP - 901-2-203-P3
- Tree Protective Fence Detail 901-2-401-P1
- Tree Pit in Soft Detail 901-2-402-P1
- Tree Pit in Hard Detail 901-2-403-P1
- Landscape Visual Impact Appraisal 901-2-G524-P2
- Landscape Planning Addendum 901-2-G528 Rev A
- Landscape Strategy (part of DAS)

*Other Supporting Documents*

- Design and Access Statement 16146-8000-01
- Planning Statement by Lucid Planning May 2019
- Town Centre Uses Policy Statement May 2019 Burnett's Planning
- Ecological Assessment May 2019 PBA
- Habitats Regulations Assessment: Screening Statement May 2019 PBA
- Transport Assessment May 2019 PBA
- Addendum Transport Assessment November 2019 PBA
- Noise Impact Assessment 19873-3004 Rev: 01 PBA
- Technical Note on Air Quality Forecast Impact PBA
- MSCP External Lighting Strategy November 2019 Insignis
- Block J External Lighting Strategy May 2019 Insignis
- Flood Risk Assessment Rev B May 2019 Evolve
- Drainage Strategy Rev B May 2019 Evolve
- **Energy Strategy 3, 16<sup>th</sup> May 2019 Insignis**
- Tree Survey 05112-TreeSurvey-2018 Rev A by Aspect Tree Consultancy
- Tree Constraints Plan 05112-Whiteley-TCP-2018 Page 01
- Tree Constraints Plan 05112-Whiteley-TCP-2018 Page 02
- Tree Constraints Plan 05112-Whiteley-TCP-2018 Page 03

- Tree Constraints Plan 05112-Whiteley-TCP-2018 Page 04
- Tree Constraints Plan 05112-Whiteley-TCP-2018 Page 05 Rev A
- Tree Constraints Plan 05112-Whiteley-TCP-2018 Page 06
- Arboricultural Impact Assessment Report 05112.AIA.19.09.2019 Aspect Tree Consultancy
- Urban Tree Soil Analysis TOHA/17/7042/SS Tim O’Hare Associates

Condition 6

6 Prior to development starting on Block J an interim BREEAM Certificate demonstrating that Block J meets BREEAM ‘Excellent’ rating, **unless otherwise agreed in writing**, shall be submitted to and approved in writing by the local planning authority. The development shall be built in accordance with these approved details.

Condition 7

7 Prior to development starting on site, a detailed **drainage design for the site based on the Flood Risk Assessment and Drainage Strategy for Planning Rev B**, shall be submitted and approved in writing by the local planning authority. The submitted details should include:

- Details of the proposed means of foul water sewerage disposal.
- A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment and Drainage Strategy.
- Detailed drainage calculations covering the entire drainage network as opposed to just storage provision and covering a range of storm return periods up to and including 1:100 + climate change.
- Information to demonstrate sufficient water treatment processes provided in accordance with the methodology in the Ciria SuDS Manual.
- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The development shall be built in accordance with these approved details.

**Prior to the occupation of Block J or use of the multi storey car park, maintenance schedules for the entire surface water drainage system including individual SuDS features shall be submitted and approved in writing by the local planning authority. This shall include a plan illustrating the organisation responsible for each element and a timetable for implementation. The water surface drainage system shall be maintained in accordance with these approved details.**

Condition 9

9 Prior to **any specific element being constructed above slab** level, samples of all the external materials of the buildings, walls and other structures and external hard landscaping surfaces shall be submitted to and approved in writing by the local planning authority **before the relevant works commence**. The development shall be built in accordance with these approved details.

Condition 15

15 Prior to 3 months after the date of the first occupation of Block J, **or other date agreed in writing with the local authority**, a post construction BREEAM certificate demonstrating that Block J meets BREEAM 'Excellent' rating shall be submitted to and approved in writing by the local planning authority.

*Addition submissions*

59 signatures of support for the proposals were submitted by the applicant and a further 2 have been submitted taking the total to 61.

Item No	Ref No	Address	Recommendation
8	19/02419/FUL	Shady Oaks Farm, Durley Brook Road, Durley	Refuse
<p><b>Officer Presenting:</b> Liz Marsden</p> <p><b>Public Speaking</b>  <b>Objector:</b> None  <b>Parish Council representative:</b> Anne Collins - on behalf of Cllr Steve Delmege  <b>Ward Councillor:</b> Cllr Steve Miller  <b>Cabinet Member:</b> None  <b>Supporter:</b> Kim Blunt-Agent, Mrs Reeves-Applicant</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
9	19/02288/HOU	Sunpatch, Chapel Road, Swanmore	Permit
<p><b>Officer Presenting:</b> Cameron Finch</p> <p><b>Public Speaking</b>  <b>Objector:</b> None  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Cabinet Member:</b> None  <b>Supporter:</b> None</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
10	19/02468/FUL	Land To Rear of 5 Hillside, Kitnocks Hill, Curdridge	Permit
<p><b>Officer Presenting:</b> Liz Marsden</p> <p><b>Public Speaking</b>  <b>Objector:</b> Neil March-on behalf of Mr and Mrs Wallin (Neighbours)  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> Cllr Roger Bentote</p>			

**Cabinet Member:** None  
**Supporter:** Robert Tutton-Agent

Update

Additional comments from agent acting for neighbour, requesting further clarification over details of lighting and fencing and requesting further conditions in respect of:

1. Fence to delineate the boundary between the proposed site and adjacent land.
2. Removal of permitted development rights in respect of further walls or fencing (Schedule 2, Part 2, Class A)
3. Amendment to lighting condition to ensure inclusion of all existing and proposed external lighting.

Item No	Ref No	Address	Recommendation
12	17/01528/OUT	Land to the East of Sun Lane, Alresford, Hampshire	Permit

**Officer Presenting:** Robert Green

Speaking

**Objector:** Paul Dix, Peter Clarke

**Parish Council representative:** Cllr Russell Gordon-Smith

**Ward Councillor:** Cllr Jackie Porter

**Cabinet Member:** None

**Supporter:** Dave Jobbins-Agent, Paul Cranley-Highways Consultant

Update

**Representations**

21 Comments from 19 Addresses received objecting to the application due to the following reasons:

- No guidance provided on the proposed amendments
- At first glance there appears to be a relaxation of control with extended periods to approve Reserved Matters
- Concern the conditions will not give the Authority control over the development.
- The new conditions link activity on the site to completion and occupation rather than pre-commencement. No work should start before the approval have been signed off.
- Separate reserved matters may not work across the site
- Phasing cannot be completed without a formal masterplan. Concern over overall co-ordination between different parts of the site.
- Remain convinced that the proposals are not in the best interests of the town.
- Concern over re-wording of conditions regarding A31 roundabout which would result in vehicles using local lanes which is dangerous
- Changes to the outside storage conditions result in B8 uses being able to store outside



- Conditions cannot be considered in isolation from the section 106 agreement
- Council should stick with what was agreed previously
- Impacts of phasing on delivery of affordable housing
- Nitrates issue has not been addressed
- Drainage concerns over phasing

### Consultations

<b>Consultee</b>	<b>Comments</b>
<u>New Alresford Town Council</u>	Comment Received 14.02.2020 (copied below) Meeting held 07.02.2020 to discuss conditions.
<u>Bishops Sutton Parish Council</u>	No Comment Received (17.02.2020) Phone discussion held 11.02.2020 to discuss amendments.
<u>Cheriton Parish Council</u>	No Comment Received (17.02.2020) Phone discussion offered 07.02.2020.



## **New Alresford Town Council**

Alresford Recreation Centre, The Avenue, Alresford, Hants, SO24 9EP  
 Tel: 01962 732079 Email: [townclerk@newalresford-tc.gov.uk](mailto:townclerk@newalresford-tc.gov.uk)  
 Website: [www.newalresford-tc.gov.uk](http://www.newalresford-tc.gov.uk)

13 February 2020  
 Winchester District Planning Committee

Dear Sir/Madam,

New Alresford Town Council (NATC) object to the development of Sun Hill on the following grounds. Many of these concerns were raised in a letter submitted in May 2018 and as yet remain unanswered:

- 1) It is absolutely essential that the roundabout on the A31 is completed before any other construction work starts on site. Completion should include all earth moving, creation of noise bunds and all noise mitigation items. An early start to any planting is also desirable.
- 2) It is absolutely essential that the proposed haul road is in place before construction on other parts of the site takes place. Heavy construction vehicles and domestic traffic moving on Sun Hill are incompatible.
- 3) The use of White Hill lane as a construction route for building the actual roundabout is seen as a necessary evil and White Hill is the preferred route. Conditions need to be attached to its use;
  - A) It is re-instated to good condition subsequent to the opening of the roundabout and as early as possible.
  - B) Onward movement from the roundabout is closed off to prevent construction traffic exiting via Tichborne Down.

- 4) Phasing issues: At the moment the outline scheme has only an illustrative masterplan at the scale of 1:2500. This does not give nearly enough clarity of the design intent. It is felt that a masterplan at the scale of 1:500 should be developed. Each phase should then be detailed further at a scale of 1:200. In this way the overall design is clearly defined and there will be a consistency of approach for each phase. Detailed design for each phase should be agreed before the particular phase of construction is started.
- 5) The proposed roundabout has moved very much closer to the corner of Sun Hill Lane and Tichborne Down, from a distance of 400m to about 100m. The original impact study submitted by Icení, for the developers was for the more distant location. It is therefore necessary for this study to be repeated for the new position in order to make a judgement of the noise and visual impact and the effect of the necessary street lighting on the roundabout itself. Mitigation means should be developed and constructed to ameliorate the likely deleterious effects, particularly for the listed buildings on this corner.  
*The planning objections raised in May 2018 asked for more details to be provided. Nothing has been forthcoming.*
- 6) Drainage and Flooding problems: The lowest part of the site and parts of Tichborne Down have suffered flooding during periods of heavy rain. In order to prevent this, particularly during the construction period a comprehensive drainage strategy and drainage masterplan for the whole site must be approved before construction work starts. Each phase should then have a detailed drainage plan approved, before any work in that particular area starts. *The planning objections raised in May 2018 asked for more details to be provided. Nothing has been forthcoming.*
- 7) The roundabout will open up another possible route to the town centre. It is essential that a methods of preventing the movement of HGV's into the town, from the enterprise area are introduced. Signage alone is unlikely to suffice. Pinch points or some other means are needed to stop the physical movement of large vehicles into the unsuitable roads into the town. There are concerns that Sat Nav will direct large vehicles via these routes.  
*The planning objections raised in May 2018 asked for more details to be provided. Nothing has been forthcoming.*
- 8) There is going to be increased traffic movement along Tichborne Down. In considering this issue, we draw your attention to the fact that due to the on-street parking along sections of this road, Tichborne Down is effectively reduced to a single lane in places. A recent survey (taken from the town's SLR) showed that 10,000 movements per week are taking place. This will increase, not only from the journeys of new resident, but also from drivers from the rest of the town using the new roundabout. It needs to be demonstrated that this road can cope with the increased volume of traffic and details should be provided of mitigation methods to protect residents.  
*The planning objections raised in May 2018 asked for more details to be provided. Nothing has been forthcoming.*
- 9) The extensive Traffic assessment studies do not appear to take into account the critical pinch points on the existing road system. These are the north section of Sun Lane running down past Edward terrace, the pinch point under the railway bridge in Jacklyn's Lane and the residential character of Nursery Road. The traffic study assumes standard roads of various types, but this is not the actual reality on the ground.  
*The planning objections raised in May 2018 asked for more details to be provided. Nothing has been forthcoming.*

**10)** Pedestrian and cycle links into the town: One of the advantages of the location of the housing area is its relative proximity to the town centre. Although there are good pavements along much of Sun Lane the actual route beyond the railway bridge and through the churchyard is restricted, dark and narrow. Since Edward Terrace lacks pavements it is difficult for pedestrians to use safely. A similar problem exists with the cycle route to the town centre. Cycles and pedestrians on narrow and inadequate routes do not mix well.

*The planning objections raised in May 2018 asked for more details to be provided. Nothing has been forthcoming.*

**11)** The original design indicated a parking/drop off area within the extended Sun Hill School site. This has now been dropped. At the moment there can be up to 80 cars parked outside the school on the highway or in the limited number of parking bays at drop off & pick up times. This problem has to be addressed.

**12)** At present a number of people drive to Arlebury park to use the open space, dog walkers and the like. This pattern is likely to be repeated for the Sun Hill open space, therefore some parking provision should be designed in.

**13)** Increased community facilities will be needed as the population of the town grows, as well as to meet latent demand for certain activities. For this reason, NATC is investigating the potential for constructing a community building on the open space for the use of various groups within the town, that will meet present and future demand. The land required needs to be covered by a lease agreement and tied in to the s106 agreement with the potential for legal title and in turn physical possession of the land each individually to be brought forward to the earliest practicable date. These issues have been set out in greater detail in a letter from this council to Robert Green dated 6 February 2020.

**14)** Landscape development and phasing. At present the open space is not to be open to the public until after the completion of construction for the rest of the site. Whilst it is accepted that pedestrian access conflicts with the haul road and the construction work, it is felt that with a modicum of imagination, some parts of the site could be made accessible without endangering the public or hindering construction. On this note it is also felt that tree planting should commence as soon as possible, across the site. The growth of even small trees over eight years, will allow the public open spaces to be well established when they are fully opened.

NATC are very concerned that the feasibility of this development rests on finding solutions to these problems. It is felt that the approval process should not progress until solutions are found. It is also felt that these are not just minor points that can be sorted out in due course, but completely critical to the success of the development.

Yours faithfully

Russell Gordon-Smith

*Chair of the New Alresford Town Council Planning Committee*

### **Additional Comments**

During the publicity period, comments of concern have been raised regarding the use of 'prior to occupation' in the amended conditions.

Consideration has been given to the '6 tests' of planning conditions as set out in paragraph 55 of the NPPF and Planning Practise Guidance. The conditions are worded so as to obtain the required details prior to the commencement of the relevant area. This will then be consulted upon as necessary with technical specialists to ensure the details are acceptable. A condition must then contain an implementation 'trigger point', to ensure that the submitted details are implemented in an appropriate timescale. Pre-occupation or pre-use is an acceptable trigger point to ensure details are complied with.

Comments have also been raised concern regarding condition 24, as the proposed wording would allow outside works to commercial buildings in B8 (storage use). This condition has been reworded to include reference to B8 buildings.

In the 'Site Description', 'Other Infrastructure' and 'Archaeology and Heritage' sections, the New Alresford Conservation Area is listed as 500m away. This measurement is the distance from the centre of the site. For clarity, the closest distance between the application site and the Conservation Area is 68m. This is the distance between the south-eastern corner of the Area and where the application site meets Langtons Farmhouse/Strobl.

In compliance with the duty on local planning authorities to pay special attention to desirability of preserving or enhancing the character or appearance of a conservation area under section 72 of the Planning (Listed Buildings and Conservation) Act 1990, the development is not considered to erode or harm the special characteristics of the Conservation Area and will preserve its character and appearance he development therefore complies with policy CP20 of the Local Plan Part 1 and DM27 of the Local Plan Part 2, paragraph 16 of the NPPF and the historic environment section of the Planning Practice Guidance.

### **Appropriate Assessment**

The 'Ecology, Protected Species and Habitat Regulations Assessment' section of the report notes the procedural changes to the Habitat Regulations following a European Court case and the nitrates issue. The report notes a final element of the calculation is being clarified at time of writing and an update would be given.

There is a formatting error in this section and the paragraph should read :  
*'The Planning Authority has therefore undertaken **an** updated Appropriate Assessment regarding the two procedural changes mentioned above. **F**ollowing this process, the Council will demonstrate it has undertaken an Appropriate Assessment in accordance with regulation 63 of the Conservation of Habitats and Species Regulations 2017 and policy CP16 of the Local Plan Part 1. An update will be given in respect of the above.'*

The nitrate calculation has now been finalised in consultation with Natural England and confirmation has been received that the development is 'nitrate neutral' for the first 293 dwellings (-2.391Kg/TN/year). Natural England advice that a Grampian condition is secured to obtain appropriate mitigation measures for the

dwellings which provide a positive nitrate contribution (75.182Kg/TN/year for 320 dwellings).

A position statement on nitrate neutral development was approved by Cabinet on 22<sup>nd</sup> January 2020. The statement sets out how development proposals should consider the issue and contains a Grampian Condition.

A European Site Avoidance and Mitigation Checklist has been completed which confirms the applicant accepts the use of a Grampian Condition.

Therefore, the following bespoke condition has been added to the recommendation to obtain mitigation measures for the dwellings on the site which do not achieve nitrate neutrality:

*Residential units 294 to 320 of the development hereby permitted shall NOT BE OCCUPIED until:*

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day for these residential plots shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority*
  
- b) A mitigation measures package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and*

*All measures forming part of that mitigation package have been secured and submitted to the satisfaction of the Local Planning Authority*

*Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.*

This approach has been included in the Appropriate Assessment undertaken by the Competent Authority. Natural England have been consulted on the Assessment and Natural England raise no further concerns. Natural England will be consulted on the discharge of the Grampian condition.

Therefore, following an Appropriate Assessment undertaken following the European Court 'People Over Wind' judgement and the Nitrates issue, the Authority's assessment is that the application, coupled with the details provided within this Appropriate Assessment, can conclude that there will be no adverse effect on the integrity of the designated sites.

The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England. The authority's assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the authorities Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive, having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity and in compliance with policy CP16 of the Local Plan Part 1.

#### **Southern Water & HCC Flood Water Management Team**

The 'Consultations on Proposed Revised Conditions February 2020' section notes that Southern Water have not been consulted on the proposed amendments. Following further review and representation responses, the amended condition has been discussed with Southern Water who provided the following response:

'We would have no objections to introduce phased approach to the condition and no objections to the change of wording'

HCC Flood Water Management Team have confirmed the condition is sufficient to be able to request the revised information for comment as the development progresses.

#### **Highways**

In the 'Proposed Amended Conditions' section of the report, it is noted that consultation is on-going with the Highways Authority to improve the wording of condition 18. This condition ensures that the A31 roundabout is completed prior to other development on the site to allow construction traffic to use the roundabout in the delivery of the remainder of the site.

In summary the Highways Authority notes that it is their priority to minimise the impact of construction traffic along Whitehill Lane/Sun Lane and neighbouring villages with the priority therefore being to construct the access off the A31, so that at the earliest point this would be used for all other construction traffic. The highway authority will work with the developer to ensure this approach results in the least impact on the local highway network and community.

Condition 18 has therefore been updated to the following:

*The new roundabout on the A31 hereby approved, along with enabling works required to allow construction of the A31 roundabout, shall be completed prior to any other development on the site. The access from the new roundabout is to be used for all construction traffic for the remainder of the site unless agreed in writing by the Local Planning Authority.*

*Reason: To comply with the requirements of the local plan examination and reduce the impact of construction traffic.*

This revised condition ensures that the A31 roundabout can be implemented and constructed first. It is acknowledged that the initial works for the roundabout would involve the part closure of Whitehill Lane and use of the local network for construction vehicles to access the roundabout site and keep the A31 open. Condition 09 (Construction Management Plan) has therefore been updated to request details such as construction traffic routes prior to the commencement of these works. The Highways Authority will be consulted on this submission to ensure that this has the least impact on the highway network and local community. The start of condition 09 therefore now reads:

‘Prior to commencement of each respective phase of development, **including upfront highway and infrastructure works (including A31 roundabout and enabling works)**, full details of a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority’....

Therefore, following an assessment undertaken alongside the Highways Authority which has resulted in the amended condition, the proposal continues to comply with requirements of policy NA3 and DM18 of the Local Plan Part 2 and does not result in an adverse highways impact.

In regards to the above, correspondence from Cllr Gottlieb has been received and sent to Members:

Dear Planning Committee

I used to be the ward councillor for the area in which the application is situated, and I have been asked by local residents to continue helping to ensure the robustness of the proposal.

With regard to the current application, there is one simple request I would make. That is to please ensure that no variation to the planning conditions – or to the S106 Agreement – is made which would allow site works, including clearance and site levelling etc., to be commenced before the proposed new roundabout on the A31 is completed and is fully operational.

If works are allowed to be commenced before the roundabout is completed, it would result in heavy construction traffic and vehicles passing through Sun Lane and other quiet residential streets which would not be able to cope and in which the safety of pedestrians and children would be compromised.

Your attention to this one key point would be greatly appreciated.

Yours sincerely

Cllr Kim A Gottlieb

The assessment above has taken account of these comments regarding the delivery of the A31 roundabout to ensure it is completed and operational prior to construction on the rest of the site.

### **Minutes of 21.06.2018 Committee Meeting**

Item 7: AMENDED PLANS 22.02.2018 The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure including an 'all-moves' roundabout from the A31; the realignment of Sun Lane and provision of additional school facilities including a 'Park and Stride'. EIA development  
Land to the East of Sun Lane, Alresford.  
Case number: 17/01528/OUT

The Head of Development Management referred Members to the Update Sheet which set out a letter of objection from Councillor Gottlieb, a summary of three additional letters of objection, a summary of one additional letter of support and a copy of a letter received from Steve Brine, Member of Parliament. It was also reported at the meeting that a further letter of objection had been received from the Mid Hants Railway stating that they objected to the additional traffic over the railway bridge. This objection had been considered by the officers who had concluded that it was within the bridge's capacity to support the traffic.

During public participation, John Bernie (resident) and Graham Summer (Bishops Sutton Parish Council) and Lorraine Line (Cheriton Parish Council) in spoke in objection to the application and David Jobbins (agent), Jan Field and John Cranford spoke support of the application and answered Members' questions thereon.

During public participation, Councillors Gottlieb, Griffiths and Power, spoke on this item as Ward Members. Councillor Porter also spoke as the Hampshire County Council Member.

In summary, Councillor Porter stated that there had been considerable work on mitigation and reducing the effect of the proposals on residents. The site was included within the Local Plan Part 2 and to approve the outline application would allow dialogue to continue. To reject it, and then lose at appeal, would lead to the losing of control over conditions and



detail. Hampshire County Council's highways, drainage and education sections had sufficient scope to deal with reserve matters and the net result would not be as great as thought. The sustainable urban drainage (SUDs) would help with possible flooding, and school parking and access would be enhanced with park and stride. There would be low level lighting on the roundabout and the junction would help to reduce the impact. The school had capacity (for the extra population) and heavy traffic would not access local roads and could be controlled by environmental measures.

In summary, Councillor Power stated that eight years had been spent on developing the proposals and these would reduce problems to the town. Usage of Whitehill Lane would be reduced and the requirement for (future) housing would also be reduced. The proposals had addressed issues of flooding and school parking and included some additional business units. Allotments, a burial ground and 16 hectares of open space were also included. She asked why only £20,000 had been included for footpath improvement, as this was an ambiguity. She supported the outline application and asked that paved surfaces and hard landscaping in any open space should be permeable.

In summary, Councillor Griffiths stated that the local plan process had been contentious. There had been 1200 new homes built in the area since 1970s in a piecemeal way. The Sun Lane proposals were holistic, with half the land being open space, which would be protected. The proposals would also halt development creep as a ransom strip was included on the eastern boundary. The proposals were deliverable and included a new link to a sewage works and also new industrial units to help the local economy, for which there was demand. The proposals also included 40% affordable housing and the children of new residents would be able to access the local primary and secondary schools. There would also be improvements to the school drop off arrangements. The County Council had worked on the standards of design of the junction and traffic calming measures would also be included. There were no statutory objections and local objections to the scheme were not overwhelming.

In summary, Councillor Gottlieb stated that the impact of the proposals on Alresford would be greater in scale than Barton Farm on Winchester, and would be disastrous. The new roundabout junction would break the bypass and allowed traffic to travel north and south which would impact on local villages. This would create highway issues. The cost of road works could also make the scheme unviable, with a resultant decrease in the amount of affordable housing provision. There was not a current viability statement as the one for the local plan inquiry was now three years old. The design of the roundabout had not been seen in detail nor had the lighting solutions (and this could possibly affect the South Downs National Park). More detail was required on the industrial units (to assess their impact on traffic) and there would also be blight on the sale of existing homes. A more detailed application was required before a decision could be taken.

The Strategic Planning Policy Officer clarified that the viability assessment undertaken for the local plan inquiry was based on an earlier design for the A31 junction, which was likely to be significantly more costly than the current proposal. In terms of the contribution of the employment area to viability, this was very modest and any reduction in estimated employment floorspace would have a correspondingly limited effect on viability. At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the S106 legal agreement, the conditions and informatives set out in the Report.

Item No	Ref No	Address	Recommendation
13	19/01772/FUL	Bramble Cottage, 41 Stratton Lane, East Stratton	Permit
<b><u>Application Withdrawn</u></b>			

Item No	Ref No	Address	Recommendation
14	19/02175/TPO	Silkstede Priors, Shepherds Lane, Compton, Winchester	Permit
<b>Officer Presenting: Lloyd Fursdon</b>  <b><u>Public Speaking</u></b> <b>Objector:</b> None <b>Parish Council representative:</b> None <b>Ward Councillor:</b> None <b>Cabinet Member:</b> None <b>Supporter:</b> None  <u>Update</u> None			

**End of Updates**